



Dewey Property Advisors



Lines are approximate

LAND FOR SALE - 1728 BREVARD ROAD

ARDEN, NC

2.414 ACRES FOR \$625,000



PROPERTY DESCRIPTION

Located in one of the most desirable and rapidly growing corridors of Buncombe County, this 2.414-acre parcel on Brevard Road presents a rare opportunity for commercial or multi-family development. Zoned EMP (Employment District), the property allows for a wide range of permitted uses including:

- Multi-family residential (up to 12 units/acre)
- Office buildings and medical facilities
- Light industrial or flex space
- Self-storage and warehousing

Positioned strategically between Bent Creek and Long Shoals Road, this site offers excellent visibility and access on a high-traffic thoroughfare, just minutes from the Blue Ridge Parkway, the Asheville Outlets, and I-26. The topography is favorable for development, and the surrounding area is a dynamic mix of residential neighborhoods, retail centers, and outdoor recreation hubs.

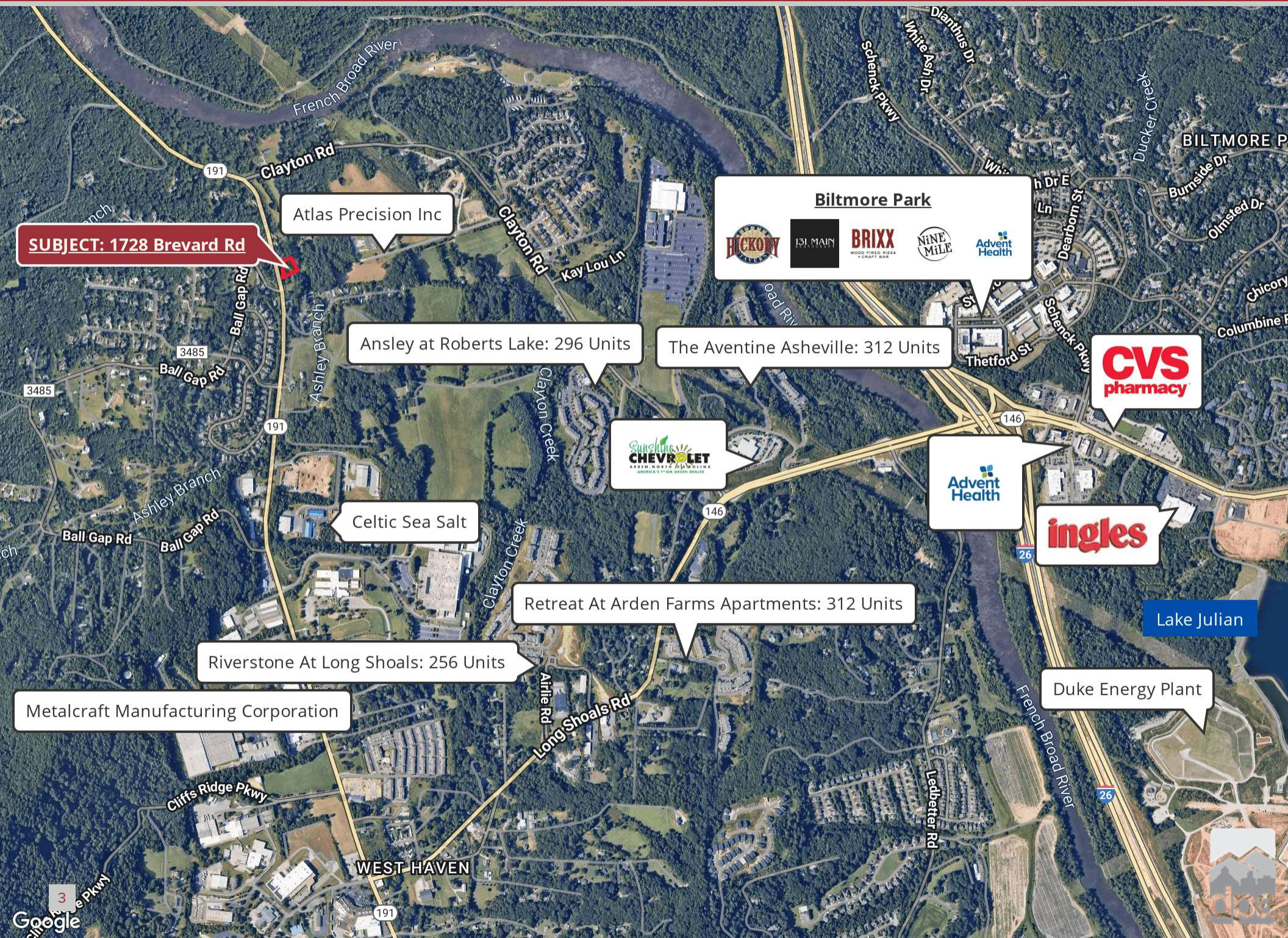
PROPERTY HIGHLIGHTS

- Prime location with road frontage on Brevard Road
- Flexible EMP zoning supports a variety of commercial and residential uses

