

**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
- Buncombe 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](mailto:jharrison@whitneycre.com)**

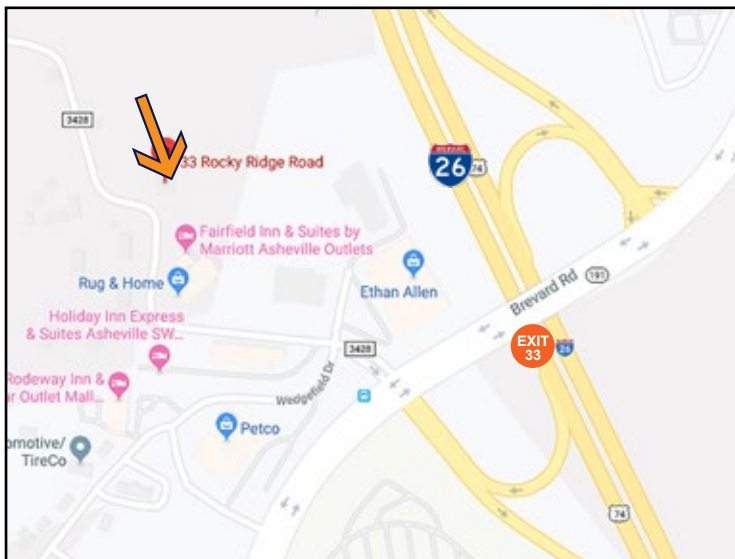


# Pad-Ready 2.84 Acre Site at I-26, Exit 33 (Avl Outlets) County Zoning Allows Variety, Including Hotel

33 Rocky Ridge Road, Asheville, NC 28806



Aerial views of I-26 and Brevard Road



## DIRECTIONS

### FROM I-26:

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

### Countries:

**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%



**James Harrison**  
828.279.0090  
jharrison@whitneycre.com

**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