

Dellwood Rd.

1583 Dellwood Rd., Waynesville NC 28786

8617-20-3379

OFFERING MEMORANDUM

Parcels with high traffic and visibility



Prepared By:

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PROPERTY BROKERAGE & MANAGEMENT

Dellwood Rd.

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82 Patton Ave., Ste. 700, Asheville, NC 28801

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DELLWOOD RD.

01 Executive Summary

Location Summary

01

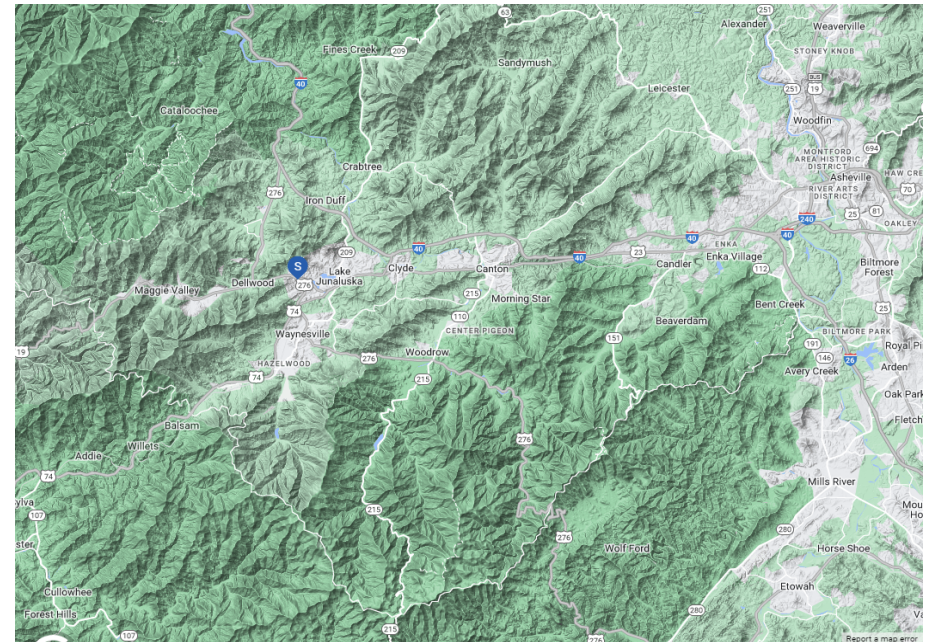
Major Waynesville roadway to Cherokee

- Sub-dividable into roughly 1.3 acre parts
18,000 cars/day
Secondary commercial avenue to Russ Ave/Main St.
Access from Dellwood and Dayton, front and back side of parcel(s)
Sewer and water lines run along Dayton Ave. roadway

