



Dewey Property Advisors



## PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

5 PARCELS AT 226 PISGAH DRIVE | BREVARD, NC

SALE INFORMATION

## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

Five contiguous parcels of land for sale, ideally located within the city limits of Brevard, North Carolina – just a few steps from Brevard's greenway system, leading to Pisgah National Forest, recreation amenities, breweries, shopping and downtown. Offering a combined total of approximately 1.4 acres, this property is zoned "Conditional" due to prior development plans but can be reverted to the neighborhood base zoning district "General Residential - 8" through a rezoning application process (buyer to confirm). The parcels are partially cleared and are on level grade presenting an excellent, in-town opportunity to add housing supply while incurring minimal site costs.

Buyer to verify road maintenance responsibility, zoning restrictions, utility availability and access.

Parcel #8596-29-4552-000 (0.501 Acres)

Parcel #8596-29-5562-000 (0.190 Acres)

Parcel #8596-29-6501-000 (0.339 Acres)

Parcel #8596-29-7409-000 (0.179 Acres)

Parcel #8596-29-7468-000 (0.227 Acres)

### PROPERTY HIGHLIGHTS

- 5 contiguous parcels sold together for a total of 1.436 acres
- Located within Brevard city limits with access to public utilities
- Walking distance to the Brevard Greenway trail system



### OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	1.436 Acres

UTILITIES	SERVICE PROVIDER
Electric	Duke Energy
Water	Carolina Water Service
Natural Gas	Dominion, Blossom
Telephone / Internet	AT&T, Spectrum, Others
Police / Fire	Brevard City
Schools	Transylvania County

Jesse Toller, PE

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## LOCATION



### LOCATION DESCRIPTION

Situated adjacent to Transylvania Regional Hospital and the Brevard Greenway, this location blends workforce convenience with lifestyle appeal. Enjoy easy access to healthcare, recreation, and the vibrant downtown area while being surrounded by the natural beauty that defines the region.

The average home value in Brevard has increased by 4.6% over the past year, reaching \$452,787. The city's housing vacancy rate is below 1%, and new home prices have more than doubled since 2020.

In response, the city is actively pursuing affordable housing projects. A lack of developable land has been an issue preventing residential development.

This offering is a rare opportunity for developers to gain access to such needed land.

### LOCATION DETAILS

County	Transylvania
City	Brevard, NC
PIN #s:	Parcel #8596-29-4552-000 Parcel #8596-29-5562-000 Parcel #8596-29-6501-000 Parcel #8596-29-7409-000 Parcel #8596-29-7468-000
Zoning	Conditional Zoning

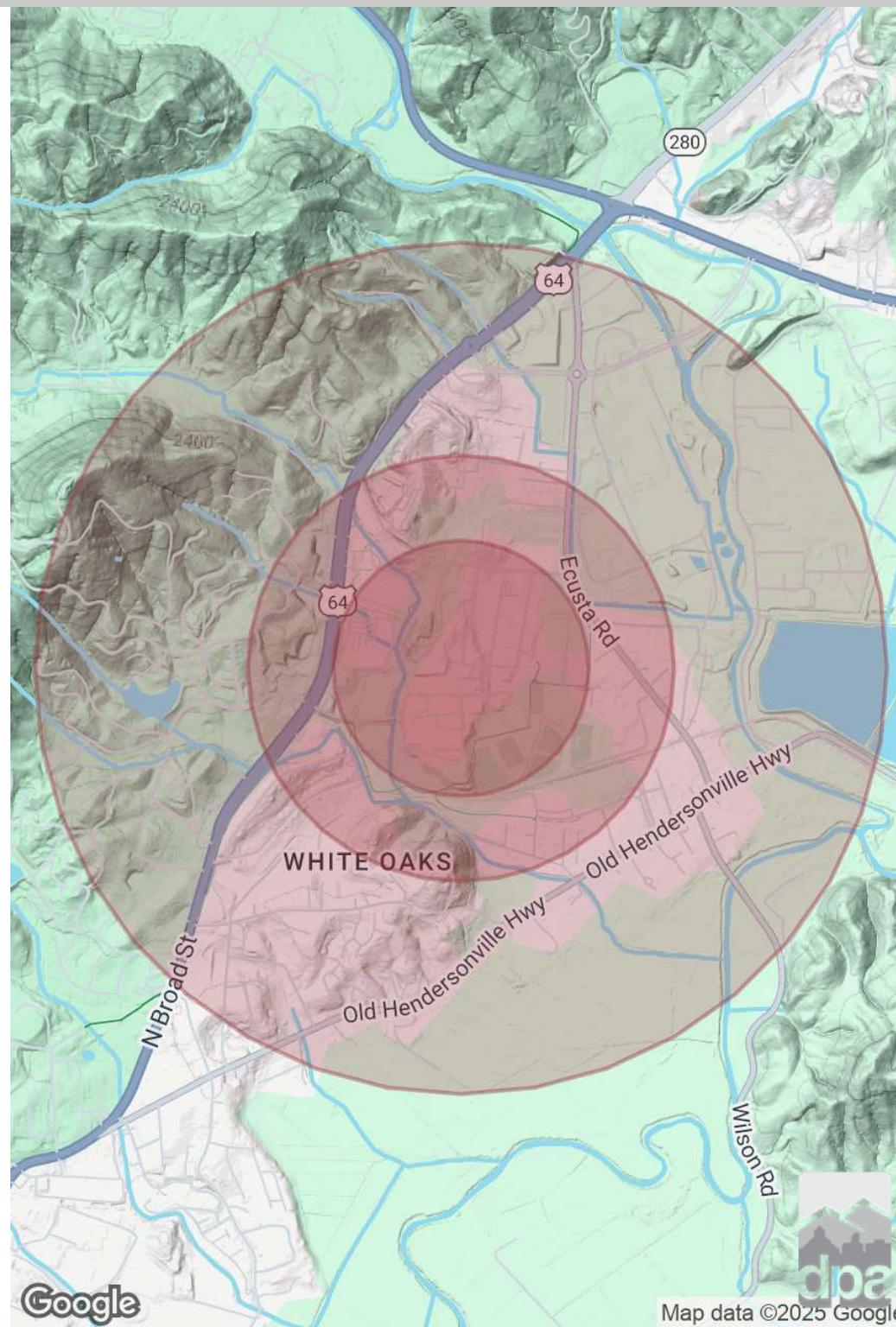


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	194	657	2,022
Average Age	46	47	48
Average Age (Male)	43	44	45
Average Age (Female)	48	50	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	261	862
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$95,353	\$99,255	\$102,053
Average House Value	\$235,658	\$273,990	\$309,974

Demographics data derived from AlphaMap



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