

LAND FOR SALE 9 FRITO WAY

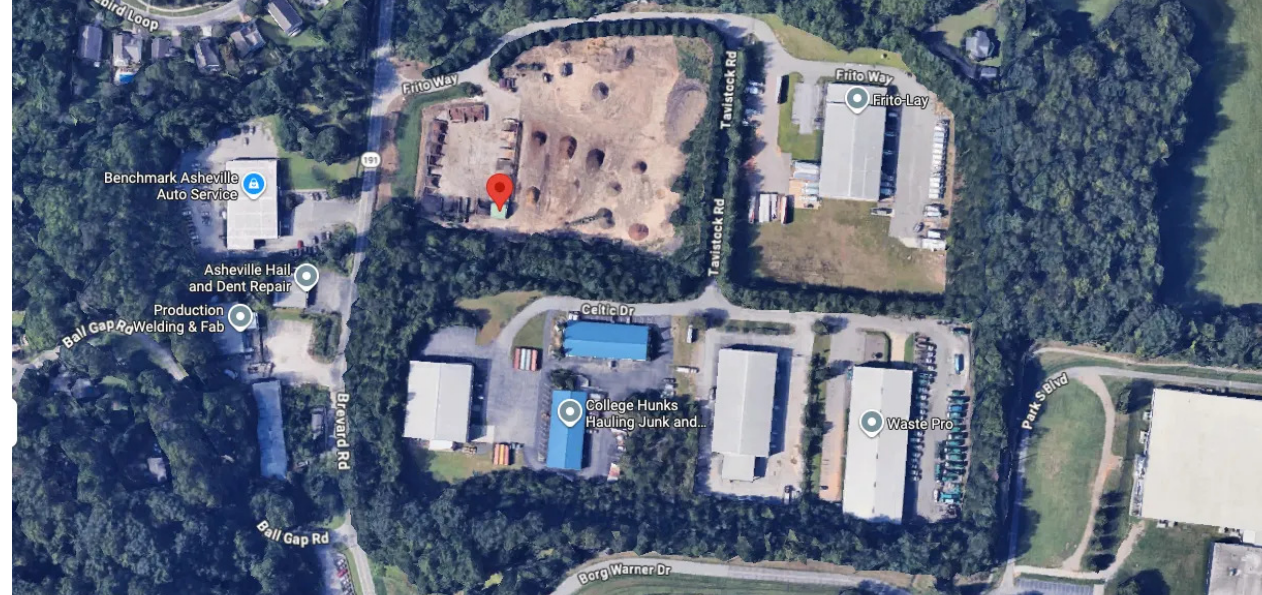
ALSO KNOWN AS "9999 BREVARD ROAD"

Arden, NC 28704

9 Frito Way

Brevard Road





PROPERTY DETAILS

Sale Price	\$1,995,000
Address	99999 Brevard Road, Arden NC 28704
PIN	973391140800000
Lot Size	5.9 Acres
Developable Acreage	2.5 Acres
Zoning	EMP

PROPERTY DESCRIPTION

SELLER FINANCING AVAILABLE WITH FLEXIBLE TERMS: Incredible 5.90 acre parcel in a high growth corridor of South Asheville (Arden NC).

Conveniently located off Brevard Road (191) halfway between Biltmore Park and the Biltmore Outlet Malls.

Only 1/2 mile from Borg Warner, 2 miles from Pratt & Whitney, Amazon.com Distribution center, plus much more. Zoned EMP, this site offers an incredible level building pad ready to be developed for industrial, manufacturing or multi-family.

All with utilities available. Site has some existing storm water infrastructure along with a curbed entry.

NOTE: ADJACENT LAND- OWNER IS ALSO FOR SALE.
THE RED SHADED AREA REPRESENTS BOTH PARCELS.

