

FOR SALE
111 Bagwell Mill Road
Arden, NC 28704

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$1,200,000

[PROPERTY VIDEO LINK](#)

5.4± ACRES LOCATED OFF POPULAR HENDERSONVILLE ROAD

SITE LOCATION



PROPERTY HIGHLIGHTS

5.4±/acre Development Site off of Hendersonville Rd

Property located across from the Pardee Urgent Care

Located in Arden/Fletcher Area with Water & Sewer

Asheville Regional Airport 7 minute drive (3.7 miles)

I-26 access minutes away

Ingles, Pardee Health & First Citizens Bank nearby



MAP CREDIT: NOAA

AERIAL VIEW

SITE LOCATION



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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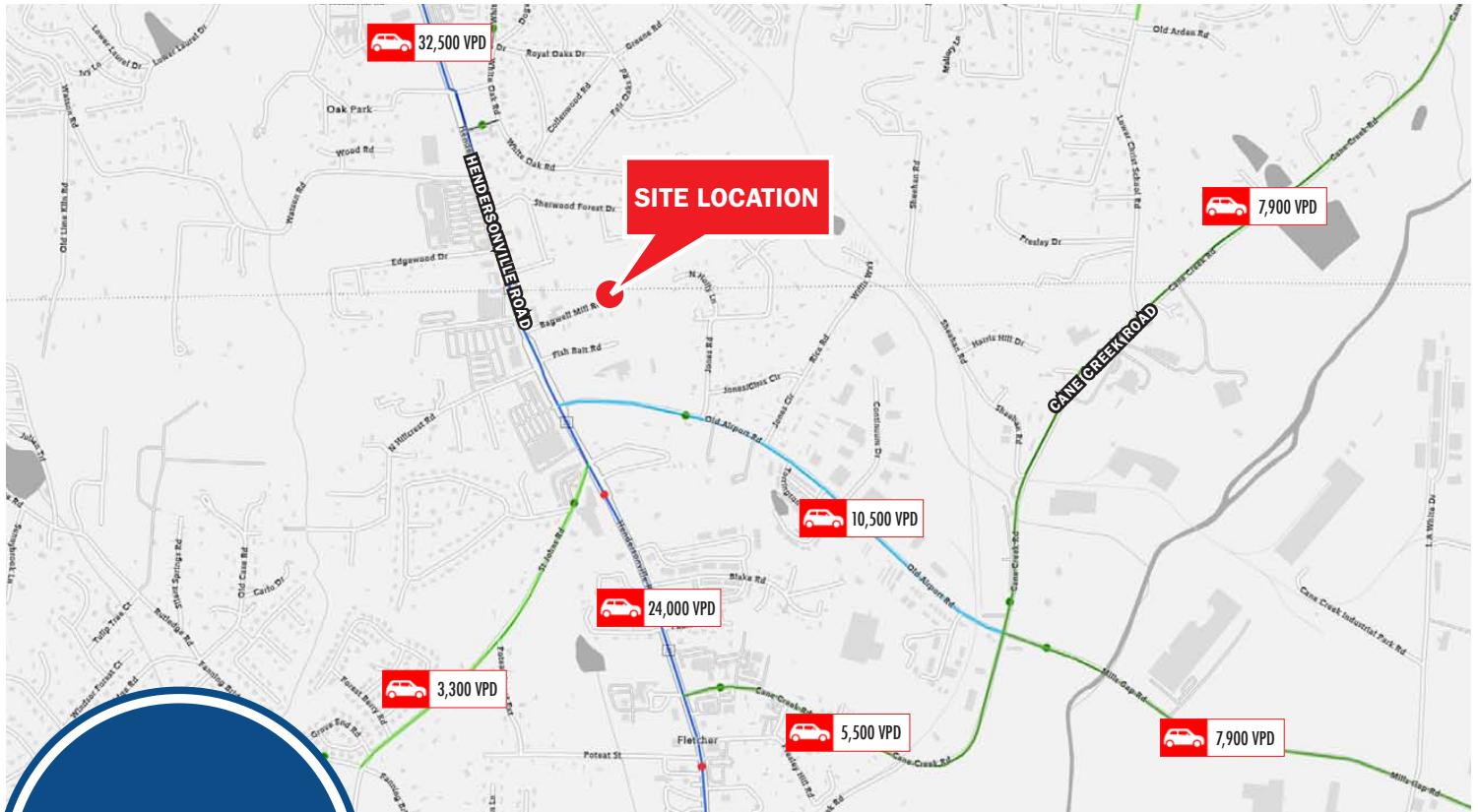
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Hendersonville Rd	Sherwood Forest Dr N	25,855	0.19 mi
Old Airport Rd	Hendersonville Rd W	10,268	0.21 mi
Collenwood Rd	Graceland PI SW	50	0.26 mi
Old Airport Rd	Hendersonville Rd W	10,851	0.29 mi
Park Court South	Hendersonville Rd W	549	0.32 mi
Baldwin Circle	Hendersonville Rd SW	70	0.34 mi
Hendersonville Rd	Blake Rd SE	20,010	0.38 mi
Saint John Rd	Riverbranch Dr SW	3,581	0.39 mi



