



Likewise



Downtown Asheville

I-26

I-240

Patton Ave.
54,000 VPD

For Sale



**DEVELOPMENT OPPORTUNITY
ON HIGH-TRAFFIC CORRIDOR**

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

Jessica Auge LISTING BROKER

706.255.9363 | jess@likewisecommercial.com | likewisecommercial.com

220, 226 & 99999 Hazel Mill Rd, Asheville, NC 28806



OFFERING SUMMARY

SALE PRICE \$675,000

LOT SIZE ± 0.95 AC

ZONING OFFICE, RM8 & HB

PROPERTY FEATURES

- 0.95-acre prime development site on Hazel Mill Rd. in Asheville
- Zoned OFFICE, RM8 & HB – ideal for office or multifamily
- Excellent visibility near Patton Ave.
- 54,000 VPD
- City water/sewer available
- Gentle Topography
- Opportunity Zone with potential tax benefits
- Convenient to I-240, I-26 & Downtown
- MLS# 4291788



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

220, 226 & 99999 Hazel Mill Rd, Asheville, NC 28806



LOCATION INFORMATION

PIN	963848438600000, 963848440300000 & 963848338100000
COUNTY	Buncombe
ZONING	OFFICE, R8 & HB
MAJOR ROADS	Patton Ave, I-240 & I-26

PROPERTY DETAILS

LOT SIZE	± 0.95 AC
TRAFFIC COUNT	Up to 54,000 VPD on Patton Ave.
ROAD FRONTAGE	220 FT
FLOOD ZONE	No



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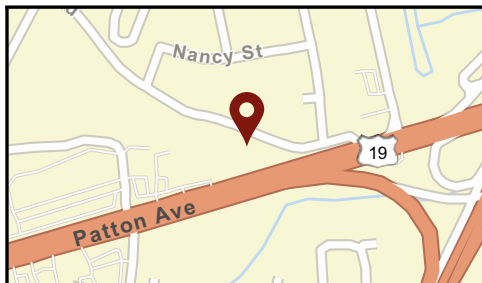
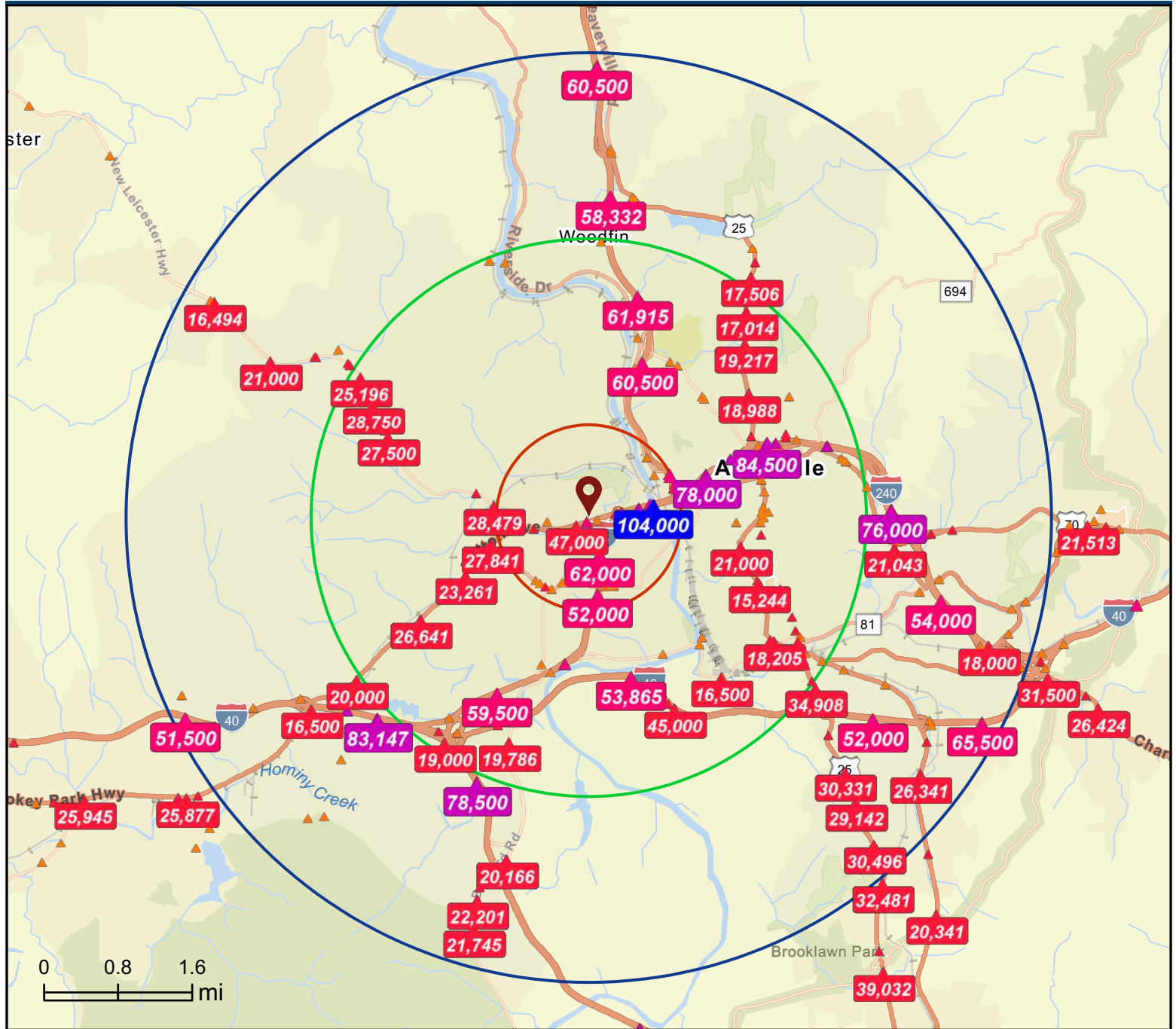
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Traffic Count Map

