

PROPERTY FEATURES

EMMA ROAD, ASHEVILLE, NC

- Family farm offering an incredible investment opportunity with 10.99 acres of beautifully level land.
- Nestled just outside the city limits and primed for development with R-3 zoning and no zoning overlays or special flood hazard areas.
- Public water on-site and MSD sewer nearby (approx 1160ft).
- Ideally located in West Asheville just 2 miles from the French Broad River and 3 miles from Downtown.
- Property offers sprawling, level acreage conveniently bordered by 2 roads: Emma Road (state maintained) and Sunridge Road (private road).
- R-3 zoning allows for maximum density in a residential district with up to 12 units per acre including single family subdivision, 2-family duplexes, 1-building multi-family units, manufactured home park, vacation rental, library, group home, place of worship, recreation use and more (see attached permitted use reference from Buncombe County - buyer to confirm all information).
- Estate property consists of 3 pins: 9629-83-7092, 9629-93-1087, 9629-93-0353 including the original 3BR/1BA homestead house, barns and detached garage with bonus space above. Potential to rehab the structures, but value dedicated to the land. Home/barns/garage sold as-is, where-is.
- Well-cared for property has beautiful wide trails cut for ease in viewing and project projection.
- Original well and septic system for the homestead still on property:
 - Well has been disconnected and city water is connected.
 - Public sewer a definite possibility with extension. Location approximately 1160' away.
- Buncombe County Zoning Reference Link:
https://library.municode.com/nc/buncombe_county/codes/code_of_ordinances?nodeId=COOR_CH78ZO_ARTVIBUCOZOOR_DIV4ZODIMA_S78-641PEUS