

12-14 AIRPORT ROAD




LAND FOR SALE

ARDEN, NC 28704

Presented By

TIM BRAMLEY, CCIM, SIOR

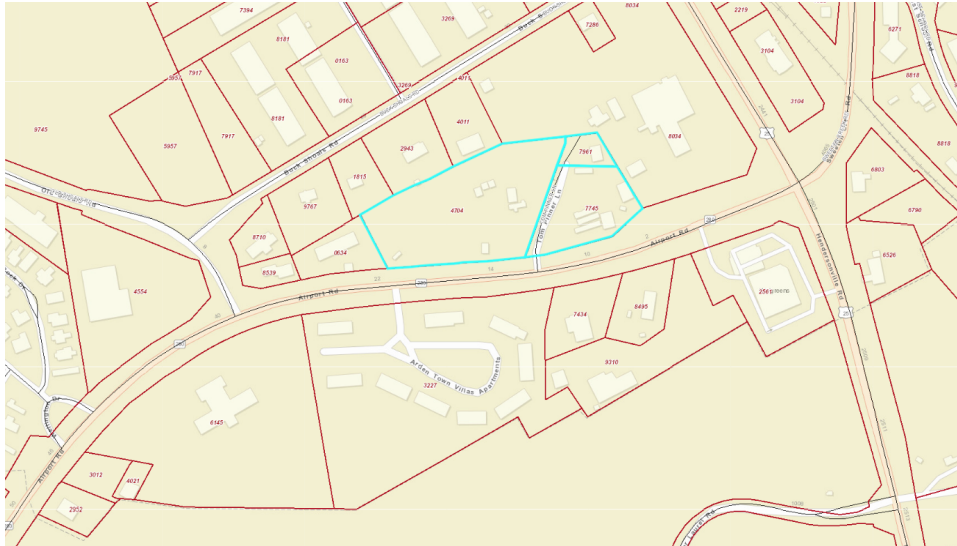
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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	1.52 - 4.68 Acres
Price / Acre:	\$801,282
Zoning:	HB
Parcel IDs:	965430796100000; 965430470400000; 965430774500000

PROPERTY OVERVIEW

4.68 acres across 3 contiguous parcels of prime commercial land for sale on Airport Road. Property can be sub-divided between 1.52 - 4.68 acres.

The pad is located on high-traffic Airport Road in an area of new and upcoming development. Over 400 feet of highway frontage, near a major intersection with close proximity to dozens of national retailers including Target and Walmart. Less than two miles from Asheville Regional Airport (4th largest airport in NC); and Sierra Nevada Brewery, the region's largest craft brewery.

PROPERTY HIGHLIGHTS

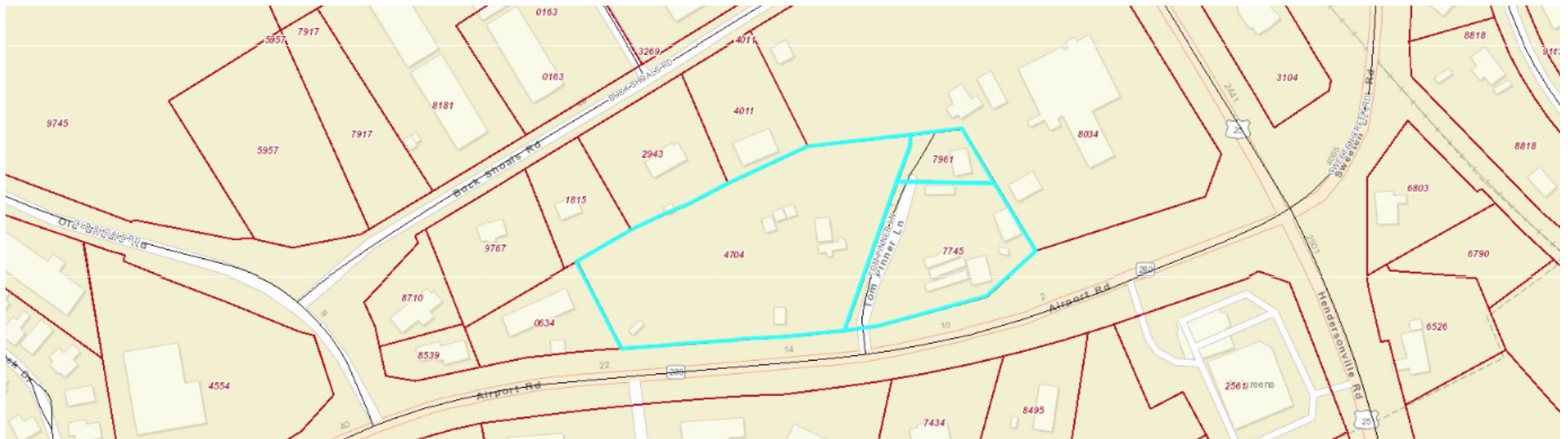
- Ready to develop commercial pad, sub-dividable (1.52 - 4.68 acres)
- Zoned Highway Business
- All utilities available on site
- Excellent accessibility & strong location for residential and visitor traffic



