



For Sale

**DEVELOPMENT OPPORTUNITY
ON HIGH-TRAFFIC CORRIDOR**

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

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CCIM

220, 226 & 99999 Hazel Mill Rd, Asheville, NC 28806



OFFERING SUMMARY

SALE PRICE \$649,000

LOT SIZE ± 0.95 AC

ZONING OFFICE, RM8 & HB

PROPERTY FEATURES

- 0.95-acre prime development site on Hazel Mill Rd. in Asheville
- Zoned OFFICE, RM8 & HB – ideal for office or multifamily
- Excellent visibility near Patton Ave.
- 54,000 VPD
- City water/sewer available
- Gentle Topography
- Opportunity Zone with potential tax benefits
- Convenient to I-240, I-26 & Downtown
- MLS# 4291788



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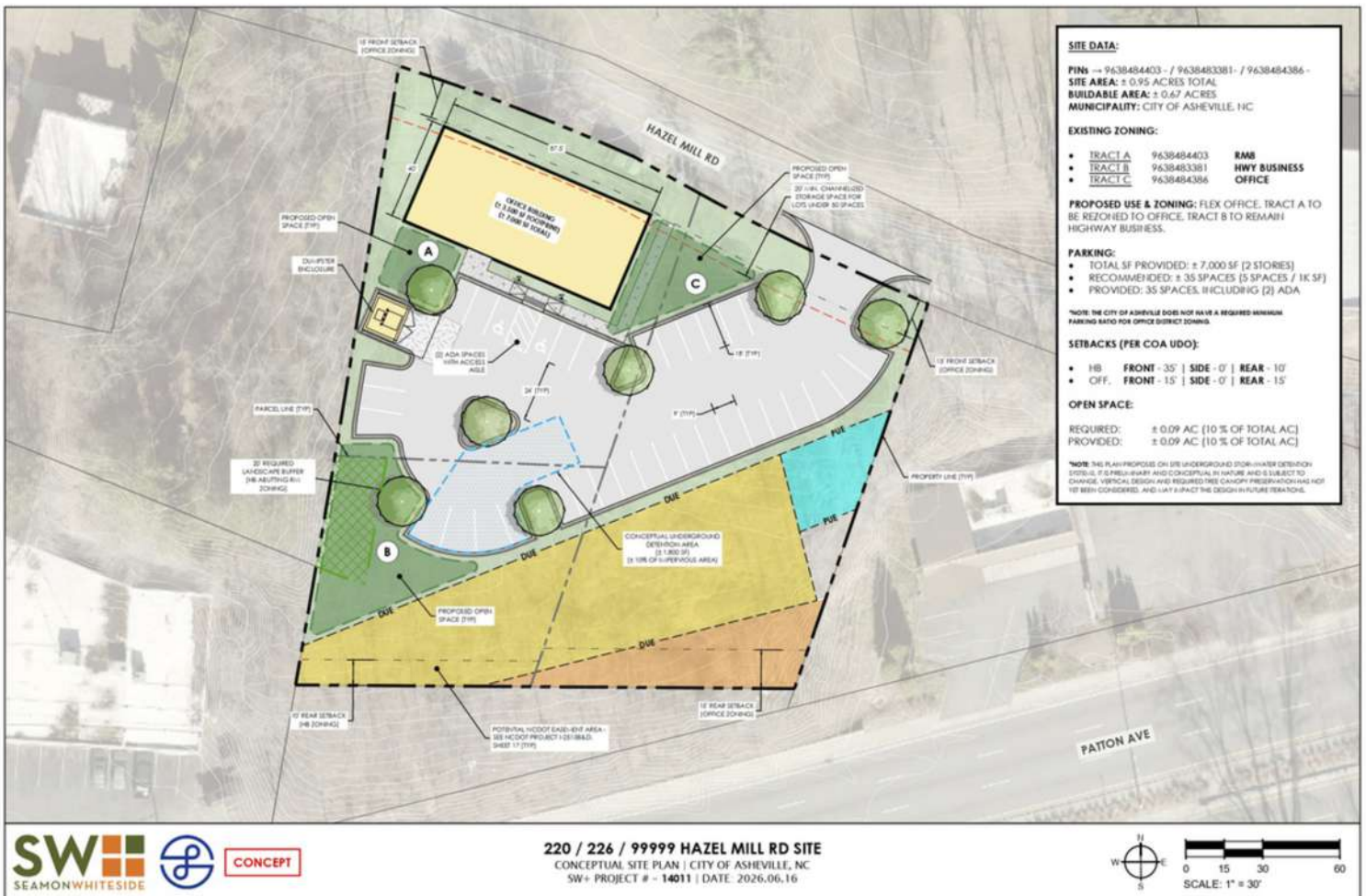
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LOCATION INFORMATION

