



Dewey Property Advisors



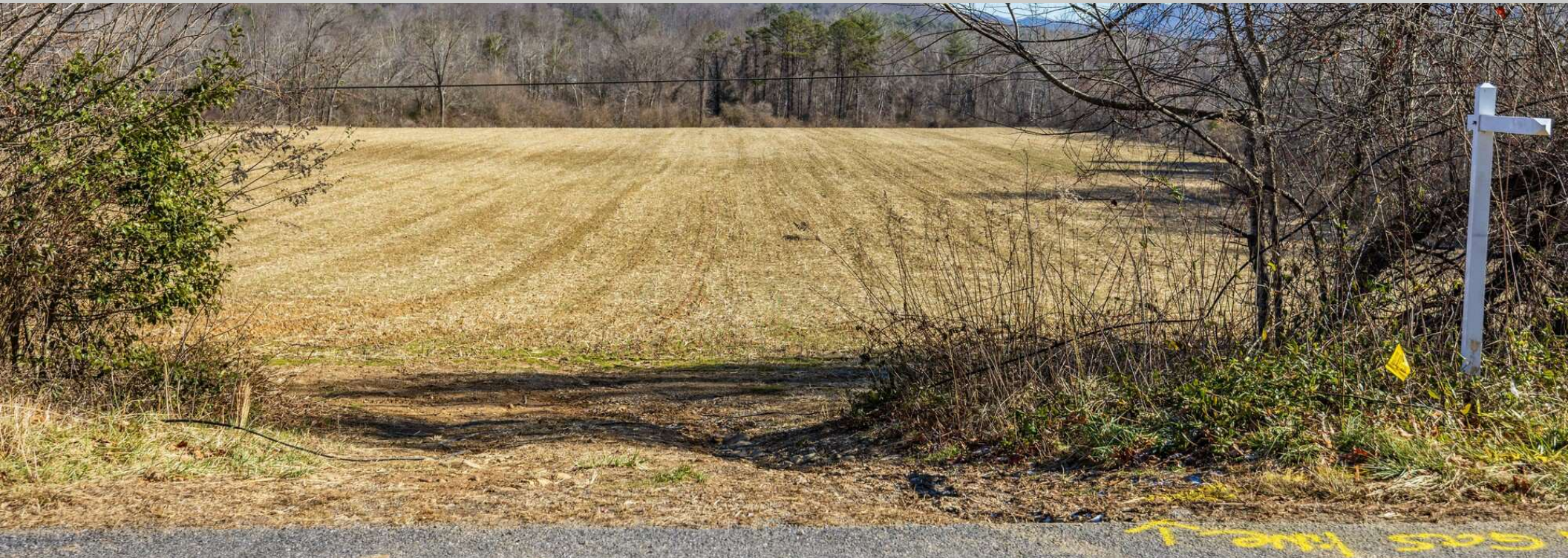
*Boundary lines are approximate.*

FOR SALE: 17 ACRES NEAR WARREN WILSON

35 OLD BEE TREE RD | SWANNANOVA, NC

LAND





## VIDEO

### PROPERTY DESCRIPTION

Development opportunity on a beautiful 17 acre tract of relatively flat land tucked in the middle of the Swannanoa Valley. Employment zoning offers up a variety of potential uses including Industrial and Multi-Family. Water is on site and an easement is in place to bring in sewer. Land is off of Warren Wilson Rd just past Warren Wilson College.

### PROPERTY HIGHLIGHTS

- 17 acres of buildable land in Swannanoa
- Zoning: Employment, which allows for a variety of residential and commercial uses

Austin Tyler, SIOR

NC #257685

Austin.Tyler@deweypa.com

### OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	17.15 Acres
Utilities:	All available, with sewer easement
Zoning:	EMP