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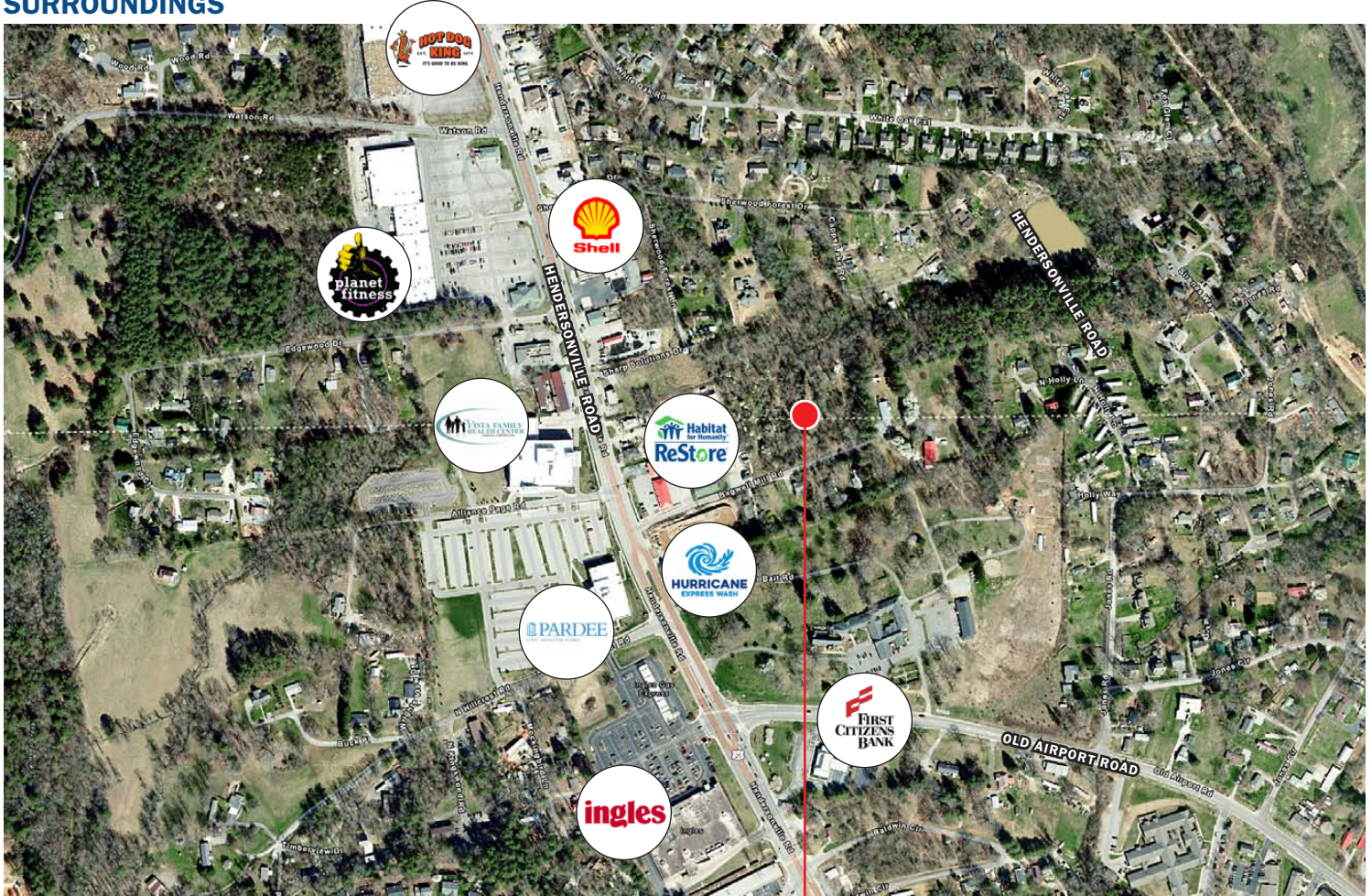
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SURROUNDINGS



MAP CREDIT: NOAA

SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	4,815	27,162
Households	2,044	11,335
Median Age	40.30	41.60
Median Household Income	\$74,890	\$67,626
Daytime Employees	2,419	16,371
Population Growth '24 - '29	+2.41%	+3.87%
Household Growth '24 - '29	+2.20%	+3.63%



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