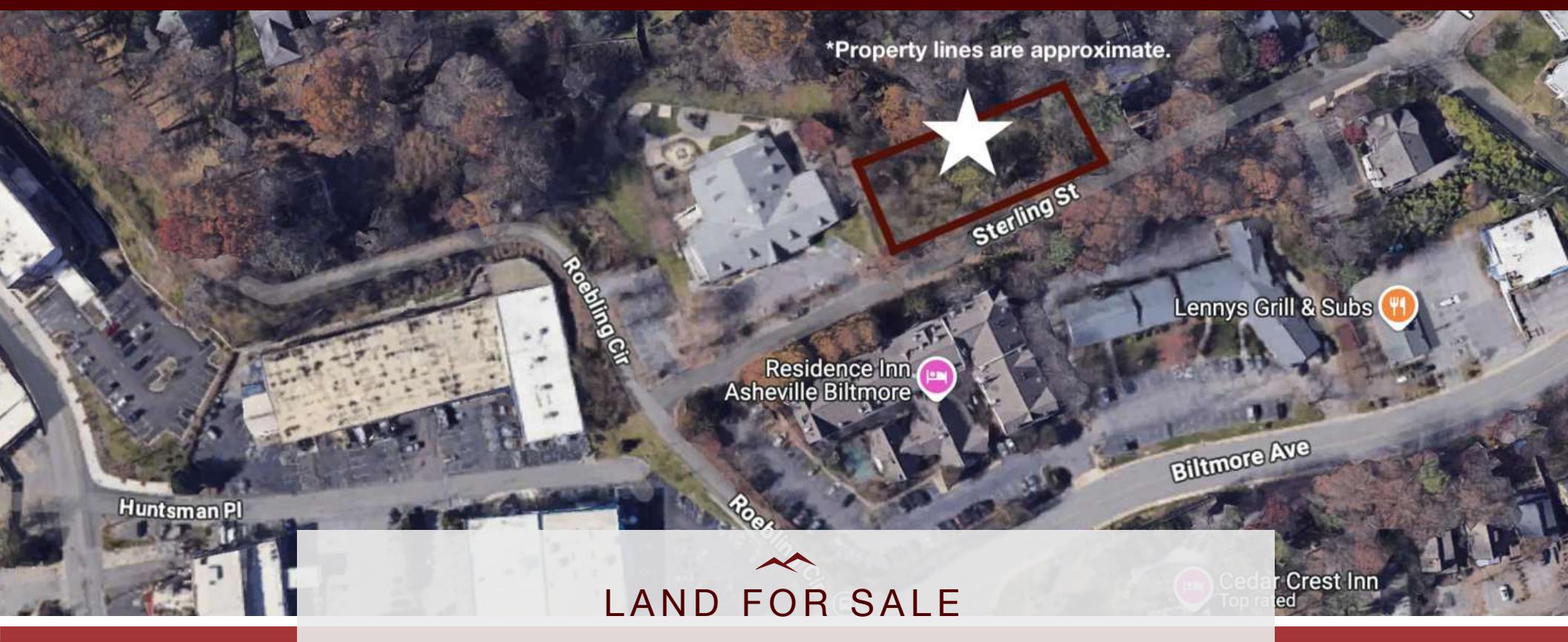




4 PARCEL ASSEMBLAGE AT 99999 STERLING ST.



99999 STERLING ST, ASHEVILLE, NC 28803

Presented By

JESSE TOLLER, PE

828.548.0090

Jesse.Toller@dewepa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue

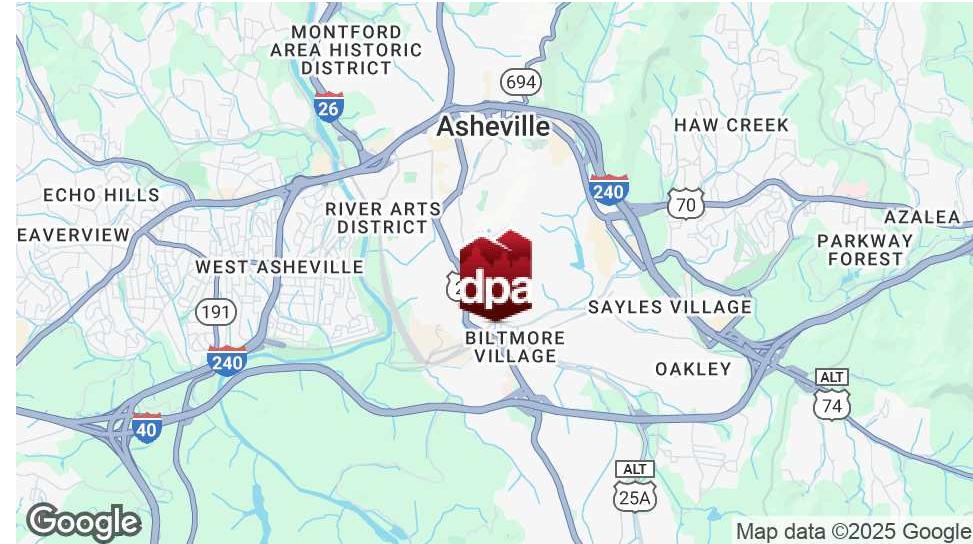
Asheville, NC 28801

828.548.0090

dewepa.com

4 PARCEL ASSEMBLAGE NORTH OF BILTMORE VILLAGE | 99999 STERLING ST, ASHEVILLE, NC 28803

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$739,000
Lot Size:	27,878 SF
Price / Acre:	\$1,154,704
Zoning:	INST
PIN #s:	
Lot 1 – Parcel #964852429300000 (0.16 Acres);	
Lot 2 – Parcel #964852511800000 (0.16 Acres);	
Lot 3 – Parcel #964852514200000 (0.16 Acres);	
Lot 4 – Parcel #964852506600000 (0.16 Acres)	

