

# FOR SALE

99999 PATTON AVENUE • ASHEVILLE, NC

**\$425,000**

**LAND FRONTING  
PATTON AVENUE AND I-240**

**SEE INSIDE FOR MORE INFORMATION!**



# 99999 Patton Avenue

*Paul B. Roberson Trust, through G/M Property Group LLC as its exclusive agent, is soliciting offers for the purchase of 99999 Patton Avenue, Asheville, North Carolina 28806.*

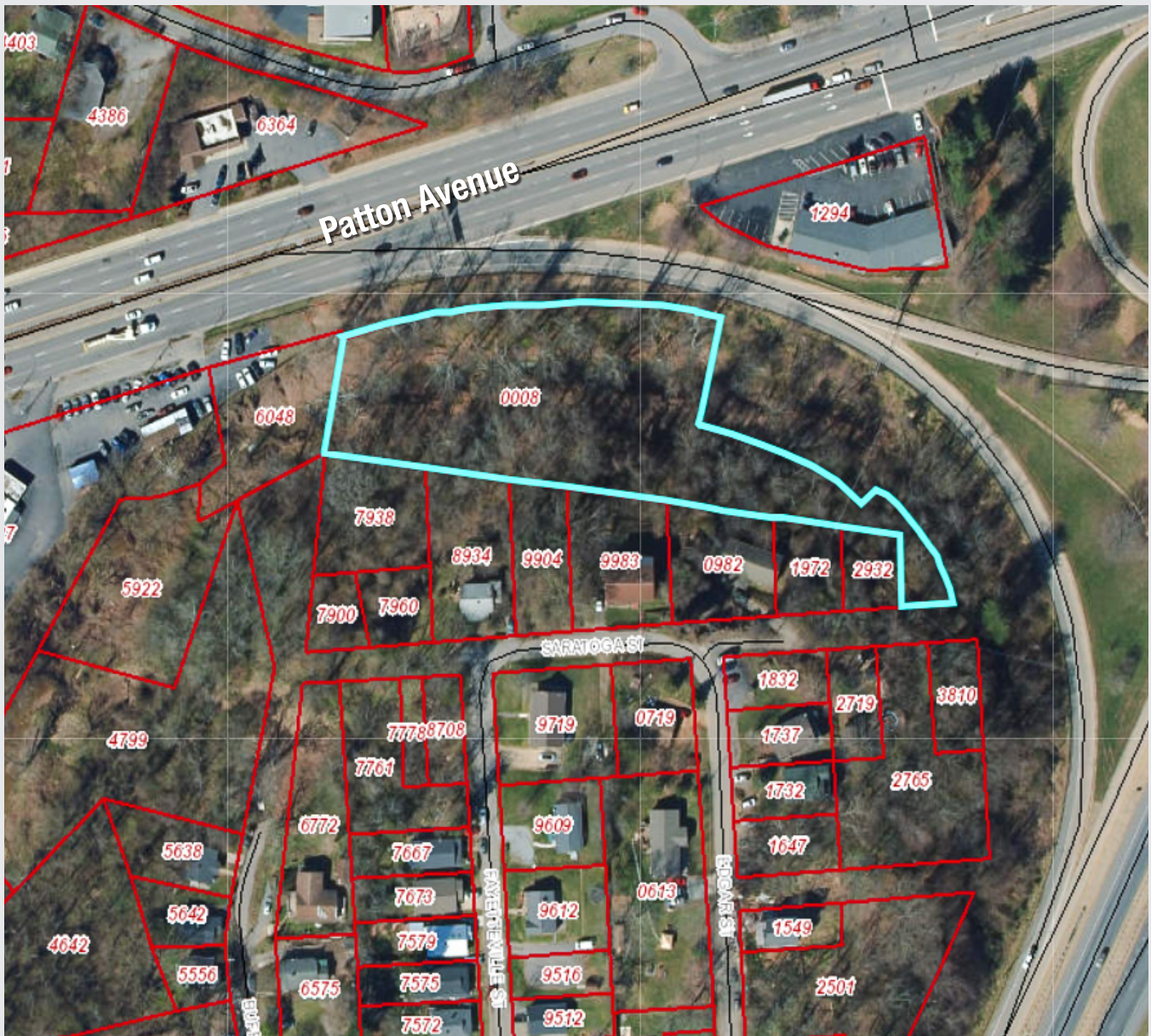
## EXECUTIVE SUMMARY

### OFFERING TERMS

- Development site situated off Patton Avenue at the I-240 West on ramp.
- Site provides good visibility with frontage along Patton Ave and the I-240 West on ramp.
- Traffic counts exceed 46,000 AADT
- Multi-family development opportunity with RM-8 zoning.



Property boundaries are approximate



## INVESTMENT SUMMARY

**PRICE**

\$425,000

**PARCEL SIZE:**

Total: 1.57 acres

(As Per Buncombe County GIS)

**PRICE PER ACRE**

\$270,700

**LEGAL:**

- PIN: 963858000800000
- DEED BK/PG: 1817 / 0225
- PLAT BK/PG: 00547/0195

**2021 PROPERTY TAXES**

- County - Buncombe: \$0.4880
- City - Asheville: \$0.4030
- School - Asheville: \$0.1062

(Rate per \$100 value)

**Amount: \$691.06**

**ZONNING:**

RM-8 (Residential, Multi-family, Medium Density) bordering HB (Highway Business)

**LOCATION:**

Patton Avenue – on ramp to I-240 West

**GENERAL DESCRIPTION**

Development site fronting Patton Avenue at the I-240 W on ramp.

## PARCEL DESCRIPTIONS

### FEATURES

- Located on one of the main travel corridors through Asheville
- Visibility from Patton Avenue and Interstate 240
- Primer retail / commercial corridor
- Over 46,000 vehicles per day (Patton)
- Bordering residential neighborhood
- Utilities available at site