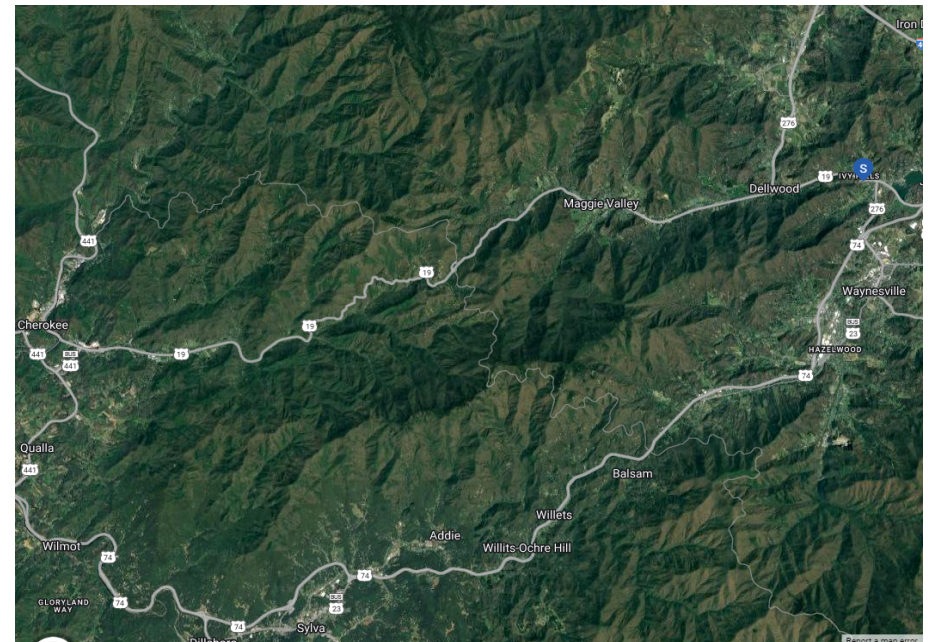
Subdivided portion prices

- Easternmost 1.3 acres, \$981,890
Middle 1.3 ac with 10,000 sf warehouse, \$1,331,890
Western portion with tractor store/shop 1.3 acres, \$1,131,890

Regional Map



Locator Map



DELLWOOD RD.

02 Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

PROPERTY FEATURES

LAND ACRES	3.9
# OF PARCELS	1-3
ZONING TYPE	C-1
TOPOGRAPHY	Flat
CORNER LOCATION	Dayton and Dellwood
TRAFFIC COUNTS	18,000/day

UTILITIES

WATER	City
ELECTRICITY / POWER	Duke
GAS / PROPANE	Natural gas



Report a map error



8617-10-8565

8617-20-0537

8617-20-1573

8617-20-4408

8617-20-5439

8617-20-7521

8617-20-8496

8617-20-0442

8617-20-3379

8617-20-6396

8617-20-9337

8617-30-0

1510

1490

1522

DELLWOOD RD

1609

8617-20-4101

1583

1497

8617-30-

8617-10-8122

357

28

8617-20-2002

8617-20-2002

8616-29-0946

19

309

8617-20-2081

DAYTON DR

30

8617-20-4020

8616-29-5924

8616-29-6903

237

8616-29-2846

8616-29-2846

SUTTON LOOP

8616-19-9828

30

8616-30-0



Tractor store exterior



Work area



Storage yard



Dayton St access, sewer line



Warehouse interior



Warehouse exterior



Easternmost lot

DELLWOOD RD.

03 Sale Comps

- Sale Comparables
- Sale Comparables Charts
- Sale Comparables Map
- Sale Comparables Summary