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GIS AERIAL OVERVIEW

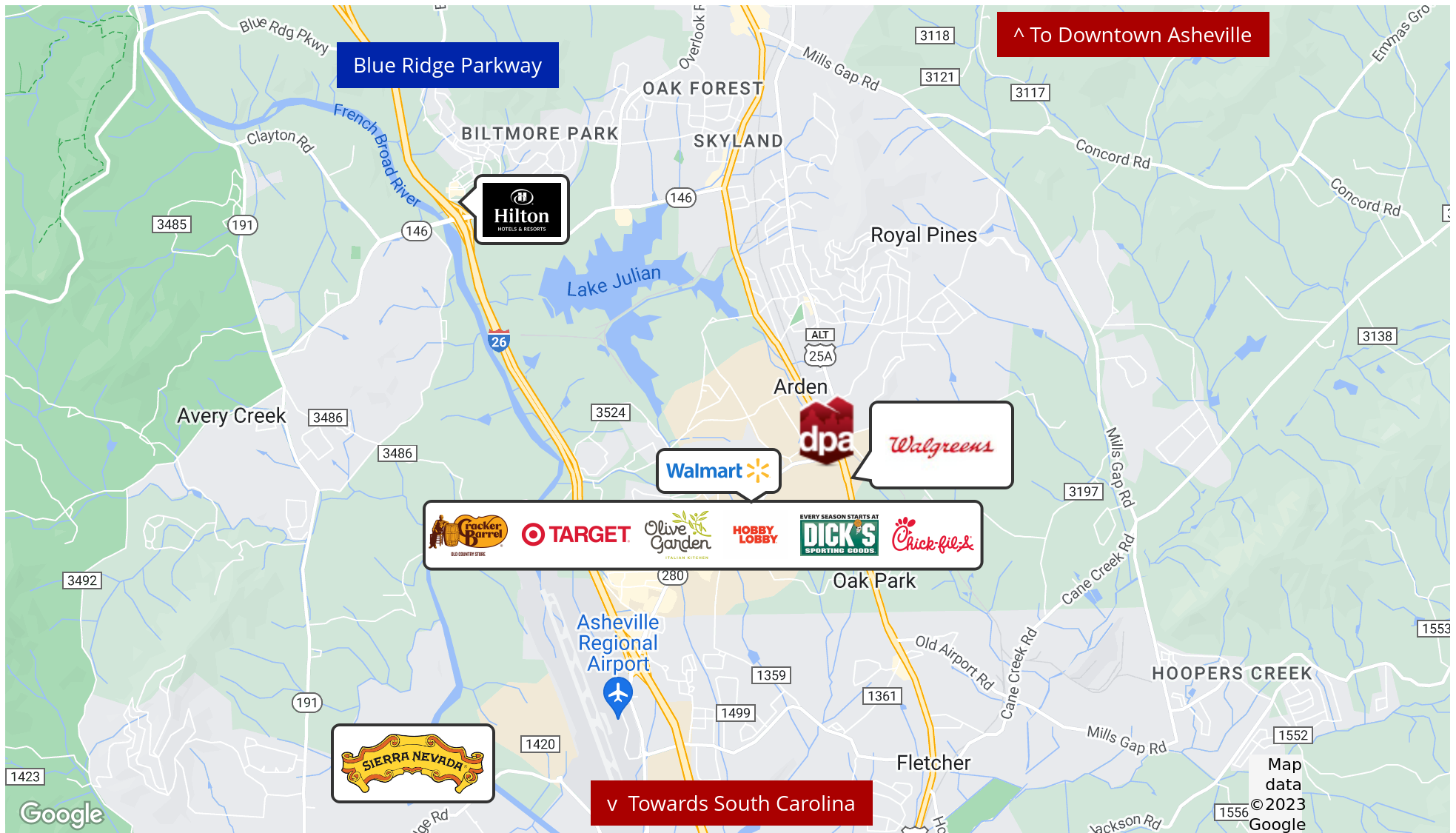


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RETAILER MAP

