



Dewey Property Advisors

99999 US 70 HWY, SWANNANOVA, NC 28778

9.6± ACRES WITH HIGHWAY 70 FRONTAGE AND FLEXIBLE ZONING



LAND FOR SALE

Presented By

GREG PALOMBI

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DEWEY PROPERTY ADVISORS

1 Page Avenue

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EXECUTIVE SUMMARY



Sale Price

\$2,500,000

OFFERING SUMMARY

Lot Size: 9.6 Acres
Price / Acre: \$260,417
Zoning: CS, R-2

PROPERTY OVERVIEW

9.6 acres +/- of CS Zoned property with an R2 Buffer at the top of the property in Swannanoa with frontage on Highway 70 approximately 6 Miles from Downtown Asheville. Within 1 mile of the I-40 Interstate connector as well as 2 miles from shopping/groceries. Great location with zoning in place for a 50,000sf +/- manufacturing/industrial building as well as multi-family, medical, and other commercial uses. CS Zoning is one of Buncombe County's most permissive. The property slopes up from the road and is south facing with great long range views of the surrounding mountains. Water and sewer available at Highway 70. Prior due diligence materials available including topographical survey, phase 1 environmental, water flow tests, geotech, title commitment, appraisal, and traffic impact report also available.

PROPERTY HIGHLIGHTS

- One of Buncombe County's most flexible and permissive zoning designations
- Conveniently located near shopping, grocery, and area amenities within 2 miles
- Buncombe County GIS Parcel ID: 967868941100000 and 967878010000000

