

FOR SALE



103 WEAVERVILLE RD. ASHEVILLE, NC 28804

EXCELLENT REDEVELOPMENT OPPORTUNITY



Excellent redevelopment opportunity with 3.19+/- acres located in the rapidly developing Community-Shopping District of Woodfin. The versatile zoning allows for a wide variety of commercial uses including retail, office, restaurant, hotel, industrial and flex. Located 676 FT from I-26 (Exit 23), the property features interstate visibility (62,500 VPD) along busy Weaverville Rd. (11,500 VPD) and is 9 minutes to downtown Asheville. Water, sewer, electric and natural gas on site. The site is surrounded by a mixed-use development, Reynolds Village, as well as manufacturing facilities, numerous retailers, businesses and many supportive single and multi-family developments. Woodfin is known for its small-town mountain lifestyle with big-city amenities. Property contains 4 parcels and is being sold as-is. Sellers make no representation on the condition of homes. Please do not disturb the tenants.

SALE PRICE	\$1,750,000
LOT SIZE	3.19+/- ACRES
ZONING	COMMUNITY SHOPPING

PROPERTY FEATURES

- Versatile Zoning allows for Retail, Office, Restaurant, Hotel, Industrial or Flex Use
- Located 676 FT from I-26 (Exit 23) and features Interstate Visibility (62,500 VPD)
- Water, Sewer, Electric & Natural Gas on Site

CARLA BARNARD Broker | Director

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EXCELLENT REDEVELOPMENT OPPORTUNITY



COMMUNITY SHOPPING ZONING

The Community-Shopping District (C-S) is intended to accommodate a wide variety of commercial activities along with complementary public uses, jobs, high-density residential and services concentrated in mixed-use developments along strategic points of the primary transit system.

The purpose of the Community Shopping zone will be to minimize the distance individuals will need to travel between home, work, and necessary services. The mixture of acceptable uses will include everything from normally accepted commercial applications to light industry to high-density residential. In addition, to reducing dependence upon our increasingly stressed transportation system, the revised Community Shopping zone will allow maximum developmental value to be achieved along designated strategic corridors. It is the intention of the Community Shopping Zone to enhance and diversify development of Woodfin's strategic corridors and to permit commercial, residential and industrial uses that are compatible with the long-range development goals of the Town.

The proposed definition will read as follows:

Community Shopping Zoning (C-S) The following mixed-use district is established:

The purpose of the Community Shopping Zone is to provide for a significant and steady increase in the economic development of the Town of Woodfin. This zone will allow maximum latitude for potential development along designated strategic corridors in close proximity to major transportation corridors. In addition to opening designated sections of the Town for rapid, but controlled development the mixture of uses contained within the Community Shopping Zone is expected to reduce demands on local transportation infrastructure, thereby preserving quality of life within the Town.

A. The Community Shopping Zone is intended to provide for commercial, light industrial, and limited high-density residential uses in specific areas that are in close proximity to major transportation corridors.

B. Suitable development of a Residential nature will be allowed as a Conditional Use within the Community Shopping Zone within the confines developed by the Planning and Zoning Board.

C. Suitable development of certain Light Industrial applications will be allowed as a Conditional Use within the confines developed by the Planning and Zoning Board.

D. This ordinance will allow for the specific prohibition of certain Residential and Light Industrial applications within the Community Shopping Zone.


E. Within the Community Shopping District the following dimensional requirements shall be complied with:

1. No yards are required except that where a lot abuts a residential district there shall be a side and rear yard clearance of at least 15 feet.
2. Off-Street Loading and Unloading. Buildings constructed or converted to commercial use after September 16, 1973 shall provide off-street loading and unloading berths as required in § 150.066.
3. A densely planted and maintained buffer strip shall be planted on any side or rear yard which abuts a residential area. Such a buffer need not extend nearer to a street right-of-way line than the established building line of the adjoining lot. No buffer shall be required on any side or rear yard, which abuts a public street.
4. All buildings and apparatus shall be designed and landscaped in such a way as to blend in with the surrounding area.

