



0 Acton Circle

Asheville, North Carolina 28806

Property Overview

Very buildable 1-acre lot between Home Depot and Holiday Inn, at the corner of Acton Circle and Monte Vista Road, just off I-40 (84,000+/- AADT) and Smokey Park Highway (32,000+/- AADT). Zoned Highway Business. Utilities available. Great spot for medical office or professional services. Property is +/-15 minute drive from downtown Asheville. Property located at portion of PIN# 9617677848 in Buncombe County GIS.

Offering Summary

Sale Price:	\$425,000
Available:	Home Depot outparcel
Lot Size:	1 Acres

Demographics 1 Mile 5 Miles 10 Miles

	1 Mile	5 Miles	10 Miles
Total Households	855	21,329	74,173
Total Population	2,091	50,204	171,645
Average HH Income	\$51,803	\$52,220	\$56,871

For More Information

Patrick Johnson

O: 919 368 1414
pjohnson@naibevery-hanks.com | NC #257023

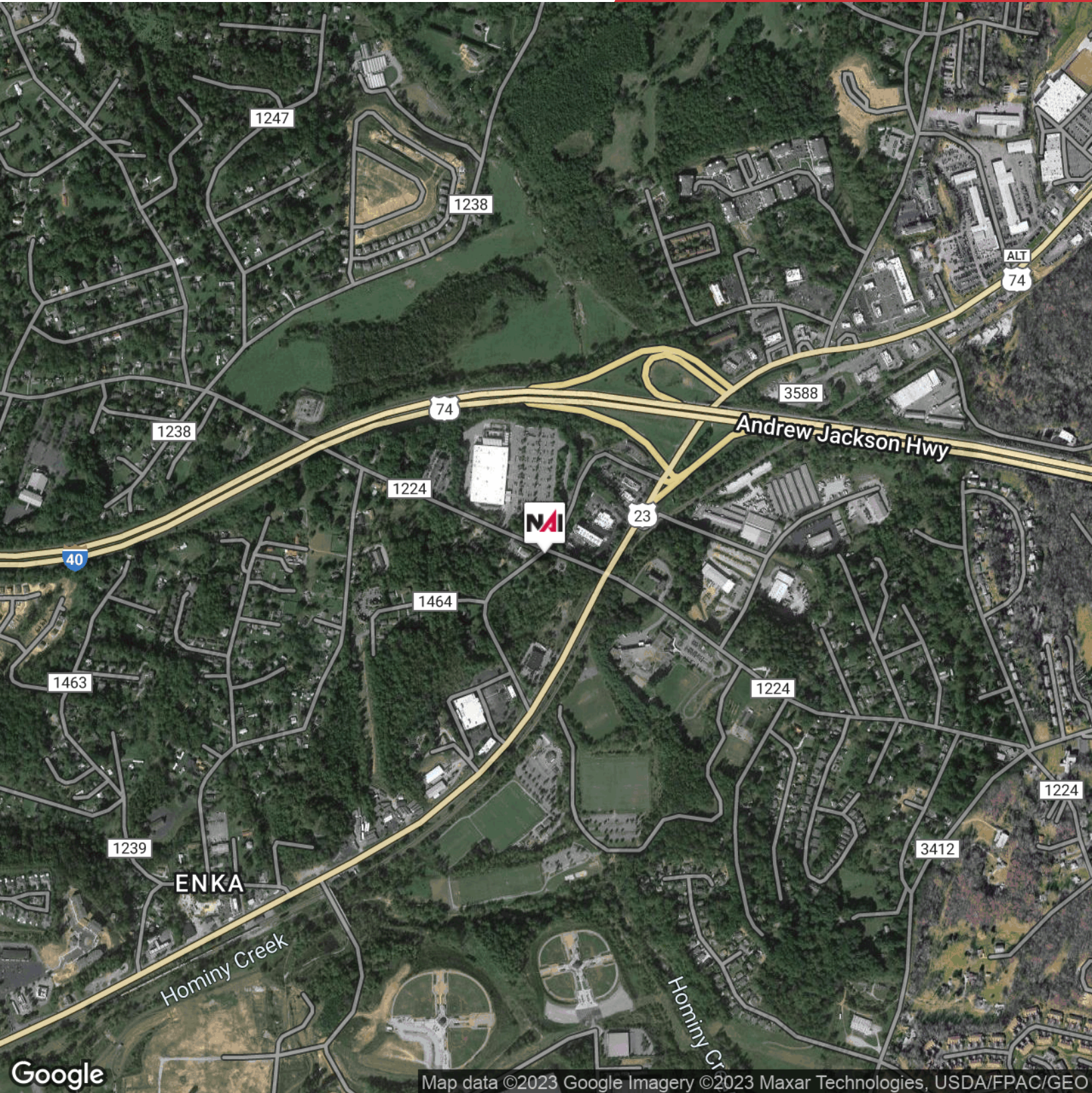
James Morgan

O: 828 365 8855