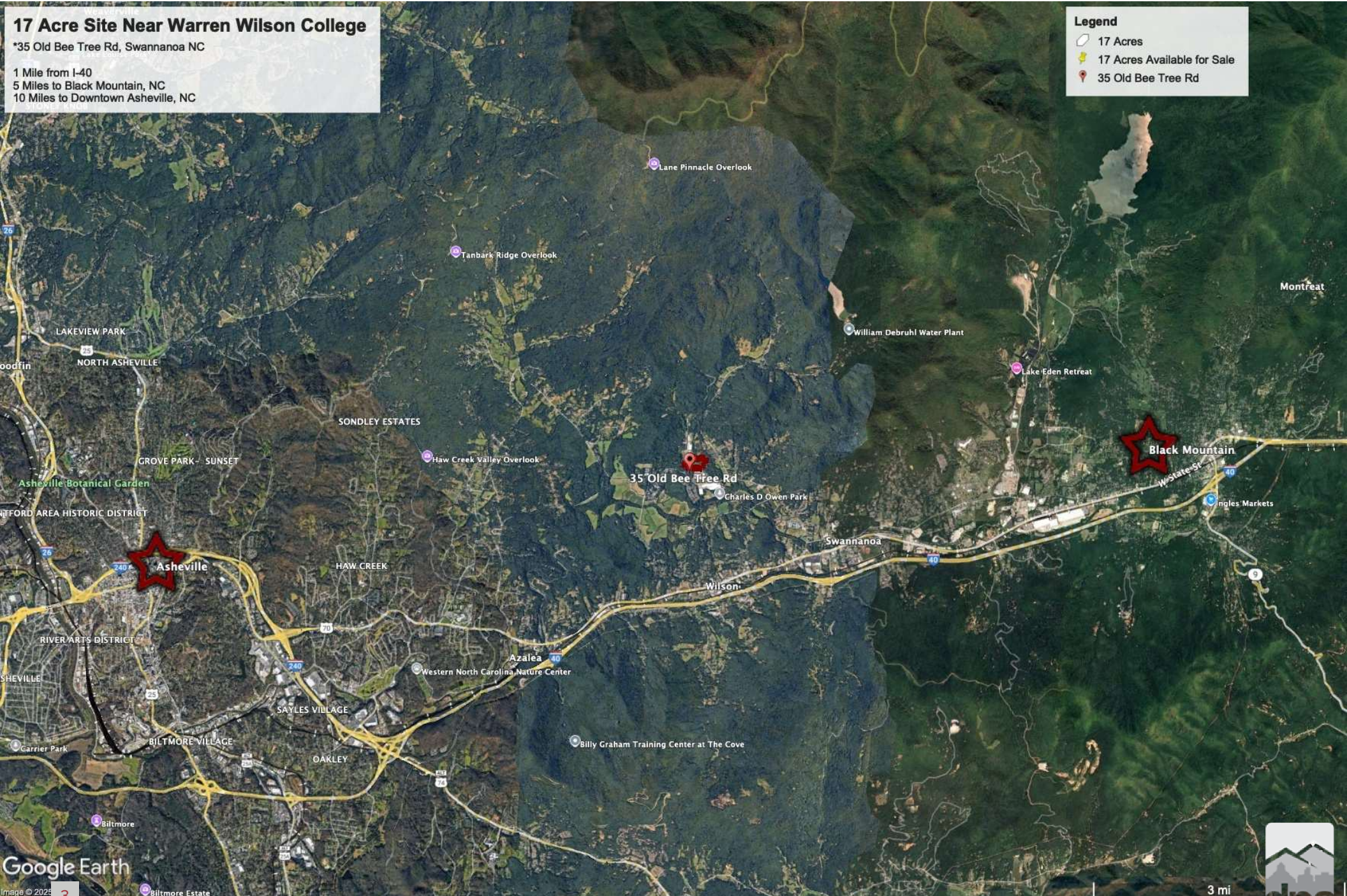
### 17 Acre Site Near Warren Wilson College

