

# 12-14 AIRPORT ROAD



  
**LAND FOR SALE**

## ARDEN, NC 28704

Presented By

**TIM BRAMLEY, CCIM, SIOR**

828.548.0090  
Tim.Bramley@deweypa.com

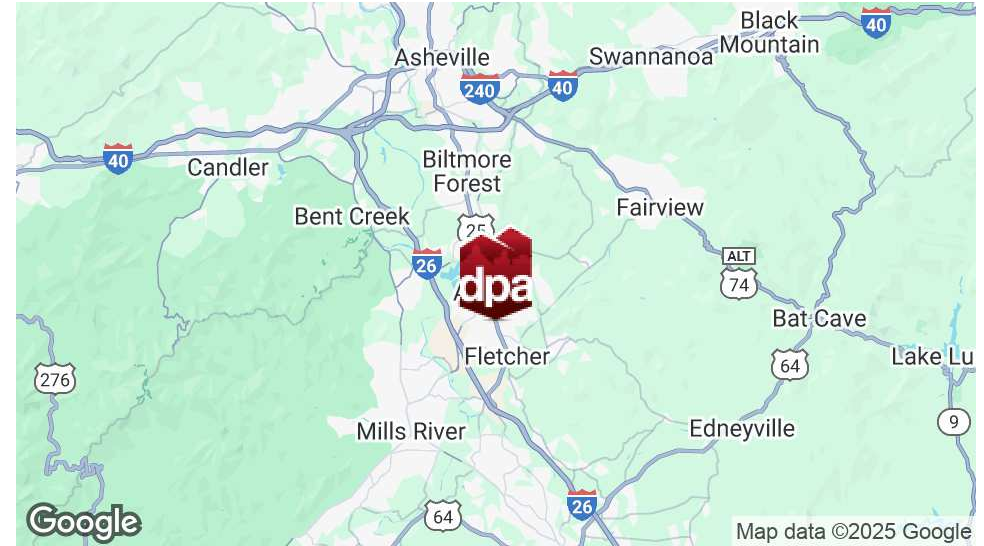
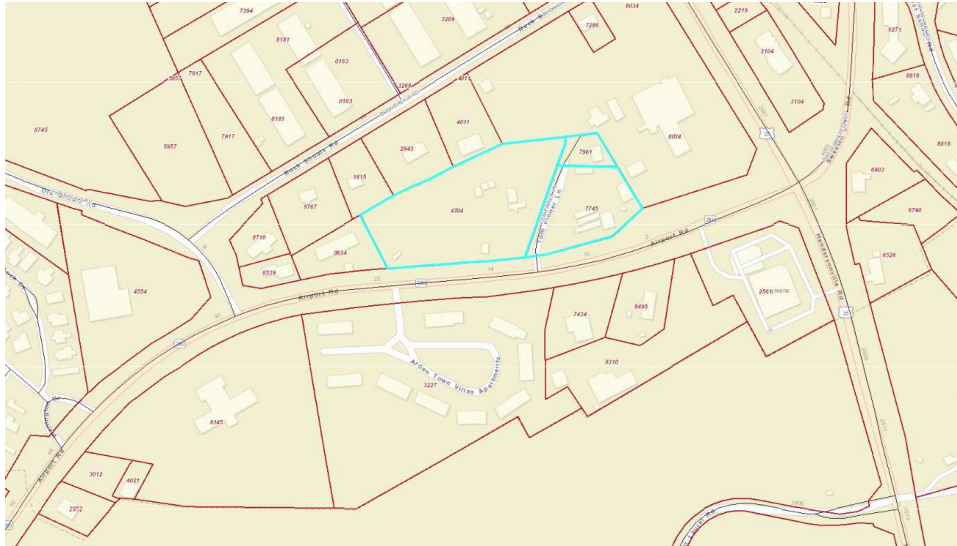
**DEWEY PROPERTY ADVISORS**

1 Page Avenue  
Asheville, NC 28801  
828.548.0090  
deweypa.com



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$1.2M per acre, or \$3.75M for the entire site

Lot Size: 1 Acre - 4.68 Acres

Zoning: HB

Parcel IDs: 965430796100000; 965430470400000; 965430774500000

### PROPERTY OVERVIEW

Acreage for Sale. There are 4.68 acres across 3 contiguous parcels of prime commercial land for sale on Airport Road. Property can be subdivided. Price is \$1.2M for 1 acre, or \$3.75M for the entire 4.68 acres (\$800k/acre for the entire 4.68 acres). Secondary rear access potential on Buck Shoals Road.

