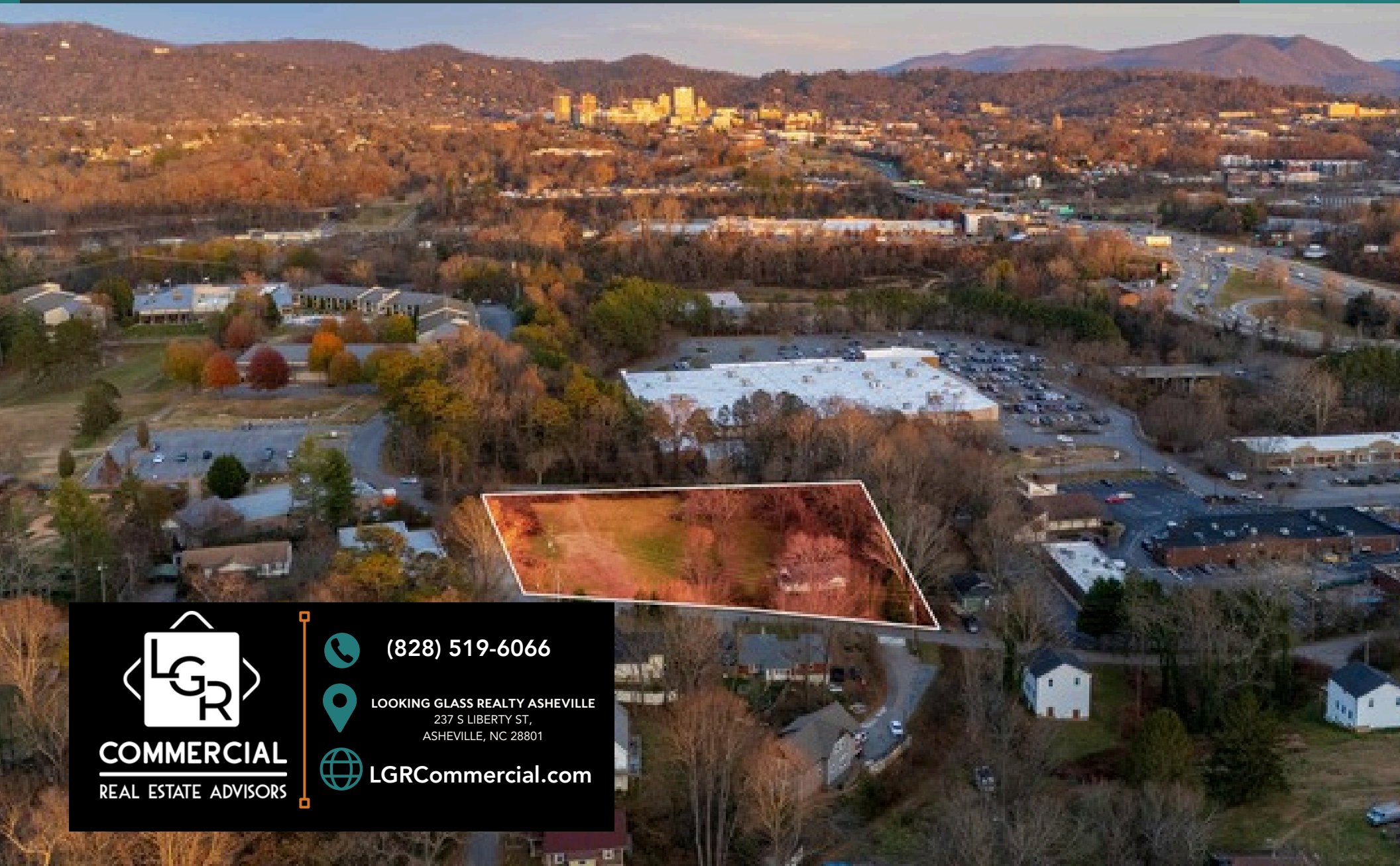


**1 SCRAMBLER CIRCLE,
ASHEVILLE, NC 28806**

INVESTMENT OFFERING
+/- 1.83 ACRES
APPROVED for 38 TOWNHOUSES



COMMERCIAL
REAL ESTATE ADVISORS



(828) 519-6066



LOOKING GLASS REALTY ASHEVILLE
237 S LIBERTY ST,
ASHEVILLE, NC 28801



LGRCommercial.com

TABLE OF CONTENTS



- **OFFERING SUMMARY**
- **LOCATION OVERVIEW**
- **SITE PLAN APPROVAL**
- **MARKET ANALYSIS**
- **INVESTMENT OPPORTUNITY**
- **CONTACT**

