

# RIVER ARTS DISTRICT LAND FOR MULTI-FAMILY DEVELOPMENT

**RIVER ARTS DISTRICT**

**WEST ASHEVILLE**



**HOUNDS EAR DRIVE LAND**



  
**ENTITLED LAND FOR SALE**

## 32 HOUNDS EAR DRIVE, ASHEVILLE, NC 28801

Presented By

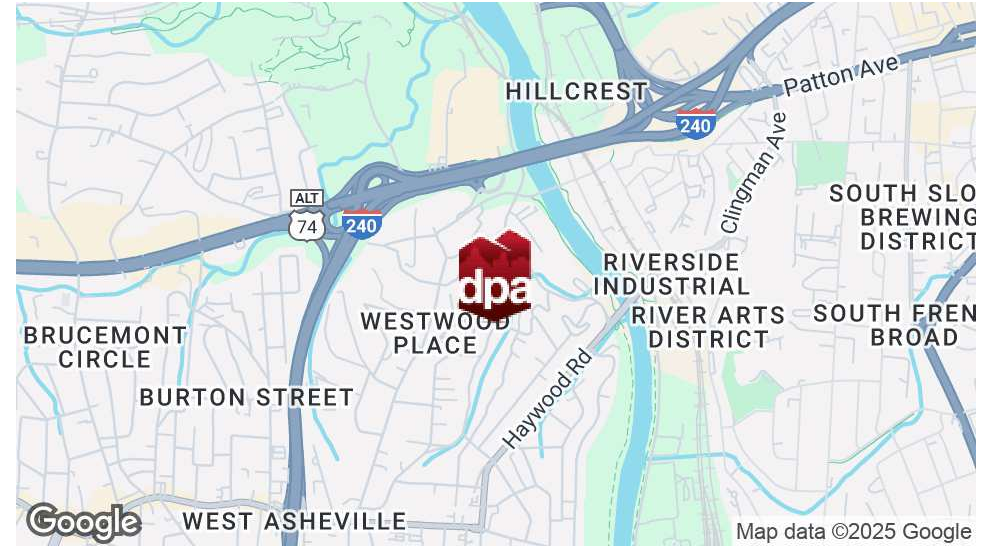
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**DEWEY PROPERTY ADVISORS**

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EXECUTIVE SUMMARY



**OFFERING SUMMARY**

Sale Price:	\$2,995,000
Lot Size:	2.84 Acres
Price / Acre:	\$1,054,577
Zoning:	RES MULTI FAM MED DENSITY
Market:	Asheville
Submarket:	River Arts District
	9638774392
Parcel Pin #s:	9638777493
	9638771296

**PROPERTY OVERVIEW**

Rare opportunity to purchase development land overlooking New Belgium Brewery, the River Arts District, and Downtown Asheville! Zoned and entitled for single family, multi-family / pod units. Zoning also allows for condos/townhomes (RM8).

Video: <https://youtu.be/PI9M2SwoM1E>

**PROPERTY HIGHLIGHTS**

- Premium one-of-a-kind location in prime residential development area
- As a developer, potential benefit from the existing entitlements
- Potential single family home(s) compound surrounded by nice buffer of mature trees
- Multiple access points



