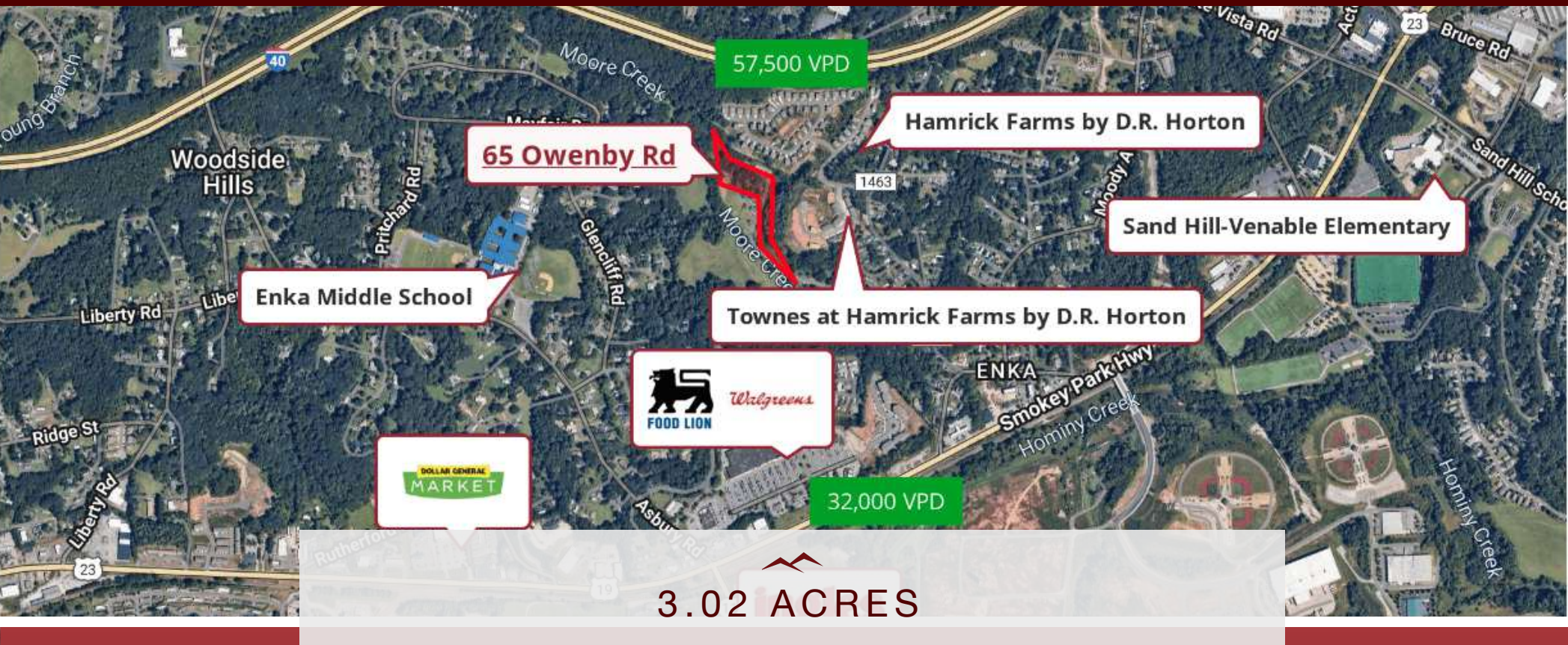




Dewey Property Advisors

# MULTI-FAMILY DEVELOPMENT LAND FOR SALE



## 65 OWENBY ROAD, CANDLER, NC 28715

Presented By

**SCOTT RAINES, CCIM**

828.548.0090

Scott.Raines@deweypa.com

**DEWEY PROPERTY ADVISORS**

1 Page Avenue

Asheville, NC 28801

828.548.0090

deweypa.com



# MULTI-FAMILY DEVELOPMENT LAND FOR SALE | 65 OWENBY ROAD, CANDLER, NC 28715

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	3.02 Acres
Price / Acre:	\$495,033
Zoning:	RM-6
Parcel #:	961726170000000

### PROPERTY OVERVIEW

3.02 acres of multi-family development land zoned RM-6 (city). Conceptual plan is for 64 units with possibility of additional units. 1,500 SF modular home is currently on-site and occupied. There is also potential opportunity for assemblage with contiguous site. Please DO NOT DISTURB OCCUPANTS. Contact listing broker for more details, or for property tours.

