

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

\$799,000 new reduced price

PROPERTY VIDEO LINK

5.4± ACRES LOCATED OFF POPULAR HENDERSONVILLE ROAD

SITE LOCATION



PROPERTY HIGHLIGHTS

5.4±/acres development site off of Hendersonville Road

Property located across from the new Pardee Urgent Care

Located in Arden/Fletcher

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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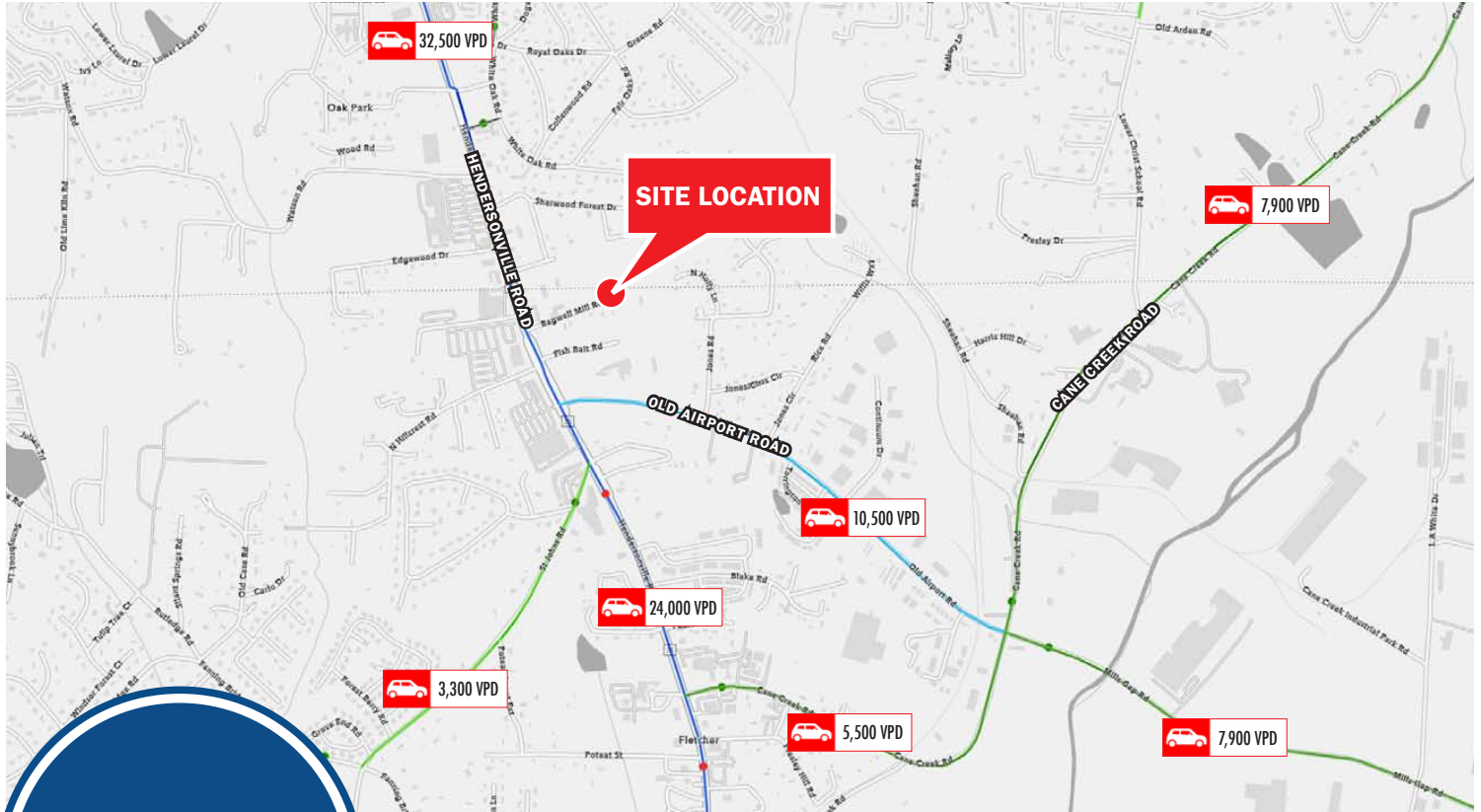
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MAP CREDIT: NC DOT



