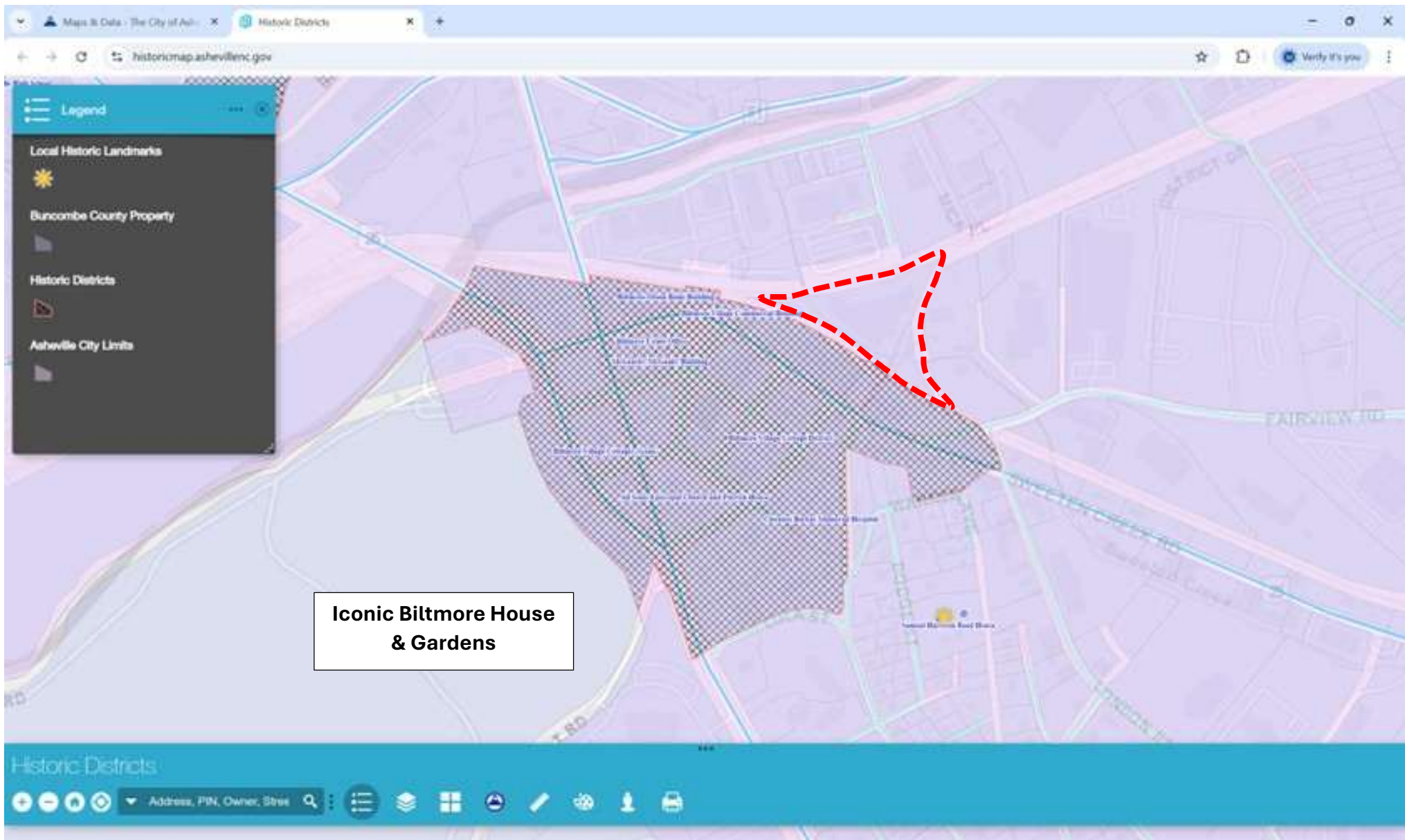


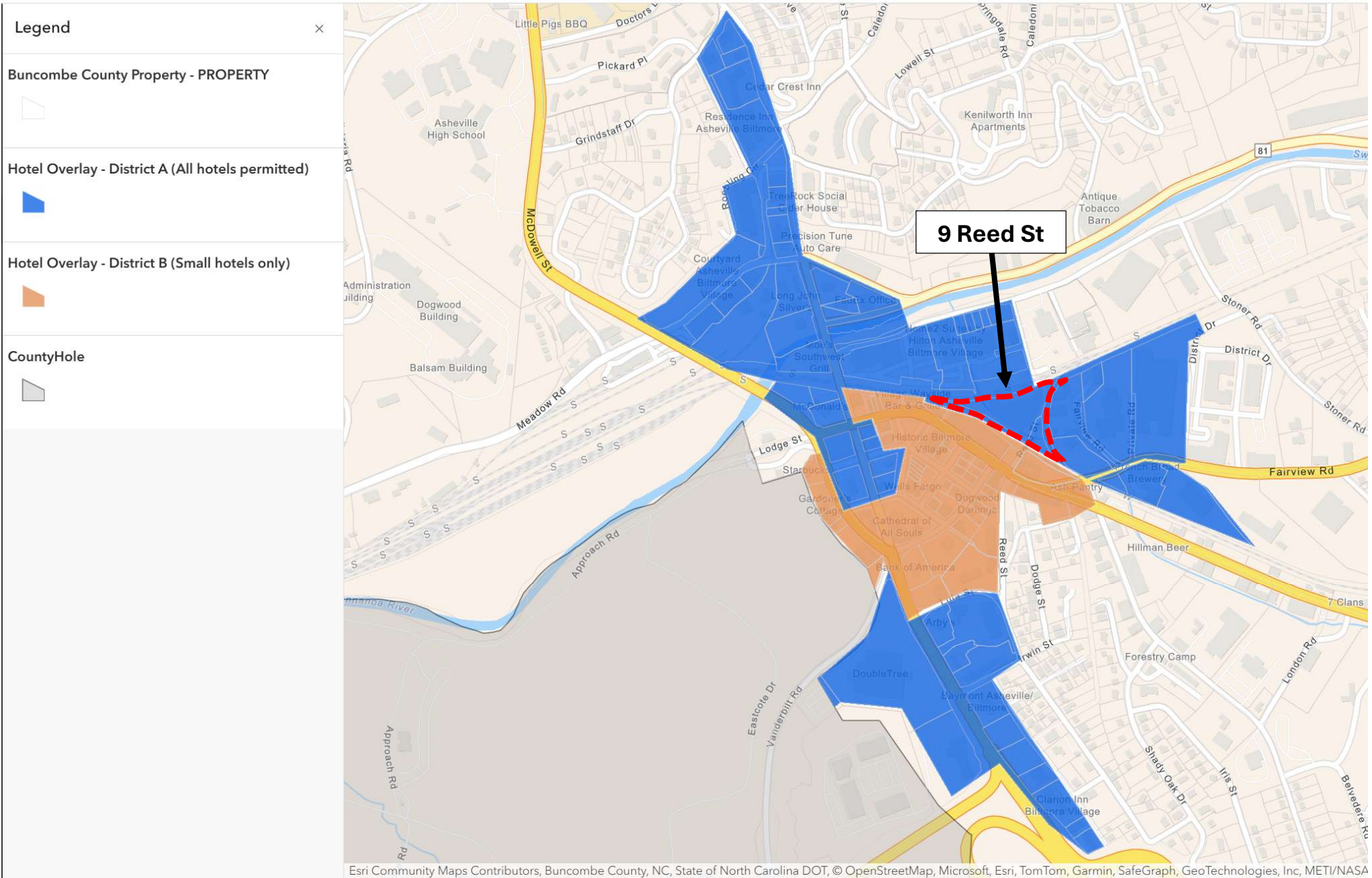
Nine Reed St, Asheville, NC 28803 - Info/Maps/Links

Excuse the Mess, But Don't Miss the Opportunity! Beyond all doubt - Biltmore Village will emerge stronger and more vibrant than it has ever been! Look close - this diamond-in-the-rough industrial property presents the rarest of post Helene redevelopment opportunities: hospitality (blue zone), adjacent historic Biltmore Village District but not in the District, floodplain/floodway yes, ravaged yes, but ready for a fresh start under the 50% rule atop a ~45,000 SF building footprint! Explore surface parking to minimize ground penetration, rise-above parking with engineered columns as means to maximize the 2.34 acre horizontal plane. Railroad theme – possibly - a nod to history and continuation of George Vanderbilt's vision that helped build this region and the country. Truly a hub for top-tier retail, hospitality, and lifestyle – everything is walkable in Biltmore Village! Join upscale shops, Ruth's Chris Steakhouse, the Grand Bohemian Autograph (hotel) with recently announced expansion, local breweries and not least, just blocks from the main gate of the iconic Biltmore House! If you seek excellence, this location undoubtedly calls out for the finest in hospitality or select mixed-use redevelopment. Blend history, opportunity, and modern amenities here! Two questions to ask: What is freeboard and, what would George Vanderbilt do?

