

Likewise



CARRIER PARK

STATE STREET

For Sale



**EXCEPTIONAL DEVELOPMENT
OPPORTUNITY IN WEST AVL**

99999 State Street, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

James Diaz, CCIM LISTING BROKER

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99999 State Street, Asheville, NC 28806



OFFERING SUMMARY

SALE PRICE **\$2,400,000**

ACREAGE **± 10.61 AC**

ZONING **RM16 - CZ 08-51-010**

PROPERTY FEATURES

- Rare opportunity to build on one of West Asheville's largest undeveloped tracts
- Ideal for multi-family affordable housing
- Conditionally Zoned RM-16 (CZ 08-51-010), the site is entitled under Conditional Zoning Ordinance #3682 (City of Asheville, 2008), allowing for up to 140 multifamily units
- Existing entitlements and a prior site plan provide a meaningful head start, helping reduce entitlement risk and accelerate development timelines
- Comprised of 7 contiguous parcels
- Multiple access points on State Street, Michigan Avenue, and Amboy Road
- All major utilities on-site
- Walkable to Carrier Park, Wilma Dykeman Greenway, and the shops, restaurants, and essential services on Haywood Road
- MLS# 4368284 & 4370709

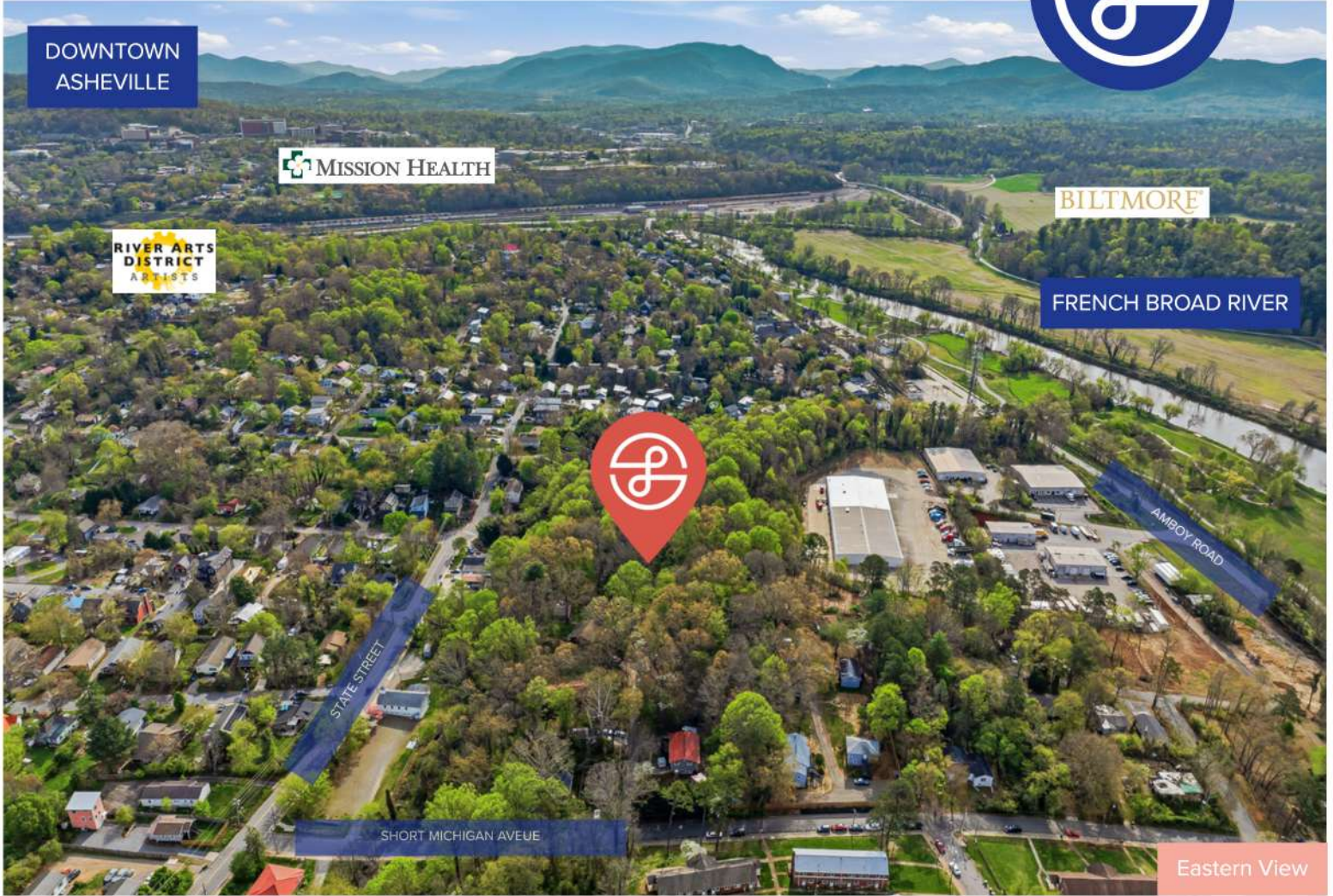


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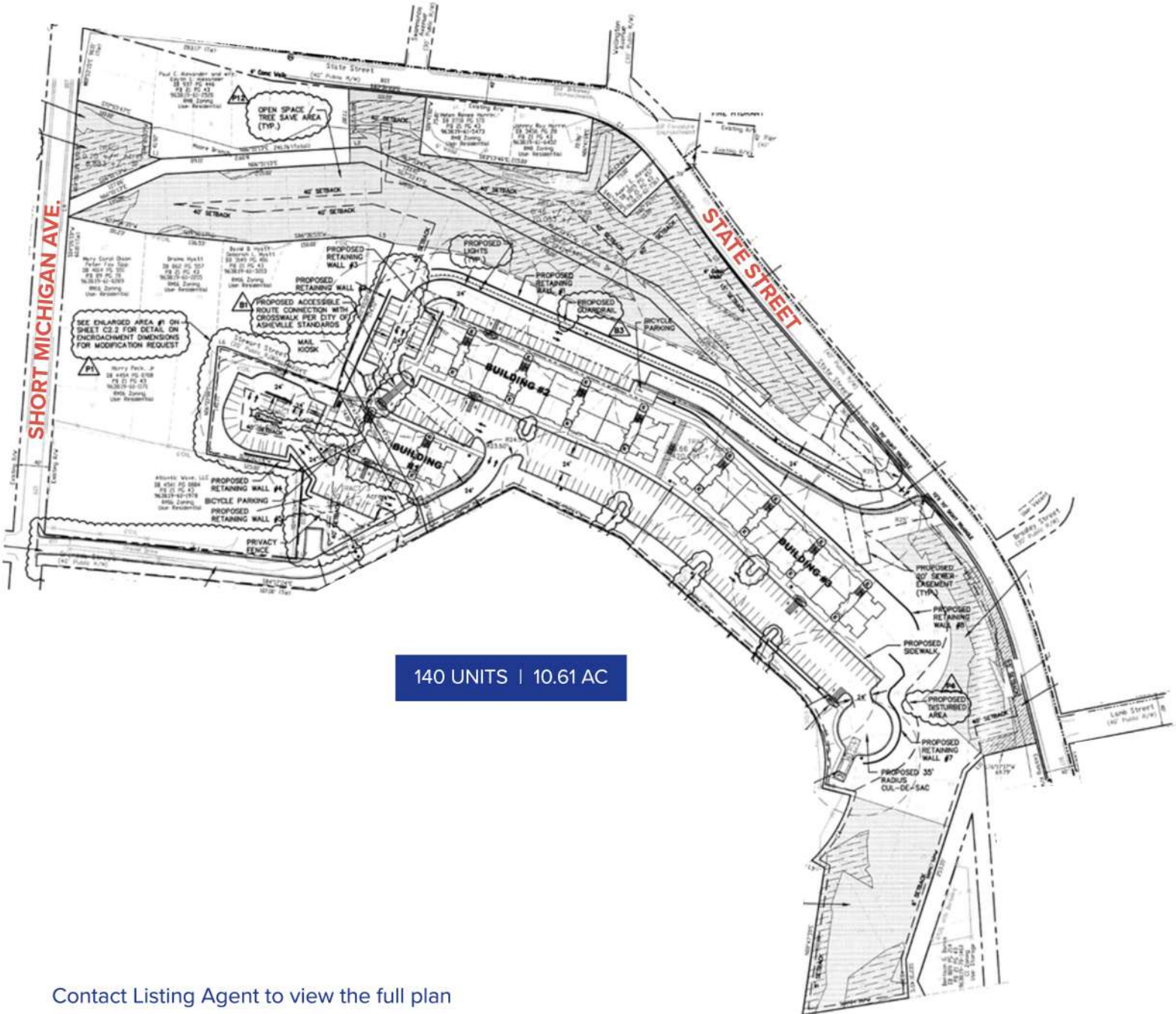