The pad is located on high-traffic Airport Road in an area of new and upcoming development. Over 400 feet of highway frontage, near a major intersection with close proximity to dozens of national retailers including Target and Walmart. Less than two miles from Asheville Regional Airport (4th largest airport in NC); and Sierra Nevada Brewery, the region's largest craft brewery.

### PROPERTY HIGHLIGHTS

- Ready to develop commercial pad, sub-dividable (1 acre - 4.68 acres)
- Zoned Highway Business
- All utilities available on site
- Excellent accessibility & strong location for residential and visitor traffic



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## GIS AERIAL OVERVIEW



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## GIS AERIAL



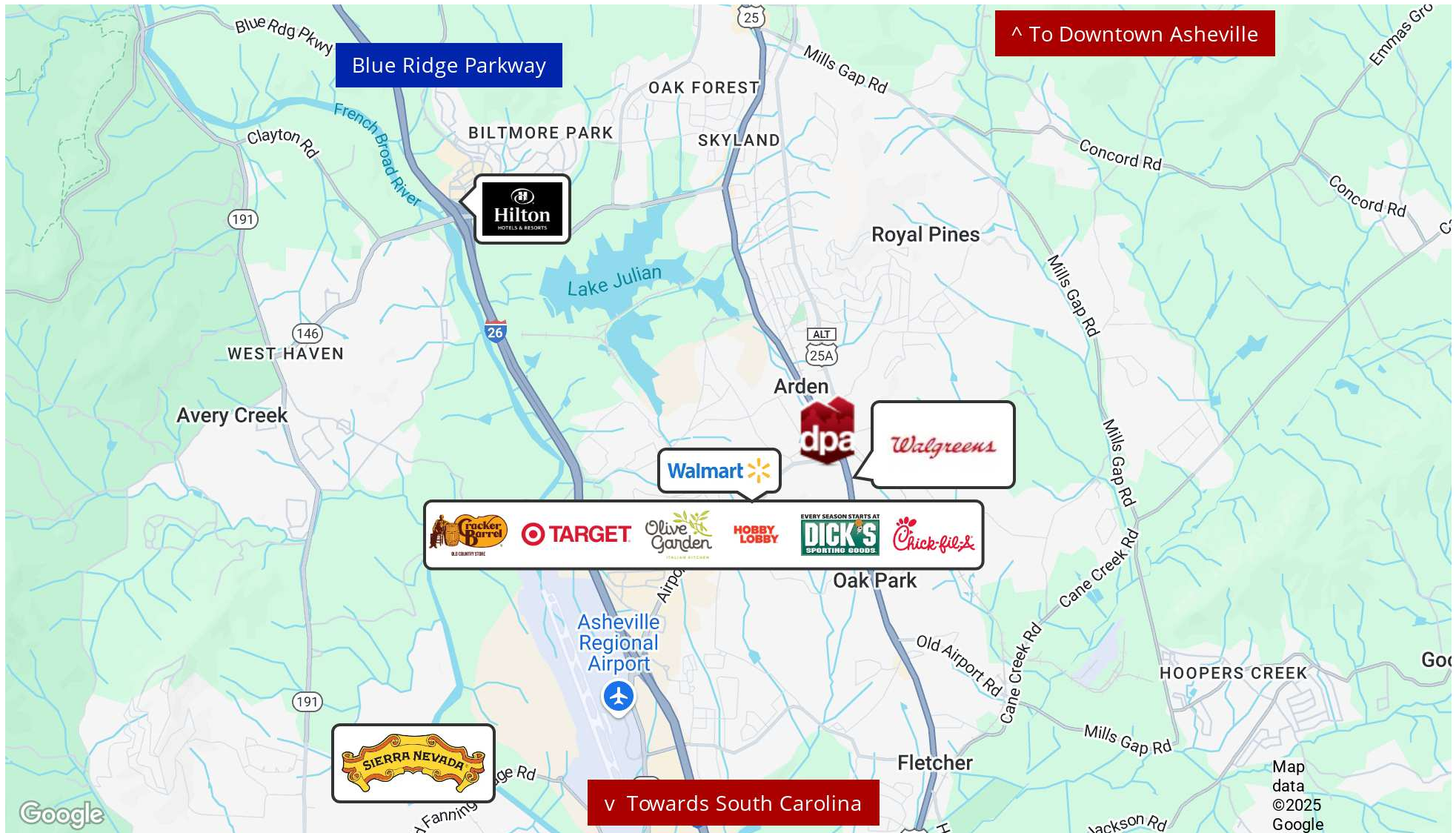
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## RETAILER MAP

