

FOR SALE

Entitled Car Wash Development Site

LAND • GROUND-UP DEVELOPMENT OPPORTUNITY

289 New Leicester Highway, Asheville, NC 28806 • Buncombe County • Asheville, NC MSA



LOT SIZE	ZONING	TRAFFIC COUNT	OFFERING PRICE
1.47 AC	CB-II	±27,717 VPD	\$1,000,000

INVESTMENT HIGHLIGHTS

- Permitted, with major site work already done**
Entitlements in place for a new express wash; substantial site work is finished and the project is poised to move into concrete foundation work.
- Highest-traffic corridor in Western North Carolina**
The New Leicester Hwy / Patton Ave signal minutes away is repeatedly cited as one of Asheville's busiest intersections, at ±44,000 combined VPD.
- Conceptual site plan in hand**
±4,290-SF building (122' × 35'), 120-FT tunnel, 3 pay stations, 22 vacuum spaces, full vehicular loop and two points of access.
- Established retail node, minutes from downtown**
Ingles, Walgreens, CVS, O'Reilly, McDonald's, Shell, TD Bank and county offices already anchor the corridor, alongside the multi-outparcel Shoppes at Winston's Corner.
- Growing, educated, above-average-income market**
Buncombe County is up roughly 15% since 2010 to ±277,000 residents, 53% of adults hold a bachelor's degree or higher, and West Asheville commercial values are up roughly 9% year-over-year.
- Active development pipeline nearby**
An approved 141-unit senior living community, a new Publix off New Leicester Hwy, and a ±700-unit self-storage facility are all moving forward on the corridor.
- A region in a well-funded, active rebuild**
Post-Helene recovery investment tops \$2B in FEMA public assistance to NC, plus \$706M in state funding for WNC and a \$225M HUD block grant to Asheville.

DEMOGRAPHICS

METRIC	1-MI	3-MI	5-MI
Population (2025)	6,045	42,986	92,510
2030 Proj.	6,116	44,178	95,118
Households	2,585	18,147	39,849
Owner-Occupied	1,097	10,338	22,647

5-mile total consumer spending of \$1.2B (2025). Source: CoStar, 2026.

SITE SUMMARY

Property Type	Commercial Land
Ownership Interest	Fee Simple
Site Status	Fully Permitted
Building Footprint	±4,290 SF • 122' × 35'
Points of Access	2 (Frontage Road)

Site plan, entitlement detail and the full Offering Memorandum are available upon signed NDA.

Land only — no operating business. Available individually or alongside additional Big Peach locations. Click to email a request — the Confidentiality Agreement comes right back.

REQUEST THE OM

Collin Boyd

CAR WASH SPECIALIST

O: 214.238.4047 • C: 214.491.7700
collin@alphare.com
LIC #770057

Braden Crockett

FOUNDER & CHIEF EXECUTIVE OFFICER

O: 310.947.8007 • C: 714.345.6206
braden@alphare.com
LIC #01946071

Brian Brockman

BROKER • BANG REALTY-NC INC

O: 513.898.1551
bor@bangrealty.com
NC LIC #298998