

DOWNTOWN ASHEVILLE



THE  
REAL  
ESTATE  
CENTER

9999 Brevard Road / Frito Way | Arden, NC 28704

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[www.recenter.com](http://www.recenter.com)

# EXECUTIVE SUMMARY

## ATTRACTIVE ACREAGE | MULTI-FAMILY OR INDUSTRIAL

Incredible 5.90 acre parcel in a high growth corridor of South Asheville (Arden NC). Conveniently located off Brevard Road (191) halfway between Biltmore Park and the Biltmore Outlet Malls. Only 1/2 mile from Borg Warner, 2 miles from Pratt & Whitney, Amazon.com Distribution center, plus much more. Zoned EMP, this site offers an incredible level building pad ready to be developed for industrial, manufacturing or multi-family. All with utilities available. Site has some existing storm water infrastructure along with a curbed entry.

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**ADDRESS:** 9999 Brevard Road (Off Frito Way)  
Arden, NC 28704 [USA]

**List Price:** \$2,750,000

**MLS#:** 4352660

**Parcel ID:** 963449205200000

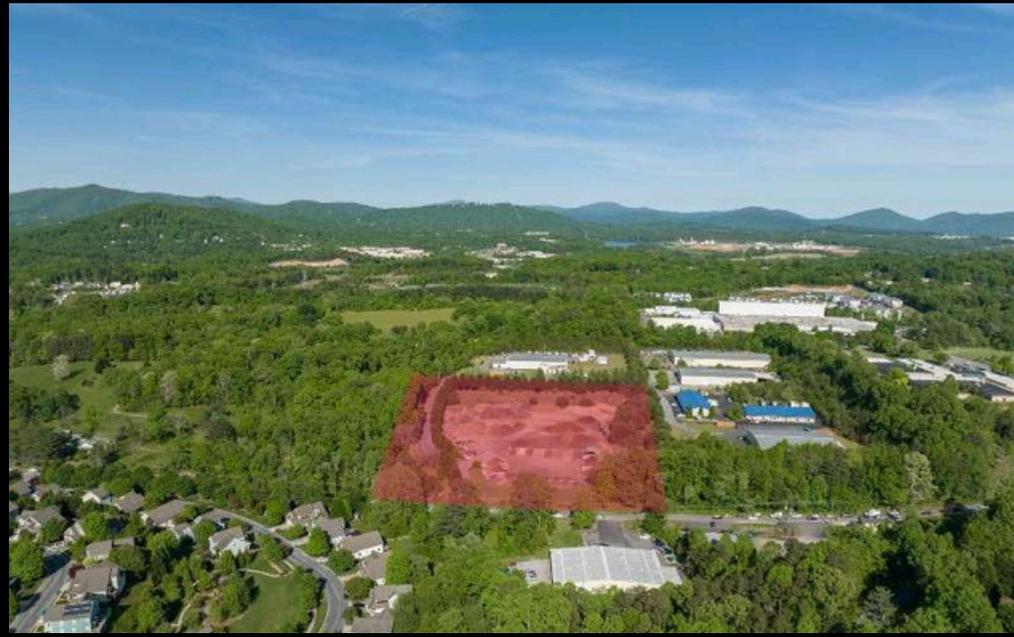
**County:** Buncombe

**Zoning:** *Employment District (EMP)*

*Employment District is primarily intended to provide appropriately located sites for employment concentrations primarily for office uses, industrial uses, storage and warehousing, and wholesale trade.*