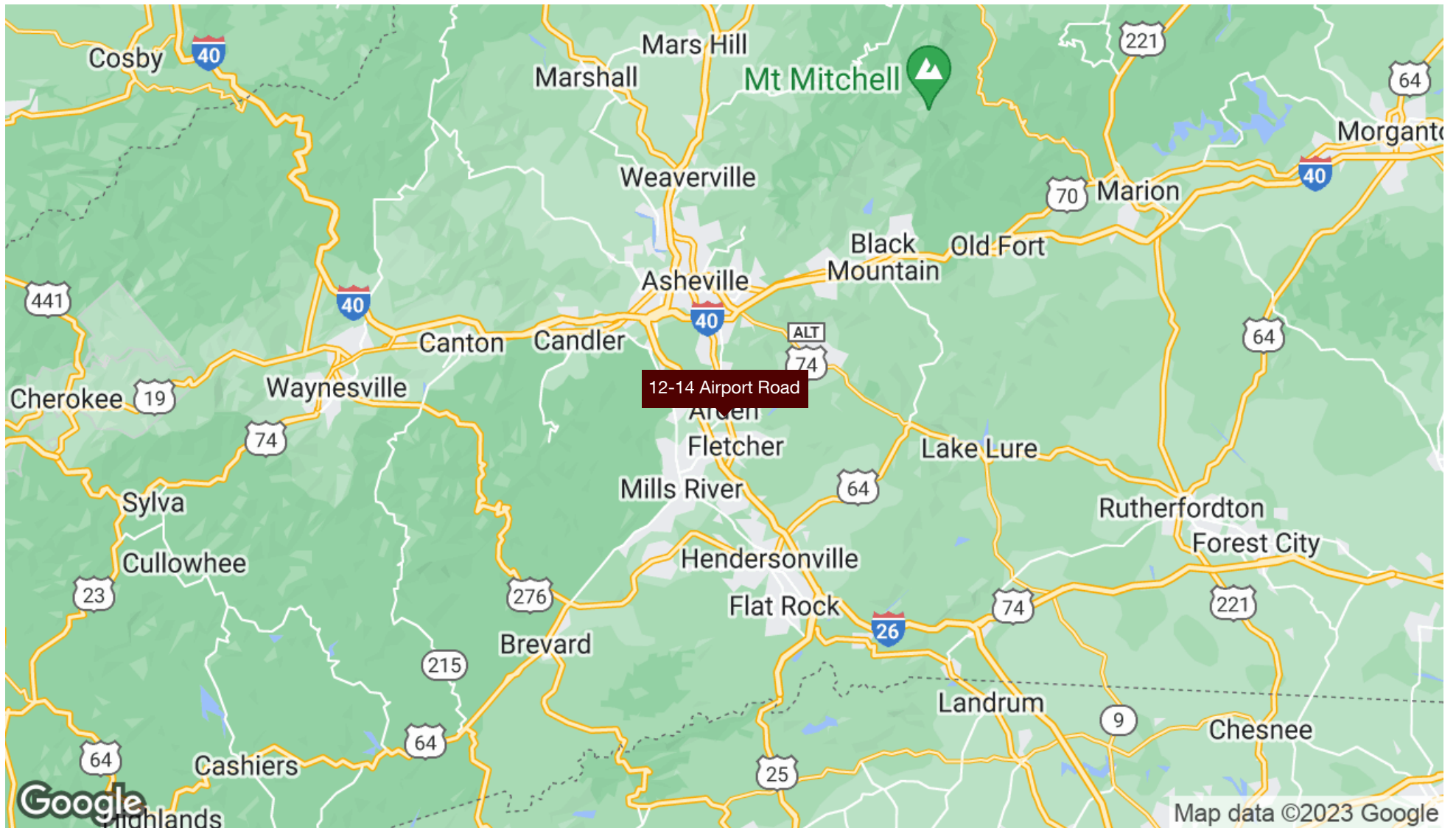


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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT

