

FOR SALE

**2487 Sweeten Creek Road
Asheville, NC 28803**

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$2,600,000

3 LAND PARCELS FOR A TOTAL OF **5.187±ACRES** ON POPULAR **SWEETEN CREEK ROAD**



PHOTO CREDIT: GOOGLE MAPS

PROPERTY HIGHLIGHTS

5.187±/acres development opportunity (3 land parcels)

Vacant land / Zoned HB

Great property for building on popular Sweeten Creek Road

Asheville Regional Airport 10 minute drive (6.1 miles)

Disclosure: property may be subject to NCDOT development

Walmart, Truist and Smart Stop Self Storage nearby

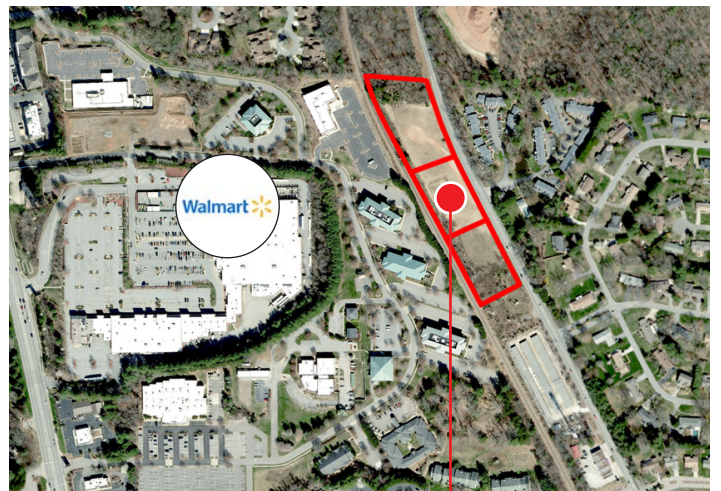


Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

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pellis@pulliamproperties.com



MAP CREDIT: NOAA

AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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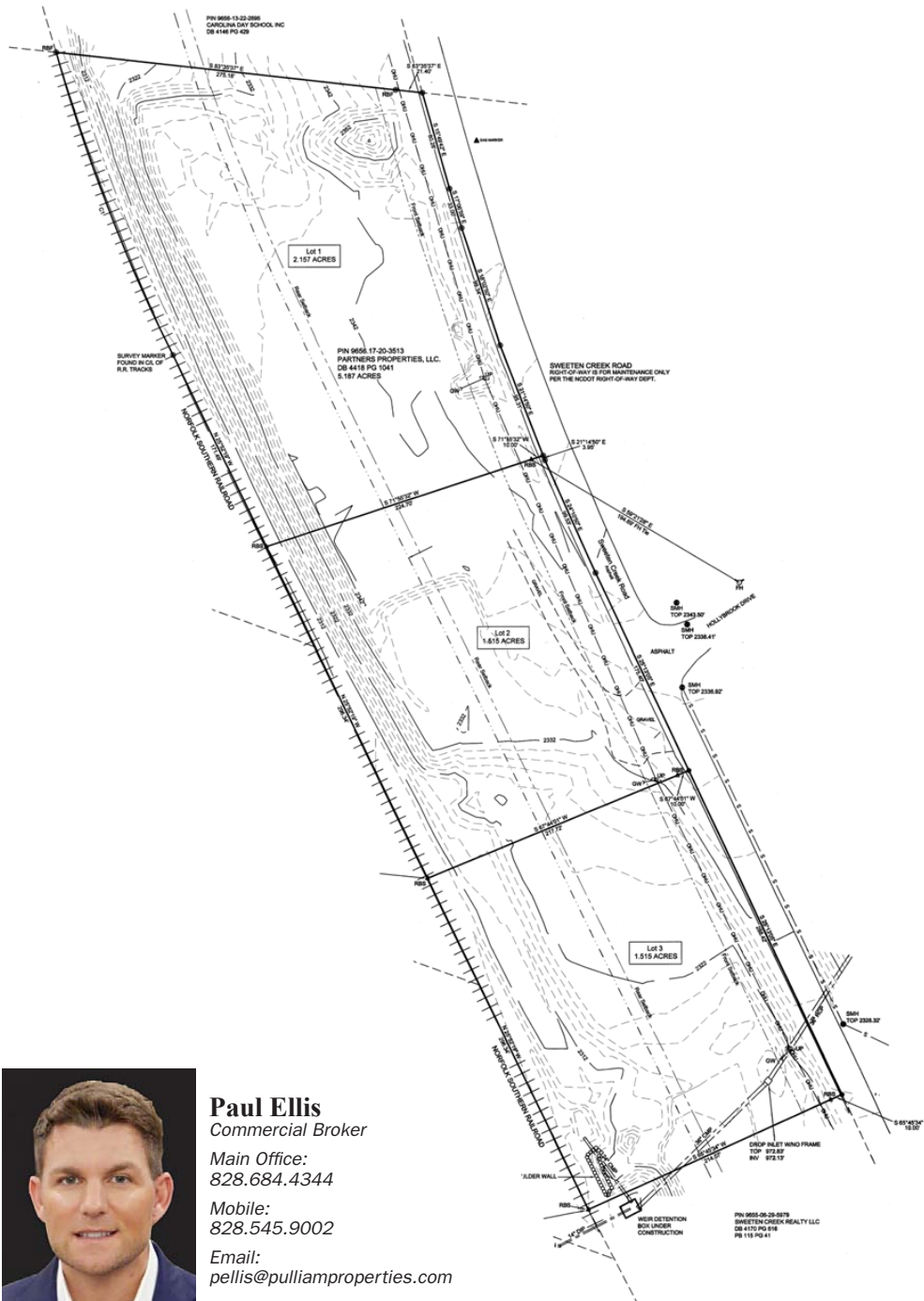
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SITE PLAN



