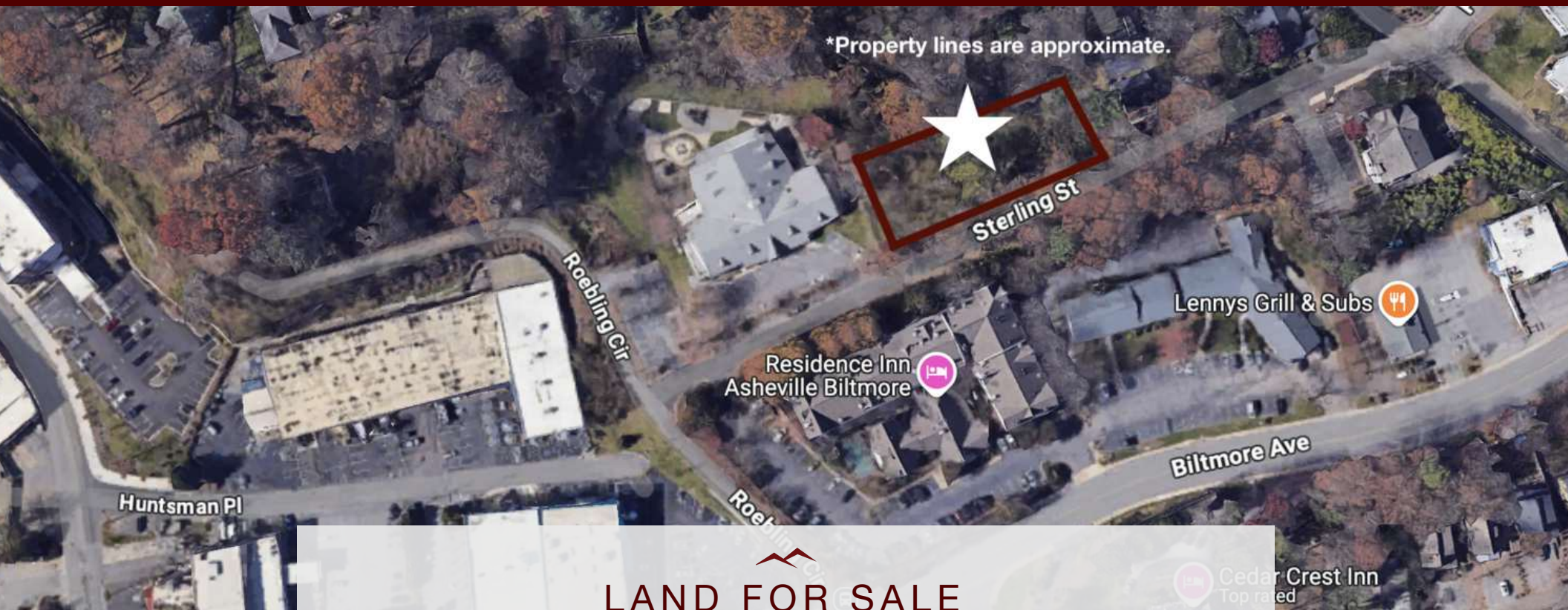




Dewey Property Advisors

4 PARCEL ASSEMBLAGE AT 99999 STERLING ST.



LAND FOR SALE

99999 STERLING ST, ASHEVILLE, NC 28803

Presented By

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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

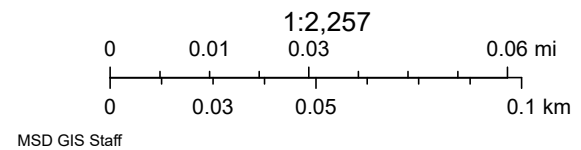
- Four adjoining parcels – 0.64 acres combined
- Rare Biltmore Village Development Location - The Biltmore Estate receives 1.7 Million visitors per year
- Flat, buildable lots with road frontage
- Minutes from downtown Asheville and major highways