PIN	963848438600000, 963848440300000 & 963848338100000
COUNTY	Buncombe
ZONING	OFFICE, R8 & HB
MAJOR ROADS	Patton Ave, I-240 & I-26

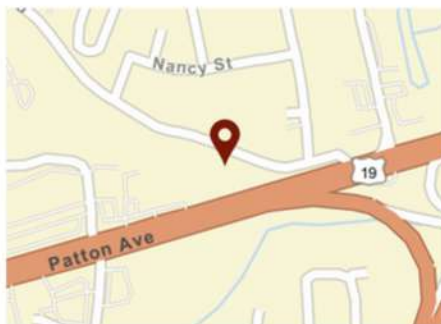
PROPOSED SITE PLAN





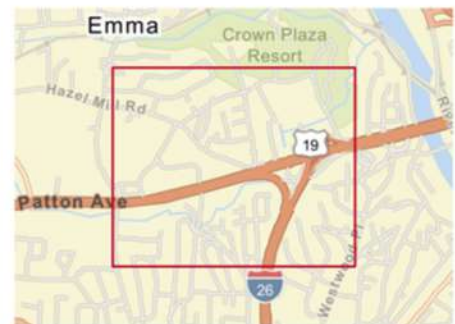
TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

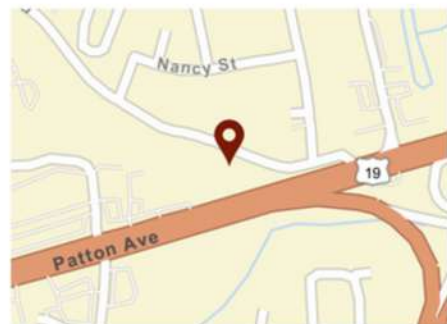
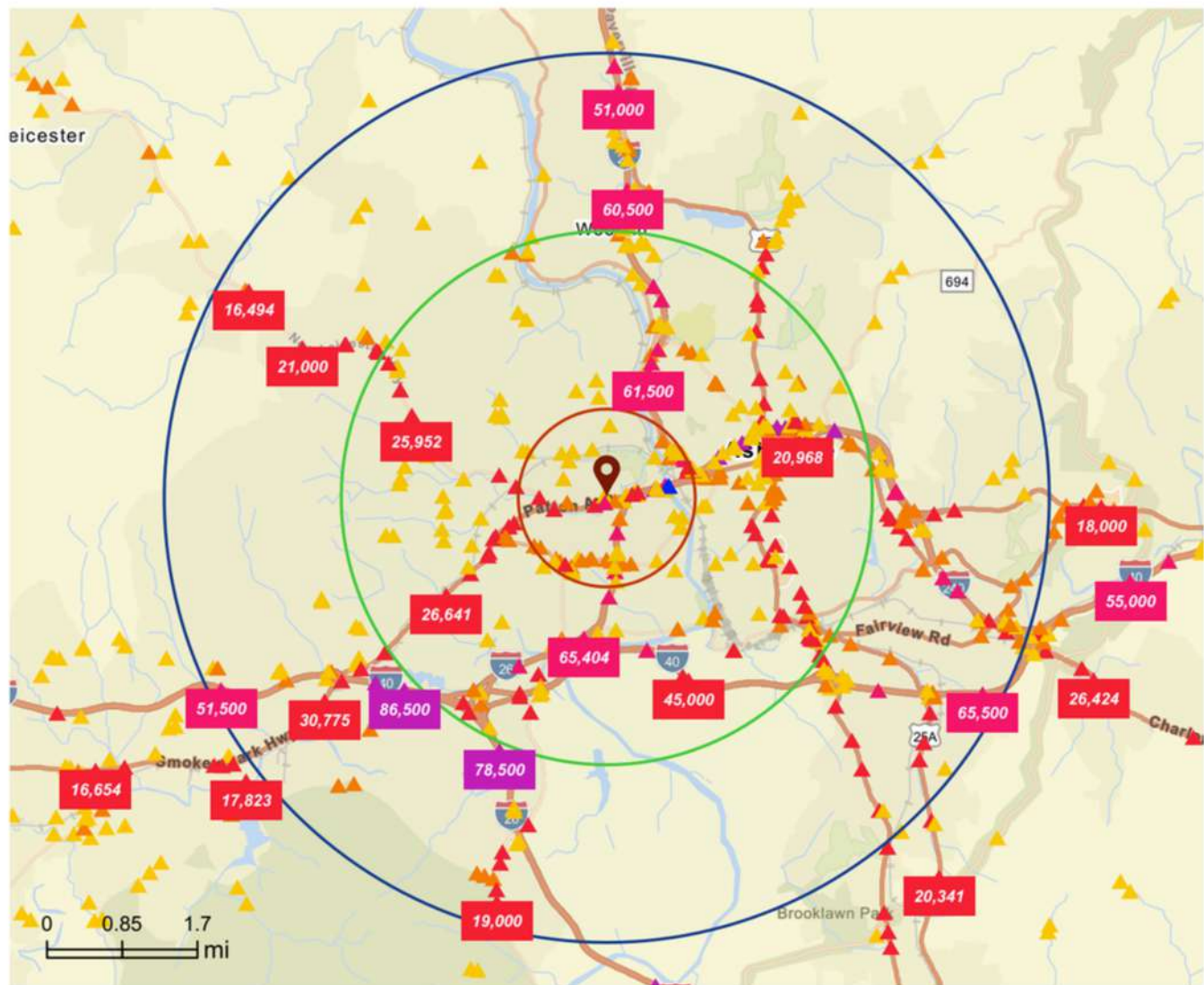
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





