

Likewise



For Sale

3.19± ACRE REDEVELOPMENT SITE
WITH INTERSTATE VISIBILITY

103 Weaverville Road, Asheville, NC 28804

Likewise
COMMERCIAL REAL ESTATE

Darrell Metcalf
LISTING BROKER

828.450.4349 | darrell@likewisecommercial.com | likewisecommercial.com



OFFERING SUMMARY

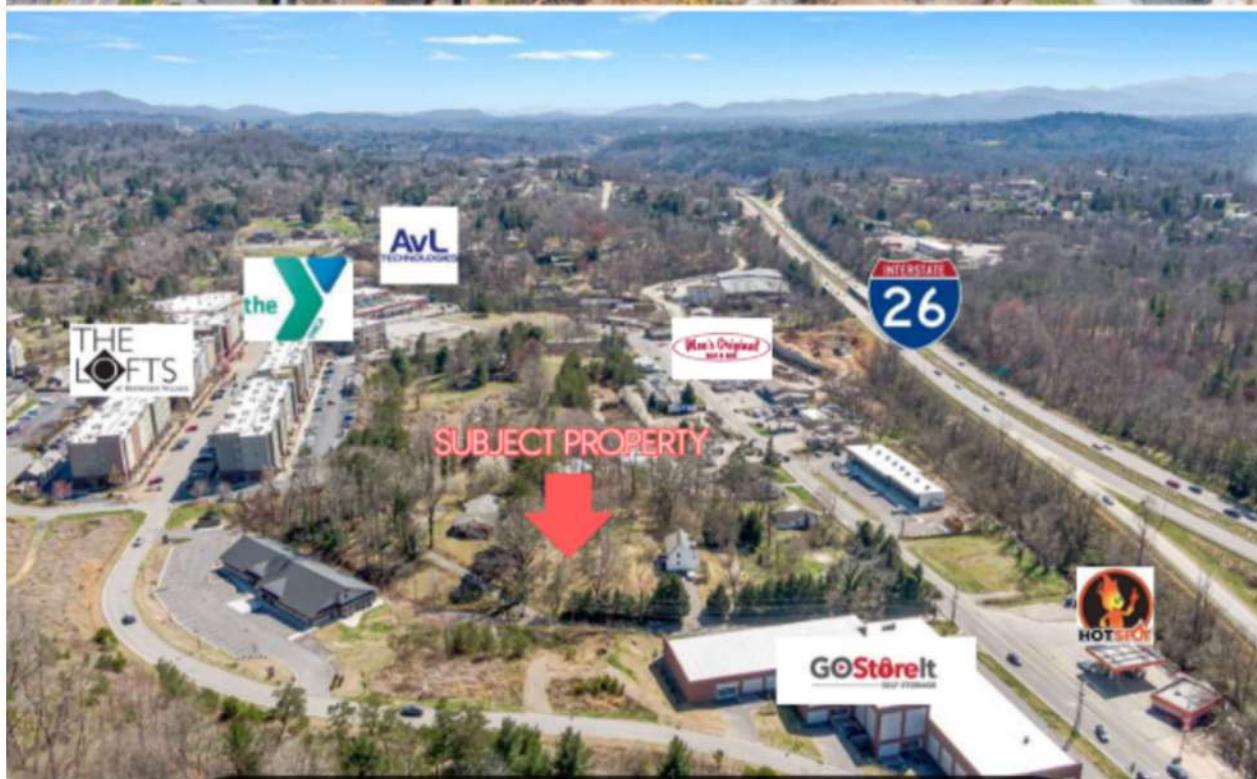
SALE PRICE **\$1,750,000**

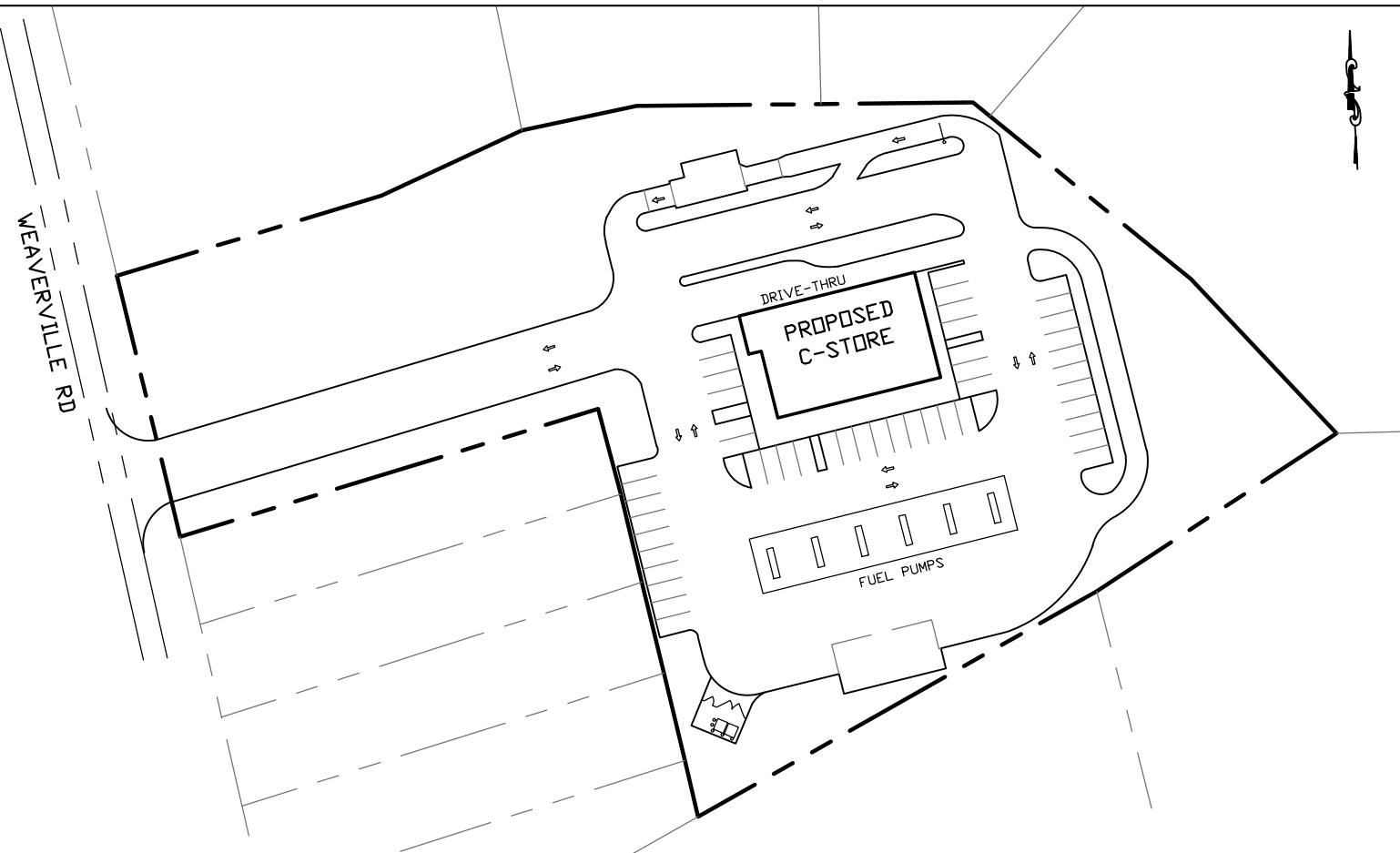
LOT SIZE **± 3.19 AC**

PROPERTY FEATURES

- 3.19± acres in rapidly developing Woodfin
- Just 676 FT from I-26 (Exit 23) with interstate visibility (62,500 VPD)
- Frontage along Weaverville Rd. (11,500 VPD); 9 minutes to downtown Asheville
- Utilities on site: water, sewer, electric, natural gas
- Surrounded by Reynolds Village, retailers, businesses, manufacturing, and residential developments