\*35 Old Bee Tree Rd, Swannanoa NC

1 Mile from I-40  
5 Miles to Black Mountain, NC  
10 Miles to Downtown Asheville, NC

**Legend**

-  17 Acres
-  17 Acres Available for Sale
-  35 Old Bee Tree Rd



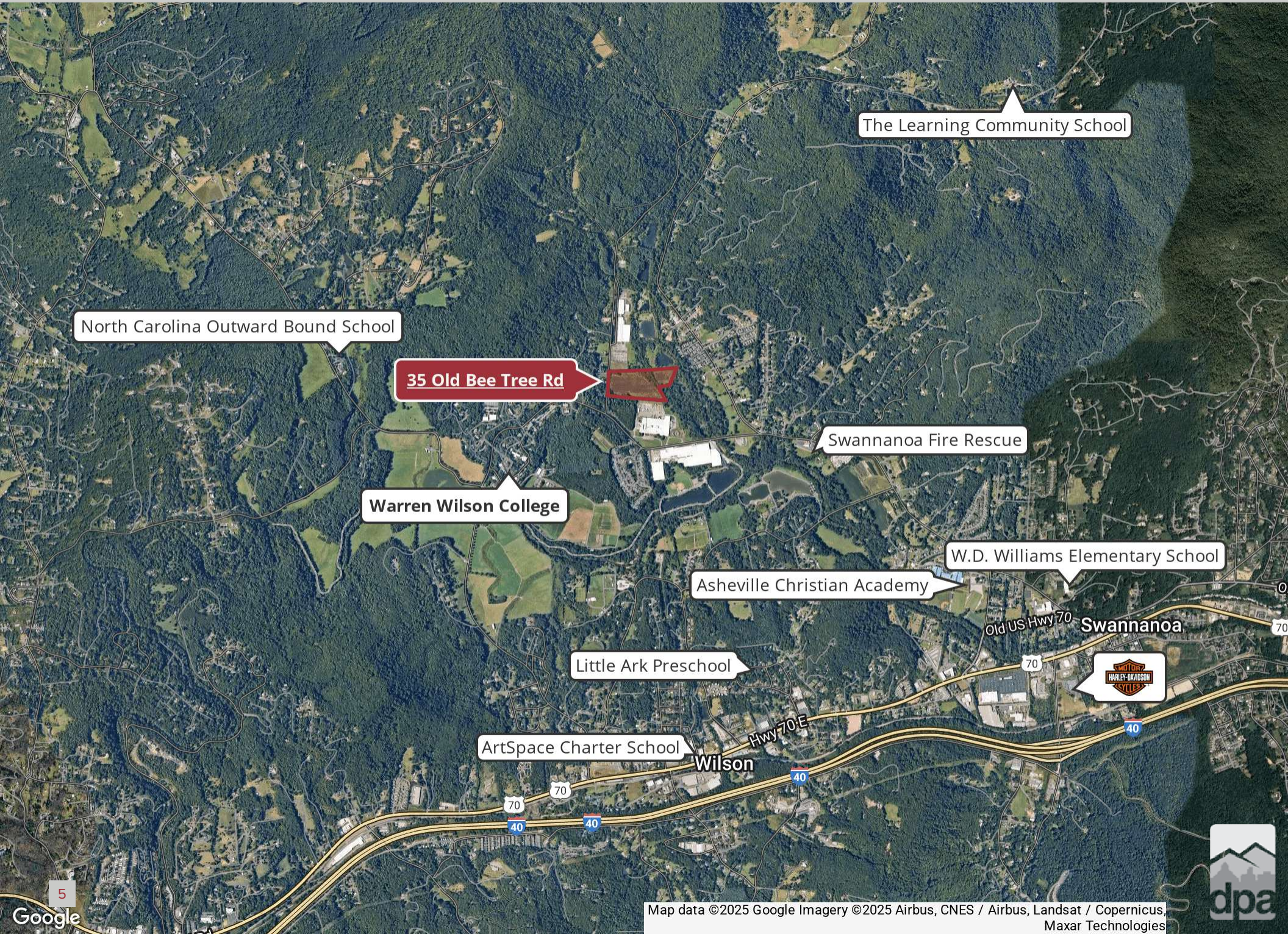


# ADDITIONAL PHOTOS





IMMEDIATE AREA



The Learning Community School

North Carolina Outward Bound School

35 Old Bee Tree Rd

Warren Wilson College

Swannanoa Fire Rescue

W.D. Williams Elementary School

Asheville Christian Academy

Little Ark Preschool

ArtSpace Charter School

Wilson

Swannanoa

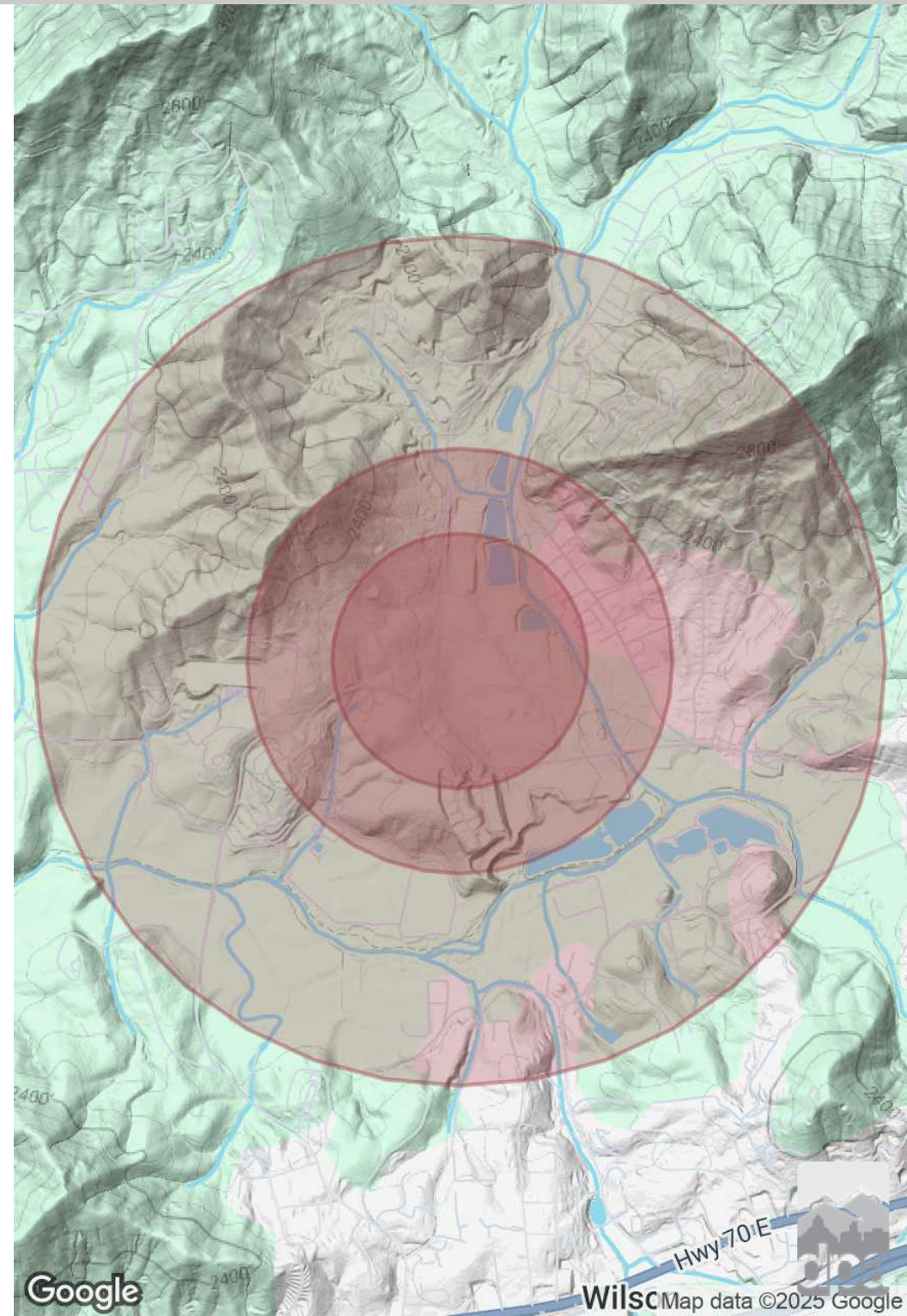




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	95	399	1,272
Average Age	42	42	43
Average Age (Male)	41	42	42
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	150	488
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$79,877	\$79,937	\$80,473
Average House Value	\$381,459	\$379,908	\$371,937

Demographics data derived from AlphaMap



Austin Tyler, SIOR

NC #257685

Austin.Tyler@deweypa.com



**Dewey**  
Property  
Advisors

**Sale Contact:**

Austin Tyler, SIOR | NC #257685

[Austin.Tyler@deweypa.com](mailto:Austin.Tyler@deweypa.com)

**Dewey Property Advisors**

1 Page Avenue

Asheville, NC 28801

Office: 828.548.0090

Cell: 828.337.9656

[www.deweypa.com](http://www.deweypa.com)