



Dewey Property Advisors



COMMERCIAL LAND FOR SALE

303 GASHES CREEK RD | ASHEVILLE, NC

SALE INFORMATION | PRIME DEVELOPMENT SITE

MARKET ASHEVILLE, NC



303 Gashes Creek Rd, Asheville, NC 28803
1.65 Acres - Prime Development Site

Recent bank appraisal that supports asking price is available upon request.

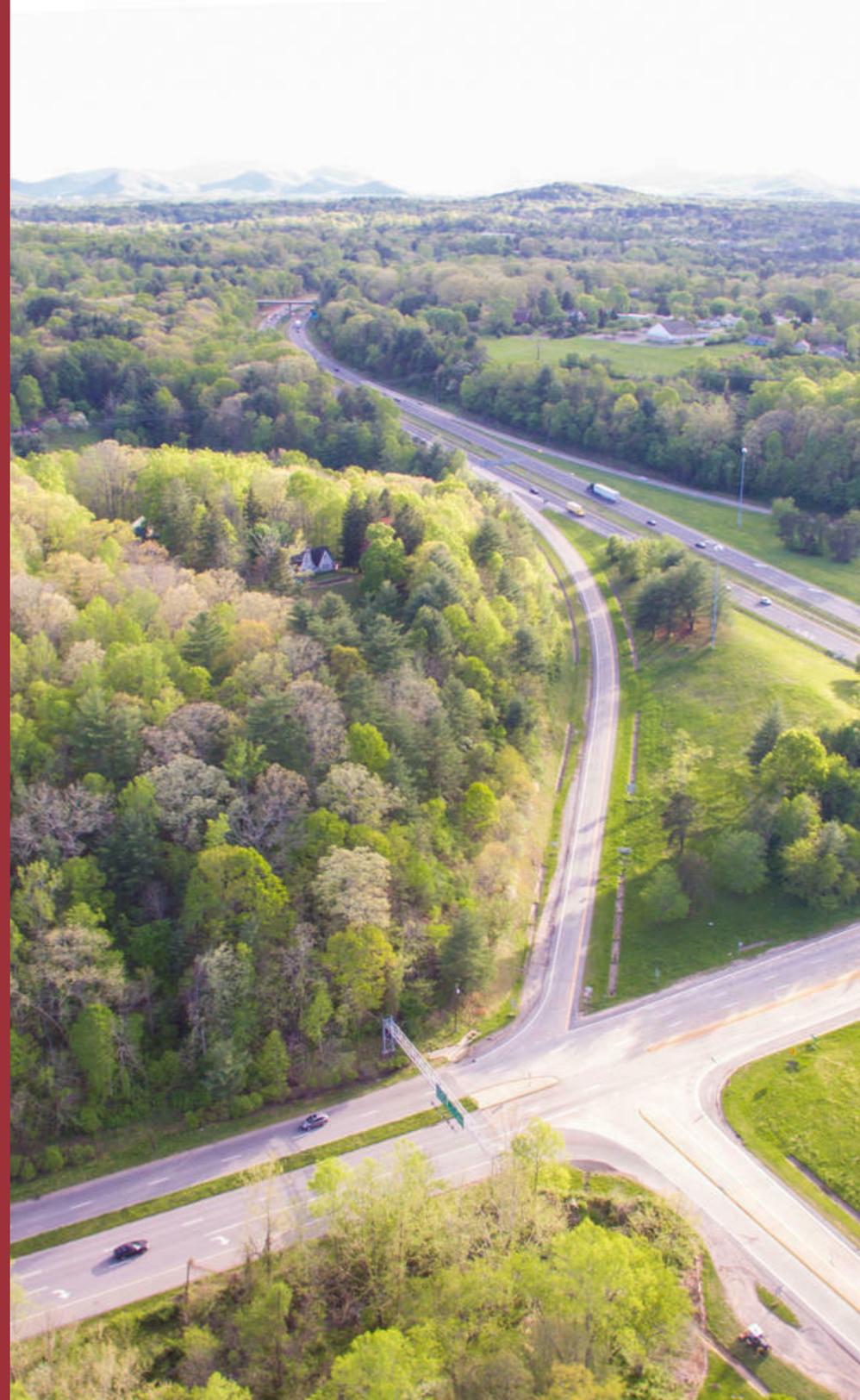
Great location for a new warehouse or flex building.