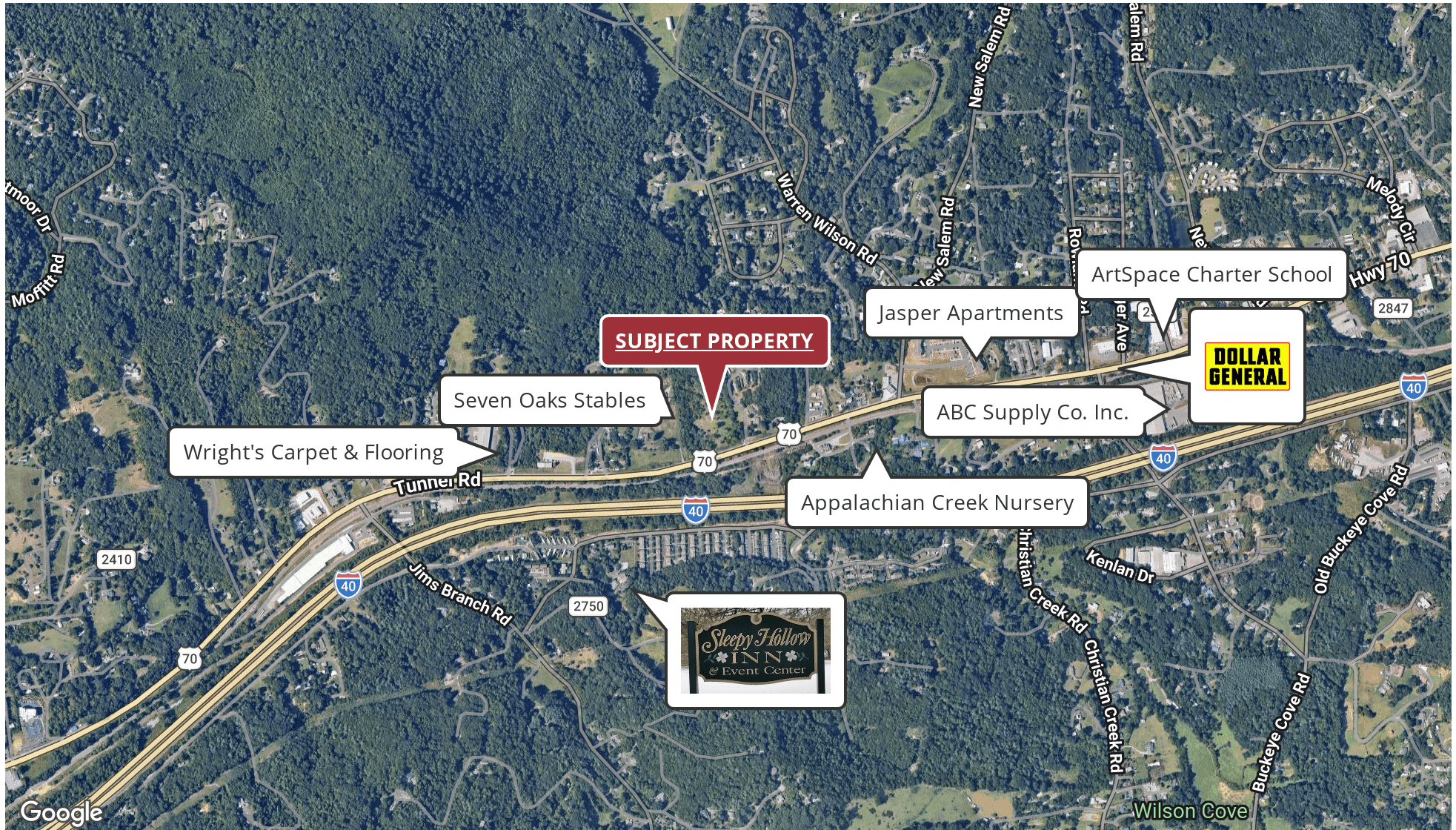


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RETAILER MAP



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PHOTOS