TRAFFIC COUNT MAP

1, 3, & 5 Mile Radius



Average Daily Traffic Volume

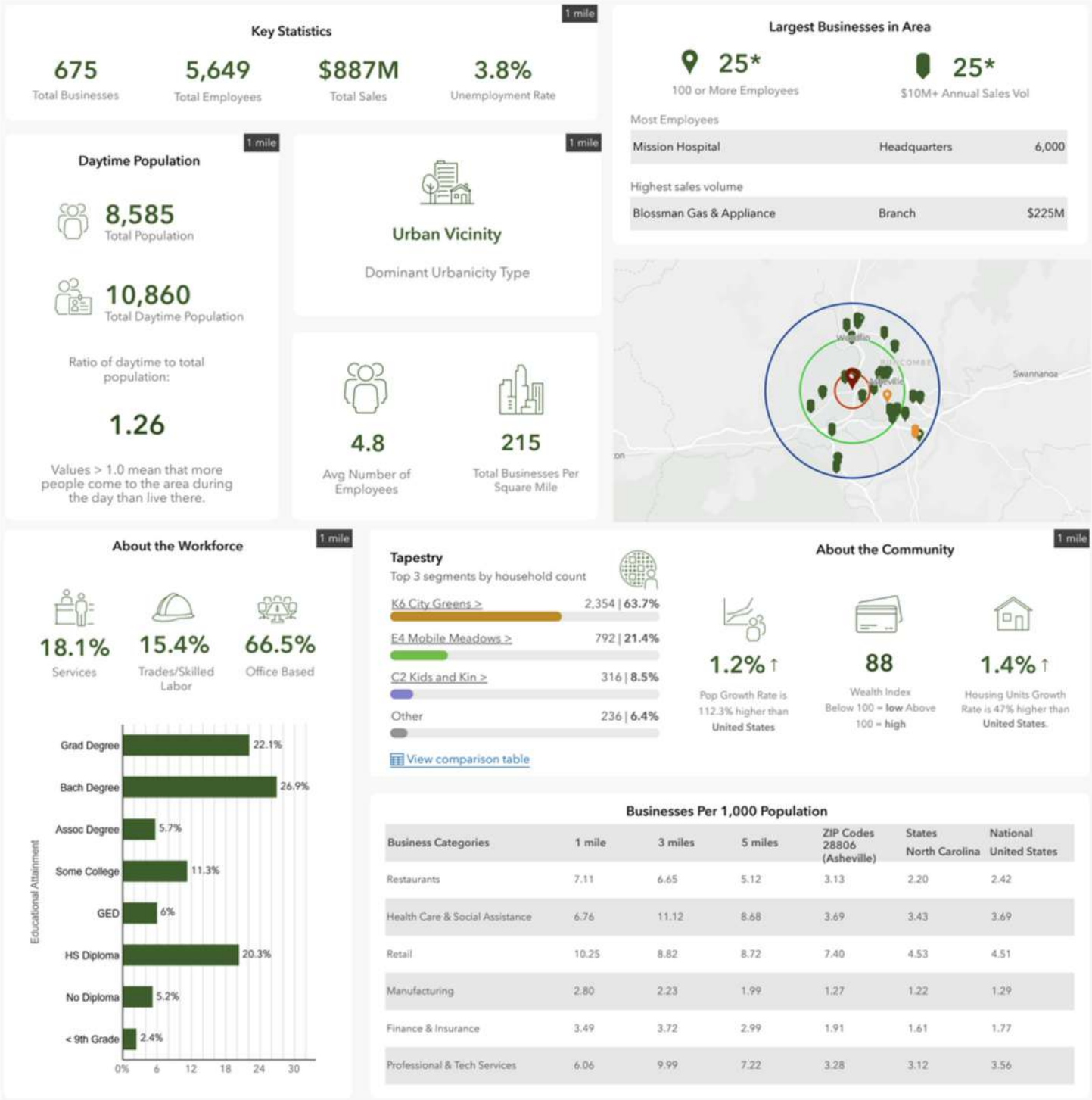
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BUSINESS KEY FACTS

