

Likewise



For Sale



**READY TO BUILD AND FULLY
ENTITLED FOR 110 UNITS**

300 Baird Cove Road, Asheville, NC 28804

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0270 | carla@likewisecommercial.com | likewisecommercial.com

300 Baird Cove Road, Asheville, NC 28804



OFFERING SUMMARY

SALE PRICE	\$3,750,000
LOT SIZE	± 12.04 AC
ZONING	Mountain Village (MV)

PROPERTY FEATURES

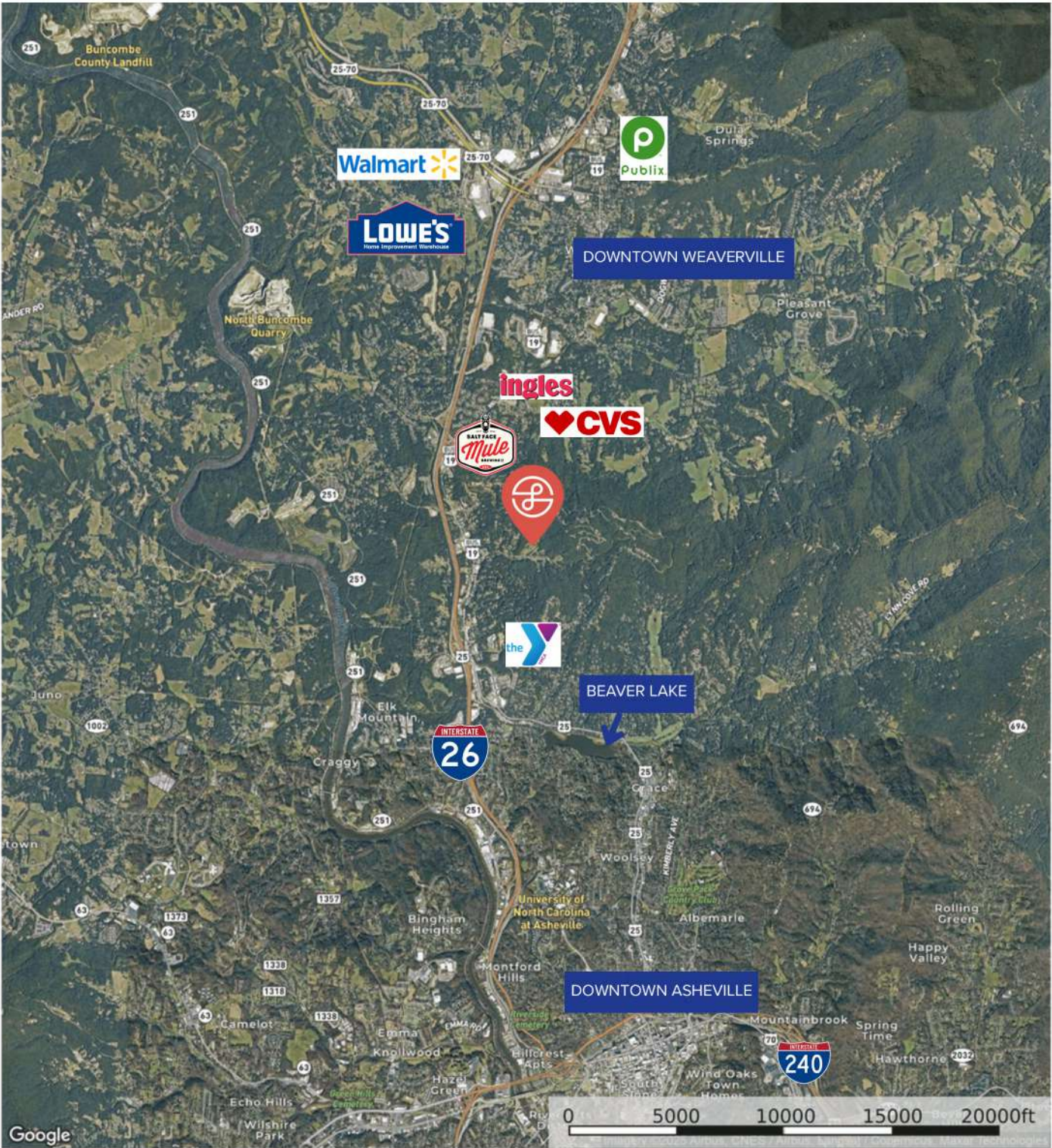
- Ready to build and fully entitled for 110 units in growing town of Woodfin, NC
- Gentle rolling topography (mostly cleared) & Southwestern Mountain Views
- Public utilities (Woodfin sewer/water)
- Plans for 110 unit Townhome Development convey with permits, site plans, architectural drawings and public utility allocations
- Additional 89 unit value engineered plan also possible.
- Townhomes feature 2 and 3 bedroom floorplans with community clubhouse and space for amenities
- This is an incredible, turn-key opportunity for a developer that's ready to
- 1.5 miles to I-26; 10 minutes to Downtown Weaverville and 10 minutes to Downtown Asheville
- MLS# 4254182



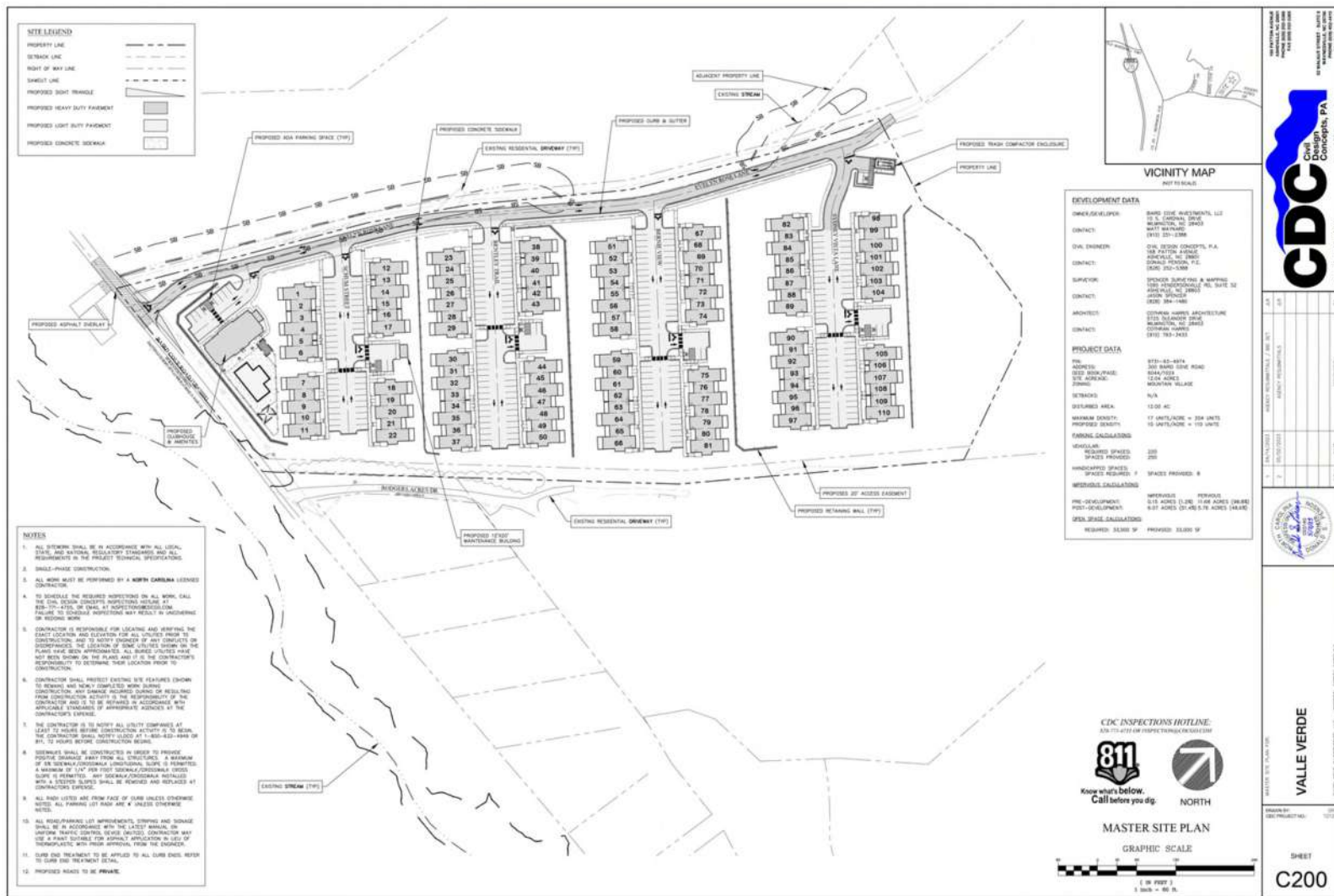
Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER
828.575.0270 | carla@likewisecommercial.com | likewisecommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



