

FOR SALE



28 PLEASANT GROVE ROAD, WEAVERVILLE, NC 28787

BUILDABLE ACREAGE IN HIGHLY DESIRABLE REEMS CREEK VALLEY



Rolling topography and utility accessibility make this highly accessible site an excellent candidate for residential build-out. Located in the highly desirable Reems Creek Valley, this almost 14-acre land tract is just minutes from Downtown Weaverville. The town continues to show rapid economic and population growth. Gravity sewer runs through the lower end of the site. The property is adjoined by both established and approved residential communities. A portion of the property lies within the floodplain. No added value has been assigned to the buildings on the property.

SALE PRICE	\$1,700,000
ZONING	R-3
LOT SIZE	± 13.39 ACRES

PROPERTY DETAILS

- UTILITIES EASILY ACCESSIBLE
- ADJOINED BY ESTABLISHED AND APPROVED RESIDENTIAL COMMUNITIES
- LOCATED IN FAST GROWING AREA, CLOSE TO DOWNTOWN WEAVERVILLE

DARRELL METCALF Broker

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22 Arlington Street, Asheville, NC 28801

www.carla-co.com

28 PLEASANT GROVE ROAD, WEAVERVILLE, NC 28787

OFFERING SUMMARY

LOCATION INFORMATION

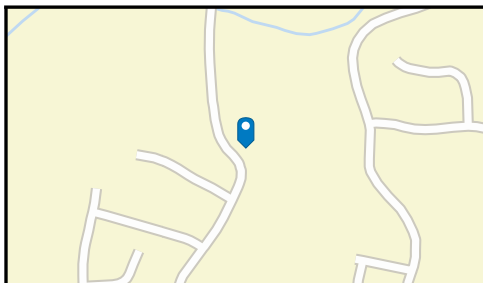
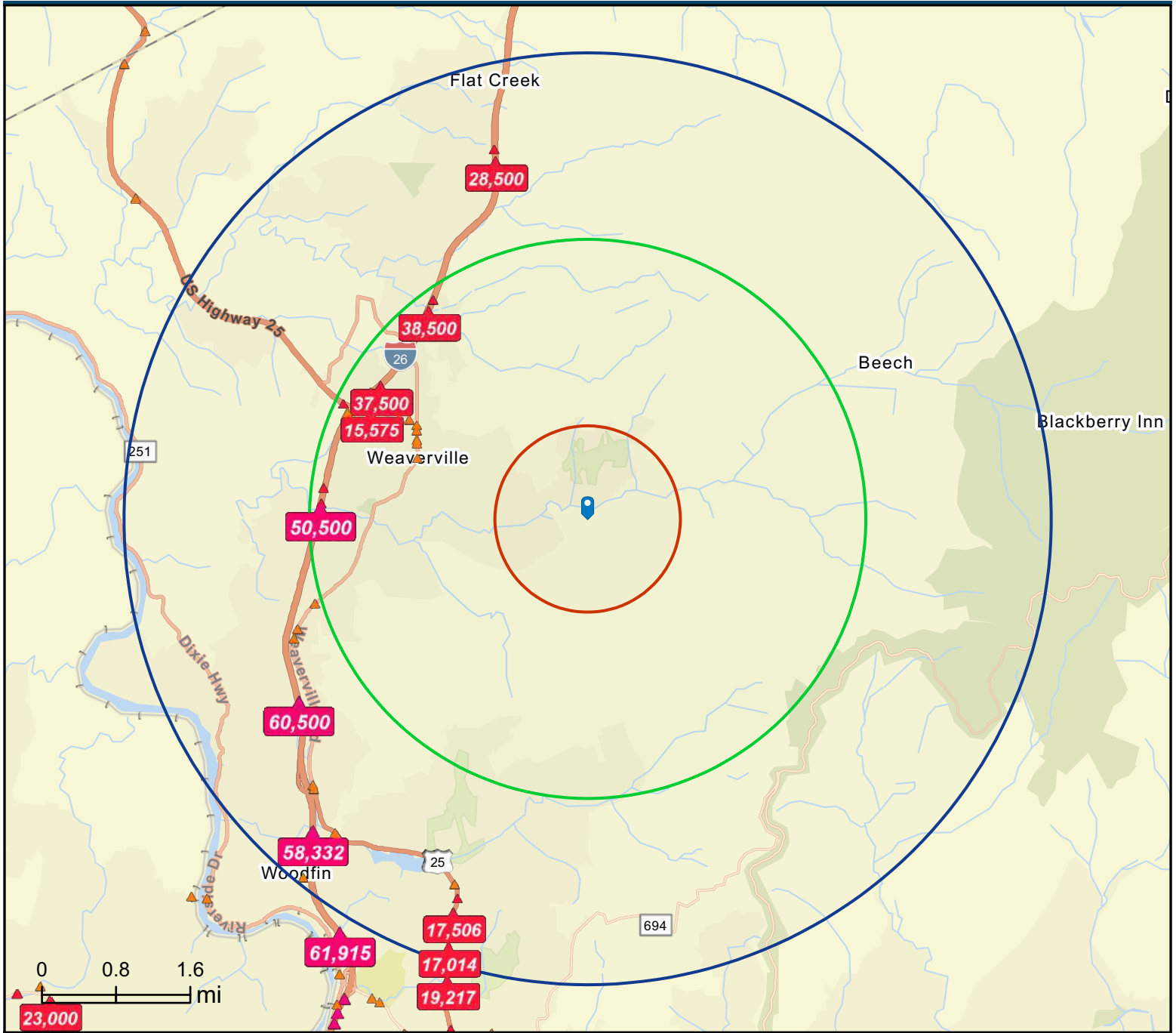
STREET ADDRESS	28 PLEASANT GROVE RD, WEAVERVILLE, NC
LOT SIZE	±13.39 Acres
ZONING	R-3
COUNTY	Buncombe
PIN	9752-23-6735-00000, 9752-33-0606-00000, 9752-23-7266-00000, 9752-23-7631-00000, 9752-34-1436-00000
DEED	Deed Book 1238 / Page 304
MAJOR ROADS NEARBY	- Reems Creek Road - 10 minutes to I-240



