

FOR SALE



103 MILLS GAP RD. ASHEVILLE, NC 28803

MULTI-FAMILY DEVELOPMENT OPPORTUNITY IN SOUTH ASHEVILLE



5.46+/- Acre Development Opportunity in South Asheville. Two adjoining parcels located in residential - multi-family, high density districts (RM-16 - PIN #9655-43-5928-00000) and (R-2 - PIN #9655-43-5523-00000). Ideal for townhomes, small condos or an apartment community. Mills Gap Rd. has a daily traffic count of 14,500 and 182 FT of road frontage. Please note that this site is subject to steep slope restrictions. Located 0.5 miles from Sweeten Creek Rd and 0.6 miles from bustling Hendersonville Rd, this property is in close proximity to many national tenants including Wal-mart, Publix, Whole Foods, Ace Hardware, Walgreens, Gold's Gym & McDonalds. Buildings have no value. Please do not disturb the owner. Listing agent to accompany all showings.

SALE PRICE	\$630,000
PRICE PER ACRE	\$115,385
LOT SIZE	5.46+/- ACRES

PROPERTY FEATURES

- Zoned RM-16 & R-2 - High-Density Multi-Family Districts
- Located near Bustling Hendersonville Rd. with 28,000 Vehicles Per Day
- Close Proximity to Wal-mart, Publix, Whole Foods, Ace Hardware, Walgreens, Gold's Gym & McDonalds

DARRELL METCALF Broker

0 828.222.3685 | M 828.450.4349

darrell@carla-co.com

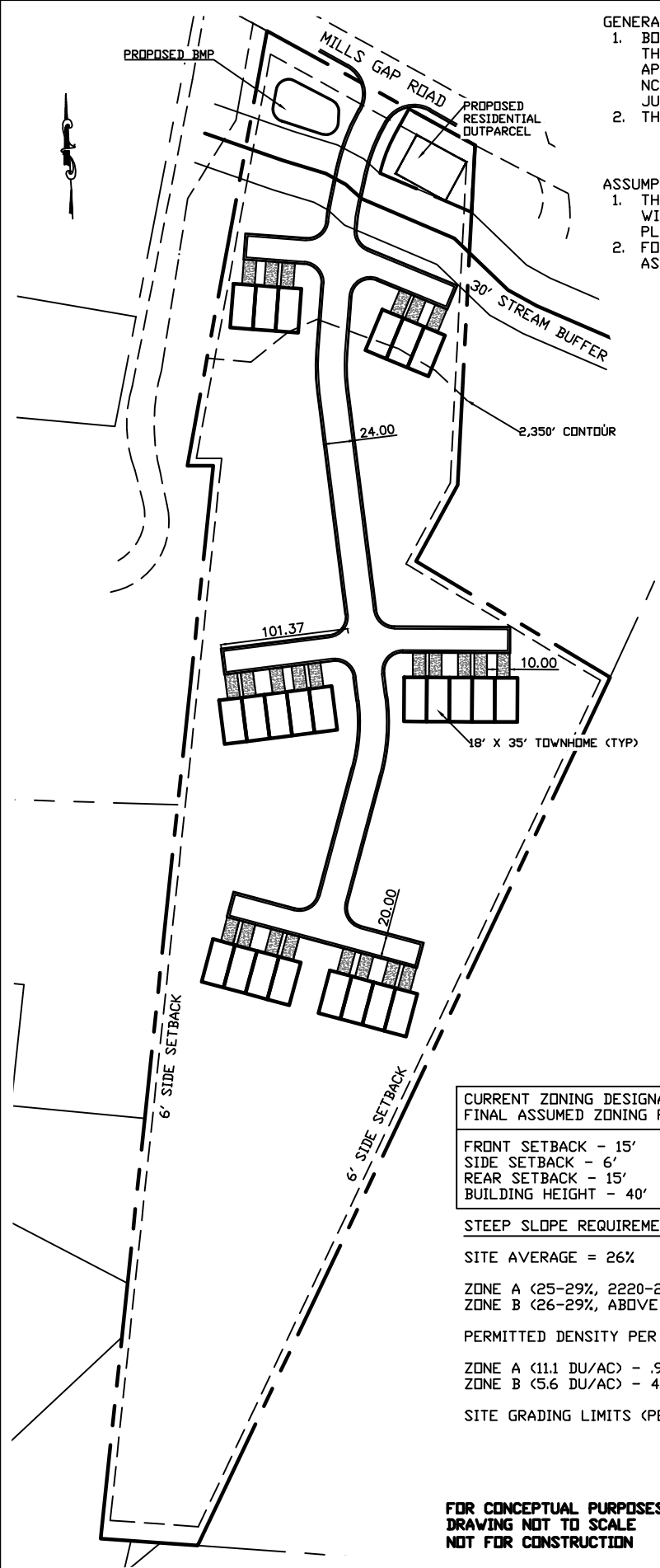
1020 Merrimon Ave., Suite 103 | Asheville, NC 28804

www.carla-co.com

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GENERAL NOTES:

1. BOUNDARY INFORMATION WAS OBTAINED BUNCOMBE COUNTY GIS. THIS PLAN HAS NOT BEEN SUBMITTED FOR REVIEW AND/OR APPROVAL BY CITY OF ASHEVILLE, BUNCOMBE COUNTY, FEMA OR NCDEQ AND DOES NOT GUARANTEE THAT ANY OR ALL JURISDICTIONAL REQUIREMENTS HAVE BEEN MET.
2. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

ASSUMPTIONS:

1. THIS CONCEPT PLAN ASSUMES THE ENTIRE SUBJECT PROPERTY WILL BE ANNEXED INTO THE CITY OF ASHEVILLE'S MUNICIPAL PLANNING JURISDICTION (RM-16).
2. FOR THE CONCEPTUAL PURPOSES OF THIS LAYOUT, IT'S ASSUMED THAT THE SITE AVERAGES 26% SLOPES.