OFFERING SUMMARY

1 SCRAMBLER CIRCLE, ASHEVILLE, NC 28806

+/- 1.83 AC

PROPERTY ADDRESS

1 Scrambler Circle,
Asheville, NC 28806

LISTING PRICE

\$2,350,000

SITE SIZE

+/- 1.83 Acres

PARCEL ID

963849961900000

ZONING

Regional Business - RB

CURRENT USE

Unimproved Land

SITE PLAN

Approvals for 38 Townhouses

UTILITIES

Sewer and water credits secured



Scrambler Circle is a premier housing site in Asheville's competitive real estate landscape. Situated just a mile and a half west of Downtown Asheville, 38-unit townhouse site represents an exceptional opportunity to blend modern living with an urban Asheville lifestyle. Designed to meet the demands of the regional market, this community offers locally derived plans for a townhouses community that emphasize quality, convenience, and a connection to the mountain region. The seller is an experienced development group and is open to explore partnerships with licensed general contractors.



COMMERCIAL

LOCATION OVERVIEW

1 Scrambler Circle, Asheville, NC 28806

- 1.5 MILES TO DOWNTOWN
- 0.25 MILES TO 
- FIVE MINUTES OR LESS TO  
- SURROUNDED BY AMENITIES AND CONVENIENCE

**DOWNTOWN
ASHEVILLE**

**RIVER ARTS
DISTRICT**

**WEST
ASHEVILLE**

[Link to parcel map](#)

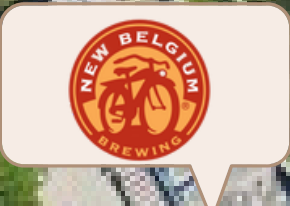
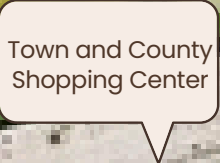
SCRAMBLER CIRCLE
TOWNHOUSE COMMUNITY

LOCATION OVERVIEW

1 SCRAMBLER CIRCLE,
ASHEVILLE NC 28806



1.94 Acre Site



SITE PLAN APPROVAL

1 Scrambler Circle, Asheville, NC 28806

CITY APPROVED

38 Townhouses

ZONING

Regional Business

ACRES

1.83

TOTAL NET SF

53,296 SF

TOTAL GROSS SF

64,921 SF

AVG UNIT SIZE

1,403 SF

City of Asheville Approved for a Level II Residential Housing Development

Some of Western North Carolina's most respected and talented industry professionals performed the site plan.

Their services have produced a site plan that is both authentic to the Asheville region and is a product that meets housing market demands. The 38 planned townhouses will be a valued addition to Asheville's housing shortfalls.

Developer: Miller Lowry

Architect: Robin Raines and Jeff Dalton, Rowhouse

Civil: John Kinnaird, Brooks Engineering (now CDG)