- Includes 4 parcels; sold as-is with no representation on home conditions
- MLS#







ASSUMPTIONS:

1. SUBJECT PROPERTY LOCATED IN TOWN OF WOODFIN ZONING JURISDICTION. CURRENT ZONING IS R-21. THIS LAYOUT DEPICTS PERMITTED USE AND RESTRICTIONS PER THE PROJECTED CS TOWN OF WOODFIN ZONING DESIGNATION.
2. SUBJECT PROPERTY IS BELOW 2200' AND STEEP SLOPE RESTRICTIONS DO NOT APPLY.
3. THIS LAYOUT IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD BE REVIEWED BY ALL APPLICABLE JURISDICTIONAL AUTHORITIES.

GENERAL NOTES:

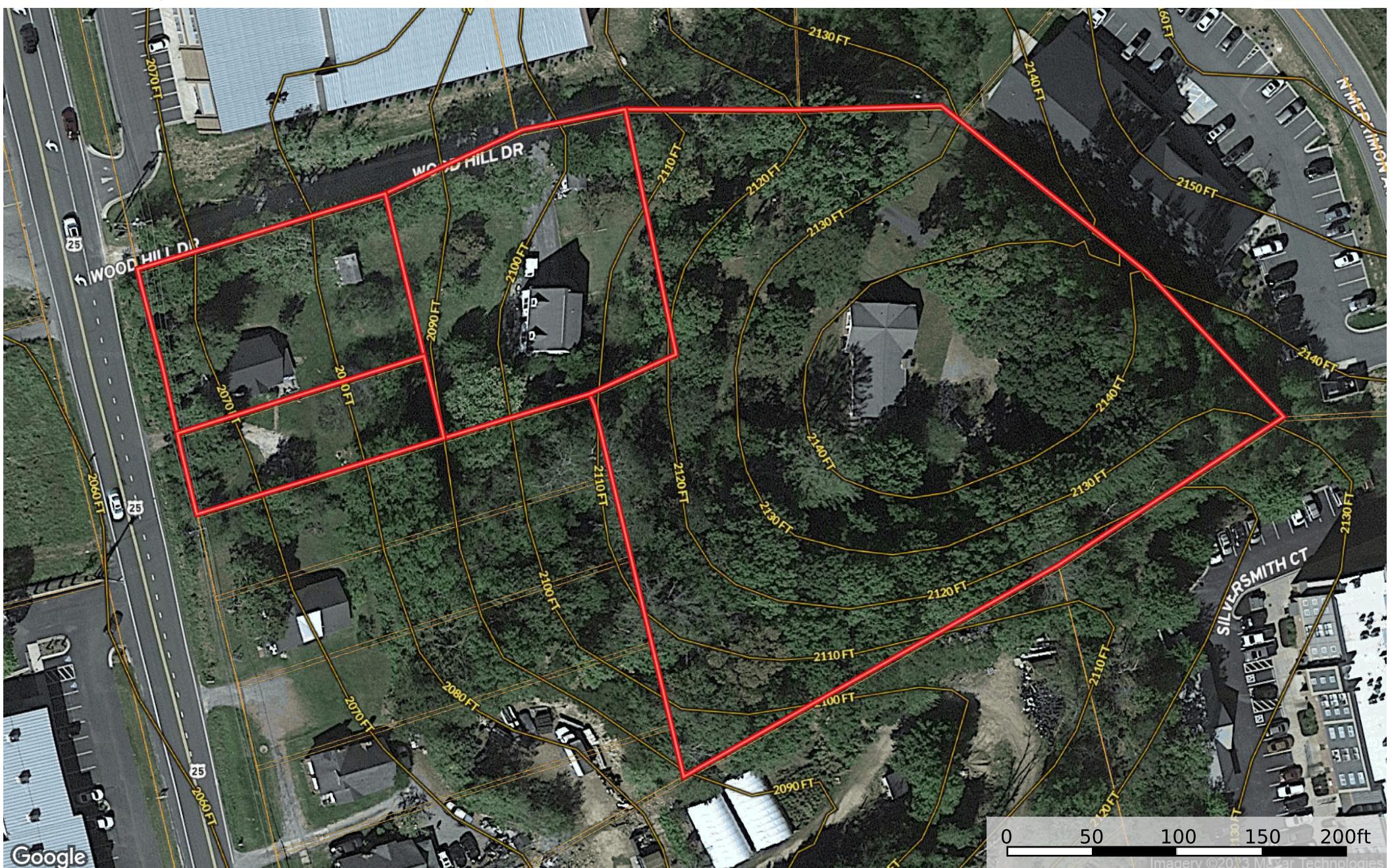
1. BOUNDARY INFORMATION WAS OBTAINED FROM BUNCOMBE COUNTY GIS.
2. THIS PLAN HAS NOT BEEN SUBMITTED FOR REVIEW AND/OR APPROVAL BY BUNCOMBE COUNTY, THE TOWN OF WOODFIN, FEMA OR NCDEQ AND DOES NOT GUARANTEE THAT JURISDICTIONAL REQUIREMENTS HAVE BEEN MET.