CURRENT ZONING DESIGNATION: RM-16 (COA) & R-2 (COUNTY)
 FINAL ASSUMED ZONING FOR LAYOUT: RM-16 (COA)

FRONT SETBACK - 15'
 SIDE SETBACK - 6'
 REAR SETBACK - 15'
 BUILDING HEIGHT - 40'

STEEP SLOPE REQUIREMENTS:

SITE AVERAGE = 26%

ZONE A (25-29%, 2220-2349': .96 AC
 ZONE B (26-29%, ABOVE 2350': 4.5 AC

PERMITTED DENSITY PER STEEP SLOPE:

ZONE A (11.1 DU/AC) - .96 X 11.1 = 10.6 (7 PROPOSED, INCLUDING OUTPARCEL UNIT)
 ZONE B (5.6 DU/AC) - 4.5 X 5.6 = 25.2 (18 UNITS PROPOSED)

SITE GRADING LIMITS (PER SITE AVG SLOPE OF 26% - ZONE A - 60%, ZONE B - 35%

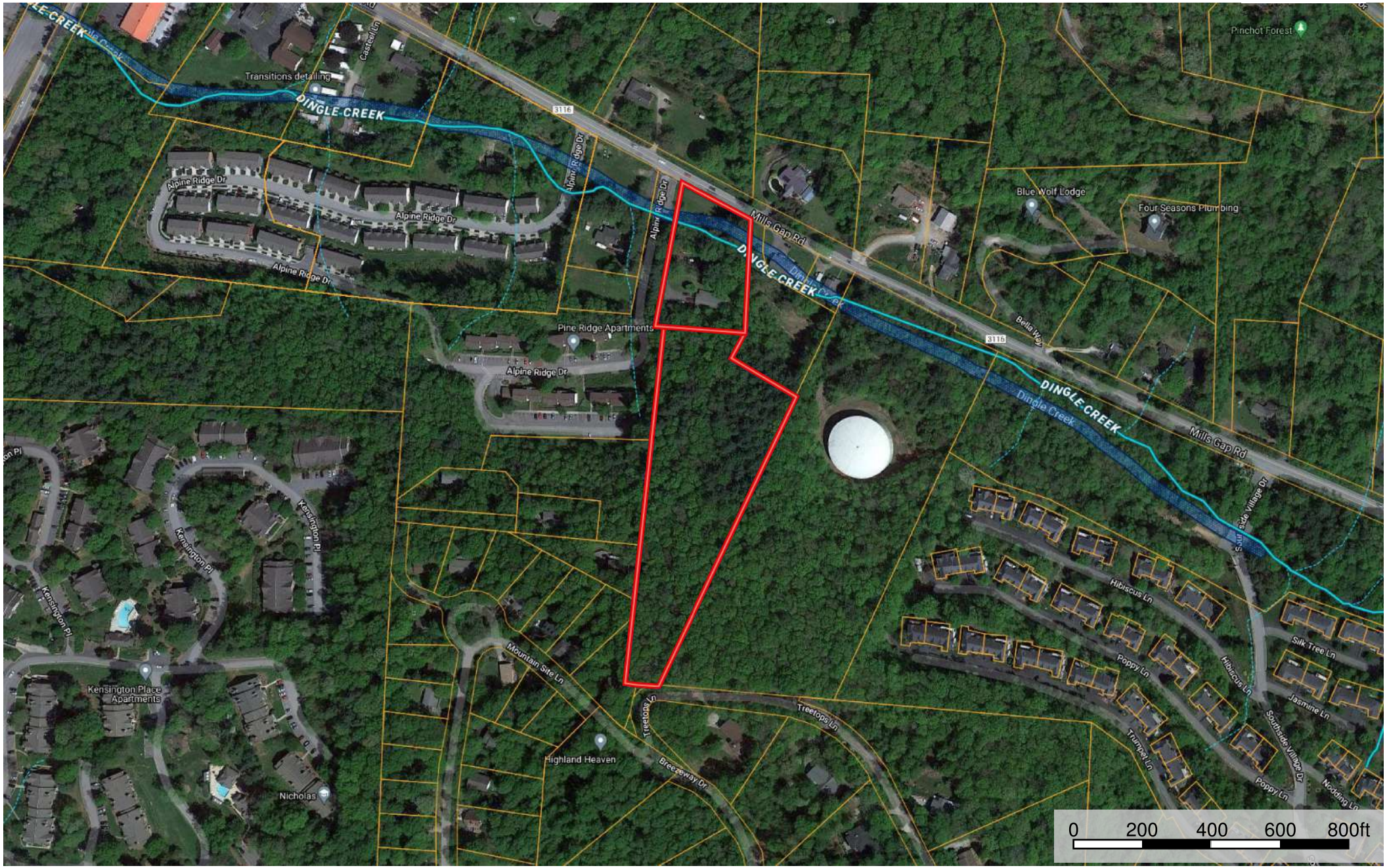
**FOR CONCEPTUAL PURPOSES ONLY
 DRAWING NOT TO SCALE
 NOT FOR CONSTRUCTION**

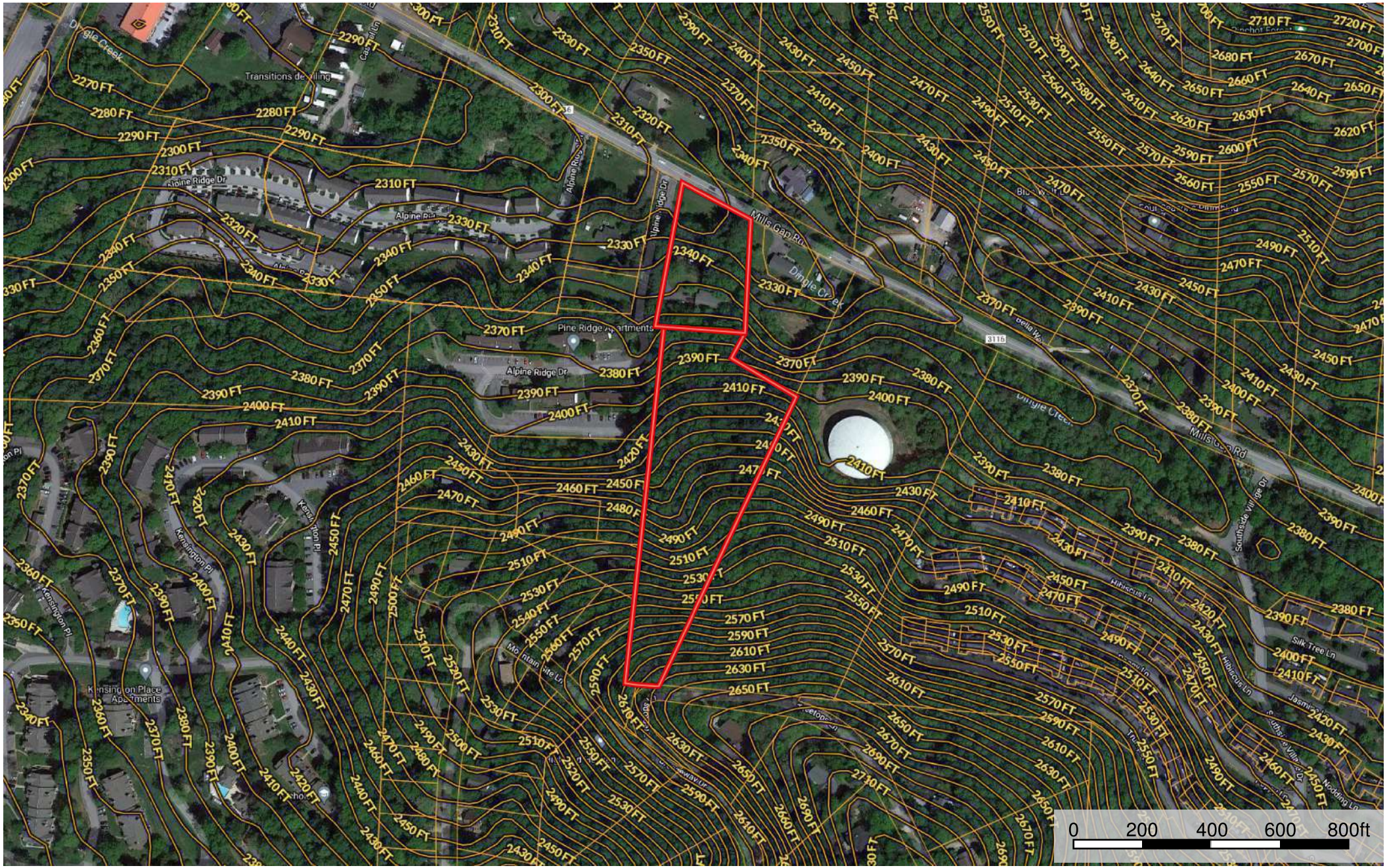
DATE: 4/28/2022
 SHEET NO: NTS
 SHEET OF: 1
 FILE NO: 13