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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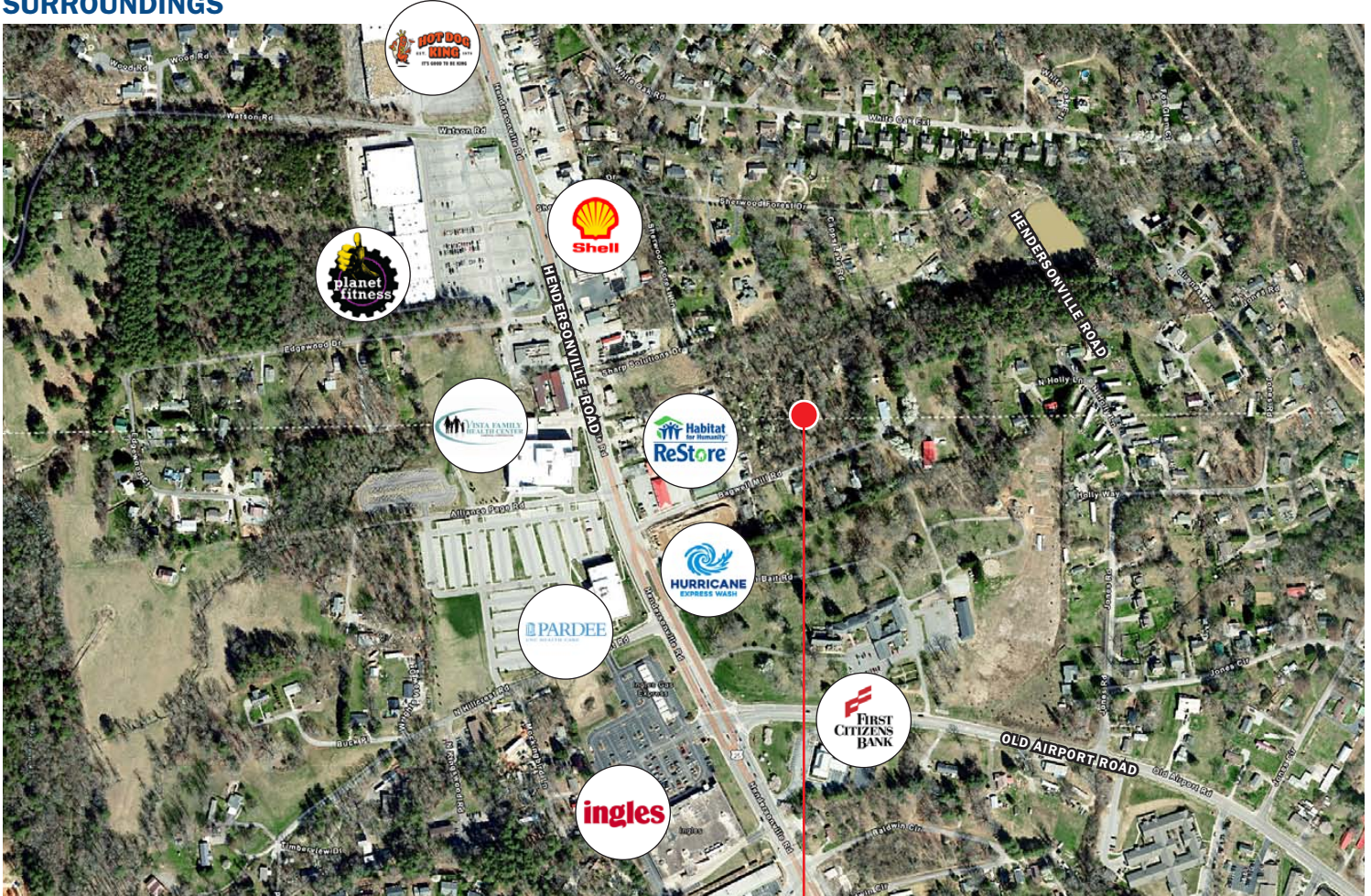
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SURROUNDINGS



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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