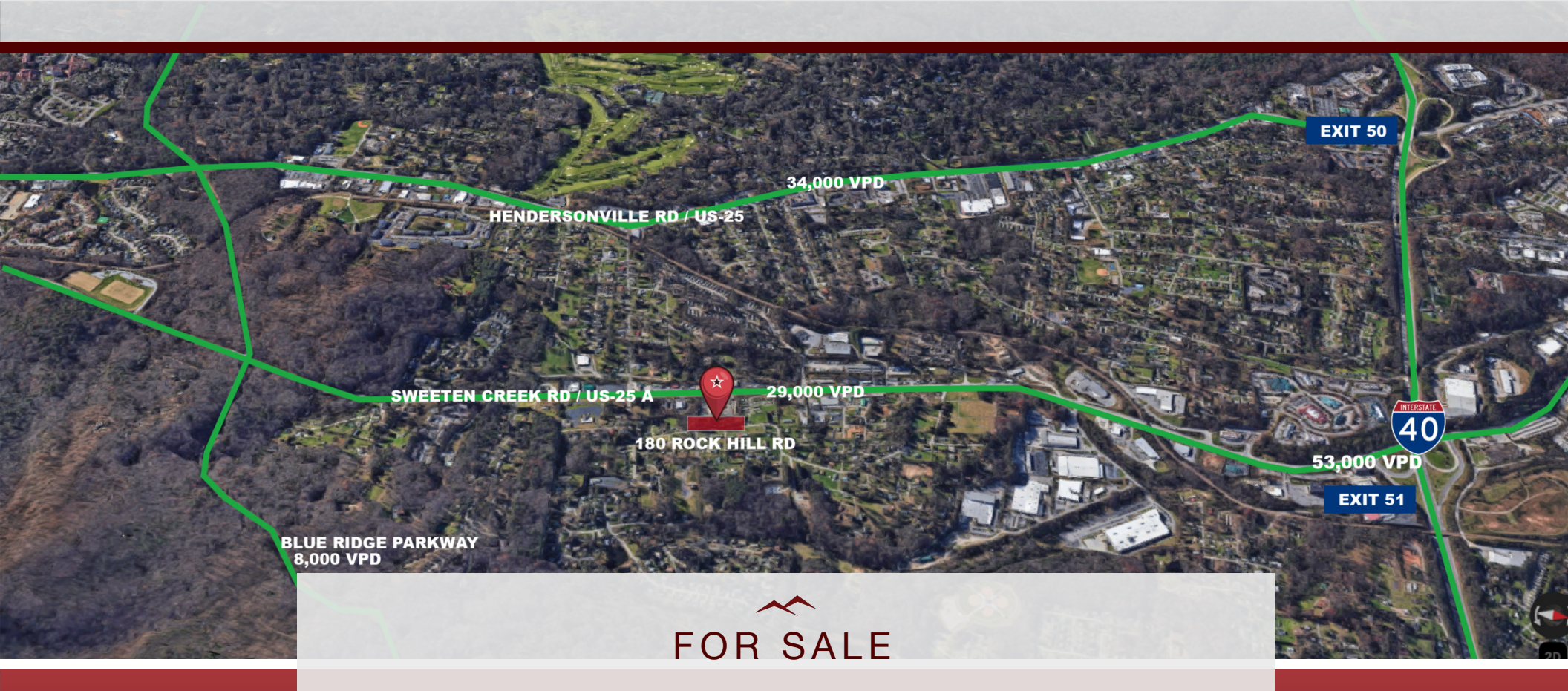


DEVELOPMENT LAND



180 ROCK HILL RD, ASHEVILLE, NC 28803

Presented By

SCOTT RAINES, CCIM

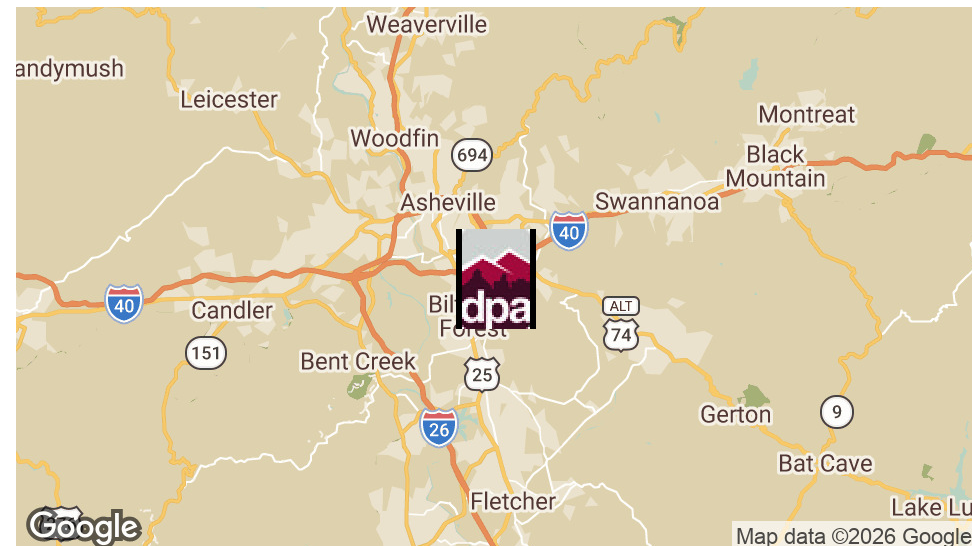
828.548.0090
Scott.Raines@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
828.548.0090
deweypa.com

LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	2.29 Acres
Price / Acre:	\$284,231
Zoning:	RS4

PROPERTY OVERVIEW

This ±2.287-acre residential development opportunity is located just off Sweeten Creek Road in South Asheville, offering a rare infill site in one of the area's most established corridors. The property has been surveyed and engineered for 7 or 8 single-family home sites, with all engineering plans and due diligence materials included in the offering to provide a more streamlined path toward development. With convenient access to Hendersonville Road, I-40, and nearby retail and daily amenities, this site presents an efficient and well-positioned opportunity for a builder or investor seeking near-term residential development in a supply-constrained market. ***Listing broker has equity interest in the property***

PROPERTY HIGHLIGHTS

- Engineered for 7 (minor subdivision) or 8 (major subdivision) home sites
- All proposed lots are fronted on Rock Hill Rd.
- Survey and due diligence materials included
- Minutes to Hendersonville Rd & I-40
- Established South Asheville location



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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

