

Blueberry Hill Road

3.3 +/- ac

Blueberry Hill Rd, Woodfin, NC



\$900,000

Ready for Development

3.3 +/- ac Commercial Lot Now Available. Located across from Ingles and Pizza Hut in Woodfin. Great location, close to I-26 and other area businesses. Many Possible Uses. Only Minutes from Asheville.



PAUL ELLIS | COMMERCIAL BROKER

Cell (828) 545-9002 | Office (828) 684-4344 | pellis@pulliamproperties.com
1970 Hendersonville Rd | Asheville, NC 28803 | www.pulliamproperties.com

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Blueberry Hill Rd, Woodfin, NC

12 min (7.7 miles)

via I-26 W

Fastest route, the usual traffic

Asheville

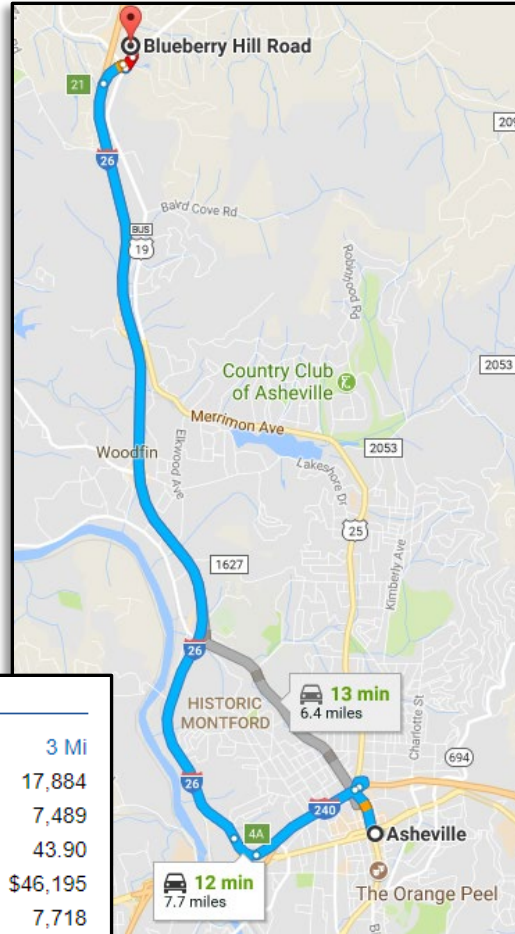
North Carolina

Get on I-240 W/US-70 W from Broadway

3 min (0.6 mi)

Blueberry Hill Rd

Asheville, NC 28804



Demographics »

	1 Mi	3 Mi
Population	3,723	17,884
Households	1,505	7,489
Average Age	43.00	43.90
Median HH Income	\$45,843	\$46,195
Daytime Employees	1,075	7,718
Population Growth '17-'22	↑ 5.1%	↑ 5.7%
Household Growth '17-'22	↑ 5.4%	↑ 5.9%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Weaverville Hwy	Highlander Rd NE	14,916	2015	0.16 mi
Weaverville Hwy	Barnwood Dr NE	8,353	2015	0.21 mi
New Stock Rd	Woody Ln E	5,887	2015	0.25 mi
Stoney Knob Rd	Weaverville Hwy W	1,216	2015	0.46 mi
Stoney Knob Hts	Boysd Chapel Rd E	427	2015	0.55 mi

Made with TrafficMetrix® Products



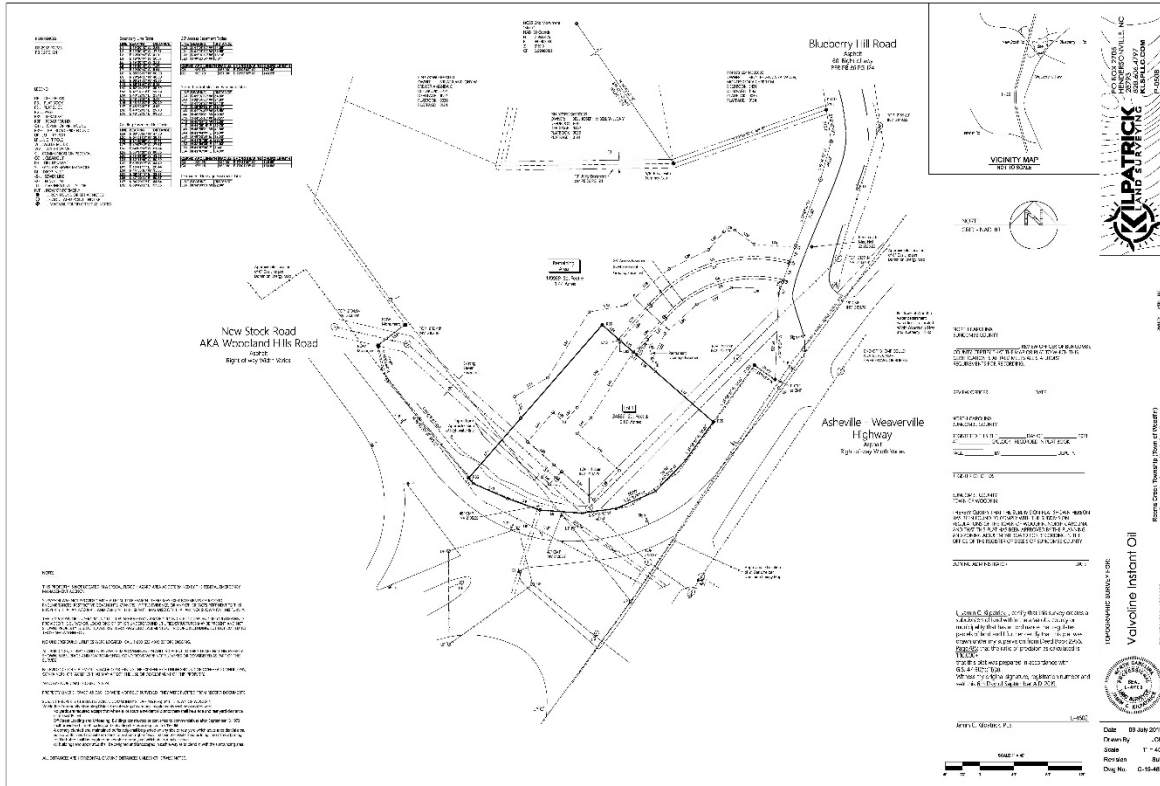
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Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	1,473	7,563	21,379
<\$25,000	299 20.30%	1,515 20.03%	4,941 23.11%
\$25,000 - \$50,000	509 34.56%	2,573 34.02%	6,539 30.59%
\$50,000 - \$75,000	316 21.45%	1,398 18.48%	3,897 18.23%
\$75,000 - \$100,000	163 11.07%	648 8.57%	1,932 9.04%
\$100,000 - \$125,000	124 8.42%	690 9.12%	1,764 8.25%
\$125,000 - \$150,000	26 1.77%	308 4.07%	881 4.12%
\$150,000 - \$200,000	16 1.09%	160 2.12%	575 2.69%
\$200,000+	20 1.36%	271 3.58%	850 3.98%
2017 Avg Household Income	\$56,931	\$65,080	\$65,962
2017 Med Household Income	\$45,531	\$46,444	\$46,880



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Hospitality Site · 4.4 Acres · Weaverville, NC

Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	3,787	19,061	54,399
2017 Estimate	3,605	18,028	51,624
2010 Census	3,409	16,416	47,963
Growth			
Growth 2017 - 2022	5.05%	5.73%	5.38%
Growth 2010 - 2017	5.75%	9.82%	7.63%



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