APPROVED 110 UNIT
CONCEPT DRAWING





APPROVED 110 UNIT
CONCEPT DRAWING



FRONT ELEVATION
A1.28 1/8"



REAR ELEVATION
A1.38 1/8"

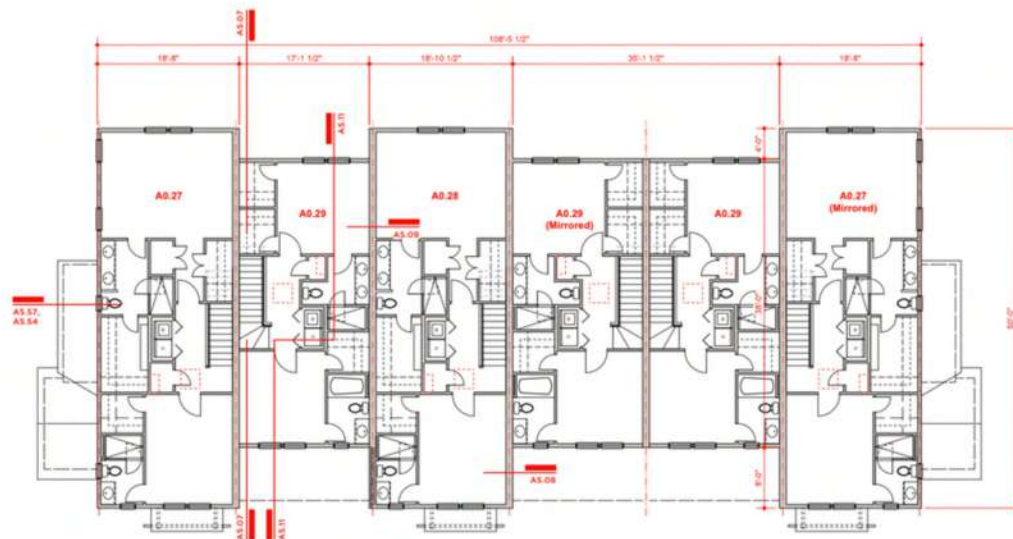


REAR BASEMENT ELEVATION
A1.35 1/8"

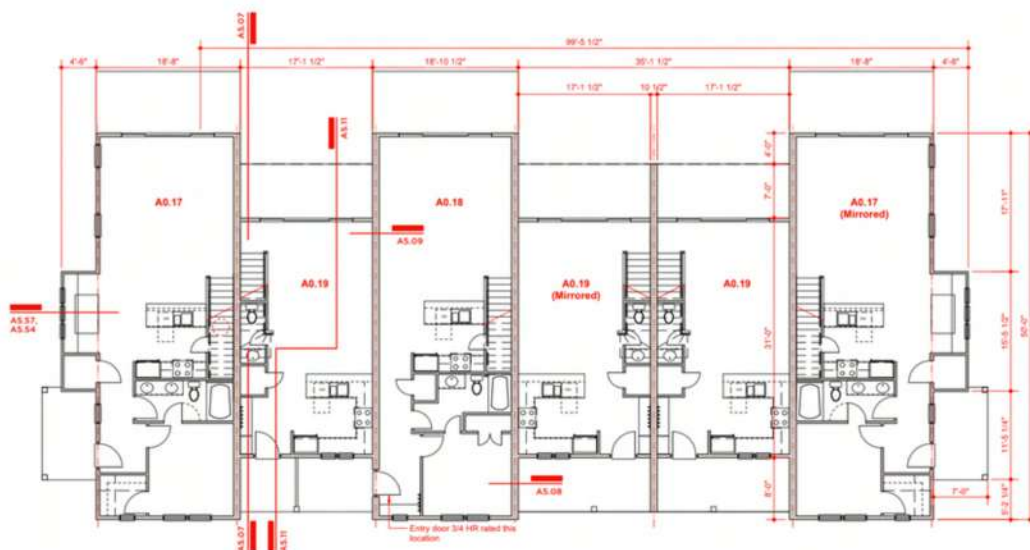
*Contact Listing Agent for Complete Plans



APPROVED 110 UNIT
CONCEPT DRAWING



SECOND FLOOR PLAN
A2.12 1/8"