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806
220 Hazel Mill Road, Asheville, North Carolina, 28806
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58861
Longitude: -82.58469



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



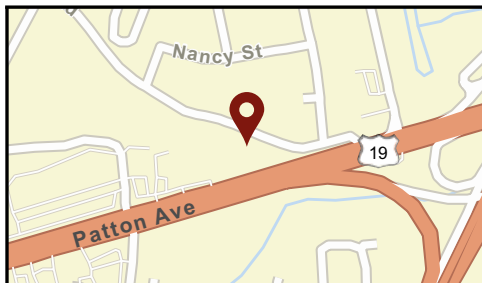
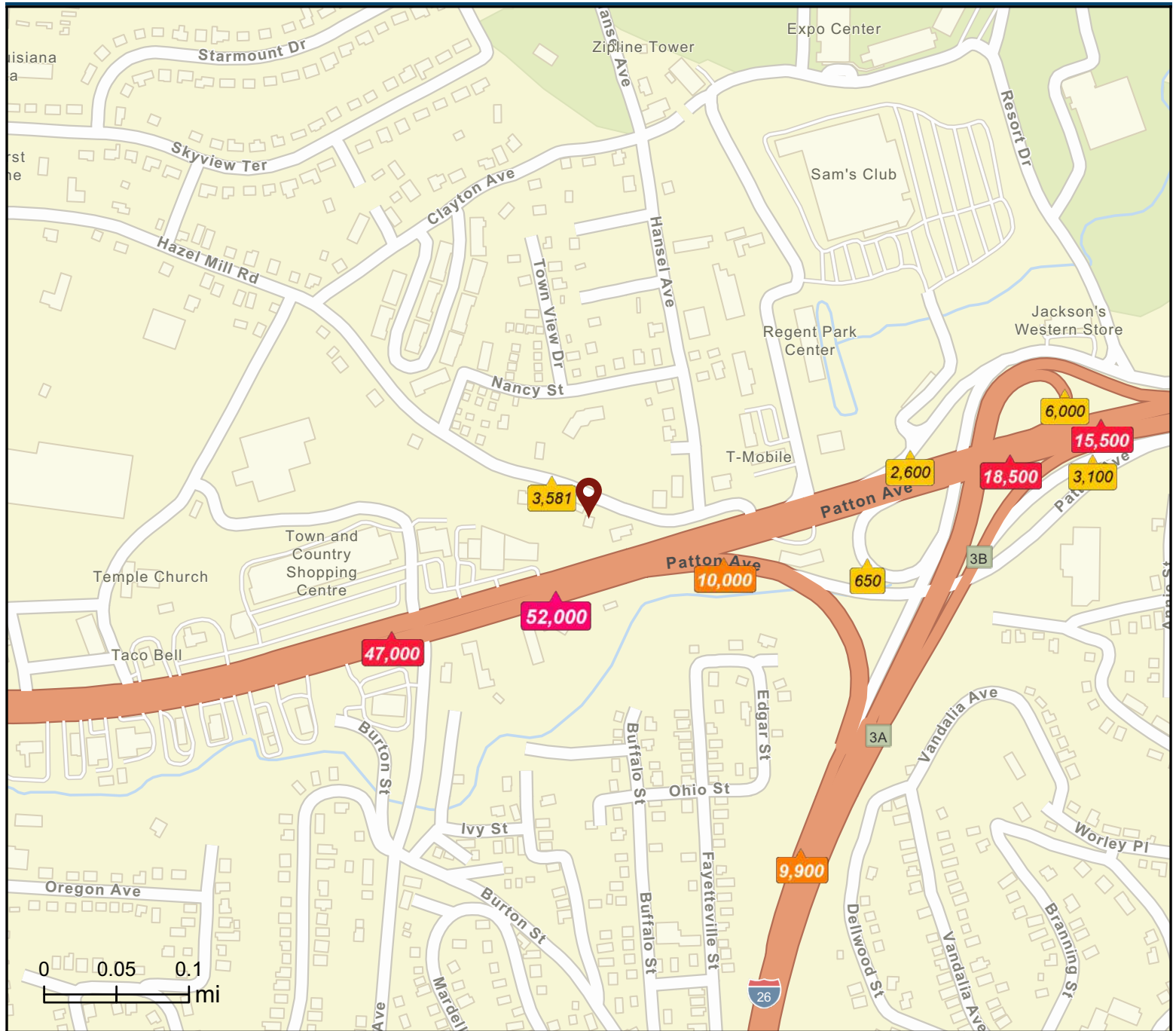
Source: ©2025 Kalibrate Technologies (Q1 2025).

