

FOR SALE
196 Underwood Road
Fletcher, NC 28732

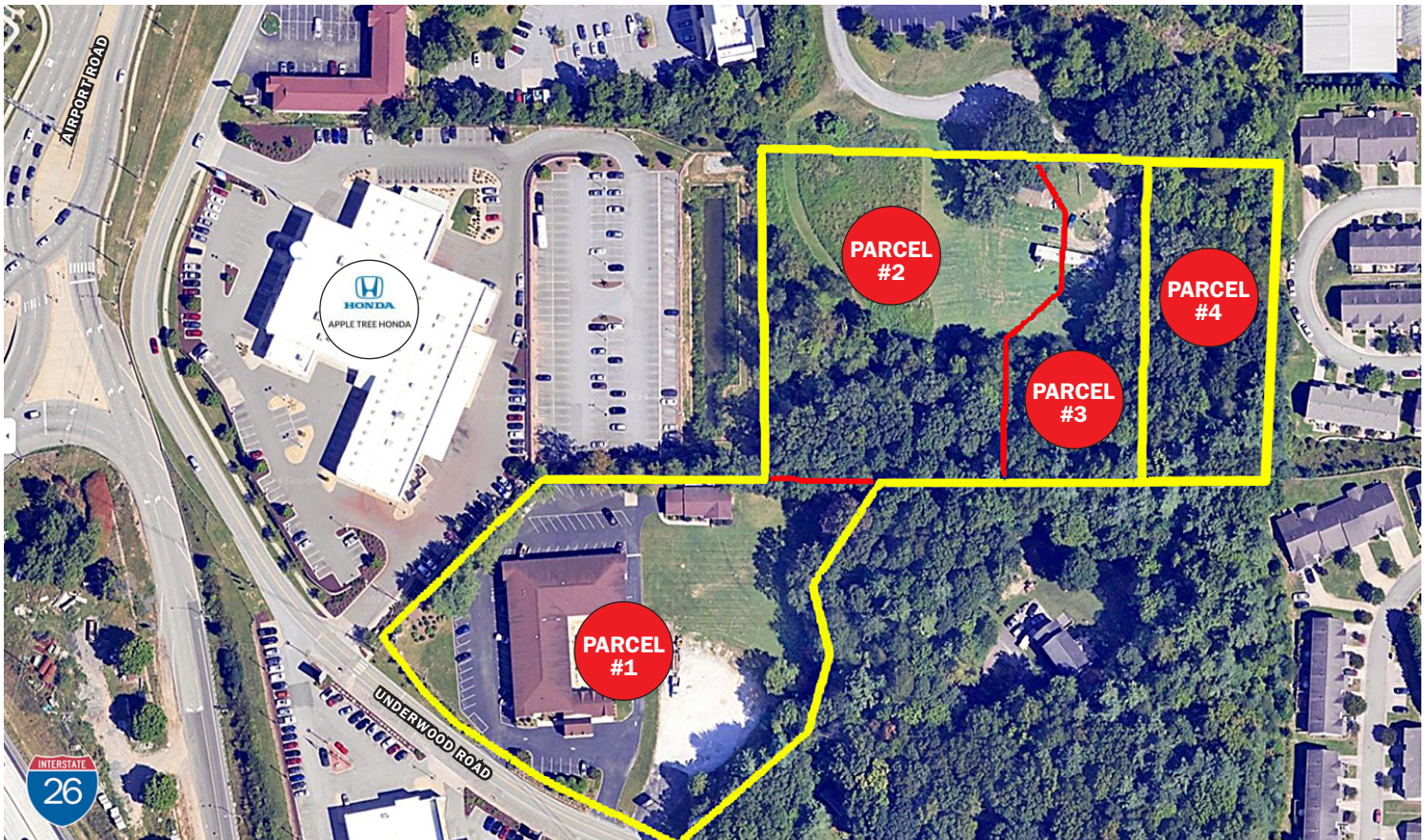
contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$8,900,000

7.71±ACRES / 4 LAND PARCELS IN FLETCHER (3 MINUTES FROM ASHEVILLE REGIONAL AIRPORT)