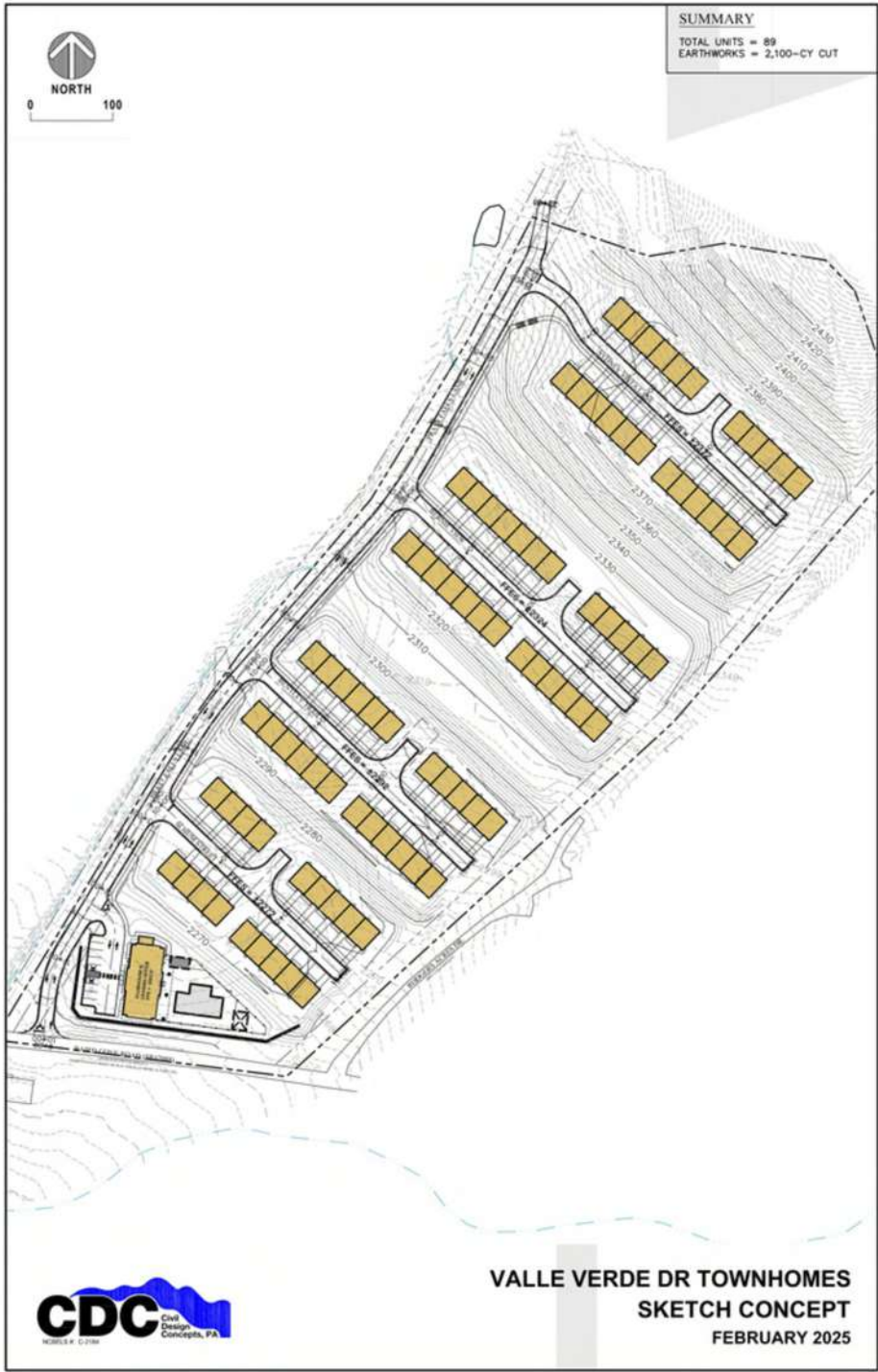


6-S GROUND FLOOR PLAN
A2.18 1/8"

*Contact Listing Agent for Complete Plans



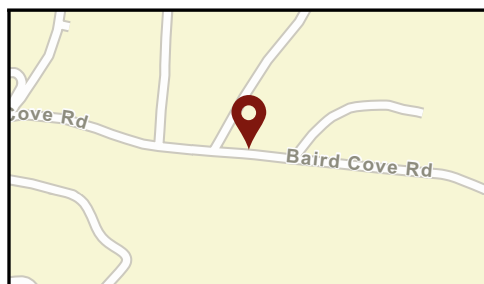
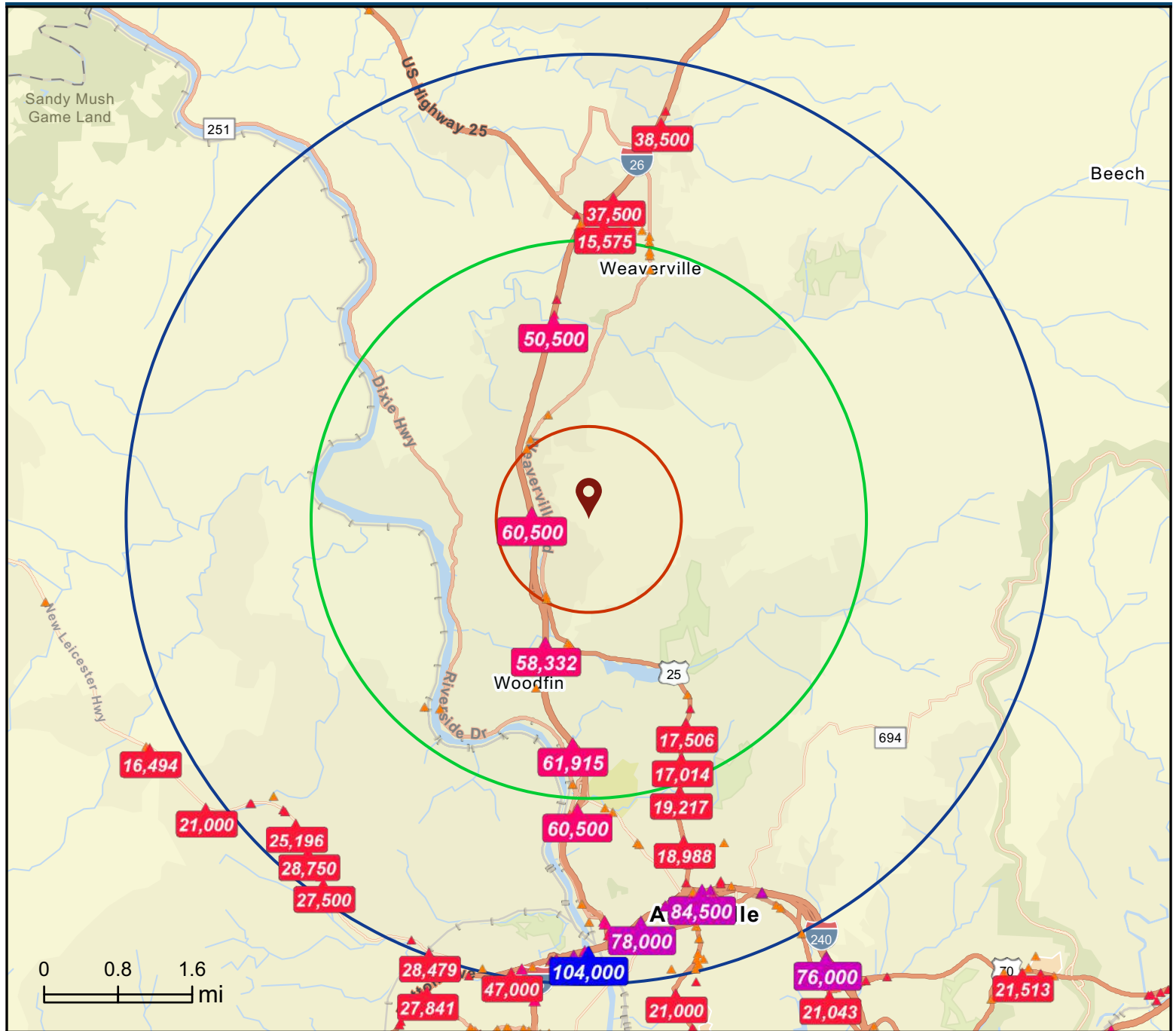
ALTERNATIVE LOWER
DENSITY CONCEPT
DRAWING



