9999 River Hills Road, Asheville





Click **HERE** for video

Greg Palombi

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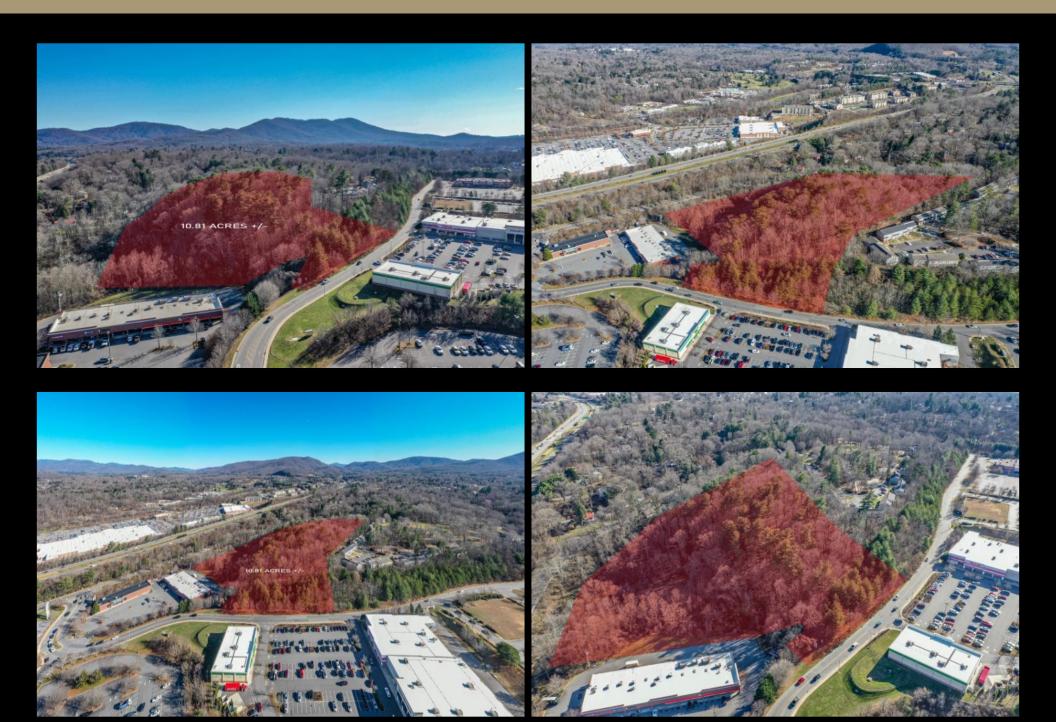
Executive Summary

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

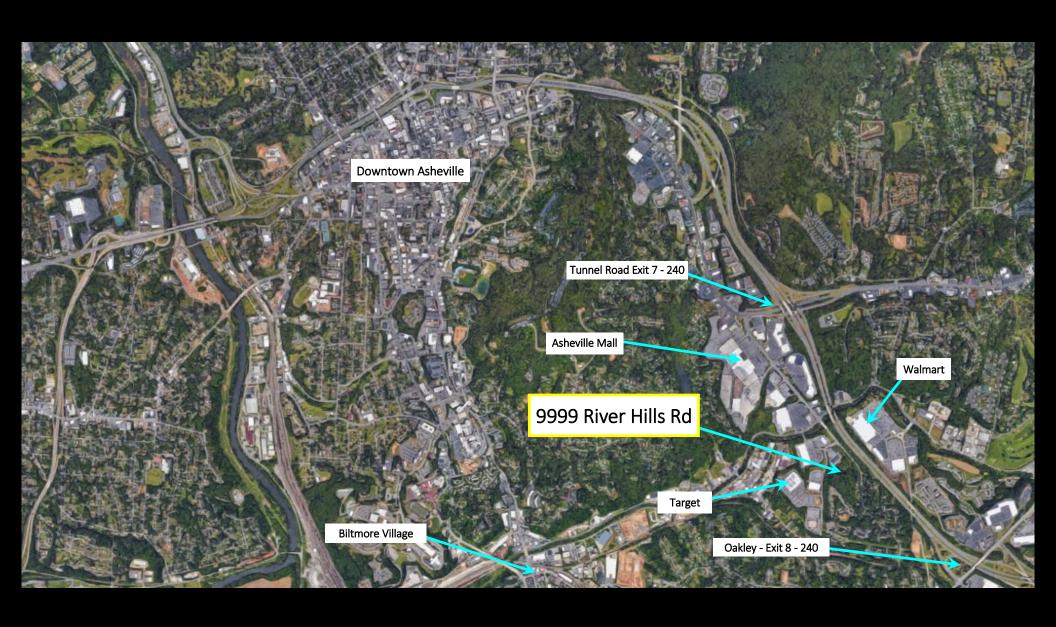
City of Asheville approval complete for a 153 unit apartment complex. Opportunity Zone. 10.9 acre +/- high profile parcel at the end of Tunnel Road in the River Hills Shopping Center next to several national retail brands including Dollar Tree, Target, Michaels, Movie Theaters, and Dick's. . Commercial 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.