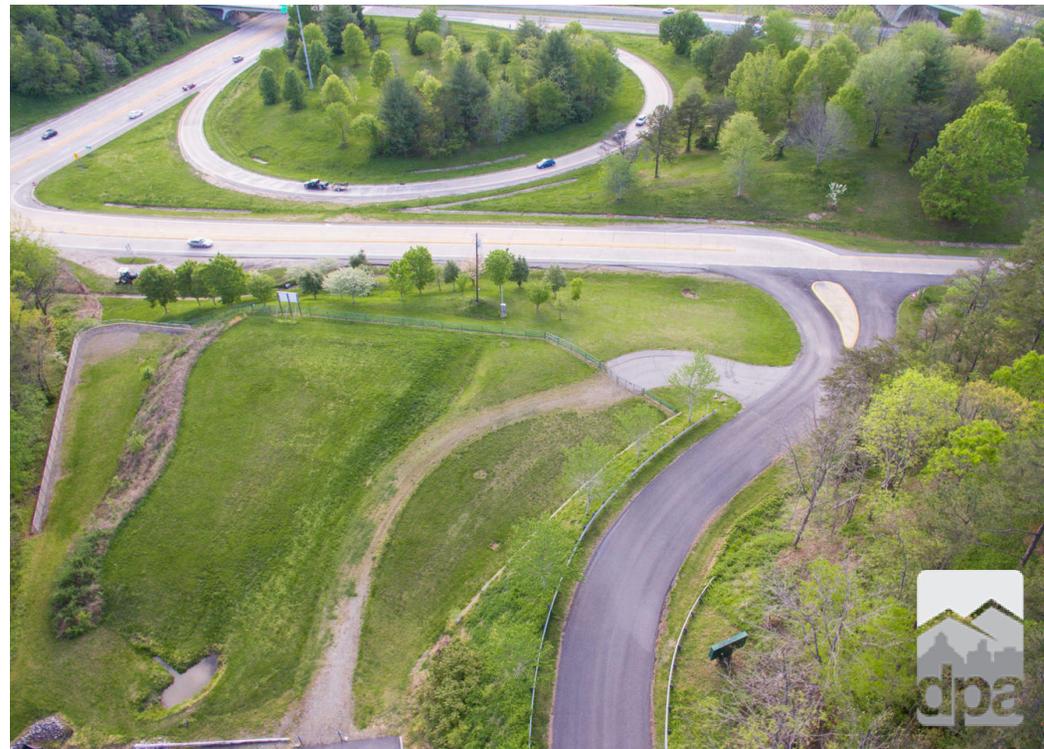
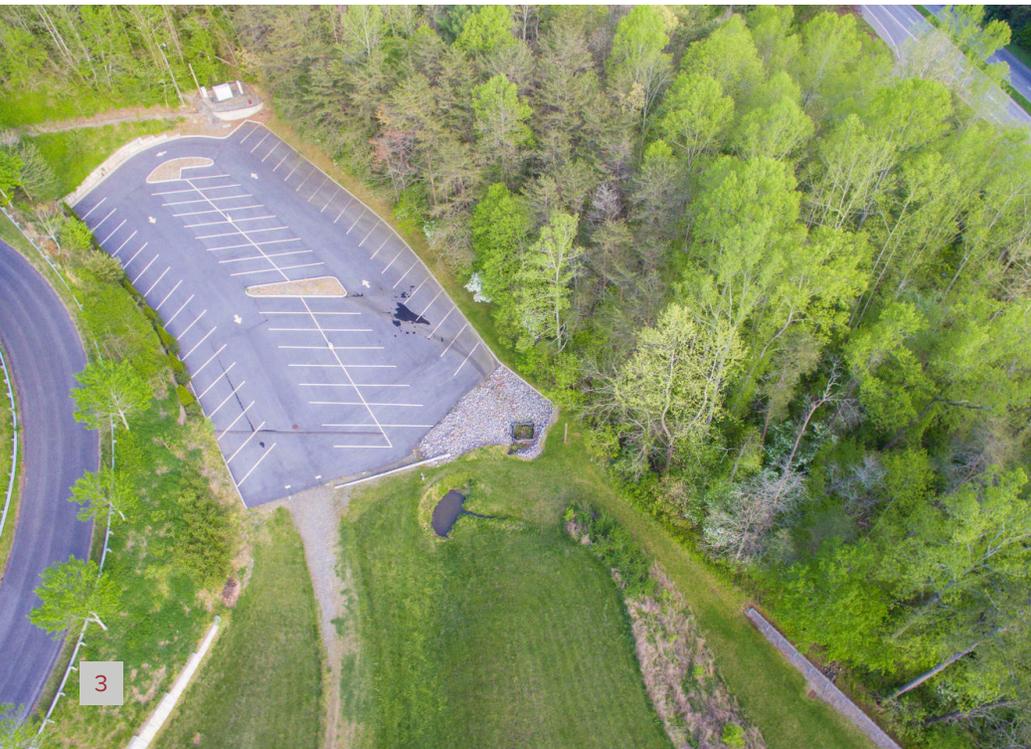
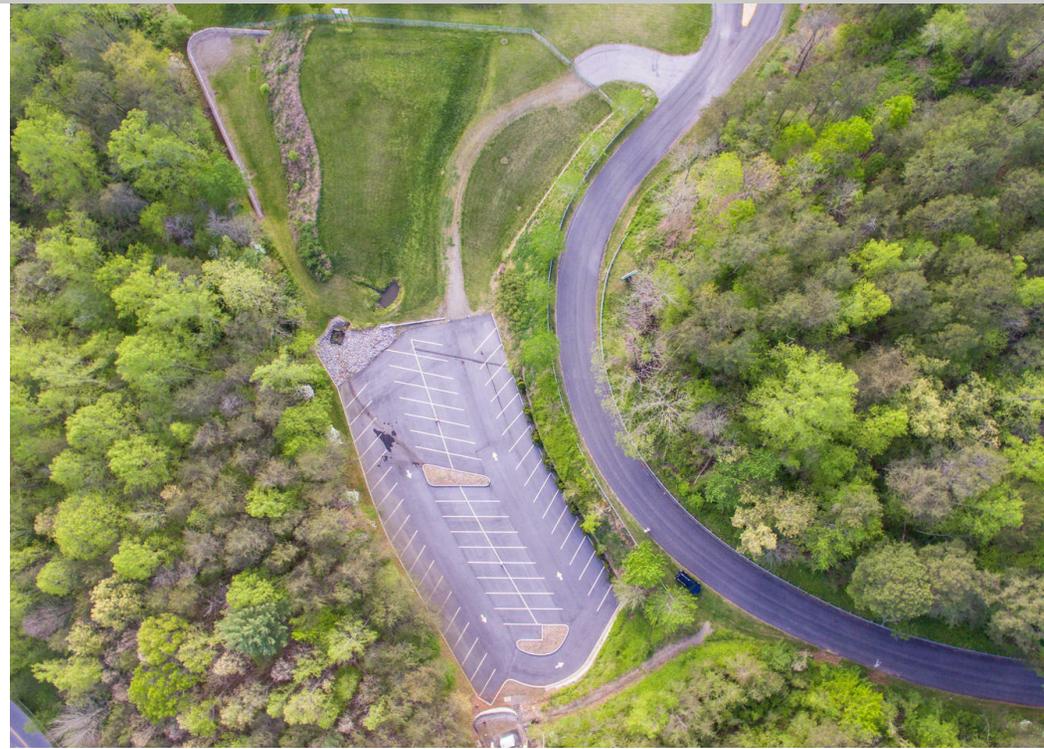
Located in Buncombe County and not Asheville, so no Asheville restrictions on Hotel construction applies. Construction ready site with paved and striped parking in place for a hotel, office building, medical, gas station or convenience store.

