

FOR SALE
1311 Tunnel Road
Asheville, NC 28805

contact: 828.545.9002 • pellis@pulliamproperties.com



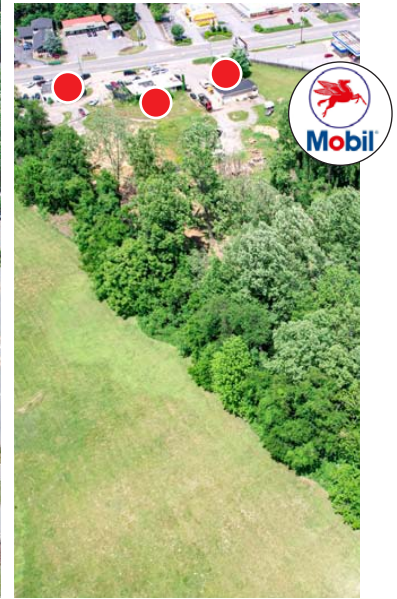
WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$1,790,000

7.087±ACRES LOCATED ON POPULAR TUNNEL RD



PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

- Great development location on 7.087±/acres
- 350' of road frontage on popular Tunnel Road
- Great visibility with heavy traffic and lots of potential
- I-40 and Blue Ridge Parkway access minutes away
- Asheville Recreation Park & soccer fields nearby
- Close to VA Hospital, Ingles and Mercy Urgent Care



AERIAL VIEW

SITE LOCATION



Paul Ellis
Commercial Broker
Main Office:
828.684.4344
Mobile:
828.545.9002
Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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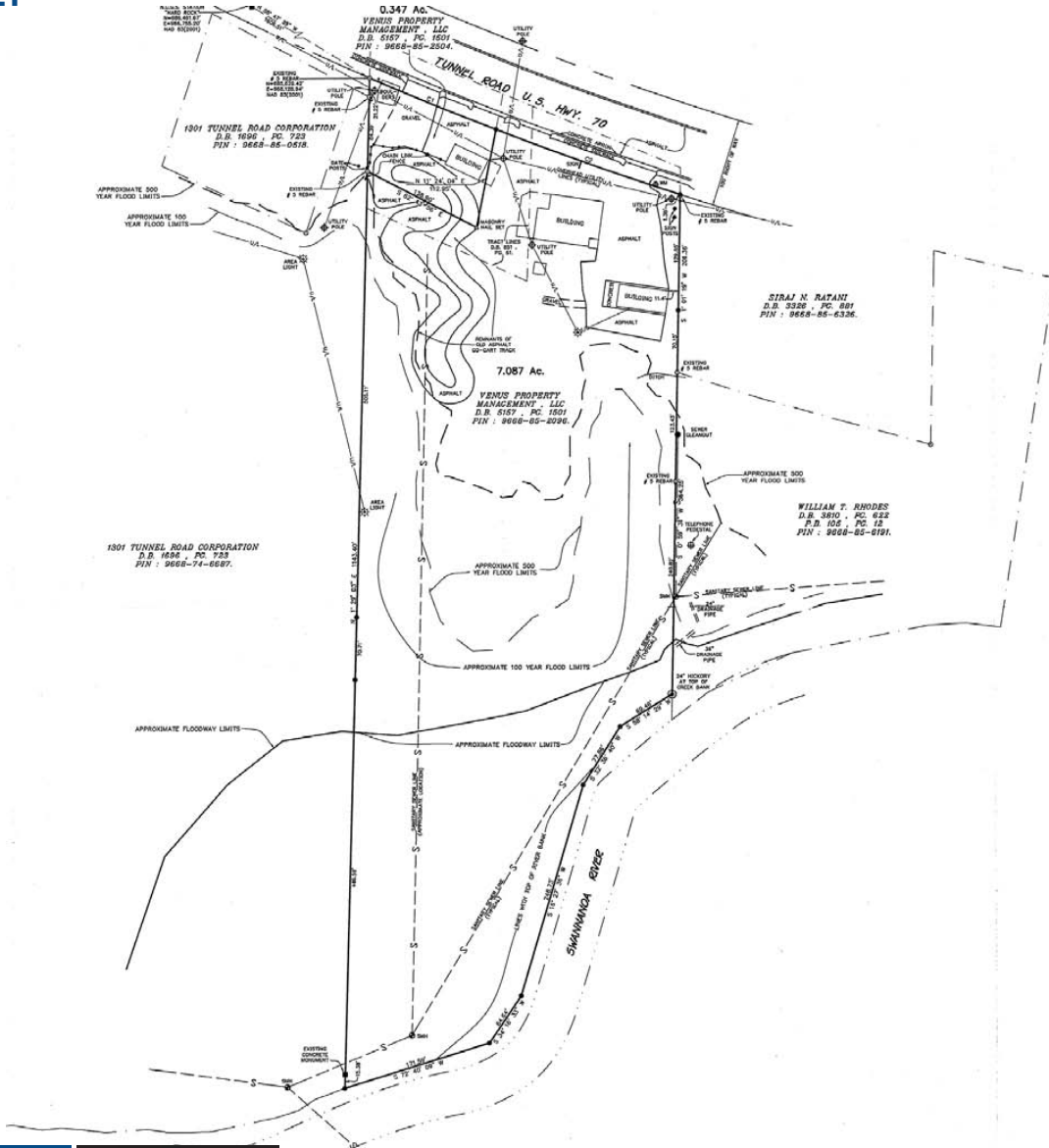
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LAND SURVEY