Multiple Parcels on Weaverville Rd. & Wood Hill Drive

Buncombe County, North Carolina, 3.19 AC +/-

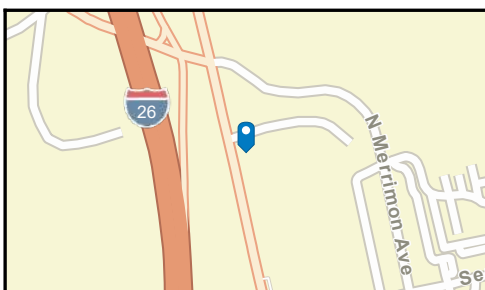
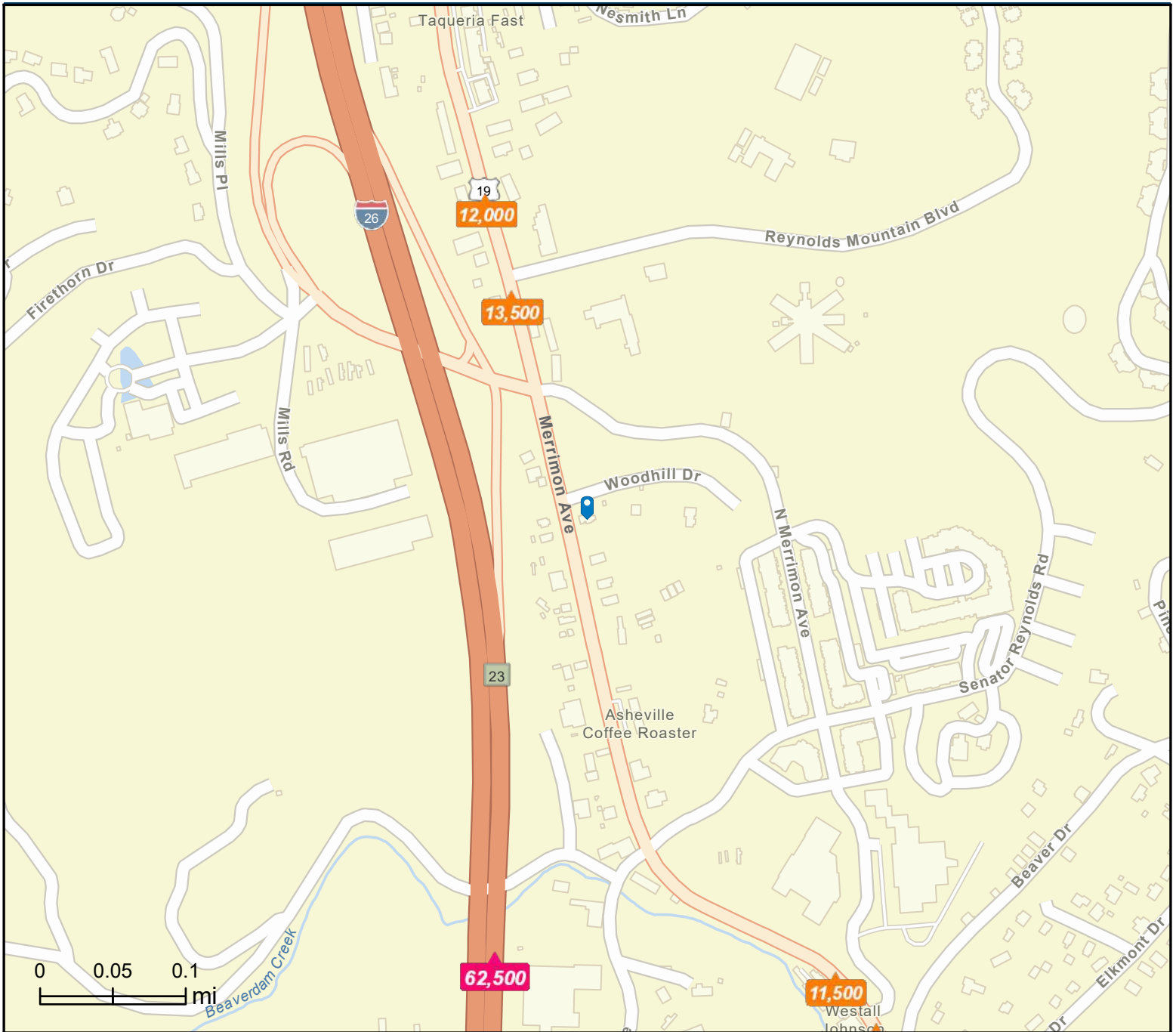


 Boundary

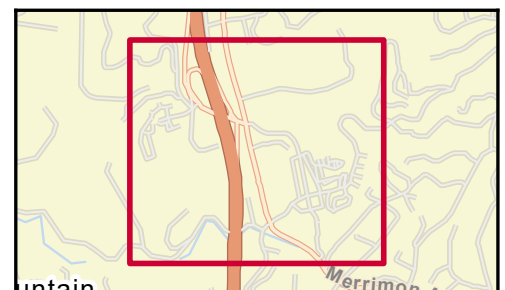
Traffic Count Map - Close Up

103 Weaverville Rd, Asheville, North Carolina, 28804
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.64327
 Longitude: -82.57934



