

9999 River Hills Road, Asheville



10.81 ACRES +/-

THE
REAL
ESTATE
CENTER

Click [HERE](#) for video

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159 S Lexington, Asheville, NC 28801

www.recenter.com

Executive Summary

10.9 Acres +/- | \$2,600,000

City of Asheville approval complete for a 153 unit apartment complex. Opportunity Zone. 10.9 acre +/- high profile parcel at the end of Tunnel Road in the River Hills Shopping Center next to several national retail brands including Dollar Tree, Target, Michaels, Movie Theaters, and Dick's. Commercial Industrial zoning allows for many uses including retail, hospitality, multi-family, industrial, or mixed use. Site has great visibility from both directions of I-240 with 52,000 VPD. Recently assembled to frontage along River Hills Road to give access to upper part of the acreage via 400 feet +/- of road frontage. Completed due diligence items available include: Army Corp wetlands delineation, phase 1, Alta survey, project plans, traffic report, and Geotech.









Downtown Asheville

Tunnel Road Exit 7 - 240

Asheville Mall

Walmart

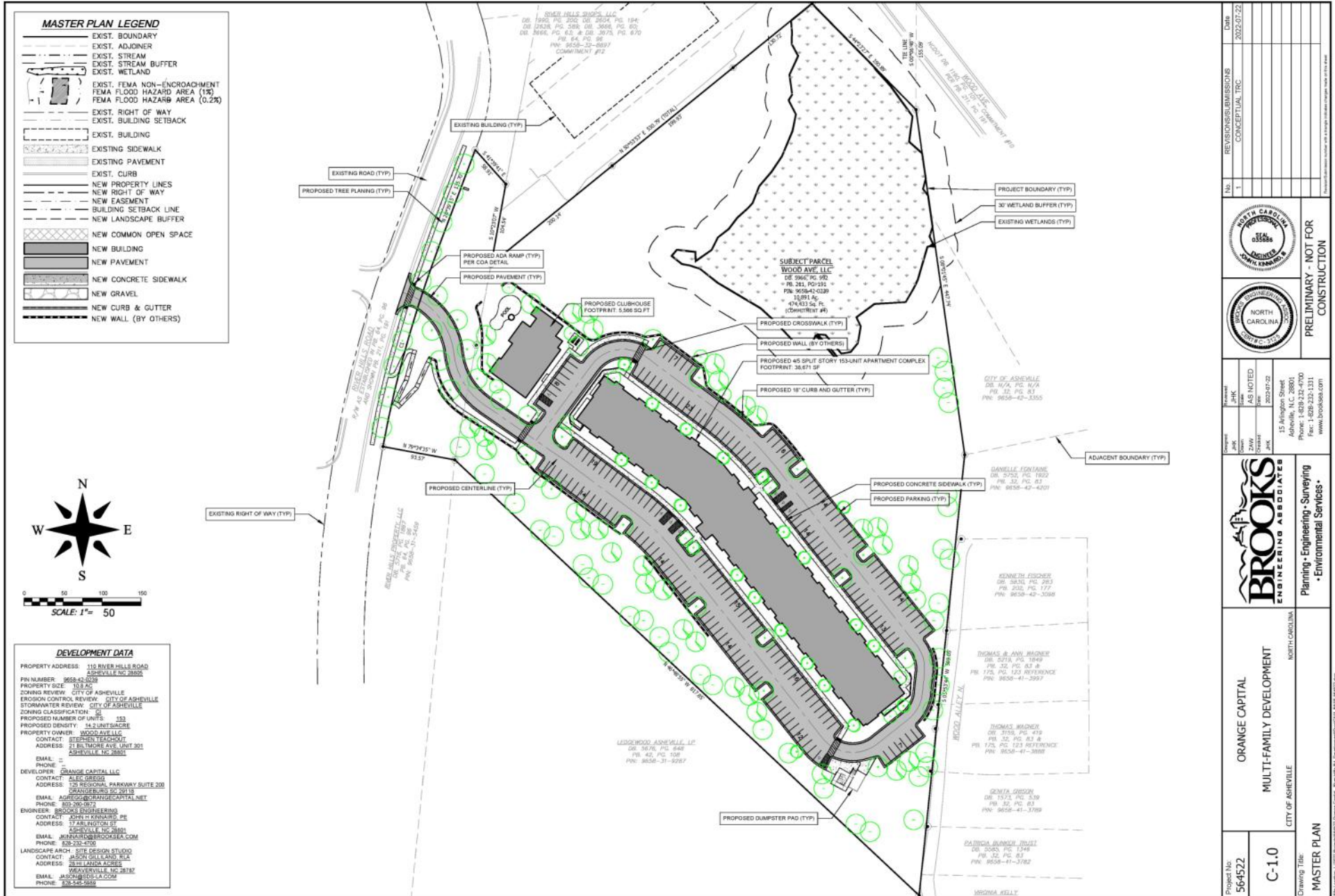
9999 River Hills Rd

Target

Biltmore Village

Oakley - Exit 8 - 240

Proposed Development Site Plan



PRELIMINARY - NOT FOR CONSTRUCTION
 BROOKS ENGINEERING ASSOCIATES
 NORTH CAROLINA
 15 ARLINGTON STREET
 ASHEVILLE, N.C. 28601
 PHONE: 1-828-232-4700
 FAX: 1-828-232-1311
 WWW.BROOKS-ENG.COM



