

# 71 Thompson Street

Asheville, North Carolina 28803

## Property Highlights

- Redevelopment Site in Central Biltmore Village.
- Zoned in Hotel Overlay District
- Walkable to Biltmore Estate

## Property Overview

Introducing 71 Thompson St, Asheville, NC, a +/- .93-acre redevelopment opportunity in the heart of Biltmore Village, heavily impacted by hurricane Helene, and ready for new, creative redevelopment vision. This 5-parcel assemblage is located with the River zoning district, as well as the "All" hotel overlay district, making for a unique redevelopment opportunity in a central Biltmore Village location. With over 300 feet of road frontage on Thompson Street, easy access to downtown Asheville, and walking distance to the Biltmore estate, this expansive property offers an exceptional opportunity for investors looking to lead the charge in bringing new life and creative redevelopment into the core of Biltmore Villages post Helene recovery.

## Offering Summary

<b>Sale Price:</b>	\$1,775,000
<b>Available Acreage:</b>	+/- .93 Acres
<b>Zoning:</b>	River
<b>Overlay District:</b>	"Hotel / All"

## Demographics 0.3 Miles 0.5 Miles 1 Mile

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	162	753	2,617
<b>Total Population</b>	334	1,575	5,731
<b>Average HH Income</b>	\$82,545	\$84,435	\$87,898