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

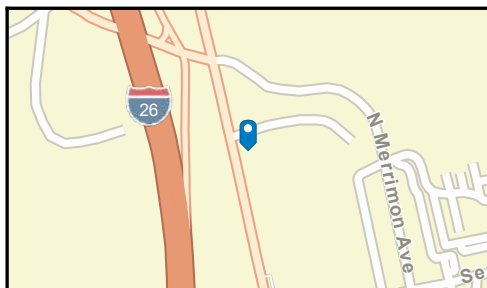
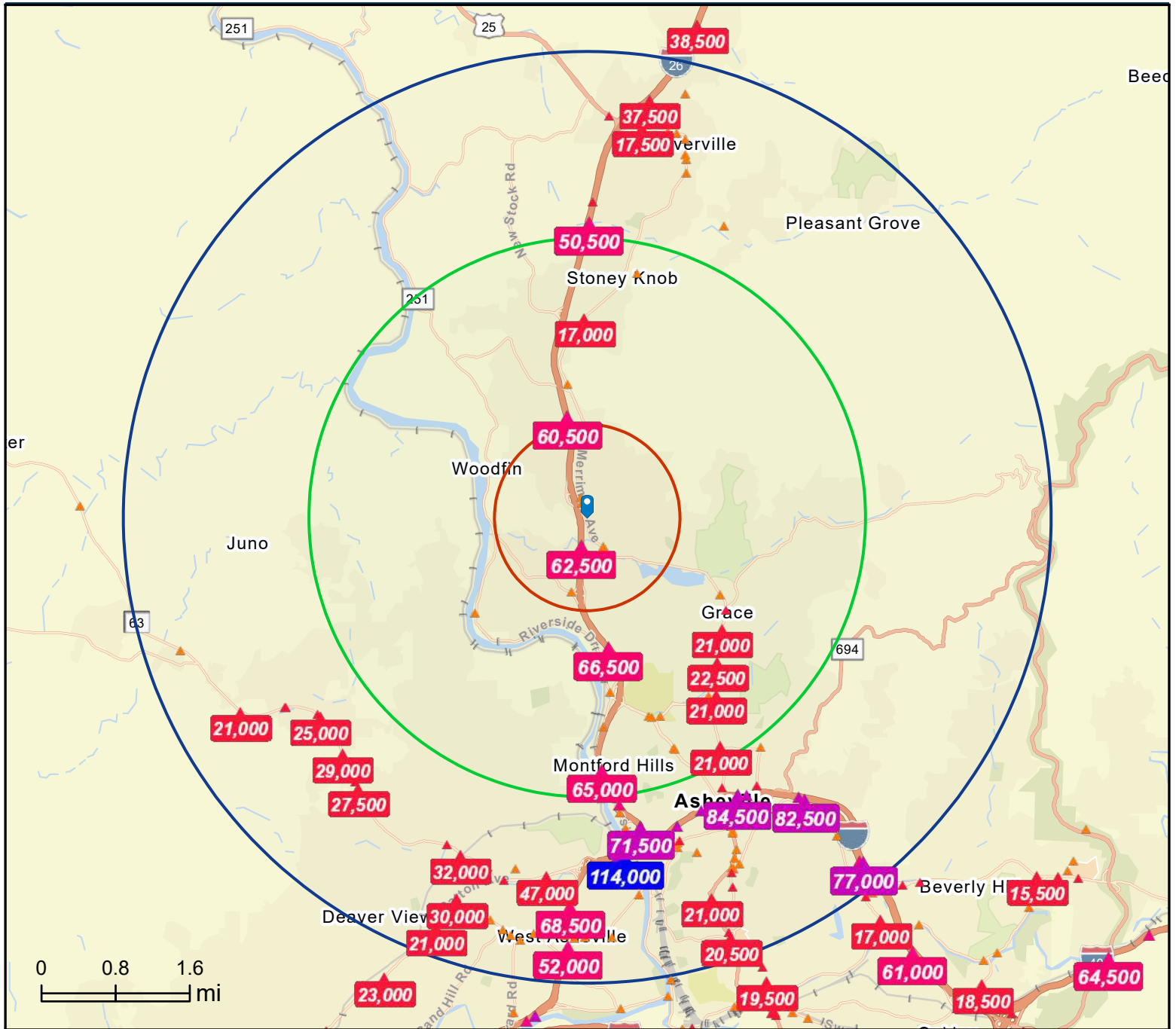


Source: ©2020 Kalibrate Technologies (Q4 2020).

