



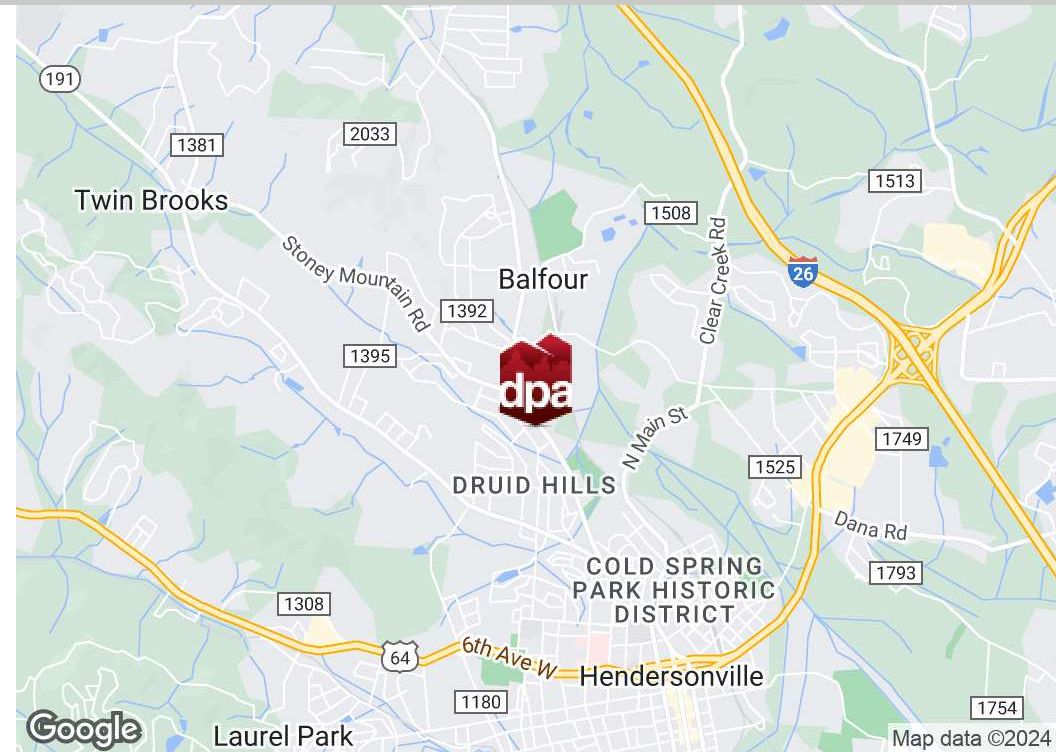
Dewey Property Advisors



# HENDERSONVILLE LAND AVAILABLE

1963 ASHEVILLE HIGHWAY | HENDERSONVILLE, NC

FOR PURCHASE OR GROUND LEASE



## PROPERTY HIGHLIGHTS

- Retail or Office Pad
- For Sale or Lease
- Centrally located in Hendersonville
- Frontage on Asheville Hwy: 24,500 VPD

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$440,000</b>
Lease Rate Option:	\$75,000.00 per year (Ground)
Lot Size:	0.55 Acres

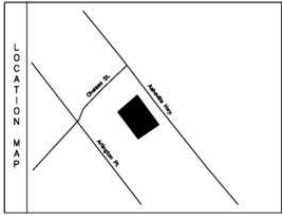
## PROPERTY DESCRIPTION

Centrally located pad ready to be developed in Hendersonville. This 0.55 acre site sits directly across from Ingles Supermarket with frontage directly on Asheville Highway, less than 1 mile from Downtown Hendersonville. Highest and best uses include retail or office on this busy retail corridor (24,500 VPD). Henderson County Pin#: 9569454276. Site is available for purchase at \$440,000 or Ground Lease for \$75,000 per year.