1. **What is freeboard?** Freeboard refers to the minimum height above the base flood elevation (BFE) that a structure must be built to avoid floodwaters. It's essentially a safety margin to ensure that the building or development isn't vulnerable to flooding during a 100-year flood event. Freeboard is an important consideration for any development in floodplains or floodways. Different regions and zoning laws have specific requirements for freeboard and it is a factor in the design and costs of a project.
2. **What would George Vanderbilt do?** George Washington Vanderbilt II, the original developer of the Biltmore Estate, was known for his visionary, long-term approach to creating a place that combined natural beauty, architecture, and innovation. If he were involved in this redevelopment, he might prioritize sustainability, elegance, and a deep connection with the surrounding environment and culture. He may also seek to preserve the character of the area while introducing modern touches that would enhance the experience for visitors. Hospitality would likely be a key focus—perhaps creating a space that blends seamlessly into the historic fabric of Biltmore Village while offering modern luxuries. A thoughtful, eco-conscious redevelopment that honors both the local community and visitors would likely align with his values.



Biltmore Village Historic District Overlay



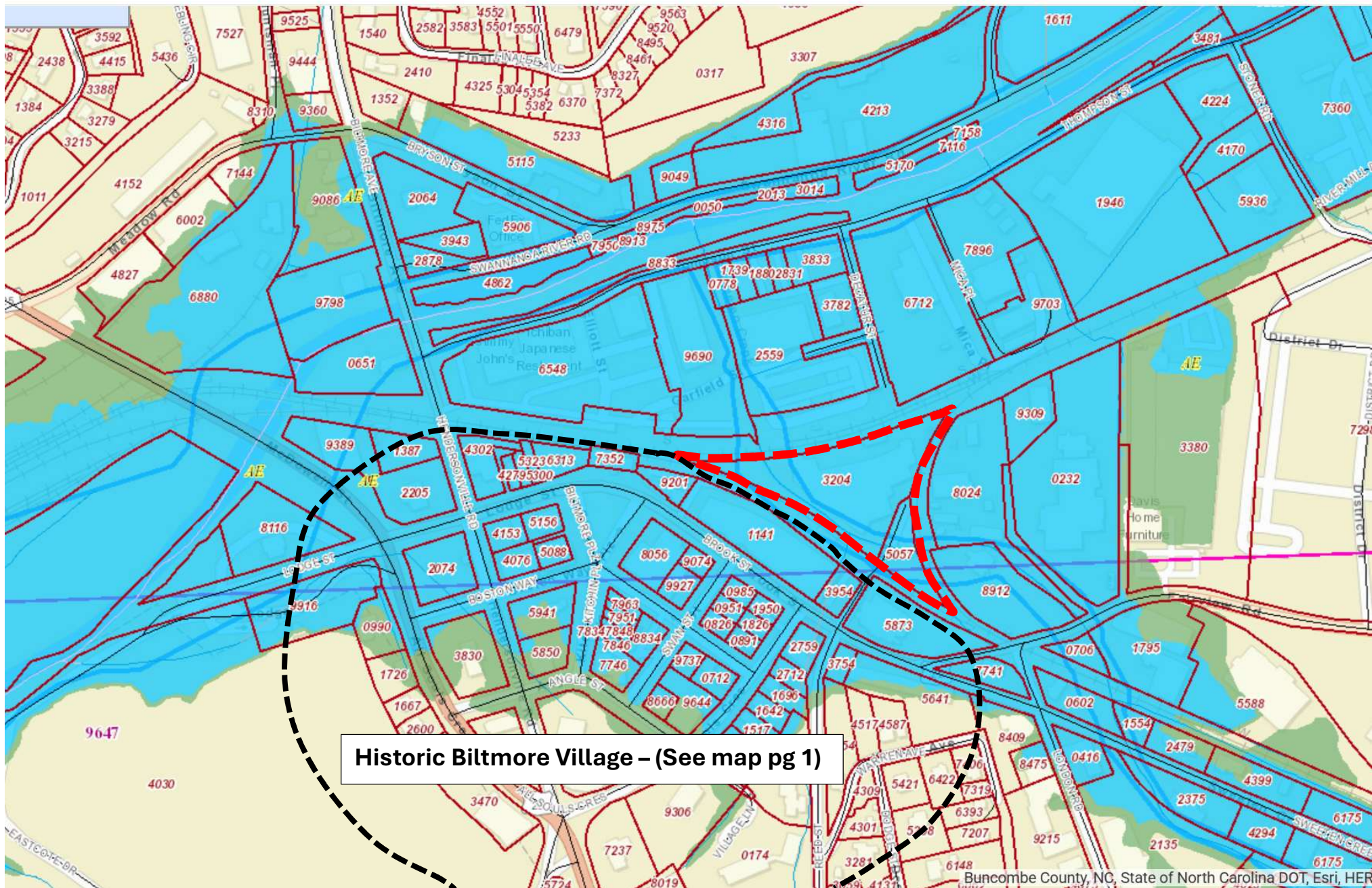
City of Asheville, Blue Zone (Hospitality) Overlay



