

Likewise



# For Sale



**VERSATILE REDEVELOPMENT  
OPPORTUNITY**

**21 Parker Cove Road, Weaverville, NC 28787**

**Likewise**  
COMMERCIAL REAL ESTATE

**Darrell Metcalf** LISTING BROKER

828.450.4349 | [darrell@likewisecommercial.com](mailto:darrell@likewisecommercial.com) | [likewisecommercial.com](http://likewisecommercial.com)



21 Parker Cove Road, Weaverville, NC 28787



## OFFERING SUMMARY

SALE PRICE \$900,000

LOT SIZE  $\pm 8.87$  AC

BUILDING SIZE  $\pm 4,740$  SF

## PROPERTY FEATURES

- 5 minutes to Downtown Weaverville and 15 minutes to Downtown Asheville
- Meticulously maintained 3 bed/2 bath brick ranch home
- Open green space, gently rolling topography, mature fruit trees, springhouse, barn, and historic farmhouse
- Property adjoins the trout-stocked Reems Creek
- Situated adjacent to Maple Trace subdivision
- No added value has been given to the farmhouse or springhouse
- MLS# 4280109



RANCH HOME



FARMHOUSE



BARN

**Likewise**  
COMMERCIAL REAL ESTATE

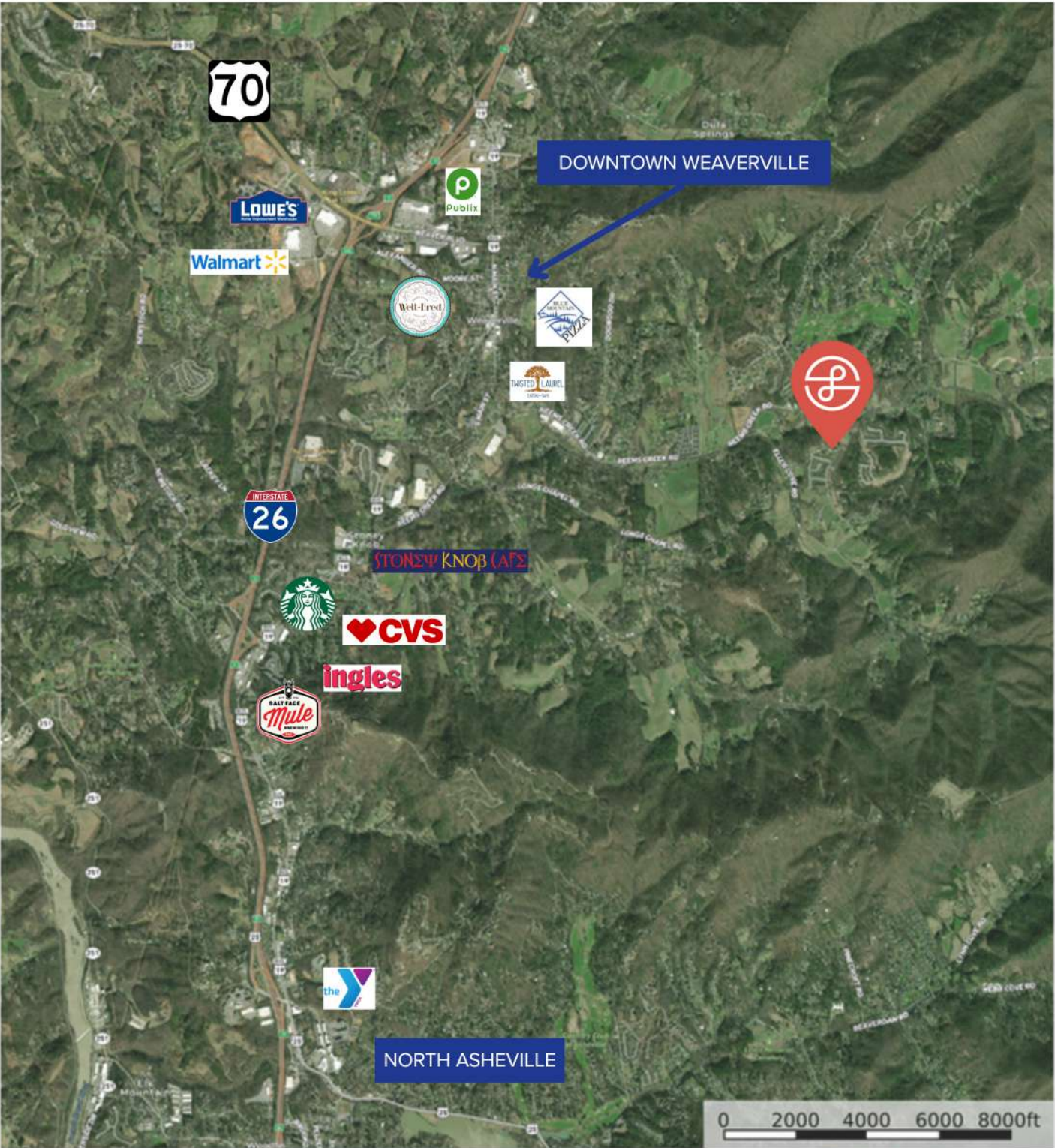
**Darrell Metcalf** LISTING BROKER  
828.450.4349 | darrell@likewisecommercial.com | likewisecommercial.com