jmorgan@naibevery-hanks.com | NC #308343

For Sale

1 Acres | \$425,000 / AC

Land Space



Google

Map data ©2023 Google Imagery ©2023 Maxar Technologies, USDA/FPAC/GEO

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

410 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



Map data ©2022 Imagery ©2022 , Maxar Technologies, USDA Farm Service Agency

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PROJECT SUMMARY

TOTAL SITE	22.66 ACRES
BUILDING AREA	108,000 SF
PAVING	108,000 SF
CONCRETE SIDEWALK	22,184 SF
ASPHALT DRIVE	22,184 SF
PARKING REQUIREMENTS	490 SPACES (1,700 SF)
MAXIMUM	509 SPACES (1,739 SF)
PROVIDED	492 SPACES (1,739 SF)

EXISTING ZONING

FRONT SET BACK 35'

SIDE SETBACK NONE

REAR SETBACK 25'

OPEN SPACE REQUIREMENTS

(100 SF PER 1,000 GROSS FLOOR AREA)

REQUIRED 10,800 SF

PROVIDED 9,986 SF

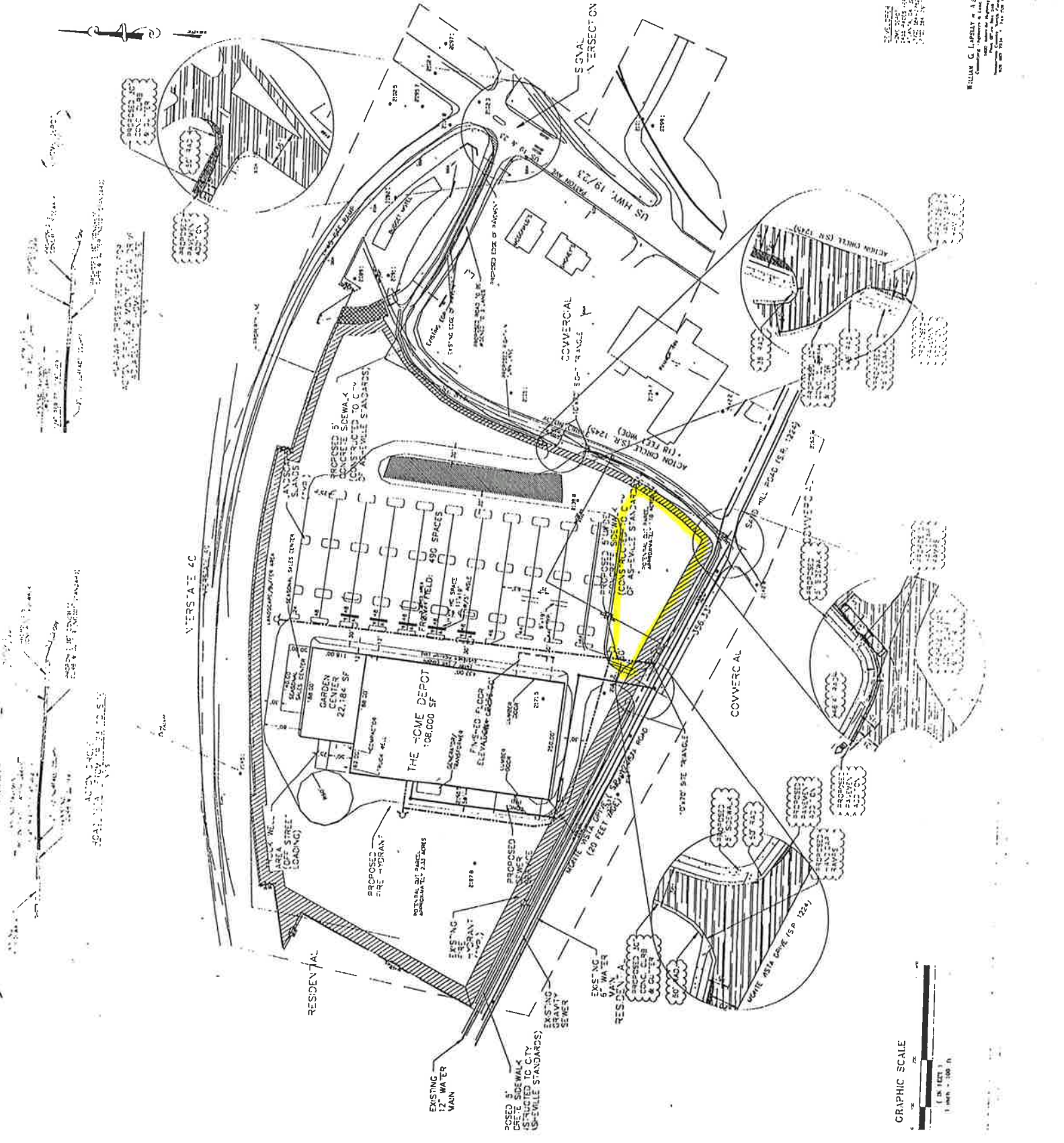
VAP & PIN NUMBER - 96-7-07-67-55
96-7-07-69-22