August 29, 2025

Traffic Count Map - Close Up

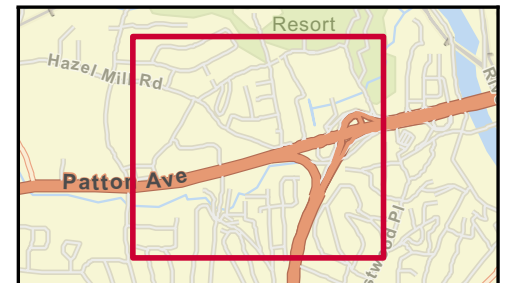
220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806
220 Hazel Mill Road, Asheville, North Carolina, 28806
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58861
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Average Daily Traffic Volume

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Source: ©2025 Kalibrate Technologies (Q1 2025).

August 29, 2025

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806
Ring: 5 mile radius



City Greens (K6)

Dominant Tapestry
Segment

KEY FACTS



109,373
Total Population



\$441,573
Median Home Value



7,510
Businesses



149,213
Daytime Population



40.3

Median
Age



0.9%

2025-2030
Pop Growth
Rate



\$45,935

Per Capita
Income



2.2

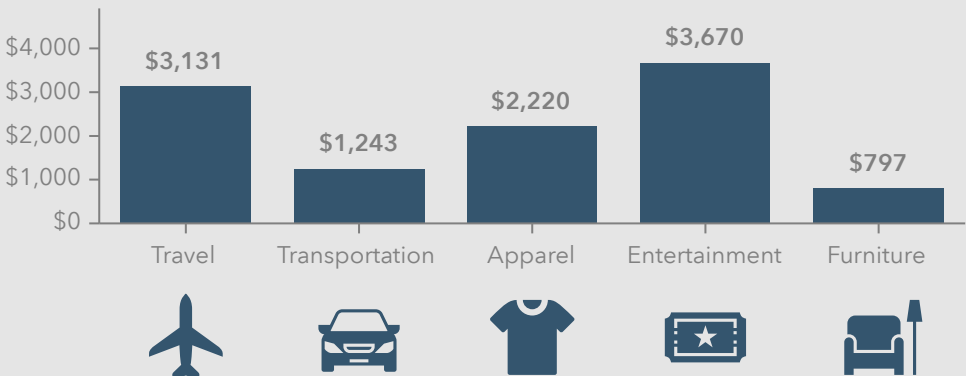
Avg Household
Size



\$69,459

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household

Business Summary Report (NAICS)

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806
220 Hazel Mill Road, Asheville, North Carolina, 28806
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	667	4,815	7,510
Total Employees	5,750	55,310	87,772
Total Population	8,632	56,571	109,373
Employee/Population Ratio (per 100)	66.6	97.8	80.3

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	3	0.5%	8	0.1%	23	0.5%	79	0.1%	36	0.5%	111	0.1%
Mining (21)	0	0.0%	0	0.0%	2	0.0%	29	0.1%	4	0.1%	36	0.0%
Utilities (22)	0	0.0%	3	0.1%	3	0.1%	130	0.2%	6	0.1%	223	0.3%
Construction (23)	39	5.8%	188	3.3%	181	3.8%	2,232	4.0%	365	4.9%	3,652	4.2%
Building Construction	16	2.4%	106	1.8%	84	1.7%	1,045	1.9%	153	2.0%	1,514	1.7%
Heavy/Civil Eng Construction	2	0.3%	9	0.2%	14	0.3%	150	0.3%	27	0.4%	332	0.4%
Specialty Trade Contractor	20	3.0%	73	1.3%	83	1.7%	1,037	1.9%	184	2.5%	1,805	2.1%
Manufacturing (31-33)	23	3.5%	342	6.0%	131	2.7%	1,789	3.2%	226	3.0%	3,376	3.9%
Wholesale Trade (42)	21	3.1%	158	2.8%	91	1.9%	1,034	1.9%	161	2.1%	1,730	2.0%
Durable Goods	13	1.9%	77	1.3%	59	1.2%	519	0.9%	110	1.5%	931	1.1%
Nondurable Goods	9	1.4%	82	1.4%	28	0.6%	507	0.9%	46	0.6%	787	0.9%
Trade Broker	0	0.0%	0	0.0%	3	0.1%	8	0.0%	5	0.1%	12	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806