AERIAL

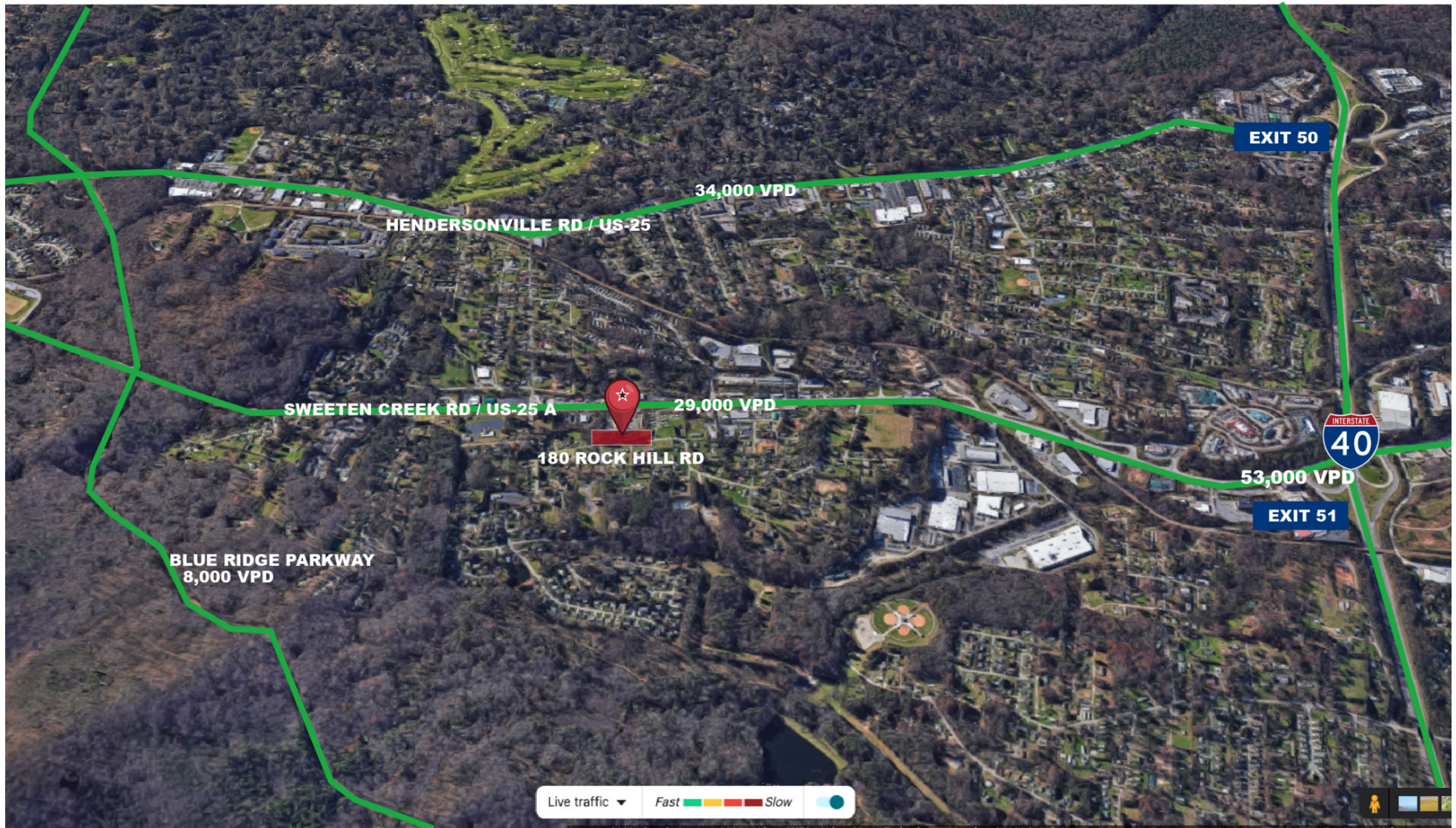


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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

PROXIMITY TO HIGHWAYS & MAJOR CORRIDORS



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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

APROXIMATE PROPERTY LOT LINES

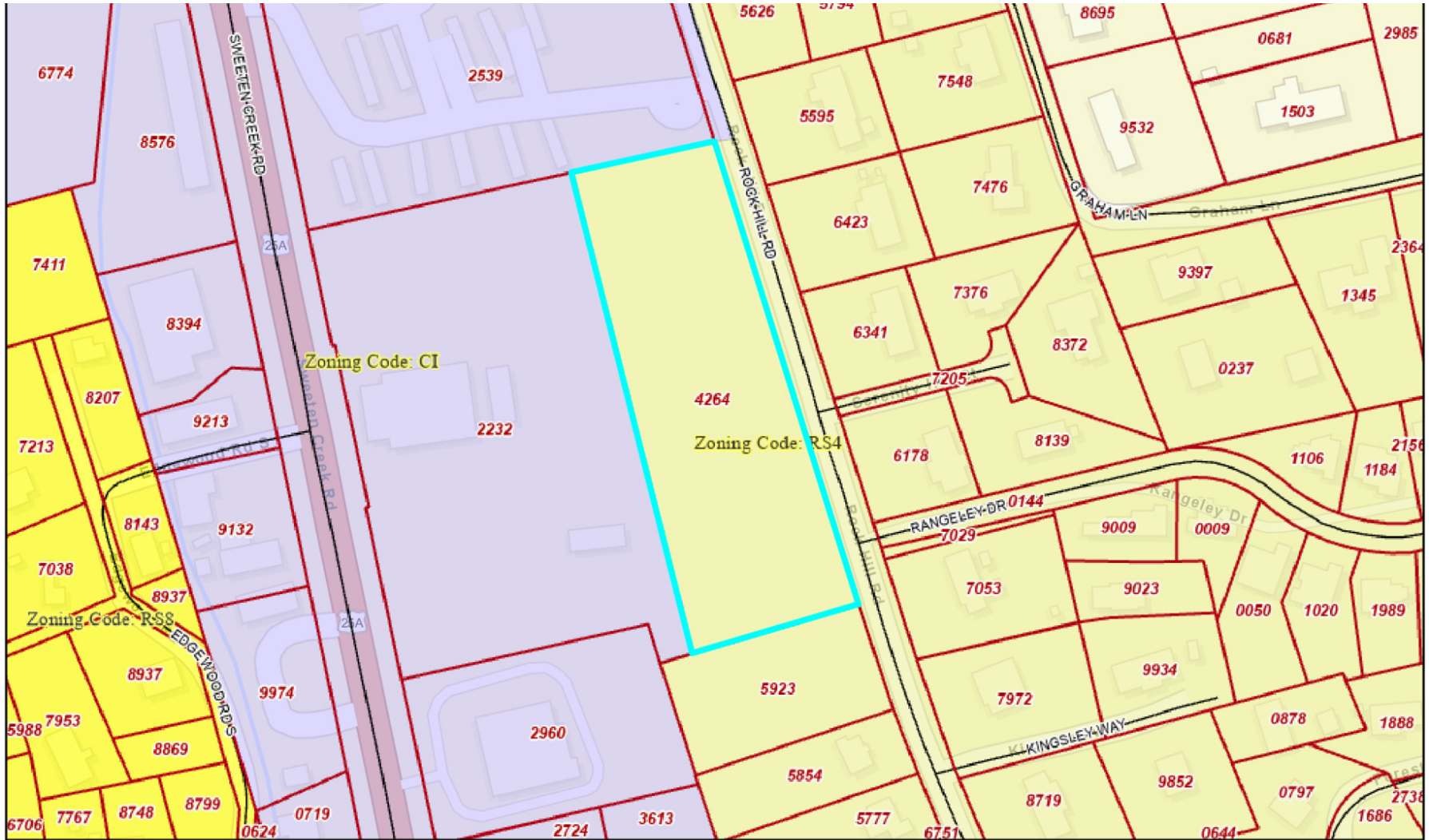


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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

GIS



February 17, 2026

0 0.01 0.03 0.06 mi
1:2,257



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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

RETAILER MAP



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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