9 Reed St, Buncombe County GIS Aerial



2020 DFirm Floodway Map, 5' Contours with MSD Sewer (Buncombe GIS Overlay)



2020 DFIRM Flood Data Map (Subject Site and Historic Biltmore Village - Buncombe GIS Overlay)

Relevant Links

<https://www.ashevillenc.gov/department/planning-urban-design/maps/>

<https://www.ashevillenc.gov/department/planning-urban-design/maps/hotel-overlay-dashboard/>

<https://historicmap.ashevillenc.gov/>

<https://www.ashevillenc.gov/department/planning-urban-design/planning-projects/>

https://codelibrary.amlegal.com/codes/ashevillenc/latest/asheville_nc/0-0-0-6350#JD_7-9-7

<https://www.arcgis.com/home/item.html?id=46e924a7484b47a79b51797d14987e63>

<https://www.arcgis.com/apps/mapviewer/index.html?webmap=46e924a7484b47a79b51797d14987e63>

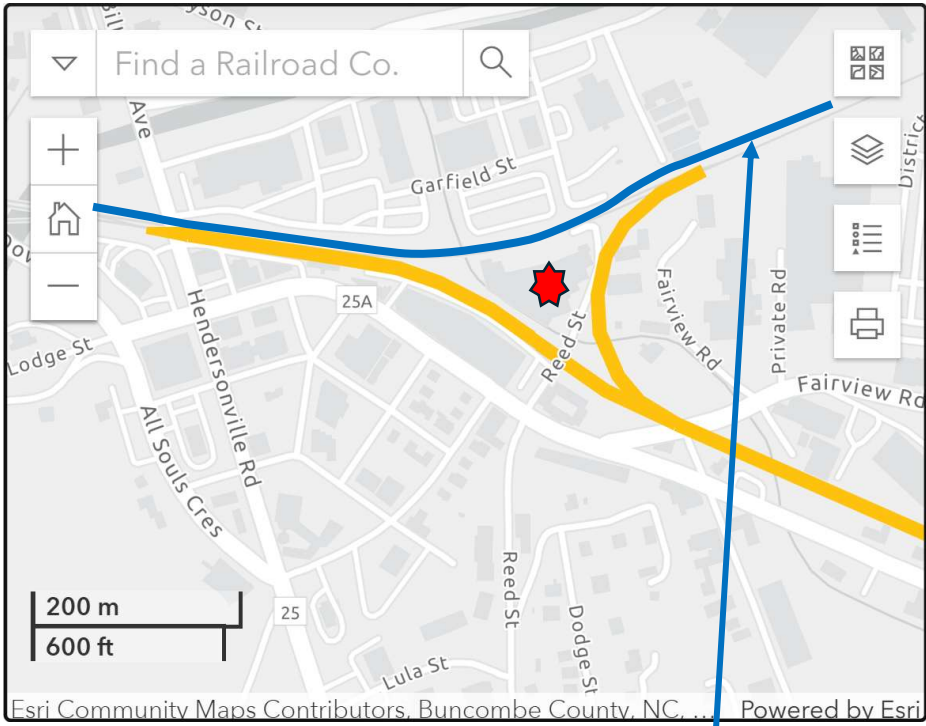
<https://www.citizen-times.com/story/news/local/2024/10/25/asheville-amtrak-after-helene-may-be-highly-unlikely-advocates-say/75813936007/>

<https://connect.ncdot.gov/resources/Rail-Division-Resources/Documents/NCDOT%20Rail%20System%20Map.pdf>

https://frenchbroadrivermpo.org/wp-content/uploads/2024/02/WNCReport_Final_2023-12-06.pdf

<https://www.watco.com/service/rail/blue-ridge-southern-railroad-blu/>

Blue Ridge Southern (Watco) and Norfolk-Southern Railroads



[System Map](#) [Team Member Login](#)

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