Traffic Count Map

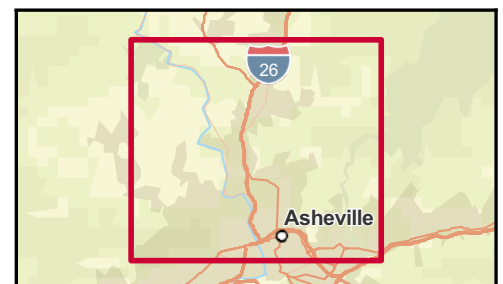
300 Baird Cove Rd, Asheville, North Carolina, 28804
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.65794
Longitude: -82.57224



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



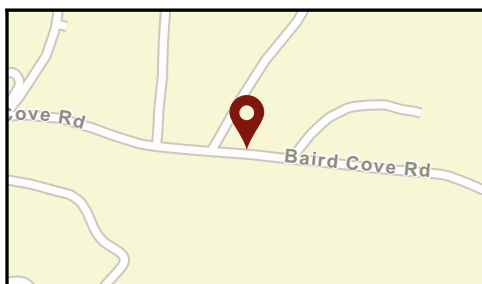
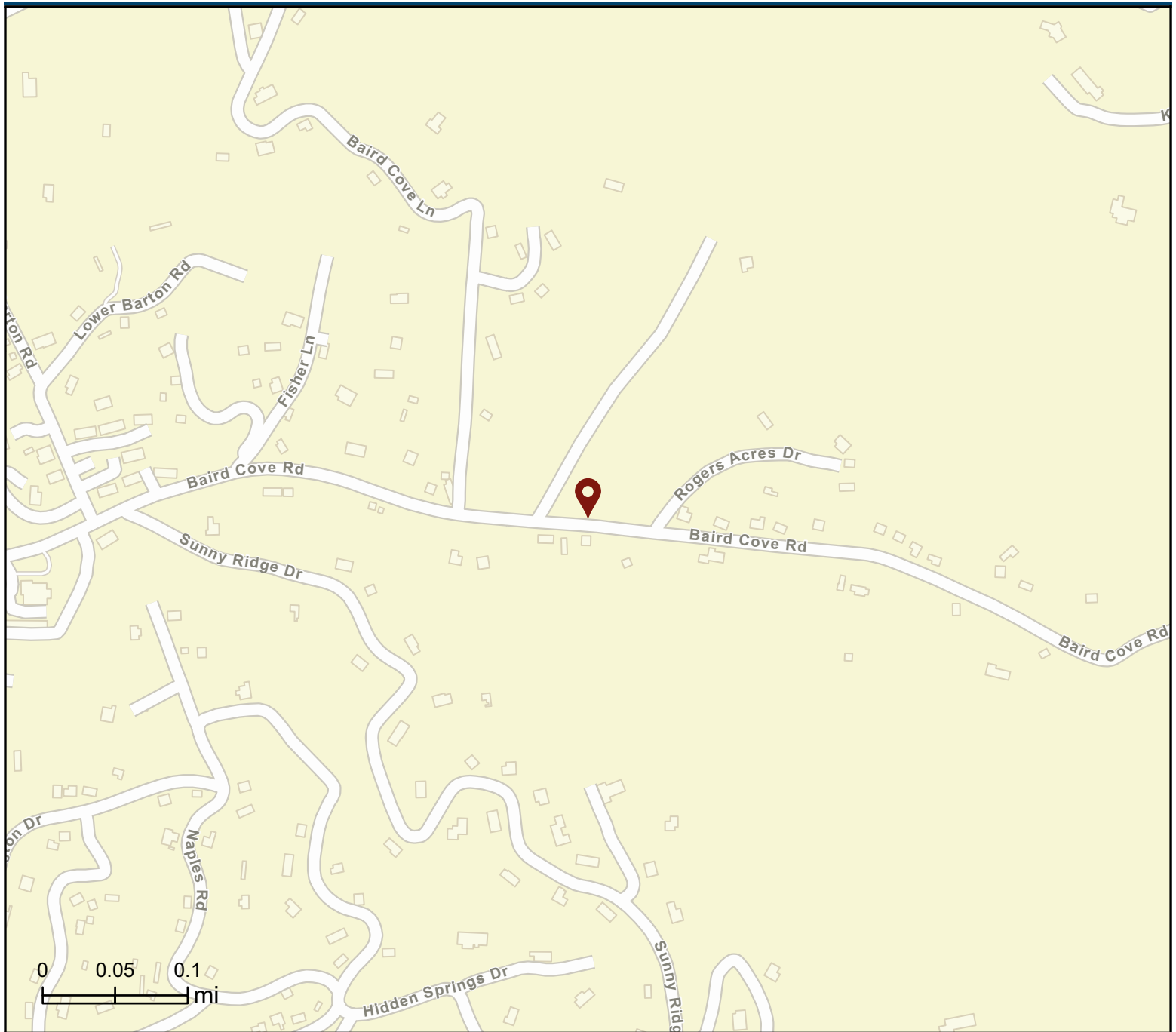
Source: ©2025 Kalibrate Technologies (Q1 2025).

June 26, 2025

Traffic Count Map - Close Up

300 Baird Cove Rd, Asheville, North Carolina, 28804
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.65794
Longitude: -82.57224



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: ©2025 Kalibrate Technologies (Q1 2025).

June 26, 2025



Burbs and Beyond (K8)

Dominant Tapestry Segment

KEY FACTS



68,940

Total Population



\$495,171

Median Home Value



4,582

Businesses



84,059

Daytime Population



43.4

Median Age



0.6%

2025-2030
Pop Growth
Rate



\$49,311

Per Capita
Income



2.2

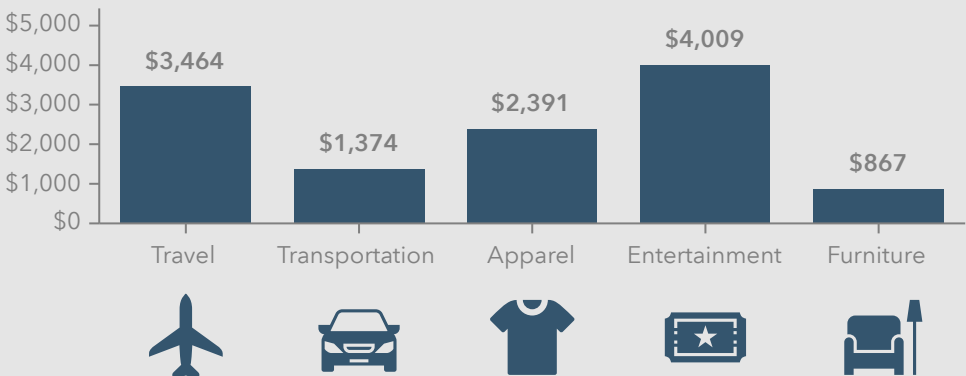
Avg Household
Size



\$75,841

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household

Business Summary Report (NAICS)

300 Baird Cove Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	150	1,036	4,582
Total Employees	1,467	10,335	45,108
Total Population	2,533	24,893	68,940
Employee/Population Ratio (per 100)	57.9	41.5	65.4