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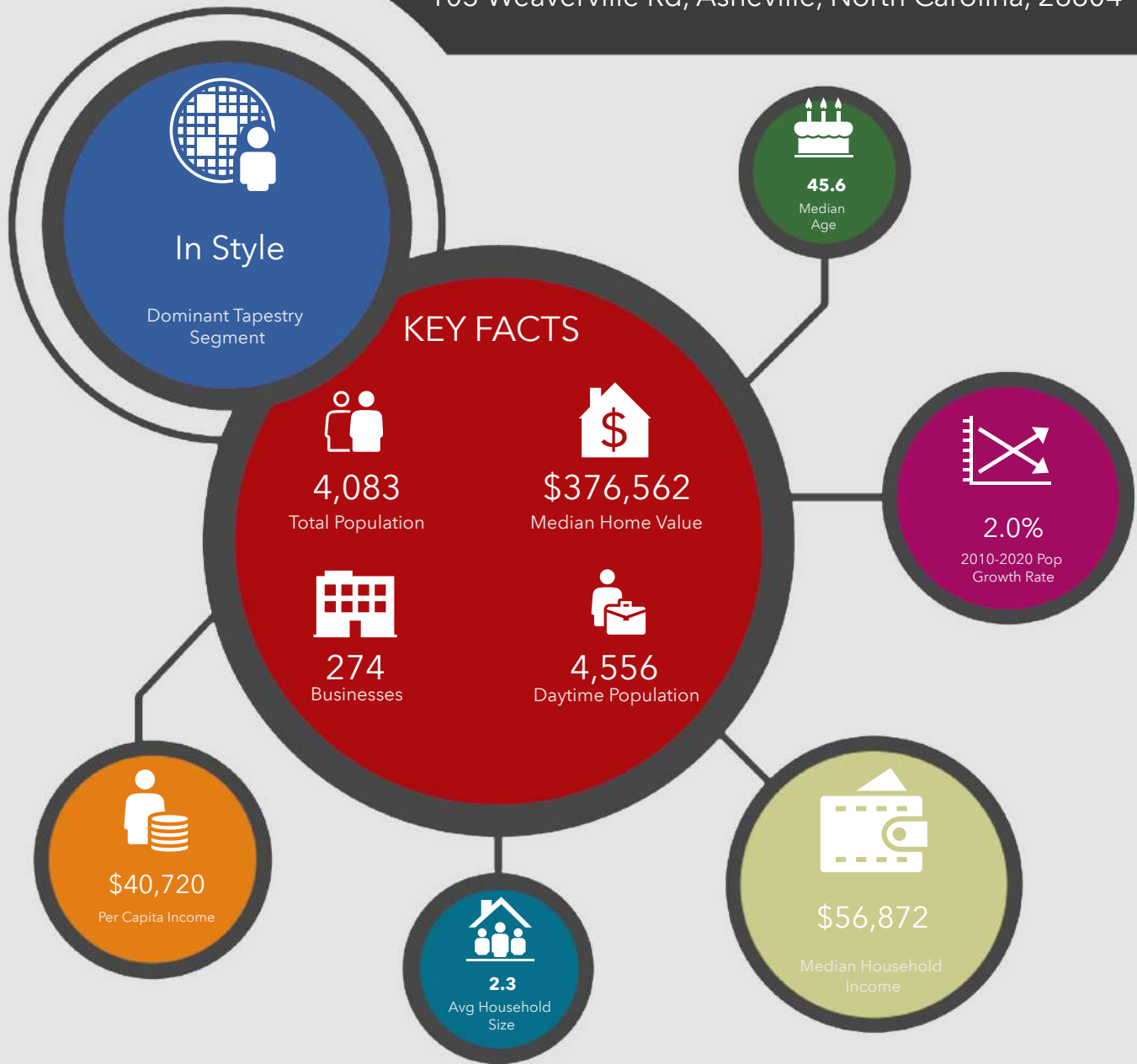
Source: ©2020 Kalibrate Technologies (Q4 2020).

Executive Summary - Call Outs

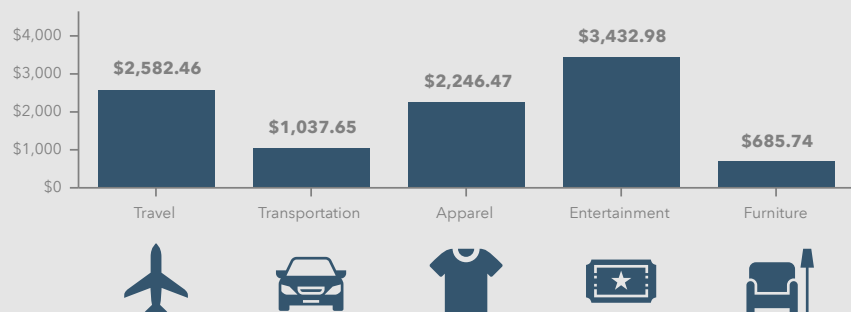
103 Weaverville Rd, Asheville, North Carolina, 28804 (1 mile)
103 Weaverville Rd, Asheville, North Carolina, 28804
Ring of 1 mile

Prepared by Esri
Latitude: 35.64327
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103 Weaverville Rd, Asheville, North Carolina, 28804



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Infogroup, Esri and Bureau of Labor Statistics. The vintage of the data is 2020, 2025.