Austin Tyler, SIOR

NC #257685

Austin.Tyler@deweypa.com



**ZONING INFORMATION**

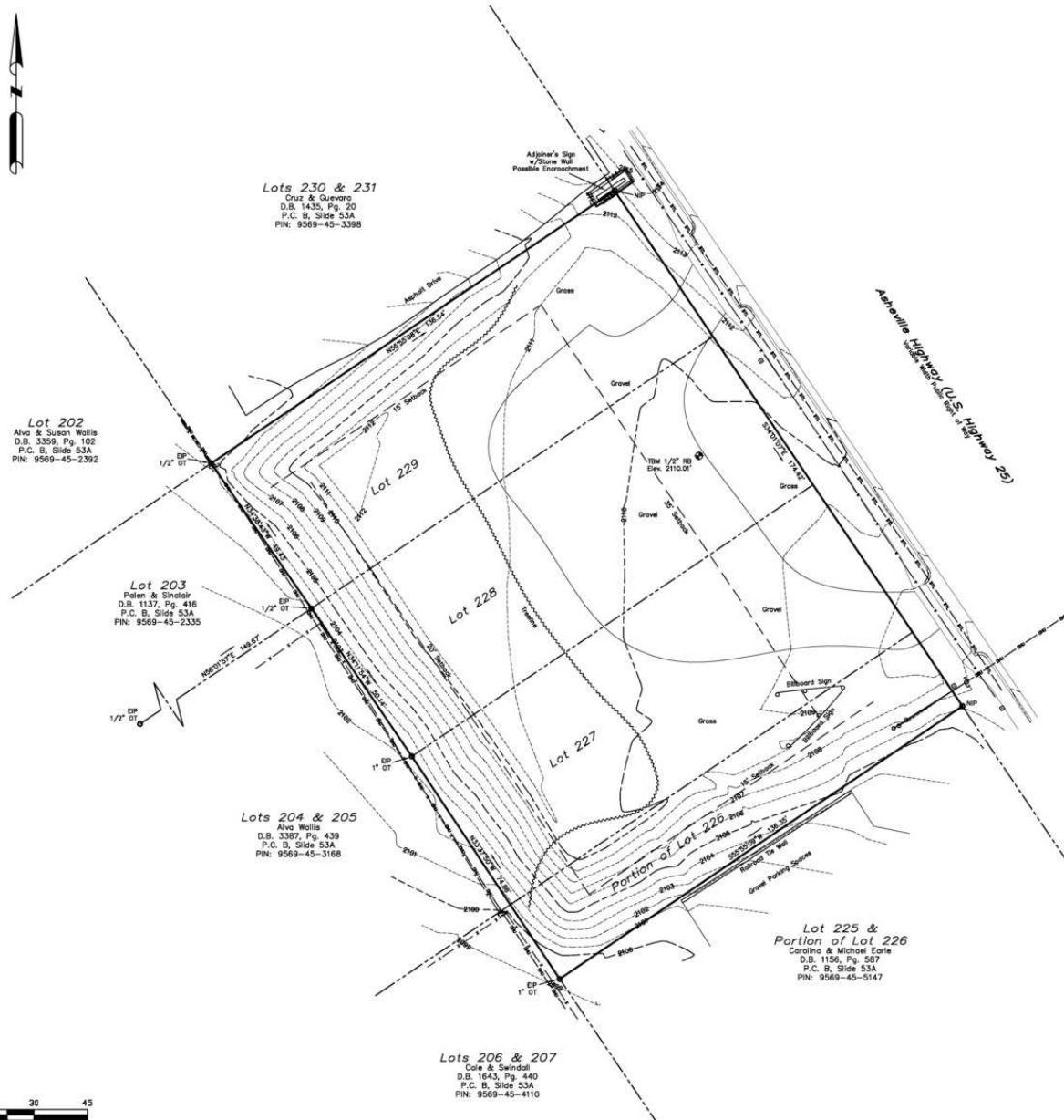
Zoning District: C-3 (Highway Business)  
 Setbacks:  
 Front: 30'  
 Side: 15'  
 Rear: 20'  
 Maximum Building Height permitted: 48'  
 Zoning Source: City of Hendersonville Zoning Ordinance