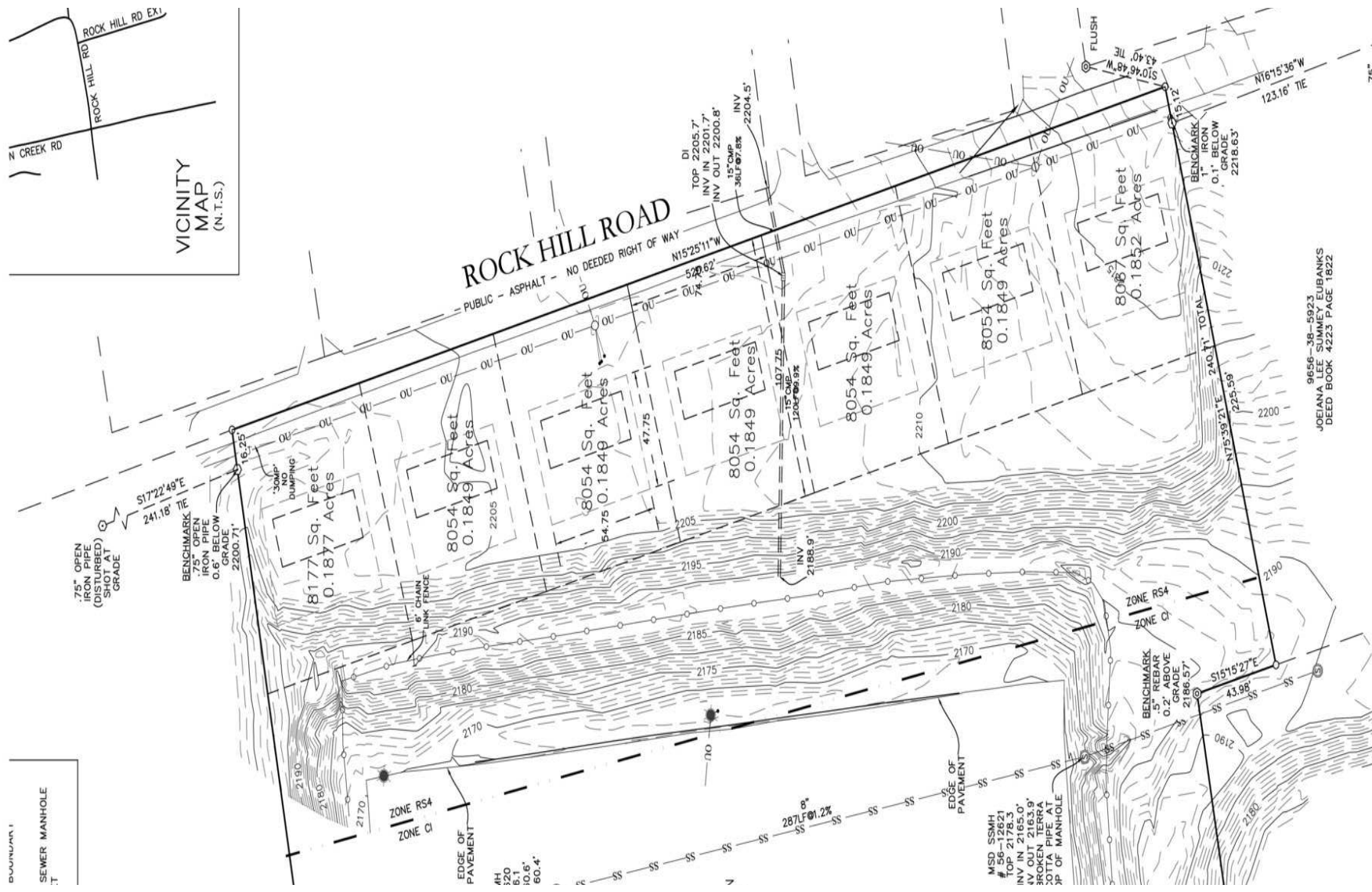
PROXIMITY TO ATTRACTIONS



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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

7 PLOT PARCEL CONFIGURATION

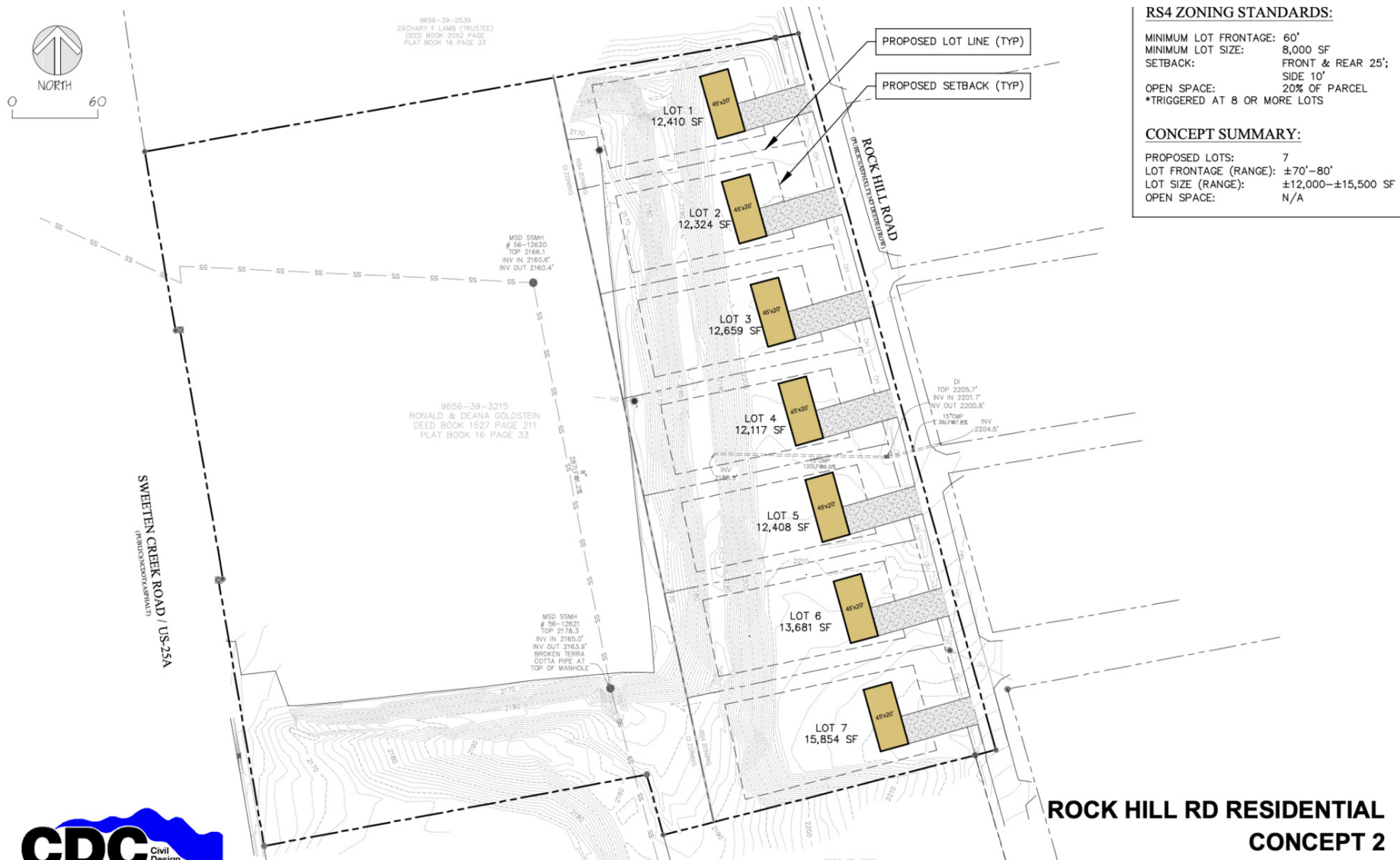


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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

CONCEPTUAL DESIGN WITH 7 LOTS



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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

CONCEPTUAL DESIGN WITH 8 LOTS



RS4 ZONING STANDARDS:

MINIMUM LOT FRONTAGE: 60'
 MINIMUM LOT SIZE: 8,000 SF
 SETBACK: FRONT & REAR 25';
 SIDE 10'
 OPEN SPACE: 20% OF PARCEL
 *TRIGGERED AT 8 OR MORE LOTS

CONCEPT SUMMARY:

PROPOSED LOTS: 8
 LOT FRONTAGE (RANGE): ±60'-70'
 LOT SIZE (RANGE): ±8,000-±10,500 SF
 OPEN SPACE: REQUIRED: 17,400 SF
 PROVIDED: ±17,860 SF

NOTES:

1. RETAINING WALL WILL BE NEEDED ALONG WEST PROPERTY LINE TO REDUCE THE SLOPE OF THE REQUIRED OPEN SPACE. PER UDO NO MORE THAN 50% OF REQUIRED OPEN SPACE CAN EXCEED 25% SLOPE.

ROCK HILL RD RESIDENTIAL CONCEPT 1



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LAND FOR SALE IN SOUTH ASHEVILLE | 180 ROCK HILL RD, ASHEVILLE, NC 28803