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This aerial map displays a residential neighborhood with property boundaries outlined in red. Lot numbers are printed in red throughout the area. A specific lot, located in the center-right, is highlighted with a blue border. This highlighted lot is bounded by lot 11-24827 to the north, lot 11-24829 to the south, lot 11-2727 to the west, and lot 11-39606 to the east. The lot is divided into three smaller sections, numbered 5119, 5142, and 5066. Surrounding streets include Grindstone Dr, Grindstone Ave, and Grindstone Cir. Other visible lot numbers include 11-460981, 11-460979, 11-460980, 11-428061, 11-428062, 11-428063, 11-428054, 11-42183, 11-57815, 11-57813, 11-57814, 11-57815, 11-57816, 11-57817, 11-57818, 11-57819, 11-57820, 11-57821, 11-57822, 11-57823, 11-57824, 11-57825, 11-57826, 11-57827, 11-57828, 11-57829, 11-57830, 11-57831, 11-57832, 11-57833, 11-57834, 11-57835, 11-57836, 11-57837, 11-57838, 11-57839, 11-57840, 11-57841, 11-57842, 11-57843, 11-57844, 11-57845, 11-57846, 11-57847, 11-57848, 11-57849, 11-57850, 11-57851, 11-57852, 11-57853, 11-57854, 11-57855, 11-57856, 11-57857, 11-57858, 11-57859, 11-57860, 11-57861, 11-57862, 11-57863, 11-57864, 11-57865, 11-57866, 11-57867, 11-57868, 11-57869, 11-57870, 11-57871, 11-57872, 11-57873, 11-57874, 11-57875, 11-57876, 11-57877, 11-57878, 11-57879, 11-57880, 11-57881, 11-57882, 11-57883, 11-57884, 11-57885, 11-57886, 11-57887, 11-57888, 11-57889, 11-57890, 11-57891, 11-57892, 11-57893, 11-57894, 11-57895, 11-57896, 11-57897, 11-57898, 11-57899, 11-57900, 11-57901, 11-57902, 11-57903, 11-57904, 11-57905, 11-57906, 11-57907, 11-57908, 11-57909, 11-57910, 11-57911, 11-57912, 11-57913, 11-57914, 11-57915, 11-57916, 11-57917, 11-57918, 11-57919, 11-57920, 11-57921, 11-57922, 11-57923, 11-57924, 11-57925, 11-57926, 11-57927, 11-57928, 11-57929, 11-57930, 11-57931, 11-57932, 11-57933, 11-57934, 11-57935, 11-57936, 11-57937, 11-57938, 11-57939, 11-57940, 11-57941, 11-57942, 11-57943, 11-57944, 11-57945, 11-57946, 11-57947, 11-57948, 11-57949, 11-57950, 11-57951, 11-57952, 11-57953, 11-57954, 11-57955, 11-57956, 11-57957, 11-57958, 11-57959, 11-57960, 11-57961, 11-57962, 11-57963, 11-57964, 11-57965, 11-57966, 11-57967, 11-57968, 11-57969, 11-57970, 11-57971, 11-57972, 11-57973, 11-57974, 11-57975, 11-57976, 11-57977, 11-57978, 11-57979, 11-57980, 11-57981, 11-57982, 11-57983, 11-57984, 11-57985, 11-57986, 11-57987, 11-57988, 11-57989, 11-57990, 11-57991, 11-57992, 11-57993, 11-57994, 11-57995, 11-57996, 11-57997, 11-57998, 11-57999, 11-58000, 11-58001, 11-58002, 11-58003, 11-58004, 11-58005, 11-58006, 11-58007, 11-58008, 11-58009, 11-58010, 11-58011, 11-58012, 11-58013, 11-58014, 11-58015, 11-58016, 11-58017, 11-58018, 11-58019, 11-58020, 11-58021, 11-58022, 11-58023, 11-58024, 11-58025, 11-58026, 11-58027, 11-58028, 11-58029, 11-58030, 11-58031, 11-58032, 11-58033, 11-58034, 11-58035, 11-58036, 11-58037, 11-58038, 11-58039, 11-58040, 11-58041, 11-58042, 11-58043, 11-58044, 11-58045, 11-58046, 11-58047, 11-58048, 11-58049, 11-58050, 11-58051, 11-58052, 11-58053, 11-58054, 11-58055, 11-58056, 11-58057, 11-58058, 11-58059, 11-58060, 11-58061, 11-58062, 11-58063, 11-58064, 11-58065, 11-58066, 11-58067, 11-58068, 11-58069, 11-58070, 11-58071, 11-58072, 11-58073, 11-58074, 11-58075, 11-58076, 11-58077, 11-58078, 11-58079, 11-58080, 11-58081, 11-58082, 11-58083, 11-58084, 11-58085, 11-58086, 11-58087, 11-58088, 11-58089, 11-58090, 11-58091, 11-58092, 11-58093, 11-58094, 11-58095, 11-58096, 11-58097, 11-58098, 11-58099, 11-58100, 11-58101, 11-58102, 11-58103, 11-58104, 11-58105, 11-58106, 11-58107, 11-58108, 11-58109, 11-58110, 11-58111, 11-58112, 11-58113, 11-58114, 11-58115, 11-58116, 11-58117, 11-58118, 11-58119, 11-58120, 11-58121, 11-58122, 11-58123, 11-58124, 11-58125, 11-58126, 11-58127, 11-58128, 11-58129, 11-58130, 11-58131, 11-58132, 11-58133, 11-58134, 11-58135, 11-58136, 11-58137, 11-58138, 11-58139, 11-58140, 11-58141, 11-58142, 11-58143, 11-58144, 11-58145, 11-58146, 11-58147, 11-58148, 11-58149, 11-58150, 11-58151, 11-58152, 11-58153, 11-58154, 11-58155, 11-58156, 11-58157, 11-58158, 11-58159, 11-58160, 11-58161, 11-58162, 11-58163, 11-58164, 11-58165, 11-58166, 11-58167, 11-58168, 11-58169, 11-58170, 11-58171, 11-58172, 11-58173, 11-58174, 11-58175, 11-58176, 11-58177, 11-58178, 11-58179, 11-58180, 11-58181, 11-58182, 11-58183, 11-58184, 11-58185, 11-58186, 11-58187, 11-58188, 11-58189, 11-58190, 11-58191, 11-58192, 11-58193,