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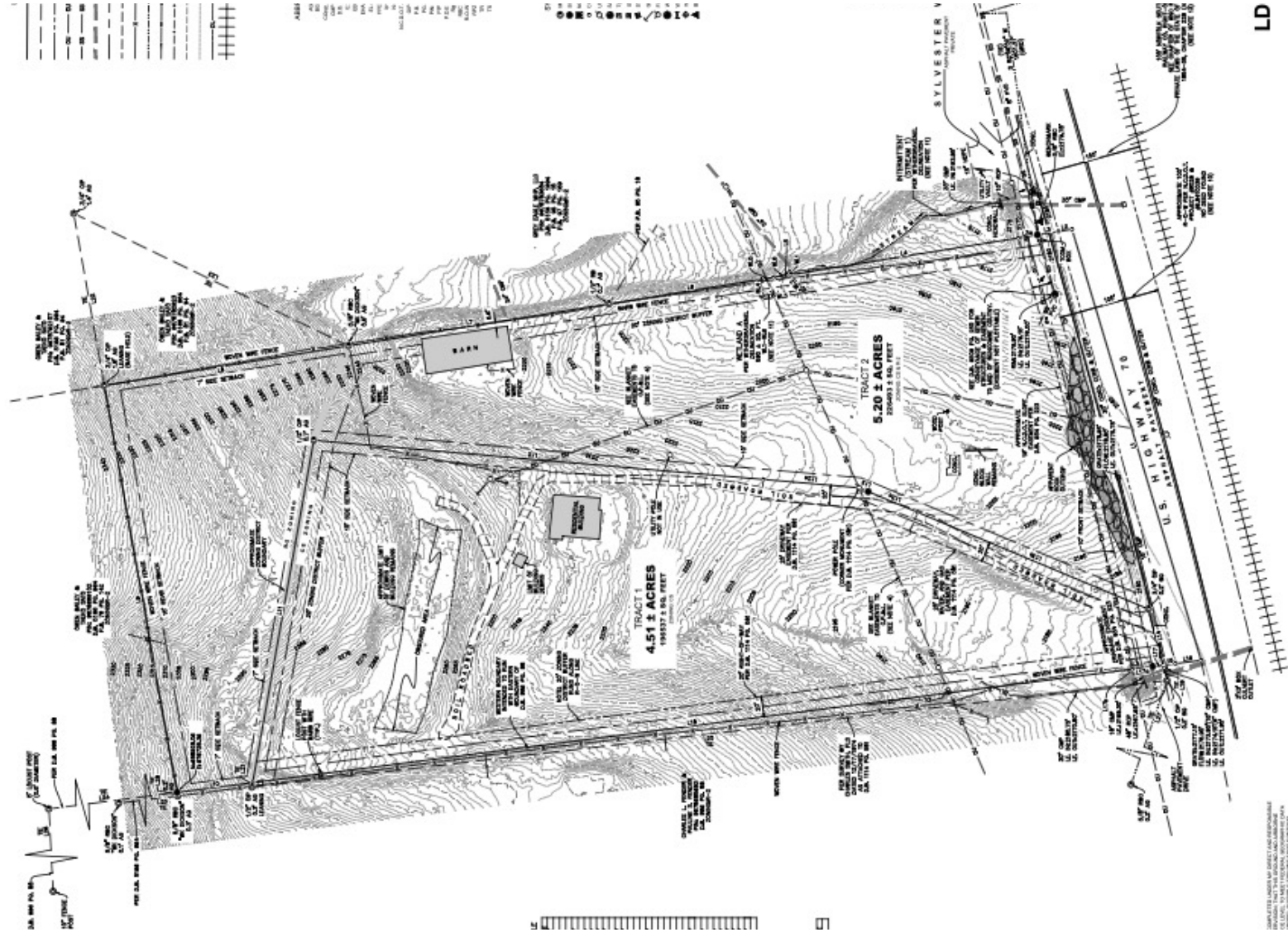
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TOPOGRAPHIC SURVEY