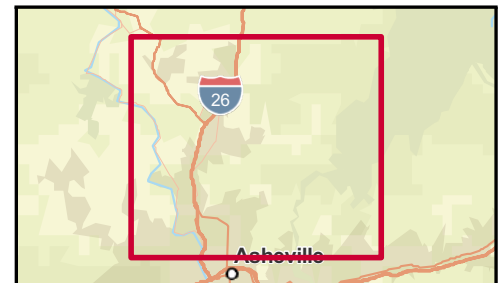
Traffic Count Map

28 Pleasant Grove Road, Weaverville, North Carolina, 28787
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.68752
Longitude: -82.52782



- 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: ©2024 Kalibrate Technologies (Q2 2024).

28 Pleasant Grove Road, Weaverville, North Carolina, 28787
Ring: 5 mile radius

The Great Outdoors

Dominant Tapestry Segment

KEY FACTS



35,137
Total Population



\$489,833
Median Home Value



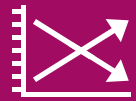
1,348
Businesses



33,528
Daytime Population



49.1
Median Age



1.06%
2024-2029
Pop Growth Rate



\$53,968
Per Capita Income

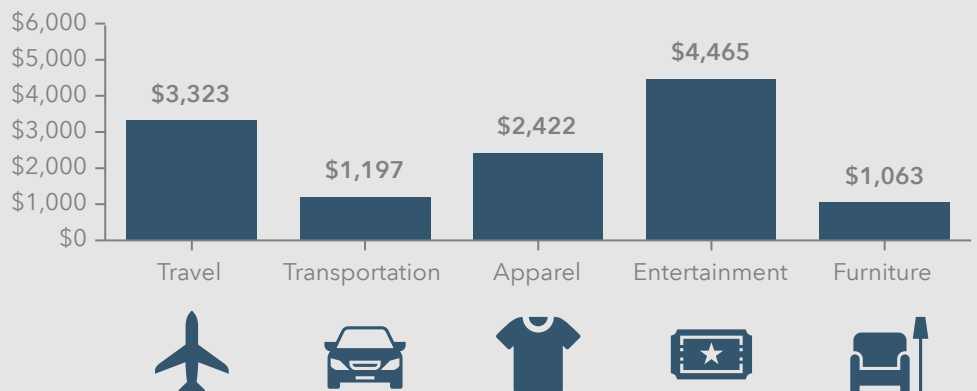


2.2
Avg Household Size



\$84,008
Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2024 Esri

Spending facts are average annual dollars per household

Business Summary

28 Pleasant Grove Road, Weaverville, North Carolina, 28787
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.68752
 Longitude: -82.52782