May 30, 2025



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LOCATION



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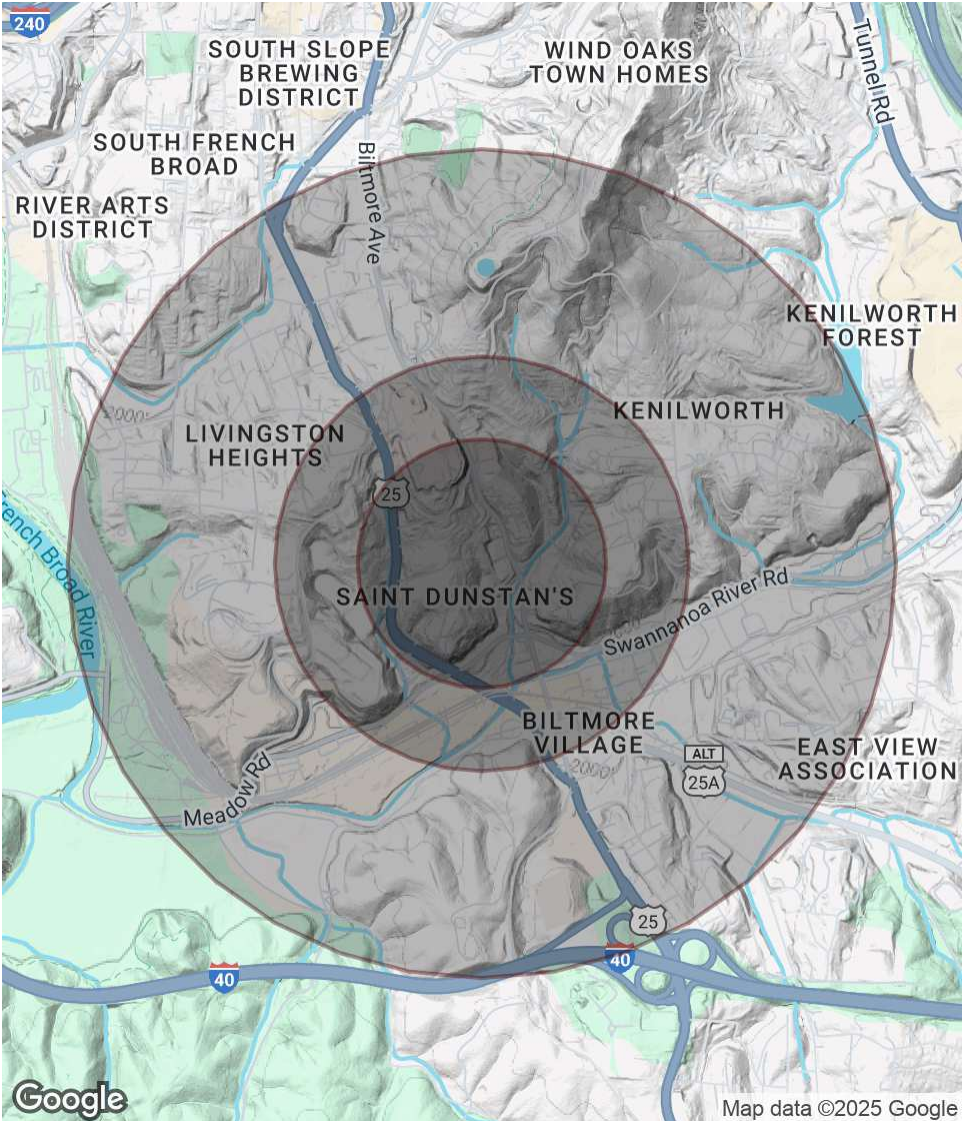
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
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
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



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