Demographic and Income Profile

103 Weaverville Rd, Asheville, North Carolina, 28804
 Ring: 1 mile radius

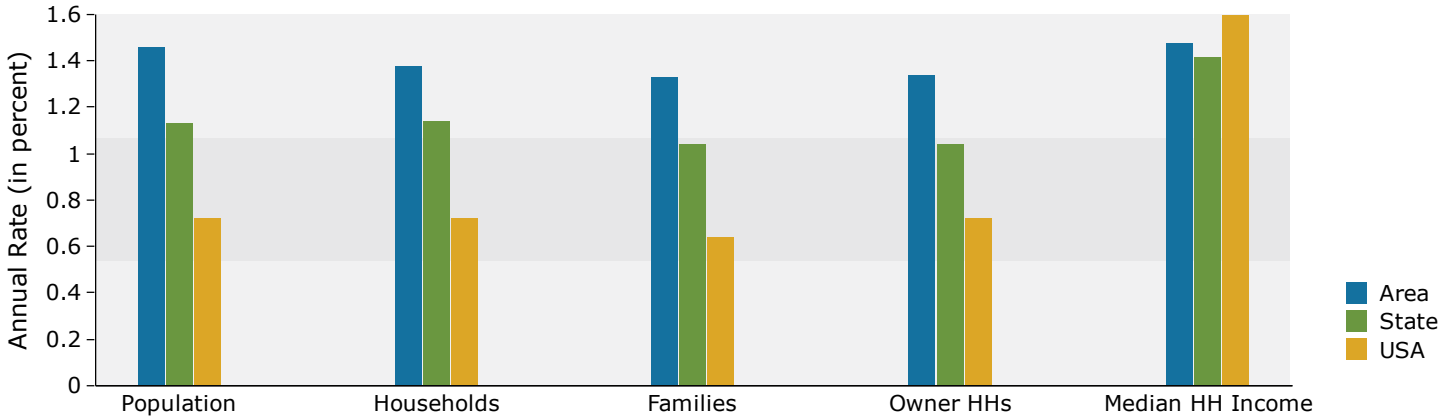
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Summary	Census 2010		2020		2025	
Population	3,345		4,083		4,389	
Households	1,444		1,760		1,885	
Families	860		1,039		1,110	
Average Household Size	2.26		2.27		2.28	
Owner Occupied Housing Units	919		1,031		1,102	
Renter Occupied Housing Units	525		729		784	
Median Age	43.4		45.6		45.8	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	1.46%		1.13%		0.72%	
Households	1.38%		1.14%		0.72%	
Families	1.33%		1.04%		0.64%	
Owner HHs	1.34%		1.04%		0.72%	
Median Household Income	1.48%		1.42%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			174	9.9%	171	9.1%
\$15,000 - \$24,999			137	7.8%	137	7.3%
\$25,000 - \$34,999			206	11.7%	211	11.2%
\$35,000 - \$49,999			272	15.5%	282	15.0%
\$50,000 - \$74,999			260	14.8%	267	14.2%
\$75,000 - \$99,999			120	6.8%	127	6.7%
\$100,000 - \$149,999			290	16.5%	321	17.0%
\$150,000 - \$199,999			121	6.9%	145	7.7%
\$200,000+			181	10.3%	226	12.0%
Median Household Income			\$56,872		\$61,200	
Average Household Income			\$94,719		\$105,608	
Per Capita Income			\$40,720		\$45,315	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	186	5.6%	195	4.8%	213	4.9%
5 - 9	179	5.4%	206	5.0%	218	5.0%
10 - 14	152	4.5%	216	5.3%	230	5.2%
15 - 19	154	4.6%	187	4.6%	218	5.0%
20 - 24	223	6.7%	186	4.6%	204	4.6%
25 - 34	457	13.7%	515	12.6%	473	10.8%
35 - 44	383	11.4%	508	12.4%	597	13.6%
45 - 54	440	13.2%	458	11.2%	496	11.3%
55 - 64	519	15.5%	567	13.9%	527	12.0%
65 - 74	323	9.7%	580	14.2%	624	14.2%
75 - 84	222	6.6%	312	7.6%	428	9.8%
85+	107	3.2%	152	3.7%	161	3.7%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,047	91.1%	3,680	90.1%	3,925	89.4%
Black Alone	68	2.0%	79	1.9%	83	1.9%
American Indian Alone	10	0.3%	12	0.3%	12	0.3%
Asian Alone	35	1.0%	60	1.5%	76	1.7%
Pacific Islander Alone	2	0.1%	2	0.0%	2	0.0%
Some Other Race Alone	119	3.6%	160	3.9%	182	4.1%
Two or More Races	64	1.9%	91	2.2%	110	2.5%
Hispanic Origin (Any Race)	268	8.0%	373	9.1%	443	10.1%

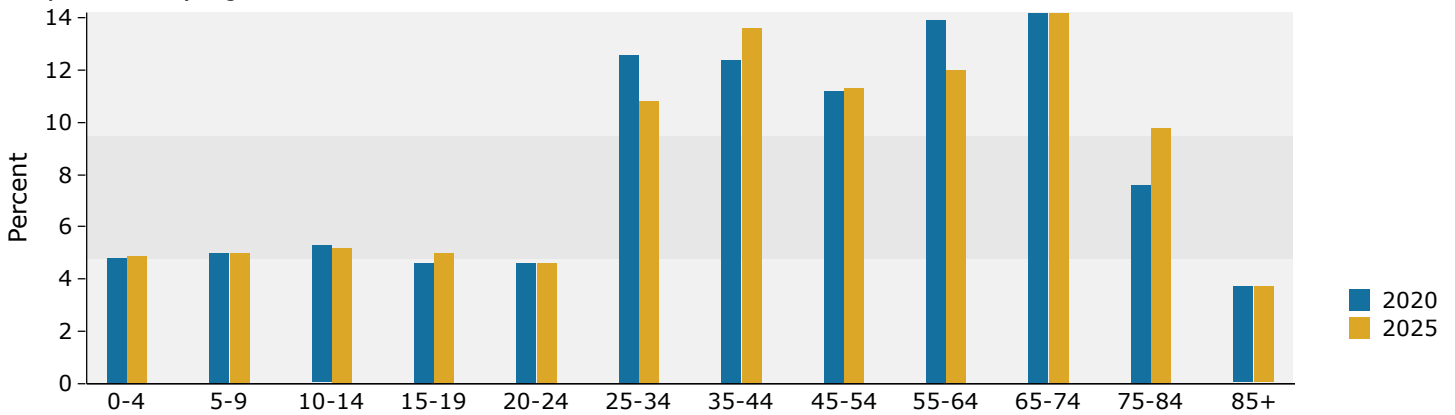
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