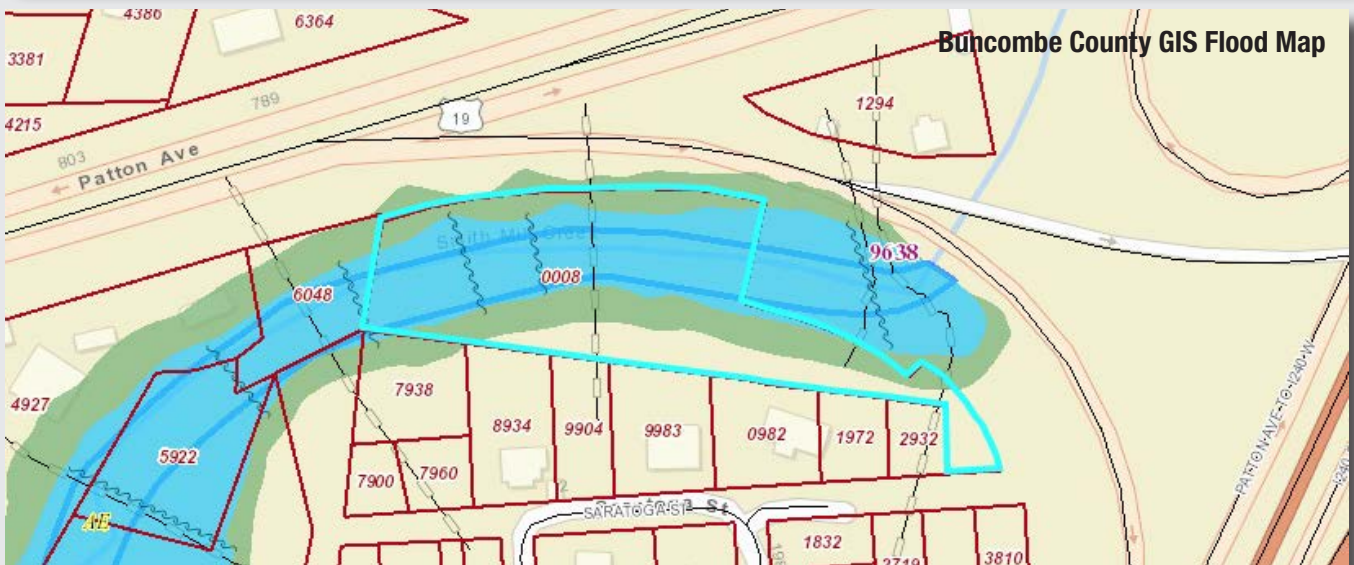
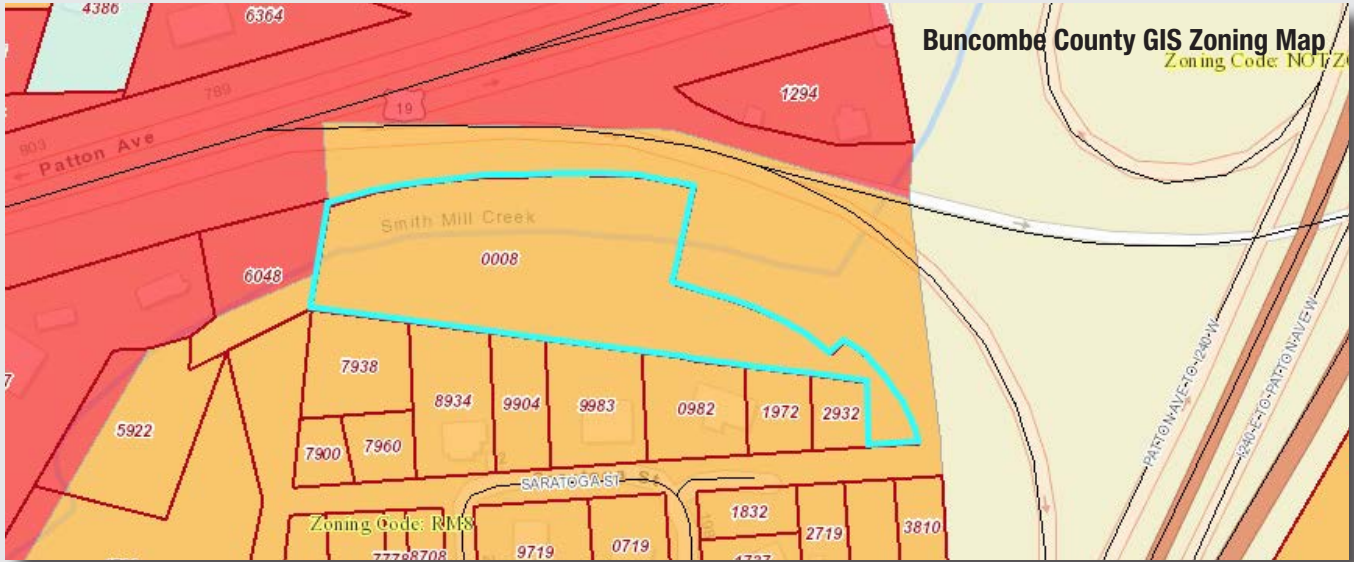
### ZONING