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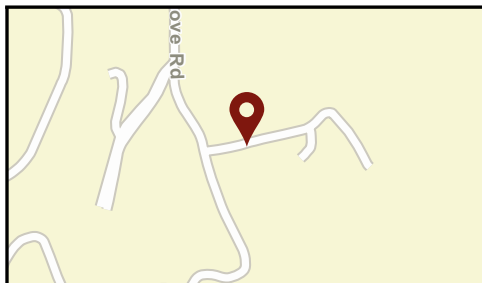
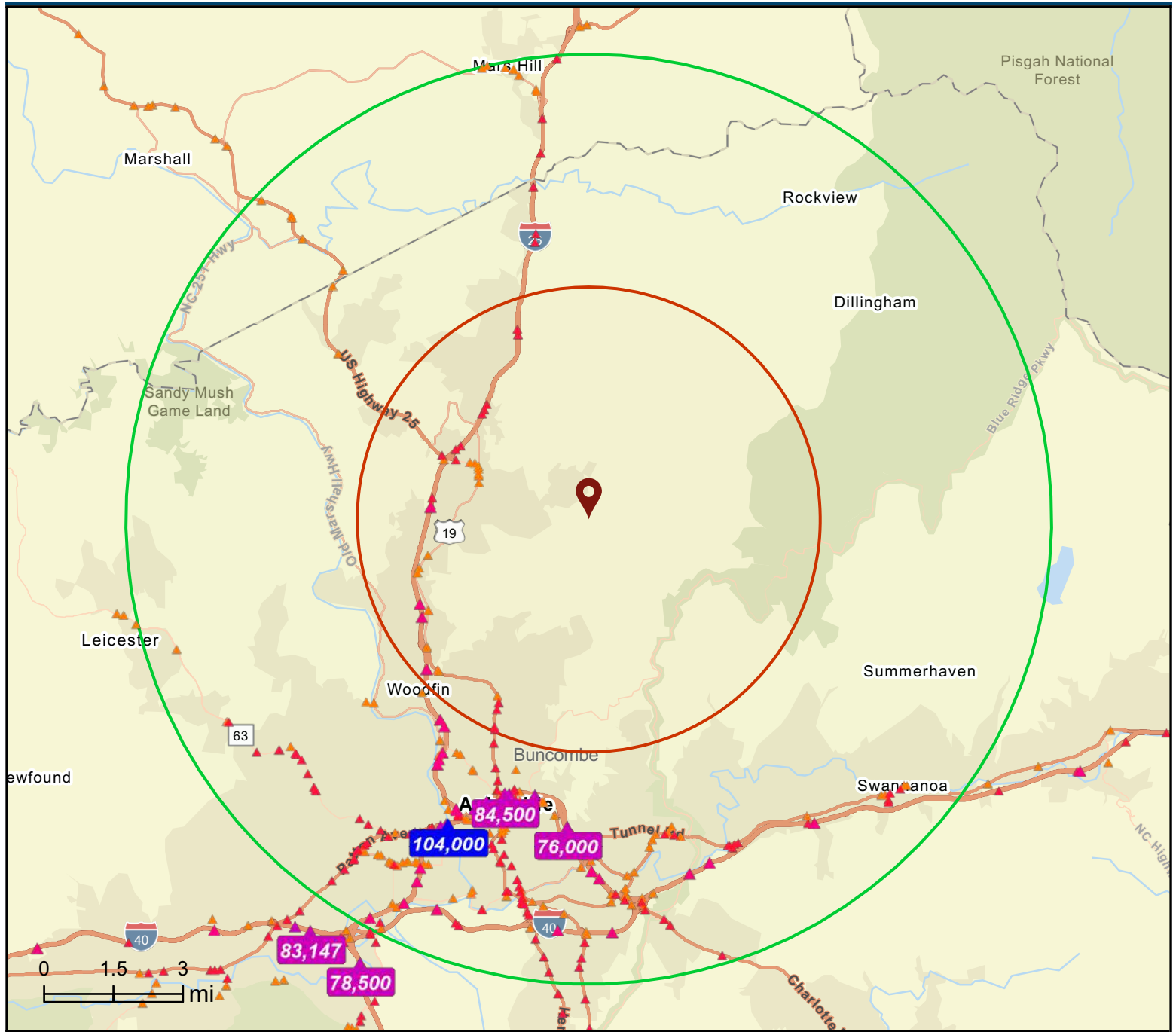