PROPERTY OVERVIEW

Excellent four-parcel land assemblage located just outside Biltmore Village in Asheville, North Carolina. These contiguous, rectangular parcels consist of gentle topography and provide ease-of-access to utilities along Sterling Street. Institutional zoning allows for a wide range of residential and commercial uses, including multifamily housing, medical or educational facilities, and professional office developments (buyer to verify allowable uses and development requirements). With close proximity to Biltmore Village, Mission Hospital and Downtown Asheville, this site offers strong development potential in one of the city's most sought-after areas.

PROPERTY HIGHLIGHTS

- Four adjoining parcels – 0.64 acres combined
- Rare Biltmore Village Development Location - The Biltmore Estate receives 1.7 Million visitors per year
- Flat, buildable lots with road frontage
- Minutes from downtown Asheville and major highways



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99999 Sterling St with Sewer Lines Noted



May 30, 2025

1:2,257

A number line representing distance. The scale is marked from 0 to 0.1 km. Major tick marks are labeled at 0, 0.01, 0.03, 0.05, and 0.06 mi. The label "IS Staff" is positioned to the left of the 0 mark.

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LOCATION



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4 PARCEL ASSEMBLAGE NORTH OF BILTMORE VILLAGE | 99999 STERLING ST, ASHEVILLE, NC 28803

DEMOGRAPHICS MAP & REPORT

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
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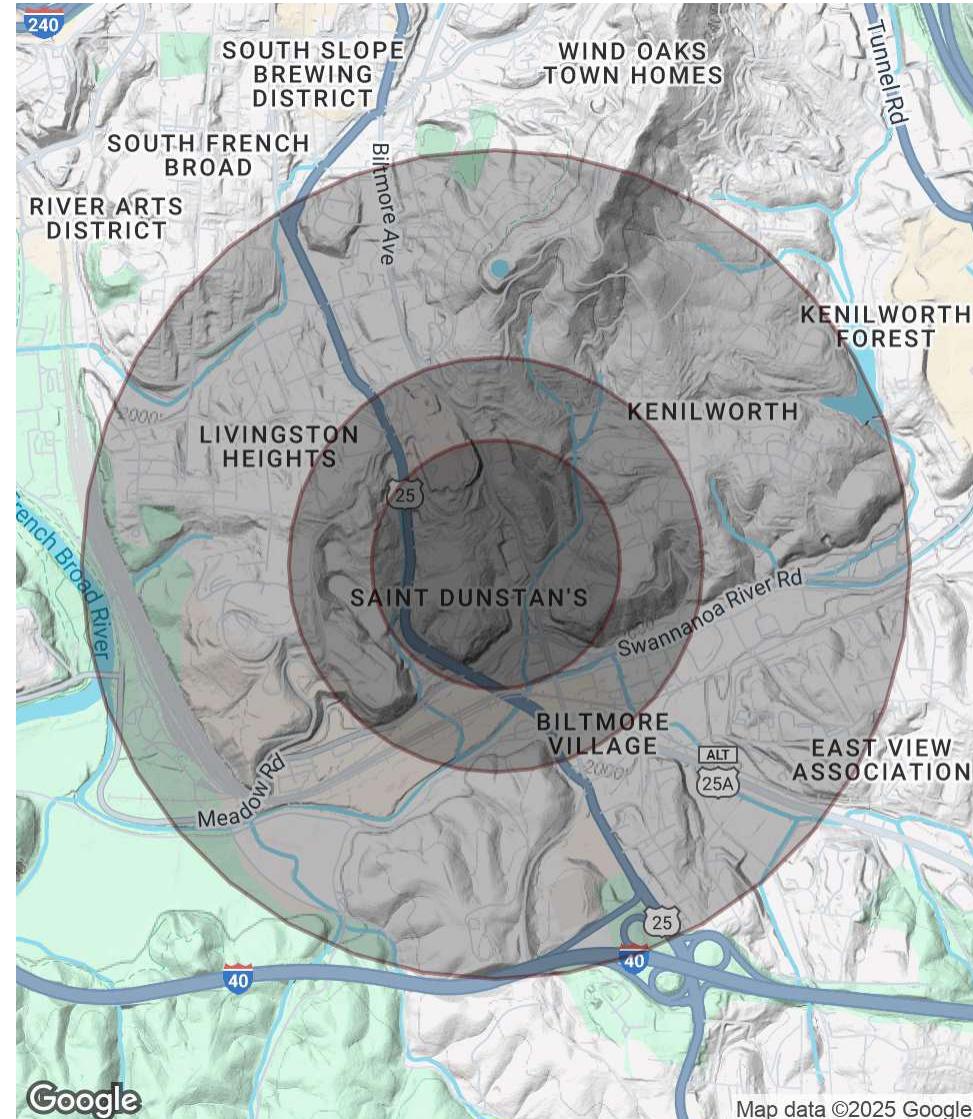
Total Population	549	1,351	5,867
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
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Total Households	282	663	2,643
# of Persons per HH	1.9	2	2.2
Average HH Income	\$105,237	\$101,659	\$86,008
Average House Value	\$541,996	\$537,287	\$472,222

Demographics data derived from AlphaMap



Map data ©2025 Google



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