

FOR SALE

**129 Sardis Road
Asheville, NC 28806**

contact: 828.545.9002 • pellis@pulliamproperties.com



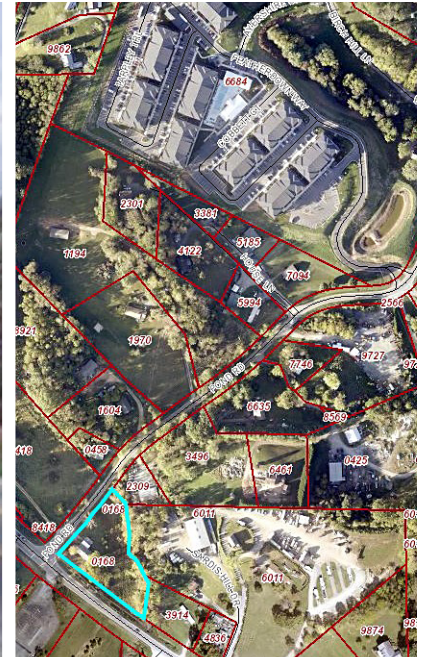
WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$499,000

1.43±ACRES ON THE CORNER OF SARDIS ROAD AND POND ROAD



PHOTO CREDIT: GOOGLE MAPS



PROPERTY HIGHLIGHTS

1.43±/acres development opportunity

Area features easy access from popular transportation routes

Site includes 3 bed/2 bath home (1,570±/sf)

Asheville Regional Airport 11 minute drive (9.2 miles)