## For More Information

**Chris Mansfield**

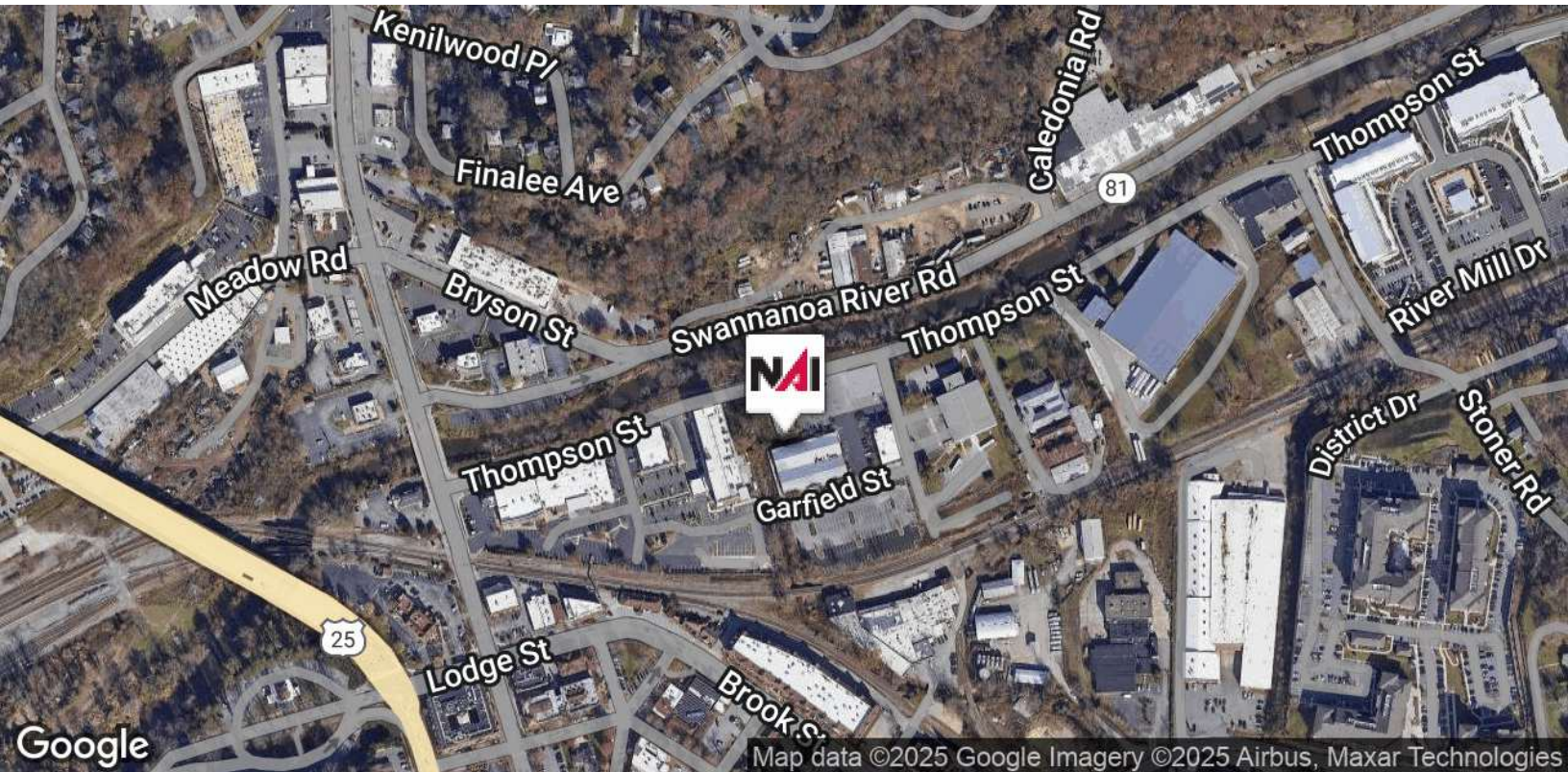
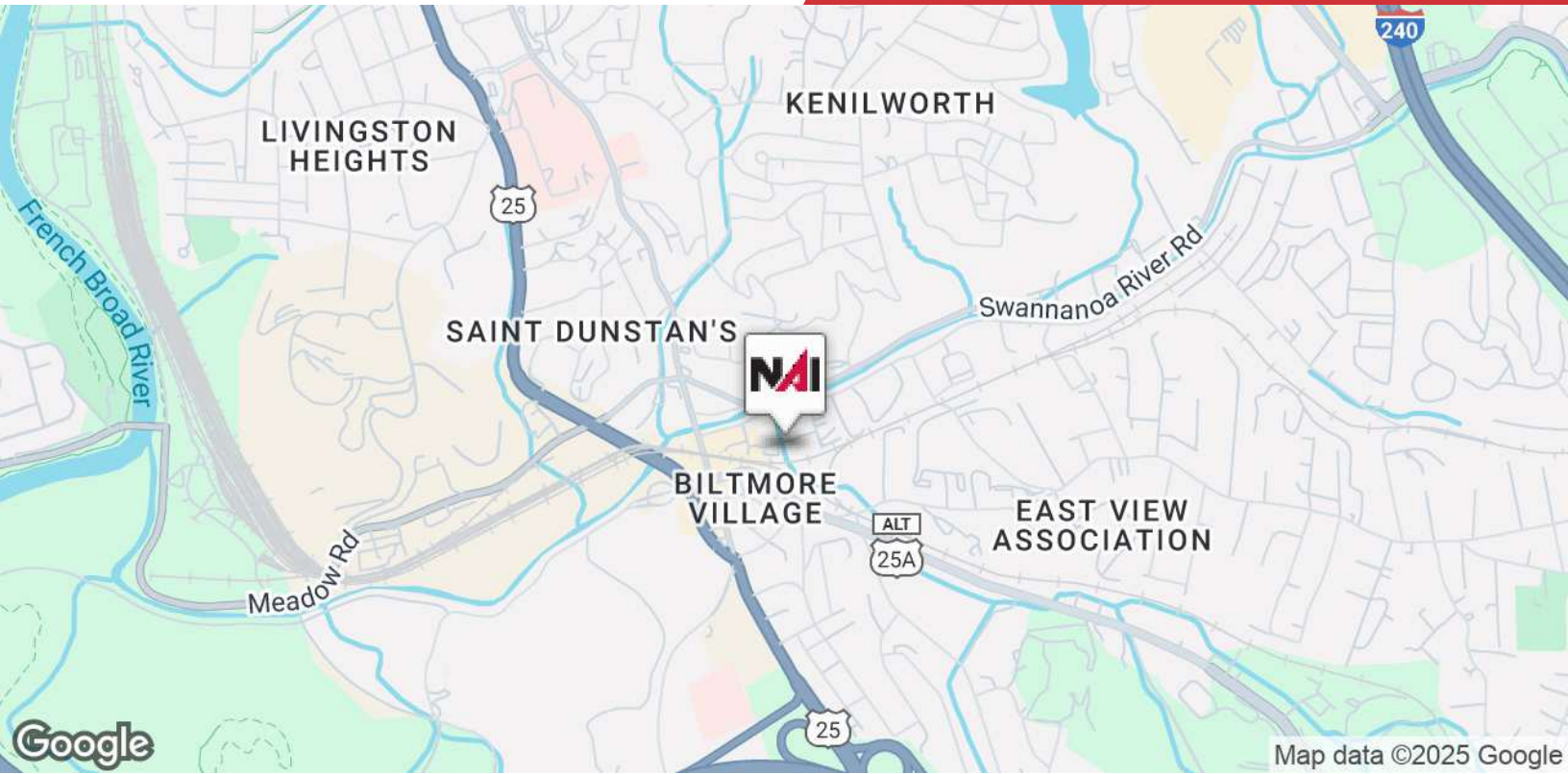
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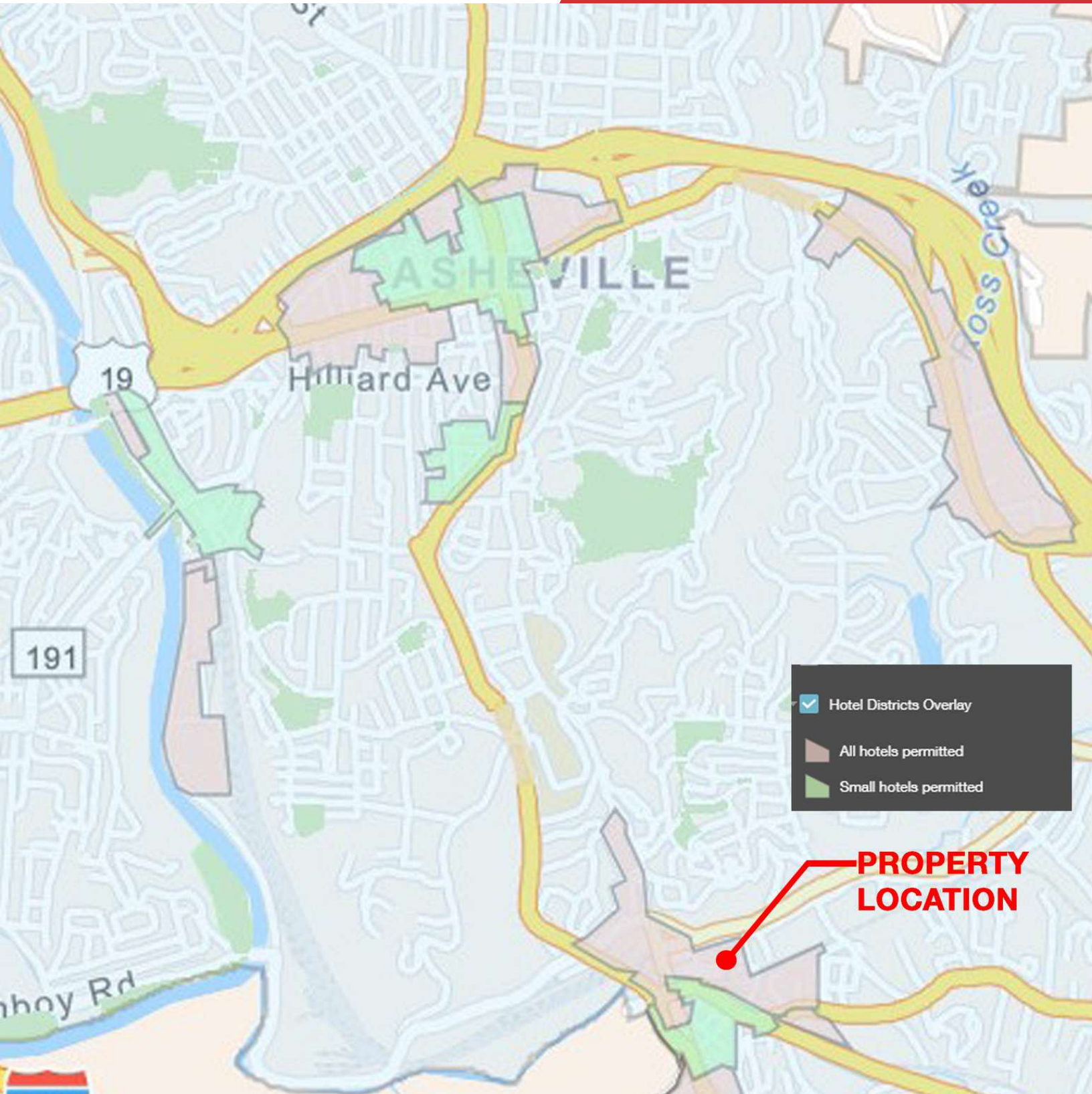
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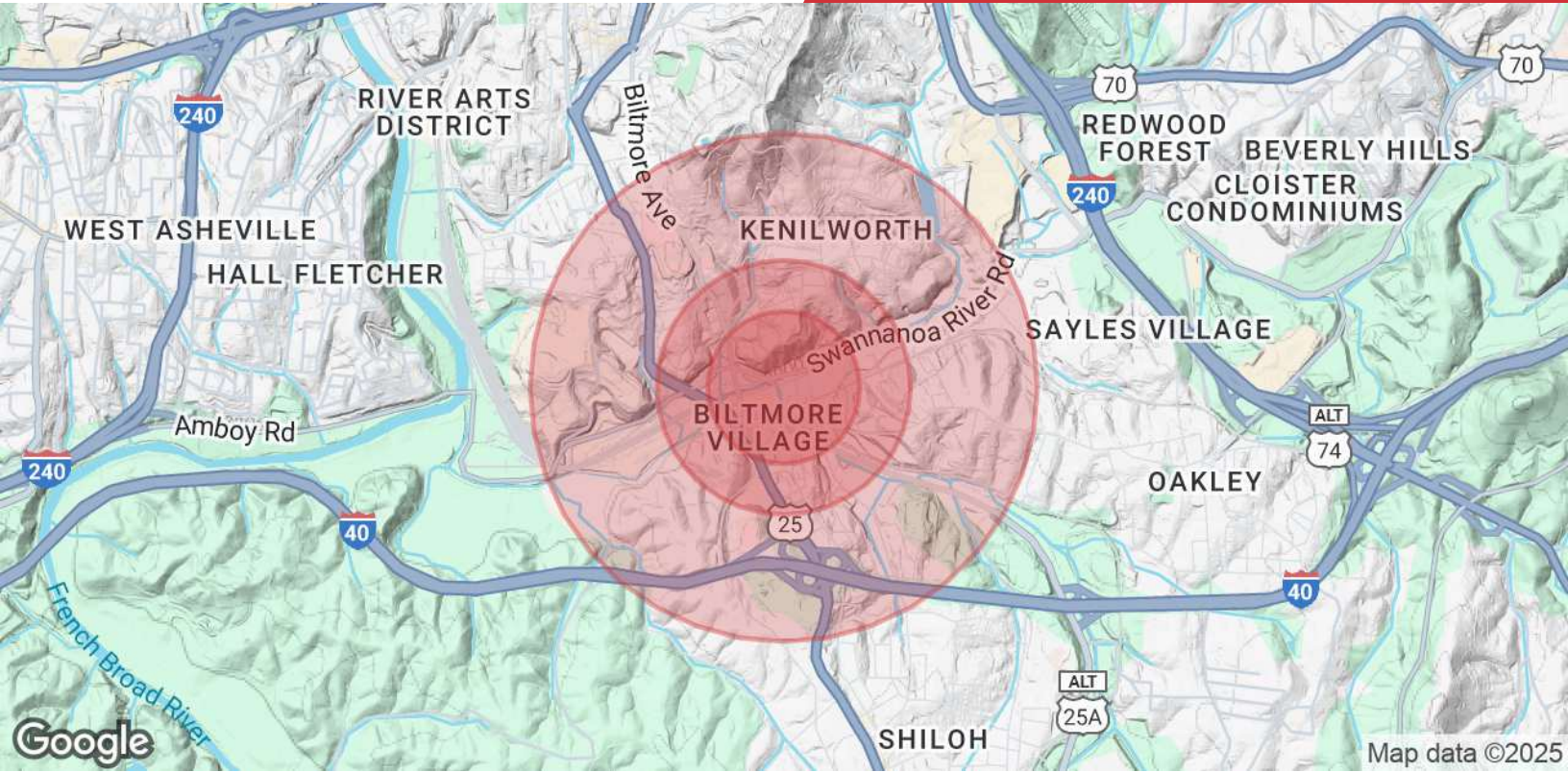
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	334	1,575	5,731
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	162	753	2,617
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$82,545	\$84,435	\$87,898
Average House Value	\$407,957	\$416,712	\$452,749

Demographics data derived from AlphaMap



**Chris Mansfield**

Commercial Broker

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**Professional Background**

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Belgian Sheepdog Pancho, and riding his motorcycle through the mountains.

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