

For Sale
Land
2.29 Acres



2236 Us 70 Highway

Swannanoa, North Carolina 28778

Property Description

+/- 2.29 acre property nearby two recent (60, 95 units) multifamily developments in Swannanoa, NC. Property is located +/-15 minutes from downtown Asheville. This potential affordable housing development site is located outside the city limits of Asheville. Sewer line runs along small stream in front of the two houses. No value placed on houses. Houses have month to month tenants according to the owner. Property is +/- 1 mile from I-40 (AADT of +/- 50,000) and +/- 10 minutes from the VA hospital, the Blue Ridge Parkway and John B Lewis soccer fields. This section of US 70 has AADT of +/- 11,000.

Please note that the property has a sewer easement along Franklin Rd.

OFFERING SUMMARY

Sale Price	\$1,100,000
Lot Size	2.29 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,210	\$48,151
3 Miles	8,576	\$49,488
5 Miles	31,243	\$60,583

For more information

James Morgan

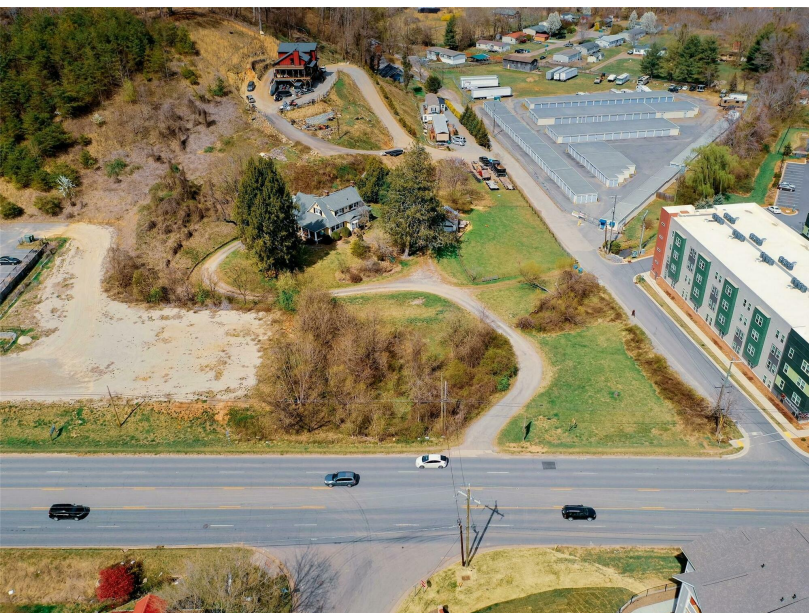
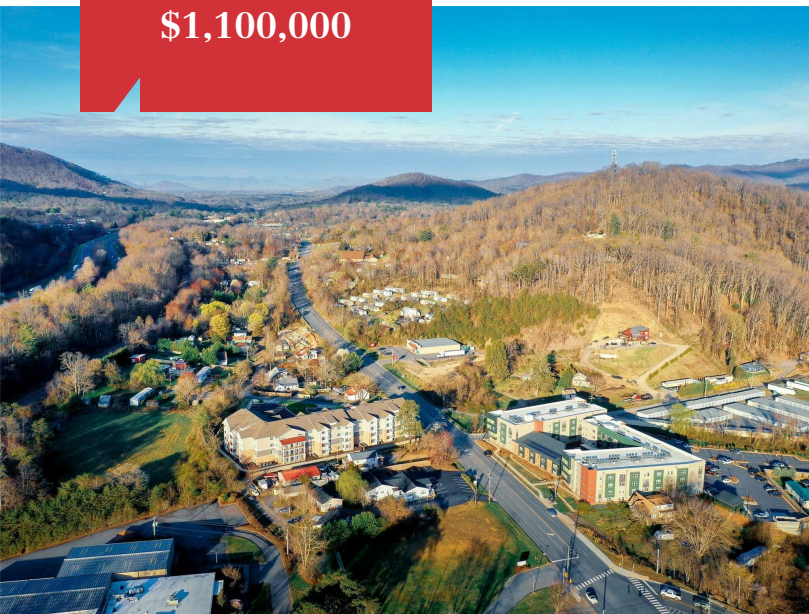
O: 828 365 8855
jmorgan@naibevery-hanks.com