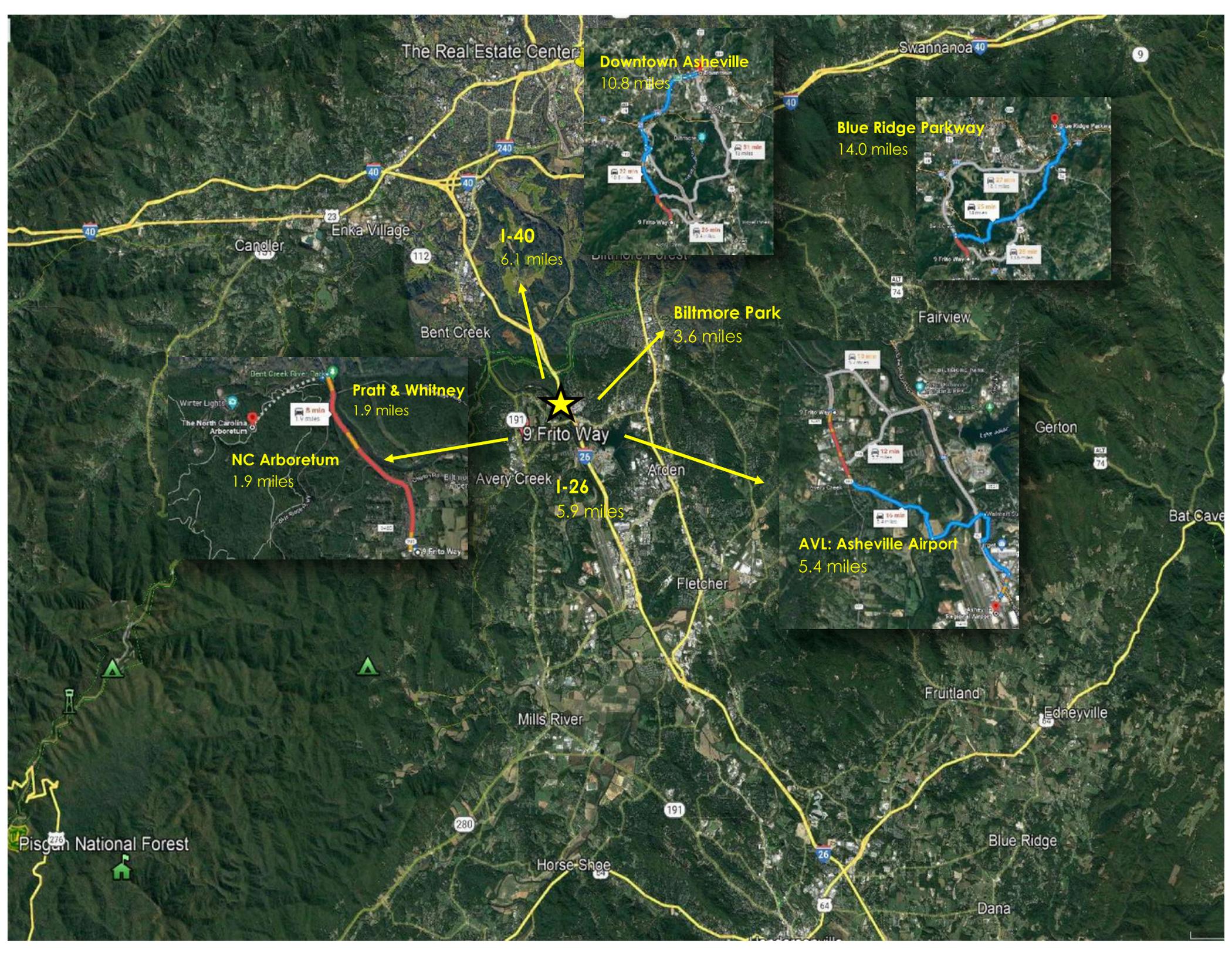


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The Real Estate Center

**Downtown Asheville**  
10.8 miles

**Blue Ridge Parkway**  
14.0 miles

**Biltmore Park**  
3.6 miles

**I-40**  
6.1 miles

**Pratt & Whitney**  
1.9 miles

**NC Arboretum**  
1.9 miles

**I-26**  
5.9 miles

**AVL: Asheville Airport**  
5.4 miles

Pisgah National Forest

Horse Shoe

Blue Ridge

Dana

Candler

Enka Village

Bent Creek

Avery Creek

Arden

Fletcher

Mills River

Fruitland

Edneyville

Fairview

Gerton

Bat Cave

9 Frito Way

Swannanoa

9

112

23

240

40

191

26

74

74

280

191

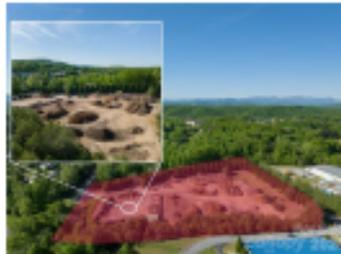
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64

226

9999 Brevard Road, Arden, North Carolina 28704

9999 Brevard Road, Arden, North Carolina 28704  
 MLS#: 4352660 Category: Commercial Sale County: Buncombe List #: \$2,750,000  
 Status: ACT Parcel ID: 963449205300000 Acres: 5.90  
 Legal Desc: 963449205300000 City Tax Pd To: No City Taxes Paid Tax Val: \$850,000 Zoning: EMP  
 Complex Name: Asheville Mulch Yard Dead Ref: 3810/885  
 Comm Loc: Other OSN: Canopy MLS