CURRENT ENTITLEMENTS

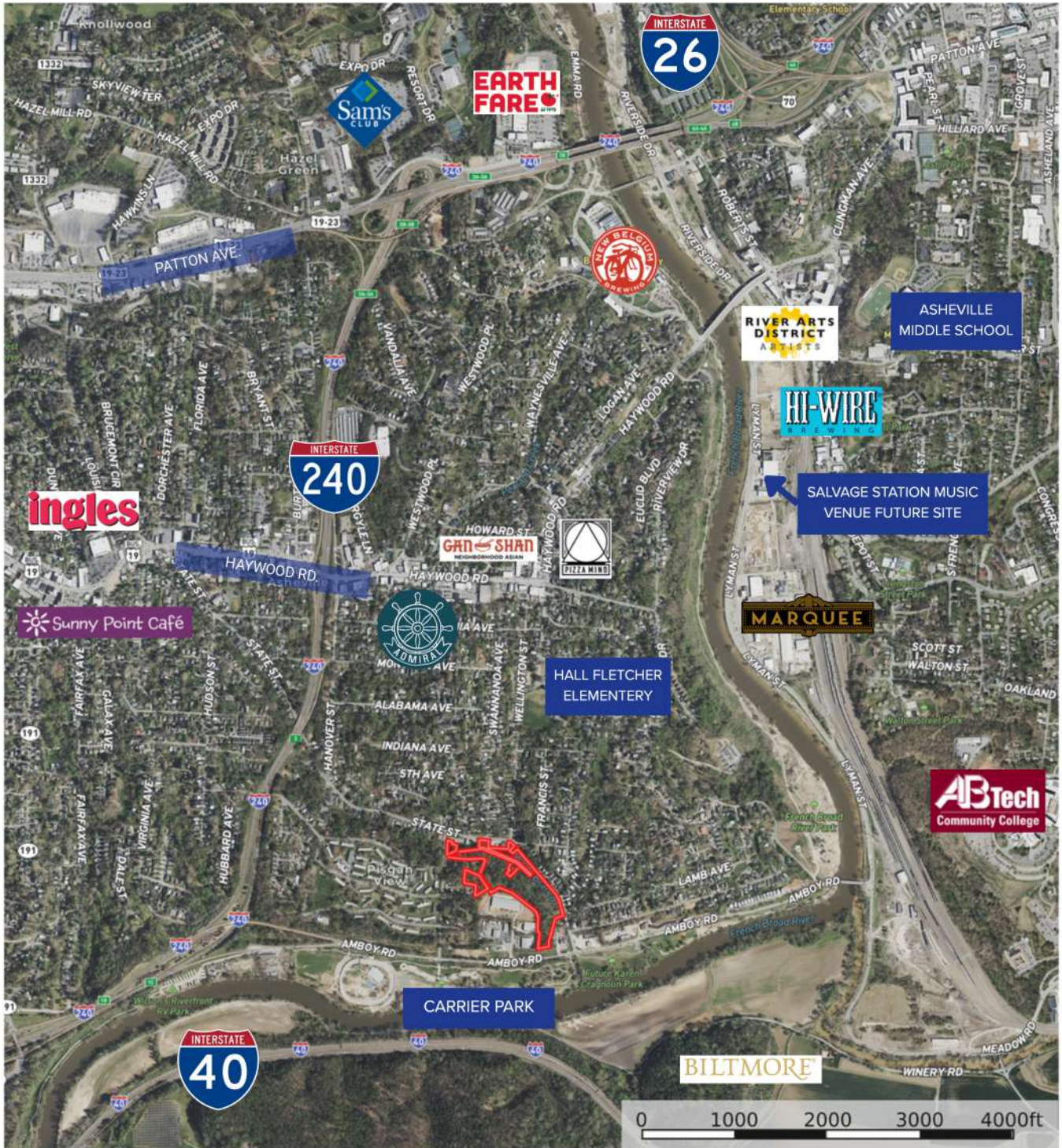
Site plan approved per CZ 08-51-010



Contact Listing Agent to view the full plan



LOCAL MAP

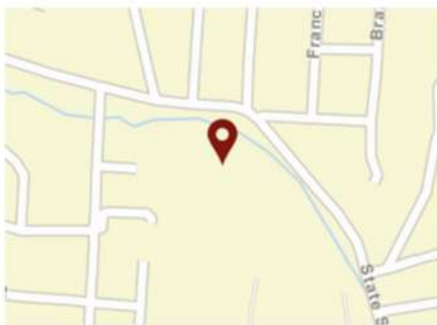
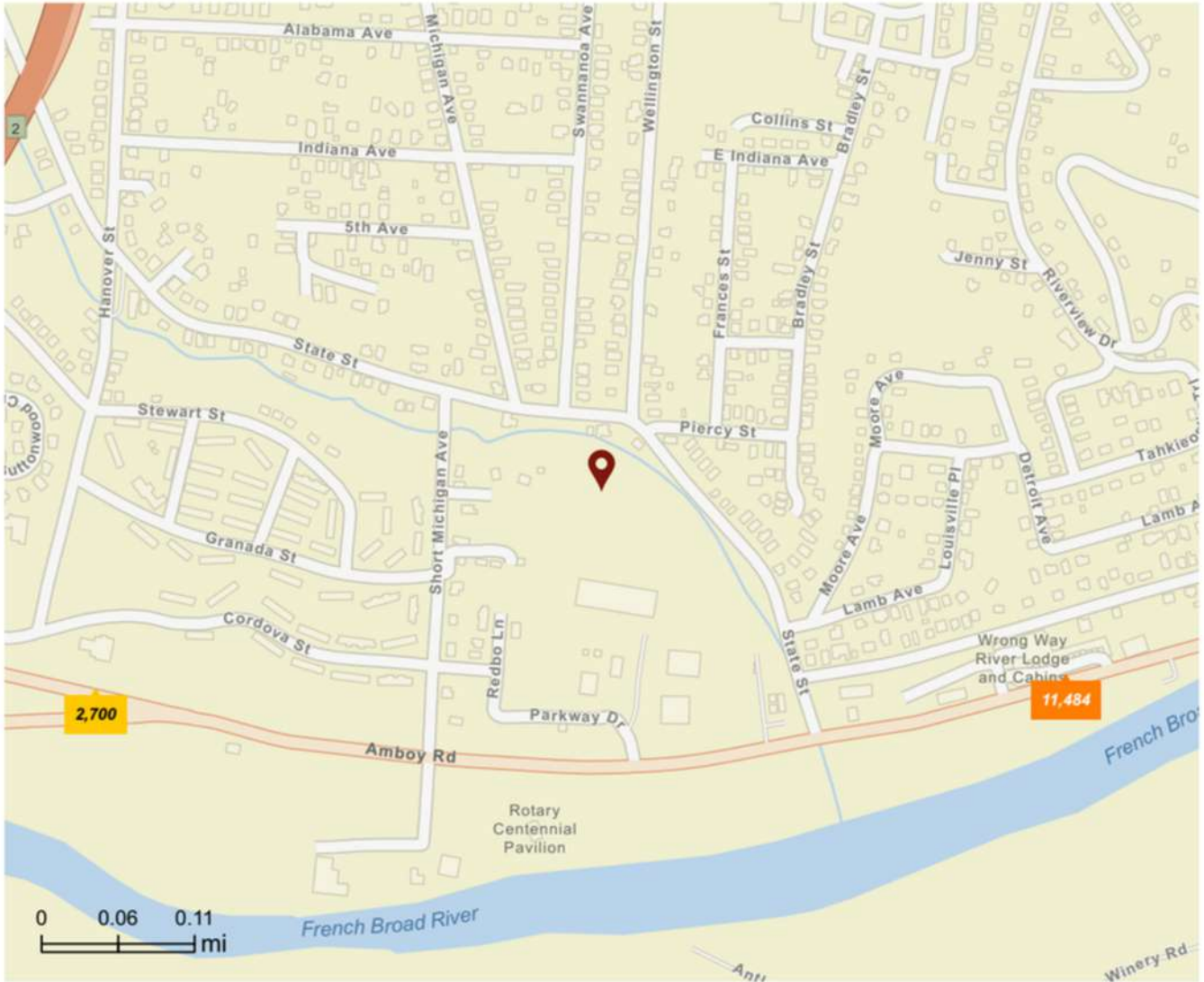


*BUSINESS LOCATIONS ARE NOT EXACT



TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





BUSINESS KEY FACTS

1, 3, & 5 mile radius

Key Statistics

273

Total Businesses

2,535

Total Employees

\$374M

Total Sales

5.5%

Unemployment Rate

Largest Businesses in Area

25*

100 or More Employees

25*

\$10M+ Annual Sales Vol

Most Employees		
Mission Hospital	Headquarters	6,000

Highest sales volume		
Blossman Gas & Appliance	Branch	\$225M

Daytime Population

6,765

Total Population

5,781

Total Daytime Population

Ratio of daytime to total population:
0.85

Values > 1.0 mean that more people come to the area during the day than live there.