1

SALE PRICE	\$714,286
CLOSING DATE	4/26/2021
DISTANCE	0.7 miles

Duncan Donuts

1170 Dellwood
Waynesville, NC 28786

Notes Land value based on % of loan for project

2

SALE PRICE	\$977,841
DISTANCE	2.1 miles

Starbucks

560 Russ Ave.
Waynesville, NC 28786

Notes Based on 2023 assessment

3

LAND ACRES	.61
SALE PRICE	\$350,000
PRICE PER ACRE	\$573,770.49
CLOSING DATE	4/26/2019
DISTANCE	4.1 miles

Bogart's Restaurant

Legion Dr. and S. Main St.
Waynesville, NC 28786

Notes Redeveloped land

S



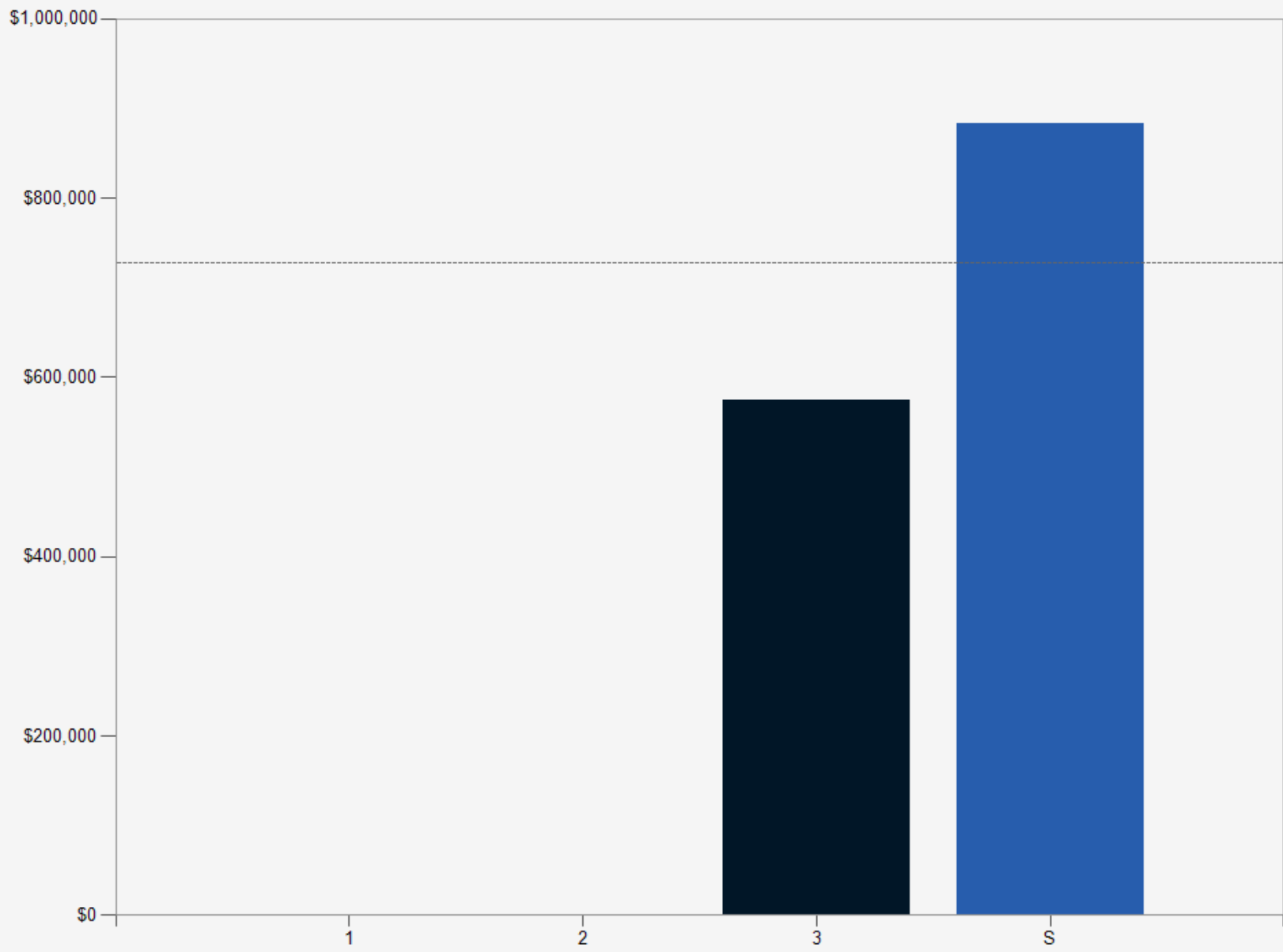
LAND ACRES	3.9
ASKING PRICE	\$3,445,670
PRICE PER ACRE	\$883,505.13

Dellwood Rd.