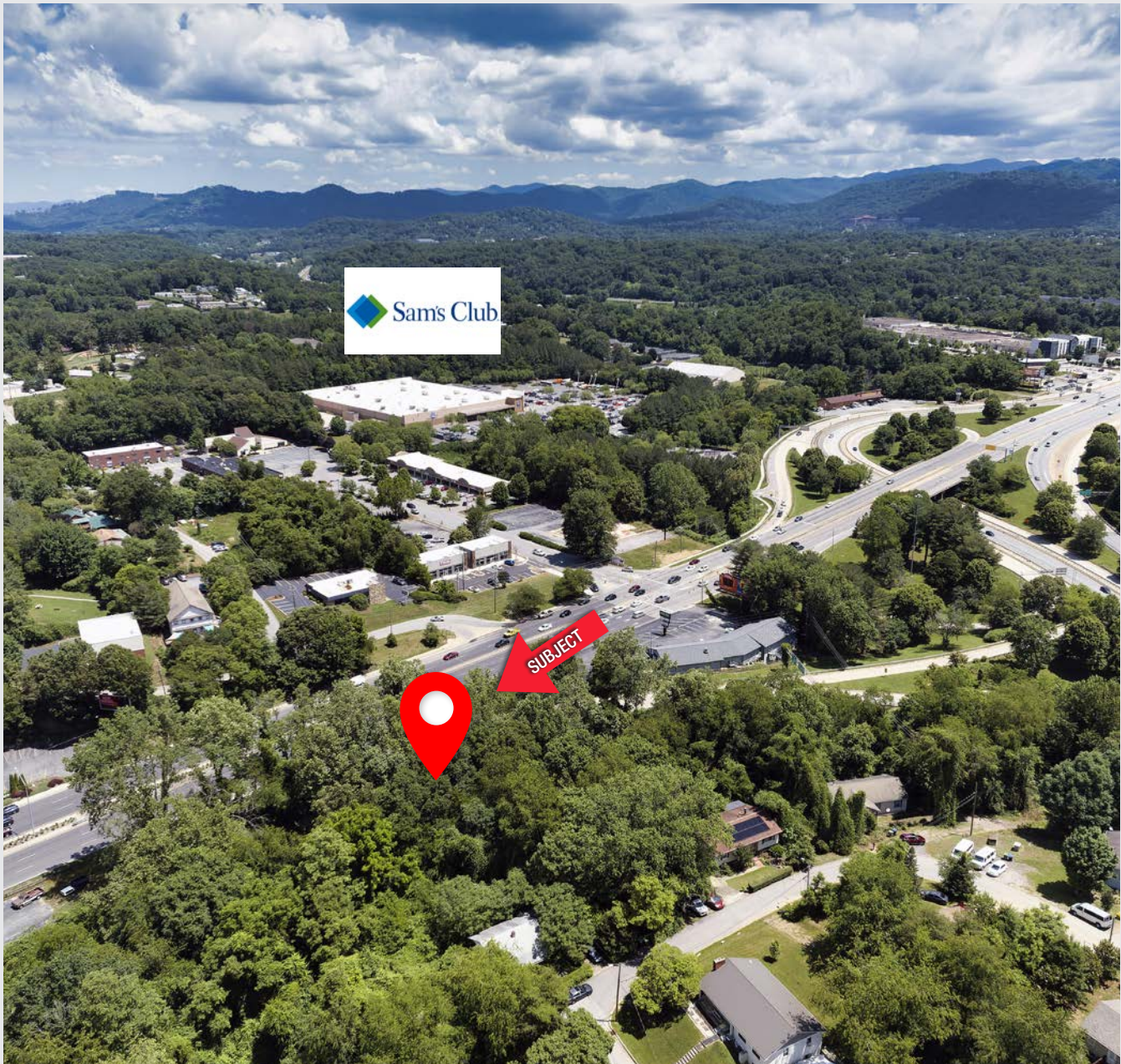
RM-8 (Residential, Multi-family, Medium Density) Per City of Asheville, "It is the intent of the RM-8 Residential Multi-Family Medium Density District to permit a full range of medium density multi-family housing types along with single-family detached and attached residences. This district is intended to provide a transitional area between high density single-family and multi-family areas, and to permit medium density

multi-family development in areas where existing conditions make higher density development inappropriate. Non-residential development normally required to provide the basic elements of a balanced and attractive residential area is also permitted."









## SITE DESCRIPTION

### LOCATION

- Patton Avenue, I-240 West on ramp
- Patton Avenue – retail/commercial corridor
- Bordering West Asheville residential neighborhood

### SITE AREA

+/- 1.57 acres

### ACCESS

Saratoga Street / Buffalo Street

### UTILITIES

- Water – Public
- Sewer - Public, 20" line through property
- Electricity – Public