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		32		438		1,348						
Total Employees:		158		4,173		13,600						
Total Population:		2,727		11,878		35,137						
Employee/Population Ratio (per 100 Residents)		6		35		39						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	3.1%	1	0.6%	17	3.9%	115	2.8%	55	4.1%	375	2.8%
Construction	9	28.1%	25	15.8%	47	10.7%	243	5.8%	126	9.3%	949	7.0%
Manufacturing	0	0.0%	11	7.0%	13	3.0%	652	15.6%	40	3.0%	1,550	11.4%
Transportation	0	0.0%	1	0.6%	6	1.4%	41	1.0%	30	2.2%	183	1.3%
Communication	0	0.0%	0	0.0%	2	0.5%	12	0.3%	4	0.3%	22	0.2%
Utility	0	0.0%	0	0.0%	1	0.2%	6	0.1%	3	0.2%	79	0.6%
Wholesale Trade	0	0.0%	0	0.0%	9	2.1%	61	1.5%	29	2.2%	208	1.5%
Retail Trade Summary	5	15.6%	36	22.8%	107	24.4%	1,291	30.9%	284	21.1%	3,762	27.7%
Home Improvement	0	0.0%	1	0.6%	6	1.4%	93	2.2%	19	1.4%	403	3.0%
General Merchandise Stores	0	0.0%	0	0.0%	4	0.9%	87	2.1%	14	1.0%	410	3.0%
Food Stores	2	6.2%	21	13.3%	15	3.4%	293	7.0%	34	2.5%	776	5.7%
Auto Dealers & Gas Stations	0	0.0%	3	1.9%	9	2.1%	51	1.2%	24	1.8%	103	0.8%
Apparel & Accessory Stores	0	0.0%	1	0.6%	3	0.7%	11	0.3%	8	0.6%	34	0.2%
Furniture & Home Furnishings	0	0.0%	1	0.6%	7	1.6%	20	0.5%	16	1.2%	50	0.4%
Eating & Drinking Places	2	6.2%	9	5.7%	41	9.4%	624	15.0%	96	7.1%	1,356	10.0%
Miscellaneous Retail	0	0.0%	0	0.0%	22	5.0%	113	2.7%	74	5.5%	630	4.6%
Finance, Insurance, Real Estate Summary	0	0.0%	1	0.6%	46	10.5%	222	5.3%	140	10.4%	686	5.0%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	9	2.1%	57	1.4%	24	1.8%	198	1.5%
Securities Brokers	0	0.0%	0	0.0%	7	1.6%	18	0.4%	20	1.5%	56	0.4%
Insurance Carriers & Agents	0	0.0%	0	0.0%	7	1.6%	20	0.5%	20	1.5%	56	0.4%
Real Estate, Holding, Other Investment Offices	0	0.0%	1	0.6%	23	5.3%	127	3.0%	76	5.6%	376	2.8%
Services Summary	14	43.8%	79	50.0%	158	36.1%	1,361	32.6%	499	37.0%	5,347	39.3%
Hotels & Lodging	2	6.2%	11	7.0%	5	1.1%	31	0.7%	13	1.0%	756	5.6%
Automotive Services	0	0.0%	1	0.6%	10	2.3%	38	0.9%	30	2.2%	108	0.8%
Movies & Amusements	0	0.0%	4	2.5%	9	2.1%	53	1.3%	34	2.5%	179	1.3%
Health Services	1	3.1%	7	4.4%	28	6.4%	261	6.3%	70	5.2%	844	6.2%
Legal Services	0	0.0%	0	0.0%	3	0.7%	9	0.2%	20	1.5%	64	0.5%
Education Institutions & Libraries	0	0.0%	19	12.0%	6	1.4%	208	5.0%	26	1.9%	870	6.4%
Other Services	10	31.2%	36	22.8%	98	22.4%	759	18.2%	305	22.6%	2,527	18.6%
Government	0	0.0%	4	2.5%	6	1.4%	167	4.0%	19	1.4%	417	3.1%
Unclassified Establishments	2	6.2%	1	0.6%	26	5.9%	3	0.1%	119	8.8%	22	0.2%
Totals	32	100.0%	158	100.0%	438	100.0%	4,173	100.0%	1,348	100.0%	13,600	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Business Summary