Urban Vicinity

Dominant Urbanicity Type

4.2

Avg Number of Employees

87

Total Businesses Per Square Mile

About the Workforce

17.9%

Services

9.1%

Trades/Skilled Labor

72.9%

Office Based

Educational Attainment	Percentage
Grad Degree	24.6%
Bach Degree	35.5%
Assoc Degree	6.5%
Some College	8%
GED	3.1%
HS Diploma	13.2%
No Diploma	7.7%
< 9th Grade	1.3%

Community

Top 3 segments by household count

- K6 City Greens >** 1,466 | **49.9%**
- D3 Modern Minds >** 1,284 | **43.7%**
- C2 Kids and Kin >** 188 | **6.4%**
- Other: 1 | **0.0%**

[View comparison table](#)

About the Community

0.8% ↑

Pop Growth Rate is 70.8% higher than United States

77

Wealth Index
Below 100 = low Above 100 = high

0.8% ↓

Housing Units Growth Rate is 1% lower than United States.

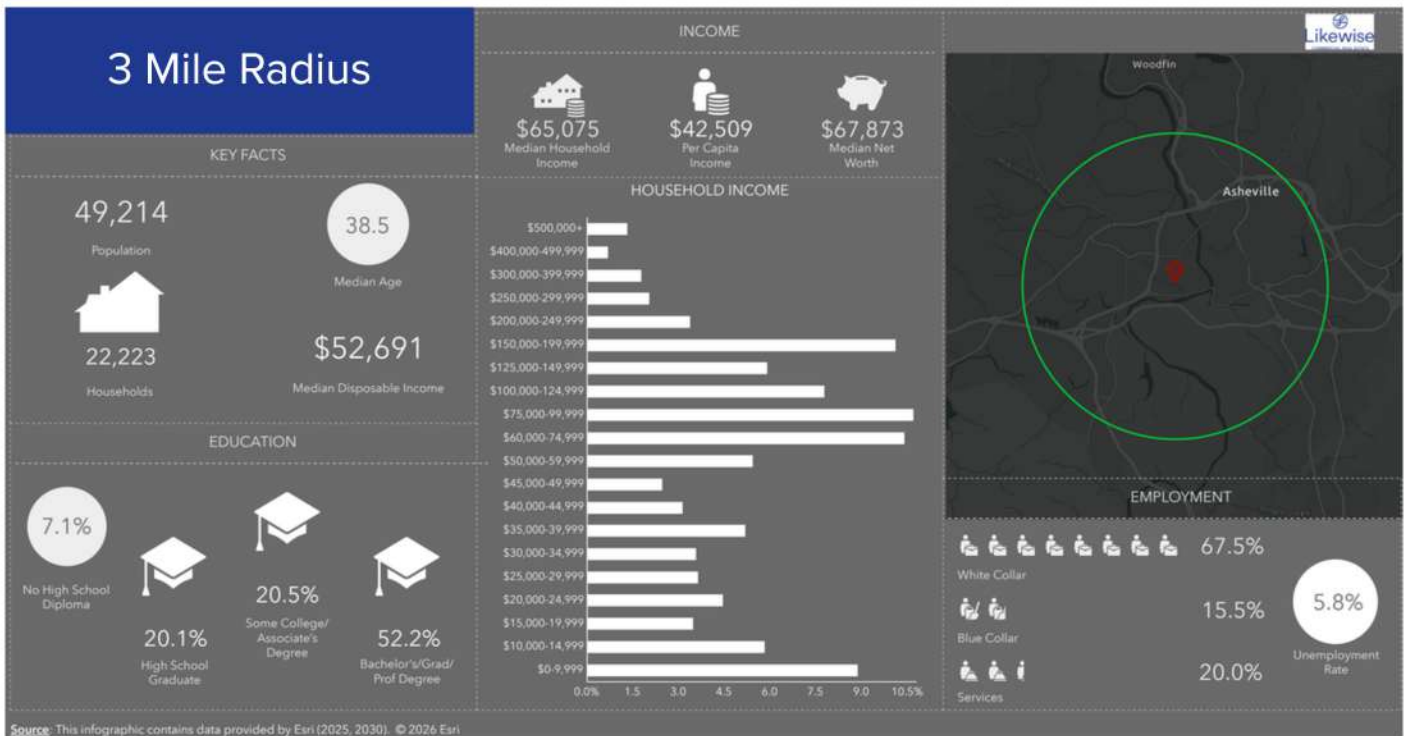
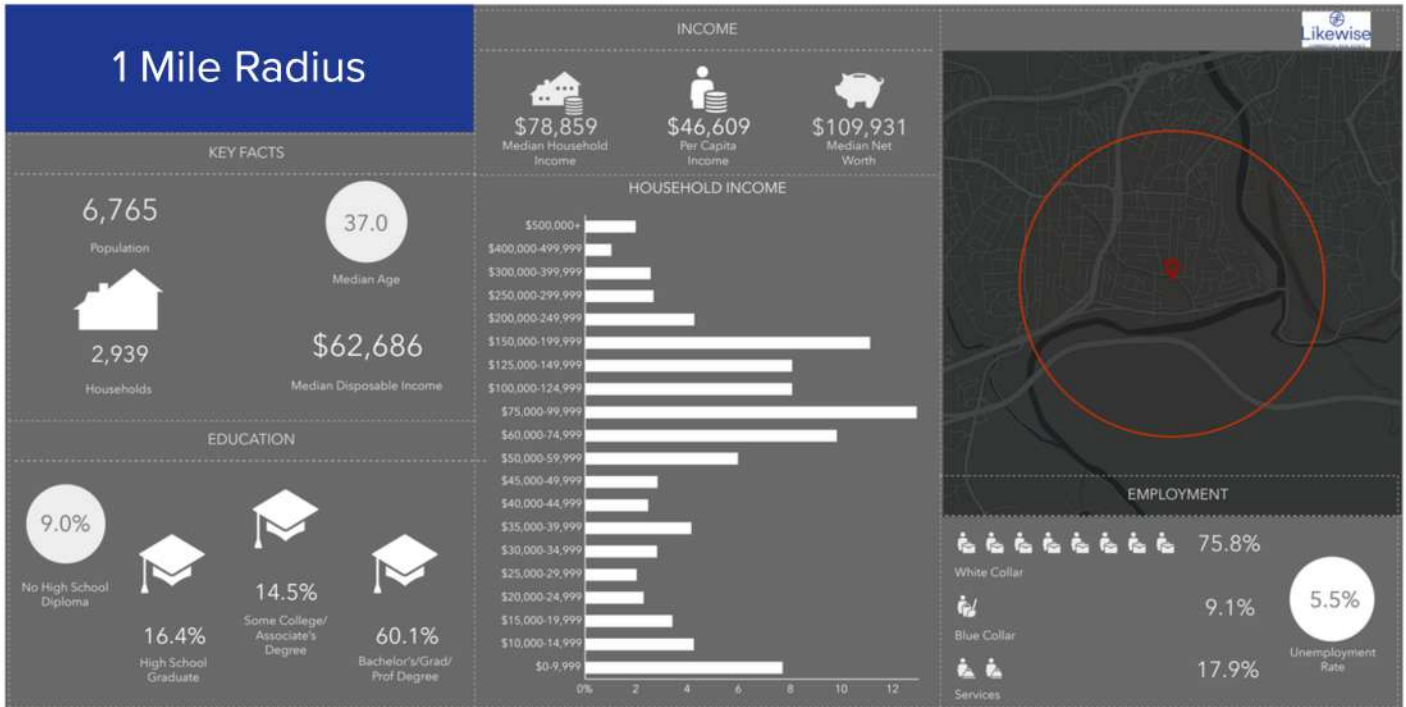
Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 28806 (Asheville)	States North Carolina	United States of America United States
Restaurants	3.55	7.70	5.35	3.22	2.23	2.45
Health Care & Social Assistance	5.47	13.92	9.20	3.83	3.57	3.76
Retail	4.14	12.03	9.23	7.64	4.64	4.60
Manufacturing	1.18	2.87	2.06	1.28	1.25	1.32
Finance & Insurance	0.74	4.61	3.19	1.96	1.64	1.80
Professional & Tech Services	3.40	11.62	7.47	3.41	3.17	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



DEMOGRAPHIC PROFILE





DEMOGRAPHIC PROFILE