Landscape Architect: Rob Dull, Find The Line Design and Sitework Studios

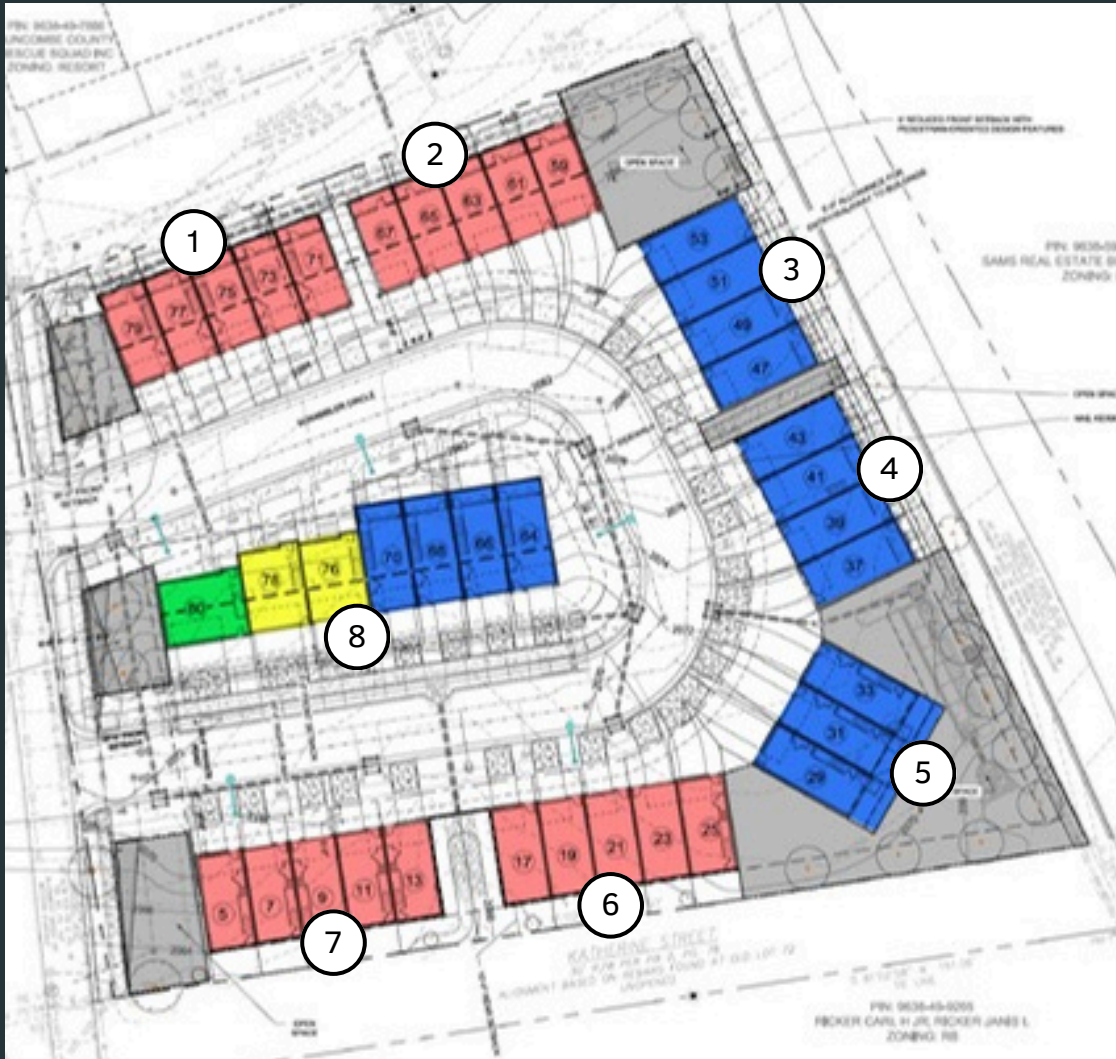


[Link to parcel map](#)

SCRAMBLER CIRCLE
TOWNHOUSE COMMUNITY

SITE PLAN APPROVALS

UNIT MIX



Product A - 1,296 SF

Total Units	1st Floor	2nd Floor	Garage
20	370 SF	448 SF	478 SF



Product B - 1,507 SF

Total Units	1st Floor	2nd Floor	Garage
15	426 SF	534 SF	537 SF



Product C - 1,579 SF

Total Units	1st Floor	2nd Floor	Garage
2	502 SF	541 SF	536 SF



Product D - 1,763 SF

Total Units	1st Floor	2nd Floor	Garage
1	567 SF	601 SF	595 SF

MARKET ANALYSIS

ASHEVILLE, NC (CITY)



THE ECONOMIC & CULTURAL CENTER OF WESTERN NORTH CAROLINA

Market Snapshot

Asheville functions as the region's primary commercial and employment center, with continued demand across multifamily, light industrial, and mixed-use development. Land availability within city limits remains constrained, supporting long-term value for infill and redevelopment sites.

Demand Drivers

Consistent in-migration, a strong healthcare and professional services base, and a large tourism sector sustain multifamily absorption and support mixed-use and retail components. Employers continue to expand in the medical, logistics, and advanced manufacturing sectors.

Supply & Development Constraints

Limited infill parcels, increasing construction costs, and regulatory review timelines create natural barriers to new supply. Industrial inventory is especially constrained, with select submarkets reporting structurally low availability.

Pricing & Cap-Rate Context

Core multifamily and stabilized mixed-use assets generally trade at compressed cap rates relative to the broader region. Industrial assets remain highly sought, with premiums placed on modern clear-height facilities and functional layouts.

Outlook

Expect stable performance across industrial and multifamily sectors, with measured growth in mixed-use and redevelopment projects as demand continues to outpace new supply opportunities.



LGRCommercial.com



(828)519-6066

MARKET ANALYSIS

TOWNHOUSE MARKET BUNCOMBE COUNTY



Townhouse demand in Buncombe County has remained consistently strong across 2024–2025, driven by buyers seeking modern, low-maintenance living close to Asheville’s employment centers and lifestyle amenities. Median sale prices have held steady at elevated levels, and attached homes in well-located areas continue to attract a wide range of buyers, from first-time owners to downsizers, who value efficient layouts, quality finishes, and proximity to downtown. This steady demand creates a favorable runway for thoughtfully designed new townhome communities.