FOR CONCEPTUAL PURPOSES ONLY
DRAWING NOT TO SCALE
NOT FOR CONSTRUCTION

PREPARED FOR:
OWNER OF RECORD
103 WEAVERVILLE RD.
WOODFIN, NORTH CAROLINA

CONCEPT PLAN - C-STORE
103 WEAVERVILLE RD.
WOODFIN, NORTH CAROLINA

Date	12/11/2023
Scale	100
Sheet No.	CP OF 1
File No.	10



Boundary

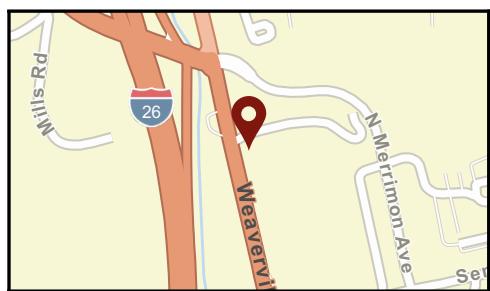
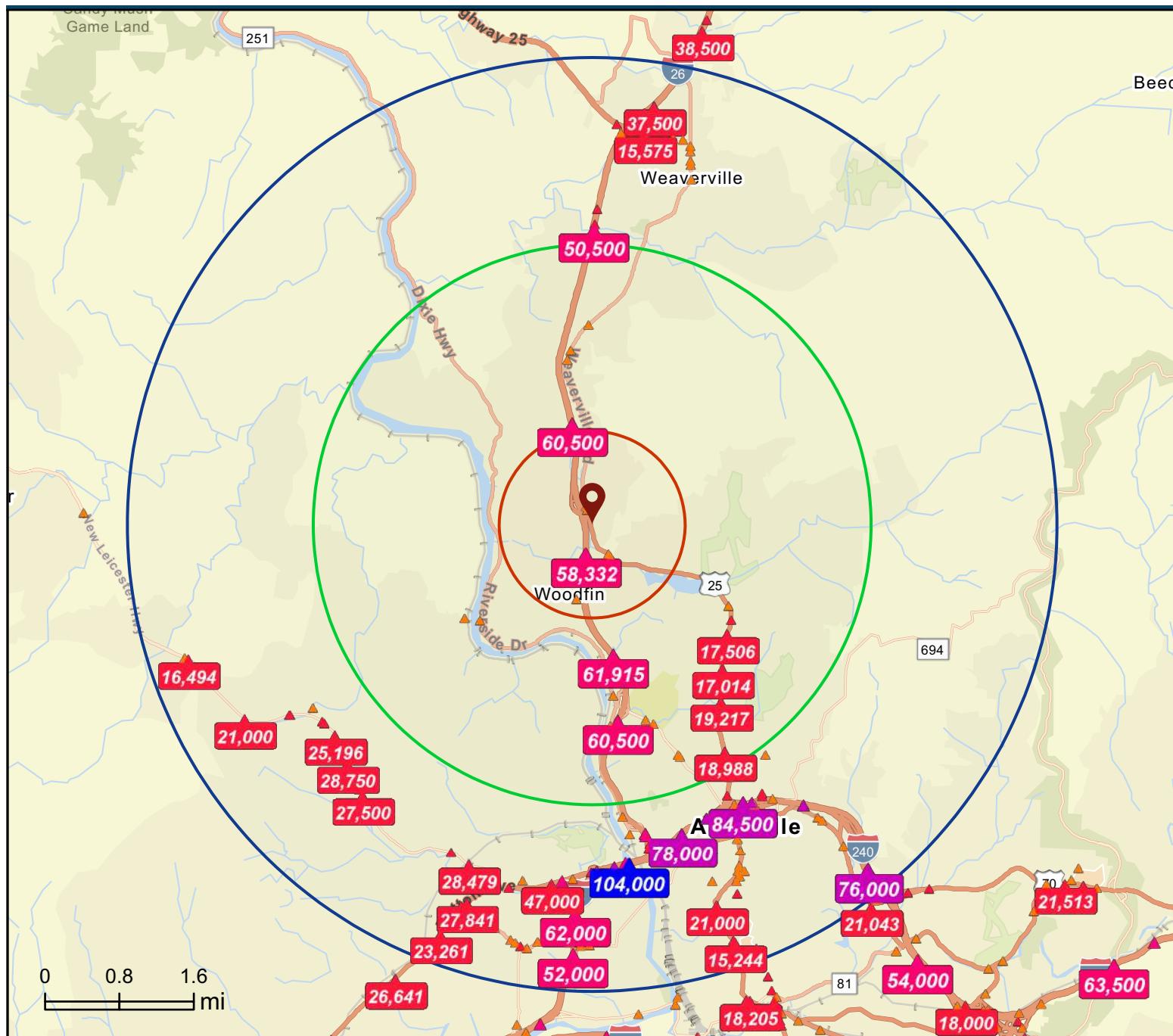
Traffic Count Map