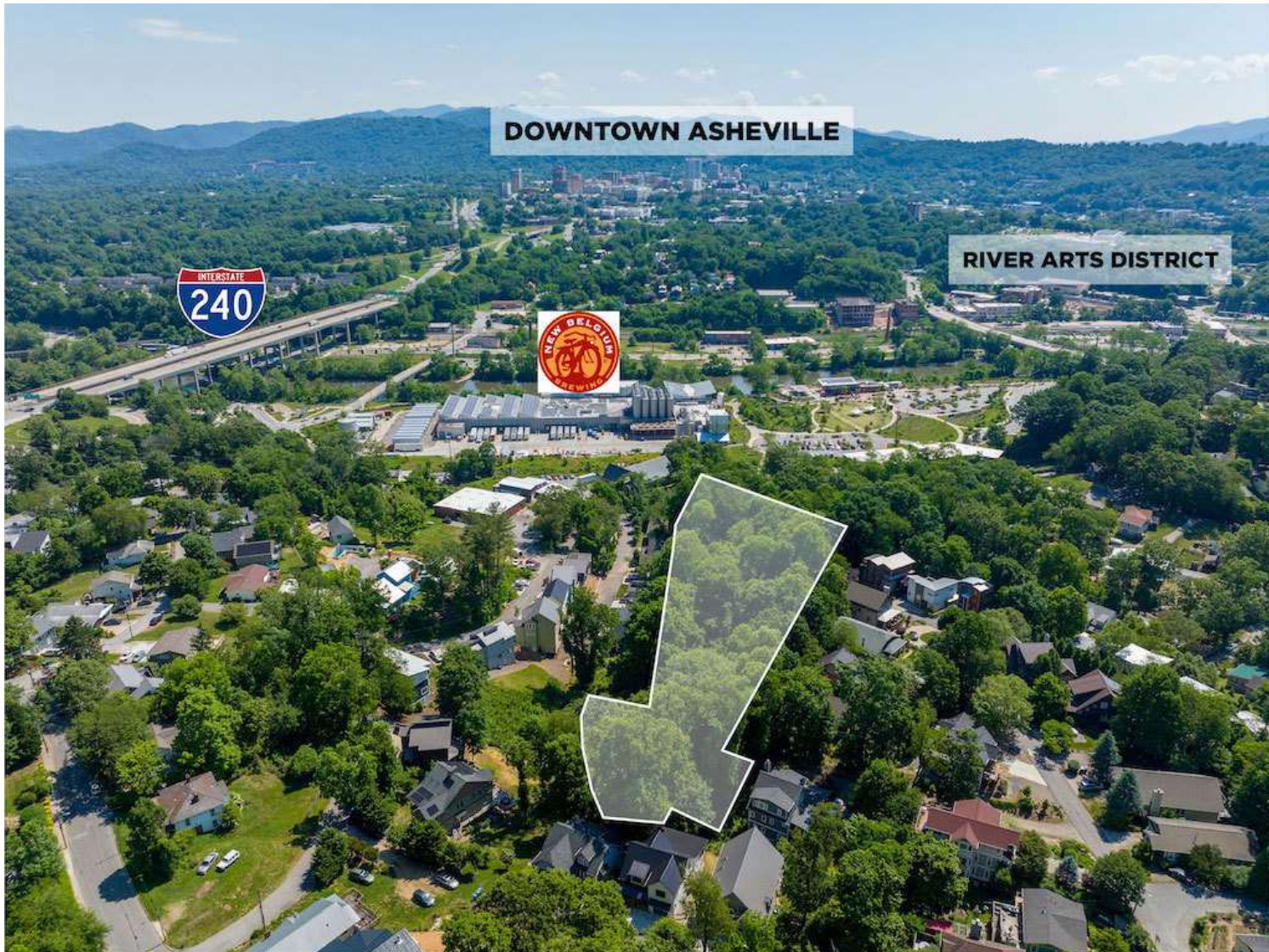
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PHOTOS



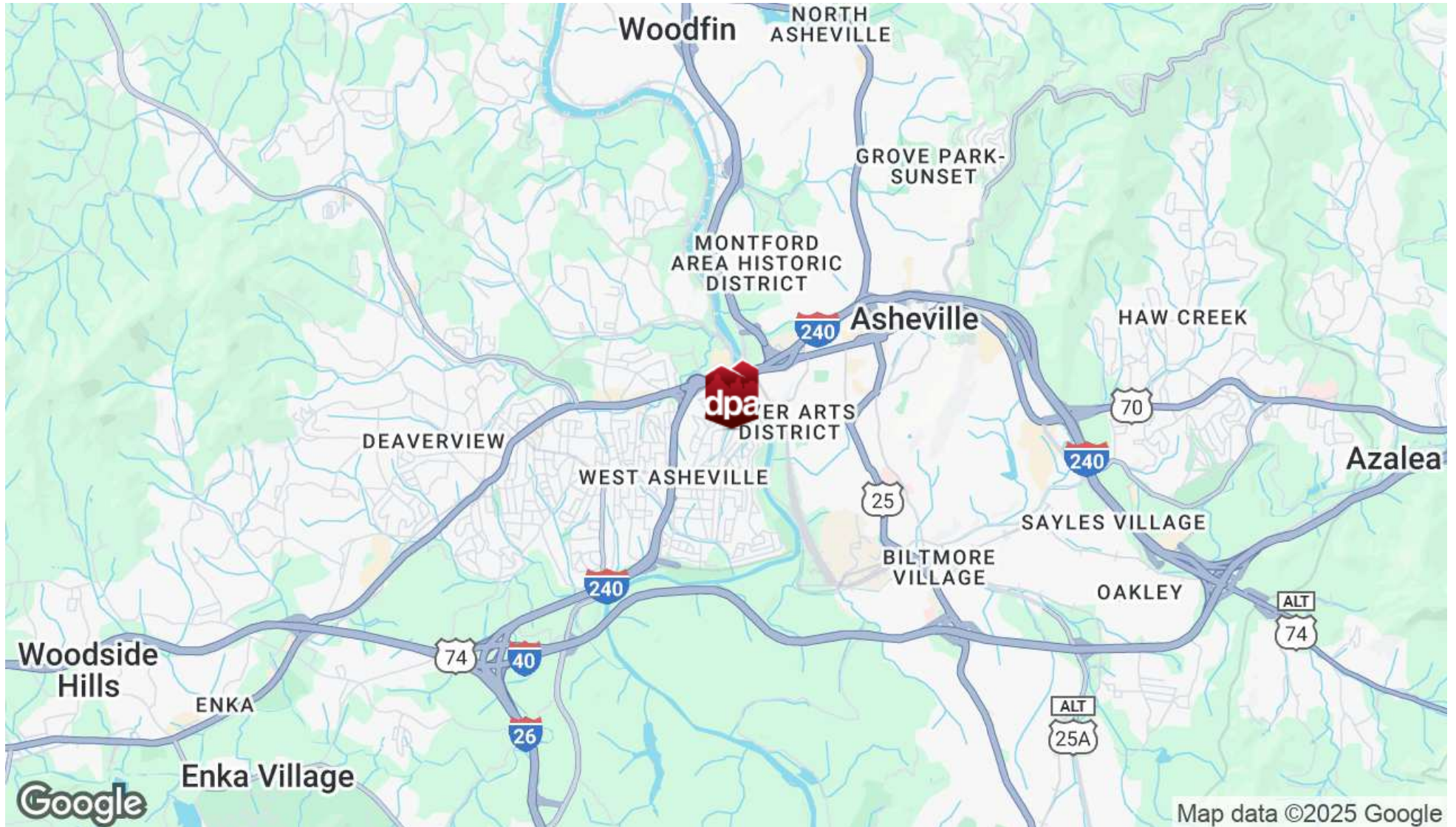
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LOCATION MAP