28 Pleasant Grove Road, Weaverville, North Carolina, 28787
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.68752
 Longitude: -82.52782

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	0.6%	1	0.2%	5	0.1%	5	0.4%	14	0.1%
Mining	0	0.0%	0	0.0%	1	0.2%	15	0.4%	2	0.1%	34	0.2%
Utilities	0	0.0%	0	0.0%	1	0.2%	6	0.1%	3	0.2%	63	0.5%
Construction	10	31.2%	30	19.0%	48	11.0%	249	6.0%	130	9.6%	967	7.1%
Manufacturing	1	3.1%	27	17.1%	18	4.1%	690	16.5%	45	3.3%	1,579	11.6%
Wholesale Trade	0	0.0%	0	0.0%	9	2.1%	61	1.5%	29	2.2%	208	1.5%
Retail Trade	2	6.2%	10	6.3%	61	13.9%	630	15.1%	175	13.0%	2,320	17.1%
Motor Vehicle & Parts Dealers	0	0.0%	3	1.9%	6	1.4%	41	1.0%	17	1.3%	74	0.5%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	4	0.9%	10	0.2%	9	0.7%	25	0.2%
Electronics & Appliance Stores	0	0.0%	0	0.0%	1	0.2%	2	0.0%	4	0.3%	14	0.1%
Building Material & Garden Equipment & Supplies Dealers	0	0.0%	1	0.6%	6	1.4%	93	2.2%	18	1.3%	401	2.9%
Food & Beverage Stores	1	3.1%	6	3.8%	15	3.4%	269	6.4%	30	2.2%	725	5.3%
Health & Personal Care Stores	0	0.0%	0	0.0%	5	1.1%	39	0.9%	16	1.2%	339	2.5%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	4	0.9%	19	0.5%	8	0.6%	37	0.3%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	1	0.6%	3	0.7%	13	0.3%	12	0.9%	51	0.4%
Sporting Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	12	2.7%	51	1.2%	42	3.1%	221	1.6%
General Merchandise Stores	0	0.0%	0	0.0%	6	1.4%	94	2.3%	20	1.5%	433	3.2%
Transportation & Warehousing	0	0.0%	0	0.0%	4	0.9%	37	0.9%	19	1.4%	143	1.1%
Information	0	0.0%	0	0.0%	10	2.3%	53	1.3%	27	2.0%	151	1.1%
Finance & Insurance	0	0.0%	0	0.0%	23	5.3%	95	2.3%	64	4.7%	314	2.3%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	9	2.1%	57	1.4%	24	1.8%	198	1.5%
Securities & Commodity Contracts	0	0.0%	0	0.0%	7	1.6%	18	0.4%	20	1.5%	56	0.4%
Funds, Trusts & Other Financial Vehicles	0	0.0%	0	0.0%	7	1.6%	20	0.5%	21	1.6%	60	0.4%
Real Estate, Rental & Leasing	0	0.0%	1	0.6%	24	5.5%	131	3.1%	80	5.9%	388	2.9%
Professional, Scientific & Tech Services	5	15.6%	13	8.2%	44	10.0%	345	8.3%	136	10.1%	909	6.7%
Legal Services	0	0.0%	0	0.0%	3	0.7%	9	0.2%	20	1.5%	64	0.5%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.5%	7	0.2%	6	0.4%	21	0.2%
Administrative, Support & Waste Management Services	1	3.1%	4	2.5%	16	3.7%	61	1.5%	46	3.4%	207	1.5%
Educational Services	0	0.0%	19	12.0%	6	1.4%	207	5.0%	31	2.3%	888	6.5%
Health Care & Social Assistance	1	3.1%	7	4.4%	32	7.3%	449	10.8%	100	7.4%	1,887	13.9%
Arts, Entertainment & Recreation	0	0.0%	4	2.5%	10	2.3%	55	1.3%	36	2.7%	190	1.4%
Accommodation & Food Services	4	12.5%	20	12.7%	46	10.5%	656	15.7%	110	8.2%	2,133	15.7%
Accommodation	2	6.2%	11	7.0%	5	1.1%	31	0.7%	13	1.0%	756	5.6%
Food Services & Drinking Places	2	6.2%	9	5.7%	41	9.4%	624	15.0%	98	7.3%	1,377	10.1%
Other Services (except Public Administration)	4	12.5%	16	10.1%	50	11.4%	251	6.0%	163	12.1%	744	5.5%
Automotive Repair & Maintenance	0	0.0%	1	0.6%	9	2.1%	35	0.8%	23	1.7%	90	0.7%
Public Administration	0	0.0%	4	2.5%	6	1.4%	167	4.0%	19	1.4%	417	3.1%
Unclassified Establishments	2	6.2%	1	0.6%	26	5.9%	3	0.1%	119	8.8%	22	0.2%
Total	32	100.0%	158	100.0%	438	100.0%	4,173	100.0%	1,348	100.0%	13,600	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Key Facts

