

9999 MONTICELLO COMMONS DRIVE

9999 Monticello Commons Drive | Weaverville, NC OFFERING MEMORANDUM



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Demographics

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01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS

9999 Monticello Commons Drive
Weaverville NC 28787

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
2025 Population	2,156	33,117	148,668
2025 Median HH Income	\$75,576	\$79,848	\$67,516
2025 Average HH Income	\$97,615	\$110,880	\$99,659

- This 17.29 acre multi-lot parcel offers an investor or developer the ability to own property at arguably the best remaining interstate frontage in Weaverville. Just off the intersection of N. Main Street and Monticello Commons Drive, with high visibility from I-26, the 17.29 acre site is an ideal size, and already subdivided into favorable lot sizes. The site is zoned commercial and could be used for multiple applications. With the flexibility to purchase all of the lots or just a portion of the parcel, the end user will be able to buy the acreage needed with all infrastructure already in place. Additionally offered is a mixed-use commercial building to be sold with Lots 7784 and 7901. Current occupancy includes commercial office and residential. Further details available upon request.

Lot 7784 - 1.50 acres
Lot 7901 - 1.86 acres
Lot 3100 - 3.01 acres
Lot 1887 - 3.18 acres
Lot 7924 - 2.92 acres
Lot 9158 - 1.65 acres
Lot 2440 - 3.17 acres

