

7.77 Acres in Skyland Zoned for Multi-Family

3124-3130 Sweeten Creek Road, Arden, NC 28803



FOR SALE: 7.77 Acres
\$1,233,000 (\$158,687.25/Ac.)

3130:	6.9 Acres	\$875,000	(\$126,811.60/Ac.)
3128:	0.34 Acres	\$159,000	(\$467,647.05/Ac.)
3124:	0.53 Acres	\$199,000	(\$375,471.69/Ac.)

This site is just below Mills Gap Road, allowing easy access to all the amenities of the Hendersonville Road corridor

- Three adjacent parcels provide greater access and planning
- Booming South Asheville location
- Just South of Mills Gap Road on the East side of Sweeten Creek Road
- Close to area's newest schools, grocery stores, restaurants and theaters
- Patio homes or townhomes with a density in the range of 7 units per acre
- 5.5 miles to Asheville Regional Airport and I-26; 4.5 miles to I-40

3130: MLS: 3372706 Catylist: 30270002 Loopnet: 12015581
 3128: MLS: 3496608 Catylist: 30410185 Loopnet: 15744049
 3124: MLS: 3497526 Catylist: 30411606 Loopnet: 15765267

3124 - 3130 SWEETEN CREEK ROAD

BEST USES: PATIO HOMES, SINGLE-FAMILY HOMES PERMITTED USES: HIGH DENSITY RESIDENTIAL

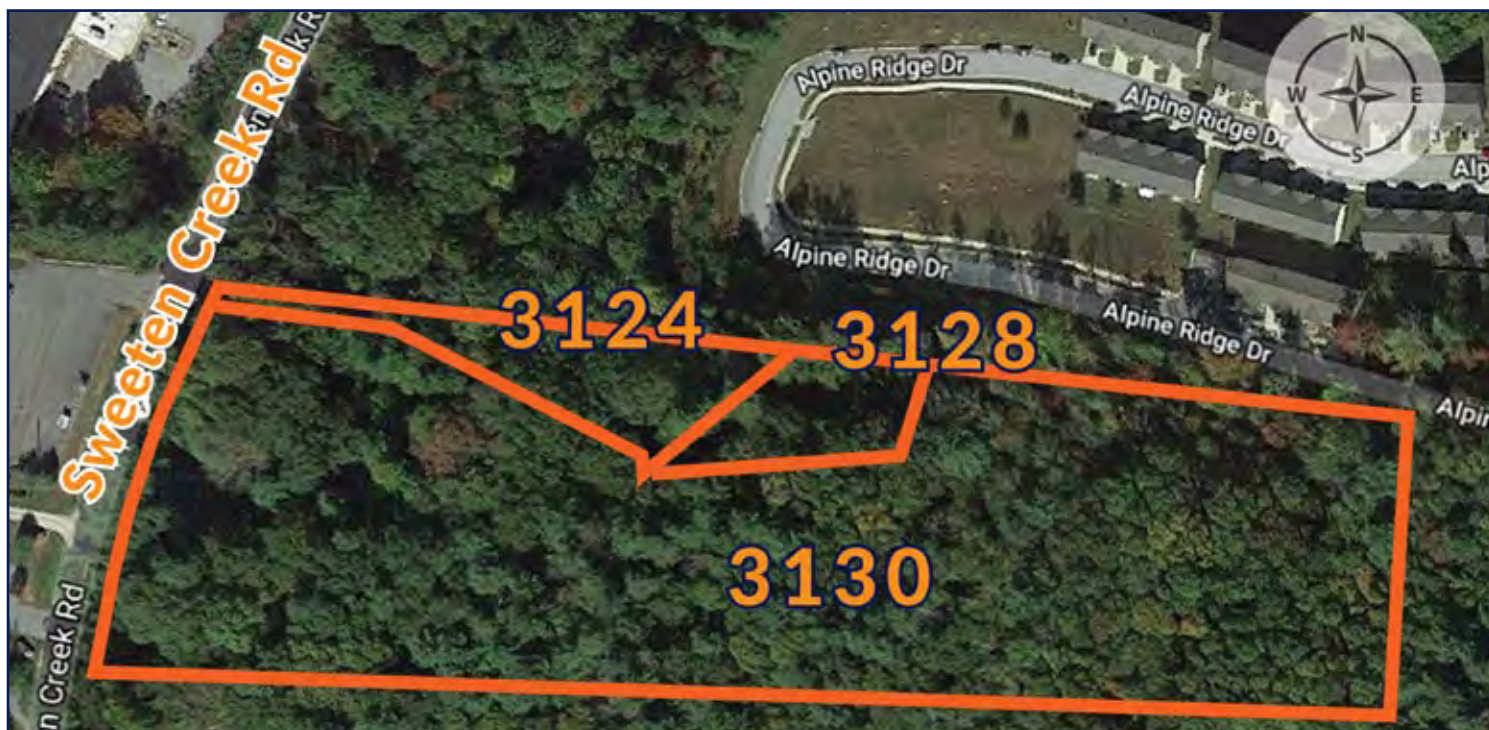
OVERALL		3130 Sweeten Creek	3124 Sweeten Creek
MUNICIPALITY:	ARDEN/ASHEVILLE	TOTAL ACRES: 6.9 Acres	TOTAL ACRES: 0.53 Acres
COMMUNITY:	MILLS GAP & SWEETEN CREEK	DEED BOOK, PAGE: 4739, 1989	DEED BOOK, PAGE: 2723, 0765
COUNTY:	BUNCOMBE	PIN #: 9655-33-2749	PIN #: 9655-33-0929
ZONING:	RM16	TAXES: \$2,305 (2017)	TAXES: \$588.15 (2018)
TYPE:	LAND		
TOTAL ACRES:	7.77 ACRES		
LOT DIMENSIONS:	1148' X 258' X 1150.5' X 336.5'		
LOT SHAPE:	RECTANGULAR		
ENTRY POINT:	SWEETEN CREEK ROAD		
TRAFFIC COUNTS:	Sweeten Creek Road: 16,000 - 19,000 VPD Hendersonville Road: 28,000 VPD		
		3128 Sweeten Creek	ADDITIONAL:
		TOTAL ACRES: 0.34 Acres	No value has been assigned to any of the structures on these properties
		DEED BOOK, PAGE: 1275, 0451	
		PIN #: 9655-33-2983	
		TAXES: \$1,510 (2018)	