DEMOGRAPHICS MAP & REPORT

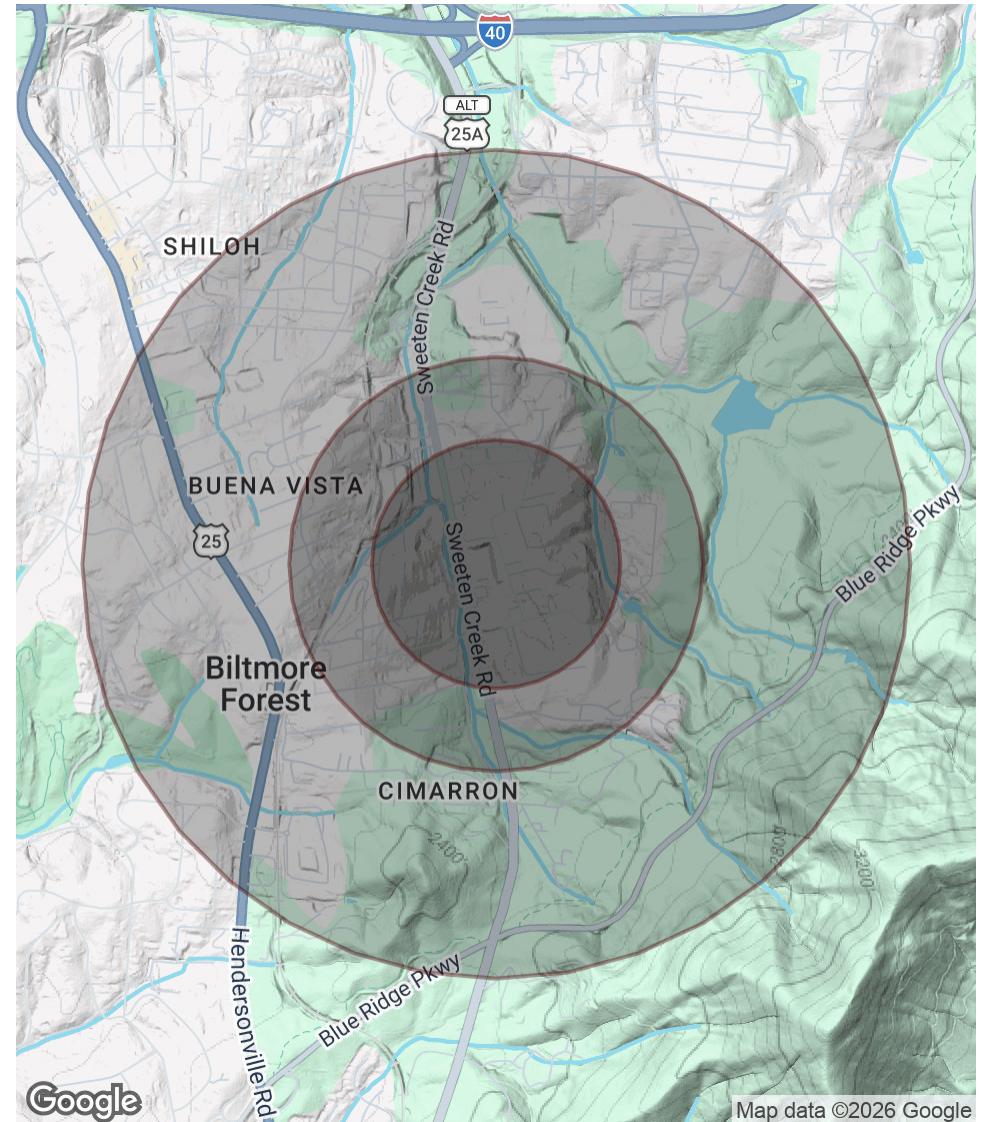
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	800	1,941	5,199
Average Age	38	38	40
Average Age (Male)	37	37	38
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	819	2,186
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$101,994	\$99,292	\$105,188
Average House Value	\$438,300	\$441,709	\$489,058

Demographics data derived from AlphaMap



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Housing Market Characteristics

180 Rock Hill Rd, Asheville, North Carolina, 28803
Ring of 1 mile



\$355,140 ↑
Median Home Value

6.2% higher than **North Carolina** which is **\$334,561**



66

Housing Affordability Index



37.4%

Percent of Income for Mortgage



132

Percent of Income for Mortgage (Index)

