PAVED LOT WITH PRIME PATTON FRONTAGE

1461 PATTON AVENUE

ASHEVILLE, NC

FOR SALE

.84 ACRES

$625,000

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Prime Patton Frontage - Development Opportunity

Presenting a rare opportunity to acquire vacant land along one of Asheville's most active commercial corridors. Zoned Highway Business (HB), the property allows a wide range of potential uses including retail, office, medical, restaurant, self-storage, automotive, drive-thru (subject to review), and outdoor commercial concepts such as a food truck lot. The site is largely ready for development with direct frontage and access from Patton Avenue, providing excellent visibility and traffic exposure. Existing paved areas and a fenced rear section enhance the property's functionality and flexibility, offering immediate utility for staging, parking, or secure outdoor use. This is an ideal opportunity for investors, developers, or owner-users seeking a high-exposure site with strong commercial potential in West Asheville.

LOCATION DESCRIPTION

Patton Avenue is a main commercial artery in the Asheville Metro area. With 25,000 Cars per day at this location and 10,000 rooftops within 1 mile, this location has it all. The property is in the heart of West Asheville and offers, and HB zoning offers uses such as Retail, Restaurant, Apartments, Brewery, Medical Office, Car wash, Grocery store, all with a drive through possible. Corner location on Gill Street also adds to frontage and flexibility

HIGHLIGHTS

- HB zoning for many uses
- 26,000 residents within a 2 mile radius
- Excellent visibility
- 1 mile from I-40 and I-26
- Access and frontage on Patton Ave

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GALLERY

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LOCATION MAP

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