Address:	1728 Brevard Road, Arden NC 28704
Price:	\$625,000
Lot Size:	2.414 Acres
Zoning:	EMP (Buncombe County) - Flexible Uses Allowed



LOCATION



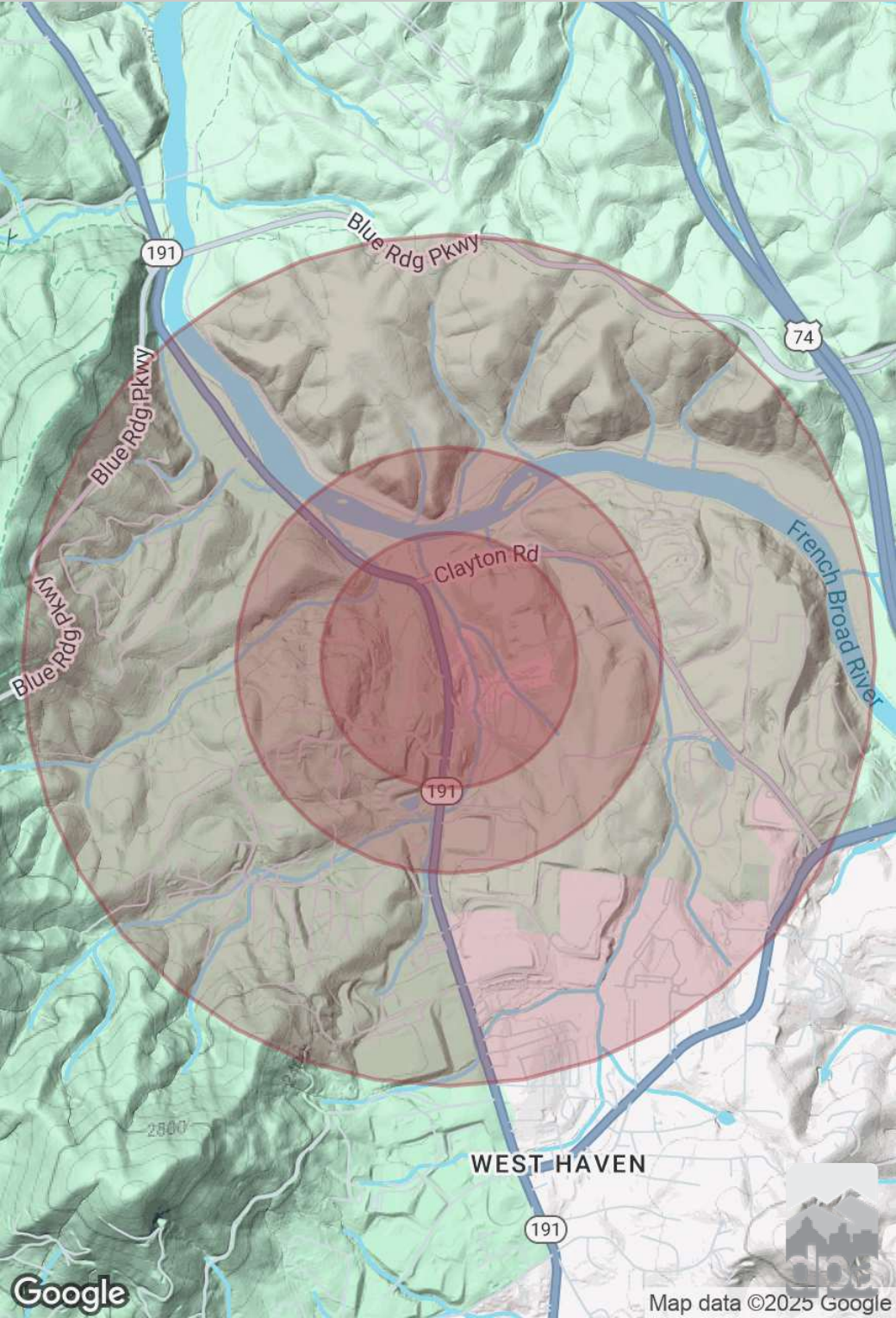
ADDITIONAL PHOTOS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	289	768	3,221
Average Age	44	43	38
Average Age (Male)	44	43	38
Average Age (Female)	45	44	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	326	1,536
# of Persons per HH	2.4	2.4	2.1
Average HH Income	\$182,016	\$175,911	\$139,770
Average House Value	\$741,093	\$712,203	\$540,946

Demographics data derived from AlphaMap





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