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.7%	2	0.1%	3	0.3%	7	0.1%	22	0.5%	76	0.2%
Mining (21)	0	0.0%	0	0.0%	2	0.2%	33	0.3%	5	0.1%	65	0.1%
Utilities (22)	1	0.7%	2	0.1%	3	0.3%	164	1.6%	5	0.1%	222	0.5%
Construction (23)	16	10.7%	304	20.7%	88	8.5%	1,057	10.2%	249	5.4%	2,152	4.8%
Building Construction	8	5.3%	130	8.9%	39	3.8%	451	4.4%	117	2.5%	1,011	2.2%
Heavy/Civil Eng Construction	1	0.7%	8	0.6%	6	0.6%	177	1.7%	19	0.4%	240	0.5%
Specialty Trade Contractor	8	5.3%	167	11.4%	43	4.2%	428	4.1%	113	2.5%	902	2.0%
Manufacturing (31-33)	4	2.7%	45	3.1%	46	4.4%	1,208	11.7%	134	2.9%	2,459	5.5%
Wholesale Trade (42)	3	2.0%	9	0.6%	23	2.2%	140	1.4%	81	1.8%	623	1.4%
Durable Goods	2	1.3%	6	0.4%	15	1.4%	98	0.9%	53	1.2%	453	1.0%
Nondurable Goods	1	0.7%	3	0.2%	7	0.7%	39	0.4%	26	0.6%	166	0.4%
Trade Broker	0	0.0%	0	0.0%	1	0.1%	3	0.0%	2	0.0%	5	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

300 Baird Cove Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	24	16.0%	198	13.5%	135	13.0%	1,496	14.5%	495	10.8%	5,097	11.3%
Motor Vehicle & Parts Dealers	2	1.3%	4	0.3%	9	0.9%	42	0.4%	34	0.7%	259	0.6%
Furniture & Home Furnishing Stores	1	0.7%	1	0.1%	10	1.0%	31	0.3%	28	0.6%	190	0.4%
Electronics & Appliance Stores	2	1.3%	5	0.3%	4	0.4%	14	0.1%	14	0.3%	79	0.2%
Building & Garden Equipment	2	1.3%	9	0.6%	11	1.1%	116	1.1%	28	0.6%	493	1.1%
Food & Beverage Stores	5	3.3%	113	7.7%	25	2.4%	635	6.1%	89	1.9%	1,619	3.6%
Health & Personal Care Stores	1	0.7%	10	0.7%	11	1.1%	316	3.1%	35	0.8%	488	1.1%
Gasoline Stations	1	0.7%	2	0.1%	4	0.4%	16	0.1%	14	0.3%	61	0.1%
Clothing, Shoe and Jewellery Stores	1	0.7%	6	0.4%	10	1.0%	42	0.4%	67	1.5%	370	0.8%
Sporting Goods, Hobby & Music Stores	8	5.3%	39	2.7%	37	3.6%	165	1.6%	145	3.2%	720	1.6%
General Merchandise Stores	3	2.0%	9	0.6%	14	1.4%	120	1.2%	41	0.9%	818	1.8%
Transportation & Warehousing (48-49)	5	3.3%	33	2.3%	18	1.7%	163	1.6%	61	1.3%	539	1.2%
Truck Transportation	2	1.3%	26	1.8%	5	0.5%	55	0.5%	17	0.4%	142	0.3%
Information (51)	1	0.7%	2	0.1%	20	1.9%	100	1.0%	110	2.4%	1,215	2.7%
Finance & Insurance (52)	7	4.7%	21	1.4%	48	4.6%	176	1.7%	227	5.0%	1,390	3.1%
Central Bank/Credit & Related Activities	1	0.7%	6	0.4%	14	1.4%	84	0.8%	79	1.7%	733	1.6%
Securities & Commodity Contracts	2	1.3%	6	0.4%	14	1.4%	34	0.3%	92	2.0%	426	0.9%
Funds, Trusts & Other Financial	3	2.0%	9	0.6%	20	1.9%	58	0.6%	56	1.2%	232	0.5%
Real Estate, Rental & Leasing (53)	9	6.0%	30	2.0%	53	5.1%	303	2.9%	299	6.5%	2,111	4.7%
Professional, Scientific & Tech Services (54)	10	6.7%	67	4.6%	94	9.1%	532	5.2%	557	12.2%	3,345	7.4%
Legal Services	2	1.3%	7	0.5%	14	1.4%	48	0.5%	180	3.9%	964	2.1%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

300 Baird Cove Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	2	1.3%	6	0.4%	6	0.6%	19	0.2%	21	0.5%	116	0.3%
Administrative, Support & Waste Mgmt (56)	5	3.3%	28	1.9%	41	4.0%	347	3.4%	143	3.1%	1,217	2.7%
Educational Services (61)	5	3.3%	92	6.3%	24	2.3%	520	5.0%	104	2.3%	2,341	5.2%
Health Care & Social Assistance (62)	10	6.7%	403	27.5%	95	9.2%	1,455	14.1%	454	9.9%	5,462	12.1%
Ambulatory Health Care	7	4.7%	109	7.4%	61	5.9%	521	5.0%	282	6.2%	2,694	6.0%
Hospital	1	0.7%	2	0.1%	2	0.2%	11	0.1%	21	0.5%	500	1.1%
Nursing/Residential Care	0	0.0%	1	0.1%	6	0.6%	64	0.6%	20	0.4%	380	0.8%
Social Assistance	3	2.0%	291	19.8%	26	2.5%	859	8.3%	131	2.9%	1,889	4.2%
Arts, Entertainment & Recreation (71)	3	2.0%	7	0.5%	31	3.0%	145	1.4%	114	2.5%	783	1.7%
Accommodation & Food Services (72)	14	9.3%	143	9.8%	83	8.0%	1,579	15.3%	435	9.5%	7,517	16.7%
Accommodation	4	2.7%	23	1.6%	11	1.1%	640	6.2%	72	1.6%	2,282	5.1%
Food & Drinking Places	10	6.7%	120	8.2%	73	7.0%	938	9.1%	363	7.9%	5,235	11.6%
Other Services Except Public Admin (81)	24	16.0%	73	5.0%	134	12.9%	565	5.5%	596	13.0%	2,789	6.2%
Repair & Maintenance	4	2.7%	17	1.2%	28	2.7%	129	1.3%	86	1.9%	377	0.8%
Auto Repair & Maintenance	3	2.0%	8	0.6%	19	1.8%	104	1.0%	60	1.3%	277	0.6%
Personal & Laundry Service	13	8.7%	35	2.4%	57	5.5%	209	2.0%	211	4.6%	890	2.0%
Civic and Other Orgs	7	4.7%	21	1.4%	49	4.7%	227	2.2%	300	6.5%	1,523	3.4%
Public Administration (92)	0	0.0%	1	0.1%	17	1.6%	318	3.1%	160	3.5%	5,535	12.3%
Unclassified Establishments (99)	7	4.7%	2	0.1%	72	7.0%	10	0.1%	311	6.8%	52	0.1%
Total (11-99)	150	100.0%	1,467	100.0%	1,036	100.0%	10,335	100.0%	4,582	100.0%	45,108	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

300 Baird Cove Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	150	1,036	4,582
Total Employees	1,467	10,335	45,108
Total Population	2,533	24,893	68,940
Employee/Population Ratio (per 100)	57.9	41.5	65.4