I-26 access minutes away

Tanger Outlet Mall, Ingles & popular Brevard Road nearby

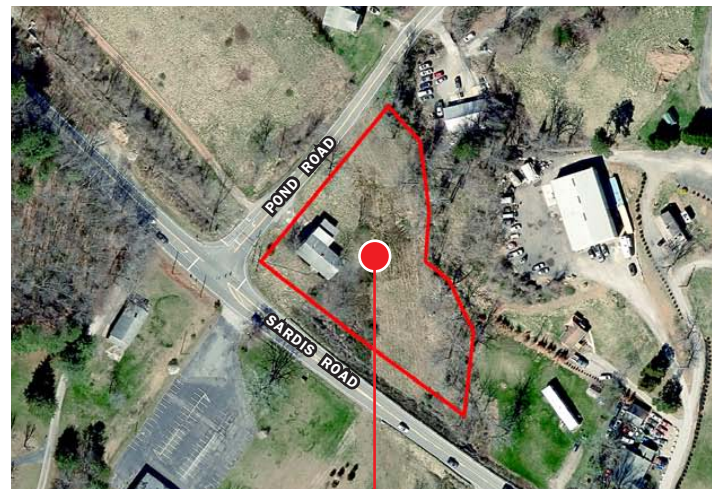


Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com



MAP CREDIT: NOAA

AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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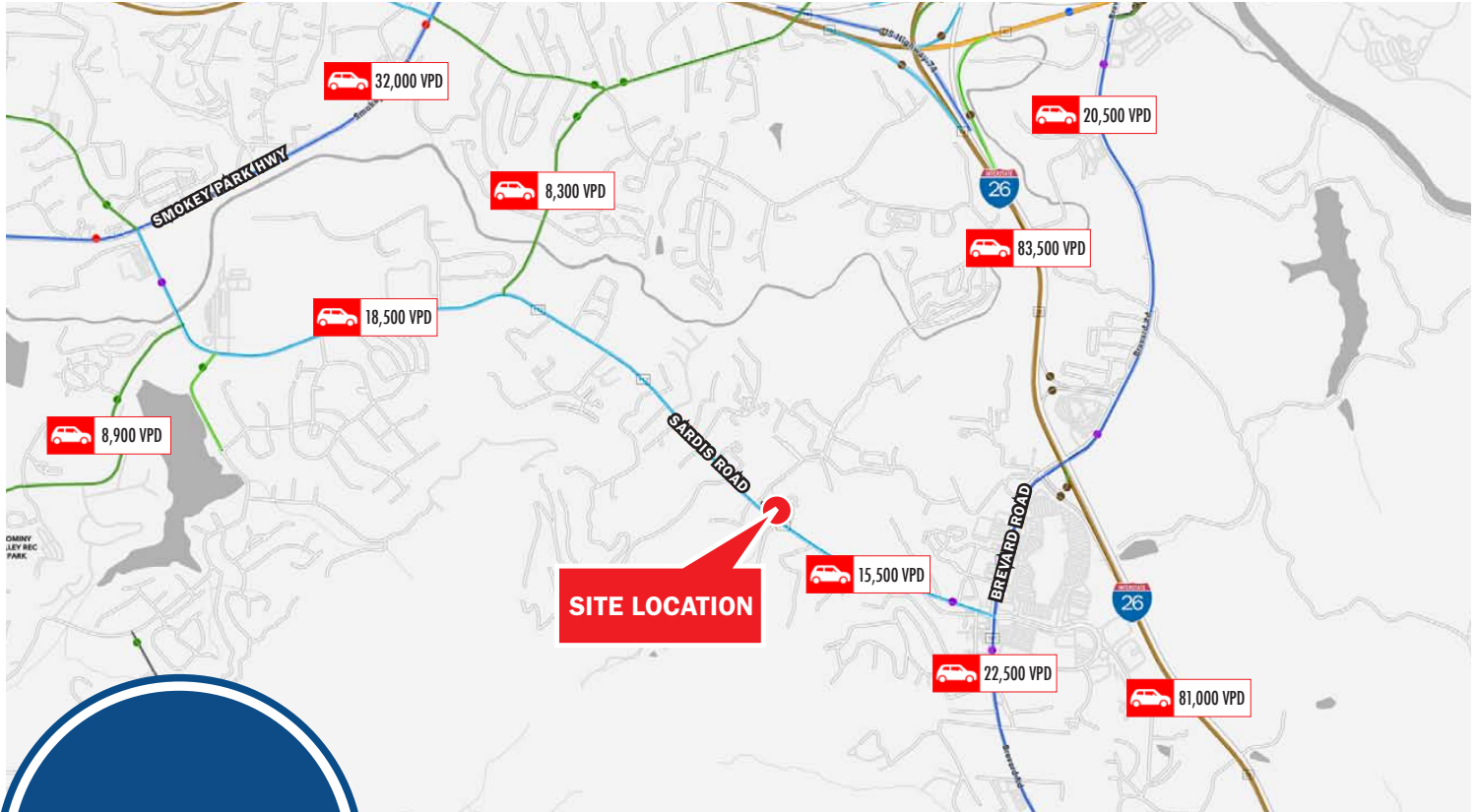
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Sardis Rd	Old Sardis RdCir W	14,386	0.24 mi
NC 191	Pacoda St	23,420	0.37 mi
Brevard Rd	Pacoda St S	24,487	0.38 mi
Sardis Rd	Oak Terrace Rd NW	12,911	0.40 mi
Brevard Rd	Brevard Rd S	19,864	0.46 mi
Brevard Rd	Stradley Mountain Rd N	19,438	0.64 mi
Brevard Rd	I-26 SW	11,081	0.66 mi
I-26	Pond Rd SE	74,500	1.12 mi
McIntosh Rd	Hazelnut Dr E	1,226	1.12 mi