1583 Dellwood Rd.
Waynesville, NC 28786


Price/AC

Average: \$728,637.81





#	Property Name	Address	City
S	Dellwood Rd.	1583 Dellwood Rd.	Waynesville
1	Duncan Donuts	1170 Dellwood	Waynesville
2	Starbucks	560 Russ Ave.	Waynesville
3	Bogart's Restaurant	Legion Dr. and S. Main St.	Waynesville

	PROPERTY	SALE PRICE	LAND AC	PRICE/AC	CLOSE DATE	DISTANCE (mi)
1	Duncan Donuts 1170 Dellwood Waynesville, NC 28786	\$714,286			4/26/2021	0.70
2	Starbucks 560 Russ Ave. Waynesville, NC 28786	\$977,841				2.10
3	Bogart's Restaurant Legion Dr. and S. Main St. Waynesville, NC 28786	\$350,000	.61	\$573,770.49	4/26/2019	4.10
AVERAGES		\$680,709	0.61	\$573,770.49		
S	 Dellwood Rd. 1583 Dellwood Rd. Waynesville, NC 28786	\$3,445,670	3.9	\$883,505.13		

DELLWOOD RD.

Demographics

- Demographics
- Demographic Charts

04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,419	10,588	25,588
2010 Population	1,597	11,321	27,299
2023 Population	1,929	12,286	29,619
2028 Population	1,932	12,477	29,757
2023 African American	17	160	366
2023 American Indian	4	68	198
2023 Asian	19	136	254
2023 Hispanic	81	721	1,663
2023 Other Race	25	261	724
2023 White	1,768	11,031	26,483
2023 Multiracial	96	630	1,592
2023-2028: Population: Growth Rate	0.15 %	1.55 %	0.45 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	78	524	1,441
\$15,000-\$24,999	69	591	1,472
\$25,000-\$34,999	65	698	1,484
\$35,000-\$49,999	104	729	1,759
\$50,000-\$74,999	153	1,020	2,243
\$75,000-\$99,999	170	865	1,974
\$100,000-\$149,999	175	861	1,847
\$150,000-\$199,999	9	152	448
\$200,000 or greater	30	276	730
Median HH Income	\$66,061	\$55,796	\$54,450
Average HH Income	\$80,481	\$79,520	\$80,305

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	921	5,990	13,930
2010 Total Households	768	5,209	12,208
2023 Total Households	853	5,716	13,398
2028 Total Households	857	5,844	13,557
2023 Average Household Size	2.25	2.10	2.17
2000 Owner Occupied Housing	487	3,462	8,169
2000 Renter Occupied Housing	151	1,333	2,977
2023 Owner Occupied Housing	676	4,155	9,583
2023 Renter Occupied Housing	177	1,561	3,815
2023 Vacant Housing	337	1,652	3,894
2023 Total Housing	1,190	7,368	17,292
2028 Owner Occupied Housing	686	4,224	9,755
2028 Renter Occupied Housing	171	1,620	3,802
2028 Vacant Housing	339	1,591	3,832
2028 Total Housing	1,196	7,435	17,389
2023-2028: Households: Growth Rate	0.45 %	2.20 %	1.20 %