220 Hazel Mill Road, Asheville, North Carolina, 28806

Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	88	13.2%	1,005	17.5%	507	10.5%	4,531	8.2%	963	12.8%	10,853	12.4%
Motor Vehicle & Parts Dealers	11	1.6%	112	1.9%	39	0.8%	327	0.6%	83	1.1%	1,016	1.2%
Furniture & Home Furnishing Stores	2	0.3%	7	0.1%	25	0.5%	260	0.5%	61	0.8%	527	0.6%
Electronics & Appliance Stores	3	0.5%	22	0.4%	12	0.3%	77	0.1%	24	0.3%	145	0.2%
Building & Garden Equipment	5	0.8%	55	1.0%	24	0.5%	517	0.9%	50	0.7%	1,081	1.2%
Food & Beverage Stores	23	3.5%	341	5.9%	92	1.9%	1,206	2.2%	140	1.9%	2,266	2.6%
Health & Personal Care Stores	10	1.5%	43	0.8%	38	0.8%	243	0.4%	89	1.2%	817	0.9%
Gasoline Stations	3	0.5%	12	0.2%	14	0.3%	58	0.1%	29	0.4%	128	0.1%
Clothing, Shoe and Jewellery Stores	6	0.9%	51	0.9%	74	1.5%	508	0.9%	150	2.0%	1,336	1.5%
Sporting Goods, Hobby & Music Stores	16	2.4%	81	1.4%	147	3.0%	749	1.4%	233	3.1%	1,318	1.5%
General Merchandise Stores	9	1.4%	282	4.9%	40	0.8%	587	1.1%	103	1.4%	2,219	2.5%
Transportation & Warehousing (48-49)	12	1.8%	117	2.0%	56	1.2%	596	1.1%	103	1.4%	1,018	1.2%
Truck Transportation	4	0.6%	9	0.2%	15	0.3%	113	0.2%	33	0.4%	317	0.4%
Information (51)	16	2.4%	140	2.4%	112	2.3%	1,452	2.6%	154	2.0%	1,786	2.0%
Finance & Insurance (52)	29	4.3%	144	2.5%	221	4.6%	1,428	2.6%	332	4.4%	2,085	2.4%
Central Bank/Credit & Related Activities	11	1.6%	82	1.4%	76	1.6%	706	1.3%	115	1.5%	1,051	1.2%
Securities & Commodity Contracts	8	1.2%	23	0.4%	91	1.9%	445	0.8%	122	1.6%	550	0.6%
Funds, Trusts & Other Financial	10	1.5%	40	0.7%	54	1.1%	277	0.5%	94	1.3%	483	0.6%
Real Estate, Rental & Leasing (53)	41	6.2%	657	11.4%	303	6.3%	2,695	4.9%	464	6.2%	3,468	4.0%
Professional, Scientific & Tech Services (54)	51	7.7%	262	4.6%	566	11.8%	3,512	6.3%	782	10.4%	4,767	5.4%
Legal Services	7	1.1%	24	0.4%	187	3.9%	992	1.8%	215	2.9%	1,092	1.2%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806

220 Hazel Mill Road, Asheville, North Carolina, 28806

Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	2	0.3%	7	0.1%	18	0.4%	105	0.2%	30	0.4%	146	0.2%
Administrative, Support & Waste Mgmt (56)	24	3.6%	182	3.2%	152	3.2%	1,227	2.2%	237	3.2%	1,714	1.9%
Educational Services (61)	18	2.7%	352	6.1%	119	2.5%	2,615	4.7%	176	2.3%	3,816	4.3%
Health Care & Social Assistance (62)	55	8.3%	614	10.7%	611	12.7%	14,752	26.7%	918	12.2%	22,889	26.1%
Ambulatory Health Care	33	5.0%	220	3.8%	398	8.3%	5,177	9.4%	628	8.4%	10,007	11.4%
Hospital	2	0.3%	81	1.4%	42	0.9%	7,340	13.3%	56	0.8%	8,908	10.2%
Nursing/Residential Care	2	0.3%	117	2.0%	19	0.4%	604	1.1%	39	0.5%	1,198	1.4%
Social Assistance	18	2.7%	197	3.4%	153	3.2%	1,630	3.0%	194	2.6%	2,777	3.2%
Arts, Entertainment & Recreation (71)	17	2.5%	80	1.4%	122	2.5%	1,134	2.0%	196	2.6%	3,092	3.5%
Accommodation & Food Services (72)	66	9.9%	1,017	17.7%	457	9.5%	7,429	13.4%	693	9.2%	12,296	14.0%
Accommodation	3	0.5%	201	3.5%	74	1.5%	1,958	3.5%	129	1.7%	3,272	3.7%
Food & Drinking Places	63	9.4%	816	14.2%	383	8.0%	5,470	9.9%	564	7.5%	9,025	10.3%
Other Services Except Public Admin (81)	112	16.8%	439	7.6%	659	13.7%	3,249	5.9%	986	13.1%	4,780	5.5%
Repair & Maintenance	17	2.5%	89	1.6%	90	1.9%	406	0.7%	157	2.1%	697	0.8%
Auto Repair & Maintenance	14	2.1%	76	1.3%	63	1.3%	278	0.5%	115	1.5%	526	0.6%
Personal & Laundry Service	48	7.2%	161	2.8%	216	4.5%	952	1.7%	337	4.5%	1,475	1.7%
Civic and Other Orgs	47	7.0%	189	3.3%	354	7.3%	1,891	3.4%	492	6.5%	2,608	3.0%
Public Administration (92)	5	0.8%	30	0.5%	149	3.1%	5,241	9.5%	190	2.5%	5,858	6.7%
Unclassified Establishments (99)	45	6.8%	4	0.1%	332	6.9%	51	0.1%	487	6.5%	76	0.1%
Total (11-99)	667	100.0%	5,750	100.0%	4,815	100.0%	55,310	100.0%	7,510	100.0%	87,772	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806
220 Hazel Mill Road, Asheville, North Carolina, 28806
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	667	4,815	7,510
Total Employees	5,750	55,310	87,772
Total Population	8,632	56,571	109,373
Employee/Population Ratio (per 100)	66.6	97.8	80.3