**LAND AREA:**

0.54 Acre (23,738 Square Feet)

**LEGEND**

○	gpf	IRON PIN FOUND
○	gpi	IRON PIN SET
PT		POINT-TO Measurement
⊙		STORM DRAIN MANHOLE
⊙		GAS VALVE
⊙		FIRE HYDRANT
⊙		SEWER MANHOLE
⊙		CATCH BASIN
⊙		CURB INLET
⊙		WATER METER
⊙		WATER VALVE
⊙		TRANSFORMER
⊙		TELEPHONE PEDESTAL
⊙		UTILITY VAULT
⊙		LIGHT POLE
⊙		POWER POLE
⊙		CLEAN OUT
—OH—		OVERHEAD UTILITY LINE
—S—		SEWER LINE
—W—		WATER LINE
—F—		FENCE
—P.O.B.—		POINT OF BEGINNING
—P.O.C.—		POINT OF COMMENCEMENT
(M)		MEASURED
(R)		RECORD



**GENERAL SURVEY NOTES:**

- This survey was made in accordance with laws and/or Minimum Standards of the State of North Carolina.
- The basis of bearing for this survey is NC Grid, based on NAD83(2011).
- The basis of elevations for this survey is NAVD83 based on an OPUS Session performed on December 19, 2021.
- Sold described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 370006800L with a date of identification of October 2, 2008, in Henderson County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which sold premises is situated.
- The Property has direct access to Asheville Highway (U.S. Highway 25), a dedicated public street or highway.