CONCEPT PLAN
103 MILLS GAP ROAD
 Asheville, NORTH CAROLINA

NO.	DATE	REVISION	BY

PREPARED FOR:
OWNER OF RECORD
BUNCOMBE COUNTY





 Boundary

Executive Summary - Call Outs

103 Mills Gap Rd, Asheville, North Carolina, 28803 (3 miles)

103 Mills Gap Rd, Asheville, North Carolina, 28803

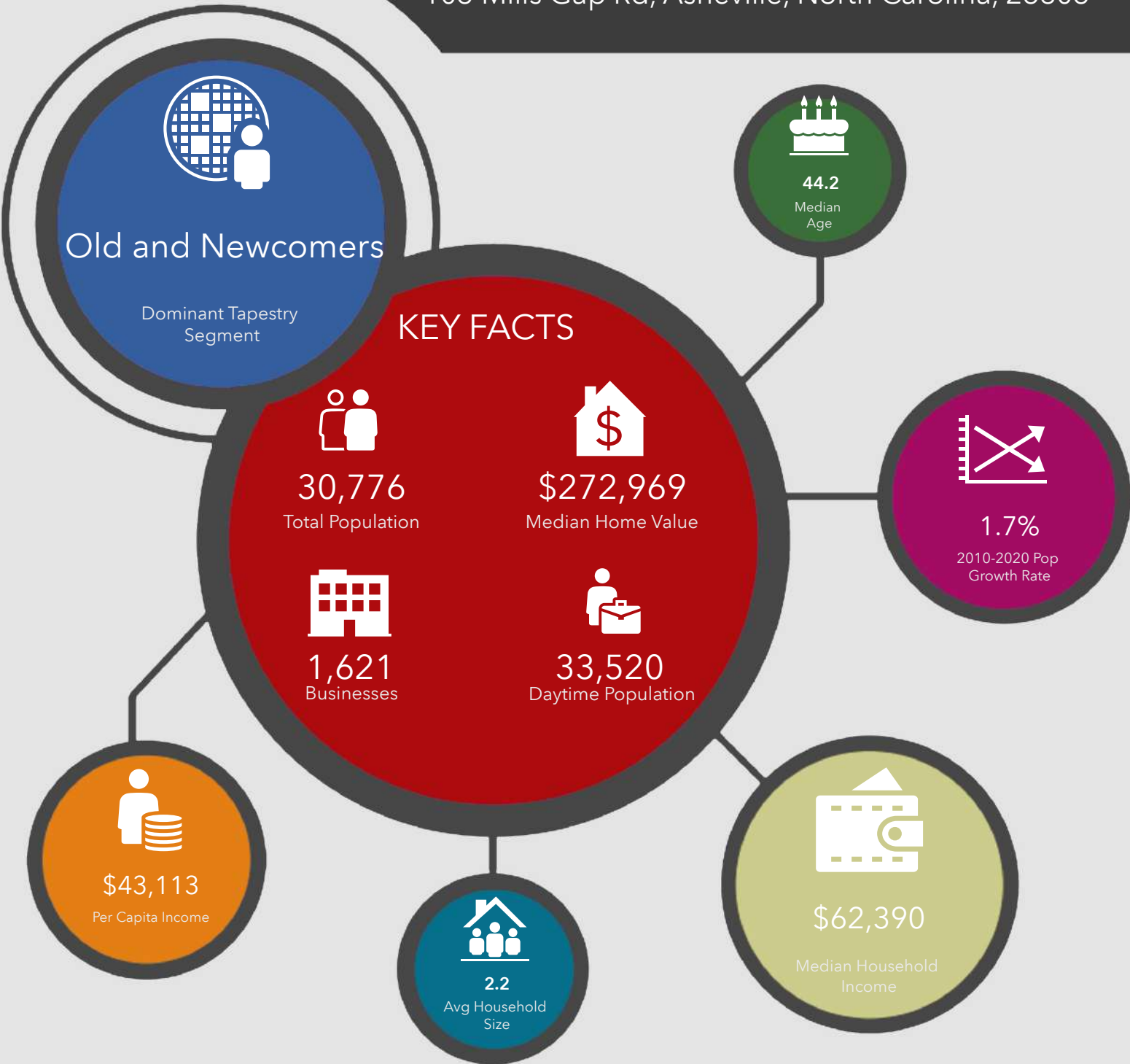
Ring of 3 miles

Prepared by Esri

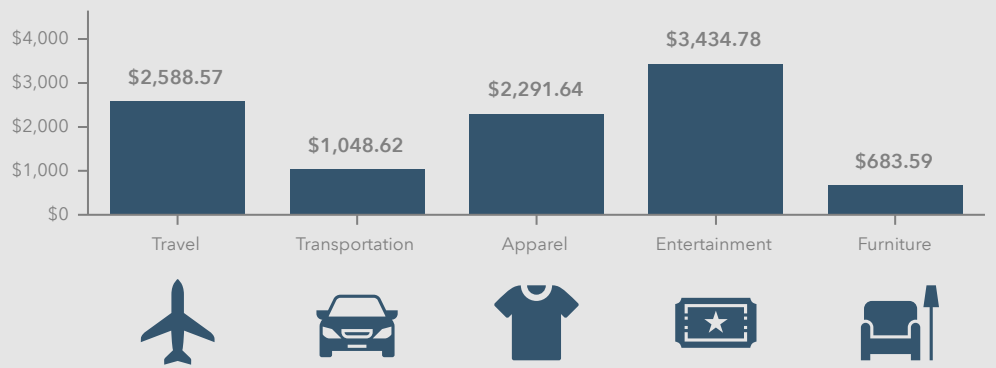
Latitude: 35.49585

Longitude: -82.51316

103 Mills Gap Rd, Asheville, North Carolina, 28803



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2020, 2025.

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Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Data Axle, Esri and Infogroup, Esri and Bureau of Labor Statistics. The vintage of the data is 2020, 2025.



Demographic and Income Profile

103 Mills Gap Rd, Asheville, North Carolina, 28803
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.49585
 Longitude: -82.51316

Summary	Census 2010	2020	2025
Population	25,784	30,776	33,728
Households	11,514	13,843	15,216
Families	6,709	7,840	8,542
Average Household Size	2.21	2.19	2.19
Owner Occupied Housing Units	6,527	7,312	7,839
Renter Occupied Housing Units	4,987	6,532	7,377
Median Age	42.2	44.2	44.7
Trends: 2020-2025 Annual Rate	Area	State	National
Population	1.85%	1.13%	0.72%
Households	1.91%	1.14%	0.72%
Families	1.73%	1.04%	0.64%
Owner HHs	1.40%	1.04%	0.72%
Median Household Income	1.12%	1.42%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	1,041	7.5%	1,053	6.9%
\$15,000 - \$24,999	881	6.4%	881	5.8%
\$25,000 - \$34,999	1,335	9.6%	1,390	9.1%
\$35,000 - \$49,999	2,104	15.2%	2,258	14.8%
\$50,000 - \$74,999	2,637	19.0%	2,815	18.5%
\$75,000 - \$99,999	1,473	10.6%	1,596	10.5%
\$100,000 - \$149,999	2,159	15.6%	2,435	16.0%
\$150,000 - \$199,999	963	7.0%	1,151	7.6%
\$200,000+	1,250	9.0%	1,637	10.8%
Median Household Income	\$62,390		\$65,959	
Average Household Income	\$96,049		\$106,860	
Per Capita Income	\$43,113		\$48,118	