### PROPERTY HIGHLIGHTS

- 3.02 acres of Multi-Family Development Land
- Zoned RM-6
- Conceptual Plan shows 64+ units
- Buncombe County PIN #961726170000000



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## RETAILER MAP



SCOTT RAINES, CCIM  
828.548.0090  
Scott.Raines@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com



65 Owenby Rd, Candler, NC  
28715, USA  
Lots Parcel ID's: 961726170000000  
Zoning Code: RM6

LEGEND

- PROPERTY LINE
- FLOOD HAZARD LINE
- 5' SETBACK LINE
- EXISTING SEWER LINE

VICINITY MAP



GENERAL NOTES:

1. All the measurements are in feet-inches unless otherwise specified.
2. The contractor should submit the shop drawings prior to the construction.
3. All the measurements are indicative and must be verified by the contractor at site.
4. See architectural plans for architectural dimensions.

PROJECT NAME:  
Proposed Subdivision  
Concept Plan

DRAWING TITLE:  
SUBDIVISION PLAN

DRAWN BY:  
*Song*

CHECKED BY:

APPROVED BY:

DATE:  
12-May-25

OWNERS:  
CUEVAS GISELLE;  
CUEVAS CARMEN  
65 Owenby Rd,  
Candler, NC 28715  
CONTACT NO:  
E-MAIL :

ARCHITECT:

isk  
CAD Solutions  
E-MAIL : isanaullahk96@gmail.com

PROJECT NO:  
B-0301

SCALE:  
1/64"=1'

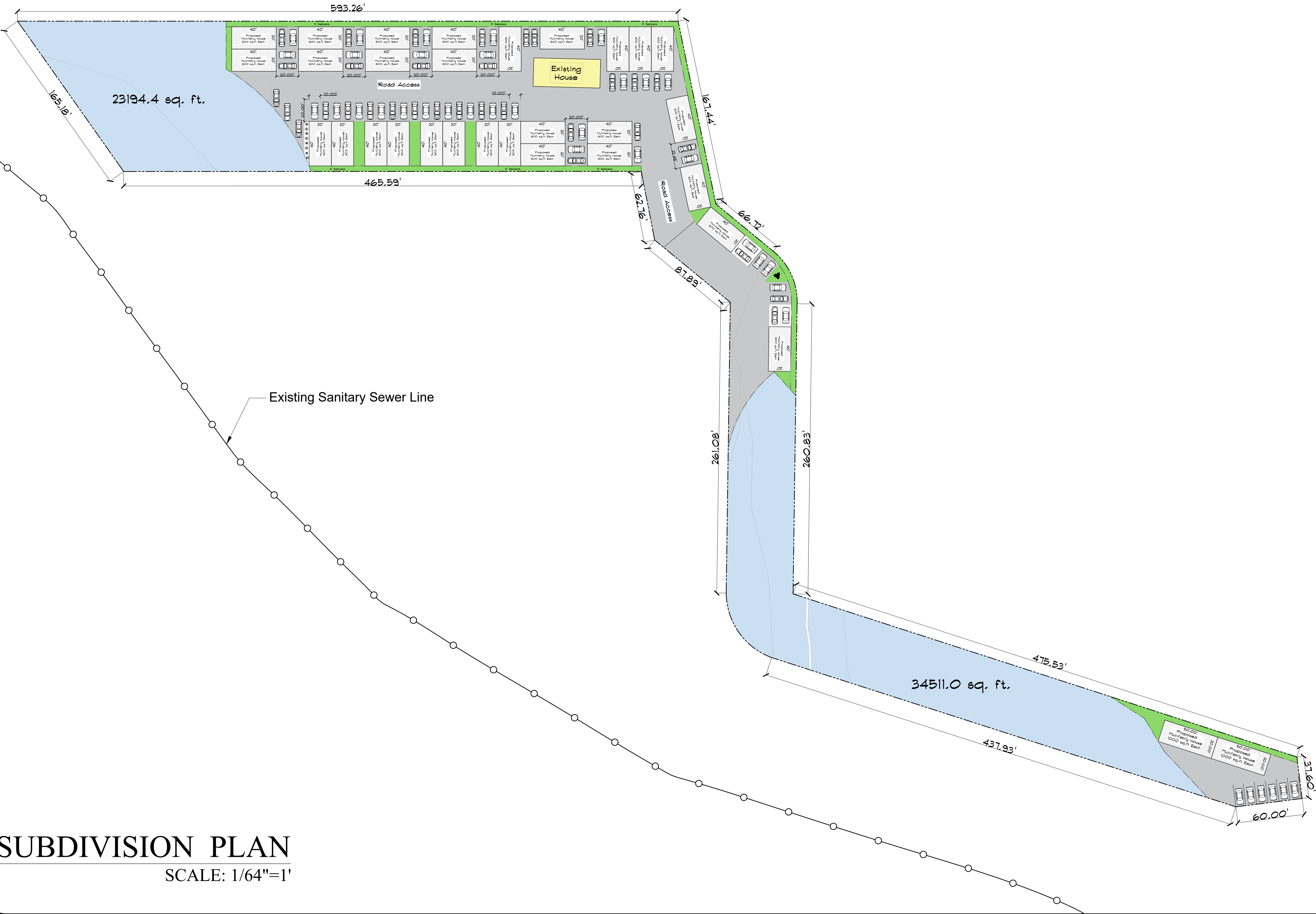
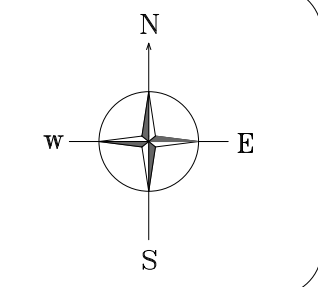
SHEET SIZE:  
ARCH D  
36X24"