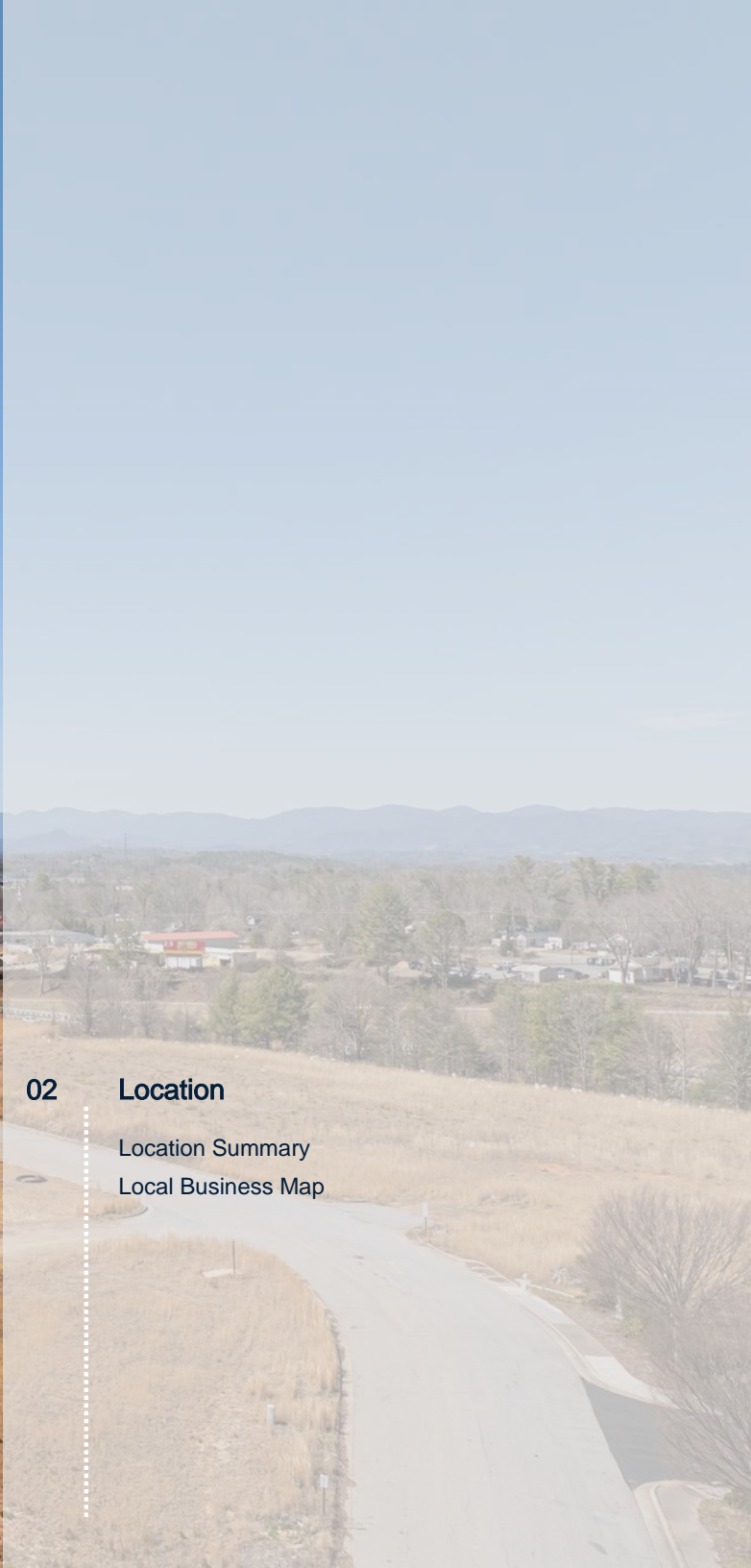


02

Location

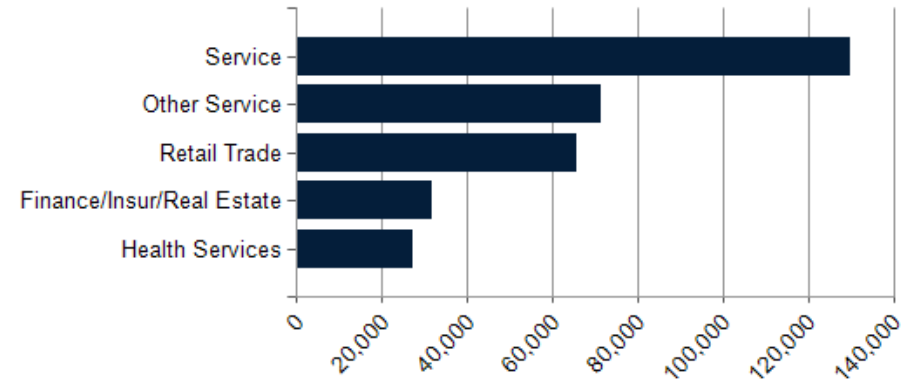
Location Summary

Local Business Map

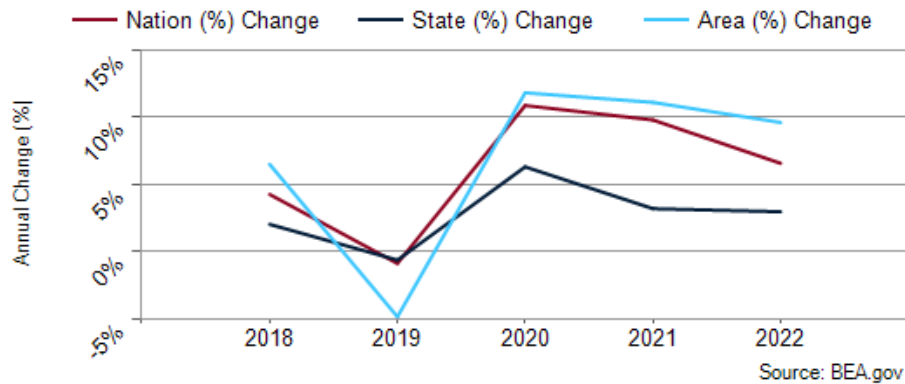


- High visibility from I26 with easy access.
- Located off N. Main Street, a major Weaverville thoroughfare and premier location in the submarket.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Part of the greater Asheville, NC metro, one of the fastest growing cities in NC.