\*business locations are not exact

## Traffic Count Map

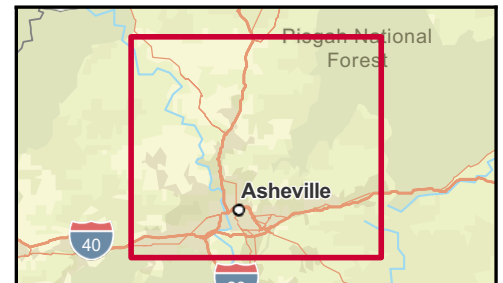
21 Parker Cove Rd, Weaverville, North Carolina, 28787  
Rings: 5, 10 mile radii

Prepared by Esri  
Latitude: 35.68557  
Longitude: -82.51832



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

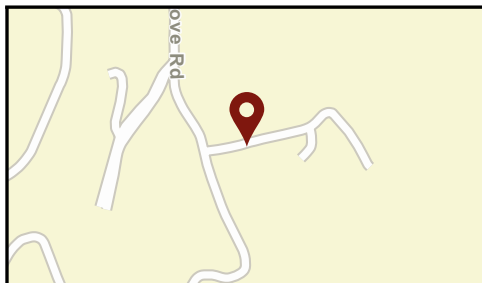
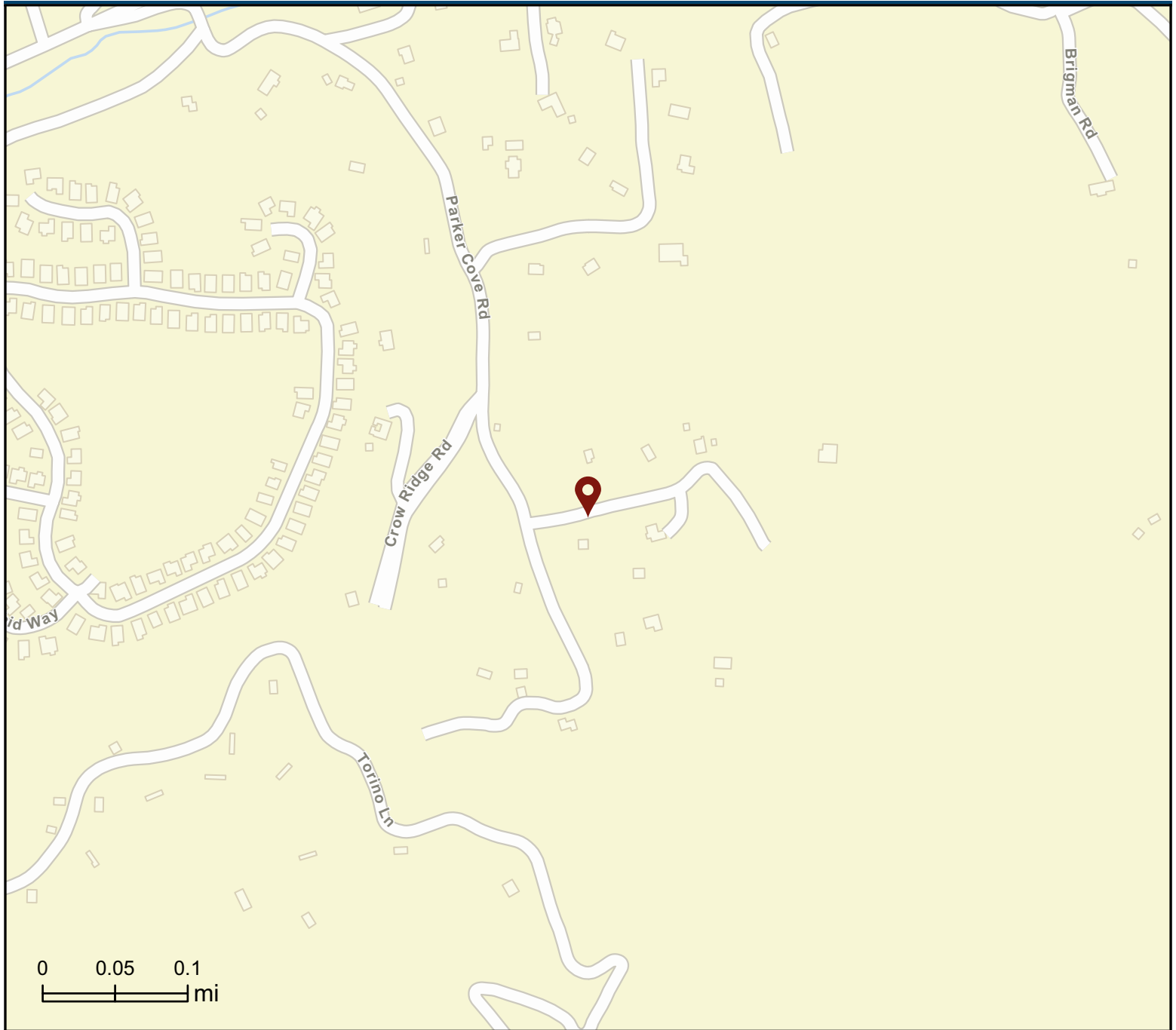
July 16, 2025



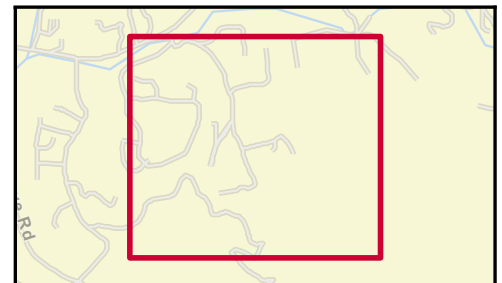
## Traffic Count Map - Close Up

21 Parker Cove Rd, Weaverville, North Carolina, 28787  
Rings: 5, 10 mile radii

Prepared by Esri  
Latitude: 35.68557  
Longitude: -82.51832



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

July 16, 2025

# Business Summary Report (NAICS)

21 Parker Cove Rd, Weaverville, North Carolina, 28787



Rings: 5, 10 mile radii

Data for all businesses in area	5 miles	10 miles
Total Businesses	1,266	8,559
Total Employees	11,934	91,760
Total Population	33,854	163,762
Employee/Population Ratio (per 100)	35.3	56.0