At the same time, development activity in the county has been robust, with increasing numbers of residential permits reflecting confidence in the local housing market. Asheville’s continued population growth, strong in-migration, and enduring appeal of the Blue Ridge region all reinforce the long-term viability of new construction projects. For investors, this combination of sustained buyer demand, healthy pricing, and a thriving regional economy positions new townhome developments as a compelling and well-supported opportunity.

INVESTMENT OPPORTUNITY

**MARKET VALUE
PRICE OPINION**

\$385/SF

AVG FOR COMPLETED PRODUCTS



Product A - 1,296 SF

# of Units	Price Per Unit	Buildings	Total SF
20	\$498,960	1/2/6/7	25,920



Product B - 1,507 SF

# of Units	Price Per Unit	Buildings	Total SF
15	\$580,055	3/4/5/8	22,605



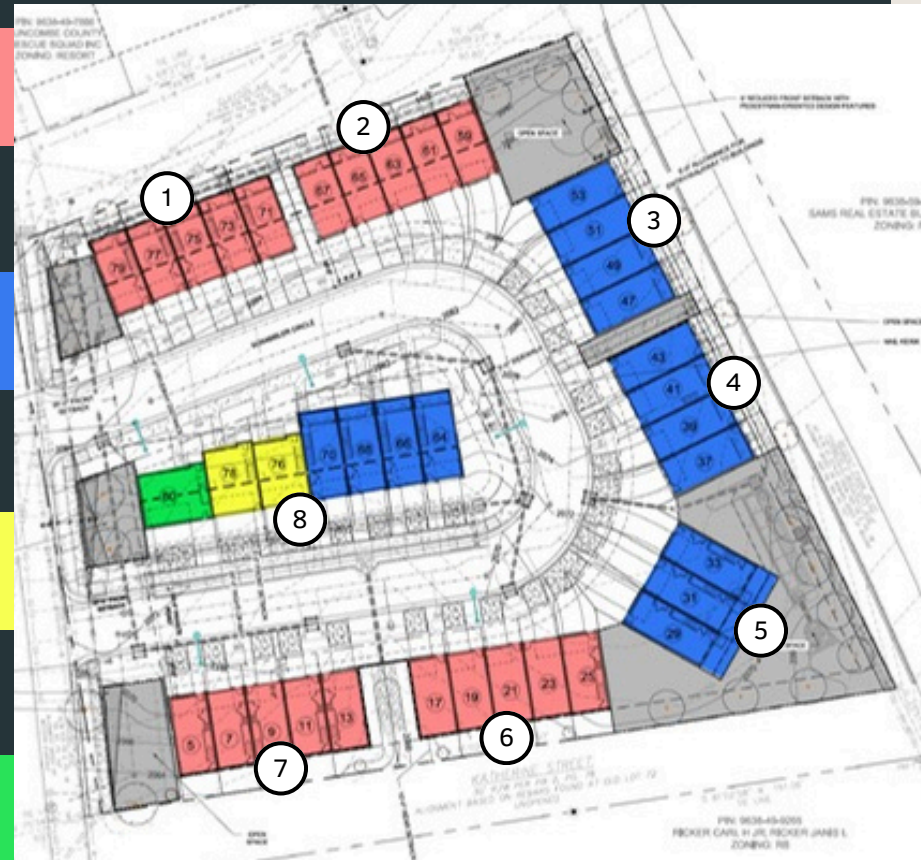
Product C - 1,579 SQFT

# of Units	Price Per Unit	Building	Total SF
2	\$607,915	8	3,158



Product D - 1,763 SQFT

# of Units	Price Per Unit	Building	Total SF
1	\$678,755	8	1,763



CONTACT



COMMERCIAL

REAL ESTATE ADVISORS



(828) 519-6066



LOOKING GLASS REALTY ASHEVILLE
237 S LIBERTY ST,
ASHEVILLE, NC 28801



ADAM SKOOG

Phone: 828.260.6036
Adam@lookingglassrealty.com



JESSE RATLIFF

Phone: 828.273.2398
Jesse@lookingglassrealty.com



SCOTT NELSON

Phone: 828.808.0127
Snelson@lookingglassrealty.com

SCRAMBLER CIRCLE
TOWNHOUSE COMMUNITY