

LAND FOR SALE AT RIDGEFIELD BUSINESS CENTER




2 PARCELS AVAILABLE

2200 & 2400 HEART DRIVE, ASHEVILLE, NC 28806

Presented By

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2200 & 2400 HEART DRIVE EXECUTIVE SUMMARY

OFFERING

2200 Heart Drive Sale Price:	\$800,000	2.31 Acres
2200 Heart Drive PIN:	962694051600000	
2400 Heart Drive Sale Price	\$1,100,000	3.1 Acres
2400 Heart Drive PIN:	962684922500000	
Property Type:	Land in Class A Business Park	Office
Zoning:	CI	
Market:	Asheville	South Asheville



EXECUTIVE SUMMARY

Two parcels available on Heart Drive in Ridgefield Business Center, being sold separately. 2200 Heart Drive consists of 2.31 acres offered at \$800,000. 2400 Heart Drive consists of 3.1 acres offered at \$1.1M.

Centrally located in the beautiful mountains of western North Carolina, Ridgefield Business Center offers quick access to Interstate 26, Interstate 40 making surrounding markets easily accessible.

Ridgefield Business Center is a 100-acre office park comprised of viable neighboring companies that make this office park a destination for business. Ridgefield overlooks the Biltmore Estate vineyards and offers unbeatable mountain views. Being Asheville's premier location for Class A businesses, all users benefit from having quality neighbors, office amenities, retail resources and a 2 mile trail onsite for those who need to stretch their legs during the day.

Nearby resources include the Asheville Outlets, grocery stores, convenience stores, Farmer's Market, pharmacies, hotels and apartments.

This an excellent investment opportunity for and ready for development, with utilities contiguous to the site. Location is well suited for professional offices or business services. Due to its location the park, this parcel has easy access, while still maintaining a sense of privacy.

HIGHLIGHTS

- Class A Office Park
- Easily Accessible
- Professional Neighbors
- Scenic Views
- Gentle Topo
- 2200 Heart Drive priced at \$346,320 per acre
- 2400 Heart Drive priced at \$354,838 per acre



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PHOTOS



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SITE MAP



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RETAILER MAP



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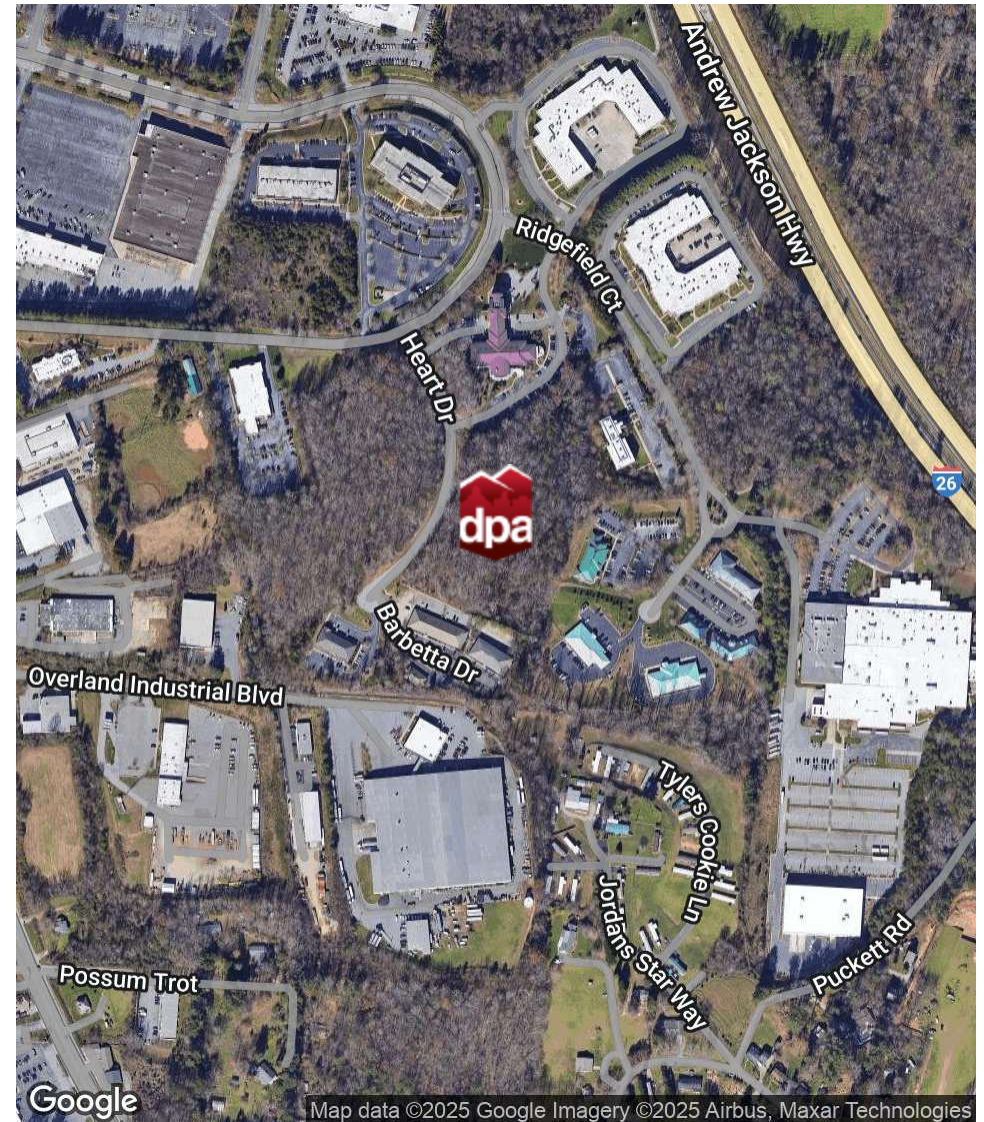
LOCATION MAPS