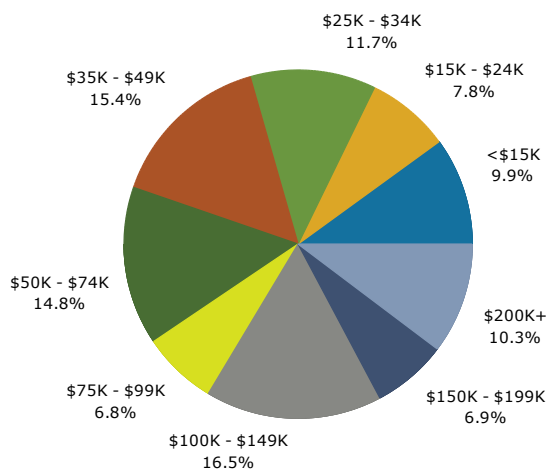
Trends 2020-2025



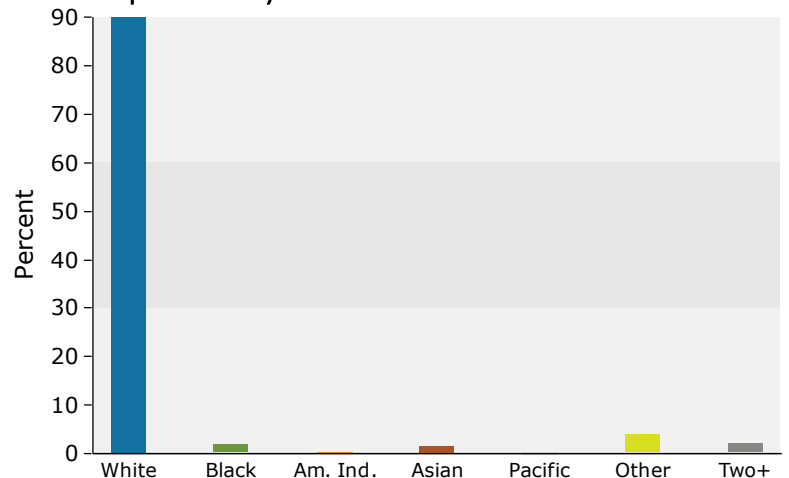
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 9.1%

Key Facts

103 Weaverville Rd, Asheville, North Carolina, 28804 (1 mile)

103 Weaverville Rd, Asheville, North Carolina, 28804

Ring of 1 mile

Prepared by Esri

Latitude: 35.64327

Longitude: -82.57934

KEY FACTS

4,083

Population

45.6

Median Age

2.3

Average Household Size

\$56,872

Median Household Income

EDUCATION

8%

No High School Diploma

13%

High School Graduate

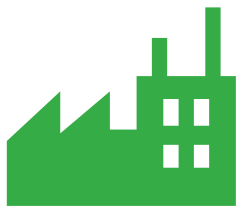
21%

Some College

57%

Bachelor's/Grad/Pr of Degree

BUSINESS



274

Total Businesses



2,581

Total Employees

EMPLOYMENT



63%

White Collar



19%

Blue Collar



18%

Services

12.9%

Unemployment Rate

INCOME



\$56,872

Median Household Income



\$40,720

Per Capita Income



\$82,729

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (16.5%)

The smallest group: \$75,000 - \$99,999 (6.8%)

Indicator ▲	Value	Diff	
<\$15,000	9.9%	-0.7%	
\$15,000 - \$24,999	7.8%	-0.3%	
\$25,000 - \$34,999	11.7%	0	
\$35,000 - \$49,999	15.5%	+1.2%	
\$50,000 - \$74,999	14.8%	-4.4%	
\$75,000 - \$99,999	6.8%	-4.5%	
\$100,000 - \$149,999	16.5%	+2.3%	
\$150,000 - \$199,999	6.9%	+2.2%	
\$200,000+	10.3%	+4.4%	