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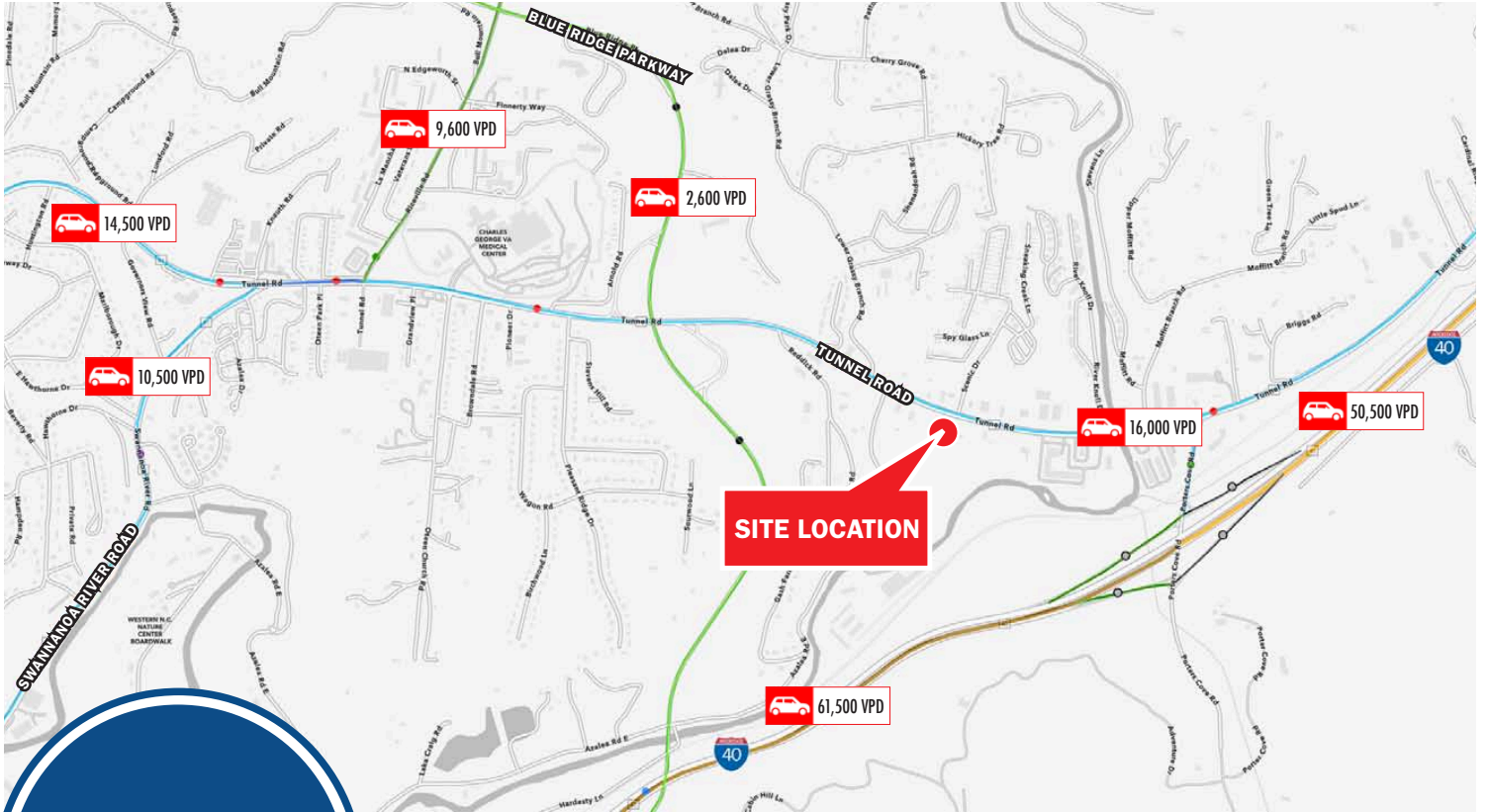
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
I-40	Blue Ridge Pkwy SW	55,850	0.32 mi
Tunnel Rd	Moffitt Branch Rd E	15,956	0.34 mi
Blue Ridge Pkwy	Tunnel Rd N	3,994	0.36 mi
Porters Cove Rd	Tunnel Rd N	15,334	0.42 mi
Tunnel Rd	Porters Cove Rd W	17,317	0.47 mi
Tunnel Rd	Briggs Rd NE	17,356	0.56 mi
Blue Ridge Pkwy	Ranger Dr N	2,186	0.66 mi
Blue Ridge Pkwy	I-40 NE	59,811	0.74 mi
Tunnel Rd	Oteen Church Rd W	15,797	0.89 mi