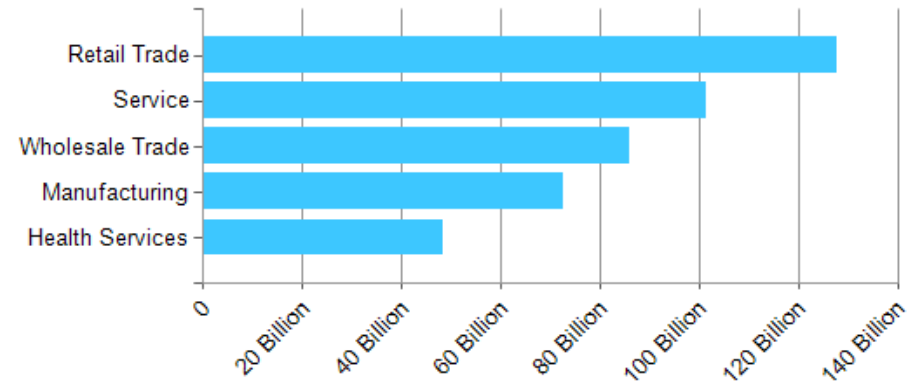
Major Industries by Business Count



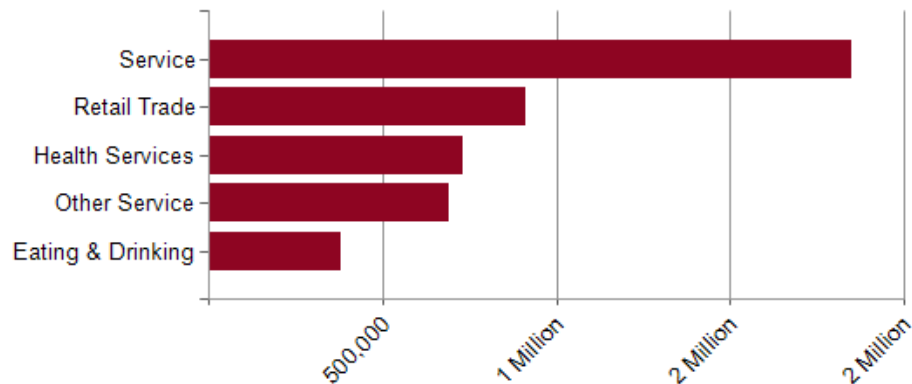
Buncombe County GDP Trend



Major Industries by Sales Amount



Major Industries by Employee Count



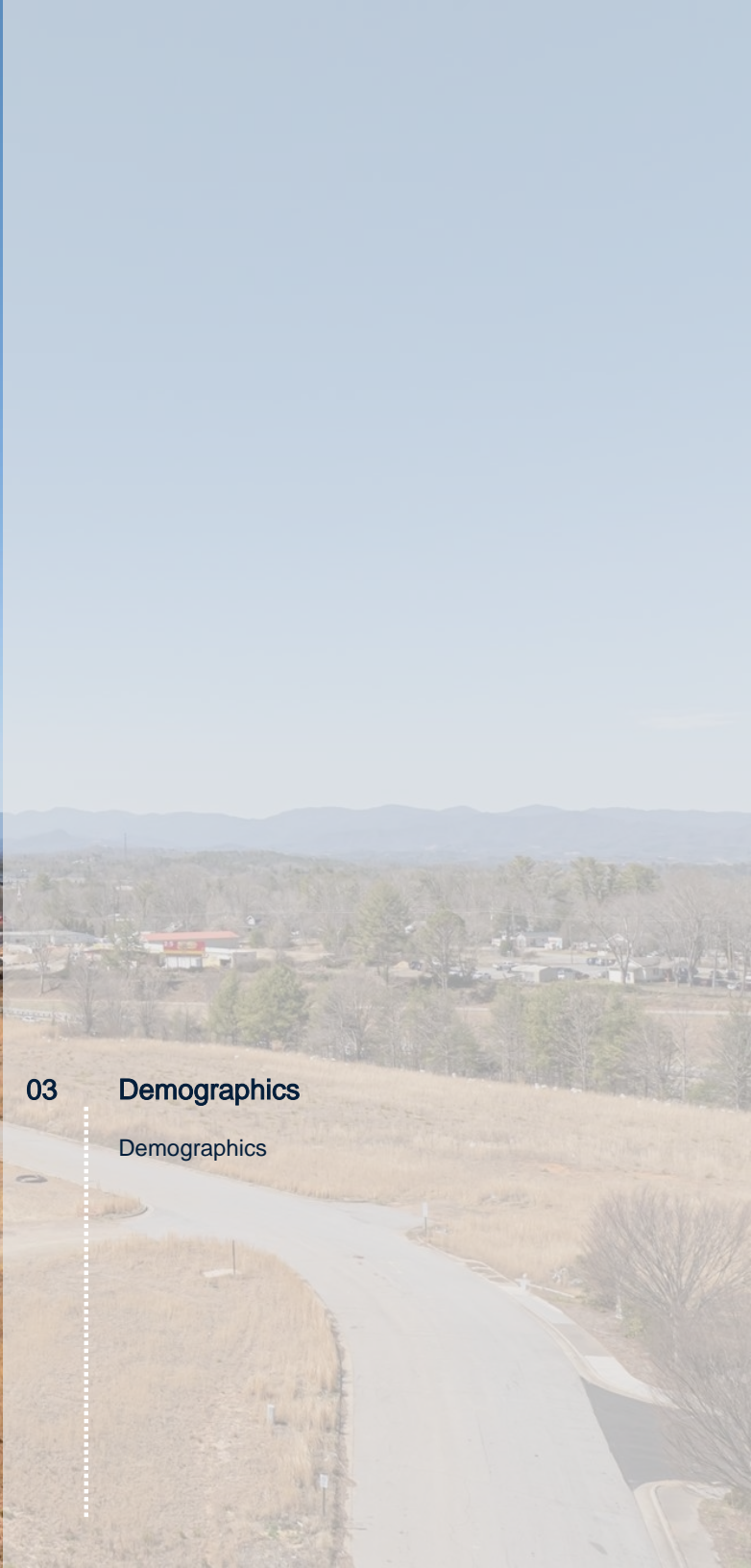




03

Demographics

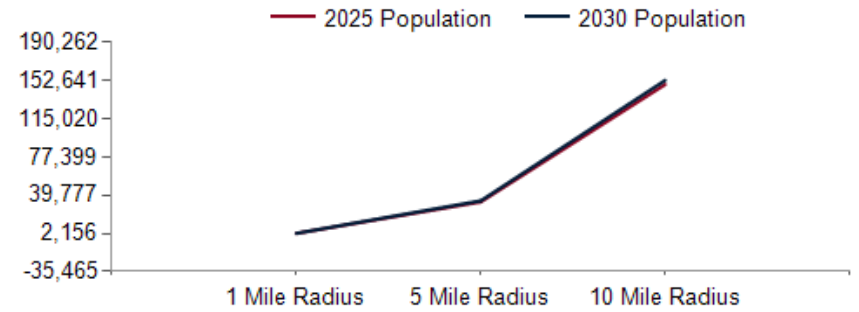
Demographics



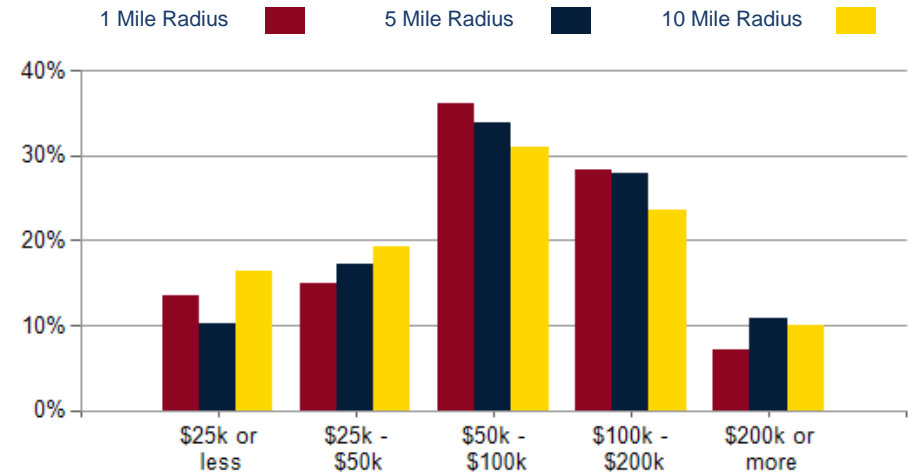
POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	1,788	23,863	116,078