103 Weaverville Rd, Asheville, North Carolina, 28804
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.64327

Longitude: -82.57934



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

October 02, 2025

Traffic Count Map - Close Up

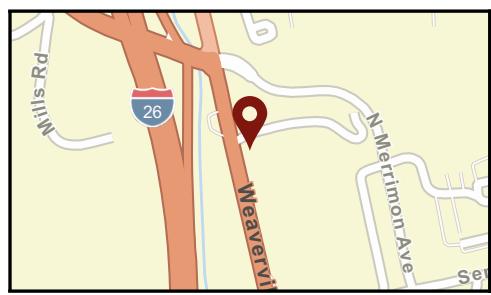
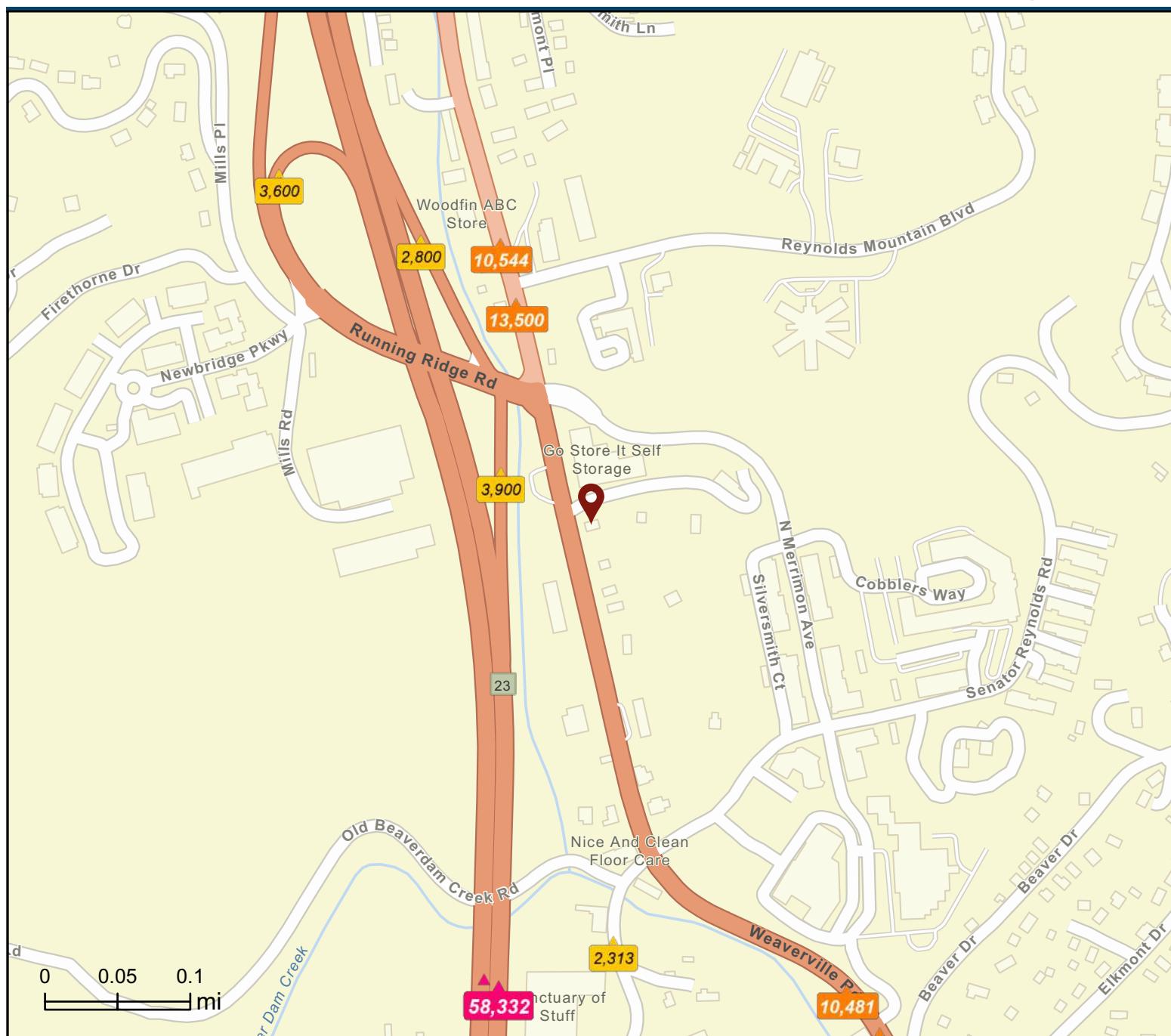
103 Weaverville Rd, Asheville, North Carolina, 28804

Rings: 1, 3, 5 mile radii

Prepared by Esri

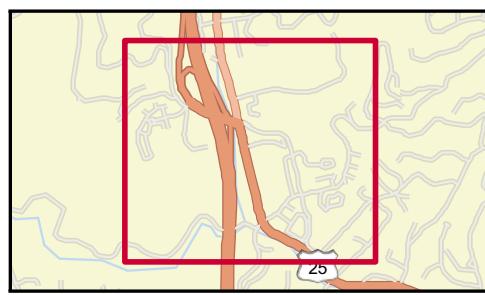
Latitude: 35.64327

Longitude: -82.57934



Average Daily Traffic Volume

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- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

October 02, 2025



City Greens (K6)

Dominant Tapestry Segment

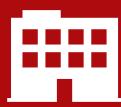
KEY FACTS



88,251
Total Population



\$479,005
Median Home Value



5,770
Businesses



112,227
Daytime Population



41.8
Median Age



0.6%
2025-2030
Pop Growth
Rate



\$48,827
Per Capita
Income

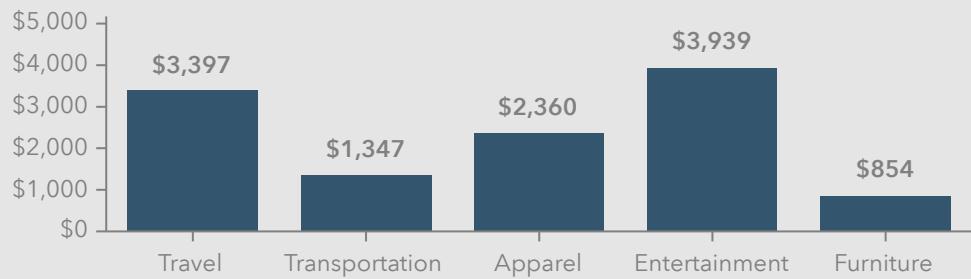


2.2
Avg Household
Size



\$74,341
Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household



Business Summary Report (NAICS)

103 Weaverville Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	280	1,368	5,770
Total Employees	2,840	13,479	57,953
Total Population	4,582	32,016	88,251
Employee/Population Ratio (per 100)	62.0	42.1	65.7

