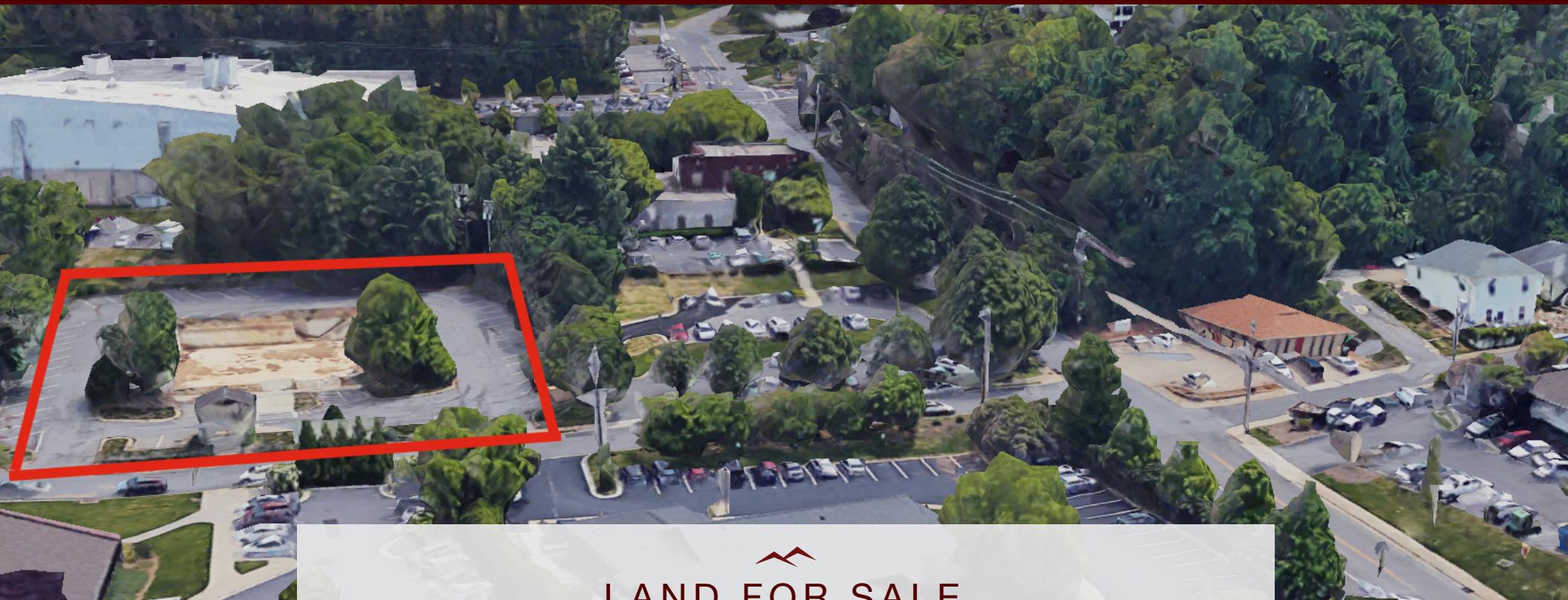




LAND SUITABLE FOR OFFICE OR MEDICAL



5 FREDERICK STREET, ASHEVILLE, NC 28801

Presented By

AUSTIN TYLER, SIOR

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Austin.Tyler@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue

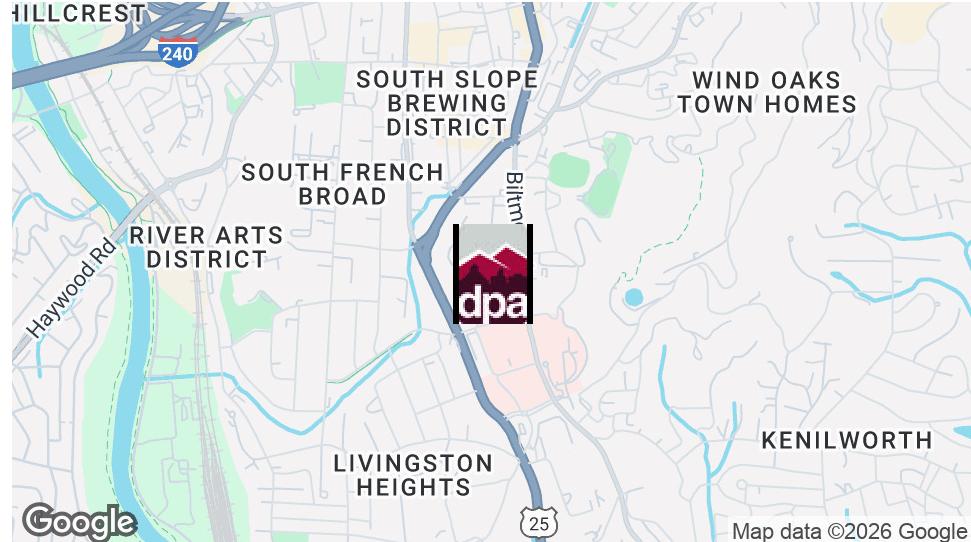
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	0.91 Acres
Price / Acre:	\$1,153,846
Zoning:	Office Business
Market:	Asheville
Submarket:	CBD

PROPERTY OVERVIEW

Prime ±0.91-acre development site located in the Mission Hospital District. Positioned on the main corridor connecting Downtown Asheville to Biltmore Village. Located within an Opportunity Zone and zoned Office/Business District, allowing a wide range of office, medical, residential, and supporting commercial uses. Highly visible location with strong connectivity and long-term investment potential.

PROPERTY HIGHLIGHTS

- Opportunity Zone with tax-advantaged investment potential
- Office/Business District zoning allows office, medical, multifamily, retail, daycare, fitness, and research uses
- Strategic location between Downtown Asheville and Biltmore Village
- Strong development site in a rapidly growing medical district



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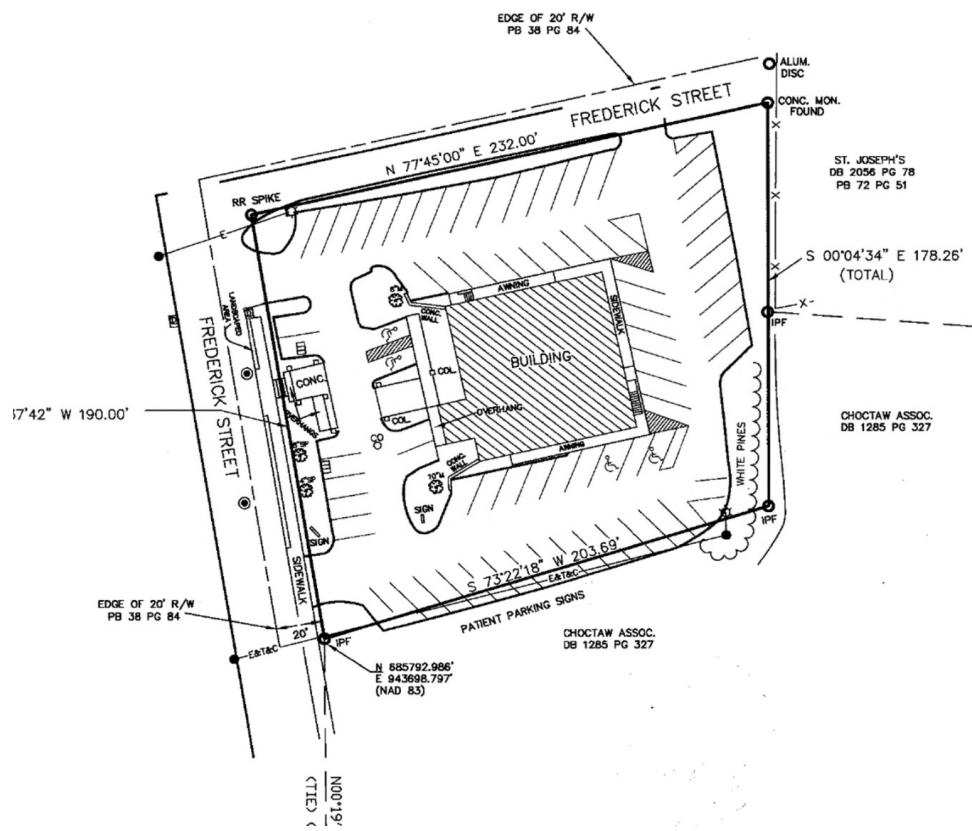
PROXIMITY MAP