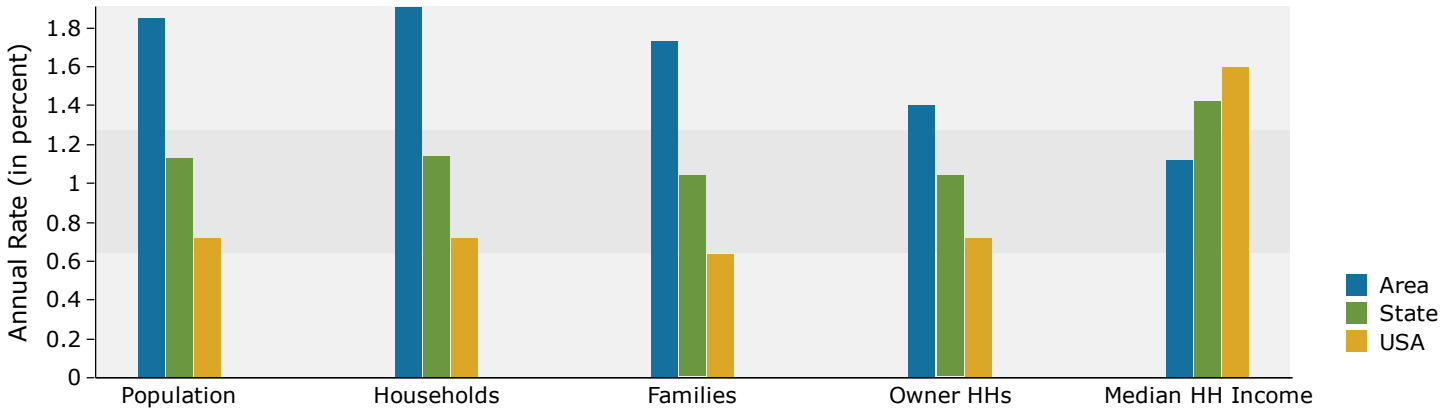
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,336	5.2%	1,444	4.7%	1,583	4.7%
5 - 9	1,482	5.7%	1,429	4.6%	1,557	4.6%
10 - 14	1,615	6.3%	1,525	5.0%	1,599	4.7%
15 - 19	1,639	6.4%	1,764	5.7%	1,653	4.9%
20 - 24	1,294	5.0%	2,029	6.6%	1,997	5.9%
25 - 34	3,115	12.1%	4,022	13.1%	4,842	14.4%
35 - 44	3,440	13.3%	3,450	11.2%	3,759	11.1%
45 - 54	3,718	14.4%	3,819	12.4%	3,702	11.0%
55 - 64	3,276	12.7%	4,210	13.7%	4,304	12.8%
65 - 74	2,103	8.2%	3,537	11.5%	4,165	12.3%
75 - 84	1,728	6.7%	2,110	6.9%	2,962	8.8%
85+	1,038	4.0%	1,437	4.7%	1,604	4.8%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,909	85.0%	25,583	83.1%	27,723	82.2%
Black Alone	1,740	6.7%	1,950	6.3%	2,019	6.0%
American Indian Alone	75	0.3%	89	0.3%	98	0.3%
Asian Alone	620	2.4%	1,087	3.5%	1,429	4.2%
Pacific Islander Alone	23	0.1%	34	0.1%	40	0.1%
Some Other Race Alone	877	3.4%	1,245	4.0%	1,448	4.3%
Two or More Races	539	2.1%	787	2.6%	970	2.9%
Hispanic Origin (Any Race)	1,948	7.6%	2,691	8.7%	3,198	9.5%

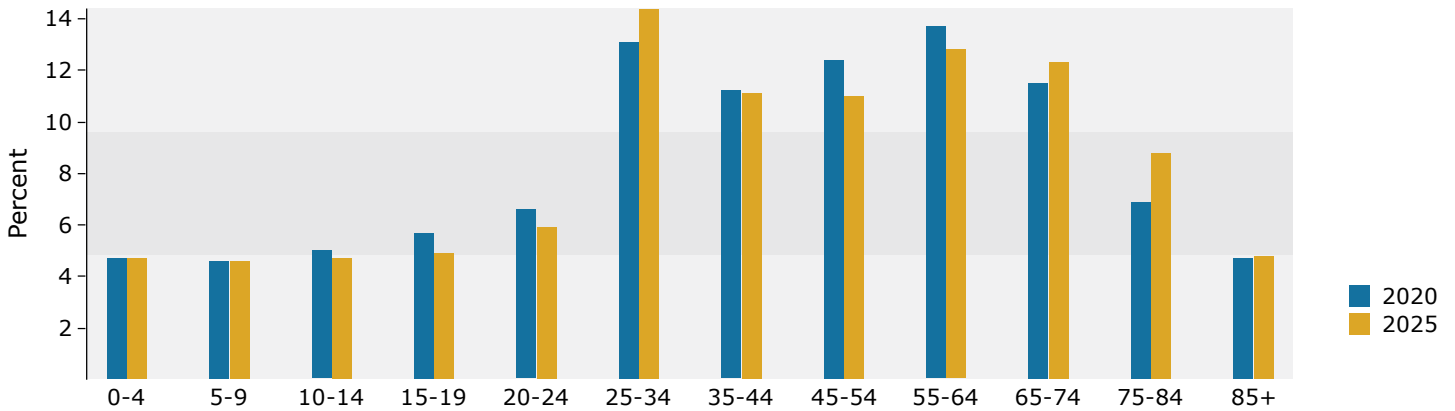
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