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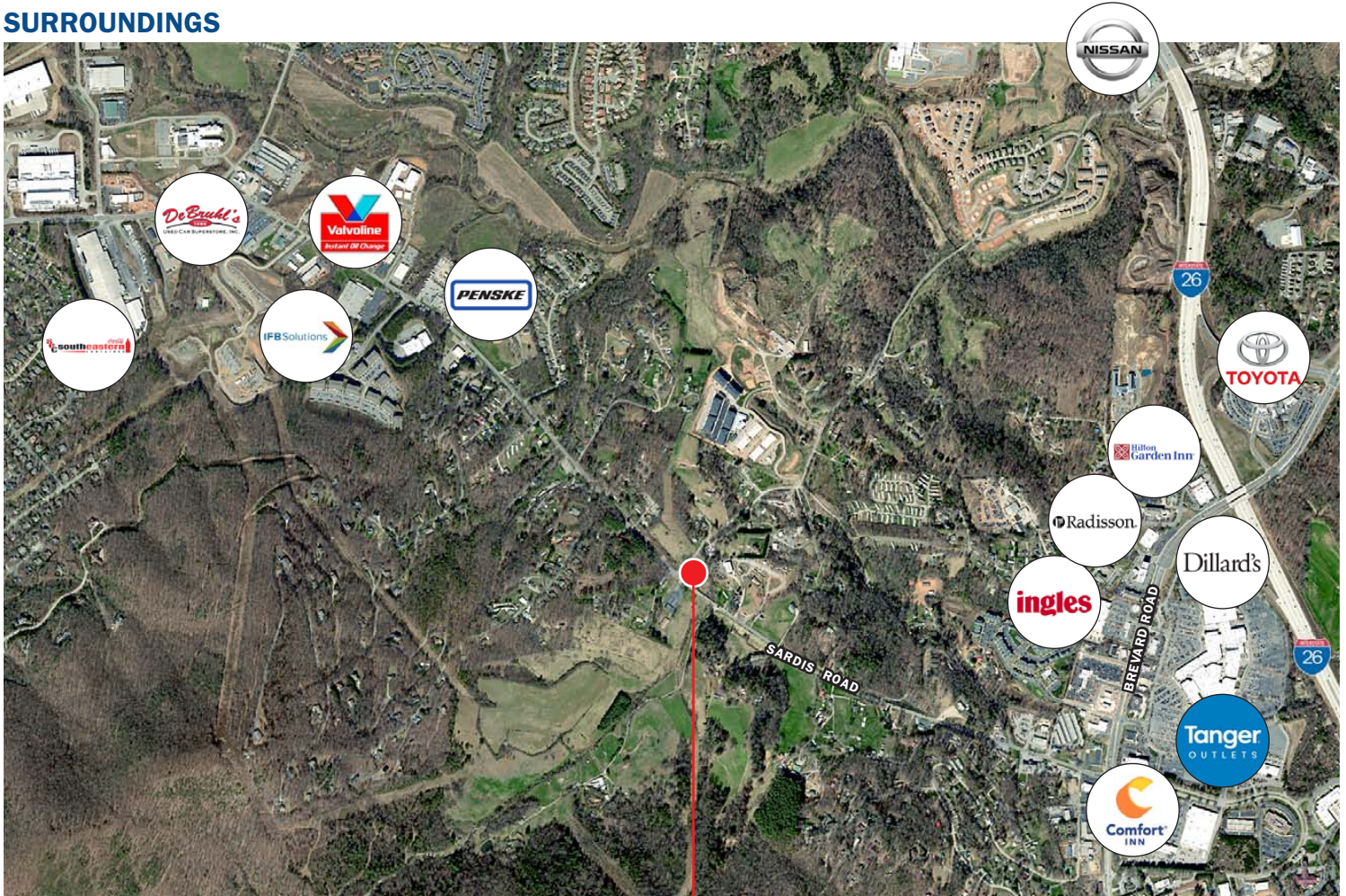
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SURROUNDINGS



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SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	2,157	16,836
Households	967	7,315
Median Age	40.70	41.10
Median Houshold Income	\$66,250	\$70,757
Daytime Employees	4,543	13,372
Population Growth '24 - '29	+2.69%	+3.80%
Household Growth '24 - '29	+2.07%	+3.20%



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