12-1



THIS SURVEY WAS MADE BY THE USE OF THE FOLLOWING METHODS: THE DISTANCE MEASUREMENTS WERE MADE BY THE USE OF A TOTAL STATION. THE ELEVATIONS WERE DETERMINED BY THE USE OF A LEVEL AND STAFF. THE CORNER MARKERS WERE SET BY THE USE OF A PLUM LINE. THE BENCHMARK WAS ESTABLISHED BY THE USE OF A LEVEL AND STAFF. THE SURVEY WAS MADE ON THE 12TH DAY OF DECEMBER, 2011. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

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SITE CONCEPTUAL 1



LAYOUT AND MATERIAL LEGEND

- EXISTING BOUNDARY
- EXISTING ALLEYS
- EXISTING PAVEMENT
- NEW BUILDING
- NEW PAVEMENT
- NEW DRIVE
- NEW HILL (BY STRIPS)

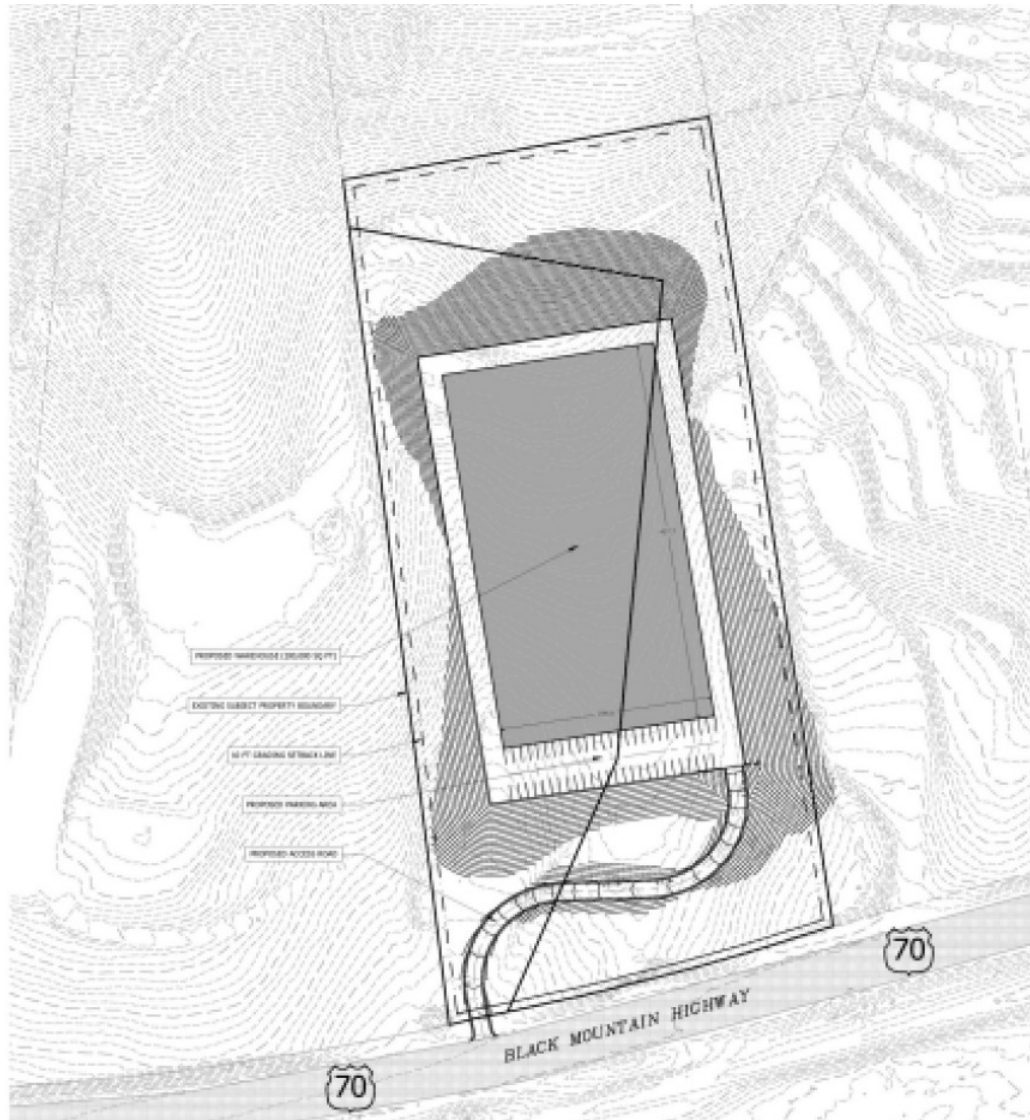
Witness by Triangulation (Private) Jan Aug 2 10:55 AM 2014
 Stationing Surface: 1.72821 Projection: UTM31N Corner: Swannanoa Site Sur
 Designation: 1.72821 Corner: Swannanoa Site Sur
 Final Surface: 1.72821 Projection: UTM31N Corner: Swannanoa Site Sur
 Designation: 1.72821 Corner: Swannanoa Site Sur

Out Volume: 80,479.00 C.Y.
 Fill Volume: 17,284.00 C.Y.

Area In Cut = 249,262.4 S.F.
 Area In Fill = 249,262.4 S.F.
 Total Excavation Area = 498,524.8 S.F.

Average Cut Depth: 10.14 Feet
 Average Fill Depth: 10.14 Feet
 Cut to Fill Ratio: 1.00
 Square Volume: 1,644.8 C.Y.
 Elevation Change to Nearest Balance: 6.528
 Volume Change Per 1% Fill: 3,288.3 C.Y.

Out (E.V.) / Area Covered: 32394.39
 Fill (E.V.) / Area Covered: 19974.39
 Max Cut: 148.000 at Station: 100,000.000
 Max Fill: 10.000 at Station: 100,000.000



PRELIMINARY - NOT FOR CONSTRUCTION	
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Planning - Engineering - Surveying - Environmental Services -	
2 SWANNANOVA COMMERCIAL SITE CONCEPT PLANS	NORTH CAROLINA BROOKS COUNTY
4.1	100,000 SQ. FT. BUILDING