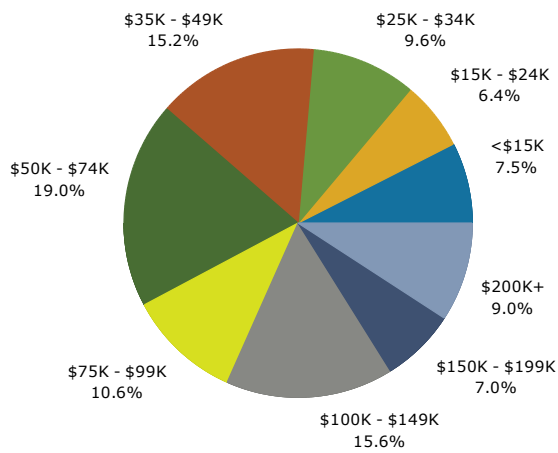
Trends 2020-2025



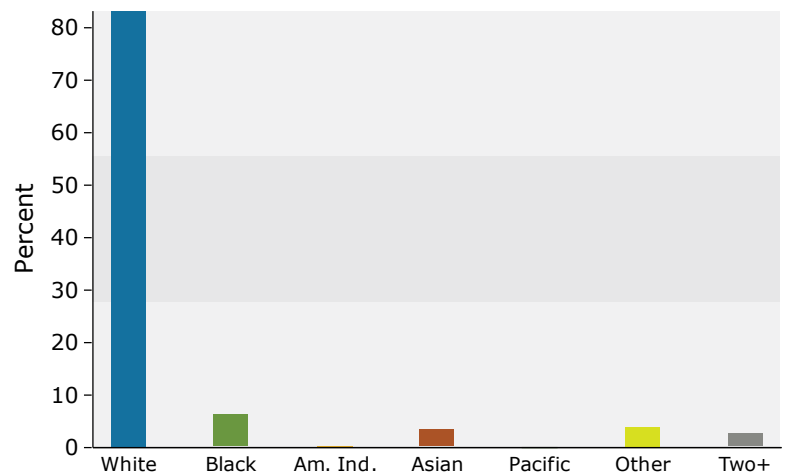
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 8.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Housing Profile

103 Mills Gap Rd, Asheville, North Carolina, 28803
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.49585
 Longitude: -82.51316

Population		Households	
2010 Total Population	25,784	2020 Median Household Income	\$62,390
2020 Total Population	30,776	2025 Median Household Income	\$65,959
2025 Total Population	33,728	2020-2025 Annual Rate	1.12%
2020-2025 Annual Rate	1.85%		

Housing Units by Occupancy Status and Tenure	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	12,778	100.0%	15,517	100.0%	17,006	100.0%
Occupied	11,514	90.1%	13,844	89.2%	15,216	89.5%
Owner	6,527	51.1%	7,312	47.1%	7,839	46.1%
Renter	4,987	39.0%	6,532	42.1%	7,377	43.4%
Vacant	1,264	9.9%	1,674	10.8%	1,790	10.5%

Owner Occupied Housing Units by Value	2020		2025	
	Number	Percent	Number	Percent
Total	7,313	100.0%	7,839	100.0%
<\$50,000	201	2.7%	169	2.2%
\$50,000-\$99,999	277	3.8%	231	2.9%
\$100,000-\$149,999	727	9.9%	687	8.8%
\$150,000-\$199,999	1,004	13.7%	994	12.7%
\$200,000-\$249,999	1,063	14.5%	1,074	13.7%
\$250,000-\$299,999	837	11.4%	896	11.4%
\$300,000-\$399,999	1,134	15.5%	1,313	16.7%
\$400,000-\$499,999	611	8.4%	730	9.3%
\$500,000-\$749,999	893	12.2%	1,096	14.0%
\$750,000-\$999,999	329	4.5%	390	5.0%
\$1,000,000-\$1,499,999	168	2.3%	185	2.4%
\$1,500,000-\$1,999,999	40	0.5%	44	0.6%
\$2,000,000+	29	0.4%	30	0.4%
Median Value	\$272,969		\$292,662	
Average Value	\$358,926		\$377,532	

Census 2010 Housing Units	Number	Percent
Total	12,778	100.0%
In Urbanized Areas	11,973	93.7%
In Urban Clusters	0	0.0%
Rural Housing Units	805	6.3%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Housing Profile

