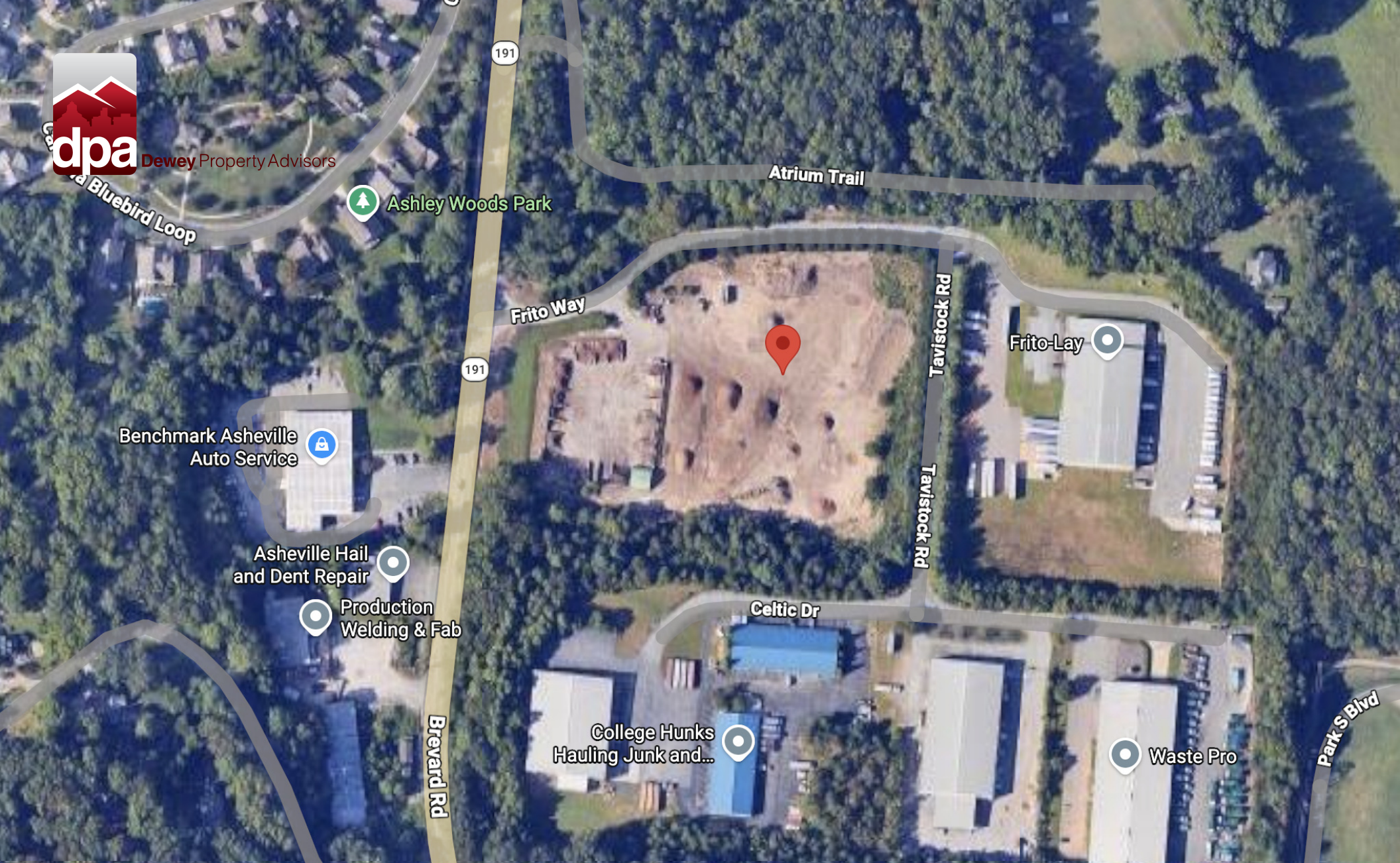




3.45 ACRES FOR SALE IN ARDEN'S INDUSTRIAL DISTRICT

25 FRITO WAY, ARDEN, NC 28704

SALE INFORMATION

LAND FOR SALE ASHEVILLE / ARDEN, NC



25 Frito Way, Arden, NC 28704

3.45 Acres For Sale: \$1,600,000

Excellent development opportunity in one of Arden's most established industrial corridors. This level site features water, sewer, and all major utilities in place—significantly reducing site preparation costs and accelerating your path to construction.

Zoned EMP (Buncombe County), the property offers outstanding flexibility for a wide range of uses including self-storage, flex/warehouse, light manufacturing, distribution, contractor offices, and more.