LOCATION OVERVIEW

Centrally located in the beautiful mountains of western North Carolina, Ridgefield Business Center is a 100-acre business park located at Exit 33 (Brevard Road) off of I-26. The business center is adjacent to the Asheville Outlet Mall, 7 miles from downtown Asheville, and 10 miles from the Asheville Airport.

Mature trees and gentle slopes. 260 feet of road frontage on Heart Drive.



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DEMOGRAPHICS MAP & REPORT

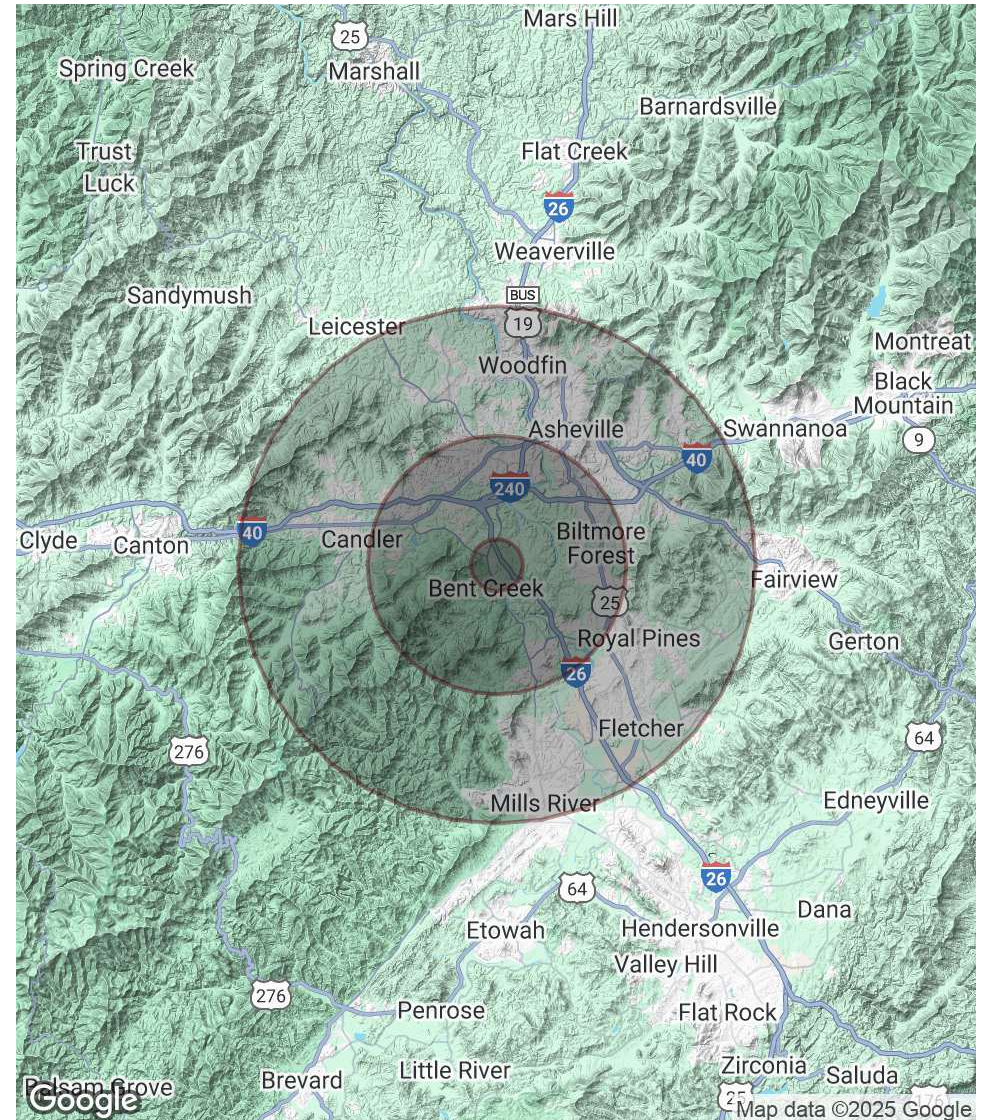
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	894	47,638	193,032
Average Age	40.3	38.3	39.7
Average Age (Male)	39.7	36.8	38.2
Average Age (Female)	41.9	39.8	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	390	20,570	84,217
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,364	\$61,087	\$59,180
Average House Value		\$233,896	\$232,962

2020 American Community Survey (ACS)



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