103 Mills Gap Rd, Asheville, North Carolina, 28803
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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	6,527	100.0%
Owned with a Mortgage/Loan	4,376	67.0%
Owned Free and Clear	2,151	33.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	1,279	100.0%
For Rent	452	35.3%
Rented- Not Occupied	29	2.3%
For Sale Only	247	19.3%
Sold - Not Occupied	32	2.5%
Seasonal/Recreational/Occasional Use	300	23.5%
For Migrant Workers	0	0.0%
Other Vacant	219	17.1%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,514	6,527	56.7%
15-24	493	54	11.0%
25-34	1,644	487	29.6%
35-44	1,934	1,046	54.1%
45-54	2,162	1,419	65.6%
55-64	2,003	1,468	73.3%
65-74	1,359	1,025	75.4%
75-84	1,186	744	62.7%
85+	733	284	38.7%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,513	6,527	56.7%
White Alone	10,119	5,995	59.2%
Black/African American Alone	783	281	35.9%
American Indian/Alaska Native	27	13	48.1%
Asian Alone	219	106	48.4%
Pacific Islander Alone	9	2	22.2%
Other Race Alone	245	77	31.4%
Two or More Races	111	53	47.7%
Hispanic Origin	548	233	42.5%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,514	6,528	56.7%
1-Person	4,006	1,701	42.5%
2-Person	4,003	2,502	62.5%
3-Person	1,579	979	62.0%
4-Person	1,206	846	70.1%
5-Person	496	348	70.2%
6-Person	154	106	68.8%
7+ Person	70	46	65.7%

2020 Housing Affordability	
Housing Affordability Index	130
Percent of Income for Mortgage	18.3%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

Key Facts

103 Mills Gap Rd, Asheville, North Carolina, 28803 (3 miles)

103 Mills Gap Rd, Asheville, North Carolina, 28803

Ring of 3 miles

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KEY FACTS

30,776

Population

44.2

Median Age

2.2

Average Household Size

\$62,390

Median Household Income

EDUCATION

5%

No High School Diploma



16%

High School Graduate



28%

Some College



52%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,621

Total Businesses



19,475

Total Employees

EMPLOYMENT



67%

White Collar



16%

Blue Collar



Services

10.9%

Unemployment Rate

INCOME



\$62,390

Median Household Income



\$43,113

Per Capita Income



\$94,790

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19%)

The smallest group: \$15,000 - \$24,999 (6.4%)

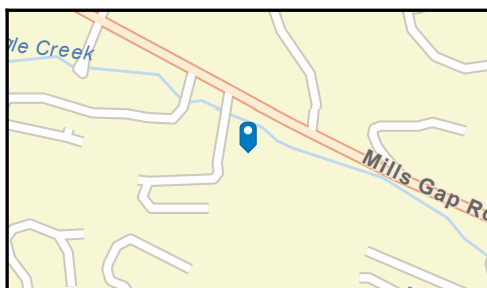
Indicator ▲	Value	Diff	
<\$15,000	7.5%	-3.1%	<div style="width: 7.5%;"></div>
\$15,000 - \$24,999	6.4%	-1.7%	<div style="width: 6.4%;"></div>
\$25,000 - \$34,999	9.6%	-2.1%	<div style="width: 9.6%;"></div>
\$35,000 - \$49,999	15.2%	+0.9%	<div style="width: 15.2%;"></div>
\$50,000 - \$74,999	19%	-0.2%	<div style="width: 19%;"></div>
\$75,000 - \$99,999	10.6%	-0.7%	<div style="width: 10.6%;"></div>
\$100,000 - \$149,999	15.6%	+1.4%	<div style="width: 15.6%;"></div>
\$150,000 - \$199,999	7%	+2.3%	<div style="width: 7%;"></div>
\$200,000+	9%	+3.1%	<div style="width: 9%;"></div>

Bars show deviation from Buncombe County

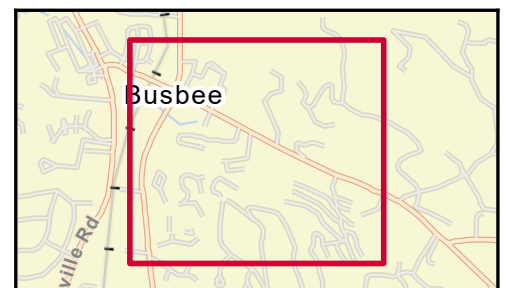
Traffic Count Map - Close Up

103 Mills Gap Rd, Asheville, North Carolina, 28803
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.49585
 Longitude: -82.51316