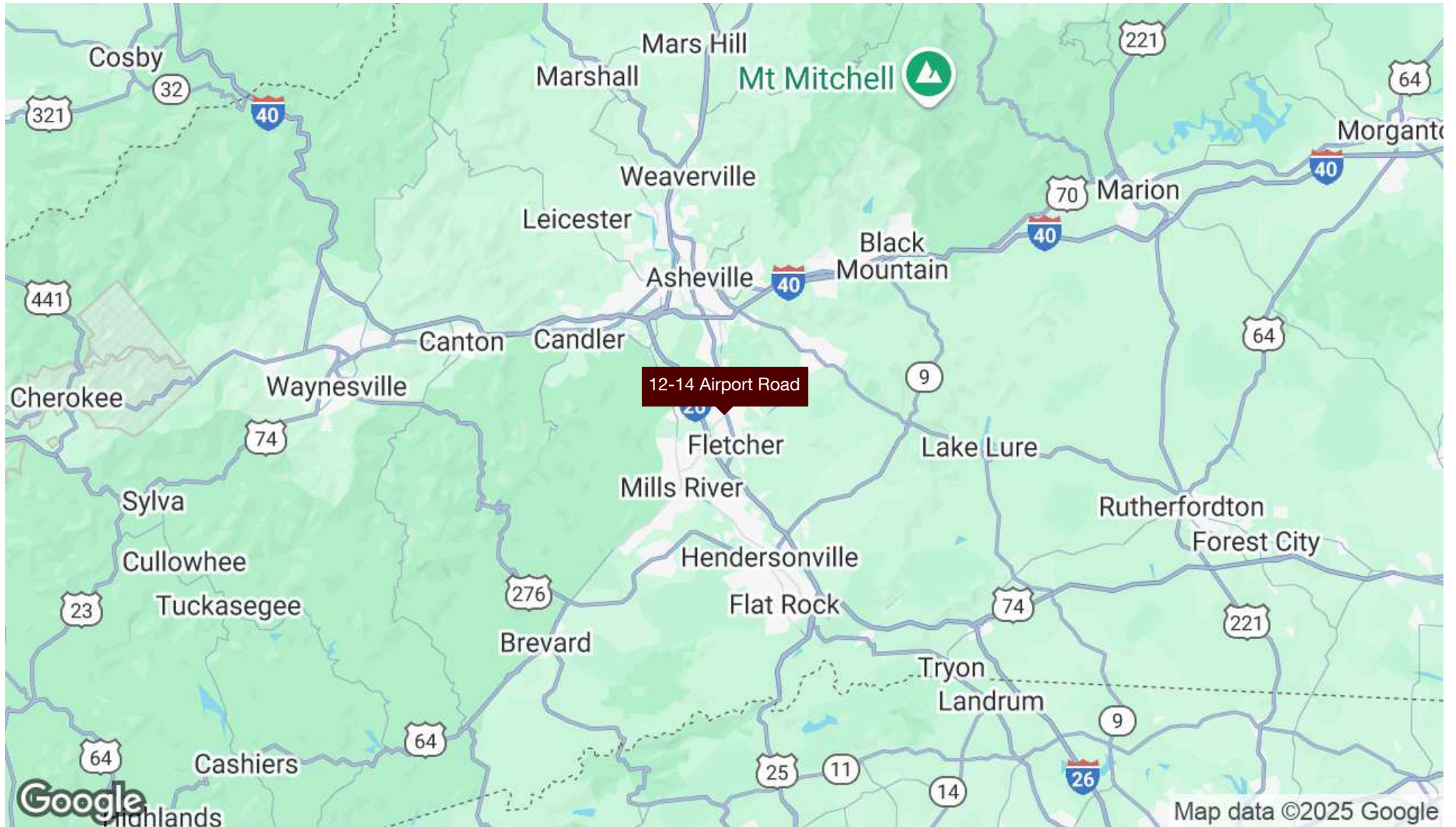


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## REGIONAL MAP



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## DEMOGRAPHICS MAP & REPORT