Source: esri

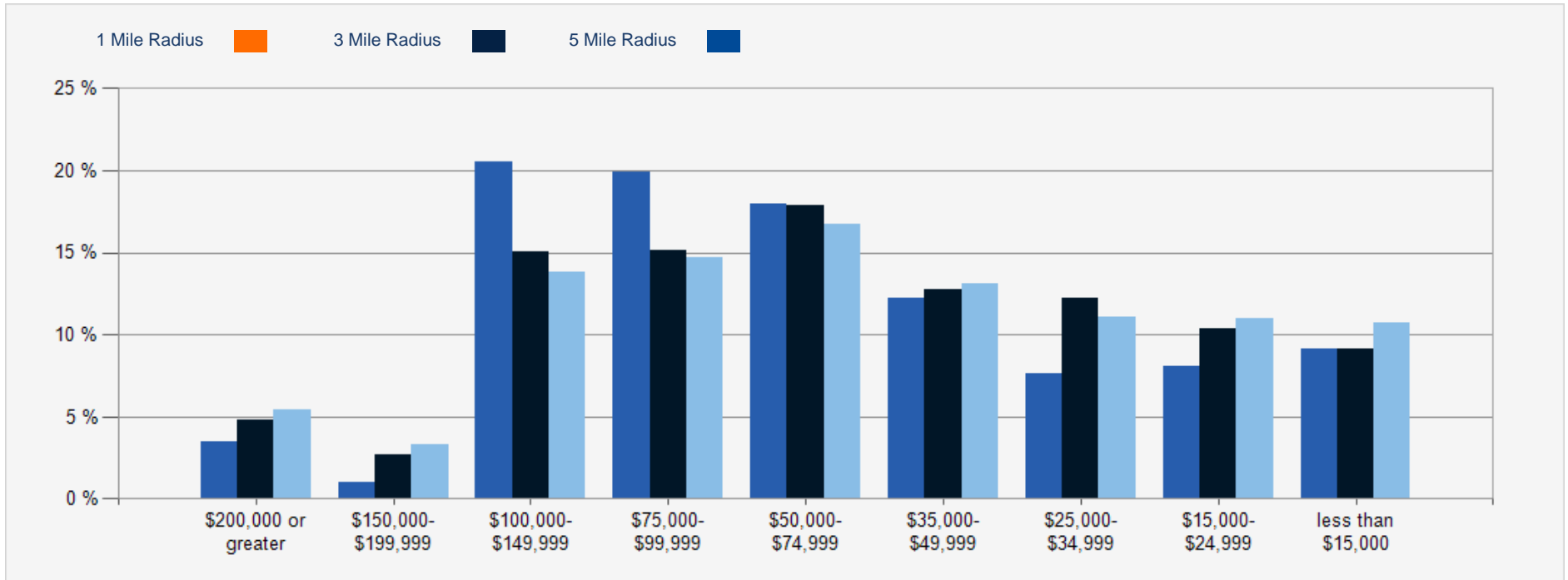
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	77	668	1,720
2023 Population Age 35-39	96	655	1,669
2023 Population Age 40-44	100	632	1,644
2023 Population Age 45-49	128	701	1,715
2023 Population Age 50-54	105	736	1,822
2023 Population Age 55-59	140	855	2,106
2023 Population Age 60-64	184	998	2,420
2023 Population Age 65-69	207	1,100	2,494
2023 Population Age 70-74	201	1,091	2,410
2023 Population Age 75-79	149	805	1,702
2023 Population Age 80-84	73	472	1,016
2023 Population Age 85+	58	414	817
2023 Population Age 18+	1,680	10,408	24,751
2023 Median Age	57	52	50

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,676	\$56,161	\$55,079
Average Household Income 25-34	\$79,471	\$69,853	\$70,672
Median Household Income 35-44	\$91,891	\$75,734	\$75,145
Average Household Income 35-44	\$107,621	\$96,279	\$98,893
Median Household Income 45-54	\$82,618	\$72,387	\$70,149
Average Household Income 45-54	\$98,225	\$91,819	\$92,976
Median Household Income 55-64	\$75,378	\$62,991	\$61,374
Average Household Income 55-64	\$83,853	\$86,942	\$87,633
Median Household Income 65-74	\$59,541	\$53,658	\$51,297
Average Household Income 65-74	\$76,906	\$79,306	\$79,844
Average Household Income 75+	\$58,010	\$63,019	\$60,979