DRAWING NO:  
A-01

SHEET NO:  
1 OF 1

REVISION:  
A

UNIT:  
FEET-INCHES



AREA	
LOT AREA	3.02 ACRES
LOT PERIMETER	3270 FT

REV:	DESCRIPTION:	BY:	DATE:

SUBDIVISION PLAN  
SCALE: 1/64"=1'



65 Owenby Rd, Candler, NC  
28715, USA  
Lots Parcel ID's: 9617261700000000  
Zoning Code: RM6

LEGEND

PROPERTY LINE  
FLOOD HAZARD LINE  
5' SETBACK LINE  
EXISTING SEWER LINE

VICINITY MAP



GENERAL NOTES:

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- See architectural plans for architectural dimensions.

PROJECT NAME:  
Proposed Subdivision  
Concept Plan

DRAWING TITLE:  
SUBDIVISION PLAN

DRAWN BY:  
Song

CHECKED BY:

APPROVED BY:  
DATE:  
15-May-25

OWNERS:  
CUEVAS GISELLE;  
CUEVAS CARMEN  
65 Owenby Rd,  
Candler, NC 28715  
CONTACT NO:  
E-MAIL :

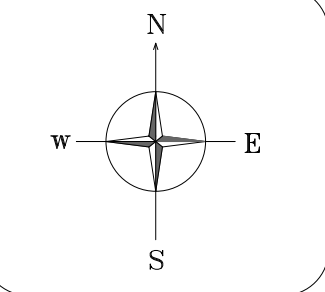
ARCHITECT:  
isk  
CAD Solutions  
E-MAIL : isanaullahktk96@gmail.com

PROJECT NO:  
B-0301  
SCALE:  
1/64"=1'  
SHEET SIZE:  
ARCH D  
36X24"

DRAWING NO:  
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SHEET NO:  
1 OF 1