### FLOOD ZONE

- Majority of property is within flood zone

### TOPOGRAPHY

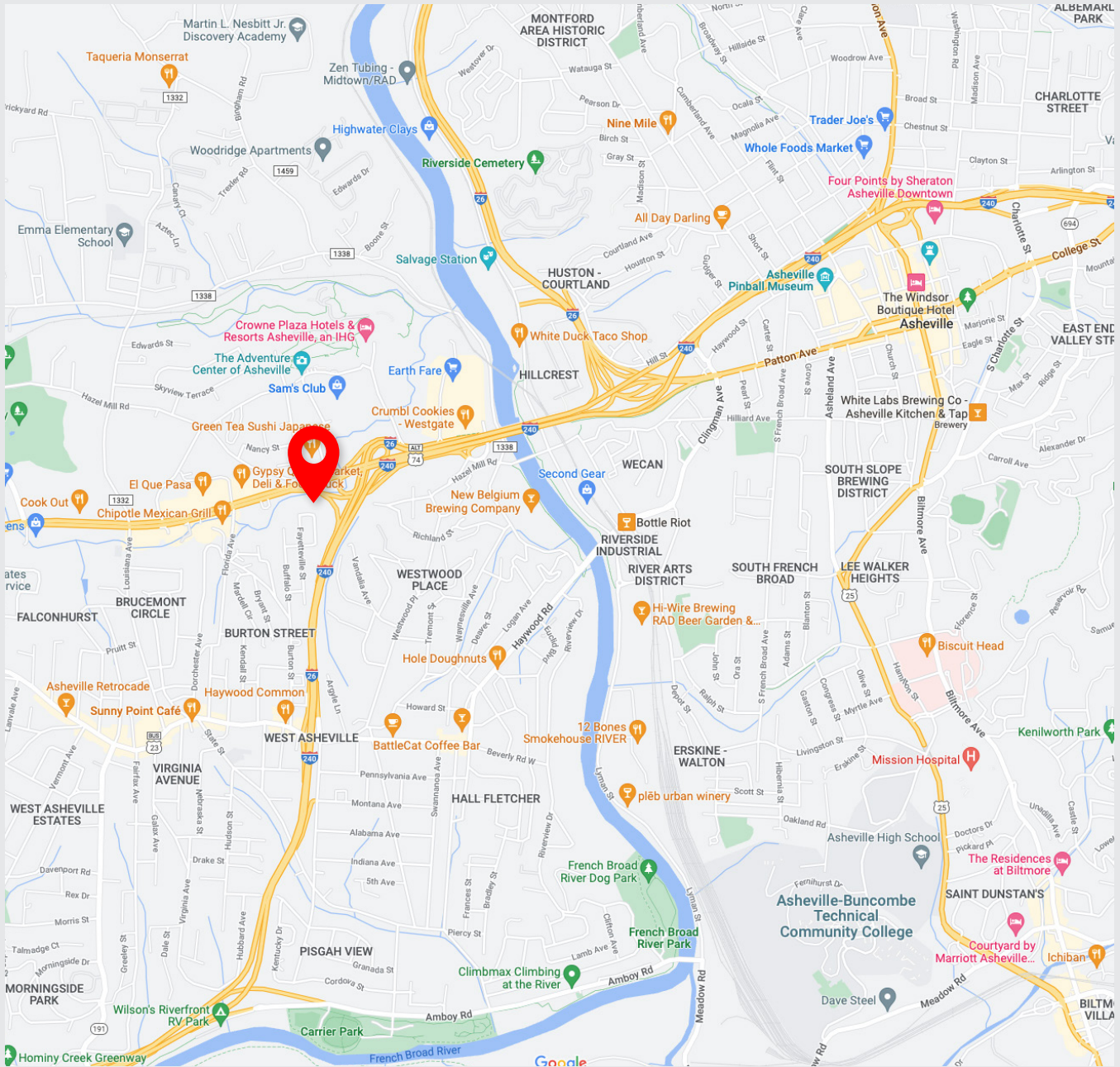
Sloping to rolling

### ZONING

- RM-8 (Residential, Multi-family, Medium Density)

### SITE WORK

- Utilities on site
- Primarily wooded
- Existing 20" MSD located within property boundary



All information is from sources deemed reliable.

No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.



Keaton Edwards

Please contact Keaton Edwards at G/M Property Group, LLC

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