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.4%	3	0.1%	7	0.5%	17	0.1%	27	0.5%	89	0.1%
Mining (21)	0	0.0%	0	0.0%	3	0.2%	47	0.3%	5	0.1%	67	0.1%
Utilities (22)	1	0.4%	25	0.9%	3	0.2%	164	1.2%	5	0.1%	217	0.4%
Construction (23)	31	11.1%	421	14.8%	94	6.9%	1,219	9.0%	304	5.3%	3,242	5.6%
Building Construction	11	3.9%	102	3.6%	45	3.3%	528	3.9%	138	2.4%	1,502	2.6%
Heavy/Civil Eng Construction	1	0.4%	24	0.8%	7	0.5%	188	1.4%	22	0.4%	265	0.5%
Specialty Trade Contractor	19	6.8%	295	10.4%	42	3.1%	502	3.7%	143	2.5%	1,474	2.5%
Manufacturing (31-33)	14	5.0%	203	7.2%	53	3.9%	1,148	8.5%	169	2.9%	2,934	5.1%
Wholesale Trade (42)	8	2.9%	78	2.8%	34	2.5%	247	1.8%	109	1.9%	1,035	1.8%
Durable Goods	4	1.4%	58	2.0%	23	1.7%	199	1.5%	72	1.3%	554	1.0%
Nondurable Goods	3	1.1%	19	0.7%	10	0.7%	43	0.3%	33	0.6%	473	0.8%
Trade Broker	0	0.0%	1	0.0%	2	0.1%	5	0.0%	3	0.1%	9	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

103 Weaverville Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	38	13.6%	351	12.4%	153	11.2%	1,455	10.8%	637	11.0%	6,322	10.9%
Motor Vehicle & Parts Dealers	4	1.4%	12	0.4%	10	0.7%	63	0.5%	51	0.9%	332	0.6%
Furniture & Home Furnishing Stores	2	0.7%	6	0.2%	12	0.9%	37	0.3%	34	0.6%	285	0.5%
Electronics & Appliance Stores	3	1.1%	9	0.3%	4	0.3%	16	0.1%	19	0.3%	97	0.2%
Building & Garden Equipment	3	1.1%	9	0.3%	12	0.9%	72	0.5%	36	0.6%	693	1.2%
Food & Beverage Stores	8	2.9%	141	5.0%	27	2.0%	589	4.4%	117	2.0%	2,036	3.5%
Health & Personal Care Stores	4	1.4%	101	3.6%	10	0.7%	315	2.3%	52	0.9%	561	1.0%
Gasoline Stations	0	0.0%	0	0.0%	5	0.4%	21	0.2%	18	0.3%	76	0.1%
Clothing, Shoe and Jewelry Stores	1	0.4%	3	0.1%	12	0.9%	50	0.4%	77	1.3%	483	0.8%
Sporting Goods, Hobby & Music Stores	10	3.6%	61	2.1%	45	3.3%	194	1.4%	184	3.2%	885	1.5%
General Merchandise Stores	3	1.1%	8	0.3%	16	1.2%	97	0.7%	49	0.8%	875	1.5%
Transportation & Warehousing (48-49)	8	2.9%	83	2.9%	27	2.0%	218	1.6%	78	1.4%	727	1.3%
Truck Transportation	3	1.1%	43	1.5%	8	0.6%	68	0.5%	22	0.4%	167	0.3%
Information (51)	4	1.4%	14	0.5%	22	1.6%	131	1.0%	135	2.3%	1,489	2.6%
Finance & Insurance (52)	14	5.0%	48	1.7%	51	3.7%	198	1.5%	277	4.8%	1,665	2.9%
Central Bank/Credit & Related Activities	3	1.1%	14	0.5%	15	1.1%	94	0.7%	97	1.7%	873	1.5%
Securities & Commodity Contracts	4	1.4%	12	0.4%	17	1.2%	45	0.3%	108	1.9%	477	0.8%
Funds, Trusts & Other Financial	8	2.9%	22	0.8%	20	1.5%	58	0.4%	72	1.3%	314	0.5%
Real Estate, Rental & Leasing (53)	14	5.0%	74	2.6%	77	5.6%	402	3.0%	371	6.4%	3,044	5.3%
Professional, Scientific & Tech Services (54)	19	6.8%	131	4.6%	133	9.7%	683	5.1%	657	11.4%	3,860	6.7%
Legal Services	4	1.4%	15	0.5%	27	2.0%	102	0.8%	196	3.4%	1,028	1.8%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

103 Weaverville Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	2	0.7%	5	0.2%	5	0.4%	18	0.1%	25	0.4%	130	0.2%
Administrative, Support & Waste Mgmt (56)	13	4.6%	68	2.4%	55	4.0%	490	3.6%	184	3.2%	1,436	2.5%
Educational Services (61)	9	3.2%	176	6.2%	52	3.8%	1,251	9.3%	131	2.3%	2,962	5.1%
Health Care & Social Assistance (62)	25	8.9%	726	25.6%	138	10.1%	1,968	14.6%	625	10.8%	9,416	16.3%
Ambulatory Health Care	17	6.1%	233	8.2%	84	6.1%	841	6.2%	398	6.9%	4,316	7.5%
Hospital	1	0.4%	3	0.1%	3	0.2%	29	0.2%	33	0.6%	2,216	3.8%
Nursing/Residential Care	1	0.4%	3	0.1%	10	0.7%	158	1.2%	25	0.4%	592	1.0%
Social Assistance	6	2.1%	487	17.1%	40	2.9%	940	7.0%	168	2.9%	2,293	4.0%
Arts, Entertainment & Recreation (71)	6	2.1%	27	0.9%	46	3.4%	199	1.5%	145	2.5%	923	1.6%
Accommodation & Food Services (72)	21	7.5%	237	8.3%	102	7.5%	2,041	15.1%	538	9.3%	9,115	15.7%
Accommodation	4	1.4%	35	1.2%	21	1.5%	1,010	7.5%	85	1.5%	2,485	4.3%
Food & Drinking Places	17	6.1%	202	7.1%	81	5.9%	1,031	7.7%	453	7.8%	6,630	11.4%
Other Services Except Public Admin (81)	35	12.5%	139	4.9%	187	13.7%	847	6.3%	781	13.5%	3,580	6.2%
Repair & Maintenance	7	2.5%	29	1.0%	36	2.6%	163	1.2%	119	2.1%	529	0.9%
Auto Repair & Maintenance	4	1.4%	14	0.5%	24	1.8%	116	0.9%	85	1.5%	379	0.7%
Personal & Laundry Service	19	6.8%	58	2.0%	67	4.9%	268	2.0%	269	4.7%	1,105	1.9%
Civic and Other Orgs	10	3.6%	51	1.8%	85	6.2%	416	3.1%	394	6.8%	1,946	3.4%
Public Administration (92)	3	1.1%	27	0.9%	31	2.3%	720	5.3%	168	2.9%	5,646	9.7%
Unclassified Establishments (99)	16	5.7%	3	0.1%	95	6.9%	15	0.1%	400	6.9%	55	0.1%
Total (11-99)	280	100.0%	2,840	100.0%	1,368	100.0%	13,479	100.0%	5,770	100.0%	57,953	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