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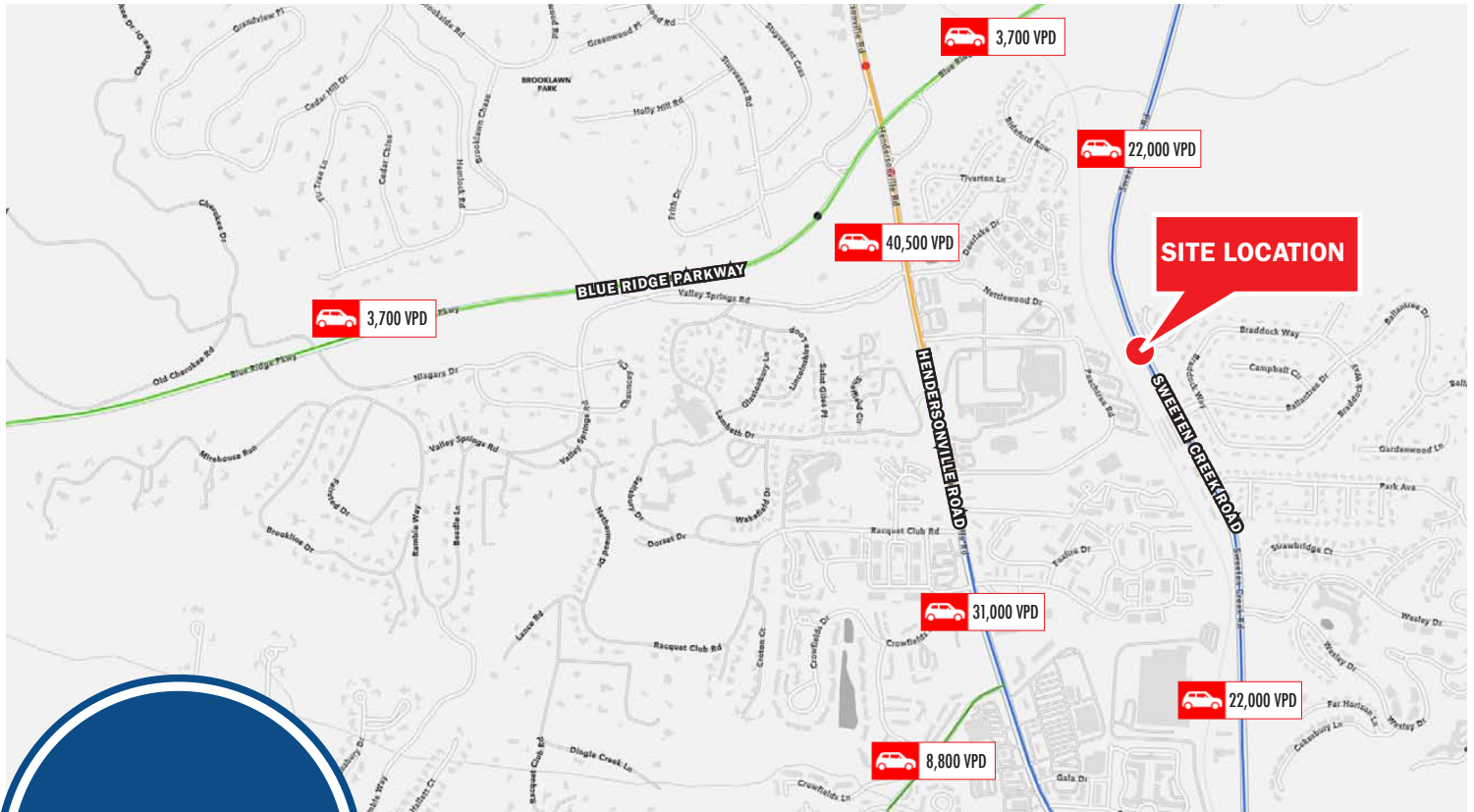
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TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Hendersonville Rd	Deerlake Dr N	32,184	0.35 mi
Hendersonville Rd	Clovelly Way S	35,731	0.43 mi
Blue Ridge Pkwy	Hendersonville Rd NE	3,324	0.56 mi
Hendersonville Rd	Blue Ridge Pkwy S	26,716	0.65 mi
Sweeten Creek Rd	Blue Ridge Pkwy S	18,368	0.78 mi
Sweeten Creek Rd	Gerber Rd N	18,403	0.93 mi
Hendersonville Rd	Mills Gap Rd SE	26,672	0.99 mi
Mills Gap Rd	Sweeten Creek Rd SE	9,458	1.10 mi
Mills Gap Rd	Casteel Ln SE	14,478	1.19 mi
Overlook Rd	Delchester Ln S	7,632	1.19 mi



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SURROUNDINGS



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SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	7,068	28,239
Households	3,559	12,921
Median Age	47.10	43.80
Median Houshold Income	\$67,312	\$70,761
Daytime Employees	4,317	16,290
Population Growth '24 - '29	+3.81%	+3.63%
Household Growth '24 - '29	+3.15%	+3.06%



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