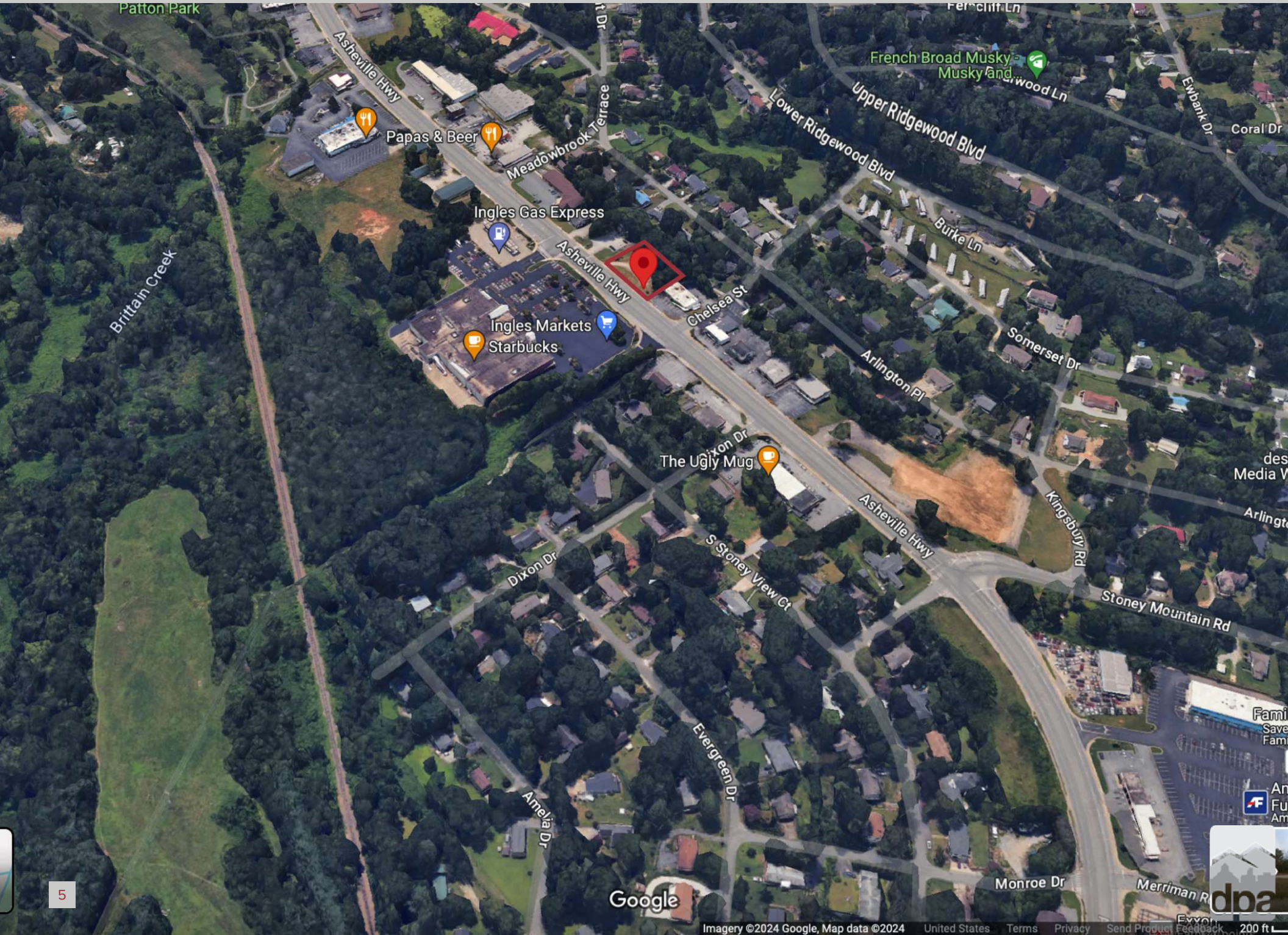
No.	REVISIONS	Date

**TOPOGRAPHIC SURVEY**  
**The Hodges Company**  
 1963 Asheville Highway  
 Hendersonville, Henderson County, North Carolina

<b>FREELAND - CLINKSCALES &amp; ASSOCIATES, INC. of NC</b> Registered Land Surveyors 201 2nd AVE. EAST HENDERSONVILLE, N.C. 28922 (828) 697-6519 (828) 697-4195 (Fax) freeland@freeland.com	REF. PLAT CAB.	B/53A
	REF. DEED BOOK:	1065/234
	TAX MAP:	9569-45-4276
	PARTY CHIEF:	TEC
	DRAWN:	TEC
DATE:	December 20, 2021	
DWG. NO.:	H41574	







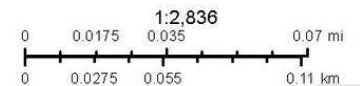
## 1963 Asheville Hwy, Hendersonville NC