103 Weaverville Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	280	1,368	5,770
Total Employees	2,840	13,479	57,953
Total Population	4,582	32,016	88,251
Employee/Population Ratio (per 100)	62.0	42.1	65.7

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	12	4.3%	48	1.7%	39	2.9%	232	1.7%	120	2.1%	690	1.2%
Construction (15-17)	28	10.0%	391	13.8%	86	6.3%	1,085	8.1%	286	5.0%	3,056	5.3%
Manufacturing (20-39)	14	5.0%	205	7.2%	52	3.8%	1,136	8.4%	163	2.8%	3,228	5.6%
Transportation (40-47)	10	3.6%	92	3.2%	34	2.5%	369	2.7%	105	1.8%	937	1.6%
Communication (48)	0	0.0%	1	0.0%	4	0.3%	20	0.1%	48	0.8%	575	1.0%
Utility (49)	2	0.7%	55	1.9%	6	0.4%	392	2.9%	14	0.2%	490	0.8%
Wholesale Trade (50-51)	8	2.9%	78	2.8%	34	2.5%	246	1.8%	109	1.9%	1,040	1.8%
Retail Trade Summary (52-59)	57	20.4%	562	19.8%	242	17.7%	2,517	18.7%	1,118	19.4%	13,131	22.7%
Home Improvement	3	1.1%	9	0.3%	13	0.9%	74	0.6%	37	0.6%	695	1.2%
General Merchandise Stores	1	0.4%	4	0.1%	7	0.5%	71	0.5%	28	0.5%	815	1.4%
Food Stores	10	3.6%	146	5.1%	31	2.3%	634	4.7%	126	2.2%	2,208	3.8%
Auto Dealers & Gas Stations	4	1.4%	13	0.5%	15	1.1%	84	0.6%	67	1.2%	394	0.7%
Apparel & Accessory Stores	1	0.4%	3	0.1%	8	0.6%	31	0.2%	60	1.0%	380	0.7%
Furniture & Home Furnishings	5	1.8%	16	0.6%	19	1.4%	65	0.5%	63	1.1%	419	0.7%
Eating & Drinking Places	16	5.7%	200	7.0%	78	5.7%	993	7.4%	439	7.6%	6,453	11.1%
Miscellaneous Retail	17	6.1%	172	6.1%	70	5.1%	566	4.2%	297	5.2%	1,767	3.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

103 Weaverville Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	26	9.3%	111	3.9%	125	9.1%	579	4.3%	642	11.1%	4,810	8.3%
Banks, Savings & Lending	3	1.1%	14	0.5%	15	1.1%	94	0.7%	101	1.8%	851	1.5%
Securities Brokers	4	1.4%	12	0.4%	17	1.2%	45	0.3%	105	1.8%	468	0.8%
Insurance Carriers & Agents	7	2.5%	18	0.6%	19	1.4%	54	0.4%	71	1.2%	310	0.5%
Real Estate, Investment Offices	13	4.6%	67	2.4%	75	5.5%	385	2.9%	365	6.3%	3,180	5.5%
Services Summary (70-89)	105	37.5%	1,267	44.6%	620	45.3%	6,170	45.8%	2,598	45.0%	24,369	42.0%
Hotels & Lodging	4	1.4%	35	1.2%	21	1.5%	1,010	7.5%	85	1.5%	2,485	4.3%
Automotive Services	7	2.5%	22	0.8%	32	2.3%	137	1.0%	113	2.0%	468	0.8%
Movies & Amusements	8	2.9%	33	1.2%	47	3.4%	201	1.5%	152	2.6%	797	1.4%
Health Services	18	6.4%	236	8.3%	86	6.3%	846	6.3%	429	7.4%	6,652	11.5%
Legal Services	4	1.4%	15	0.5%	27	2.0%	102	0.8%	189	3.3%	1,006	1.7%
Education Inst. & Libraries	6	2.1%	170	6.0%	44	3.2%	1,255	9.3%	111	1.9%	2,997	5.2%
Other Services	58	20.7%	756	26.6%	363	26.5%	2,619	19.4%	1,520	26.3%	9,964	17.2%
Government (91-97)	3	1.1%	27	0.9%	31	2.3%	718	5.3%	165	2.9%	5,564	9.6%
Unclassified Establishments (99)	16	5.7%	3	0.1%	95	6.9%	15	0.1%	403	7.0%	62	0.1%
Totals (01-99)	280	100.0%	2,840	100.0%	1,368	100.0%	13,479	100.0%	5,770	100.0%	57,953	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).