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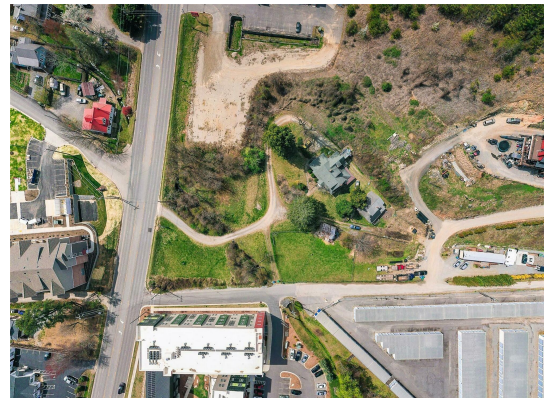
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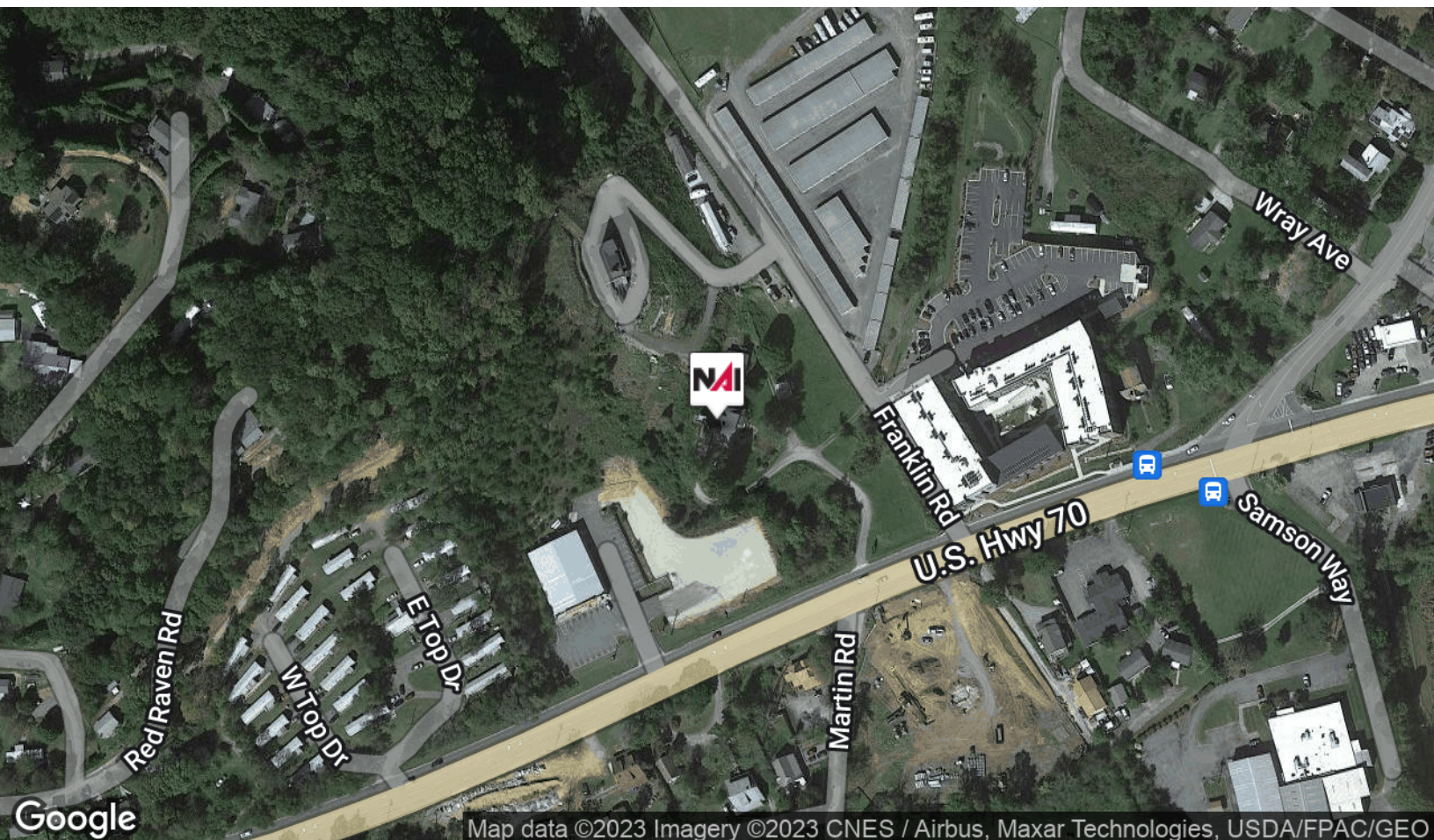
Boundary is approximate



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+/- 15 min to downtown Asheville

Villas at Swannanoa
(60 units)

East Haven
apts (95 units)



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James Morgan

Commercial Broker

828.365.8855 tel

828.365.8855 cell

jmorgan@naibevery-hanks.com

Memberships & Affiliations

CIRA, CoStar, Loopnet, & MLS

Education

James majored in real estate at Florida State University. His NC real estate license number is 308343.

Professional Background

James joined NAI Beverly-Hanks as a commercial real estate broker in 2020. He previously worked with SVN | BlackStream from 2019-2020 as an Associate Commercial Real Estate Advisor of its Asheville office. James has previously interned with NAI Southern Real Estate in Charlotte, NC. James is specializing in office, industrial, and land property types. He represents tenants and buyers for leasing, sales, and investment property transactions.

In his free time James enjoys hiking in Pisgah and Dupont, playing soccer, and hanging out with his friends. He also loves to mountain bike, watch college football, and cook. James grew up in Charlotte, but has been coming to WNC for his whole life. His father, Gary Morgan, grew up in Asheville.