<b>General Information</b>	<b>Listing Information</b>
Type: <b>Unimproved Commercial</b>	Lee Consider: <b>No</b>
Second Type: <b>Industrial Land</b>	
Sale/Use Inc: <b>Survey</b>	
Documents: <b>Yes</b>	
In City: <b>Yes</b>	
Restrictions: <b>No Restrictions</b>	
Restrict Conv: <b>EMP Zoning</b>	
<b>Blgd Information</b>	<b>Square Footage</b>
New Const: <b>No</b>	Total:
Builder:	Min SF Avail: <b>0</b>
Year Built:	Max SF Avail: <b>0</b>
Const Status:	Min Lot P/SF: <b>\$0.00</b>
Const Type:	Max Lot P/SF: <b>\$0.00</b>
# of Bldgs:	Max Lot SqFt:
# of Rentals:	Warehouse SF:
# of Units:	Garage SF:
Baths Total:	
# of Stories:	

**Additional Information**

Rail Service:	Road Front:	Lead Condr: <b>No</b>	Flood Pt:
Prop Finance: <b>Cash, Conventional</b>			
Ownership: <b>Seller owned for at least one year</b>			
Spcl Cond: <b>Subject to Lease</b>			
Rd Response: <b>Other - See Remarks</b>			

Features Excl: <b>No</b>	Basement Dtl: <b>No</b>
Accessibility: <b>Other - See Remarks</b>	Construct Type:
Exterior Cover: <b>N/A</b>	Road Frontage:
Road Surface: <b>Paved</b>	Patio/Porch:
Security Feat:	Inclusions: <b>Land</b>
Suitable Use: <b>Industrial, Multi-Family, Residential, Other - See Remarks</b>	Fire Sprinkler:

Utilities:	Electricity Connected	Water: <b>County Water</b>
Sewer: <b>County Sewer</b>		Cool: <b>N/A</b>
Heat:		
Restrictions: <b>No Restrictions - EMP Zoning</b>		

Subject to HOA: <b>None</b>	Association Information
	Subj to CCRs: <b>No</b>

**Public Remarks**

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**Agent Remarks**

Incredible 5.90 acre parcel in a high growth corridor of South Asheville (Arden NC). Conveniently located off Brevard Road (191) halfway between Biltmore Park and the Biltmore Outlet Mall. Only 1/2 mile from Borg Warner, 2 miles from Pratt & Whitney, Amazon.com Distribution center, plus much more. Zoned EMP, this site offers an incredible level building pad ready to be developed for industrial, manufacturing or multi-family. All with utilities available. Site has some existing storm water infrastructure along with a curbed entry.

**Showing Instructions, Considerations, and Directions**

**Showing Service**

From Asheville, North Carolina - on I-240 W/US-70 W, Take I-26 E to NC-191 S/Brevard Rd. Take exit 33 from I-26 E, (6.8 mi), Use the left 2 lanes to turn left onto NC-191 S/Brevard Rd, driving South (4.2mi), look for Frito Way on left, and turn to property on the right side. See visual map and brochure for reference.

**Company Comments**

Incredible 5.90 acre parcel in a high growth corridor of South Asheville (Arden NC). Conveniently located off Brevard Road (191) halfway between Biltmore Park and the Biltmore Outlet Mall. Only 1/2 mile from Borg Warner, 2 miles from Pratt & Whitney, Amazon.com Distribution center, plus much more. Zoned EMP, this site offers an incredible level building pad ready to be developed for industrial, manufacturing or multi-family. All with utilities available. Site has some existing storm water infrastructure along with a curbed entry.

**List Agent/Office Information**

DDM: <b>1</b>	CDOM: <b>1</b>	DDP-End Dt:	Expires Dt: <b>11/30/2026</b>
Mkt Dt: <b>03/03/2026</b>			
Agent/Owner: <b>No</b>		List Agreement: <b>Exclusive Right To Sell</b>	
For Agent Call: <b>860-746-8464</b>		Agent Phone: <b>828-216-8464</b>	
List Agent: <b>Tracy Lucia (John48892)</b>		Office Phone: <b>828-216-8464</b>	
List Office: <b>The Real Estate Center (NCH16200)</b>			
Seller Name: <b>Pope</b>			