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	6	0.5%	12	0.1%	52	0.6%	269	0.3%				
Mining (21)	1	0.1%	26	0.2%	6	0.1%	71	0.1%				
Utilities (22)	3	0.2%	50	0.4%	9	0.1%	406	0.4%				
Construction (23)	125	9.9%	868	7.3%	552	6.5%	4,621	5.0%				
Building Construction	57	4.5%	359	3.0%	225	2.6%	1,887	2.1%				
Heavy/Civil Eng Construction	7	0.6%	39	0.3%	43	0.5%	371	0.4%				
Specialty Trade Contractor	61	4.8%	470	3.9%	284	3.3%	2,363	2.6%				
Manufacturing (31-33)	43	3.4%	1,135	9.5%	269	3.1%	4,715	5.1%				
Wholesale Trade (42)	28	2.2%	135	1.1%	183	2.1%	1,629	1.8%				
Durable Goods	19	1.5%	84	0.7%	124	1.4%	941	1.0%				
Nondurable Goods	8	0.6%	48	0.4%	54	0.6%	676	0.7%				
Trade Broker	1	0.1%	3	0.0%	5	0.1%	11	0.0%				



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

# Business Summary Report (NAICS)

21 Parker Cove Rd, Weaverville, North Carolina, 28787



Rings: 5, 10 mile radii

by NAICS Codes	Businesses	Employees	5 miles				10 miles			
			Businesses		Employees		Businesses		Employees	
			Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)			174	13.7%	2,256	18.9%	1,061	12.4%	11,439	12.5%
Motor Vehicle & Parts Dealers			17	1.3%	72	0.6%	87	1.0%	618	0.7%
Furniture & Home Furnishing Stores			8	0.6%	20	0.2%	62	0.7%	493	0.5%
Electronics & Appliance Stores			6	0.5%	18	0.1%	28	0.3%	154	0.2%
Building & Garden Equipment			19	1.5%	399	3.3%	73	0.8%	1,334	1.4%
Food & Beverage Stores			30	2.4%	752	6.3%	161	1.9%	2,540	2.8%
Health & Personal Care Stores			13	1.0%	300	2.5%	100	1.2%	1,015	1.1%
Gasoline Stations			6	0.5%	26	0.2%	46	0.5%	200	0.2%
Clothing, Shoe and Jewellery Stores			10	0.8%	39	0.3%	144	1.7%	1,282	1.4%
Sporting Goods, Hobby & Music Stores			44	3.5%	190	1.6%	266	3.1%	1,497	1.6%
General Merchandise Stores			20	1.6%	441	3.7%	94	1.1%	2,305	2.5%
Transportation & Warehousing (48-49)			20	1.6%	148	1.2%	126	1.5%	1,117	1.2%
Truck Transportation			6	0.5%	54	0.5%	40	0.5%	319	0.3%
Information (51)			28	2.2%	115	1.0%	186	2.2%	1,780	1.9%
Finance & Insurance (52)			62	4.9%	230	1.9%	350	4.1%	2,077	2.3%
Central Bank/Credit & Related Activities			21	1.7%	121	1.0%	123	1.4%	1,043	1.1%
Securities & Commodity Contracts			18	1.4%	43	0.4%	127	1.5%	595	0.7%
Funds, Trusts & Other Financial			23	1.8%	67	0.6%	100	1.2%	438	0.5%
Real Estate, Rental & Leasing (53)			72	5.7%	378	3.2%	512	6.0%	3,629	4.0%
Professional, Scientific & Tech Services (54)			121	9.6%	653	5.5%	867	10.1%	4,993	5.4%
Legal Services			15	1.2%	49	0.4%	221	2.6%	1,109	1.2%



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.