2010 Population	1,946	27,537	129,947
2025 Population	2,156	33,117	148,668
2030 Population	2,203	34,228	152,641
2025-2030: Population: Growth Rate	2.15%	3.30%	2.65%

2025 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	64	788	6,063
\$15,000-\$24,999	50	637	4,505
\$25,000-\$34,999	39	709	4,296
\$35,000-\$49,999	86	1,706	8,129
\$50,000-\$74,999	176	2,643	12,015
\$75,000-\$99,999	127	2,089	7,923
\$100,000-\$149,999	159	2,846	10,840
\$150,000-\$199,999	78	1,049	4,379
\$200,000 or greater	59	1,528	6,400
Median HH Income	\$75,576	\$79,848	\$67,516
Average HH Income	\$97,615	\$110,880	\$99,659

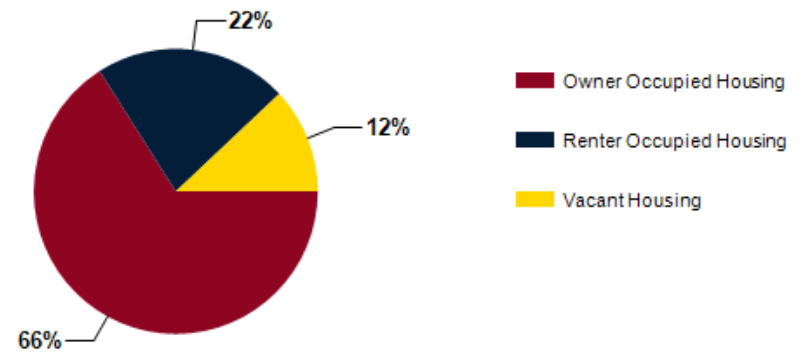
HOUSEHOLDS	1 MILE	5 MILE	10 MILE
2000 Total Housing	734	10,173	52,655
2010 Total Households	754	11,234	54,634
2025 Total Households	838	13,994	64,551
2030 Total Households	861	14,553	66,653
2025 Average Household Size	2.51	2.28	2.21
2025-2030: Households: Growth Rate	2.70%	3.95%	3.20%