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	11	1.6%	51	0.9%	75	1.6%	432	0.8%	157	2.1%	868	1.0%
Construction (15-17)	37	5.5%	178	3.1%	168	3.5%	2,083	3.8%	342	4.5%	3,404	3.9%
Manufacturing (20-39)	20	3.0%	321	5.6%	129	2.7%	2,116	3.8%	216	2.9%	3,667	4.2%
Transportation (40-47)	19	2.9%	142	2.5%	78	1.6%	739	1.3%	146	1.9%	1,258	1.4%
Communication (48)	9	1.4%	83	1.4%	43	0.9%	594	1.1%	57	0.8%	771	0.9%
Utility (49)	2	0.3%	16	0.3%	10	0.2%	291	0.5%	17	0.2%	523	0.6%
Wholesale Trade (50-51)	21	3.1%	158	2.8%	93	1.9%	1,043	1.9%	163	2.2%	1,739	2.0%
Retail Trade Summary (52-59)	155	23.2%	1,863	32.4%	908	18.9%	10,141	18.3%	1,564	20.8%	20,080	22.9%
Home Improvement	5	0.8%	55	1.0%	24	0.5%	517	0.9%	52	0.7%	1,089	1.2%
General Merchandise Stores	5	0.8%	272	4.7%	21	0.4%	502	0.9%	43	0.6%	1,671	1.9%
Food Stores	28	4.2%	407	7.1%	97	2.0%	1,330	2.4%	157	2.1%	2,485	2.8%
Auto Dealers & Gas Stations	14	2.1%	124	2.2%	51	1.1%	373	0.7%	108	1.4%	1,120	1.3%
Apparel & Accessory Stores	3	0.5%	17	0.3%	59	1.2%	414	0.8%	125	1.7%	1,163	1.3%
Furniture & Home Furnishings	6	0.9%	32	0.6%	47	1.0%	383	0.7%	101	1.3%	761	0.9%
Eating & Drinking Places	59	8.8%	758	13.2%	369	7.7%	5,305	9.6%	543	7.2%	8,771	10.0%
Miscellaneous Retail	35	5.3%	197	3.4%	240	5.0%	1,316	2.4%	434	5.8%	3,021	3.4%

Business Summary Report (SIC)

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806
220 Hazel Mill Road, Asheville, North Carolina, 28806
Rings: 1, 3, 5 mile radii



by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	61	9.2%	734	12.8%	524	10.9%	4,259	7.7%	771	10.3%	5,641	6.4%
Banks, Savings & Lending	13	1.9%	67	1.2%	81	1.7%	708	1.3%	120	1.6%	1,052	1.2%
Securities Brokers	8	1.2%	23	0.4%	88	1.8%	435	0.8%	119	1.6%	539	0.6%
Insurance Carriers & Agents	10	1.5%	40	0.7%	54	1.1%	277	0.5%	93	1.2%	479	0.6%
Real Estate, Investment Offices	30	4.5%	605	10.5%	300	6.2%	2,839	5.1%	439	5.8%	3,571	4.1%
Services Summary (70-89)	282	42.3%	2,170	37.7%	2,307	47.9%	28,394	51.3%	3,400	45.3%	43,955	50.1%
Hotels & Lodging	3	0.5%	201	3.5%	74	1.5%	1,958	3.5%	129	1.7%	3,272	3.7%
Automotive Services	20	3.0%	96	1.7%	79	1.6%	339	0.6%	152	2.0%	656	0.8%
Movies & Amusements	25	3.8%	123	2.1%	129	2.7%	712	1.3%	205	2.7%	1,260	1.4%
Health Services	35	5.3%	394	6.8%	438	9.1%	12,739	23.0%	693	9.2%	19,497	22.2%
Legal Services	7	1.1%	22	0.4%	180	3.7%	970	1.8%	208	2.8%	1,070	1.2%
Education Inst. & Libraries	11	1.6%	329	5.7%	98	2.0%	2,645	4.8%	144	1.9%	3,815	4.3%
Other Services	182	27.3%	1,005	17.5%	1,308	27.2%	9,031	16.3%	1,869	24.9%	14,386	16.4%
Government (91-97)	5	0.8%	30	0.5%	146	3.0%	5,159	9.3%	187	2.5%	5,776	6.6%
Unclassified Establishments (99)	45	6.8%	4	0.1%	334	6.9%	58	0.1%	490	6.5%	90	0.1%
Totals (01-99)	667	100.0%	5,750	100.0%	4,815	100.0%	55,310	100.0%	7,510	100.0%	87,772	100.0%