Over 30,000 cars on US 74A and right at the interchange with I-40. Right next to the Tunnel Road commercial core on one side and the Blue Ridge Parkway on the other.

Previously approved for 30K office building or 68K sf of hotel through Buncombe County Planning and Zoning.

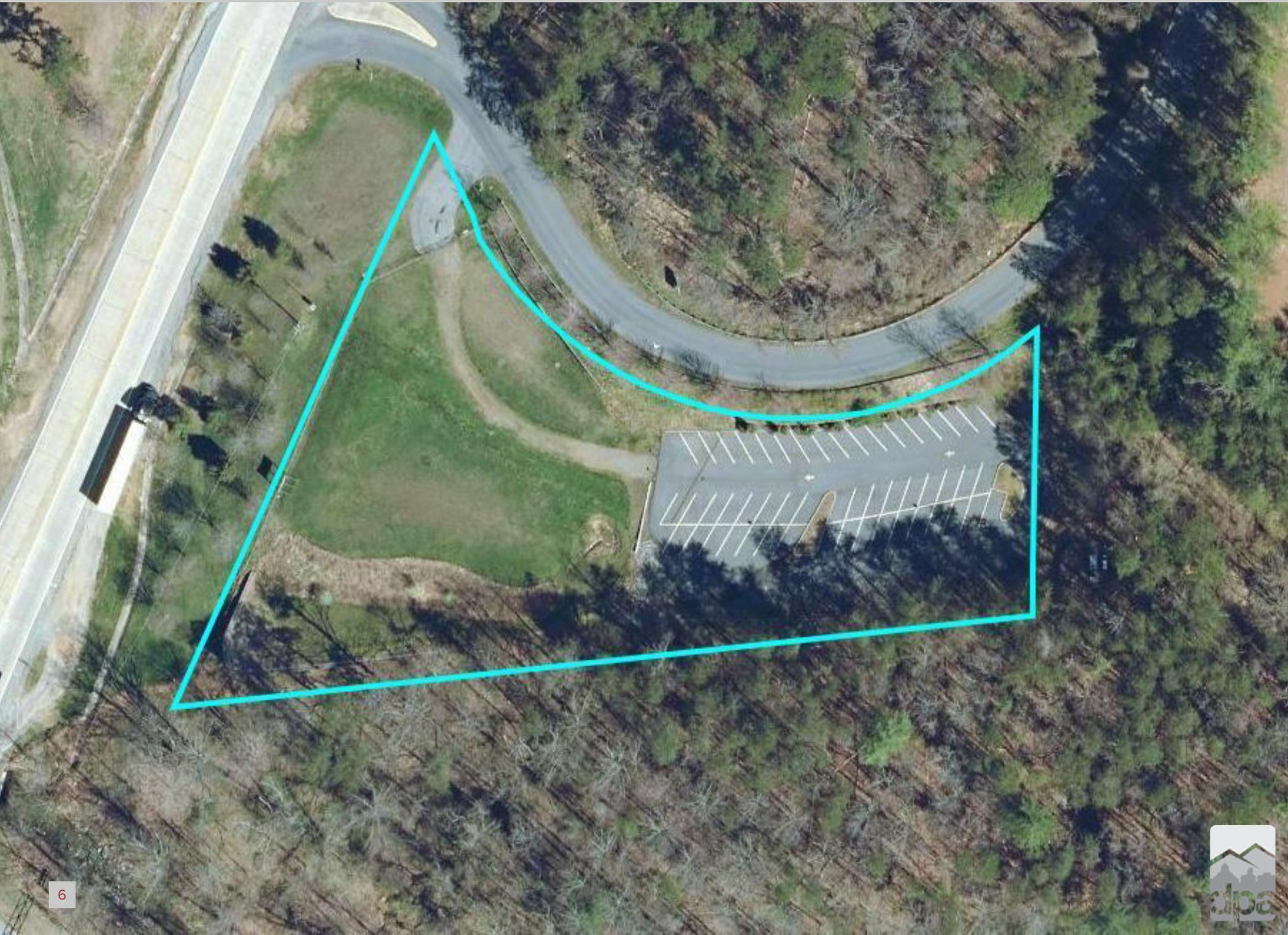
Improvements include: parking, retaining walls, graded building site, underground fiber optic, sprinkler system, water supply, sewer and all utilities to site.