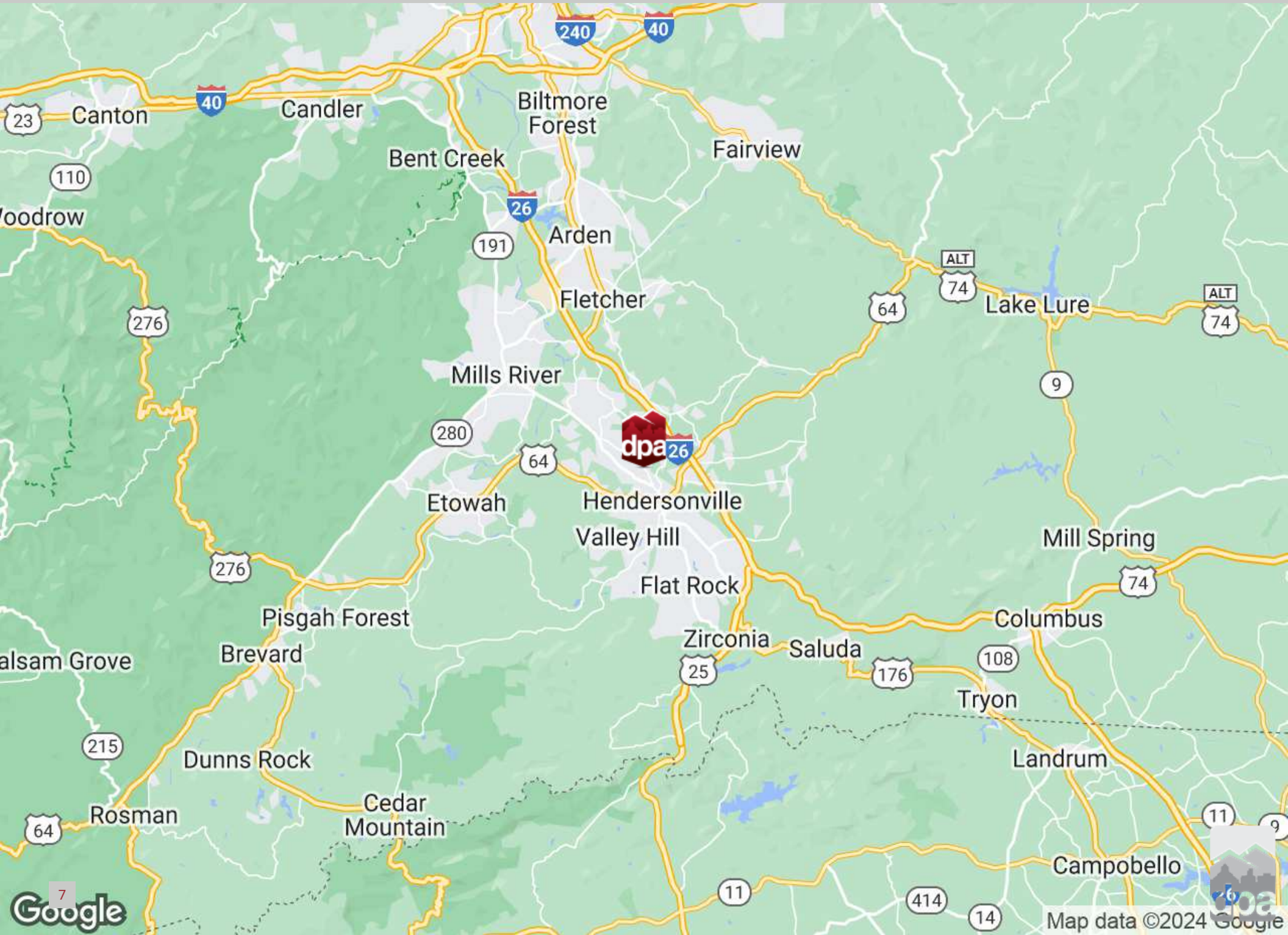
February 6, 2024

**THIS IS NOT A SURVEY.**

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LOCATION MAP



dpa 26

Hendersonville

Valley Hill

Flat Rock

Zirconia

Saluda

Columbus

Tryon

Landrum

Campobello

Rosman

Cedar Mountain

Dunns Rock

Brevard

Pisgah Forest

Etowah

Valley Hill

Hendersonville

Mills River

Fletcher

Arden

Bent Creek

Biltmore Forest

Fairview

Candler

Canton

Lake Lure

Woodrow

Salsam Grove

Mill Spring

Campobello

Campobello

Campobello

Campobello

Campobello

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# DEMOGRAPHICS MAP & REPORT

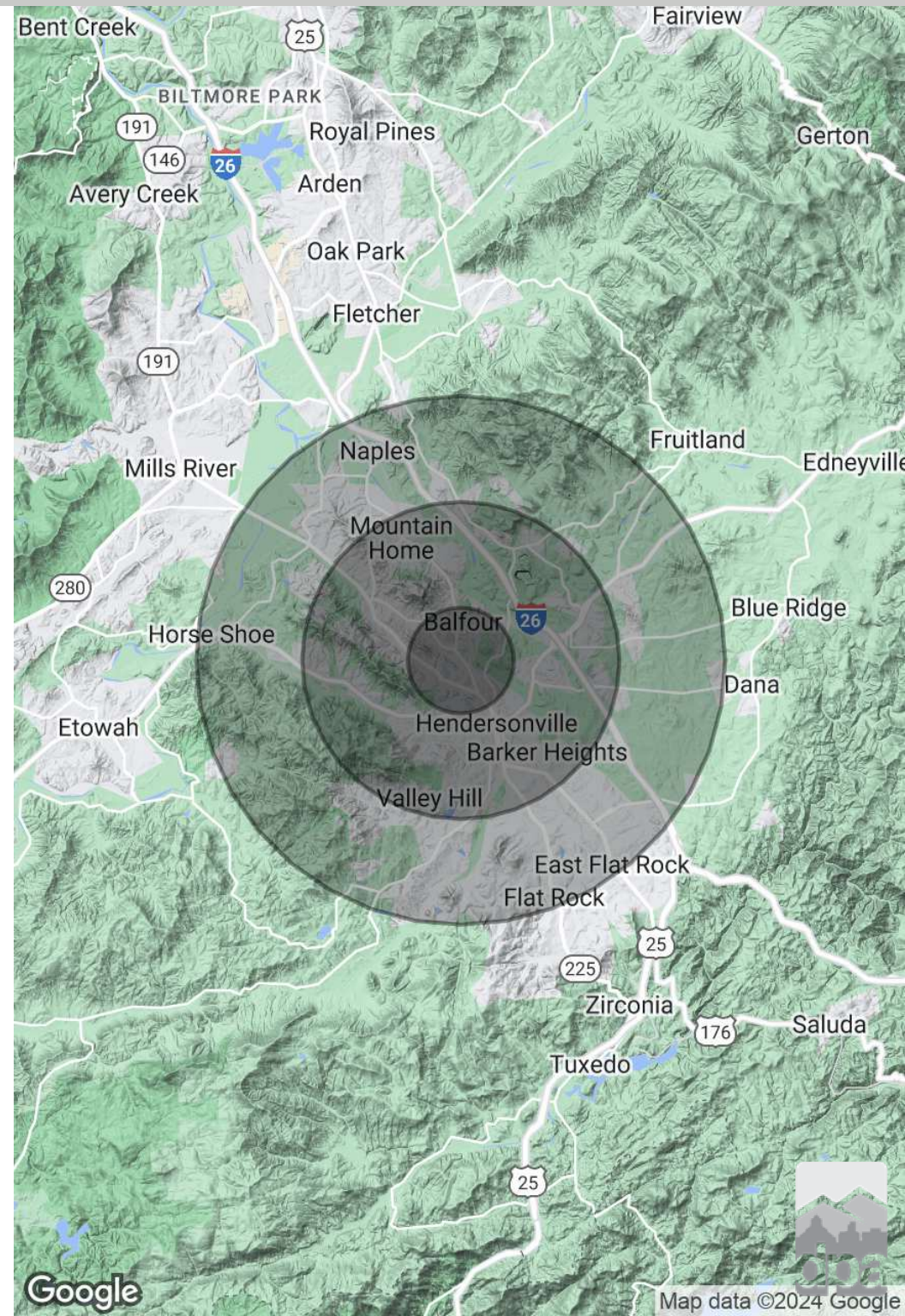
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,583	29,150	60,157
Average Age	51.0	47.9	47.2
Average Age (Male)	48.4	45.2	45.1
Average Age (Female)	54.4	50.9	49.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,072	14,886	29,912
# of Persons per HH	1.7	2.0	2.0
Average HH Income	\$63,561	\$60,638	\$63,206
Average House Value	\$218,161	\$216,104	\$233,437

\* Demographic data derived from 2020 ACS - US Census



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**Dewey**  
Property  
Advisors

**Sale & Leasing Contact:**  
Austin Tyler, SIOR | NC #257685  
Austin.Tyler@deweypa.com

**Dewey Property Advisors**  
1 Page Avenue  
Asheville, NC 28801  
Office: 828.548.0090  
Cell: 828.337.9656  
[www.deweypa.com](http://www.deweypa.com)