Key Facts

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806
Ring: 5 mile radius

KEY FACTS

109,373

Population



Average
Household Size

40.3

Median Age

\$69,459

Median Household
Income

EDUCATION

6.2%

No High School
Diploma



20.6%

High School
Graduate



21.1%

Some College/
Associate's Degree



52.2%

Bachelor's/Grad/
Prof Degree

BUSINESS



7,510

Total Businesses



87,772

Total Employees

EMPLOYMENT



64.5%

White Collar



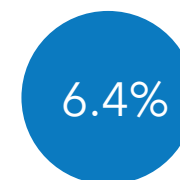
16.3%

Blue Collar



19.2%

Services



Unemployment
Rate

INCOME



\$69,459

Median Household
Income



\$45,935

Per Capita Income



\$118,306

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: \$25,000 - \$34,999 (7.3%)

Indicator ▲	Value	Diff		
<\$15,000	10.8%	+2.4%		
\$15,000 - \$24,999	7.4%	+0.4%		
\$25,000 - \$34,999	7.3%	+0.7%		
\$35,000 - \$49,999	11.1%	+0.6%		
\$50,000 - \$74,999	17.0%	+0.1%		
\$75,000 - \$99,999	11.8%	-1.4%		
\$100,000 - \$149,999	13.6%	-2.2%		
\$150,000 - \$199,999	10.4%	0		
\$200,000+	10.7%	-0.5%		

Bars show deviation from Buncombe County

Demographic and Income Profile

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806
220 Hazel Mill Road, Asheville, North Carolina, 28806
Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	102,881	109,373	114,234
Total Households	45,608	48,633	50,935
Family Households	23,490	24,195	25,074
Average Household Size	2.16	2.16	2.16
Owner Occupied Housing Units	24,371	25,710	26,586
Renter Occupied Housing Units	21,237	22,923	24,349
Median Age	39.3	40.3	41.8

Trends 2025 - 2030	Area	State	National
Population	0.9%	0.8%	0.4%
Households	0.9%	1.1%	0.6%
Family Population	0.7%	0.9%	0.5%
Owner Occupied Housing Units	0.7%	1.2%	0.0%
Median Household Income	2.5%	2.6%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	5,268	10.8%	4,906	9.6%
\$15,000-\$24,999	3,589	7.4%	2,981	5.8%
\$25,000-\$34,999	3,532	7.3%	3,037	6.0%
\$35,000-\$49,999	5,374	11.1%	4,952	9.7%
\$50,000-\$74,999	8,250	17.0%	8,478	16.6%
\$75,000-\$99,999	5,737	11.8%	6,161	12.1%
\$100,000-\$149,999	6,624	13.6%	7,471	14.7%
\$150,000-\$199,999	5,058	10.4%	6,226	12.2%
\$200,000 or greater	5,200	10.7%	6,722	13.2%
Median Household Income	\$69,459	-	\$78,581	-
Average Household Income	\$103,007	-	\$115,061	-
Per Capita Income	\$45,935	-	\$51,417	-