NC-66h

DATE: 12/1/96
BY: J. G. LARLEY
CHECKED: J. G. LARLEY
DATE: 12/1/96

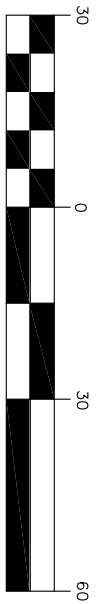
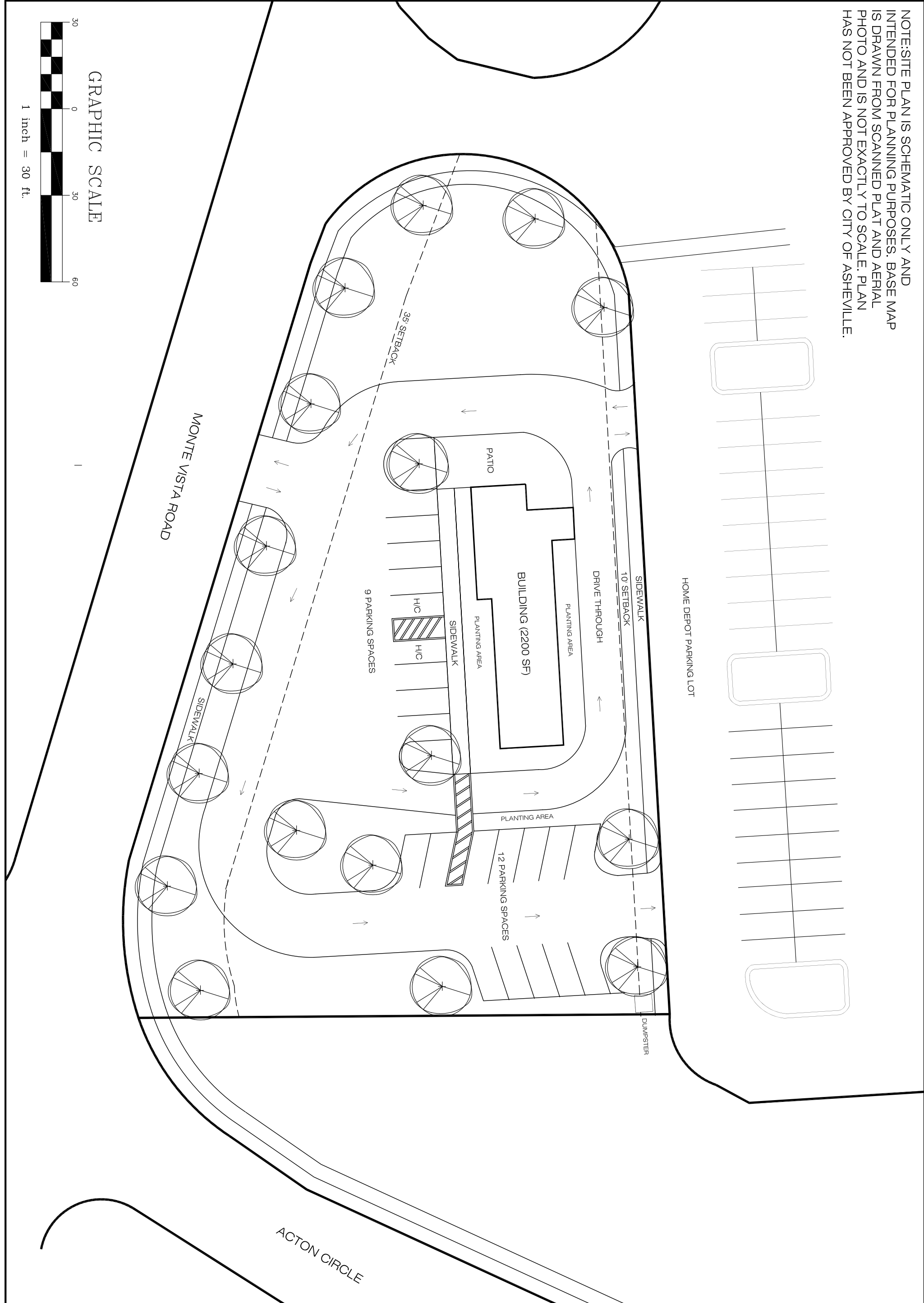