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	6	4.0%	35	2.4%	33	3.2%	190	1.8%	97	2.1%	593	1.3%
Construction (15-17)	14	9.3%	284	19.4%	83	8.0%	1,016	9.8%	234	5.1%	1,979	4.4%
Manufacturing (20-39)	4	2.7%	44	3.0%	44	4.3%	1,179	11.4%	133	2.9%	2,760	6.1%
Transportation (40-47)	5	3.3%	34	2.3%	22	2.1%	177	1.7%	80	1.8%	735	1.6%
Communication (48)	0	0.0%	0	0.0%	3	0.3%	14	0.1%	36	0.8%	391	0.9%
Utility (49)	1	0.7%	2	0.1%	5	0.5%	376	3.6%	13	0.3%	482	1.1%
Wholesale Trade (50-51)	3	2.0%	9	0.6%	22	2.1%	138	1.3%	81	1.8%	627	1.4%
Retail Trade Summary (52-59)	36	24.0%	322	21.9%	215	20.8%	2,478	24.0%	879	19.2%	10,450	23.2%
Home Improvement	3	2.0%	11	0.8%	12	1.2%	118	1.1%	29	0.6%	495	1.1%
General Merchandise Stores	2	1.3%	6	0.4%	7	0.7%	95	0.9%	23	0.5%	767	1.7%
Food Stores	6	4.0%	113	7.7%	28	2.7%	671	6.5%	94	2.0%	1,748	3.9%
Auto Dealers & Gas Stations	2	1.3%	5	0.3%	12	1.2%	54	0.5%	47	1.0%	313	0.7%
Apparel & Accessory Stores	0	0.0%	0	0.0%	7	0.7%	26	0.3%	54	1.2%	325	0.7%
Furniture & Home Furnishings	2	1.3%	6	0.4%	16	1.5%	48	0.5%	51	1.1%	295	0.7%
Eating & Drinking Places	10	6.7%	119	8.1%	71	6.8%	923	8.9%	352	7.7%	5,110	11.3%
Miscellaneous Retail	12	8.0%	60	4.1%	62	6.0%	543	5.3%	229	5.0%	1,396	3.1%

Business Summary Report (SIC)

300 Baird Cove Rd, Asheville, North Carolina, 28804



Rings: 1, 3, 5 mile radii

by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	15	10.0%	47	3.2%	101	9.8%	479	4.6%	529	11.6%	3,667	8.1%
Banks, Savings & Lending	1	0.7%	6	0.4%	14	1.4%	84	0.8%	81	1.8%	739	1.6%
Securities Brokers	2	1.3%	6	0.4%	14	1.4%	34	0.3%	90	2.0%	420	0.9%
Insurance Carriers & Agents	3	2.0%	7	0.5%	19	1.8%	54	0.5%	55	1.2%	228	0.5%
Real Estate, Investment Offices	9	6.0%	28	1.9%	54	5.2%	306	3.0%	303	6.6%	2,280	5.0%
Services Summary (70-89)	59	39.3%	687	46.8%	418	40.4%	3,962	38.3%	2,029	44.3%	17,911	39.7%
Hotels & Lodging	4	2.7%	23	1.6%	11	1.1%	640	6.2%	72	1.6%	2,282	5.1%
Automotive Services	5	3.3%	15	1.0%	25	2.4%	119	1.1%	79	1.7%	341	0.8%
Movies & Amusements	3	2.0%	7	0.5%	31	3.0%	141	1.4%	118	2.6%	624	1.4%
Health Services	7	4.7%	110	7.5%	63	6.1%	567	5.5%	297	6.5%	3,154	7.0%
Legal Services	2	1.3%	7	0.5%	14	1.4%	48	0.5%	174	3.8%	945	2.1%
Education Inst. & Libraries	4	2.7%	91	6.2%	20	1.9%	519	5.0%	91	2.0%	2,395	5.3%
Other Services	34	22.7%	434	29.6%	253	24.4%	1,928	18.7%	1,199	26.2%	8,171	18.1%
Government (91-97)	0	0.0%	1	0.1%	17	1.6%	318	3.1%	157	3.4%	5,454	12.1%
Unclassified Establishments (99)	7	4.7%	2	0.1%	72	7.0%	10	0.1%	313	6.8%	58	0.1%
Totals (01-99)	150	100.0%	1,467	100.0%	1,036	100.0%	10,335	100.0%	4,582	100.0%	45,108	100.0%

Key Facts

300 Baird Cove Rd, Asheville, North Carolina, 28804
Ring: 5 mile radius

KEY FACTS

68,940

Population



Average
Household Size

43.4

Median Age

\$75,841

Median Household
Income

EDUCATION

6.0%

No High School
Diploma



18.4%

High School
Graduate



21.4%

Some College/
Associate's Degree



54.2%

Bachelor's/Grad/
Prof Degree

BUSINESS



4,582

Total Businesses



45,108

Total Employees

EMPLOYMENT



65.1%

White Collar



16.8%

Blue Collar



18.1%

Services



Unemployment
Rate

INCOME



\$75,841

Median Household
Income



\$49,311

Per Capita Income



\$185,367

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (15.9%)

The smallest group: \$25,000 - \$34,999 (5.7%)

Indicator ▲	Value	Diff		
<\$15,000	10.5%	+2.1%		
\$15,000 - \$24,999	6.4%	-0.6%		
\$25,000 - \$34,999	5.7%	-0.9%		
\$35,000 - \$49,999	11.1%	+0.6%		
\$50,000 - \$74,999	15.9%	-1.0%		
\$75,000 - \$99,999	11.6%	-1.6%		
\$100,000 - \$149,999	15.1%	-0.7%		
\$150,000 - \$199,999	10.3%	-0.1%		
\$200,000+	13.5%	+2.3%		

Bars show deviation from Buncombe County

Demographic and Income Profile

300 Baird Cove Rd, Asheville, North Carolina, 28804



Ring: 5 mile radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	58,447	65,209	68,940	71,012
Total Households	24,779	28,210	29,869	30,898
Family Population	39,092	-	45,007	46,148
Average Household Size	2.23	2.17	2.18	2.17
Owner Occupied Housing Units	34,649	-	17,396	17,921
Renter Occupied Housing Units	20,722	-	12,473	12,977
Median Age	39.8	-	43.4	44.6

Trends 2025 - 2030	Area	State	National
Population	0.6%	0.8%	0.4%
Households	0.7%	1.1%	0.6%
Family Population	0.4%	0.9%	0.5%
Owner Occupied Housing Units	0.6%	1.2%	0.0%
Median Household Income	2.3%	2.6%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	3,123	10.5%	2,945	9.5%
\$15,000-\$24,999	1,902	6.4%	1,583	5.1%
\$25,000-\$34,999	1,697	5.7%	1,467	4.8%
\$35,000-\$49,999	3,312	11.1%	2,983	9.7%
\$50,000-\$74,999	4,748	15.9%	4,854	15.7%
\$75,000-\$99,999	3,479	11.7%	3,498	11.3%
\$100,000-\$149,999	4,506	15.1%	4,918	15.9%
\$150,000-\$199,999	3,085	10.3%	3,652	11.8%
\$200,000 or greater	4,018	13.4%	4,998	16.2%
Median Household Income	\$75,841	-	\$84,977	-
Average Household Income	\$112,835	-	\$124,745	-
Per Capita Income	\$49,311	-	\$54,715	-



[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.