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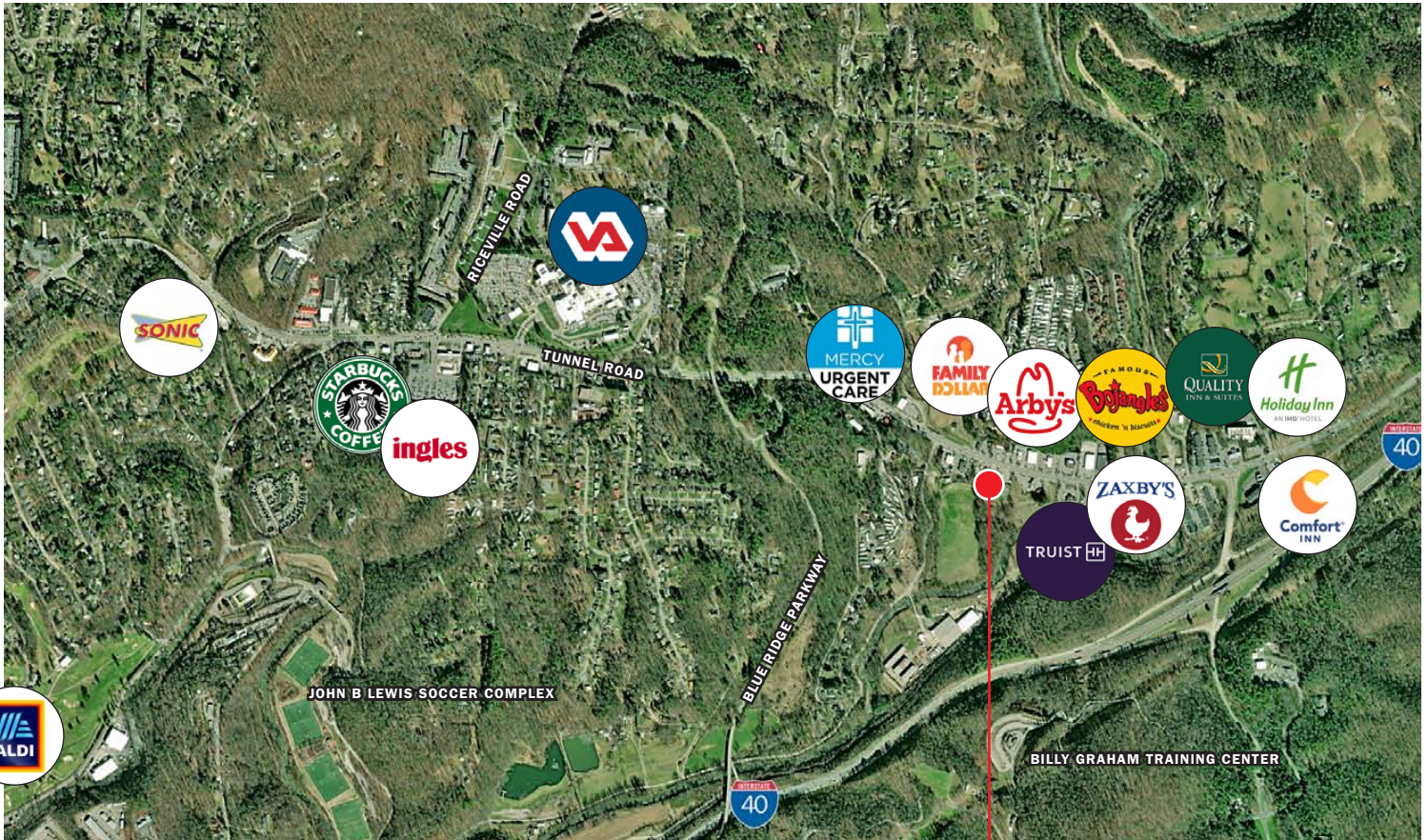
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SURROUNDINGS



MAP CREDIT: NOAA

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