



Dewey Property Advisors



COMMERCIAL LAND FOR SALE

303 GASHES CREEK RD | ASHEVILLE, NC

SALE INFORMATION | PRIME DEVELOPMENT SITE

MARKET ASHEVILLE, NC



303 Gashes Creek Rd, Asheville, NC 28803
1.65 Acres - Prime Development Site

Recent bank appraisal that supports asking price is available upon request.

Great location for hospitality, medical office or industrial distribution.

Located in Buncombe County and not Asheville, so no Asheville restrictions on Hotel construction applies. Construction ready site with paved and striped parking in place for a hotel, office building, medical, gas station or convenience store.

Over 30,000 cars on US 74A and right at the interchange with I-40. Right next to the Tunnel Road commercial core on one side and the Blue Ridge Parkway on the other.

Previously approved for 30K office building or 68K sf of hotel through Buncombe County Planning and Zoning.

Improvements include: parking, retaining walls, graded building site, underground fiber optic, sprinkler system, water supply, sewer and all utilities to site.





303 Gashes Creek Road
EXAMPLE HOTEL PROTOTYPE

CORT ARCHITECTURAL
GROUP PA



303 Gashes Creek Road
CLASS A OFFICE

CORT ARCHITECTURAL
GROUP PA

CITY BUS TURNING RADIUS
MINIMUM OUTSIDE RADIUS = 41.7'
MINIMUM INSIDE RADIUS = 26.3'
STANDARD HEIGHT = 12.0'

VICINITY MAP
NOT TO SCALE

EXISTING FIRE HYDRANTS AND WATER LINE EXTENSION
PAID FOR BY OWNER IN 2000.

FIRE HYDRANT #88 IS SERVED BY 8" WATER LINE EXTENSION FROM NORTH SIDE OF US 19A. SEE FIRE HYDRANT SCHEDULE ON SHEET U-1 FOR WATER PRESSURE.

FIRE APPARATUS ACCESS ROAD
ALL INSIDE RADIUS SHOWN 27'-0" ALL OUTSIDE RADIUS SHOWN 40'-0" BUILDING IS FULLY SPRINKLED WITH 2 1/2" FIRE DEPARTMENT HOSE CONNECTIONS IN EACH STAIRWELL.

LAQUINTA DEL SOL HOTEL BUILDING
180'-2 3/4" X 68'-5 3/4"
ENTRY ELEV. = 0100
PATIO ELEV. = 10600

100 TOTAL PARKING SPACES

POOL PATIO

PROPERTY # 9667.05-08-4697.00
TOTAL LOT AREA 1658 ACRES
ZONING: PS - PUBLIC SERVICE DISTRICT
OVERLAY ZONE: BLUE RIDGE PARKWAY (NOT APPLICABLE)
ALL ADJACENT PROPERTY ZONED PS - PUBLIC SERVICE DISTRICT

GASHES CREEK ROAD

303 Gashes Creek Road

JANUARY 17, 2012 ZONING ORDINANCE OF BUNCOMBE COUNTY, NC

ZONING SITE PLAN
SCALE: 1" = 100'-0"

ZONING VESTED RIGHT
PROPERTY REZONED AUGUST 7, 2013 AS PS-PUBLIC SERVICE DISTRICT. BLUE RIDGE PARKWAY OVERLAY DISTRICT SECTION 78-643 - NOT APPLICABLE. BUILDING IS NOT WITHIN 1,000 FEET OF CENTERLINE OF BLUE RIDGE PARKWAY AND IS NOT VISIBLE FROM SAME.