28 Pleasant Grove Road, Weaverville, North Carolina, 28787
Ring: 5 mile radius

KEY FACTS

35,137

Population



2.2

Average Household Size

49.1

Median Age

\$84,008

Median Household Income

EDUCATION

4.5%

No High School Diploma



16.4%

High School Graduate



22.0%

Some College/
Associate's Degree



57.0%

Bachelor's/Grad/
Prof Degree

BUSINESS



1,348

Total Businesses



13,600

Total Employees

EMPLOYMENT



71.4%

White Collar



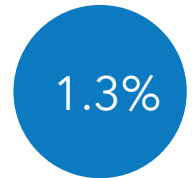
14.1%

Blue Collar



14.4%

Services



1.3%

Unemployment Rate

INCOME



\$84,008

Median Household Income



\$53,968

Per Capita Income



\$369,062

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.2%)

The smallest group: \$15,000 - \$24,999 (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-2.7%	<div style="width: 5.2%;"></div>
\$15,000 - \$24,999	3.7%	-3.6%	<div style="width: 3.7%;"></div>
\$25,000 - \$34,999	4.9%	-1.4%	<div style="width: 4.9%;"></div>
\$35,000 - \$49,999	11.7%	-1.2%	<div style="width: 11.7%;"></div>
\$50,000 - \$74,999	18.7%	-0.7%	<div style="width: 18.7%;"></div>
\$75,000 - \$99,999	13.6%	+0.8%	<div style="width: 13.6%;"></div>
\$100,000 - \$149,999	19.2%	+2.3%	<div style="width: 19.2%;"></div>
\$150,000 - \$199,999	9.0%	+2.4%	<div style="width: 9.0%;"></div>
\$200,000+	14.1%	+4.2%	<div style="width: 14.1%;"></div>

Bars show deviation from Buncombe County

Demographic and Income Profile

28 Pleasant Grove Road, Weaverville, North Carolina, 28787
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 35.68752
 Longitude: -82.52782

Summary	Census 2010	Census 2020	2024	2029
Population	29,513	33,591	35,137	36,129
Households	12,608	14,670	15,385	15,899
Families	8,115	9,196	9,508	9,796
Average Household Size	2.28	2.22	2.22	2.21
Owner Occupied Housing Units	9,339	10,678	11,149	11,735
Renter Occupied Housing Units	3,270	3,992	4,236	4,164
Median Age	45.8	48.4	49.1	49.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.56%	0.75%	0.38%
Households	0.66%	0.98%	0.64%
Families	0.60%	0.91%	0.56%
Owner HHs	1.03%	1.22%	0.97%
Median Household Income	3.15%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	802	5.2%	636	4.0%
\$15,000 - \$24,999	562	3.7%	381	2.4%
\$25,000 - \$34,999	757	4.9%	562	3.5%
\$35,000 - \$49,999	1,796	11.7%	1,563	9.8%
\$50,000 - \$74,999	2,879	18.7%	2,775	17.5%
\$75,000 - \$99,999	2,095	13.6%	2,160	13.6%
\$100,000 - \$149,999	2,948	19.2%	3,350	21.1%
\$150,000 - \$199,999	1,383	9.0%	1,804	11.3%
\$200,000+	2,163	14.1%	2,668	16.8%