BLDG. A- FRONT ELEVATION (PARTIAL)
SCALE: 1/16" = 1'-0"



BLDG. A- REAR ELEVATION (PARTIAL)
SCALE: 1/16" = 1'-0"

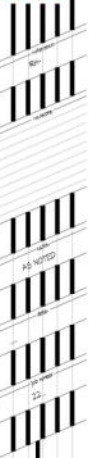


BLDG. A- LEFT SIDE ELEVATION
SCALE: 1/16" = 1'-0"



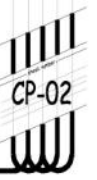
BLDG. A- RIGHT SIDE ELEVATION
SCALE: 1/16" = 1'-0"

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BLDG. A- ELEVATIONS
River Hills Apartments
River Hills Road
Asheville, North Carolina

TRC SUBMITTAL
NOT FOR CONSTRUCTION
JULY 19, 2022



CP-02



BLDG. A- FRONT ELEVATION (PARTIAL)
SCALE: 1/8" = 1'-0"



BLDG. A- REAR ELEVATION (PARTIAL)
SCALE: 1/8" = 1'-0"

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BLDG. A- ELEVATORS
River Hills Apartments
River Hills Road
Asheville, North Carolina

TRC SUBMITTAL
NOT FOR CONSTRUCTION
JULY 19, 2022



CP-01

9999 River Hills Road, Asheville, NC 28805

MLS#: **3697386**
 Status: **Active**
 Project Name:
 Zoning: **CI**
 Road Front:
 Legal Desc: **Plat 0201-0191**
 Approx Acres: **10.90**
 Comm Loc: **Shopping Center**

Category: **Commercial**
 City Taxes Paid To: **Asheville**
 Tax Value: **\$9,999**

Parcel ID: **965842023900000**
 County: **Buncombe**
 Zoning Desc:
 Deed Reference: **5966-0992**
 Cross Street: **Wood Avenue**

List Price: **\$2,600,000**

Approx Lot Dim:

Flood Plain:
 Elevation: **2000-2500 ft. Elev.**



General Information

Type: **Unimproved Commercial**
 Secondary Type: **Other**
 Documents: **Aerial Photo, Plat, Survey**
 Restrictions: **Other - See Media/Remarks**
 Restrictions Rmks: **Other**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Land**
 In City: **Yes**
 \$/Acre: **\$238,532**
 Potential Income:

Bldg Information

New Const: **No**
 Builder:
 Year Built: **0**
 Construct Status:
 Prop Compl Date:
 Construction Type:
 # of Bldgs: **0**
 # of Units:
 # of Rentals:
 # of Stories:
 Baths Total:

Square Footage

Min Sqft Avail: **0**
 Max Sqft Avail: **0**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:
 Garage Sqft:
 Total:

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable:
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Recent: **01/05/2023 : Back On Market : UCS->ACT**

Features

Lake/Water Amenities: **None**
 Total Parking: # of Docks: # Drive In Doors: Rail Service:
 Fixtures Exceptions: **No** Wall Rvalue:
 Foundation: **N/A**
 Construction: **N/A**
 Miscellaneous: **N/A**
 Roofing: **N/A**
 Access: **City Street, Interstate 1 mi or less, Paved Road**

Utilities

Heating: **N/A** Cooling: **N/A**
 Utilities: **N/A**

Remarks

Public Remarks: **City of Asheville approval complete for a 153 unit apartment complex. Opportunity Zone. 10.9 acre +/- high profile pa at the end of Tunnel Road in the River Hills Shopping Center next to several national retail brands including Dollar Tree Target, Michaels, Movie Theaters, and Dick's. . Commercial Industrial zoning allows for many uses including retail, hospitality, multi-family, industrial, or mixed use. Site has great visibility from both directions of I-240 with 52,000 Vt Recently assembled to frontage along River Hills Road to give access to upper part of the acreage via 400 feet +/- of r frontage. Completed due diligence items available include: Army Corp wetlands delineation, phase 1, Alta survey, proj plans, traffic report, and Geotech.**

Directions: **River Hills Road Towards Target. On the left across from Dollar Tree.**

Listing Information