

**FOR SALE**  
**99999 Gill Road**  
**Weaverville, NC 28787**

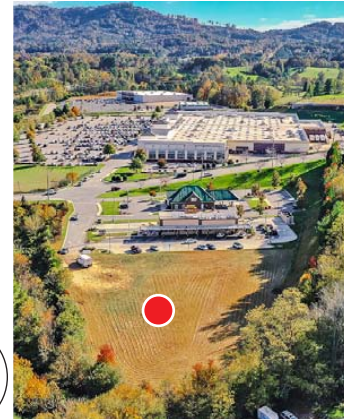
contact: 828.545.9002 • [pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

**\$950,000**

**2.19± ACRES VACANT LOT ZONED FOR LIGHT INDUSTRIAL**



**PROPERTY HIGHLIGHTS**

2.19±/acres vacant lot zoned for light industrial

Easy access to I-26

15 minute drive to popular downtown Asheville

Close proximity to Lowe's, Walmart, Publix & Ingles

22.6 miles to Asheville Regional Airport (32 minutes)



**SITE LOCATION**



**Paul Ellis**  
Commercial Broker  
Main Office:  
828.684.4344  
Mobile:  
828.545.9002  
Email:  
[pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)

EXPERIENCE MAKES THE DIFFERENCE

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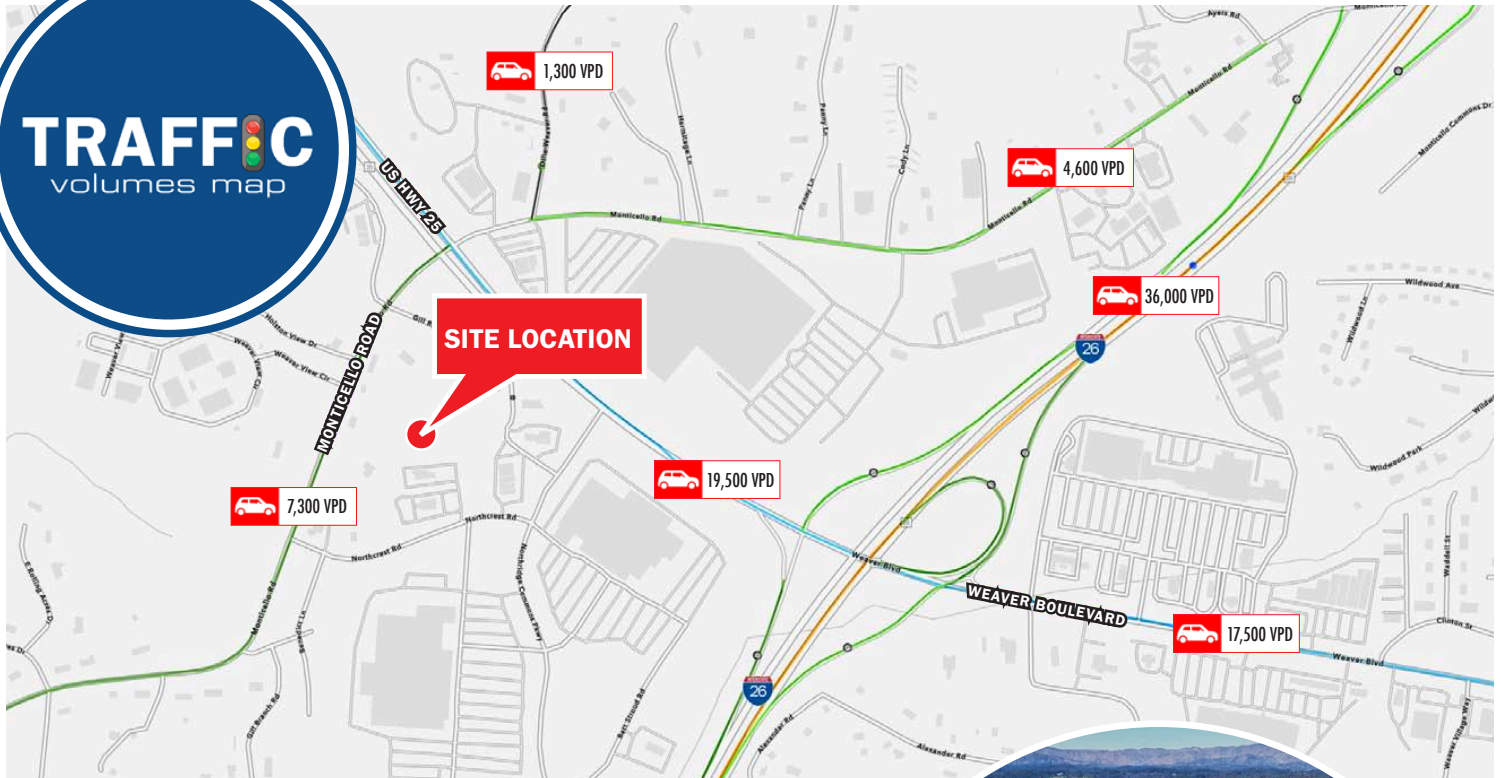
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MAP CREDIT: NC DOT



**TRAFFIC INFORMATION**

Collection Street	Cross Street	Traffic Volume	Distance
Monticello Rd	Garrison Branch Rd NE	7,350	0.08 mi
Monticello Rd	Gill Rd NE	3,326	0.10 mi
Alexander Rd	Gill Rd E	1,684	0.20 mi
US Hwy 25	I-26 SE	17,964	0.22 mi
Ollie Weaver Rd	Monticello Rd S	1,278	0.35 mi
Monticello Rd	Lloyd Young E	3,063	0.38 mi
I-26	Weaver Blvd SW	31,598	0.55 mi
Weaver Blvd	I-26 W	15,651	0.60 mi



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**SURROUNDINGS**



MAP CREDIT: NOAA

SITE LOCATION



**DEMOGRAPHICS**

	1 mile	3 miles
Population	2,552	17,723
Households	1,075	7,099
Median Age	49.50	46.80
Median Houshold Income	\$62,182	\$60,902
Daytime Employees	2,326	5,986
Population Growth '21 - '26	+5.96%	+4.89%
Household Growth '21 - '26	+5.30%	+4.48%



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