

LAND FOR SALE OR GROUND LEASE



5.15 ACRE PAD

1116 SWEETEN CREEK RD, ASHEVILLE, NC 28803

Presented By

TIM BRAMLEY, CCIM, SIOR

828.548.0090
Tim.Bramley@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
828.548.0090
deweypa.com

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PROPERTY DETAILS & HIGHLIGHTS

Offering	Land for Sale or Ground Lease
Property Type	Land
APN	965730177800000
Building Size	3,333 SF
Lot Size	5.15 Acres
Building Class	C
Year Built	1935
Number of Buildings	2

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±5.15 Acres | Buncombe County PIN: 9657-30-1778

Zoning: CI – Commercial Industrial (City of Asheville Jurisdiction)

Prime Development Opportunity on High-Traffic Corridor

This exceptional ±5.15-acre parcel offers a rare large-scale development opportunity along one of Asheville's key commercial corridors — Sweeten Creek Road (NC-25A). Located just minutes from Downtown Asheville, Biltmore Village, and major interstates I-40, I-240, and US-74, this site offers unparalleled connectivity and visibility in a high-demand growth area.

If interested in Ground Lease instead of Sale option, contact broker for details.



- Commercial Industrial Zoning permits a wide variety of commercial, light industrial, flex, office, and service uses
- Excellent road frontage along Sweeten Creek with high daily traffic counts
- Mostly level topography with easy access for development
- Utilities available to the site (buyer to verify)
- Strong surrounding demographics and a mix of industrial, retail, medical, and service-oriented businesses
- Ideal for build-to-suit, commercial redevelopment, owner/user campus, or investment hold