# Business Summary Report (NAICS)

21 Parker Cove Rd, Weaverville, North Carolina, 28787



Rings: 5, 10 mile radii

by NAICS Codes	Businesses	Employees	5 miles				10 miles			
			Businesses		Employees		Businesses		Employees	
			Number	%	Number	%	Number	%	Number	%
Management of Companies (55)			7	0.6%	22	0.2%	32	0.4%	152	0.2%
Administrative, Support & Waste Mgmt (56)			38	3.0%	123	1.0%	280	3.3%	1,937	2.1%
Educational Services (61)			29	2.3%	773	6.5%	203	2.4%	5,061	5.5%
Health Care & Social Assistance (62)			98	7.7%	1,679	14.1%	942	11.0%	21,230	23.1%
Ambulatory Health Care			65	5.1%	620	5.2%	631	7.4%	9,145	10.0%
Hospital			1	0.1%	3	0.0%	52	0.6%	7,366	8.0%
Nursing/Residential Care			5	0.4%	24	0.2%	50	0.6%	1,625	1.8%
Social Assistance			28	2.2%	1,032	8.7%	209	2.4%	3,094	3.4%
Arts, Entertainment & Recreation (71)			35	2.8%	178	1.5%	225	2.6%	2,543	2.8%
Accommodation & Food Services (72)			108	8.5%	2,074	17.4%	761	8.9%	12,357	13.5%
Accommodation			13	1.0%	766	6.4%	134	1.6%	3,134	3.4%
Food & Drinking Places			95	7.5%	1,308	11.0%	627	7.3%	9,223	10.1%
Other Services Except Public Admin (81)			168	13.3%	722	6.0%	1,150	13.4%	5,309	5.8%
Repair & Maintenance			33	2.6%	145	1.2%	189	2.2%	757	0.8%
Auto Repair & Maintenance			24	1.9%	121	1.0%	137	1.6%	568	0.6%
Personal & Laundry Service			68	5.4%	257	2.1%	388	4.5%	1,607	1.8%
Civic and Other Orgs			68	5.4%	320	2.7%	574	6.7%	2,945	3.2%
Public Administration (92)			16	1.3%	353	3.0%	215	2.5%	6,360	6.9%
Unclassified Establishments (99)			85	6.7%	4	0.0%	578	6.8%	65	0.1%
Total (11-99)			1,266	100.0%	11,934	100.0%	8,559	100.0%	91,760	100.0%



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# Business Summary Report (SIC)

21 Parker Cove Rd, Weaverville, North Carolina, 28787



Rings: 5, 10 mile radii

Data for all businesses in area	5 miles	10 miles
Total Businesses	1,266	8,559
Total Employees	11,934	91,760
Total Population	33,854	163,762
Employee/Population Ratio (per 100 )	35.3	56.0

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
		Number	%		Number	%		Number	%		Number	%
Agriculture & Mining (01-14)		48	3.8%		293	2.5%		212	2.5%		1,220	1.3%
Construction (15-17)		121	9.6%		829	7.0%		526	6.2%		4,415	4.8%
Manufacturing (20-39)		36	2.8%		1,089	9.1%		263	3.1%		4,974	5.4%
Transportation (40-47)		29	2.3%		177	1.5%		180	2.1%		1,414	1.5%
Communication (48)		6	0.5%		24	0.2%		60	0.7%		676	0.7%
Utility (49)		3	0.2%		52	0.4%		25	0.3%		735	0.8%
Wholesale Trade (50-51)		27	2.1%		133	1.1%		184	2.1%		1,636	1.8%
Retail Trade Summary (52-59)		281	22.2%		3,624	30.4%		1,726	20.2%		20,904	22.8%
Home Improvement		20	1.6%		401	3.4%		74	0.9%		1,337	1.5%
General Merchandise Stores		13	1.0%		421	3.5%		65	0.8%		2,213	2.4%
Food Stores		34	2.7%		791	6.6%		178	2.1%		2,750	3.0%
Auto Dealers & Gas Stations		22	1.7%		92	0.8%		128	1.5%		788	0.9%
Apparel & Accessory Stores		7	0.6%		20	0.2%		115	1.3%		1,091	1.2%
Furniture & Home Furnishings		18	1.4%		46	0.4%		108	1.3%		754	0.8%
Eating & Drinking Places		93	7.3%		1,291	10.8%		605	7.1%		8,985	9.8%
Miscellaneous Retail		74	5.8%		563	4.7%		455	5.3%		2,986	3.3%