Bars show deviation from Buncombe County



Business Summary

103 Weaverville Rd, Asheville, North Carolina, 28804
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.64327
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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	274		1,327		5,750							
Total Employees:	2,581		12,599		56,465							
Total Residential Population:	4,083		31,658		84,102							
Employee/Residential Population Ratio (per 100 Residents)	63		40		67							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	15	5.5%	67	2.6%	44	3.3%	393	3.1%	115	2.0%	772	1.4%
Construction	17	6.2%	330	12.8%	73	5.5%	733	5.8%	262	4.6%	2,774	4.9%
Manufacturing	12	4.4%	247	9.6%	45	3.4%	1,283	10.2%	154	2.7%	3,528	6.2%
Transportation	8	2.9%	48	1.9%	36	2.7%	450	3.6%	96	1.7%	760	1.3%
Communication	1	0.4%	6	0.2%	4	0.3%	18	0.1%	46	0.8%	575	1.0%
Utility	1	0.4%	90	3.5%	4	0.3%	229	1.8%	9	0.2%	279	0.5%
Wholesale Trade	5	1.8%	47	1.8%	24	1.8%	220	1.7%	97	1.7%	1,011	1.8%
Retail Trade Summary	63	23.0%	501	19.4%	256	19.3%	2,561	20.3%	1,160	20.2%	13,674	24.2%
Home Improvement	5	1.8%	24	0.9%	18	1.4%	95	0.8%	47	0.8%	748	1.3%
General Merchandise Stores	3	1.1%	21	0.8%	9	0.7%	98	0.8%	28	0.5%	665	1.2%
Food Stores	7	2.6%	115	4.5%	26	2.0%	644	5.1%	127	2.2%	2,508	4.4%
Auto Dealers, Gas Stations, Auto Aftermarket	5	1.8%	16	0.6%	20	1.5%	112	0.9%	86	1.5%	519	0.9%
Apparel & Accessory Stores	2	0.7%	6	0.2%	8	0.6%	28	0.2%	64	1.1%	370	0.7%
Furniture & Home Furnishings	9	3.3%	43	1.7%	24	1.8%	104	0.8%	70	1.2%	640	1.1%
Eating & Drinking Places	14	5.1%	129	5.0%	72	5.4%	820	6.5%	402	7.0%	6,236	11.0%
Miscellaneous Retail	17	6.2%	149	5.8%	79	6.0%	660	5.2%	335	5.8%	1,988	3.5%
Finance, Insurance, Real Estate Summary	26	9.5%	126	4.9%	119	9.0%	617	4.9%	594	10.3%	4,080	7.2%
Banks, Savings & Lending Institutions	3	1.1%	16	0.6%	15	1.1%	113	0.9%	80	1.4%	784	1.4%
Securities Brokers	2	0.7%	6	0.2%	15	1.1%	39	0.3%	87	1.5%	343	0.6%
Insurance Carriers & Agents	6	2.2%	17	0.7%	15	1.1%	51	0.4%	91	1.6%	384	0.7%
Real Estate, Holding, Other Investment Offices	15	5.5%	88	3.4%	74	5.6%	415	3.3%	336	5.8%	2,569	4.5%
Services Summary	93	33.9%	994	38.5%	535	40.3%	5,486	43.5%	2,314	40.2%	23,042	40.8%
Hotels & Lodging	4	1.5%	16	0.6%	27	2.0%	912	7.2%	85	1.5%	2,443	4.3%
Automotive Services	8	2.9%	24	0.9%	29	2.2%	113	0.9%	120	2.1%	457	0.8%
Motion Pictures & Amusements	8	2.9%	52	2.0%	45	3.4%	239	1.9%	165	2.9%	860	1.5%
Health Services	19	6.9%	480	18.6%	78	5.9%	1,241	9.8%	337	5.9%	6,445	11.4%
Legal Services	1	0.4%	4	0.2%	16	1.2%	63	0.5%	148	2.6%	821	1.5%
Education Institutions & Libraries	2	0.7%	80	3.1%	26	2.0%	1,013	8.0%	86	1.5%	2,621	4.6%
Other Services	51	18.6%	338	13.1%	314	23.7%	1,905	15.1%	1,373	23.9%	9,394	16.6%
Government	4	1.5%	113	4.4%	22	1.7%	581	4.6%	165	2.9%	5,792	10.3%
Unclassified Establishments	28	10.2%	11	0.4%	167	12.6%	27	0.2%	736	12.8%	177	0.3%
Totals	274	100.0%	2,581	100.0%	1,327	100.0%	12,599	100.0%	5,750	100.0%	56,465	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