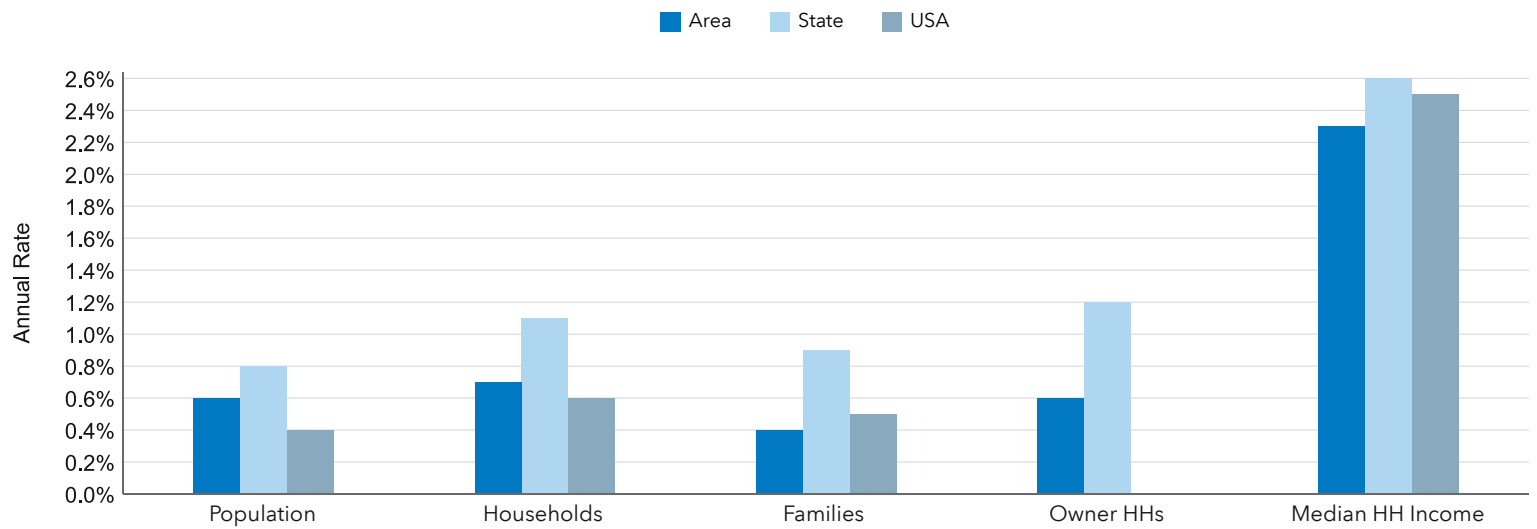
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	3,026	5.2%	2,718	3.9%	2,696	3.8%
5-9	3,101	5.3%	3,002	4.3%	2,844	4.0%
10-14	2,827	4.8%	3,056	4.4%	3,084	4.3%
15-19	3,558	6.1%	4,095	5.9%	3,952	5.6%
20-24	4,722	8.1%	4,524	6.6%	4,668	6.6%
25-29	4,457	7.6%	4,312	6.3%	4,302	6.1%
30-34	3,979	6.8%	4,889	7.1%	4,482	6.3%
35-39	3,734	6.4%	4,767	6.9%	4,889	6.9%
40-44	3,612	6.2%	4,633	6.7%	5,019	7.1%
45-49	3,999	6.8%	4,331	6.3%	4,689	6.6%
50-54	4,206	7.2%	4,143	6.0%	4,466	6.3%
55-59	4,158	7.1%	3,923	5.7%	4,171	5.9%
60-64	3,927	6.7%	4,165	6.0%	3,984	5.6%
65-69	2,839	4.9%	4,551	6.6%	4,247	6.0%
70-74	2,110	3.6%	4,439	6.4%	4,308	6.1%
75-79	1,582	2.7%	3,687	5.3%	4,024	5.7%
80-84	1,335	2.3%	2,071	3.0%	2,994	4.2%
Age 85+	1,274	2.2%	1,635	2.4%	2,192	3.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	50,099	85.7%	52,723	80.8%	55,316	80.2%	56,062	79.0%
Black Alone	4,496	7.7%	4,002	6.1%	4,099	6.0%	4,380	6.2%
American Indian	227	0.4%	337	0.5%	351	0.5%	371	0.5%
Asian Alone	493	0.8%	739	1.1%	816	1.2%	896	1.3%
Pacific Islander	44	0.1%	114	0.2%	139	0.2%	160	0.2%
Some Other Race	1,823	3.1%	2,980	4.6%	3,399	4.9%	3,830	5.4%
Two or More Races	1,265	2.2%	4,315	6.6%	4,820	7.0%	5,312	7.5%
Hispanic (Any Race)	4,054	6.9%	5,590	8.6%	6,521	9.5%	7,298	10.3%

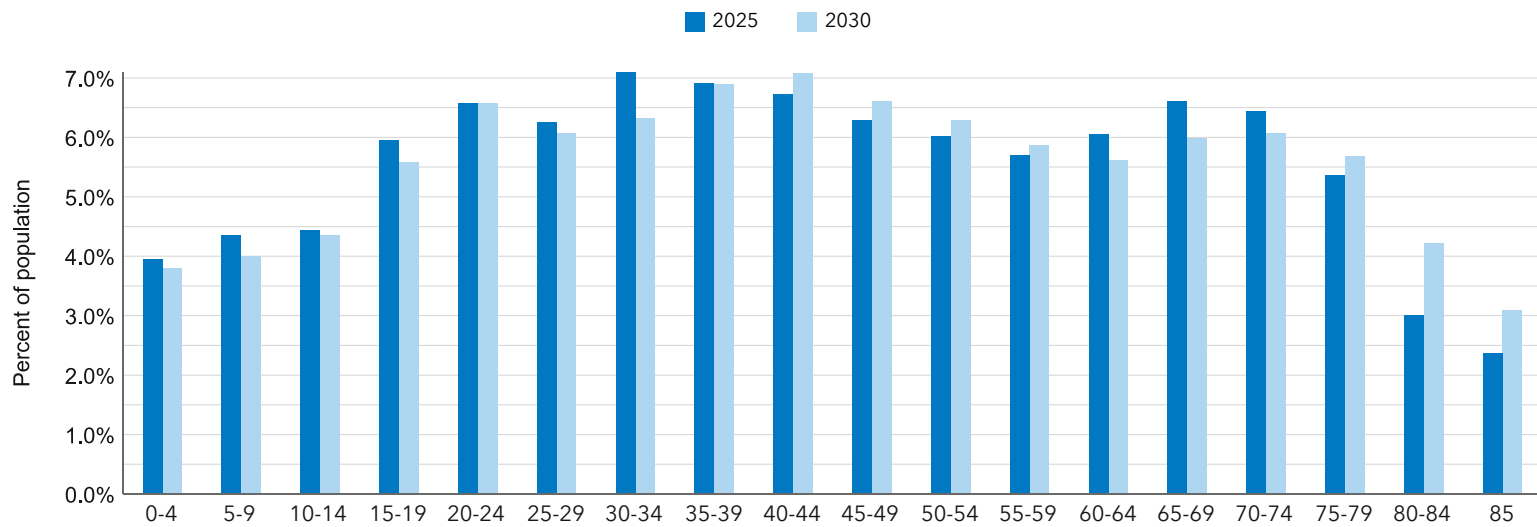
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate

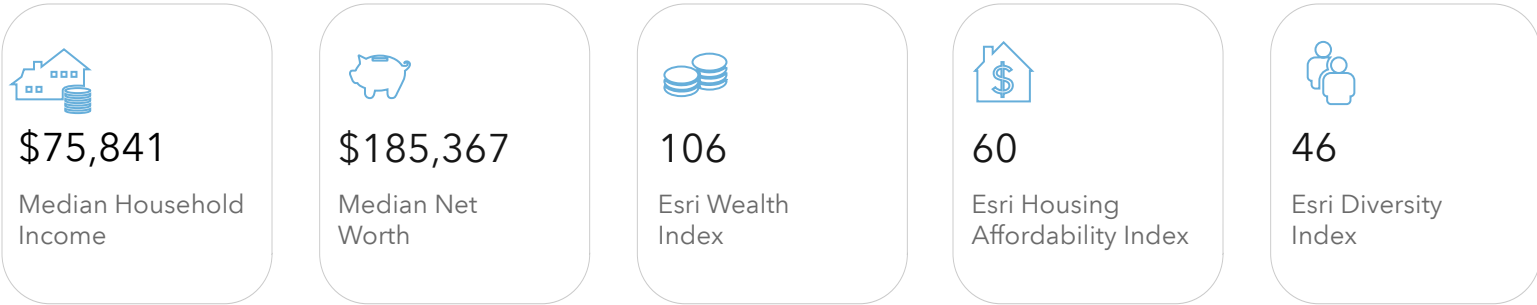


Population by Age

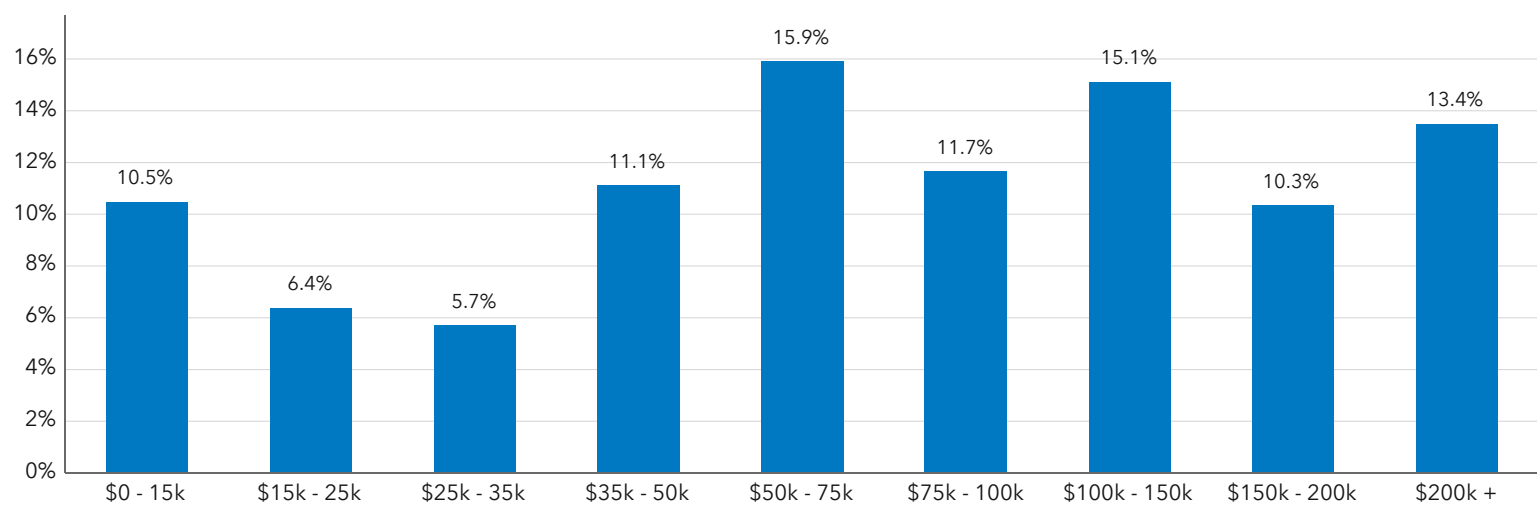


Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.

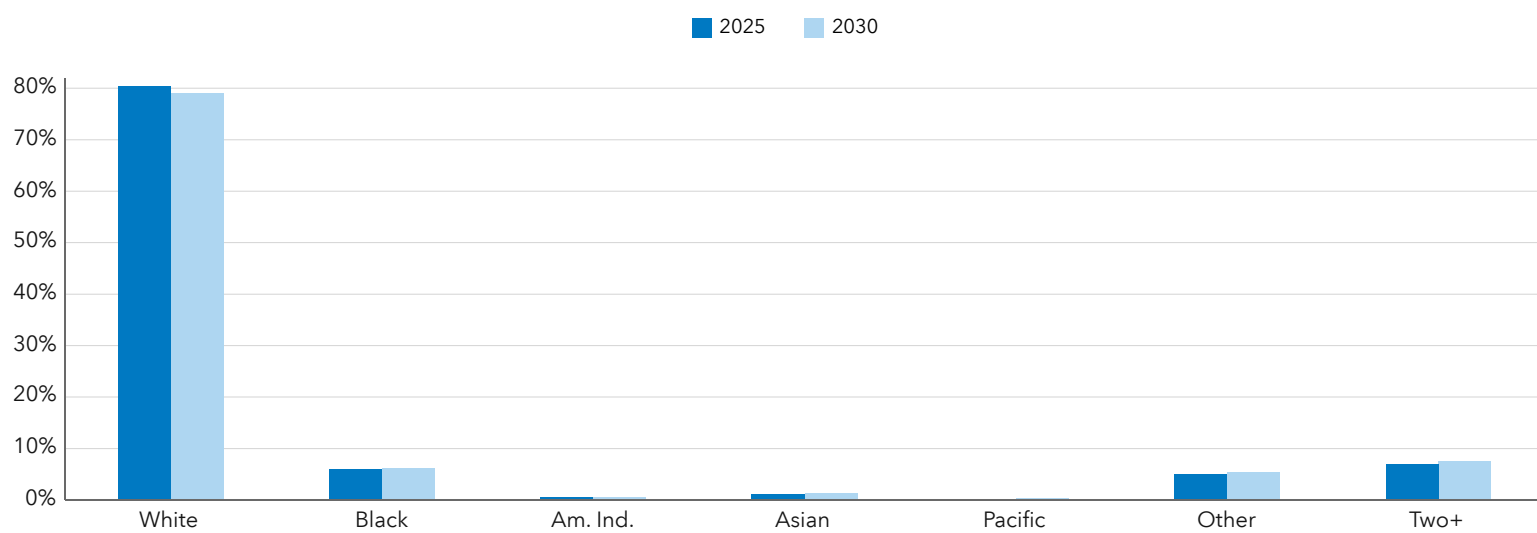
Key Indicators for 2025



Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.