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SITE CONCEPTUAL 3



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GIS AERIAL



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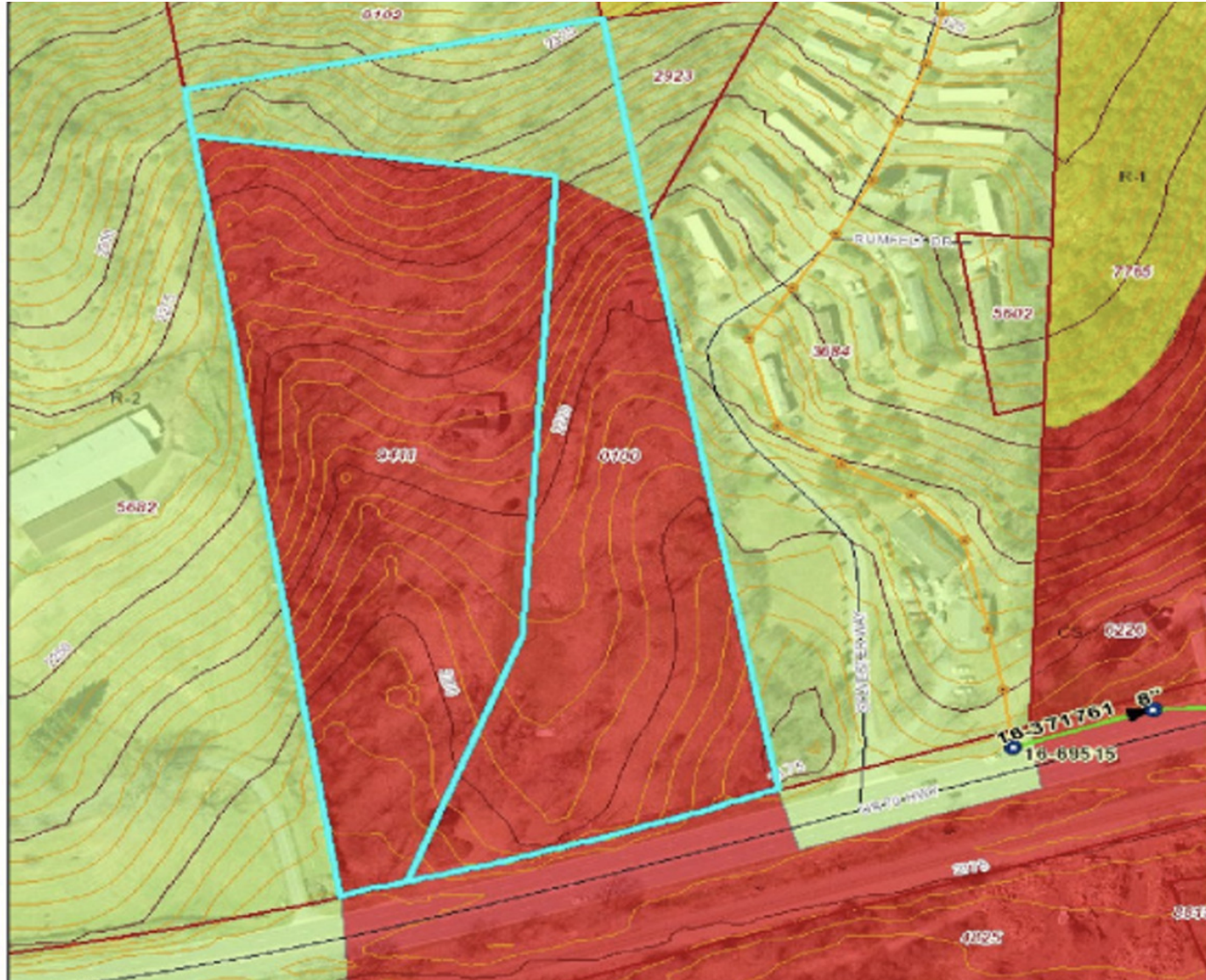


