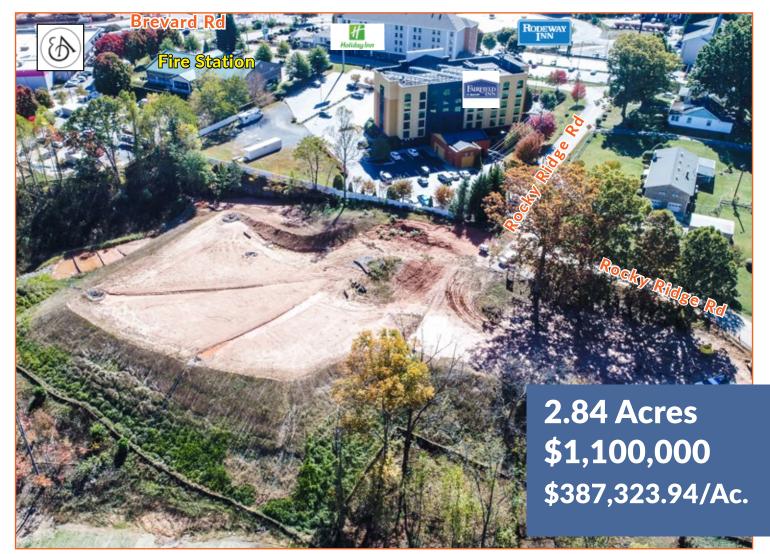


Pad-Ready 2.84 Acre Site at I-26, Exit 33 (Avl Outlets) County Zoning Allows Variety, Including Hotel

33 Rocky Ridge Road, Asheville, NC 28806



Site is just off I-26, Exit 33, with many types of amenities adjacent and nearby on the Brevard Road corridor

- 2.84 Acres prepped land stormwater systems are in place
- Buncome County Commercial Services Zoning permits hotel development
- Not impacted by City of Asheville hotel development moratorium
- Located 0.1 miles from new I-26, Exit 33 80,500 Vehicles Per Day
- 9.4 miles from Asheville Regional Airport (1.13 million passengers in 2018)
- 6.4 miles from downtown Asheville
- Neighbors include Holiday Inn Express, Hampton Inn, Fairfield Inn and Suites, Hilton Garden Inn, Asheville Outlets

MLS: 3557948 Catylist: 23811505 Loopnet: 17400213

James Harrison 828.279.0090 jharrison@whitneycre.com

SUMMARY: 33 Rocky Ridge Road, Asheville

BEST USES: Hotel, Restaurant, Office APPROVED USES: Per CS (Commercial Services) Zoning

MUNICIPALITY: ASHEVILLE COUNTY: BUNCOMBE ZONING: CS (Commercial Services) TYPE: LAND DEED BOOK, PAGE: 2144, 0166 PIN #: 9626-79-4164 TAXES: \$3,998 (2019)

| TOTAL ACRES: | 2.84 Ac. |
|--------------------|-----------------|
| TOTAL SQUARE FEET: | 123,710.4 SF |
| PRICE PER ACRE: | \$387,323.84Ac. |
| LOT SHAPE: | SEE SITE PLAN |
| LOT DIMENSIONS: | SEE SITE PLAN |
| | |

| ROAD FRONTAGE: TOPOGRAPHY: | Approximately 350' FLAT |
|-------------------------------|----------------------------|
| CONDITION: FLOODPLAIN: | Flat, Pad-Ready |
| UTILITIES: | CONTIGUOUS |



Site is pad-ready - view from the East



View from access point on Rocky Ridge Road

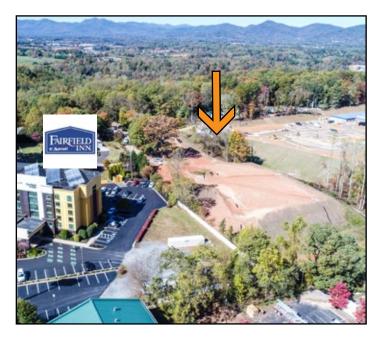


Approximately 350 feet of road frontage



View from above nearby I-26





Adjacent to and behind Fairfield Inn



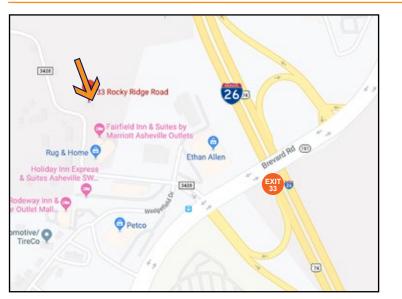
Pad-Ready 2.84 Acre Site at I-26, Exit 33 (Avl Outlets) **County Zoning Allows Variety, Including Hotel**

33 Rocky Ridge Road, Asheville, NC 28806





Aerial views of I-26 and Brevard Road



James Harrison

jharrison@whitneycre.com

828.279.0090

DIRECTIONS

Take Exit 33, turn right onto State Road 3428/Rocky Ridge Road (at the Ethan Allen/Rug & Home)

FROM I-26:

Pass Fire Station and Fairfield Inn on your right As you curve around Fairfield Inn, in approximately 0.06 miles,

property will be on right.

market >>>intel

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

3 MILE RADIUS:

2016 Population: 52,400 Average Household Income: \$57.279 Owner Occupied Housing Units: 10,828 Population 35 - 64: 12.53% Population 20 - 34: 12.55% Population 65+: 5.47%

5 MILE RADIUS:

2016 Population: 98,400 Average Household Income: \$59,228 Owner Occupied Housing Units: 22,539 Population 35 - 64: 12.93% Population 20 - 34: 6.35% Population 65+: 5.83%

10 MILE RADIUS:

2016 Population: 187,500 Average Household Income: \$67,735 Owner Occupied Housing Units: 52,076 Population 35 - 64: 13.7% Population 20 - 34: 9.45% Population 65+: 6.07%

FOR SALE: 2.84 Acres for Development I-26. Exit 33 Asheville, NC \$1.100.000

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

10/18/19

Whitney Commercial Real Estate Services 828.665.9085 Whitney CRE.com Commercial Brokerage | Property Management | General Contracting

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