Key Facts

103 Weaverville Rd, Asheville, North Carolina, 28804
Ring: 5 mile radius

KEY FACTS

88,251

Population



Average Household Size

41.8

Median Age

\$74,341

Median Household Income

EDUCATION

5.8%

No High School Diploma



18.5%

High School Graduate



20.8%

Some College/Associate's Degree



54.9%

Bachelor's/Grad/Prof Degree

BUSINESS



5,770

Total Businesses



57,953

Total Employees

EMPLOYMENT



65.9%

White Collar



16.2%

Blue Collar



17.8%

Services



5.5%

Unemployment Rate

INCOME



\$74,341

Median Household Income



\$48,827

Per Capita Income



\$158,434

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (15.9%)

The smallest group: \$25,000 - \$34,999 (6.2%)

Indicator ▲	Value	Diff	
<\$15,000	10.3%	+1.9%	
\$15,000 - \$24,999	6.8%	-0.2%	
\$25,000 - \$34,999	6.2%	-0.4%	
\$35,000 - \$49,999	11.1%	+0.6%	
\$50,000 - \$74,999	15.9%	-1.0%	
\$75,000 - \$99,999	11.1%	-2.1%	
\$100,000 - \$149,999	14.7%	-1.1%	
\$150,000 - \$199,999	10.9%	+0.5%	
\$200,000+	12.9%	+1.7%	

Bars show deviation from

Buncombe County

Demographic and Income Profile

103 Weaverville Rd, Asheville, North Carolina, 28804



Ring: 5 mile radius

Summary	Census 2020	2025	2030	
Total Population	83,322	88,251	90,943	
Total Households	36,610	38,812	40,131	
Family Households	19,456	19,963	20,382	
Average Household Size	2.16	2.17	2.16	
Owner Occupied Housing Units	20,640	21,674	22,428	
Renter Occupied Housing Units	15,970	17,138	17,703	
Median Age	40.8	41.8	43.0	
Trends 2025 - 2030	Area	State	National	
Population	0.6%	0.8%	0.4%	
Households	0.7%	1.1%	0.6%	
Family Population	0.4%	0.9%	0.5%	
Owner Occupied Housing Units	0.7%	1.2%	0.0%	
Median Household Income	2.5%	2.6%	2.5%	
Households by Income	2025	2030		
	Number	Percent	Number	
Less than \$15,000	3,999	10.3%	3,730	9.3%
\$15,000-\$24,999	2,632	6.8%	2,184	5.4%
\$25,000-\$34,999	2,411	6.2%	2,091	5.2%
\$35,000-\$49,999	4,312	11.1%	3,899	9.7%
\$50,000-\$74,999	6,189	15.9%	6,298	15.7%
\$75,000-\$99,999	4,325	11.1%	4,393	10.9%
\$100,000-\$149,999	5,721	14.7%	6,237	15.5%
\$150,000-\$199,999	4,213	10.8%	4,997	12.4%
\$200,000 or greater	5,010	12.9%	6,302	15.7%
Median Household Income	\$74,341	-	\$84,078	-
Average Household Income	\$110,800	-	\$123,079	-
Per Capita Income	\$48,827	-	\$54,404	-

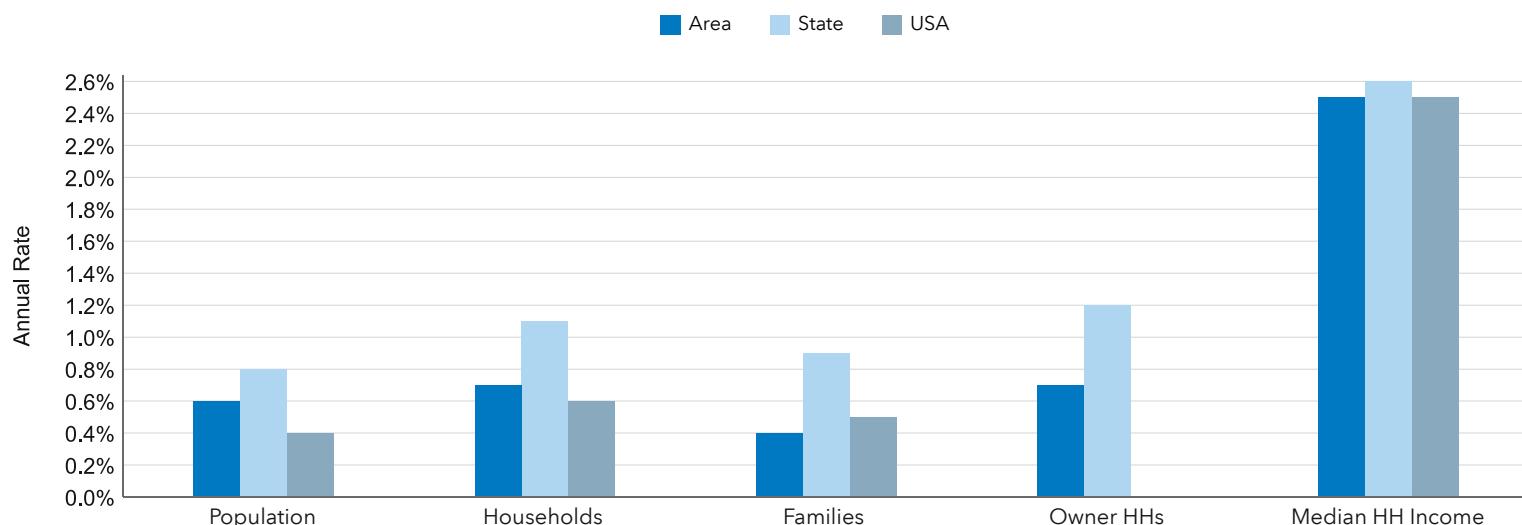
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	3,644	4.4%	3,707	4.2%	3,694	4.1%
5-9	3,970	4.8%	4,041	4.6%	3,821	4.2%
10-14	4,084	4.9%	4,054	4.6%	4,042	4.4%
15-19	4,721	5.7%	4,954	5.6%	4,820	5.3%
20-24	5,433	6.5%	5,571	6.3%	5,810	6.4%
25-29	6,297	7.6%	5,887	6.7%	6,055	6.7%
30-34	6,627	8.0%	6,927	7.8%	6,190	6.8%
35-39	6,017	7.2%	6,733	7.6%	6,883	7.6%
40-44	5,758	6.9%	6,293	7.1%	6,873	7.6%
45-49	5,086	6.1%	5,799	6.6%	6,161	6.8%
50-54	4,771	5.7%	5,230	5.9%	5,739	6.3%
55-59	5,053	6.1%	4,838	5.5%	5,166	5.7%
60-64	5,391	6.5%	5,049	5.7%	4,818	5.3%
65-69	5,511	6.6%	5,437	6.2%	5,134	5.7%
70-74	4,730	5.7%	5,178	5.9%	5,104	5.6%
75-79	2,889	3.5%	4,203	4.8%	4,583	5.0%
80-84	1,672	2.0%	2,415	2.7%	3,459	3.8%
Age 85+	1,668	2.0%	1,933	2.2%	2,590	2.9%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	66,044	79.3%	69,512	78.8%	70,495	77.5%
Black Alone	6,429	7.7%	6,545	7.4%	6,928	7.6%
American Indian	383	0.5%	398	0.5%	420	0.5%
Asian Alone	964	1.2%	1,078	1.2%	1,189	1.3%
Pacific Islander	214	0.3%	262	0.3%	303	0.3%
Some Other Race	3,519	4.2%	4,006	4.5%	4,505	5.0%
Two or More Races	5,768	6.9%	6,449	7.3%	7,103	7.8%
Hispanic (Any Race)	6,854	8.2%	8,011	9.1%	8,959	9.9%