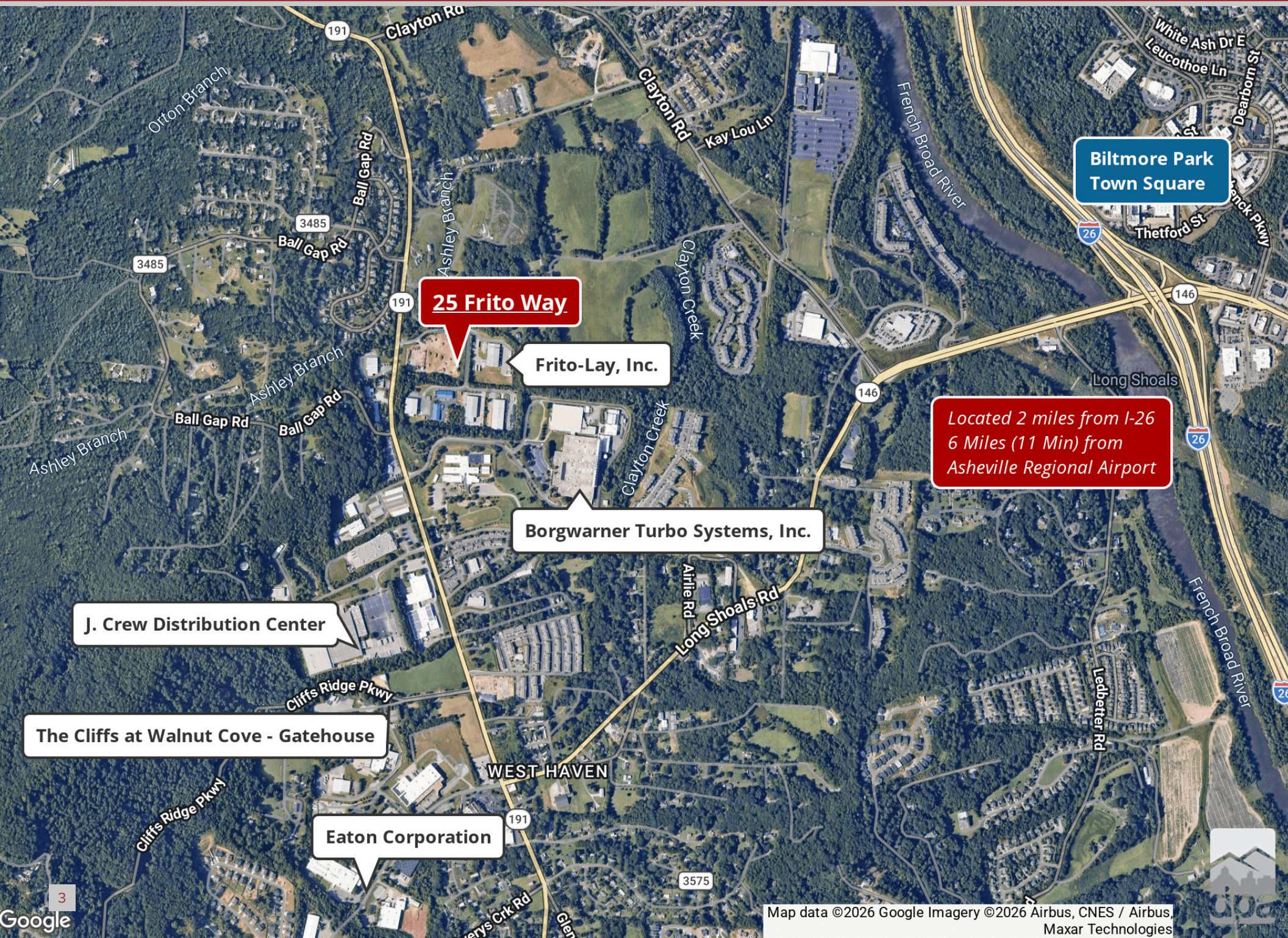
A cost-effective, ready-to-build site in a strong commercial corridor—ideal for investors, developers, or owner-users.

Potential to combine with the adjacent property for expanded development (inquire with Broker for details).

HIGHLIGHTS

- EMP zoning
- Level topography
- Utilities at site





25 Frito Way

Frito-Lay, Inc.

Borgwarner Turbo Systems, Inc.