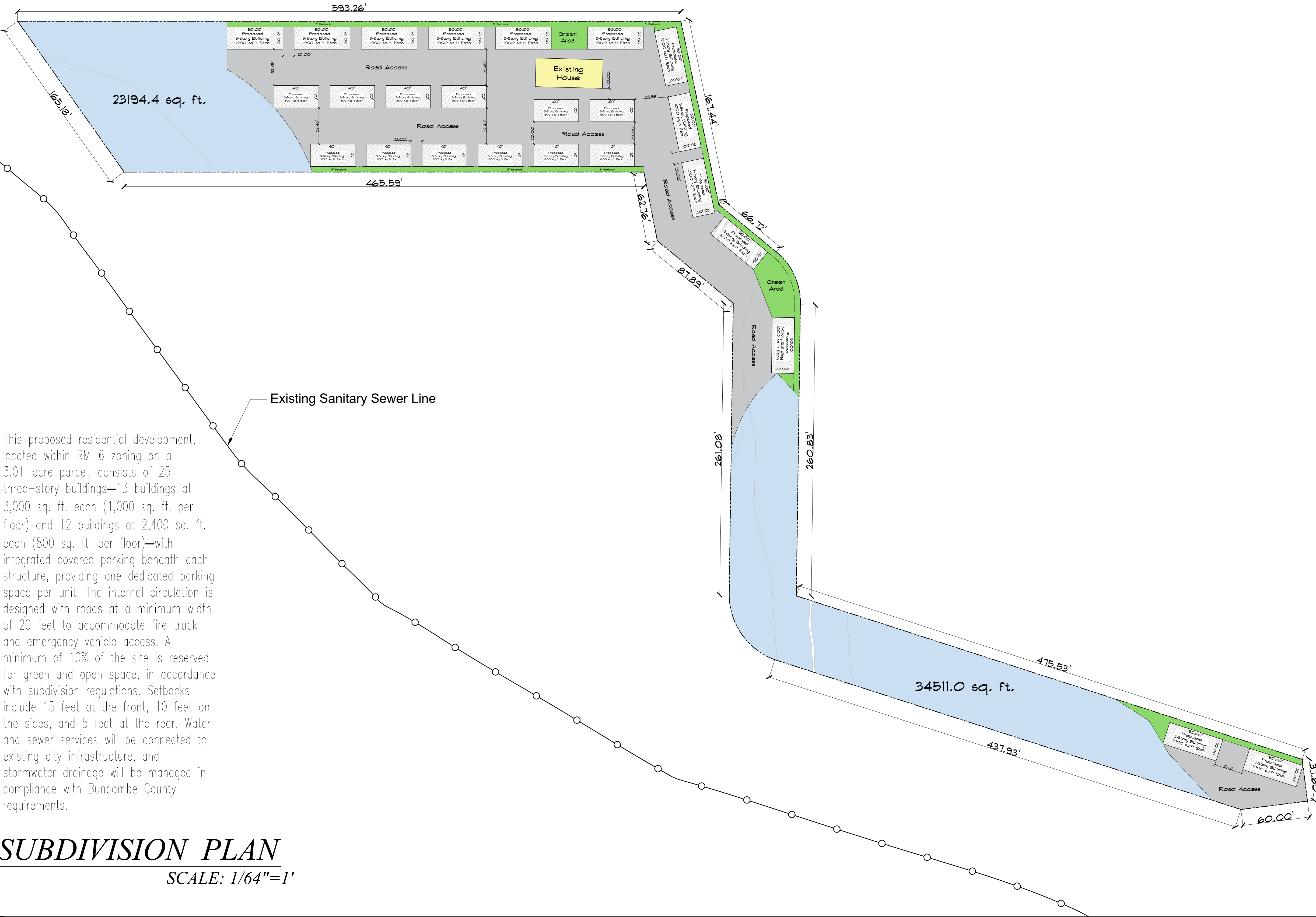
REVISION:  
A

UNIT:  
FEET-INCHES



This proposed residential development, located within RM-6 zoning on a 3.01-acre parcel, consists of 25 three-story buildings—13 buildings at 3,000 sq. ft. each (1,000 sq. ft. per floor) and 12 buildings at 2,400 sq. ft. each (800 sq. ft. per floor)—with integrated covered parking beneath each structure, providing one dedicated parking space per unit. The internal circulation is designed with roads at a minimum width of 20 feet to accommodate fire truck and emergency vehicle access. A minimum of 10% of the site is reserved for green and open space, in accordance with subdivision regulations. Setbacks include 15 feet at the front, 10 feet on the sides, and 5 feet at the rear. Water and sewer services will be connected to existing city infrastructure, and stormwater drainage will be managed in compliance with Buncombe County requirements.