Aerial view of a patio home/duplex development in Western North Carolina on a similarly-shaped lot

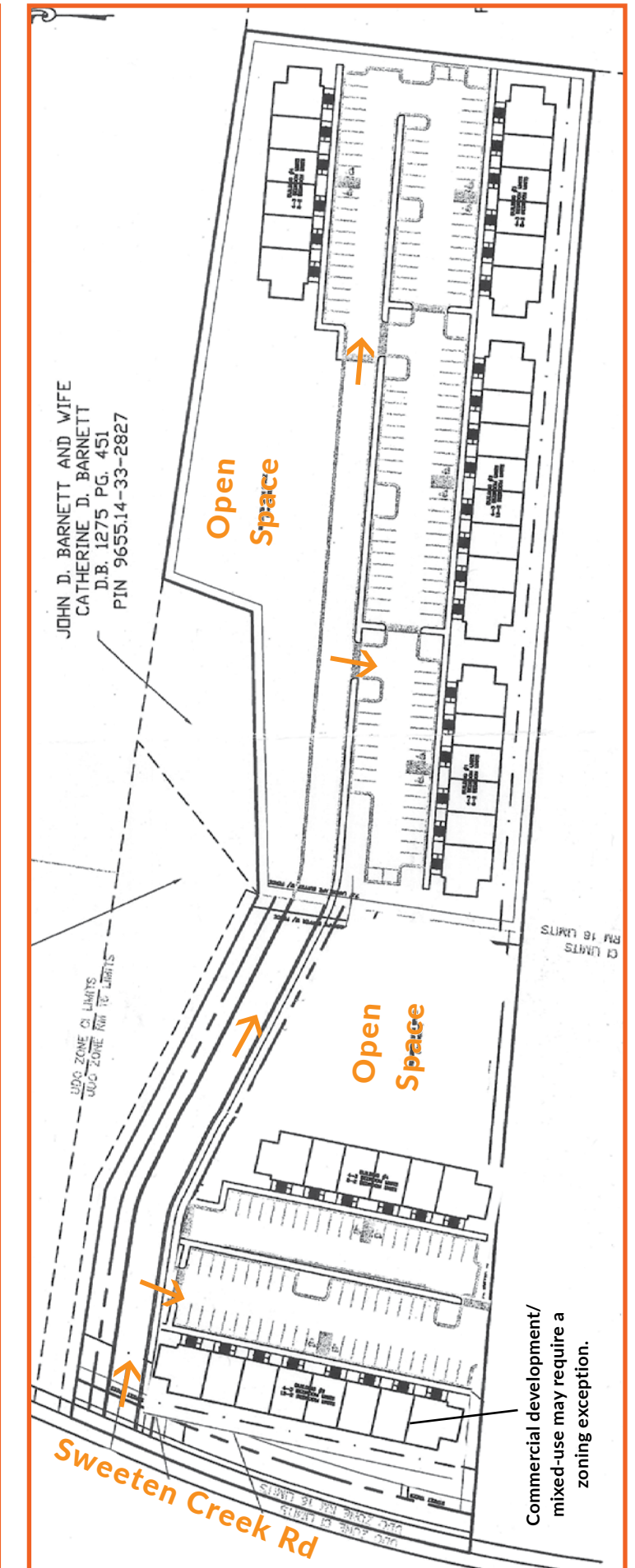
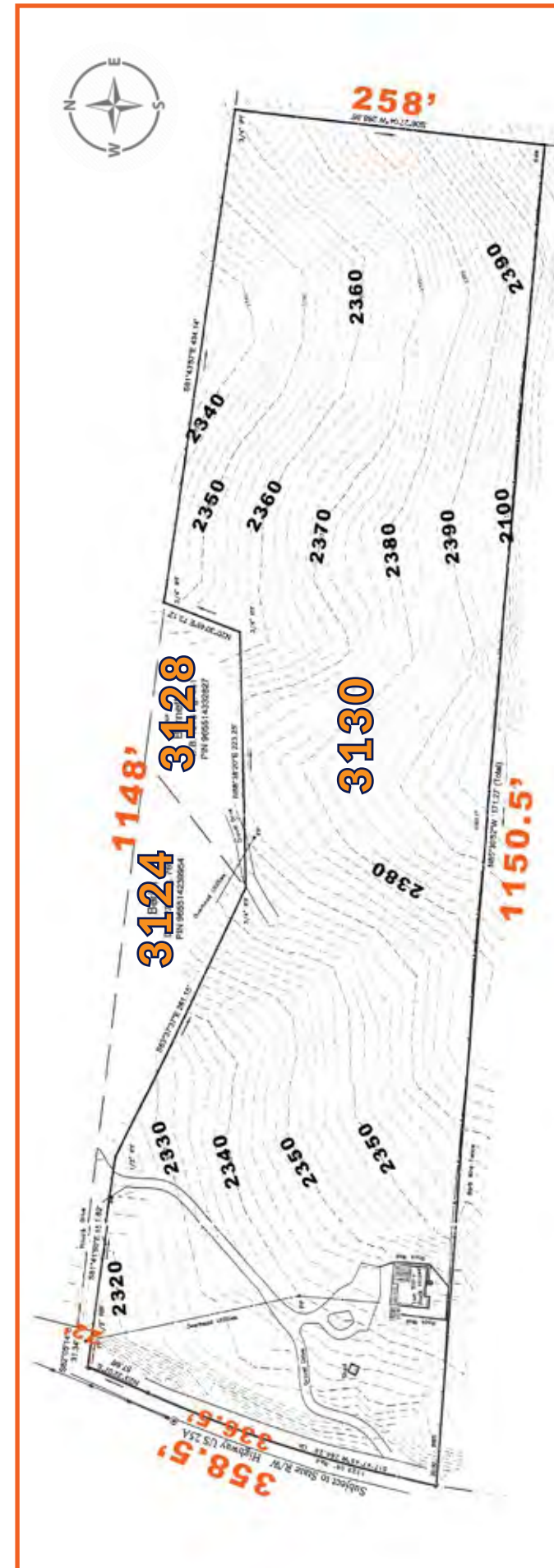
RM-16 Residential Multi-Family High Density District:

Permits a full range of high density multi-family housing types along with limited institutional, public and commercial uses appropriate within high density residential areas. It is intended that this district be located near employment centers, shopping facilities, roads and other urban infrastructure capable of handling the demand generated by high density residential development. (municode.com)



Adjacent parcels 3130, 3128, and 3124 Sweeten Creek Road

SITE PLAN



Top: Topographical survey; Bottom: Conceptual plan* with approximately 40 units. *Commercial/mixed-use may require zoning exception.