RETAILER MAP



Blue Ridge Parkway Visitor Center

THE HOME DEPOT

Starbucks KFC McDonald's

Little Caesars

ACE Hardware

CVS pharmacy

Cheddar's

ALDI

KOHL'S

Walmart

dpa



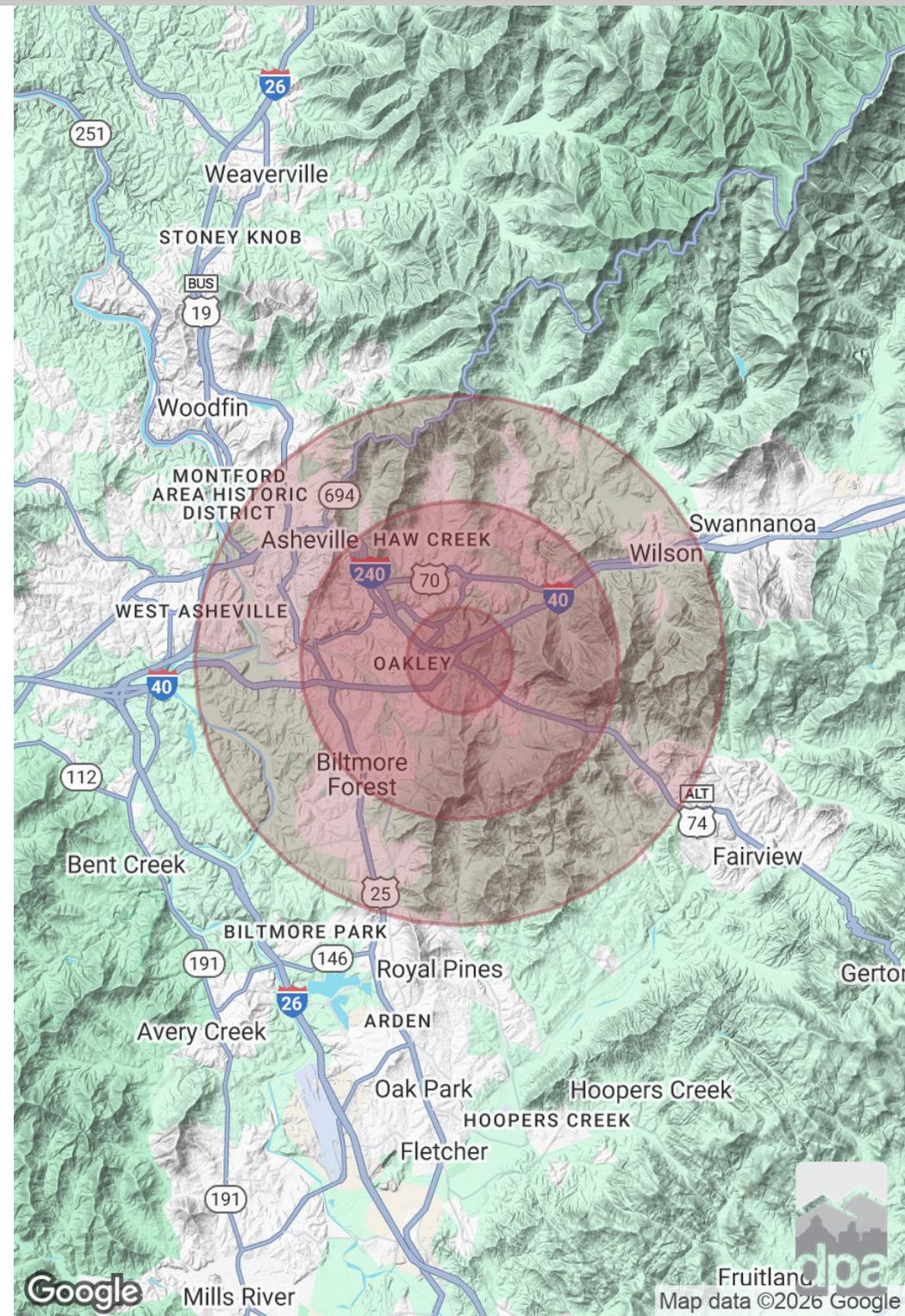
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,443	33,319	76,198
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,651	15,623	35,878
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$90,988	\$98,074	\$104,884
Average House Value	\$381,240	\$443,038	\$531,769

Demographics data derived from AlphaMap





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