J. Crew Distribution Center

The Cliffs at Walnut Cove - Gatehouse

Eaton Corporation

**Biltmore Park
Town Square**

*Located 2 miles from I-26
6 Miles (11 Min) from
Asheville Regional Airport*

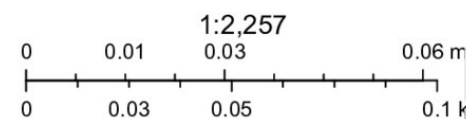




Property - GIS



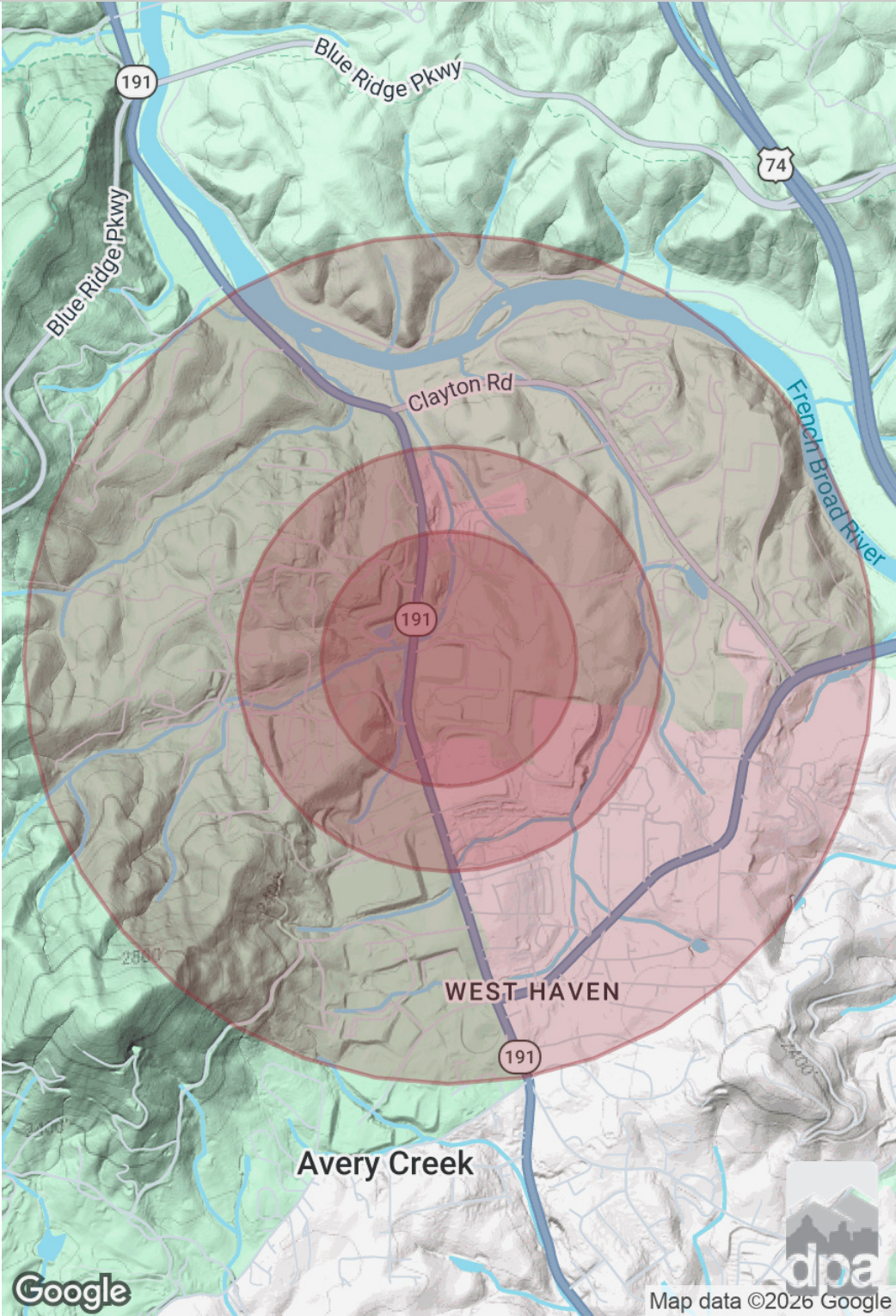
February 16, 2026



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	174	972	3,927
Average Age	45	40	38
Average Age (Male)	45	40	38
Average Age (Female)	46	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	442	1,842
# of Persons per HH	2.5	2.2	2.1
Average HH Income	\$189,095	\$155,093	\$140,559
Average House Value	\$774,593	\$613,687	\$536,697

Demographics data derived from AlphaMap





Dewey
Property
Advisors

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