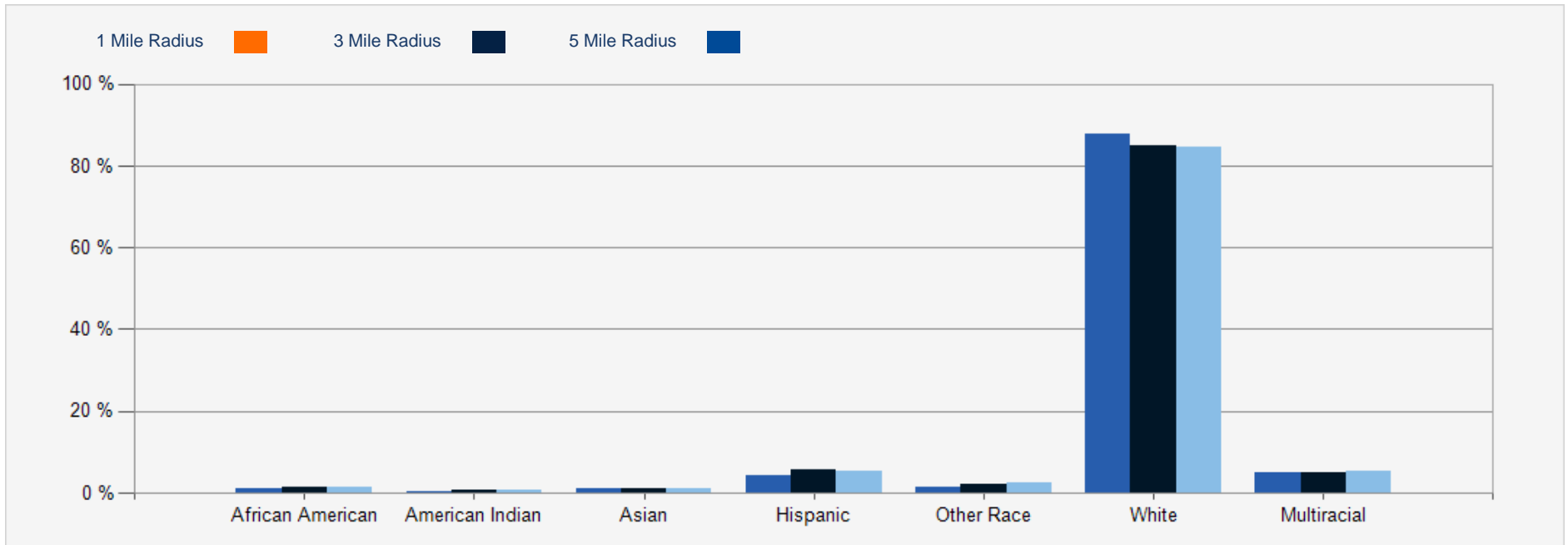
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	72	592	1,440
2028 Population Age 35-39	98	733	1,859
2028 Population Age 40-44	99	672	1,728
2028 Population Age 45-49	132	709	1,778
2028 Population Age 50-54	94	689	1,724
2028 Population Age 55-59	127	824	1,979
2028 Population Age 60-64	164	918	2,218
2028 Population Age 65-69	207	1,106	2,536
2028 Population Age 70-74	212	1,126	2,403
2028 Population Age 75-79	179	937	2,001
2028 Population Age 80-84	92	600	1,284
2028 Population Age 85+	66	489	989
2028 Population Age 18+	1,695	10,586	24,856
2028 Median Age	58	53	51

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,076	\$61,782	\$60,717
Average Household Income 25-34	\$84,947	\$76,622	\$79,369
Median Household Income 35-44	\$98,474	\$81,828	\$82,012
Average Household Income 35-44	\$119,322	\$108,287	\$112,359
Median Household Income 45-54	\$87,874	\$79,928	\$79,294
Average Household Income 45-54	\$111,532	\$105,940	\$108,020
Median Household Income 55-64	\$81,226	\$75,907	\$75,499
Average Household Income 55-64	\$98,150	\$101,209	\$103,156
Median Household Income 65-74	\$71,246	\$64,095	\$62,270
Average Household Income 65-74	\$91,309	\$94,577	\$96,556
Average Household Income 75+	\$69,345	\$75,498	\$72,945