Age <18 **1,057**

Age 18-64 **3,189**

Age 65+ **903**

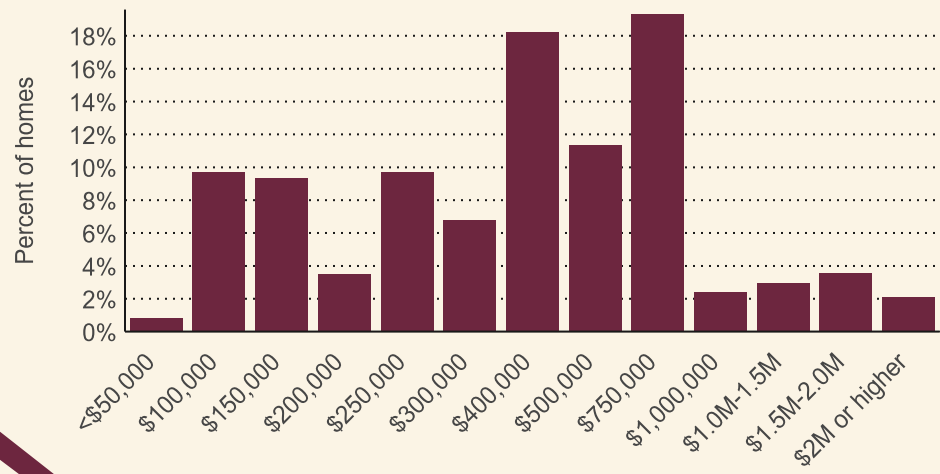
Total Pop **5,149**

Pop Growth **0.53%**

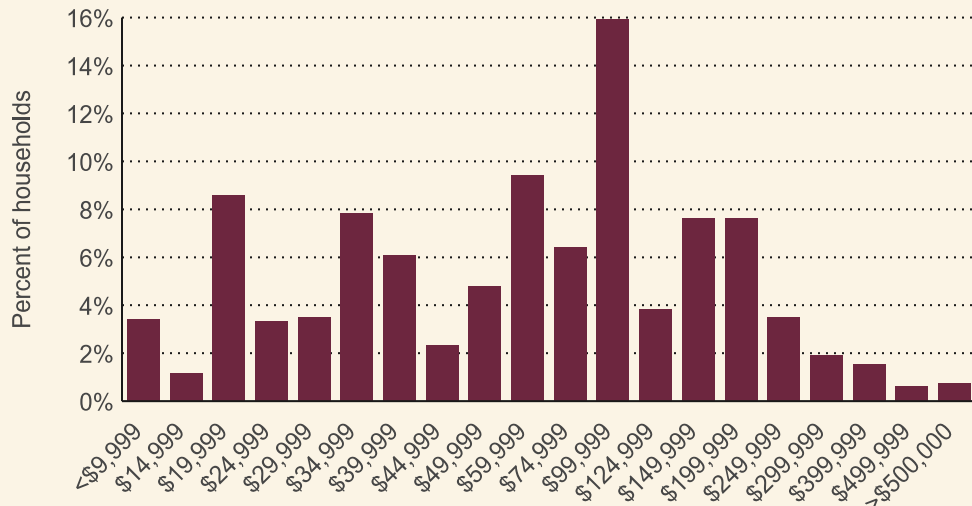
Average HH Size **2.35**

Median Net Worth **\$114,844**

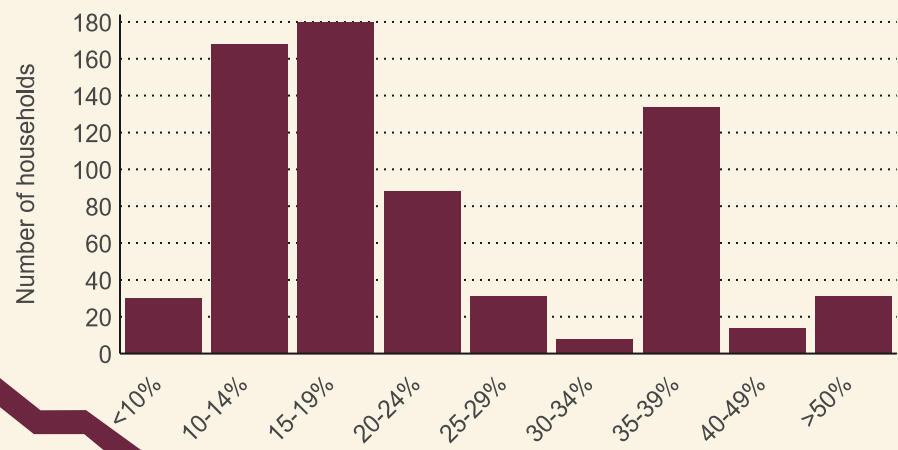
Home Value



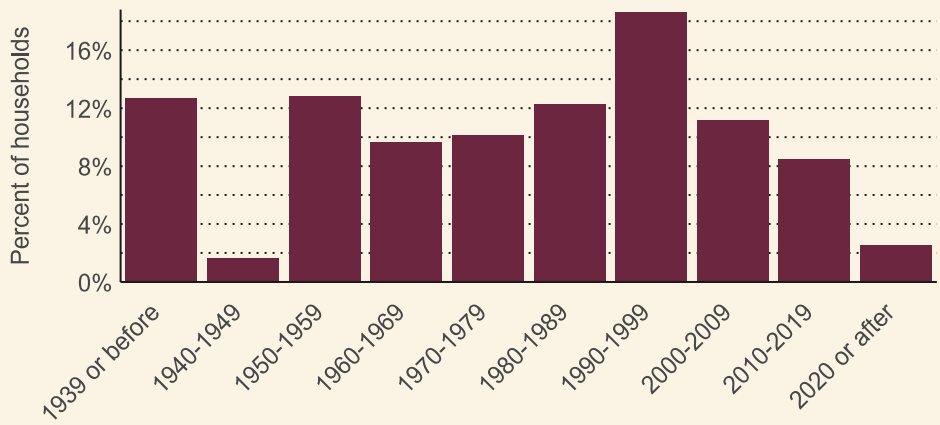
Household Income



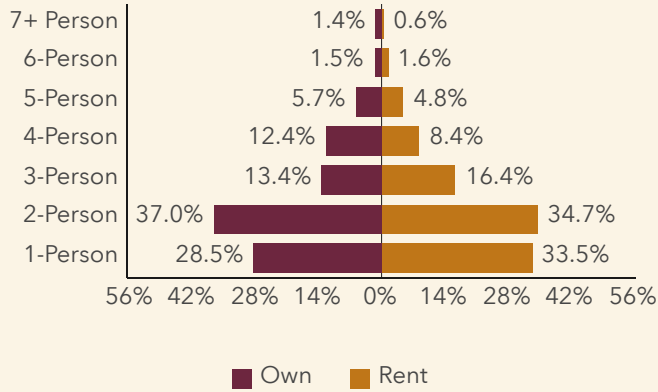
Mortgage as % Salary



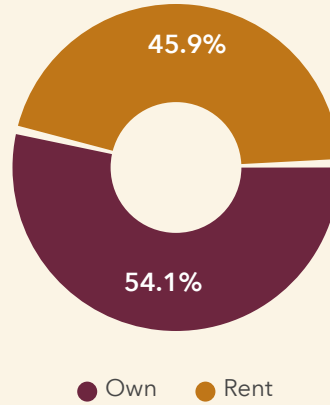
Year Property Built



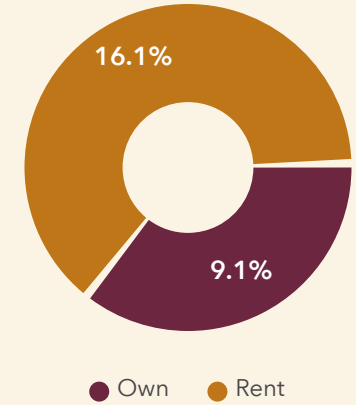
Census Housing by Size



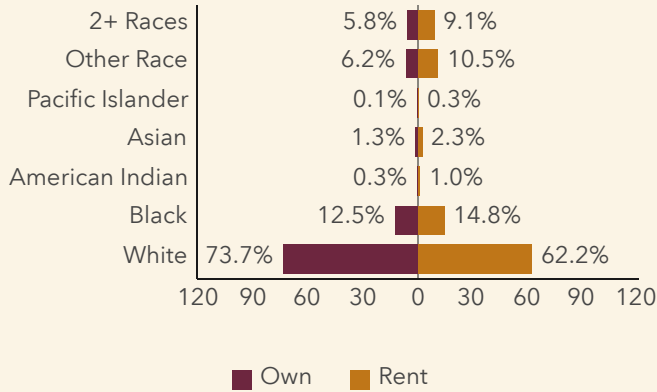
Home Ownership



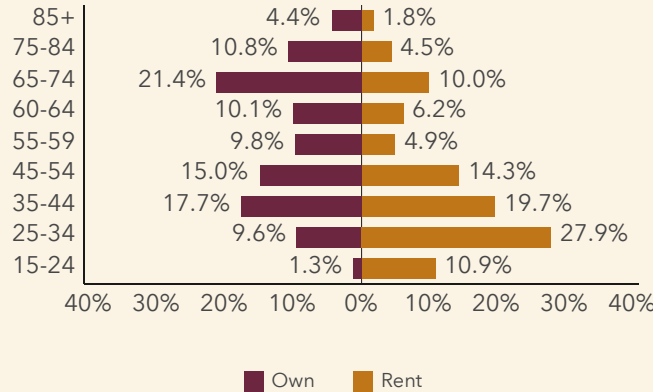
Hispanic Home Ownership



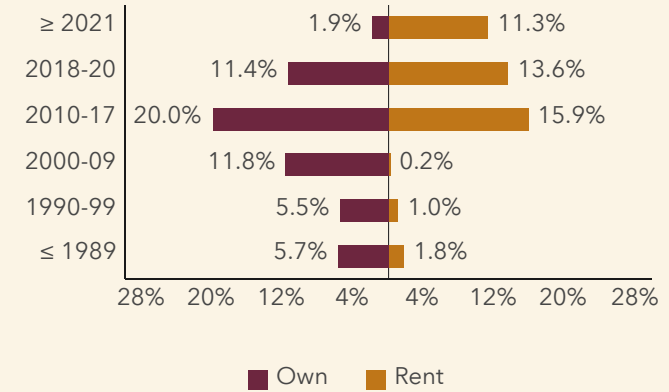
Housing by Race of Householder



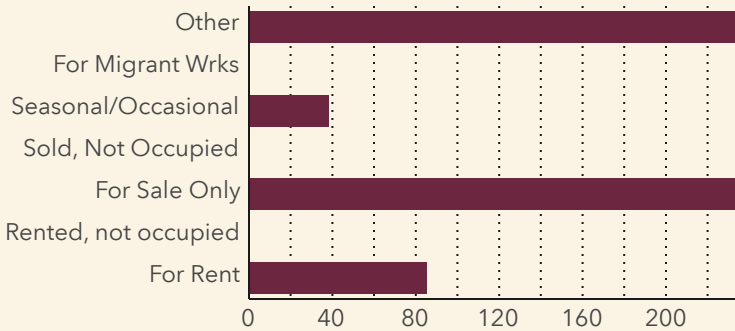
Housing by Age of Householder



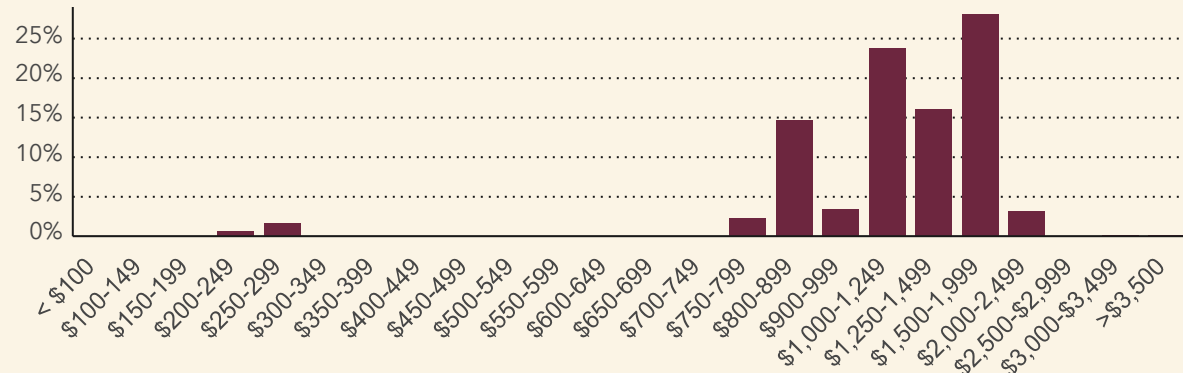
Year Householder Moved In



Vacant Housing Units (Total 590)



Gross Rent



Housing Market Characteristics

180 Rock Hill Rd, Asheville, North Carolina, 28803
Ring of 3 miles



\$439,463 ↑
Median Home Value

31.4% higher than North Carolina which is **\$334,561**



68

Housing Affordability Index



36.4%

Percent of Income for Mortgage



128

Percent of Income for Mortgage (Index)