1, 3, & 5 mile radius





DEMOGRAPHIC PROFILE

1 Mile Radius

Hazel Mill Road

KEY FACTS

8,585

Population



3,698

Households

37.1

Median Age

\$61,990

Median Disposable Income

EDUCATION

7.6%

No High School Diploma



26.4%

High School Graduate



17.0%

Some College/ Associate's Degree



49.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$76,169

Median Household Income



\$53,967

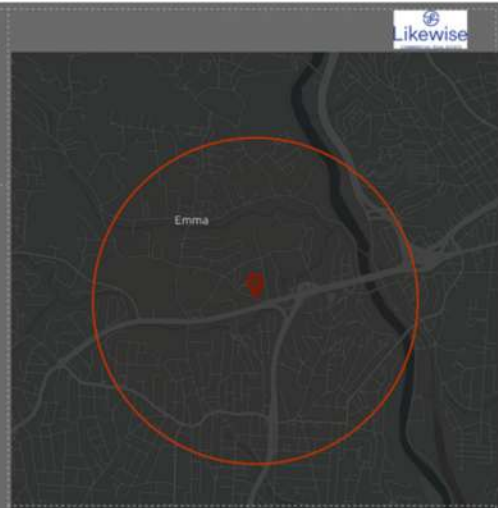
Per Capita Income



\$208,191

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

69.0%

15.4%

18.1%

3.8%

Unemployment Rate

3 Mile Radius

Hazel Mill Road

KEY FACTS

57,272

Population



25,256

Households

38.0

Median Age

\$57,426

Median Disposable Income

EDUCATION

7.2%

No High School Diploma



20.4%

High School Graduate



19.3%

Some College/ Associate's Degree



53.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$70,918

Median Household Income



\$46,567

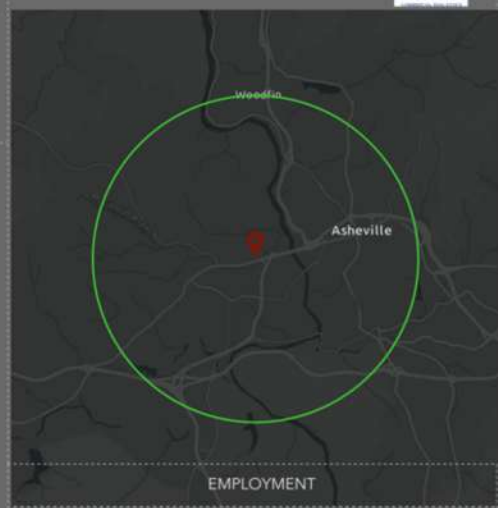
Per Capita Income



\$129,553

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

68.4%

13.6%

21.1%

3.2%

Unemployment Rate



DEMOGRAPHIC PROFILE