# Business Summary Report (SIC)

21 Parker Cove Rd, Weaverville, North Carolina, 28787



Rings: 5, 10 mile radii

by SIC Codes	Businesses	Employees	5 miles				10 miles			
			Businesses		Employees		Businesses		Employees	
			Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)			129	10.2%	596	5.0%	840	9.8%	5,782	6.3%
Banks, Savings & Lending			21	1.7%	121	1.0%	129	1.5%	1,044	1.1%
Securities Brokers			18	1.4%	43	0.4%	123	1.4%	583	0.6%
Insurance Carriers & Agents			22	1.7%	63	0.5%	99	1.2%	434	0.5%
Real Estate, Investment Offices			69	5.5%	370	3.1%	488	5.7%	3,720	4.0%
Services Summary (70-89)			484	38.2%	4,759	39.9%	3,749	43.8%	43,645	47.6%
Hotels & Lodging			13	1.0%	766	6.4%	134	1.6%	3,134	3.4%
Automotive Services			32	2.5%	141	1.2%	178	2.1%	689	0.8%
Movies & Amusements			32	2.5%	158	1.3%	233	2.7%	1,235	1.4%
Health Services			67	5.3%	630	5.3%	693	8.1%	17,391	18.9%
Legal Services			15	1.2%	49	0.4%	213	2.5%	1,084	1.2%
Education Inst. & Libraries			26	2.0%	768	6.4%	172	2.0%	5,072	5.5%
Other Services			299	23.6%	2,247	18.8%	2,127	24.9%	15,040	16.4%
Government (91-97)			16	1.3%	353	3.0%	213	2.5%	6,281	6.8%
Unclassified Establishments (99)			85	6.7%	4	0.0%	581	6.8%	79	0.1%
Totals (01-99)			1,266	100.0%	11,934	100.0%	8,559	100.0%	91,760	100.0%





## Burbs and Beyond (K8)

Dominant Tapestry Segment

### KEY FACTS



33,854

Total Population



\$554,419

Median Home Value



1,266

Businesses



32,776

Daytime Population



49.9

Median Age



0.4%

2025-2030  
Pop Growth  
Rate



\$58,437

Per Capita  
Income



2.2

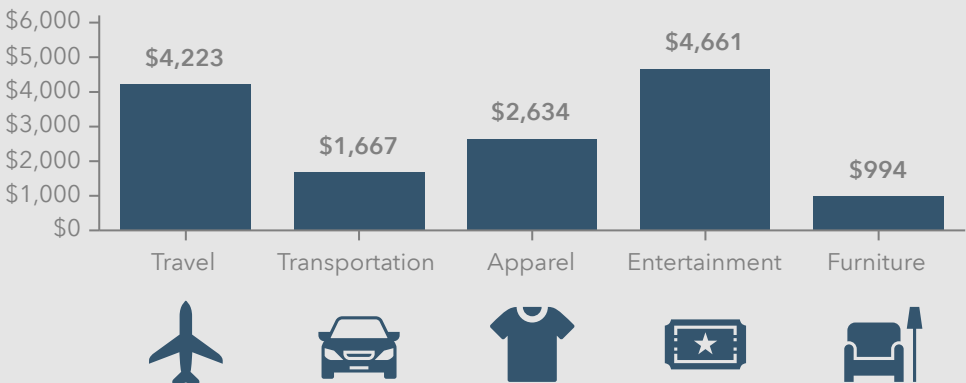
Avg Household  
Size



\$93,145

Median Household  
Income

### KEY SPENDING FACTS



**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).



City Greens (K6)