Jay Lurie

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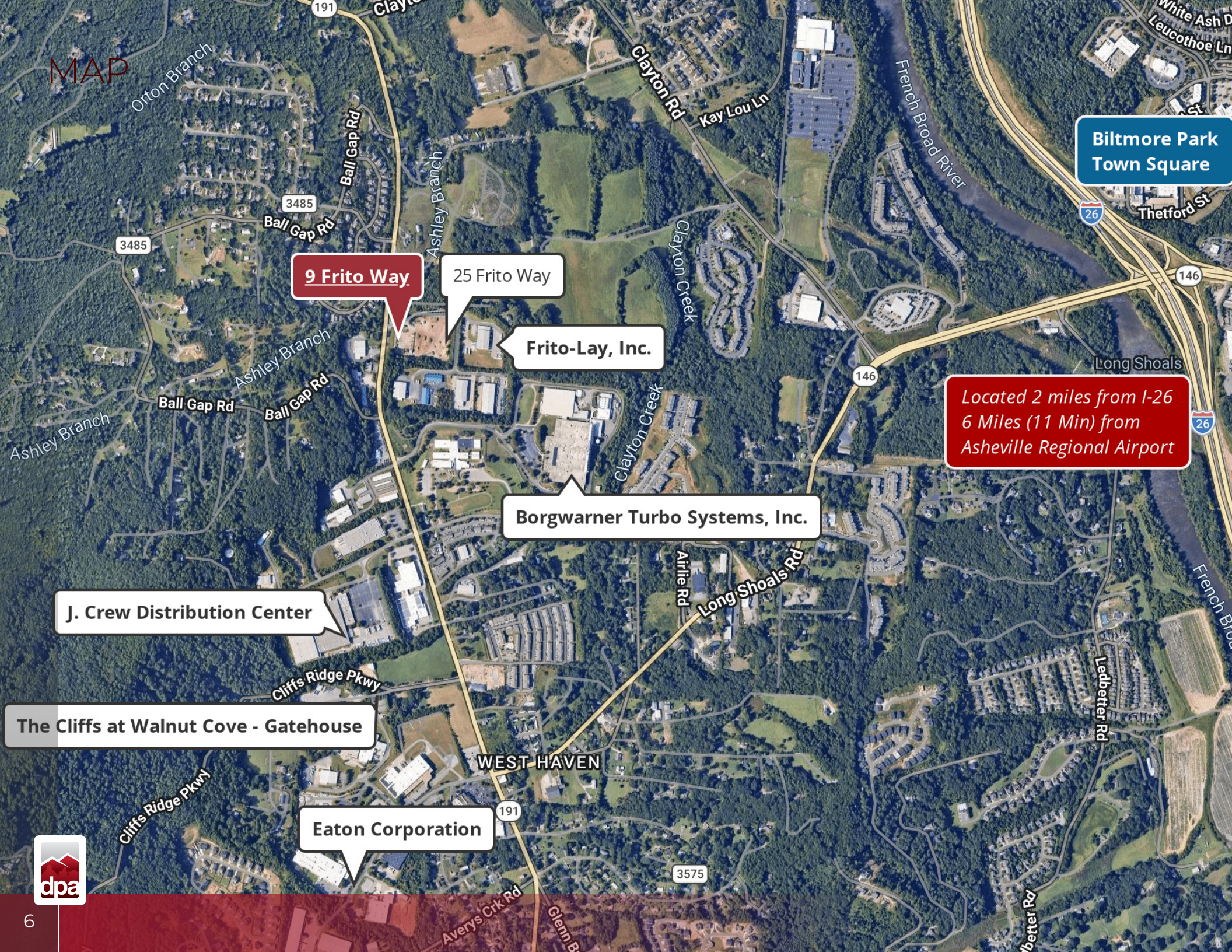
PHOTOS



PHOTOS



MAP



**Biltmore Park
Town Square**

9 Frito Way

25 Frito Way

Frito-Lay, Inc.

*Located 2 miles from I-26
6 Miles (11 Min) from
Asheville Regional Airport*

Borgwarner Turbo Systems, Inc.