Median Household Income	\$84,008	\$98,111
Average Household Income	\$122,470	\$141,574
Per Capita Income	\$53,968	\$62,684

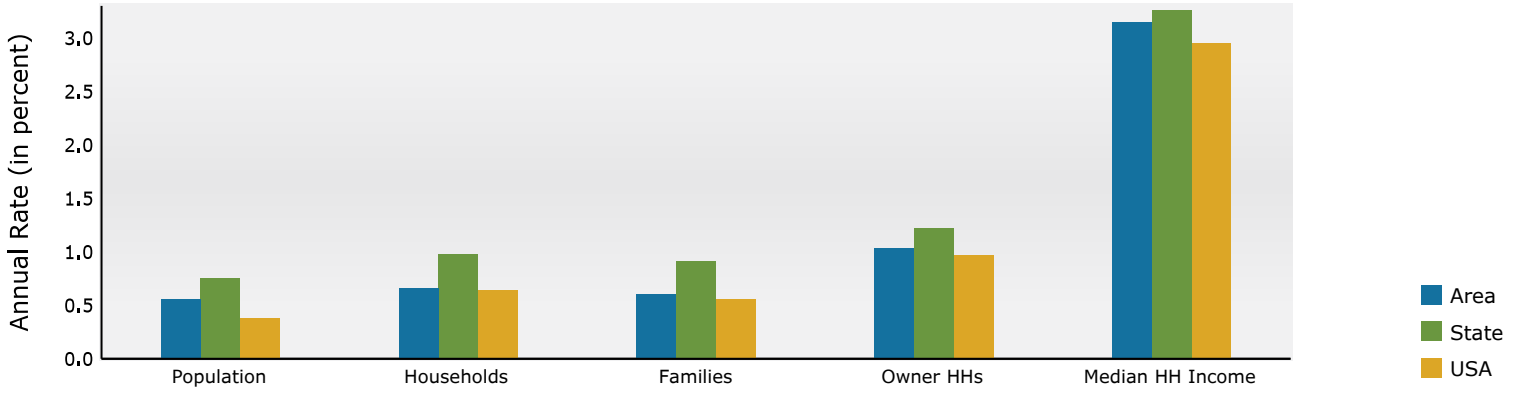
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,413	4.8%	1,327	4.0%	1,374	3.9%	1,359	3.8%
5 - 9	1,608	5.4%	1,521	4.5%	1,560	4.4%	1,485	4.1%
10 - 14	1,571	5.3%	1,691	5.0%	1,622	4.6%	1,686	4.7%
15 - 19	1,443	4.9%	1,590	4.7%	1,612	4.6%	1,566	4.3%
20 - 24	1,484	5.0%	1,584	4.7%	1,593	4.5%	1,529	4.2%
25 - 34	3,235	11.0%	3,597	10.7%	3,780	10.8%	3,809	10.5%
35 - 44	3,651	12.4%	4,109	12.2%	4,400	12.5%	4,457	12.3%
45 - 54	4,460	15.1%	3,994	11.9%	4,193	11.9%	4,410	12.2%
55 - 64	4,992	16.9%	4,926	14.7%	4,589	13.1%	4,466	12.4%
65 - 74	3,077	10.4%	5,786	17.2%	5,737	16.3%	5,322	14.7%
75 - 84	1,842	6.2%	2,595	7.7%	3,639	10.4%	4,663	12.9%
85+	736	2.5%	869	2.6%	1,039	3.0%	1,376	3.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,605	93.5%	29,495	87.8%	30,640	87.2%	31,156	86.2%
Black Alone	522	1.8%	666	2.0%	668	1.9%	695	1.9%
American Indian Alone	70	0.2%	146	0.4%	161	0.5%	173	0.5%
Asian Alone	232	0.8%	318	0.9%	356	1.0%	399	1.1%
Pacific Islander Alone	18	0.1%	22	0.1%	27	0.1%	30	0.1%
Some Other Race Alone	585	2.0%	971	2.9%	1,091	3.1%	1,224	3.4%
Two or More Races	481	1.6%	1,974	5.9%	2,194	6.2%	2,453	6.8%
Hispanic Origin (Any Race)	1,467	5.0%	2,050	6.1%	2,334	6.6%	2,623	7.3%