MAP CREDIT: GOOGLE MAPS

PROPERTY HIGHLIGHTS

7.71±/acres / 4 parcels of land / former hotel site

Asheville Regional Airport 3 minutes away (1 mile)

Site to be delivered vacant and/or clear of any buildings

Close proximity to Airport Road & I-26 on/off ramps

Great location for new hotel, restaurant or multi-family site

Site well-suited for storage units or a parking garage



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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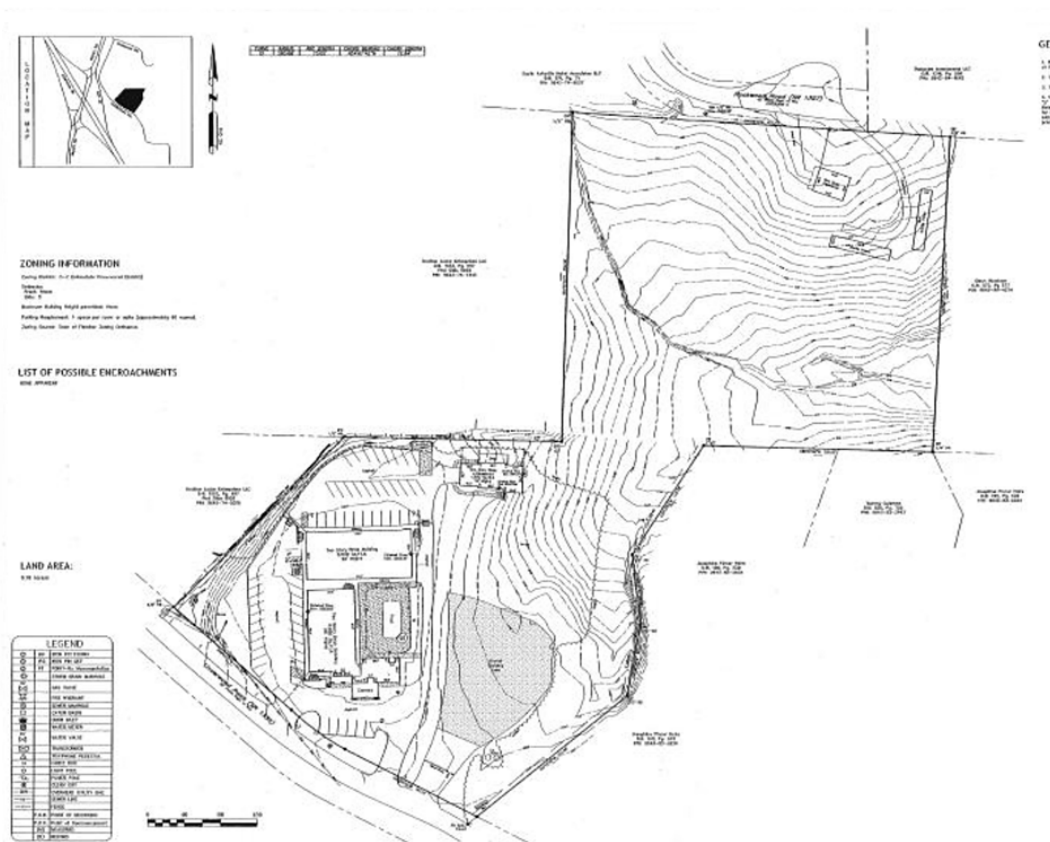
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PROPERTY SURVEY