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Page 2

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RETAILER MAP



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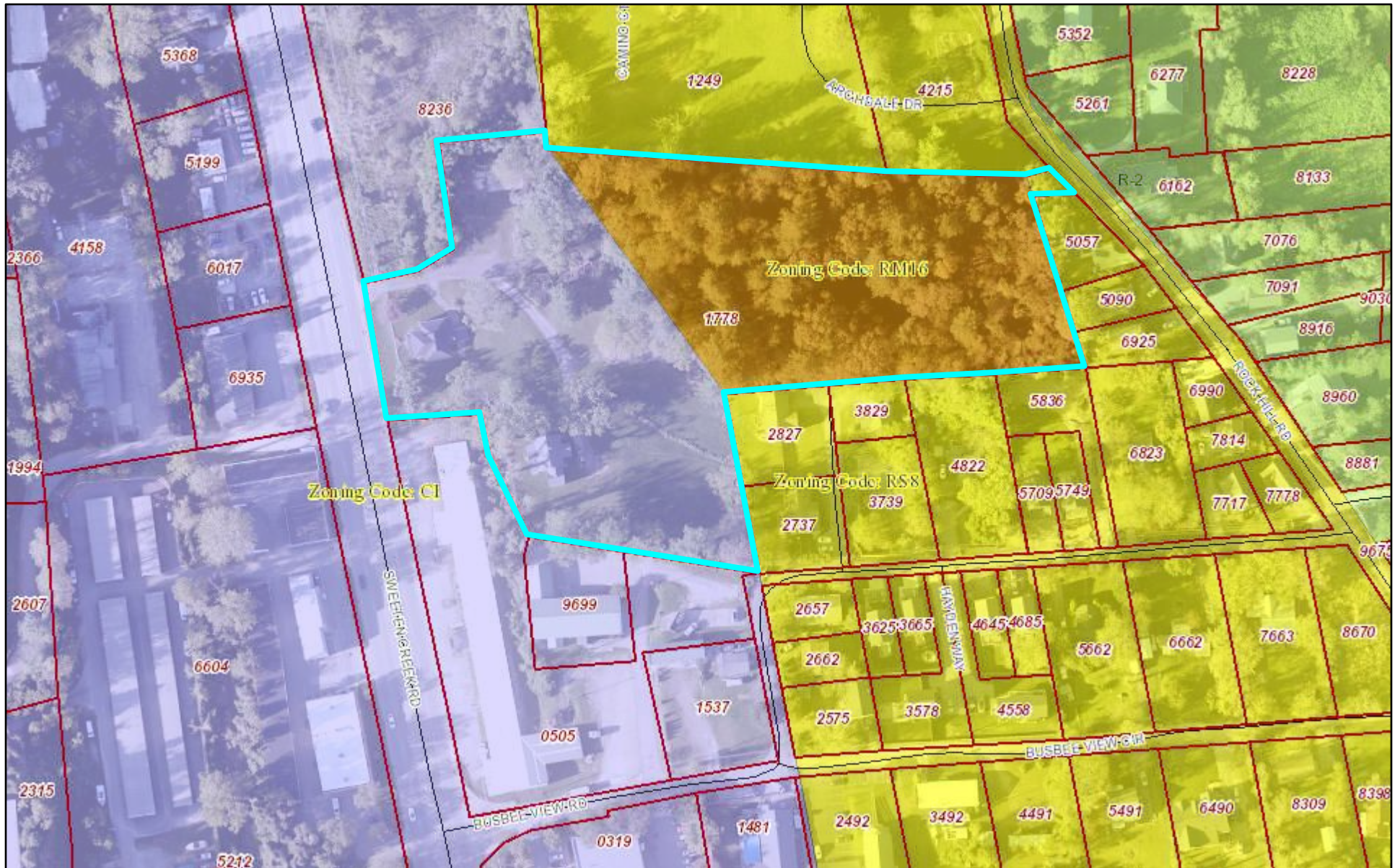
An aerial photograph of a residential neighborhood with property boundaries outlined in red. A specific parcel is highlighted with a thick cyan border. The highlighted parcel is irregularly shaped, starting from a road on the left, extending east, then south, then west, and finally north to meet the original road. The parcel is mostly wooded with some trees and a small structure. Surrounding parcels are labeled with their respective numbers. Roads visible include SW 10th St, SW 11th St, and SW 12th St. The highlighted parcel is located between SW 10th St and SW 11th St, and between SW 12th St and SW 13th St. The parcel number 1778 is visible within the highlighted area. Other nearby parcel numbers include 1249, 8236, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7663, 5836, 5709, 5749, 6823, 7814, 7774, 7717, 6990, 8914, 8960, 6925, 5090, 6102, 8138, 7076, 7091, 5201, 5352, 8465, 8228, 9102, 4406, 4215, 4216, 9702, 1481, 2492, 3492, 4491, 5491, 6490, 8301, 2607, 5368, 5199, 6017, 6935, 4168, 1994, 2366, 2345, 6604, 9699, 0505, 1537, 2657, 2662, 2575, 3578, 4558, 3625, 3665, 4645, 4685, 5662, 6662, 7

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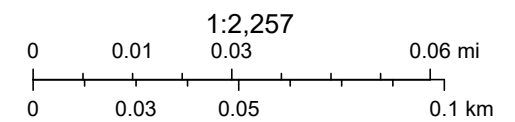
0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

1116 Sweeten Creek Rd - ZONING



July 2, 2025



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Page 6

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Page 7

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Page 9

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Page 10

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ABOUT THE SWEETEN CREEK CORRIDOR

SOUTH ASHEVILLE / SWEETEN CREEK ROAD / US-25 CONNECT

The Sweeten Creek Corridor is located in South Asheville. This high-traffic corridor is traveled daily by 27,500 drivers passing the frontage of the site at 1116 Sweeten Creek Road. This area is dense in residential land to the east and wall-to-wall retailers to the west on adjacent Hendersonville Road / US-25.

The Sweeten Creek Road corridor in Asheville, North Carolina, is undergoing or will undergo significant improvements, primarily focusing on widening the road from two to four lanes to alleviate traffic congestion. This project, spanning 5.4 miles from Hendersonville Road to Rock Hill Road, is a project of the N.C. Department of Transportation (NCDOT). The project has been divided into two sections (North and South) with the northern section's right-of-way acquisition slated for 2027 and construction planned for 2031, according to The Asheville Citizen Times.