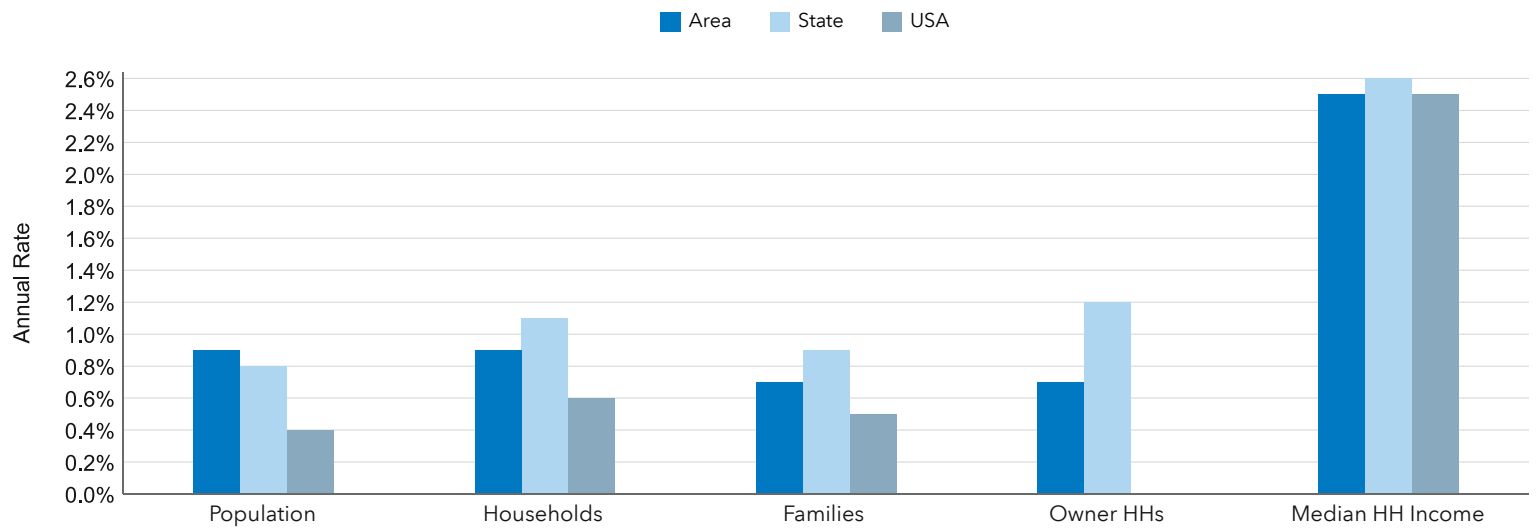
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,816	4.7%	4,896	4.5%	4,958	4.3%
5-9	5,001	4.9%	5,251	4.8%	5,016	4.4%
10-14	5,219	5.1%	5,102	4.7%	5,290	4.6%
15-19	5,797	5.6%	6,183	5.7%	5,999	5.3%
20-24	6,648	6.5%	7,055	6.5%	7,527	6.6%
25-29	8,351	8.1%	7,530	6.9%	8,021	7.0%
30-34	8,786	8.5%	9,096	8.3%	7,919	6.9%
35-39	7,978	7.8%	9,016	8.2%	9,220	8.1%
40-44	7,323	7.1%	8,093	7.4%	8,979	7.9%
45-49	6,347	6.2%	7,376	6.7%	7,966	7.0%
50-54	5,796	5.6%	6,369	5.8%	7,180	6.3%
55-59	6,081	5.9%	5,907	5.4%	6,368	5.6%
60-64	6,209	6.0%	6,042	5.5%	5,897	5.2%
65-69	6,171	6.0%	6,253	5.7%	6,205	5.4%
70-74	5,217	5.1%	5,768	5.3%	5,927	5.2%
75-79	3,269	3.2%	4,592	4.2%	5,142	4.5%
80-84	1,873	1.8%	2,631	2.4%	3,703	3.2%
Age 85+	1,998	1.9%	2,214	2.0%	2,915	2.5%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	78,821	76.6%	83,236	76.1%	85,448	74.8%
Black Alone	9,637	9.4%	9,846	9.0%	10,439	9.1%
American Indian	479	0.5%	498	0.5%	537	0.5%
Asian Alone	1,266	1.2%	1,421	1.3%	1,601	1.4%
Pacific Islander	327	0.3%	396	0.4%	455	0.4%
Some Other Race	4,760	4.6%	5,424	5.0%	6,203	5.4%
Two or More Races	7,591	7.4%	8,552	7.8%	9,551	8.4%
Hispanic (Any Race)	9,129	8.9%	10,687	9.8%	12,155	10.6%