Age <18 **4,678**

Age 18-64 **16,696**

Age 65+ **7,365**

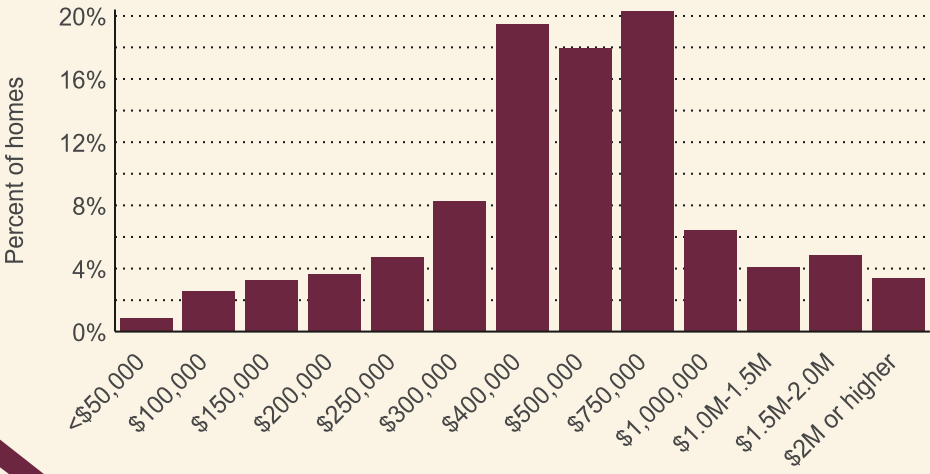
Total Pop **28,739**

Pop Growth **1.41%**

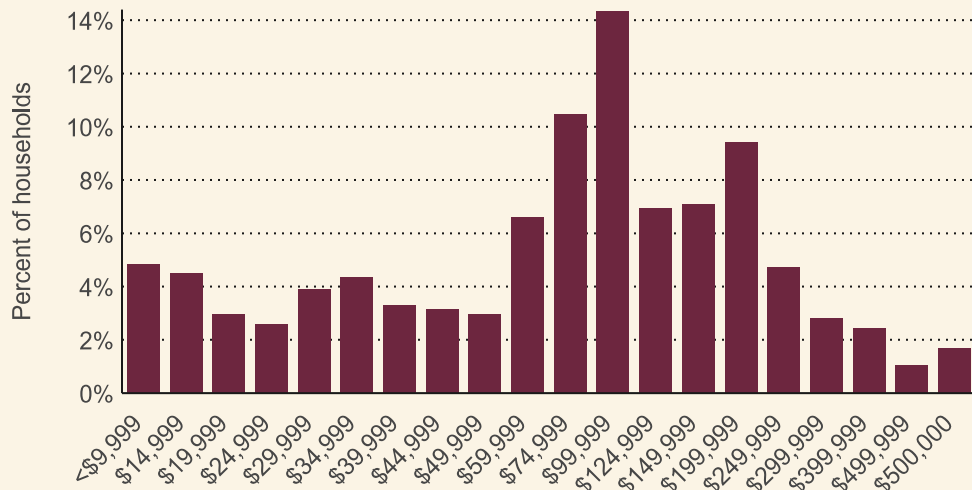
Average HH Size **2.04**

Median Net Worth **\$140,353**

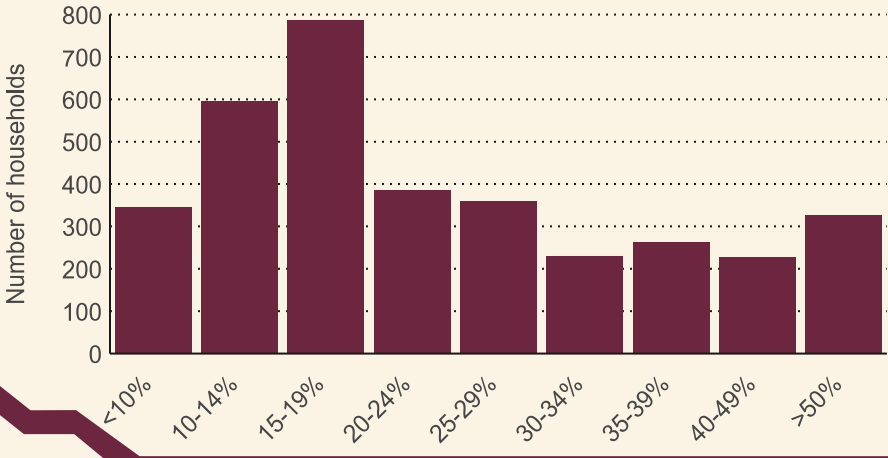
Home Value



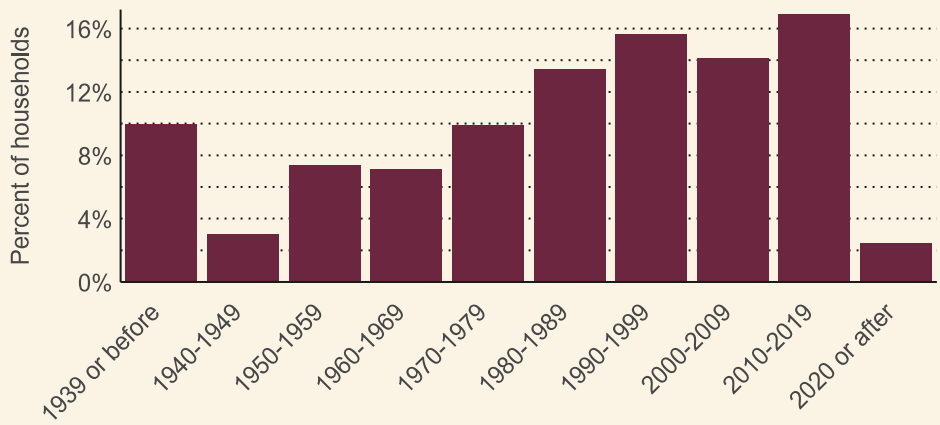
Household Income



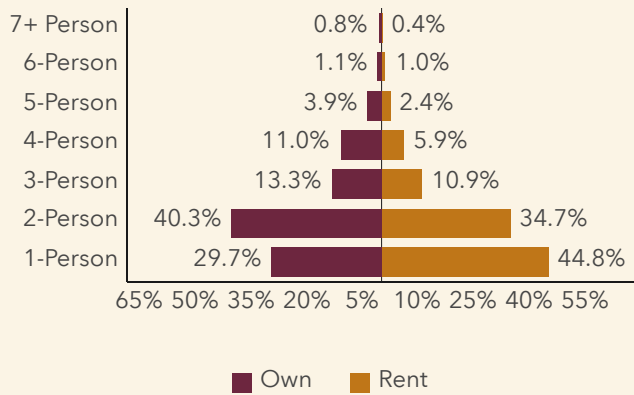
Mortgage as % Salary



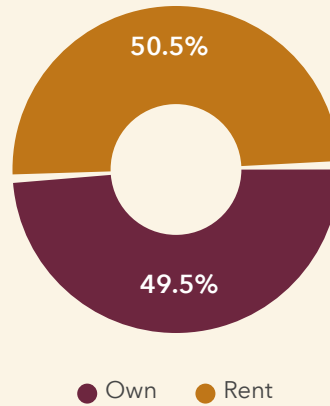
Year Property Built



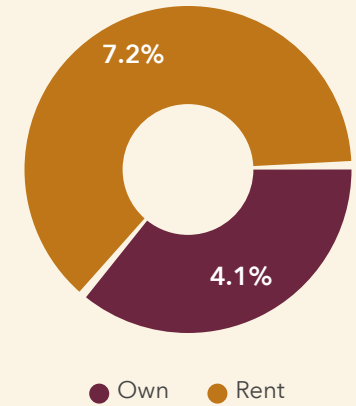
Census Housing by Size



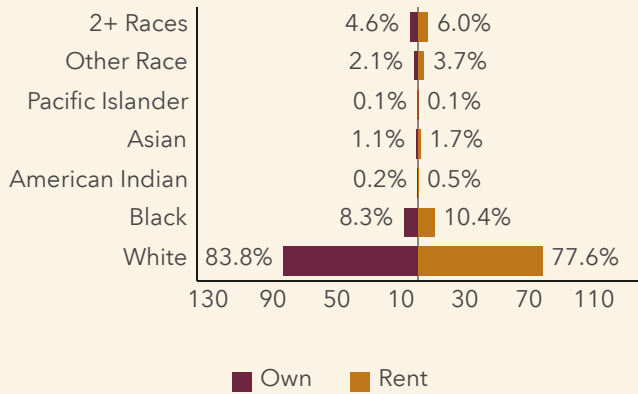
Home Ownership