ABOUT ASHEVILLE

Asheville ranks as the 8th fastest growing city in the country in this population range. In 2024, Asheville was ranked as 2nd highest for move-in vs move-out ratios in the nation, with more people coming in than moving away.



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DEMOGRAPHICS MAP & REPORT

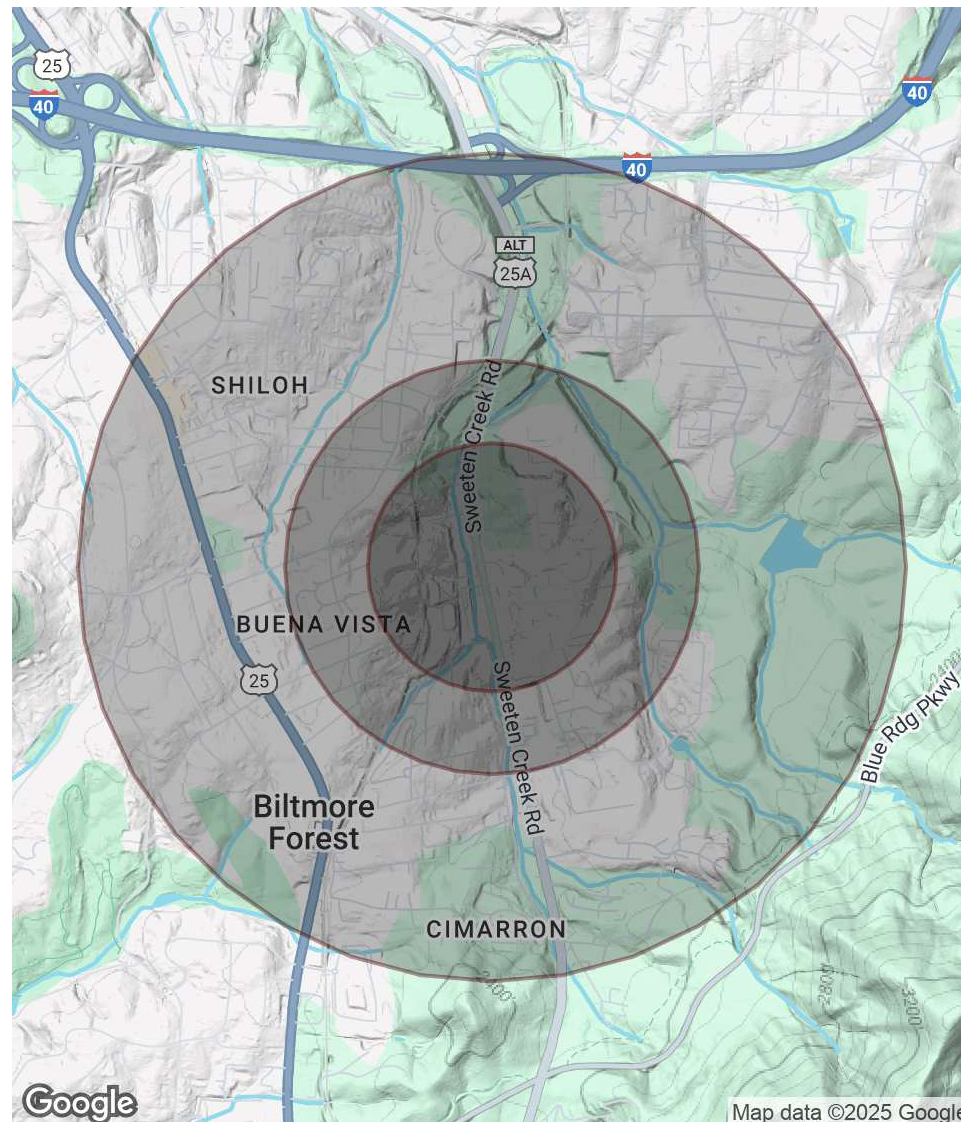
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	550	1,536	5,947
Average Age	38	39	41
Average Age (Male)	36	37	39
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	646	2,564
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$91,073	\$93,979	\$106,519
Average House Value	\$452,659	\$446,780	\$482,159

Demographics data derived from AlphaMap



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Page 12