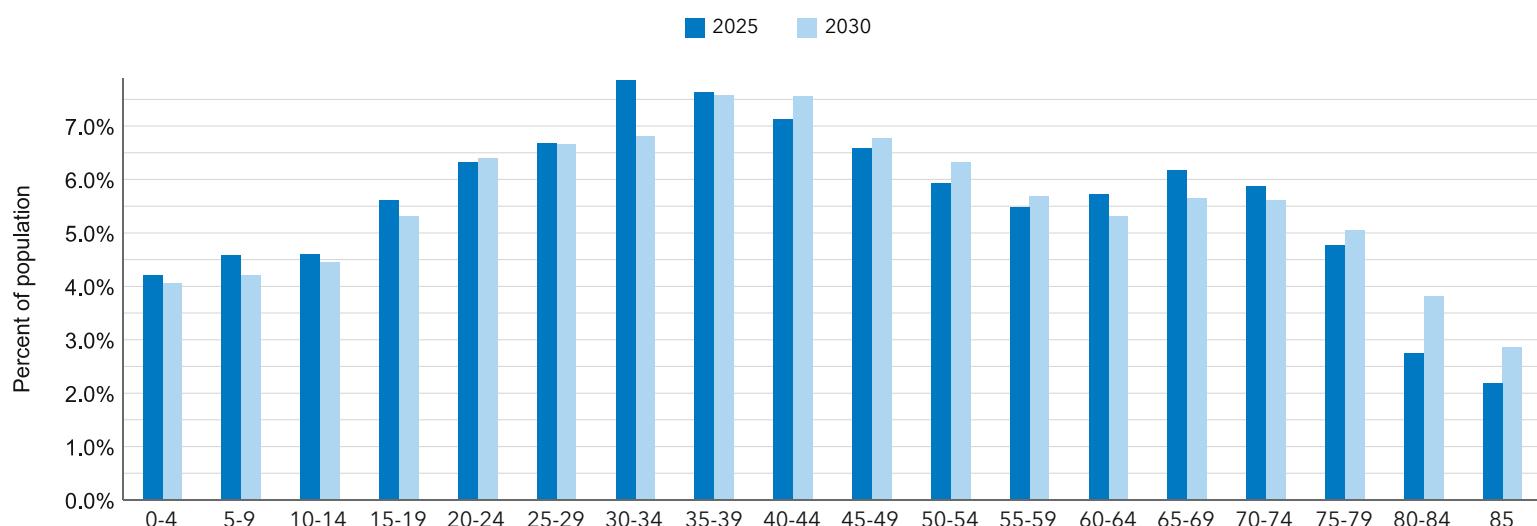
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



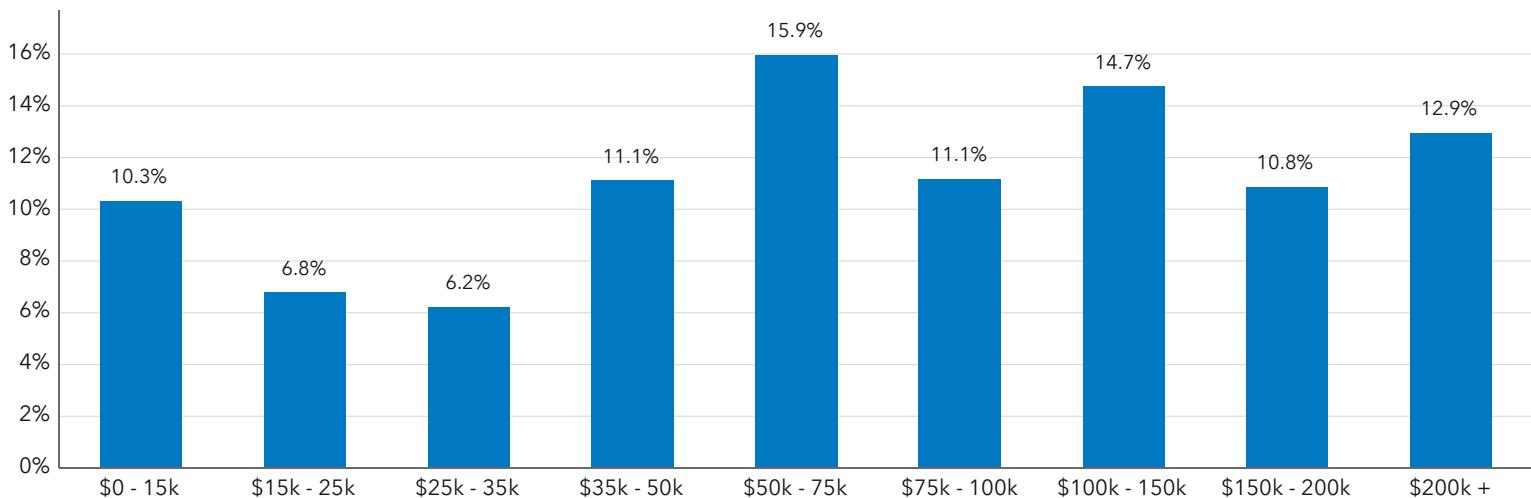
[Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Key Indicators for 2025



Households by Income for 2025



Population by Race