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DISTANCES (miles)

Asheville Regional Airport	5.5	Charlotte	116
1-26	5.5	Atlanta, GA	198
I-40	4.5	Hendersonville Rd/amenities	0.5
Mission Hospital	7	Earthfare	0.5
Downtown Asheville	8	Ingles	0.6
Biltmore Village	5.5	Publix	0.9
Downtown Hendersonville	16	Walmart	1.8
Greenville, SC	53		

market | >>> intel

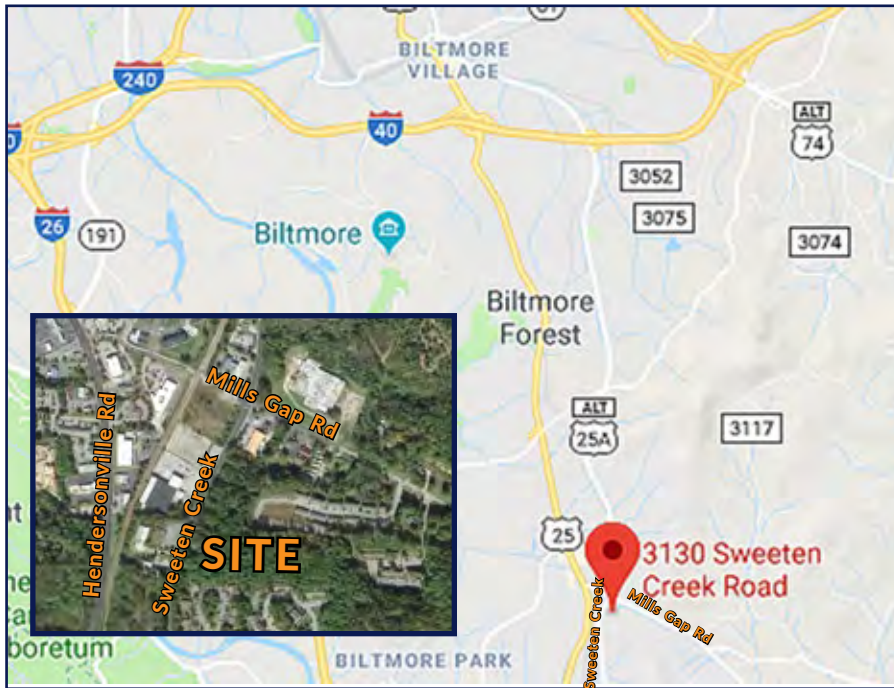
GREATER AVL MSA - 4 COUNTIES:

Buncombe, Haywood, Henderson & Madison

Population: 443,890
 Projected 2020 Population: 468,146
 Households: 179,606
 Average Household Size: 2.28
 Median Home Value: \$207,170
 Average Family Income: \$73,638
 Median Age: 44.2
 Private Industries: 12,881
 Service Providing Industries: 10,793
 Federal, State & Local Industries: 12,235

ASHEVILLE DATA:

3 MILE RADIUS:	12.93%
2016 Population: 52,400	Population 20 - 34:
Average Household	6.35%
Income: \$57,279	Population 65+: 5.83%
Owner Occupied	
10 MILE RADIUS:	
Housing Units: 10,828	2016 Population:
Population 35 - 64:	187,500
12.53%	Average Household
Population 20 - 34:	Income: \$67,735
12.55%	Owner Occupied
Population 65+: 5.47%	Housing Units: 52,076
5 MILE RADIUS:	Population 35 - 64:
2016 Population: 98,400	13.7%
Average Household	Population 20 - 34:
Income: \$59,228	9.45%
Owner Occupied	Population 65+: 6.07%
Housing Units: 22,539	
Population 35 - 64:	



DIRECTIONS FROM I-40:

- Take Exit 51, and turn South Sweeten Creek Road/Alt US25
- After approximately 4.25 miles, cross intersection of Mills Gap Road
- Property is 1100 feet ahead on left, across from "Poarch & Associates" office



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*All maps, aerials, illustrations, lot lines, and measurements are approximated.

4/20/19