

Likewise



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PATTON AVE TO  
SMOKEY PARK HWY

# For Sale



**MULTI-FAMILY LAND  
DEVELOPMENT OPPORTUNITY  
IN DESIRABLE WEST ASHEVILLE**

99999 Hi Alta Avenue, Asheville, NC 28806

Likewise  
COMMERCIAL REAL ESTATE

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## OFFERING SUMMARY

SALE PRICE	\$2,500,000
LOT SIZE	± 4.01 AC
ZONING	RM-8

## PROPERTY FEATURES

- Multi-family land development site
- Access to all utilities (sewer, water, & gas)
- Minutes to shops, restaurants, groceries, and other major retailers in West Asheville
- 10 minutes to Downtown Asheville and River Arts District
- Topography is relatively flat with limited sloping areas
- MLS# 4305475





\*BUSINESS LOCATIONS NOT EXACT

# Key Facts

99999 Hi Alta Ave, Asheville, North Carolina, 28806  
Ring: 1 mile radius

## KEY FACTS

6,179

Population



2.4

Average Household Size



Median Age

\$58,210

Median Household Income

## EDUCATION



No High School Diploma



25.0%

High School Graduate



26.1%

Some College/  
Associate's Degree



39.0%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



166

Total Businesses



2,260

Total Employees

## EMPLOYMENT



57.0%

White Collar



26.2%

Blue Collar



16.8%

Services



Unemployment Rate

## INCOME



\$58,210

Median Household Income



\$28,969

Per Capita Income



\$86,736

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.7%)

The smallest group: \$200,000+ (2.1%)

Indicator ▲	Value	Diff	
<\$15,000	6.7%	-1.7%	
\$15,000 - \$24,999	11.5%	+4.5%	
\$25,000 - \$34,999	13.3%	+6.7%	
\$35,000 - \$49,999	14.2%	+3.7%	
\$50,000 - \$74,999	20.7%	+3.8%	
\$75,000 - \$99,999	10.5%	-2.7%	
\$100,000 - \$149,999	13.9%	-1.9%	
\$150,000 - \$199,999	7.2%	-3.2%	
\$200,000+	2.1%	-9.1%	

Bars show deviation from Buncombe County

# Key Facts

99999 Hi Alta Ave, Asheville, North Carolina, 28806  
Ring: 3 mile radius

## KEY FACTS

42,591

Population



Average Household Size



Median Age

\$69,204

Median Household Income

## EDUCATION



No High School Diploma



23.5%

High School Graduate



23.8%

Some College/  
Associate's Degree



46.9%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



1,805

Total Businesses



17,710

Total Employees

## EMPLOYMENT



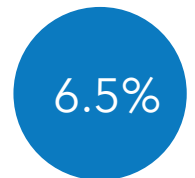
White Collar



Blue Collar



Services



Unemployment Rate

## INCOME



\$69,204

Median Household Income



\$41,824

Per Capita Income



\$134,129

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$15,000 - \$24,999 (7.0%)

Indicator ▲	Value	Diff	
<\$15,000	7.6%	-0.8%	
\$15,000 - \$24,999	7.0%	0	
\$25,000 - \$34,999	7.8%	+1.2%	
\$35,000 - \$49,999	13.3%	+2.8%	
\$50,000 - \$74,999	18.4%	+1.5%	
\$75,000 - \$99,999	12.3%	-0.9%	
\$100,000 - \$149,999	13.5%	-2.3%	
\$150,000 - \$199,999	11.6%	+1.2%	
\$200,000+	8.6%	-2.6%	

Bars show deviation from Buncombe County

# Key Facts

99999 Hi Alta Ave, Asheville, North Carolina, 28806  
Ring: 5 mile radius

## KEY FACTS

90,205

Population



Average Household Size

39.1

Median Age

\$68,675

Median Household Income

## EDUCATION

6.5%

No High School Diploma



22.9%

High School Graduate



22.3%

Some College/  
Associate's Degree



48.2%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



5,720

Total Businesses



64,437

Total Employees

## EMPLOYMENT



62.2%

White Collar



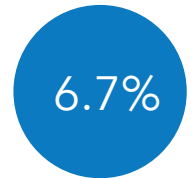
18.7%

Blue Collar



19.1%

Services



Unemployment Rate

## INCOME



\$68,675

Median Household Income



\$42,077

Per Capita Income



\$122,255

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.2%)

The smallest group: \$25,000 - \$34,999 (7.0%)

Indicator ▲	Value	Diff		
<\$15,000	10.7%	+2.3%		
\$15,000 - \$24,999	7.1%	+0.1%		
\$25,000 - \$34,999	7.0%	+0.4%		
\$35,000 - \$49,999	12.1%	+1.6%		
\$50,000 - \$74,999	17.2%	+0.3%		
\$75,000 - \$99,999	11.8%	-1.4%		
\$100,000 - \$149,999	14.1%	-1.7%		
\$150,000 - \$199,999	10.7%	+0.3%		
\$200,000+	9.2%	-2.0%		

Bars show deviation from Buncombe County