SUBDIVISION PLAN  
SCALE: 1/64"=1'



AREA	
LOT AREA	3.02 ACRES
LOT PERIMETER	3270 FT

REV:	DESCRIPTION:	BY:	DATE:



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## PHOTOS OF HOUSE ON THE ACREAGE



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Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

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# MULTI-FAMILY DEVELOPMENT LAND FOR SALE | 65 OWENBY ROAD, CANDLER, NC 28715

## DEMOGRAPHICS MAP & REPORT

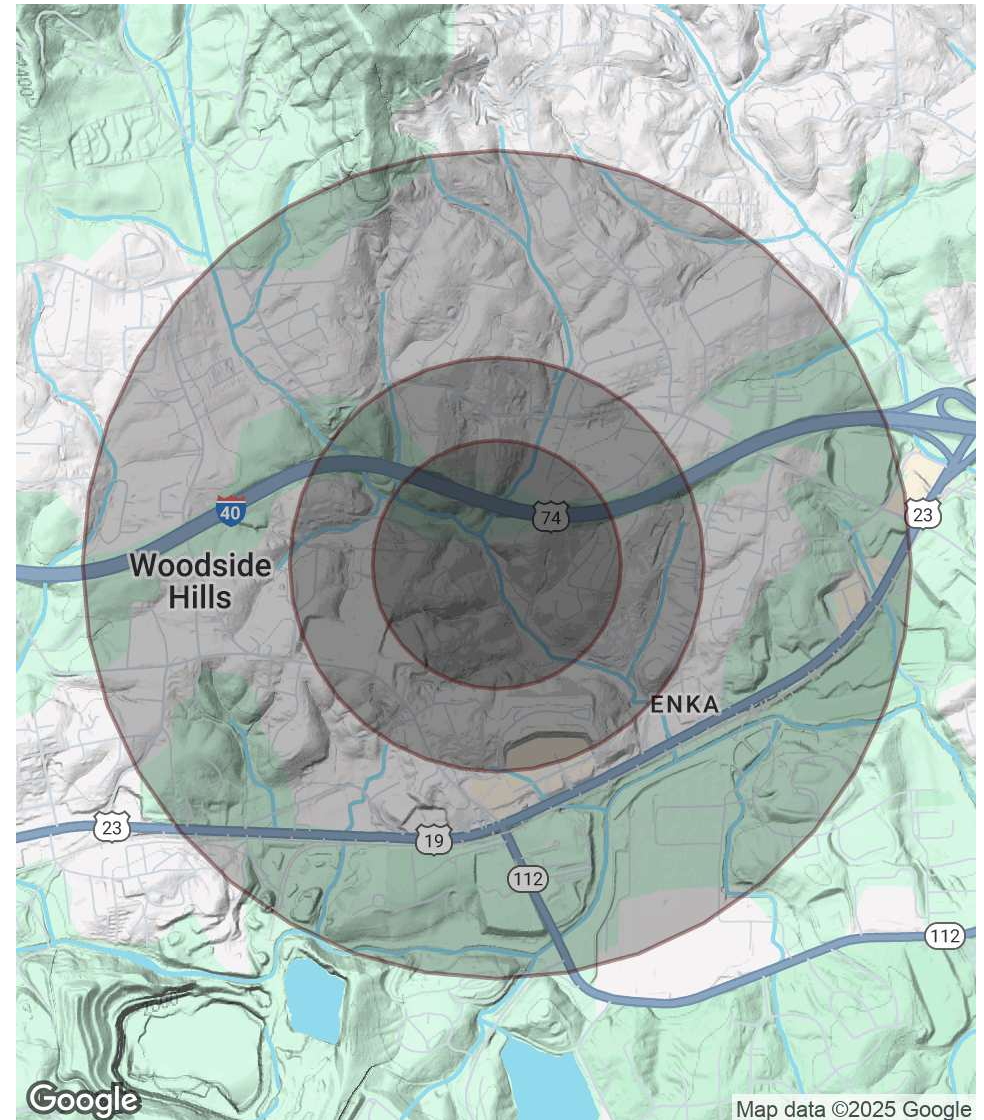
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	214	1,140	3,211
Average Age	42	42	43
Average Age (Male)	40	40	41
Average Age (Female)	45	44	45

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	470	1,318
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$105,210	\$101,383	\$99,312
Average House Value	\$356,405	\$349,426	\$350,209

Demographics data derived from AlphaMap



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