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

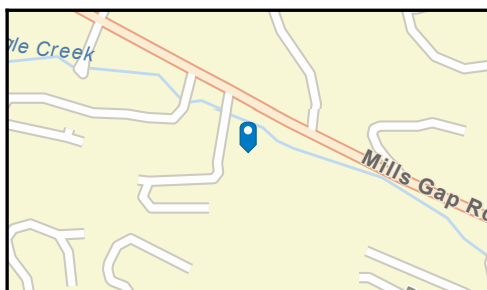
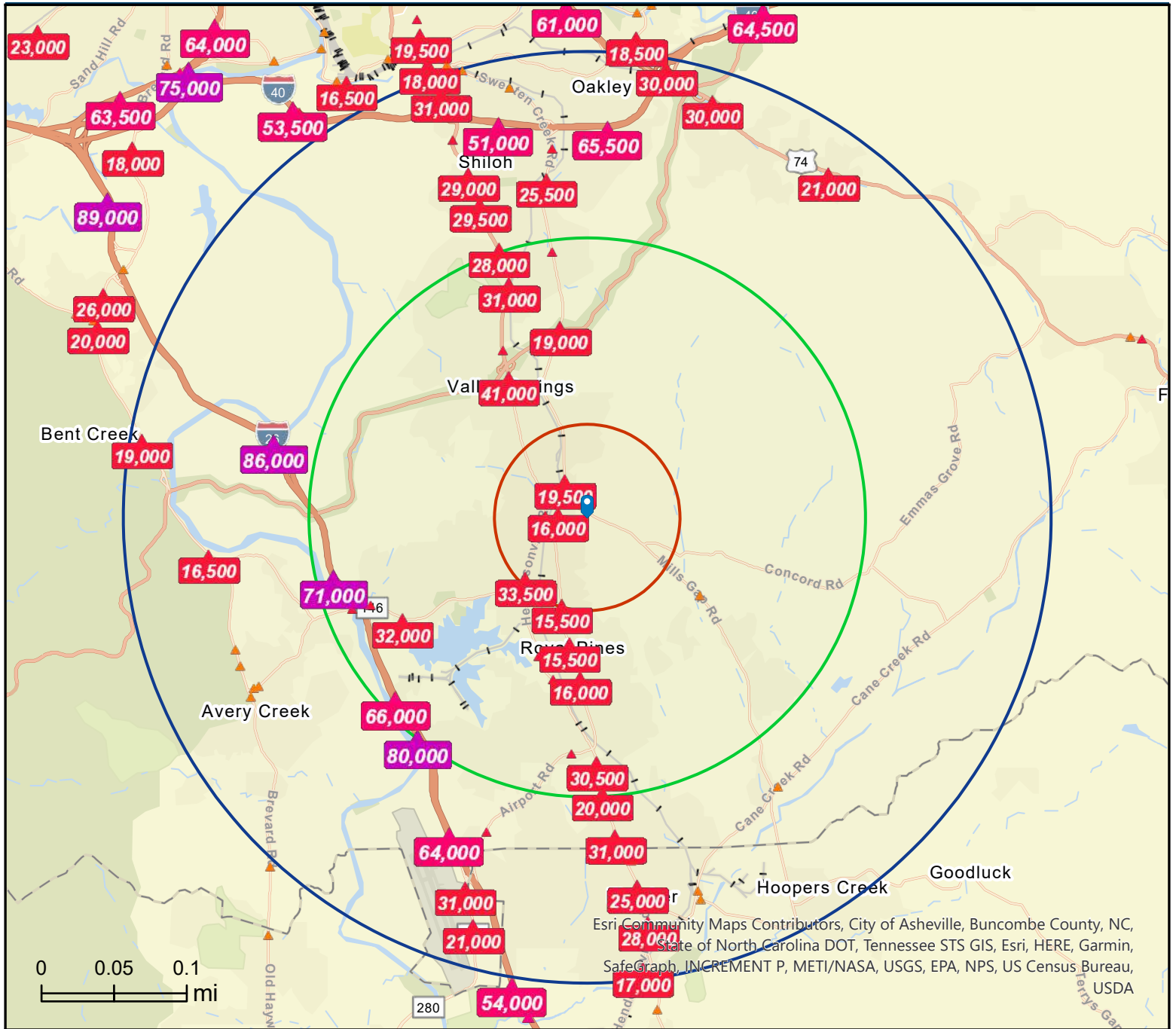


Source: ©2021 Kalibrate Technologies (Q1 2021).

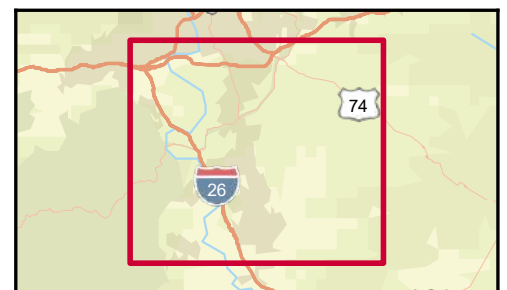
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 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q1 2021).

ASHEVILLE, NC

THE BEST SMALL CITY IN AMERICA



KEY STATISTICS

- Asheville Metro Population MSA: 478,920
- Low tax burden: state corporate income tax is 2.5%
- Competitive utility rates: #13 nationally (11.59 cents per kilowatt hour)
- Asheville is a supply constrained market: 3.5% vacancy, below the national average
- Rents average \$20.84/SF
- Attractive returns average 8.26% Cap Rate and 1.8% Annual Rent Growth

RECOGNITION & AWARDS

- Asheville ranked as 7th fastest growing tech hub in the nation - LinkedIn.com, 2022
- Asheville named one of the Top 50 Small Cities to Start a Business - WalletHub.com, 2022
- North Carolina ranked #1 among "America's Top States for Business" and has the nation's strongest economy - cnbc.com, 2022
- Asheville ranked #1 on Yelp's 2022 Foodie Cities List
- Asheville ranked #10 on a list of "Trending Destinations in the U.S." - Tripadvisor.com, 2022
- Asheville is 4th in "Best Places to Live in North Carolina" - U.S. News and World Report, 2022
- Asheville is 46th in "Best Places to Live in U.S." - U.S. News and World Report, 2022

TOURISM

- Approximately 14.6% (1 in 7) of all jobs in the county were sustained by tourism
- \$2.2 billion spending by visitors at local businesses
- \$3.3 billion tourism economic impact in total business sales, including indirect and induced impacts.
- \$881 million generated by visitor spending
- 27,938 jobs supported by visitor spending
- \$392 million in tax revenue generated by tourism
- Buncombe County short term rental income reached \$90 million - insideairbnb.com, 2021

TRANSPORT AND CONNECTIVITY

Our central location & close proximity to major highways (I-40 and I-26), railways, ports and airports make Asheville an ideal production and distribution hub, already chosen by brands looking to expand to the east coast like Sierra Nevada, Oscar Blues and New Belgium, as well as large grocery chains such as Publix, Harris Teeter, Whole Foods and Aldi.

Located just two hours from Charlotte and one hour from Greenville South Carolina, Asheville provides easy access to and from other metropolitan areas.



828.222.3685

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Forward Thinking. Client Focused.