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PHOTOS



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NEIGHBORHOOD MAP

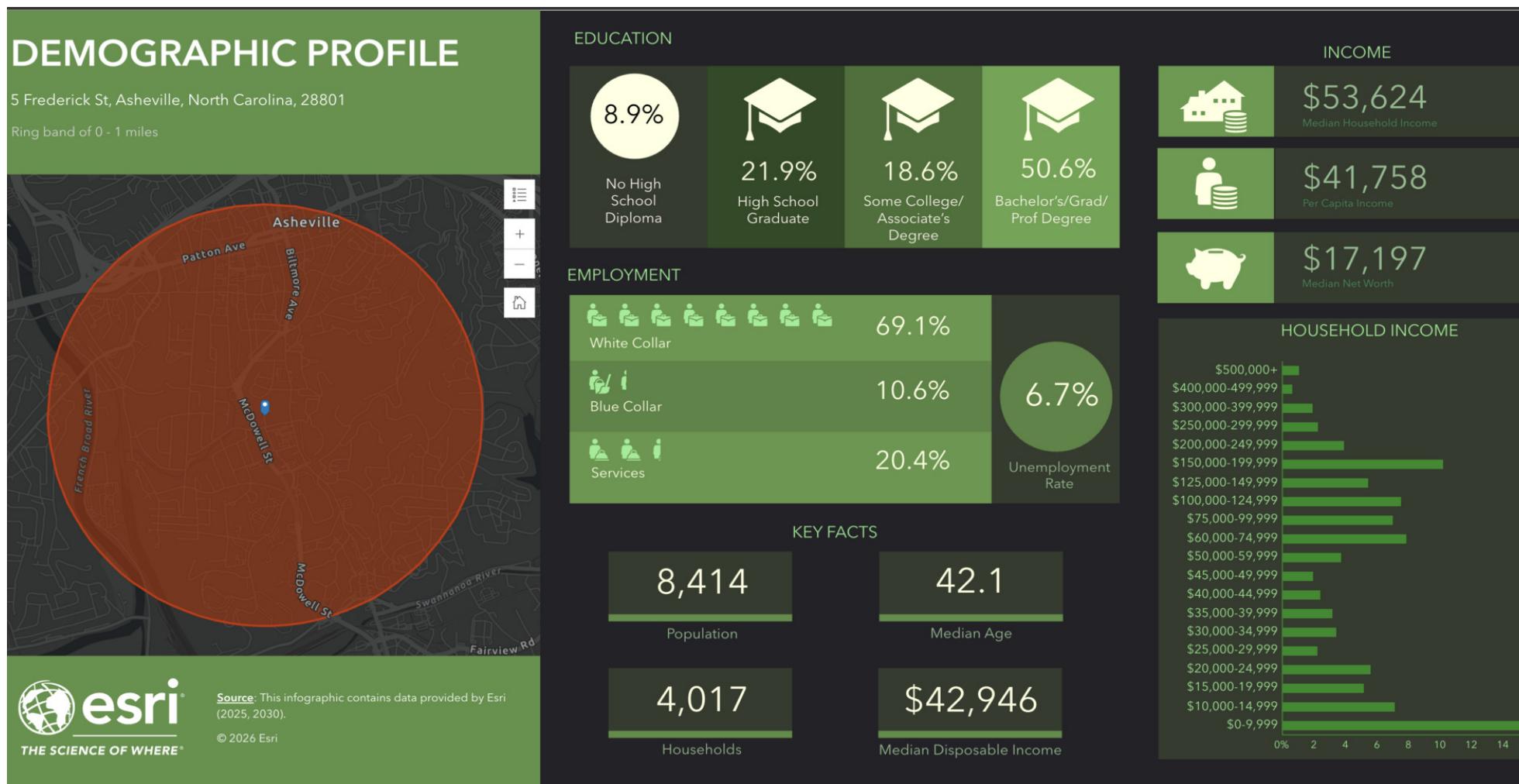


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DEMOGRAPHIC DATA



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