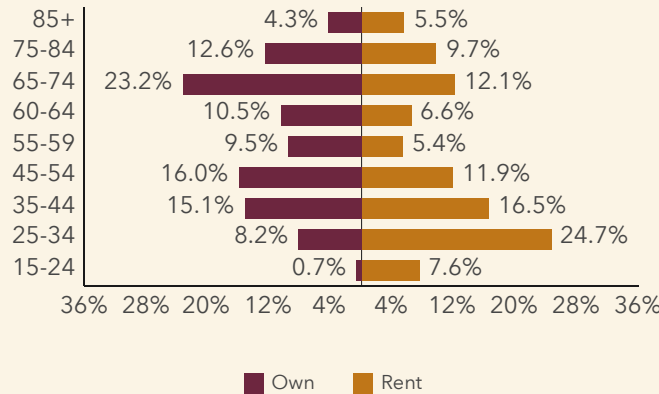
Hispanic Home Ownership



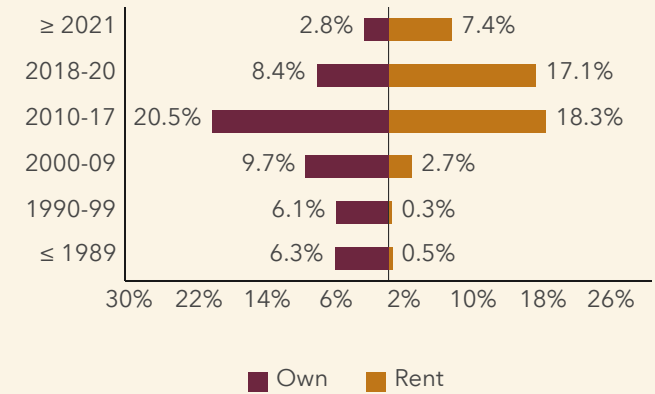
Housing by Race of Householder



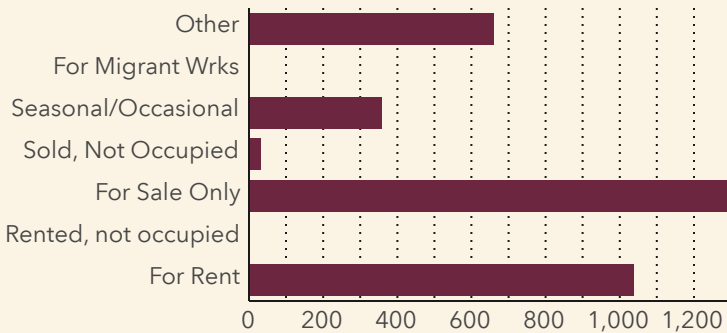
Housing by Age of Householder



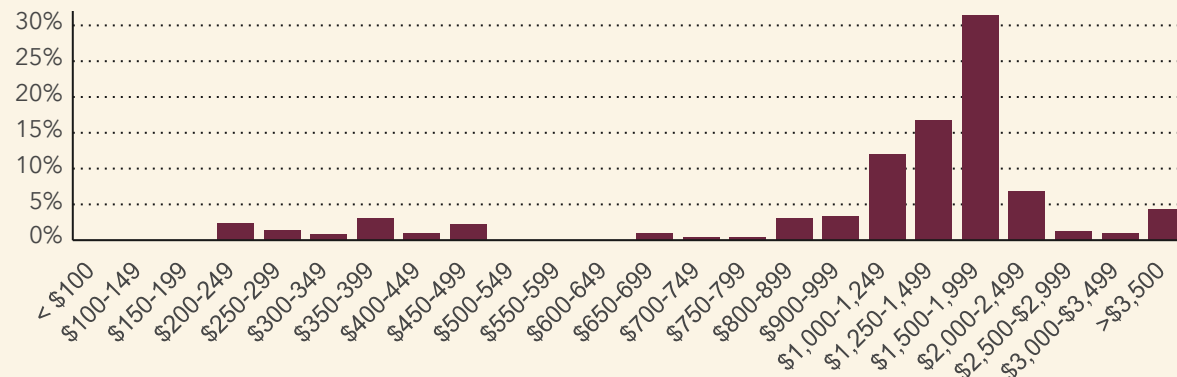
Year Householder Moved In



Vacant Housing Units (Total 3,385)



Gross Rent



Housing Market Characteristics

180 Rock Hill Rd, Asheville, North Carolina, 28803
Ring of 5 miles



\$470,673 ↑
Median Home Value

40.7% higher than North Carolina which is **\$334,561**



62

Housing Affordability Index



39.9%

Percent of Income for Mortgage



140

Percent of Income for Mortgage (Index)