J. Crew Distribution Center

The Cliffs at Walnut Cove - Gatehouse

Eaton Corporation

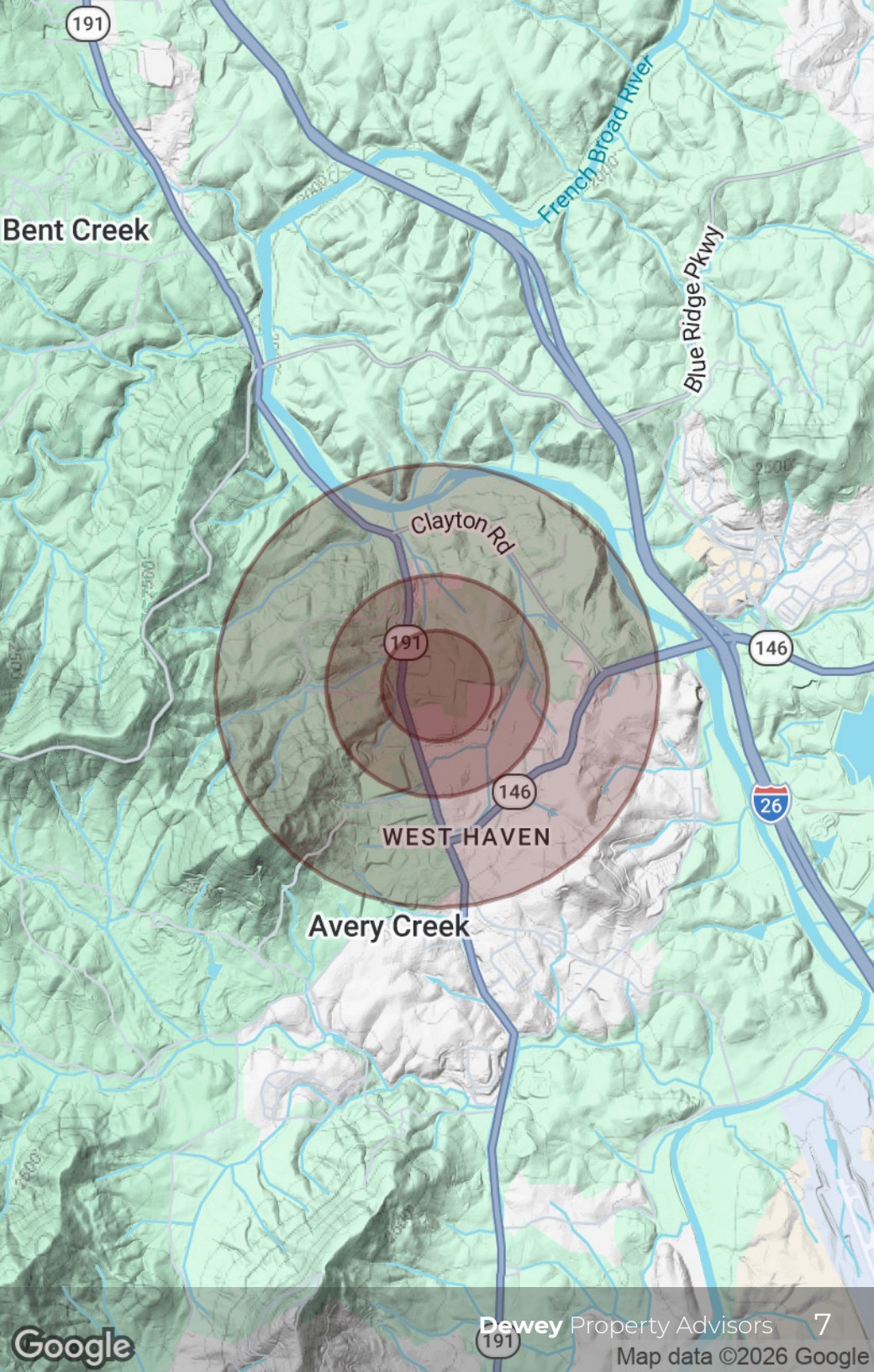


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	304	957	3,310
Average Age	42.7	42.7	40.2
Average Age (Male)	41.3	41.2	37.9
Average Age (Female)	50.4	50.2	45.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	130	408	1,266
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$104,997	\$105,504	\$111,304
Average House Value	\$379,609	\$393,075	\$404,367

2023 American Community Survey (ACS)





Dewey Property Advisors

9999 BREVARD ROAD

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