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DEMOGRAPHICS MAP & REPORT

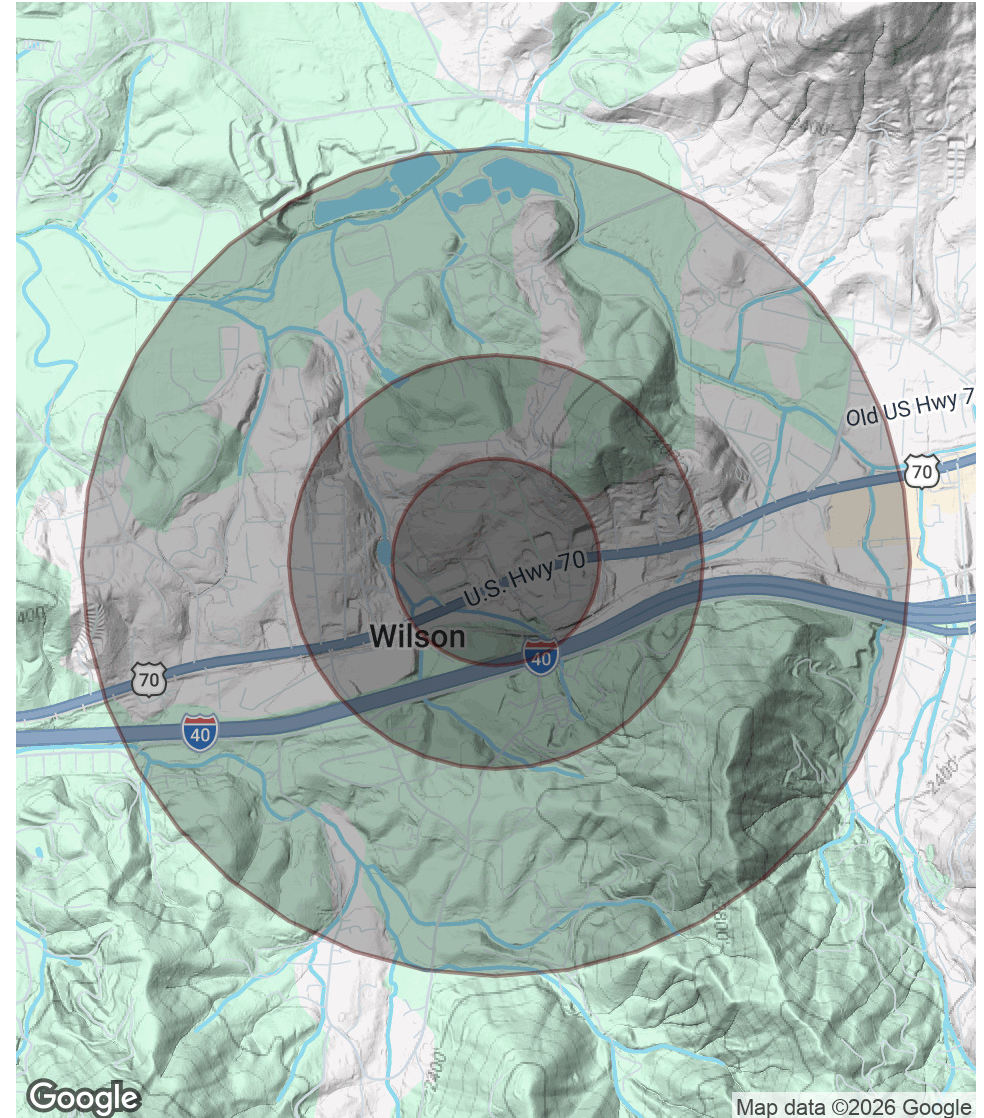
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	86	320	1,228
Average Age	42.4	42.8	42.7
Average Age (Male)	33.4	34.2	34.6
Average Age (Female)	43.8	44.3	44.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	22	85	343
# of Persons per HH	3.9	3.8	3.6
Average HH Income	\$85,584	\$85,389	\$87,226
Average House Value	\$556,308	\$581,306	\$555,252

2023 American Community Survey (ACS)



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