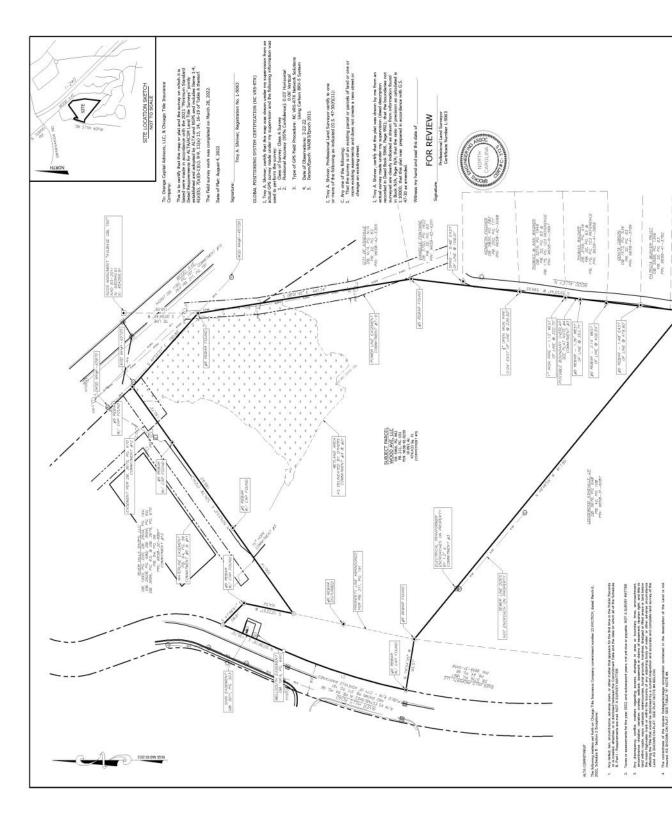












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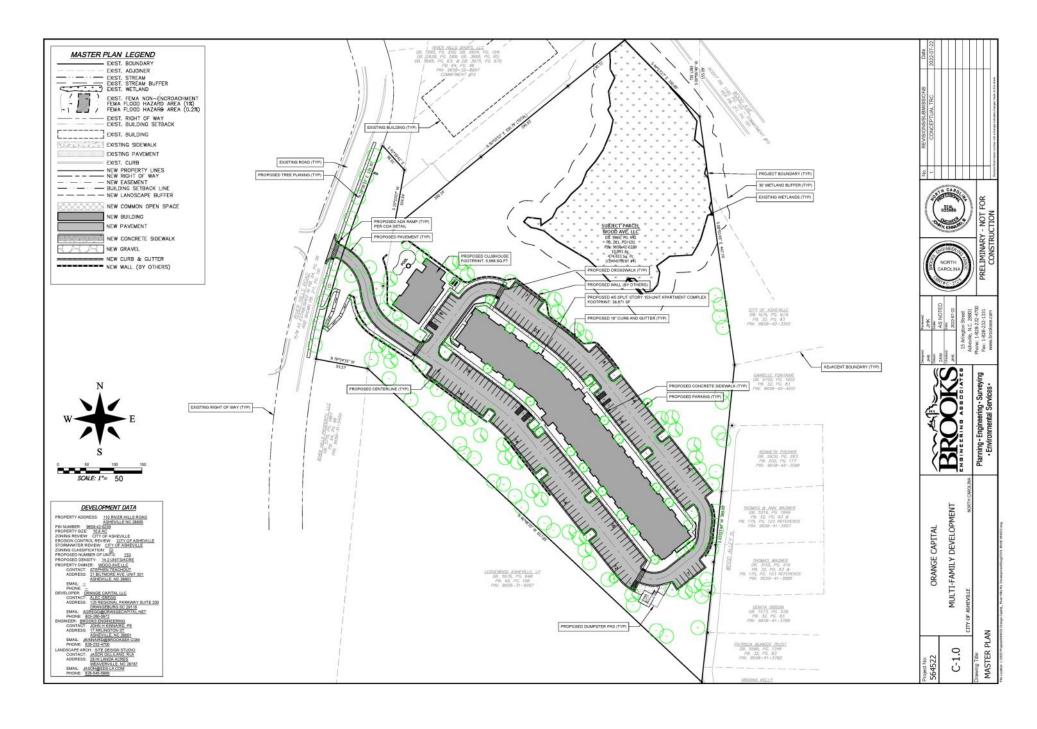
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Owners of Record: Wood Ave, LLC
Deed Book 5866 Page 992
Plat Book 211, Page 191
Plat Rook 211, Page 191
City of Asheville Burromer County, N
August 4, 2022 Scale: 1" = 60

unty, NC : 60'

Proposed Development Site Plan





BLDG. A- FRONT ELEVATION (PARTIAL)



BLDG. A- REAR ELEVATION (PARTIAL)