date: 12
job: 99
drawn:



WILLIAM G. LARLEY & ASSOCIATES P.A.
Civil, Mechanical & Electrical Engineers
1100 W. 10th Street, Raleigh, NC 27603
919-833-1100

NOTE: SITE PLAN IS SCHEMATIC ONLY AND INTENDED FOR PLANNING PURPOSES. BASE MAP IS DRAWN FROM SCANNED PLAT AND AERIAL PHOTO AND IS NOT EXACTLY TO SCALE. PLAN HAS NOT BEEN APPROVED BY CITY OF ASHEVILLE.



GRAPHIC SCALE

DATE: 8/6/19

HOME DEPOT OUTPARCEL

127 Acton Circle, Asheville, NC

SCHEMATIC SITE PLAN

Mary Weber
 LANDSCAPE ARCHITECTURE, PLLC
 131 Evelyn Place Asheville, NC 28801
 Phone: 828-281-3153
 mary@maryweberdesign.com

SCALE:
 1"=30'-0"





James Morgan

Commercial Broker

jmorgan@naibevery-hanks.com
Direct: 828.365.8855 | Cell: 828.365.8855

NC #308343

Professional Background

James joined NAI Beverly-Hanks as a commercial real estate broker in 2020. He previously worked with SVN | BlackStream from 2019-2020 as an Associate Commercial Real Estate Advisor of its Asheville office. James has previously interned with NAI Southern Real Estate in Charlotte, NC. James is specializing in office, industrial, and land property types. He represents tenants and buyers for leasing, sales, and investment property transactions.

In his free time James enjoys hiking in Pisgah and Dupont, playing soccer, and hanging out with his friends. He also loves to mountain bike, watch college football, and cook. James grew up in Charlotte, but has been coming to WNC for his whole life. His father, Gary Morgan, grew up in Asheville.

Education

James majored in real estate at Florida State University. His NC real estate license number is 308343.

Memberships

CIRA, CoStar, Loopnet, & MLS

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410 Executive Park
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828.210.3940



Patrick Johnson

Commercial Broker

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Direct: 919.368.1414 | Cell: 919.368.1414

NC #257023

Professional Background

I joined NAI Beverly-Hanks in 2014 as a Broker Associate. My commercial real estate experience began in the Raleigh/Durham/Chapel Hill and Cary, NC area with two of the "Research Triangle's" major development teams, Access Medical Development, and Oaks Commercial Realty. Both of these firms focused on the creation of multi-use projects in addition to securing rental tenants and tenant owners for the finished properties and projects. My experience has included both tenant and landlord representation, along with business development. Additional ventures have included office, retail, medical and industrial properties, ranging from small, owner-occupied units to large multi-unit tenants. Having been involved in initial project planning all the way through to completion has allowed me a unique perspective in working with my clients. I have always focused on discovering your needs, seeking to match your objectives with the right venture. My additional training in technology allows me to expeditiously match the market to each client's objectives, focusing on providing a full business perspective you.

Education

A native of North Carolina, I grew up in Cary, and graduated from Appalachian State University in Boone, NC, earning a Bachelor of Science degree from the Walker College of Business. After several years in Colorado, where I continued my involvement in the real estate community, I returned to North Carolina, which I have always considered home. I enjoy outdoor activities, including snowboarding, hiking, hunting and fishing, which led me to Asheville. My knowledge of the area allows me to provide outstanding client service to our prospective investors throughout the area.

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