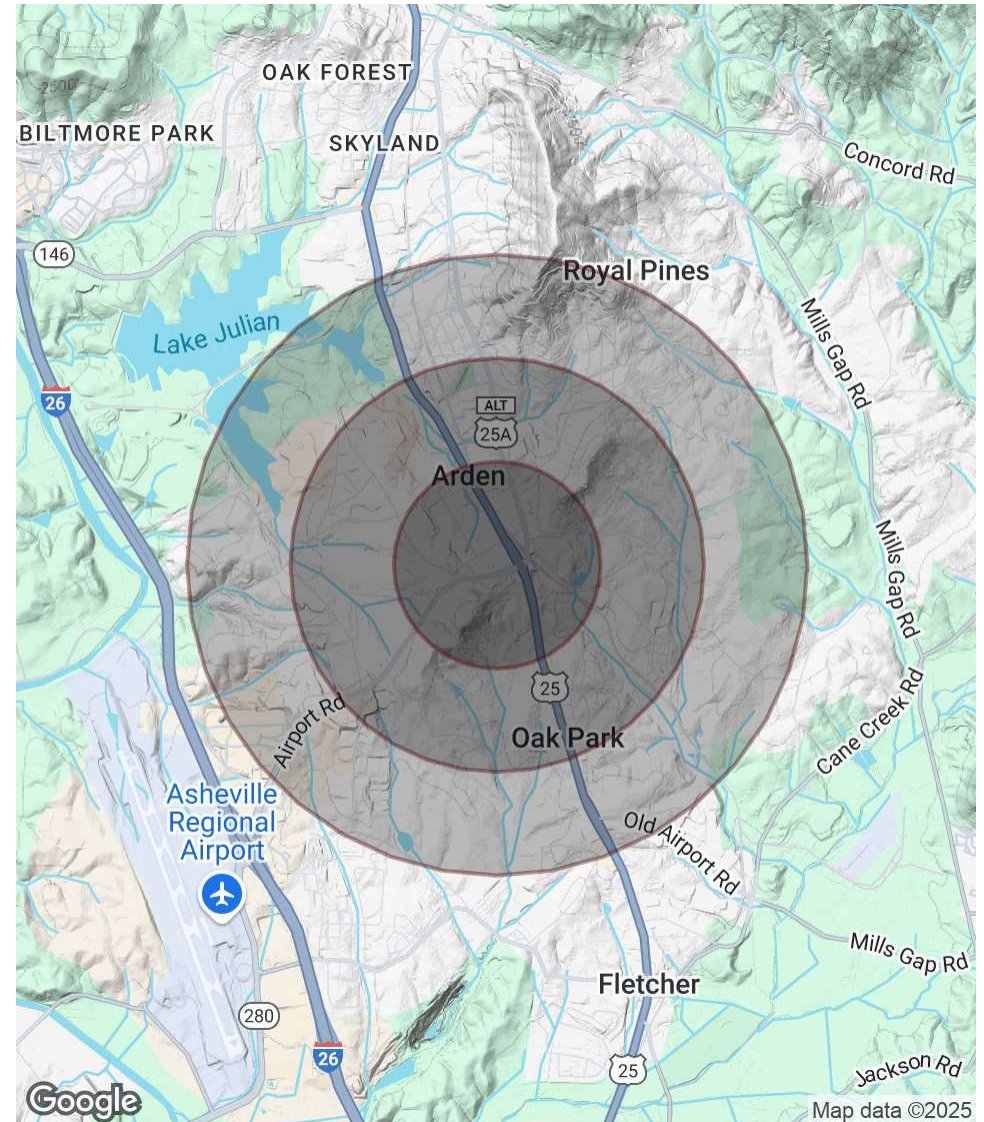
### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,000	4,129	8,861
Average Age	37.7	37.3	39.8
Average Age (Male)	38.4	37.9	40.0
Average Age (Female)	41.2	40.5	42.0

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	438	1,837	4,077
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$61,735	\$60,555	\$63,312
Average House Value	\$184,893	\$194,069	\$218,410

2020 American Community Survey (ACS)



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#1  
America's Happiest City  
*Self Magazine*

#1  
Best States for  
Business  
*Forbes.com, 2020*

#1 Best City in the  
World for Beer  
*Global Beer Lovers City Index,  
Money.co.uk*

#3  
Top 50 Best Places to  
Live  
*Travel + Leisure, 2020*

As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly 12 million visitors annually. Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges.

The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors. Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors.

The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.