Dominant Tapestry Segment

KEY FACTS



163,762  
Total Population



\$442,021  
Median Home Value



8,559  
Businesses



186,015  
Daytime Population



42.6  
Median Age



0.5%  
2025-2030  
Pop Growth Rate



\$45,330  
Per Capita Income

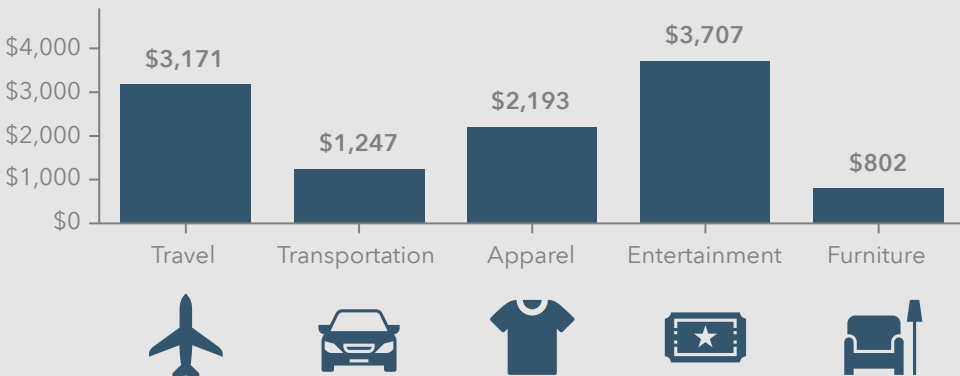


2.2  
Avg Household Size



\$72,933  
Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).



# Key Facts

21 Parker Cove Rd, Weaverville, North Carolina, 28787  
Ring: 5 mile radius

## KEY FACTS

33,854

Population



Average  
Household Size

49.9

Median Age

\$93,145

Median Household  
Income

## EDUCATION

3.8%

No High School  
Diploma



14.4%

High School  
Graduate



20.3%

Some College/  
Associate's Degree



61.5%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



1,266

Total Businesses



11,934

Total Employees

## EMPLOYMENT



72.9%

White Collar



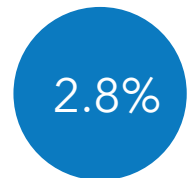
13.4%

Blue Collar



13.8%

Services



Unemployment  
Rate

## INCOME



\$93,145

Median Household  
Income



\$58,437

Per Capita Income



\$404,880

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (17.8%)

The smallest group: \$15,000 - \$24,999 (4.0%)

Indicator ▲	Value	Diff	
<\$15,000	6.0%	-2.4%	
\$15,000 - \$24,999	4.0%	-3.0%	
\$25,000 - \$34,999	5.0%	-1.6%	
\$35,000 - \$49,999	7.8%	-2.7%	
\$50,000 - \$74,999	16.8%	-0.1%	
\$75,000 - \$99,999	13.4%	+0.2%	
\$100,000 - \$149,999	17.8%	+2.0%	
\$150,000 - \$199,999	13.6%	+3.2%	
\$200,000+	15.6%	+4.4%	

Bars show deviation from Buncombe County

# Key Facts

21 Parker Cove Rd, Weaverville, North Carolina, 28787  
Ring: 10 mile radius

## KEY FACTS

163,762

Population



Average  
Household Size

42.6

Median Age

\$72,933

Median Household  
Income

## EDUCATION

6.4%

No High School  
Diploma



21.3%

High School  
Graduate



22.5%

Some College/  
Associate's Degree



49.8%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



8,559

Total Businesses



91,760

Total Employees

## EMPLOYMENT



White Collar

63.8%



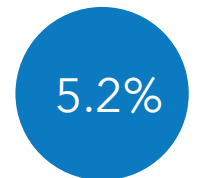
Blue Collar

17.2%



Services

19.1%



Unemployment  
Rate

## INCOME



\$72,933

Median Household  
Income



\$45,330

Per Capita Income



\$171,999

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.2%)

The smallest group: \$25,000 - \$34,999 (6.9%)

Indicator ▲	Value	Diff		
<\$15,000	9.4%	+1.0%		
\$15,000 - \$24,999	7.1%	+0.1%		
\$25,000 - \$34,999	6.9%	+0.3%		
\$35,000 - \$49,999	10.6%	+0.1%		
\$50,000 - \$74,999	17.2%	+0.3%		
\$75,000 - \$99,999	12.7%	-0.5%		
\$100,000 - \$149,999	15.7%	-0.1%		
\$150,000 - \$199,999	9.8%	-0.6%		
\$200,000+	10.6%	-0.6%		

Bars show deviation from Buncombe County