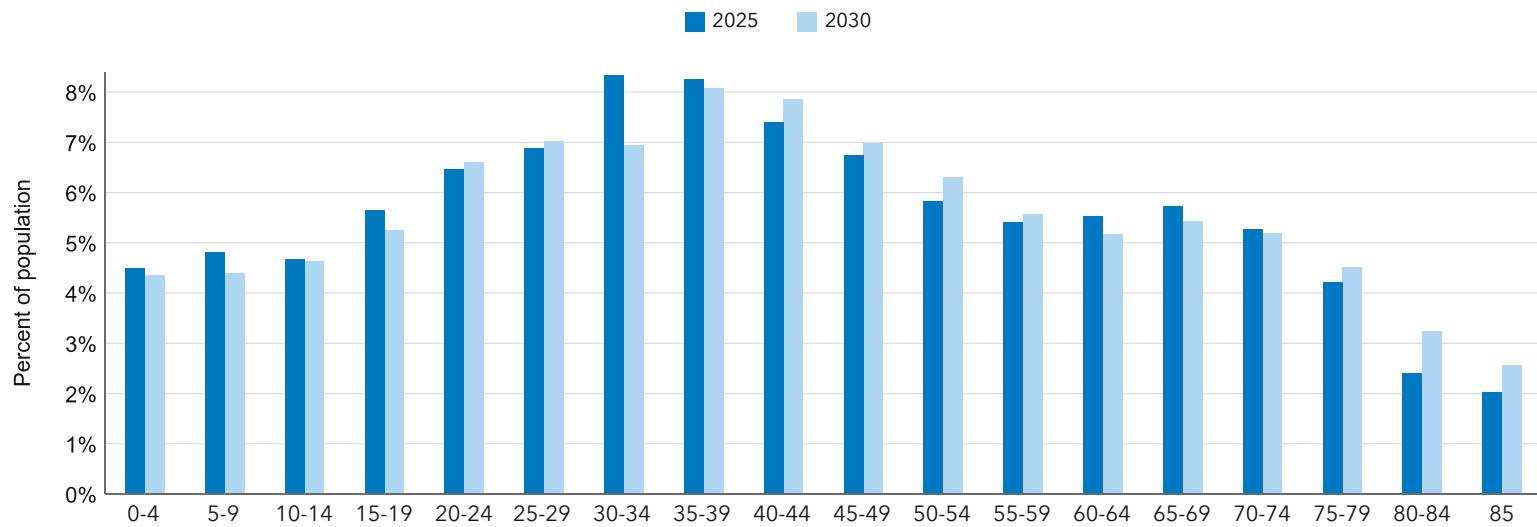
Key Indicators for 2025



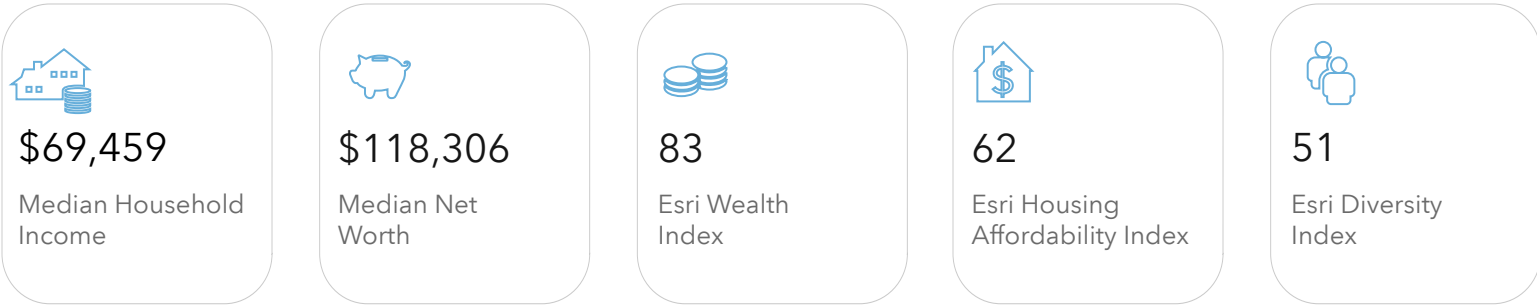
Trends: 2025 - 2030 Annual Rate



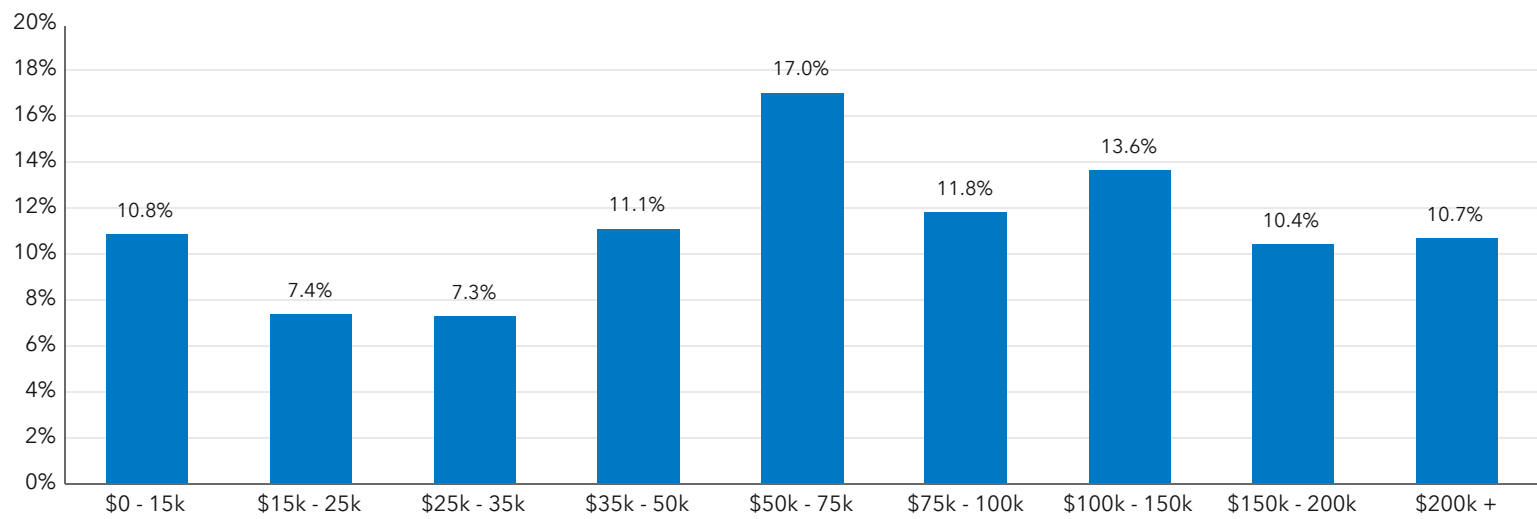
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