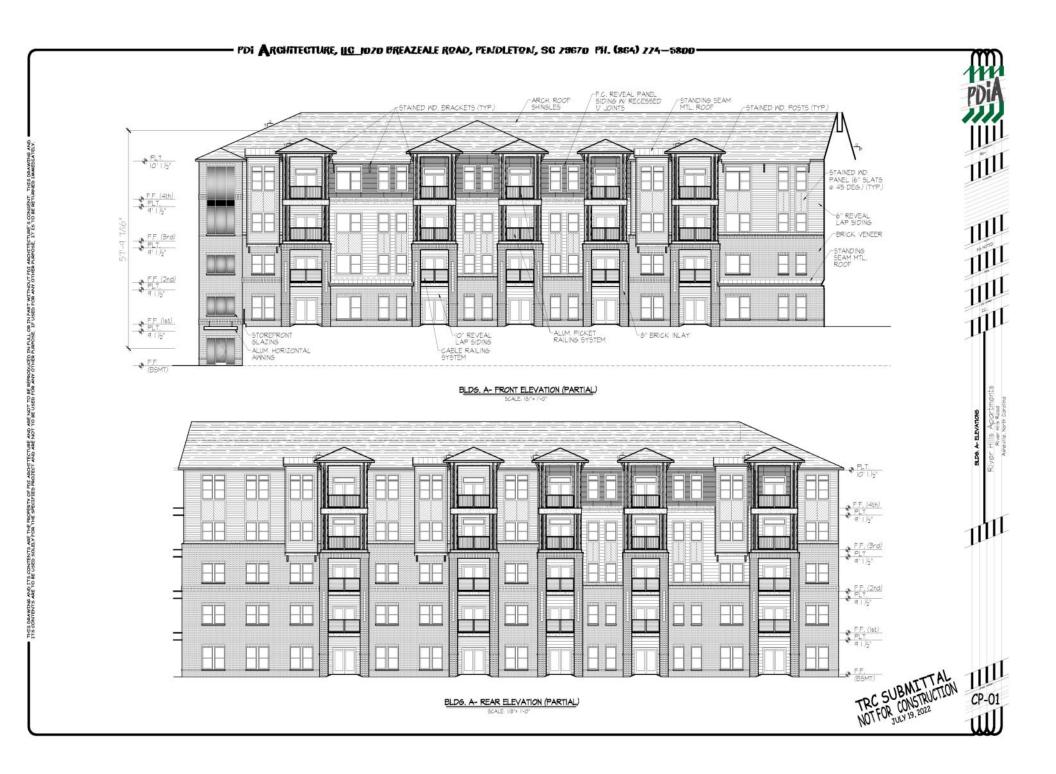
BLDG, A- LEFT SIDE ELEVATION



BLDG, A- RIGHT SIDE ELEVATION

TRC SUBMITTAL NOTFOR CONSTRUCTION NOTFOR JULY 19, 2022

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9999 River Hills Road, Asheville, NC 28805

MLS#: 3697386 Status:

Commercial Category: Active

City Taxes Paid To: Asheville Tax Value:

\$9,999

Parcel ID: 965842023900000 Buncombe

County: Zonina Desc:

Deed Reference: 5966-0992 Cross Street: **Wood Avenue**

Zoning: Road Front:

Project Name:

Legal Desc: Plat 0201-0191 Approx Acres: 10.90

Comm Loc: Shopping Center

CI

Approx Lot Dim:

Flood Plain:

Elevation: 2000-2500 ft. Elev.



General Information

Type: Secondary Type:

Other Aerial Photo, Plat, Documents:

Survey

Other - See Restrictions:

Media/Remarks

\$/Acre: Potential Income:

Other Restrictions Rmks:

Bldg Information

New Const: No Builder: Year Built: 0 Construct Status:

Prop Compl Date: Construction Type:

of Units: # of Rentals:

of Bldgs: 0

of Stories: Baths Total:

Listing Information

Unimproved Commercial Trans Type: For Sale Sale/Lease Incl: Land

In City: Yes

\$238,532

List Price:

\$2,600,00

Square Footage

Min Sqft Avail: 0 Max Saft Avail: 0 Min Lse\$/Saft: \$0.00 Max Lse\$/Sqft: \$0.00

Office Saft: Warehouse Sqft: Garage Sqft:

Total:

Additional Information

Prop Fin: Cash, Conventional

Assumable:

Ownership: Seller owned for less than one year

Special Conditions:

Road Responsibility: Publicly Maintained Road

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

Features

Lake/Water Amenities: None

Total Parking: Fixtures Exceptions: No # of Docks:

Drive In Doors: Wall Rvalue:

Rail Service:

Foundation: N/A Construction: N/A

Miscellaneous: N/A Roofina: N/A

Access: City Street, Interstate 1 mi or less, Paved Road

Heating: N/A Utilities: N/A

Utilities Cooling:

Remarks

Public Remarks:

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N/A

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

Listing Information