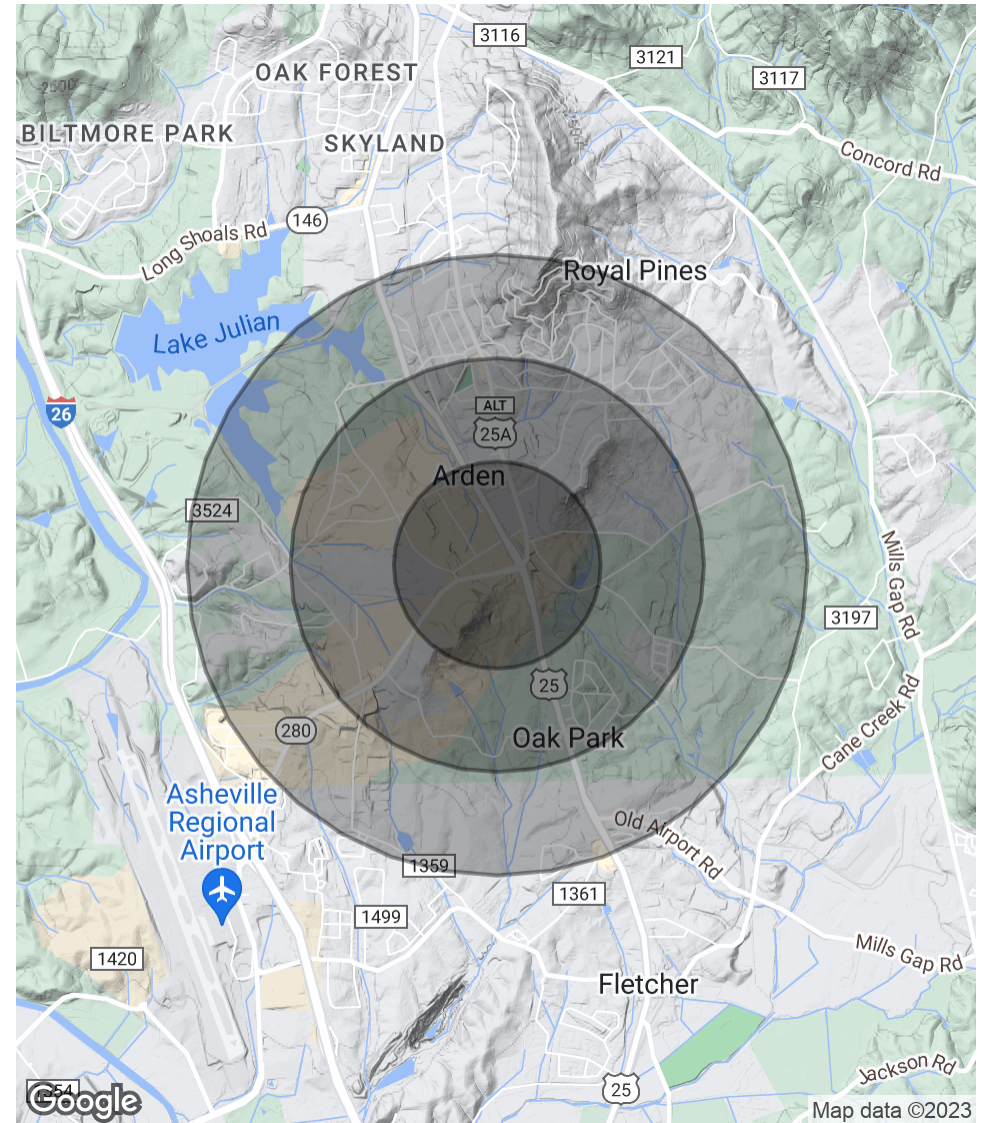
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,000	4,129	8,861
Average Age	37.7	37.3	39.8
Average Age (Male)	38.4	37.9	40.0
Average Age (Female)	41.2	40.5	42.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	438	1,837	4,077
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$61,735	\$60,555	\$63,312
Average House Value	\$184,893	\$194,069	\$218,410

* Demographic data derived from 2020 ACS - US Census



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#1
America's Happiest City
Self Magazine

#1
Best States for
Business
Forbes.com, 2020

#1 Best City in the
World for Beer
*Global Beer Lovers City Index,
Money.co.uk*

#3
Top 50 Best Places to
Live
Travel + Leisure, 2020

As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly 12 million visitors annually. Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges.

The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors. Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors.

The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.