2025 Household Income

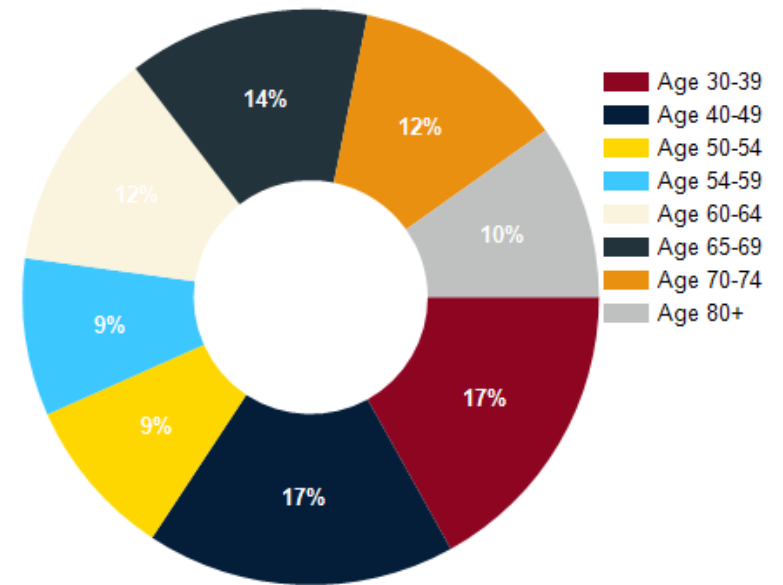


2025 Own vs. Rent - 1 Mile Radius

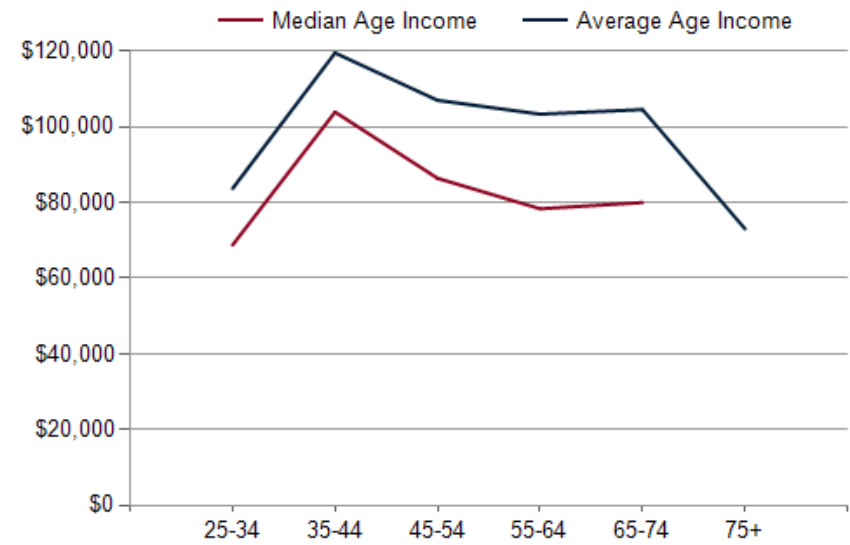


Source: esri

2025 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2025 Population Age 30-34	120	1,951	11,116
2025 Population Age 35-39	121	2,064	10,799
2025 Population Age 40-44	144	2,176	10,370
2025 Population Age 45-49	103	1,896	9,365
2025 Population Age 50-54	129	2,118	9,310
2025 Population Age 55-59	126	2,011	8,693
2025 Population Age 60-64	177	2,326	9,383
2025 Population Age 65-69	193	2,525	9,488
2025 Population Age 70-74	171	2,544	8,759
2025 Population Age 75-79	140	2,000	6,776
2025 Population Age 80-84	72	1,161	3,726
2025 Population Age 85+	67	968	3,155
2025 Population Age 18+	1,804	27,572	123,340
2025 Median Age	50	48	42
2030 Median Age	51	49	44



2025 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$68,750	\$71,057	\$61,252
Average Household Income 25-34	\$83,700	\$95,980	\$86,419
Median Household Income 35-44	\$103,902	\$101,432	\$88,490
Average Household Income 35-44	\$119,520	\$126,916	\$119,826
Median Household Income 45-54	\$86,385	\$93,564	\$87,132
Average Household Income 45-54	\$107,000	\$120,434	\$117,784
Median Household Income 55-64	\$78,337	\$87,516	\$72,977
Average Household Income 55-64	\$103,348	\$120,906	\$104,755
Median Household Income 65-74	\$79,994	\$78,630	\$62,644
Average Household Income 65-74	\$104,561	\$113,837	\$97,849
Average Household Income 75+	\$73,037	\$92,232	\$75,463



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