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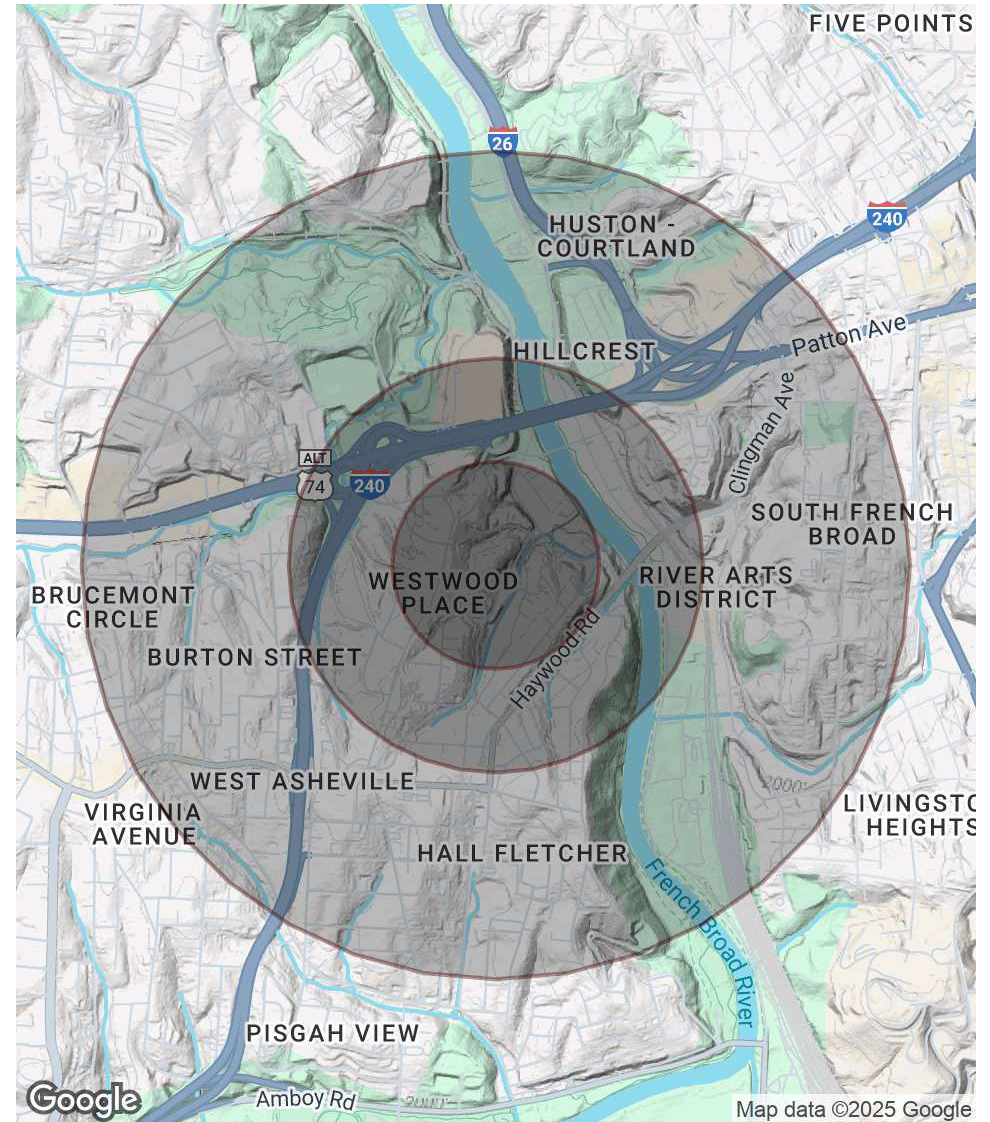
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	564	2,155	8,315
Average Age	33.3	36.4	38.9
Average Age (Male)	33.4	36.7	38.2
Average Age (Female)	32.9	36.4	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	244	994	4,044
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$64,608	\$65,336	\$68,739
Average House Value	\$1,307,076	\$560,195	\$361,835

\* Demographic data derived from 2020 ACS - US Census



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