Age <18 **12,934**

Age 18-64 **49,309**

Age 65+ **18,066**

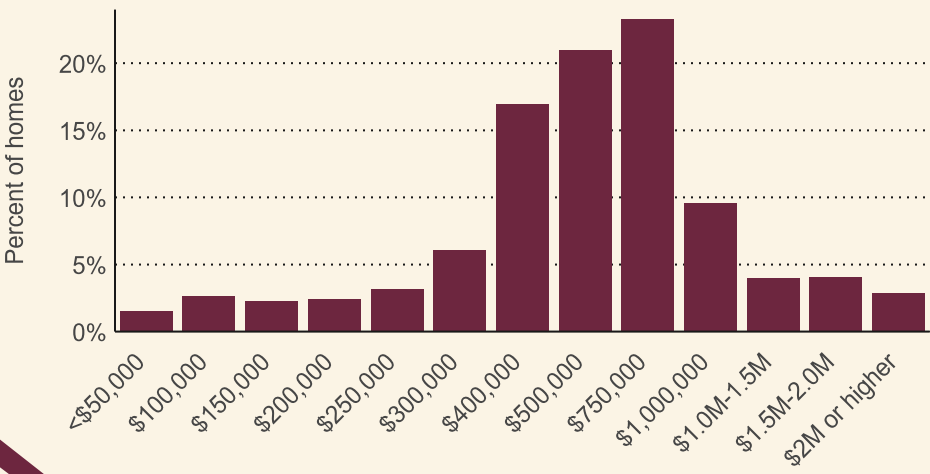
Total Pop **80,308**

Pop Growth **1.09%**

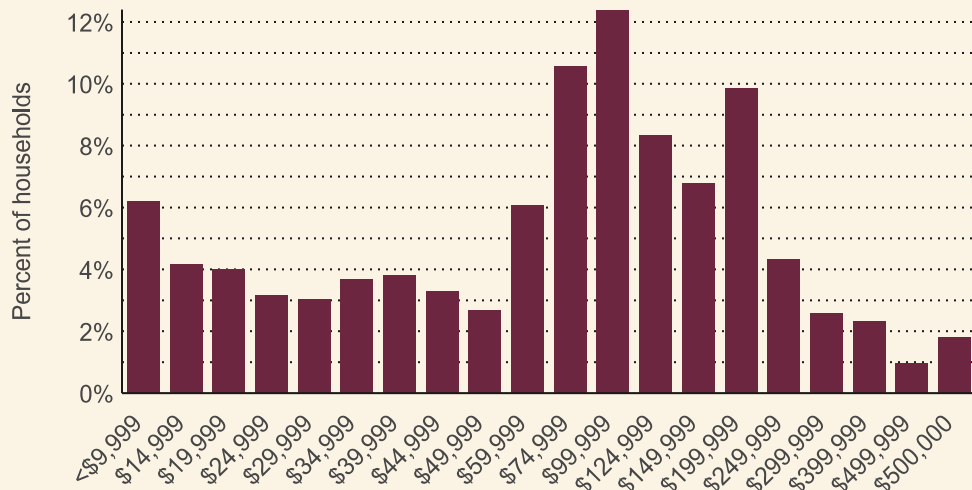
Average HH Size **2.06**

Median Net Worth **\$120,926**

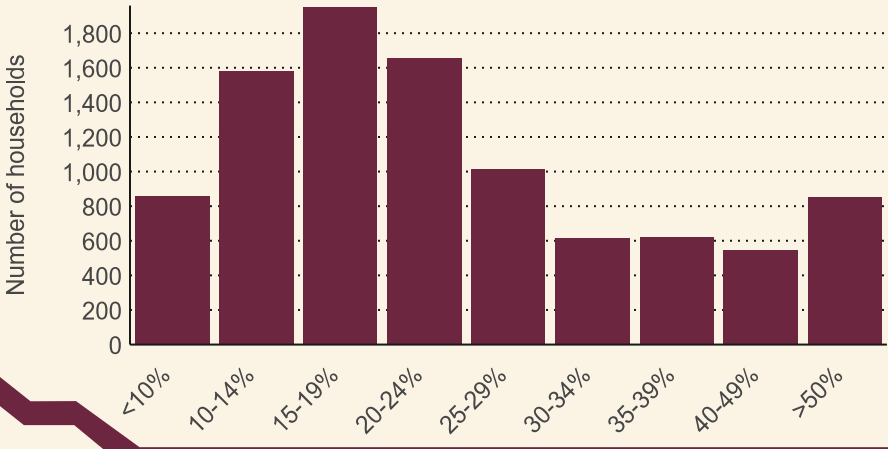
Home Value



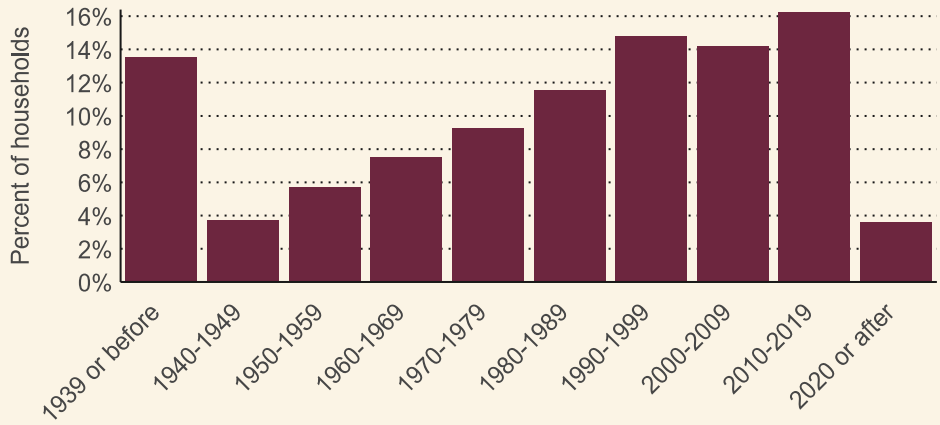
Household Income



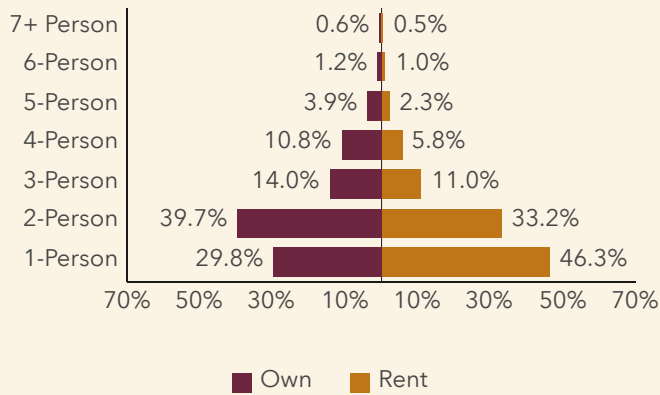
Mortgage as % Salary



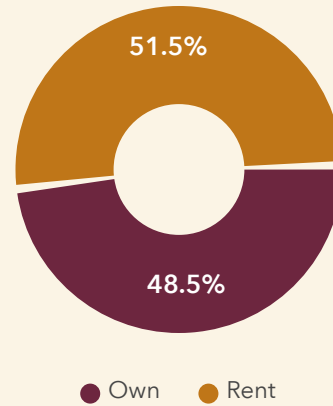
Year Property Built



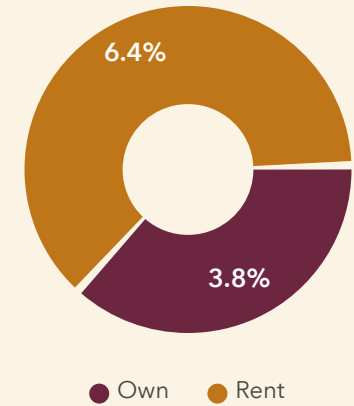
Census Housing by Size



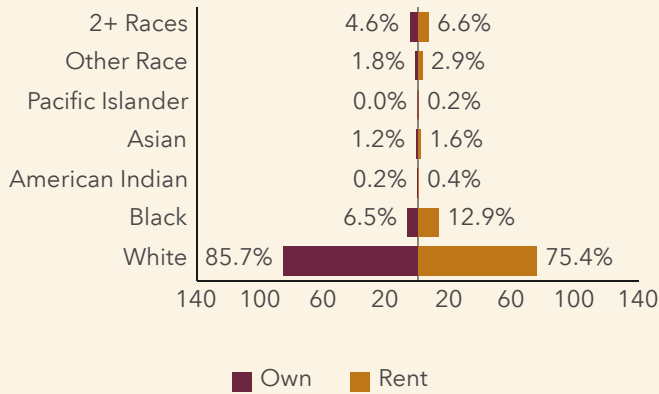
Home Ownership



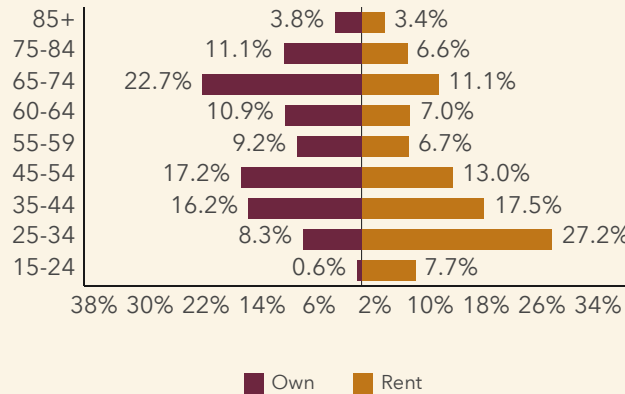
Hispanic Home Ownership



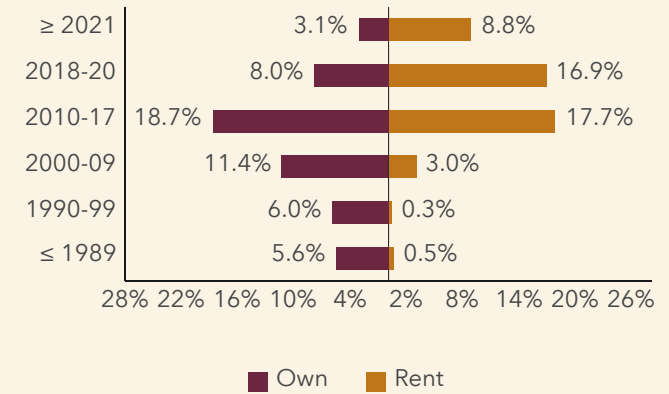
Housing by Race of Householder



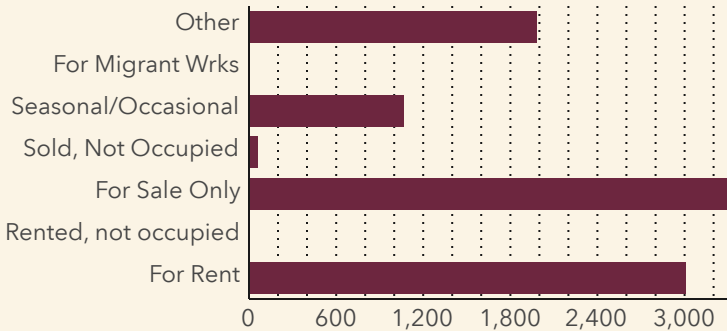
Housing by Age of Householder



Year Householder Moved In



Vacant Housing Units (Total 9,428)



Gross Rent