EXHIBIT A

196 Underwood Rd, 44 Rockwood Rd, 48 Rockwood Rd
REID #700250, REID #9957710, REID #9957711, REID #702633

Total of approx 7.71± acres



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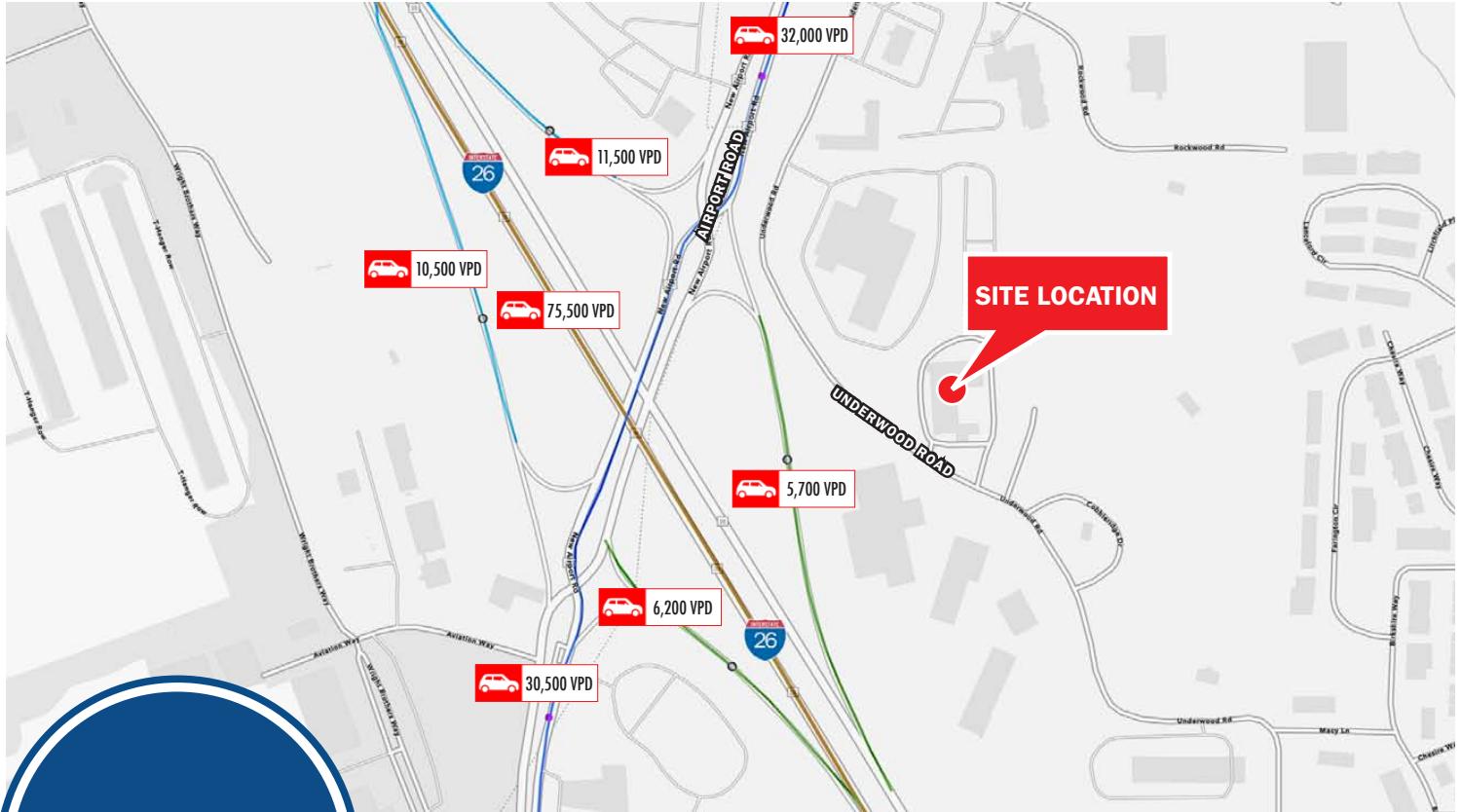
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
New Airport Rd	Aviation Way N	29,374	0.20 mi
Airport Rd	Aviation Way N	27,908	0.20 mi
Rockwood Rd	Andrew Way NW	683	0.26 mi
New Airport Rd	Underwood Rd NE	31,986	0.27 mi
Norman Rd	Hickory Dr S	974	0.38 mi
Underwood Rd	Piney Dr N	1,464	0.40 mi
New Airport Rd	Airport Pk Rd N	22,536	0.44 mi
SR 1358	Wildwood Cir	6,179	0.50 mi
Fanning Bridge Rd	State Rd 3569 E	5,568	0.50 mi



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SURROUNDINGS



MAP CREDIT: NOAA

SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	2,983	26,525
Households	1,257	10,912
Median Age	42	42
Median Household Income	\$66,470	\$69,129
Daytime Employees	4,293	21,984
Population Growth '23 - '28	+1.98%	+3.92%
Household Growth '23 - '28	+1.67%	+3.67%



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