Business Summary

103 Weaverville Rd, Asheville, North Carolina, 28804
Rings: 1, 3, 5 mile radii

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.7%	6	0.2%	6	0.5%	143	1.1%	22	0.4%	185	0.3%
Mining	0	0.0%	2	0.1%	4	0.3%	50	0.4%	7	0.1%	69	0.1%
Utilities	1	0.4%	6	0.2%	2	0.2%	14	0.1%	4	0.1%	45	0.1%
Construction	18	6.6%	332	12.9%	78	5.9%	815	6.5%	278	4.8%	2,917	5.2%
Manufacturing	11	4.0%	240	9.3%	43	3.2%	1,283	10.2%	155	2.7%	3,197	5.7%
Wholesale Trade	5	1.8%	47	1.8%	24	1.8%	219	1.7%	95	1.7%	1,003	1.8%
Retail Trade	48	17.5%	364	14.1%	176	13.3%	1,685	13.4%	732	12.7%	7,186	12.7%
Motor Vehicle & Parts Dealers	4	1.5%	11	0.4%	12	0.9%	69	0.5%	65	1.1%	425	0.8%
Furniture & Home Furnishings Stores	6	2.2%	34	1.3%	18	1.4%	78	0.6%	46	0.8%	414	0.7%
Electronics & Appliance Stores	2	0.7%	8	0.3%	3	0.2%	17	0.1%	15	0.3%	190	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	5	1.8%	24	0.9%	18	1.4%	95	0.8%	47	0.8%	748	1.3%
Food & Beverage Stores	7	2.6%	113	4.4%	25	1.9%	613	4.9%	126	2.2%	2,399	4.2%
Health & Personal Care Stores	2	0.7%	66	2.6%	11	0.8%	317	2.5%	60	1.0%	642	1.1%
Gasoline Stations	1	0.4%	5	0.2%	8	0.6%	43	0.3%	20	0.3%	94	0.2%
Clothing & Clothing Accessories Stores	2	0.7%	7	0.3%	13	1.0%	49	0.4%	87	1.5%	499	0.9%
Sport Goods, Hobby, Book, & Music Stores	4	1.5%	12	0.5%	22	1.7%	74	0.6%	70	1.2%	309	0.5%
General Merchandise Stores	3	1.1%	21	0.8%	9	0.7%	98	0.8%	28	0.5%	665	1.2%
Miscellaneous Store Retailers	9	3.3%	58	2.2%	32	2.4%	151	1.2%	146	2.5%	683	1.2%
Nonstore Retailers	1	0.4%	7	0.3%	5	0.4%	82	0.7%	21	0.4%	118	0.2%
Transportation & Warehousing	6	2.2%	45	1.7%	28	2.1%	294	2.3%	70	1.2%	568	1.0%
Information	5	1.8%	20	0.8%	20	1.5%	85	0.7%	121	2.1%	1,367	2.4%
Finance & Insurance	11	4.0%	38	1.5%	45	3.4%	203	1.6%	264	4.6%	1,567	2.8%
Central Bank/Credit Intermediation & Related Activities	3	1.1%	16	0.6%	15	1.1%	113	0.9%	82	1.4%	822	1.5%
Securities, Commodity Contracts & Other Financial	2	0.7%	6	0.2%	15	1.1%	40	0.3%	90	1.6%	357	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	6	2.2%	17	0.7%	15	1.1%	51	0.4%	92	1.6%	388	0.7%
Real Estate, Rental & Leasing	18	6.6%	95	3.7%	82	6.2%	464	3.7%	357	6.2%	2,420	4.3%
Professional, Scientific & Tech Services	20	7.3%	124	4.8%	119	9.0%	608	4.8%	590	10.3%	3,614	6.4%
Legal Services	1	0.4%	4	0.2%	16	1.2%	63	0.5%	155	2.7%	845	1.5%
Management of Companies & Enterprises	2	0.7%	5	0.2%	5	0.4%	15	0.1%	24	0.4%	114	0.2%
Administrative & Support & Waste Management & Remediation	10	3.6%	114	4.4%	50	3.8%	406	3.2%	161	2.8%	1,135	2.0%
Educational Services	4	1.5%	85	3.3%	35	2.6%	1,037	8.2%	115	2.0%	2,640	4.7%
Health Care & Social Assistance	23	8.4%	616	23.9%	116	8.7%	1,954	15.5%	517	9.0%	9,398	16.6%
Arts, Entertainment & Recreation	5	1.8%	42	1.6%	36	2.7%	235	1.9%	142	2.5%	1,025	1.8%
Accommodation & Food Services	19	6.9%	152	5.9%	101	7.6%	1,749	13.9%	493	8.6%	8,760	15.5%
Accommodation	4	1.5%	16	0.6%	27	2.0%	912	7.2%	85	1.5%	2,443	4.3%
Food Services & Drinking Places	15	5.5%	135	5.2%	74	5.6%	837	6.6%	408	7.1%	6,317	11.2%
Other Services (except Public Administration)	35	12.8%	124	4.8%	169	12.7%	729	5.8%	703	12.2%	3,286	5.8%
Automotive Repair & Maintenance	5	1.8%	16	0.6%	22	1.7%	87	0.7%	93	1.6%	373	0.7%
Public Administration	4	1.5%	113	4.4%	22	1.7%	581	4.6%	166	2.9%	5,799	10.3%
Unclassified Establishments	28	10.2%	11	0.4%	167	12.6%	27	0.2%	734	12.8%	168	0.3%
Total	274	100.0%	2,581	100.0%	1,327	100.0%	12,599	100.0%	5,750	100.0%	56,465	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

ASHEVILLE, NC

THE BEST SMALL CITY IN AMERICA



KEY STATISTICS

- Population MSA: 459,585
- Low tax burden: state corporate income tax is 2.5%
- Competitive utility rates: #5 nationally
- Asheville is a supply constrained market: 3.5% vacancy, below the national average
- Rents average \$20.84/SF
- Attractive returns average 8.26% Cap Rate and 1.8% Annual Rent Growth

RECOGNITION & AWARDS

- Asheville ranked one of "The Best Places to Retire in 2020" – Forbes.com
- 2020 Asheville ranked 5 of the Top 50 of "America's Best Small Cities" – BestCities.org
- 2020 Buncombe County named "One of the Best Counties in North Carolina for Small Business" – SmartAsset.com
- 2020 North Carolina ranked as the #1 "Best States For Business" for 3rd year in a row – Forbes.com
- 2020 Asheville ranked 3 of the Top 50 Best Places to Travel in 2020 – Travel + Leisure, 2020

TOURISM

- \$2.2 billion spending by visitors at local businesses
- \$3.3 billion tourism economic impact
- \$881 million generated by visitor spending
- 27,938 jobs supported by visitor spending
- \$392 million in tax revenue generated by tourism
- Spending on short term rentals reached \$53.8 million

TRANSPORT AND CONNECTIVITY

Our central location and interstate transport links (I-40 and I-26) make Asheville an ideal production and distribution hub, already chosen by brands looking to expand to the east coast like Sierra Nevada, Oscar Blues, and New Belgium, as well as large grocery chains such as Publix, Harris Teeter, Whole Foods and Aldi.



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Forward Thinking. Client Focused.