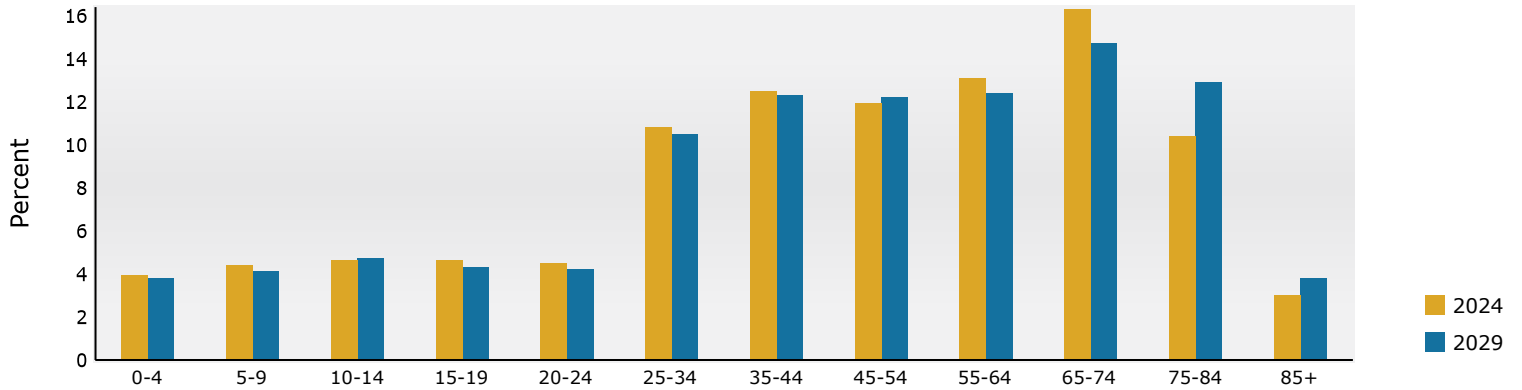
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

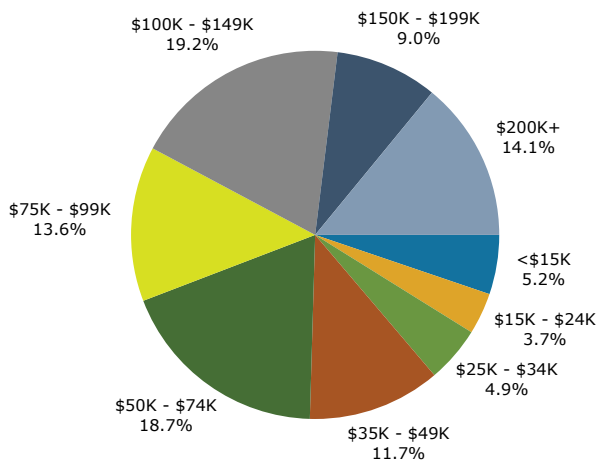
Trends 2024-2029



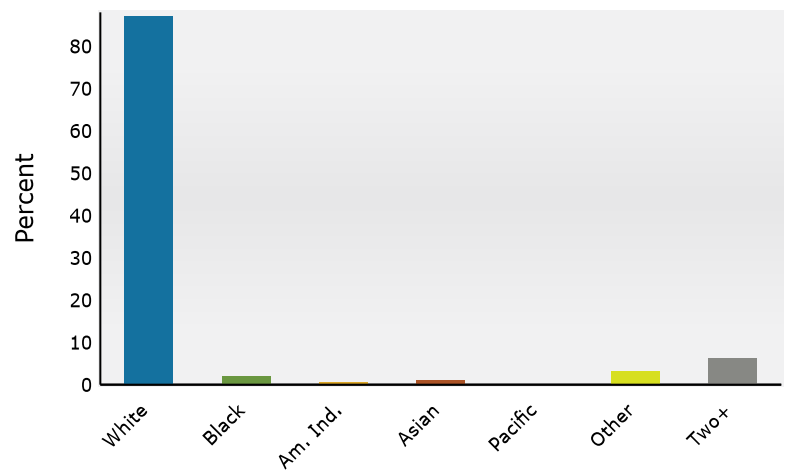
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.