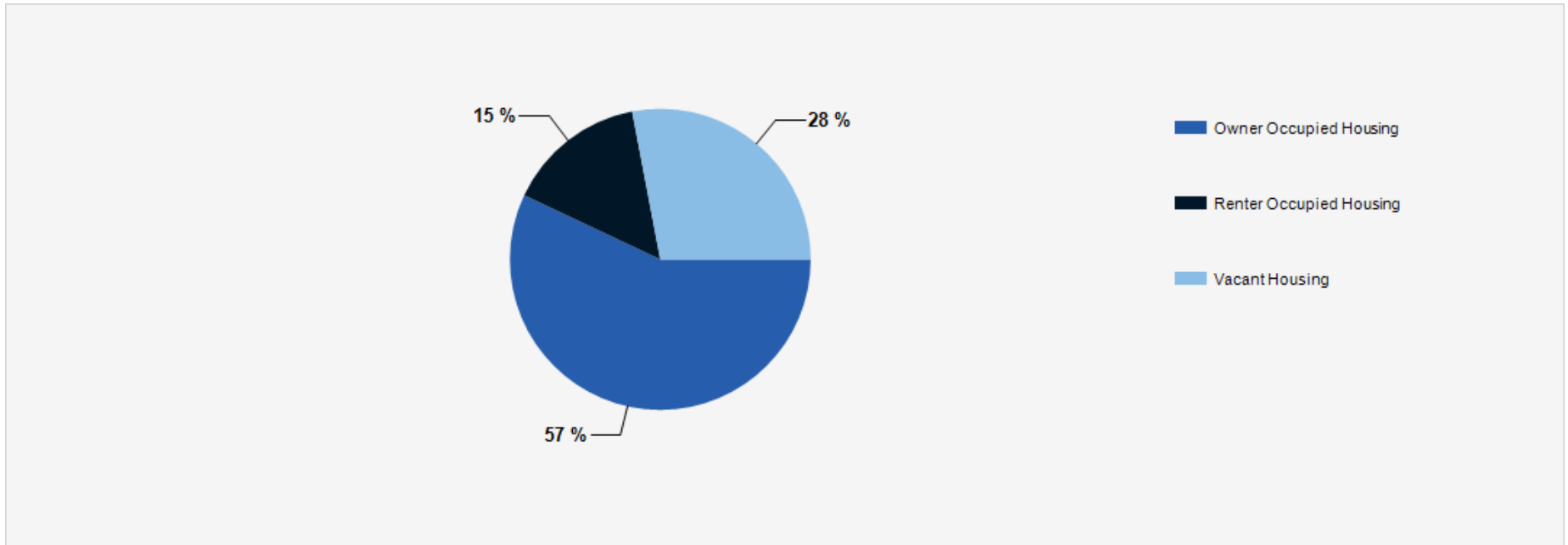
2023 Household Income



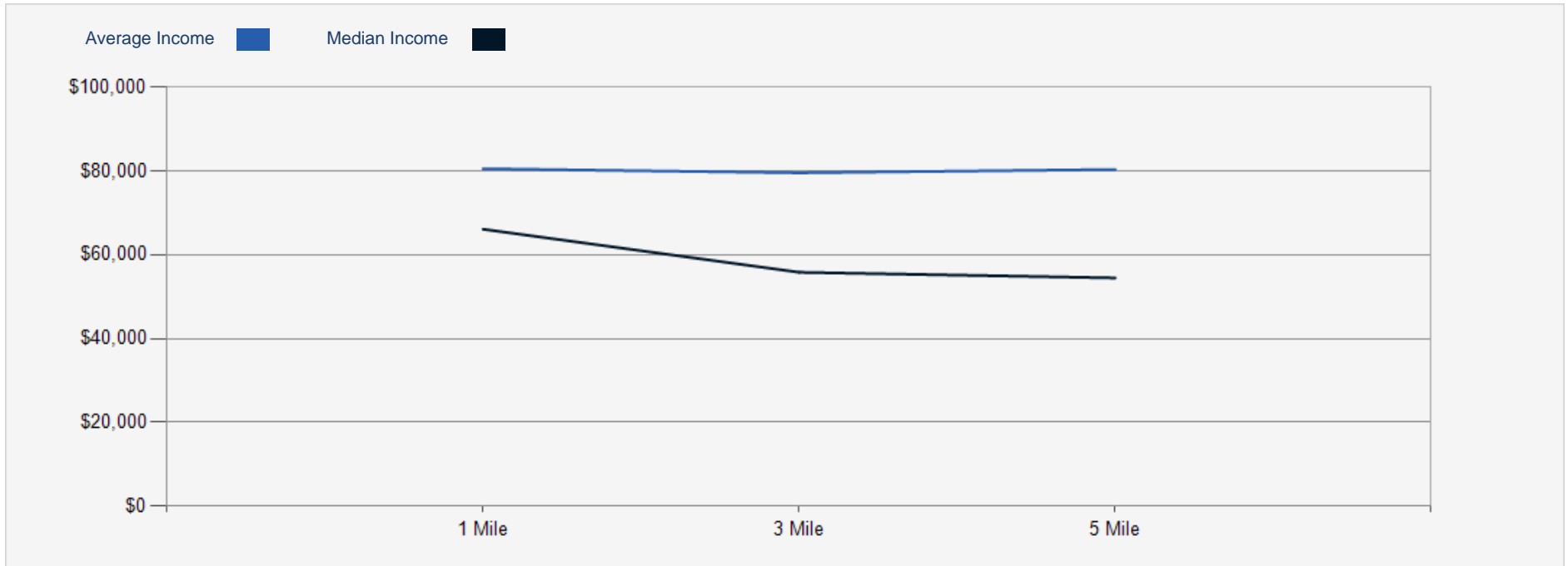
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



DELLWOOD RD.

05 Company Profile

- Company Bio
- Advisor Profile

TESSIER ASSOCIATES

Although Tessier was created in 1985 as a development services company to plan, develop, lease, sell and manage commercial investments, our vision for the future is as fresh as ever. We are a multi-faceted, experienced team of real estate professionals. We embrace the team concept of providing a high level of service to our clients.

Unlike many other firms, we can navigate you through whatever real estate transaction or situation you come across.

Our mission at Tessier is to build a long-term relationship with you as we help to professionally guide you through your real estate needs with a high level of client care.

At Tessier, we value relationships. We are all in this together, so we strive to build relationships with our clients, customers, tenants, and vendors with integrity and fairness. We treat all with respect, dignity, and honor. We do not exaggerate or stretch the truth. We give our honest opinions and advice. We always strive for excellence in every way and continually improve our processes and services.

Tessier built a strong base in property management and leasing. Today, the Tessier team manages or exclusively leases over 80 major office, commercial, retail, and multi-family residential properties.

As one of the top brokerage firms in Asheville, Tessier broadened its scope to also help clients build, buy, or lease properties in suburban and other properties throughout Western North Carolina and neighboring states.

Today, the company is represented by a strong group of professionals who combine their talents to make Tessier a leader in building relationships.



Bill Steigerwald
Advisor / Broker

Bill is a seasoned broker having sold multi-million dollar assets, negotiated several professional office leases, contracted a major sale-leaseback with Opportunity Zone benefits, and researched dozens of development land projects. His strengths are communication, negotiation, knowledge of essential service providers, and his proactive approach. His background includes business administration, marketing, and small business management.

Raised in North Carolina, schooled at UNC-Chapel Hill, he set out to see more of the world. He worked for Marriott Hotels in Washington, DC, New Orleans, and New Jersey, then became an entrepreneur in the event production field, creating major private and public events in Houston and winning international recognition. Ultimately he and his wife built a home and moved to their dream location, western NC.

Bill is an avid woodworker, cook, reader, hiker, and traveler, and enjoys kayaking and fishing.

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Exclusively Marketed by:

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 **TESSIER**
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