SITE SPECIFIC DEVELOPMENT PLAN:
APPROVAL OF THIS PLAN ESTABLISHES A ZONING VESTED RIGHT UNDER GS 153A-344.1
UNLESS TERMINATED AT AN EARLIER DATE, THE ZONING VESTED RIGHT

Project Number
4992

MARCH, 2005 (CITY OF ASHEVILLE)
REVISED NOVEMBER 15, 2013 (BUNCOMBE COUNTY)

REVISED MARCH 3, 2014 FOR HOTEL FOOTPRINT
REVISED AUGUST 26, 2012
REVISED OCTOBER 13,

Sheet Number



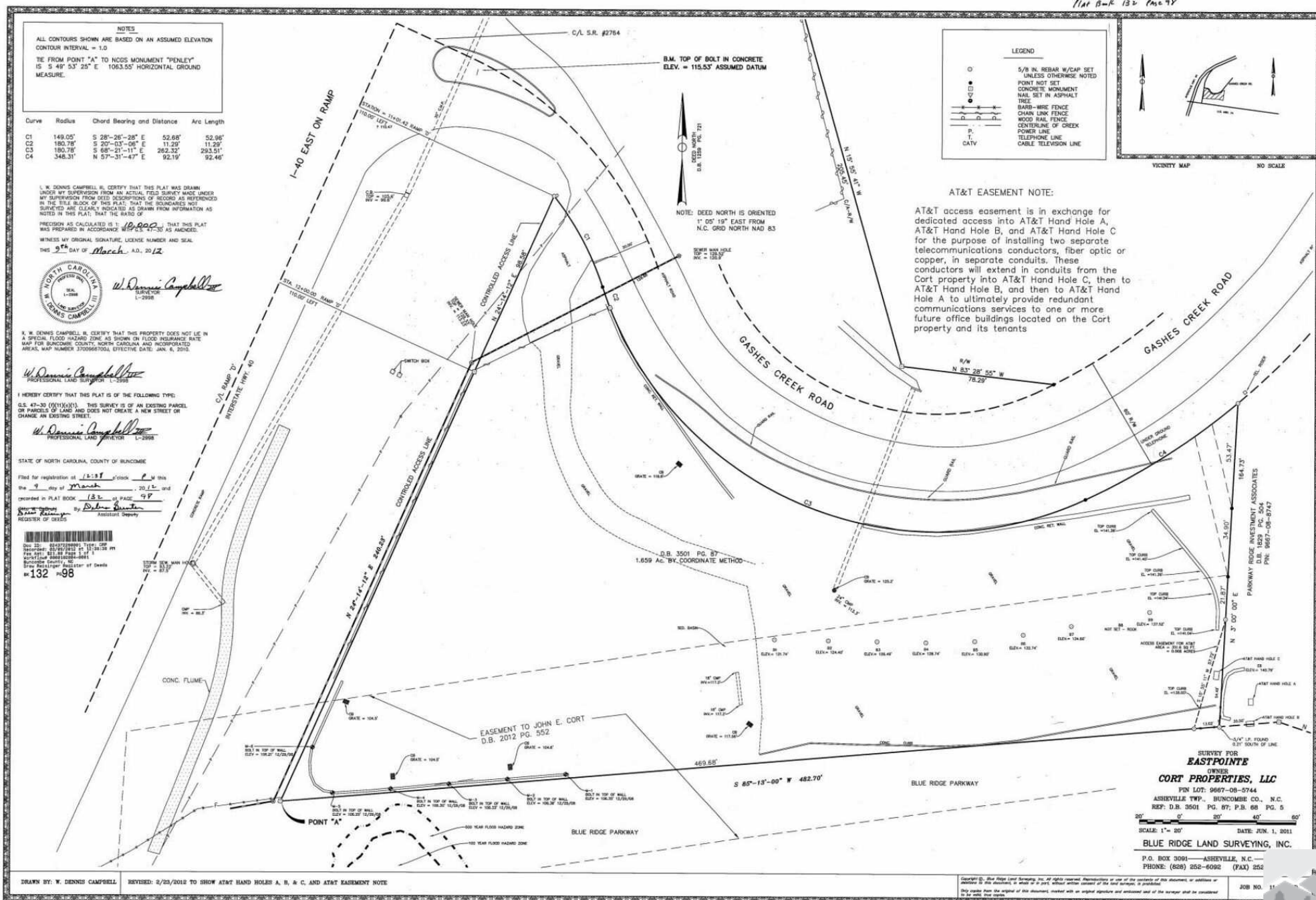








Plat B-K 132 Inc 98

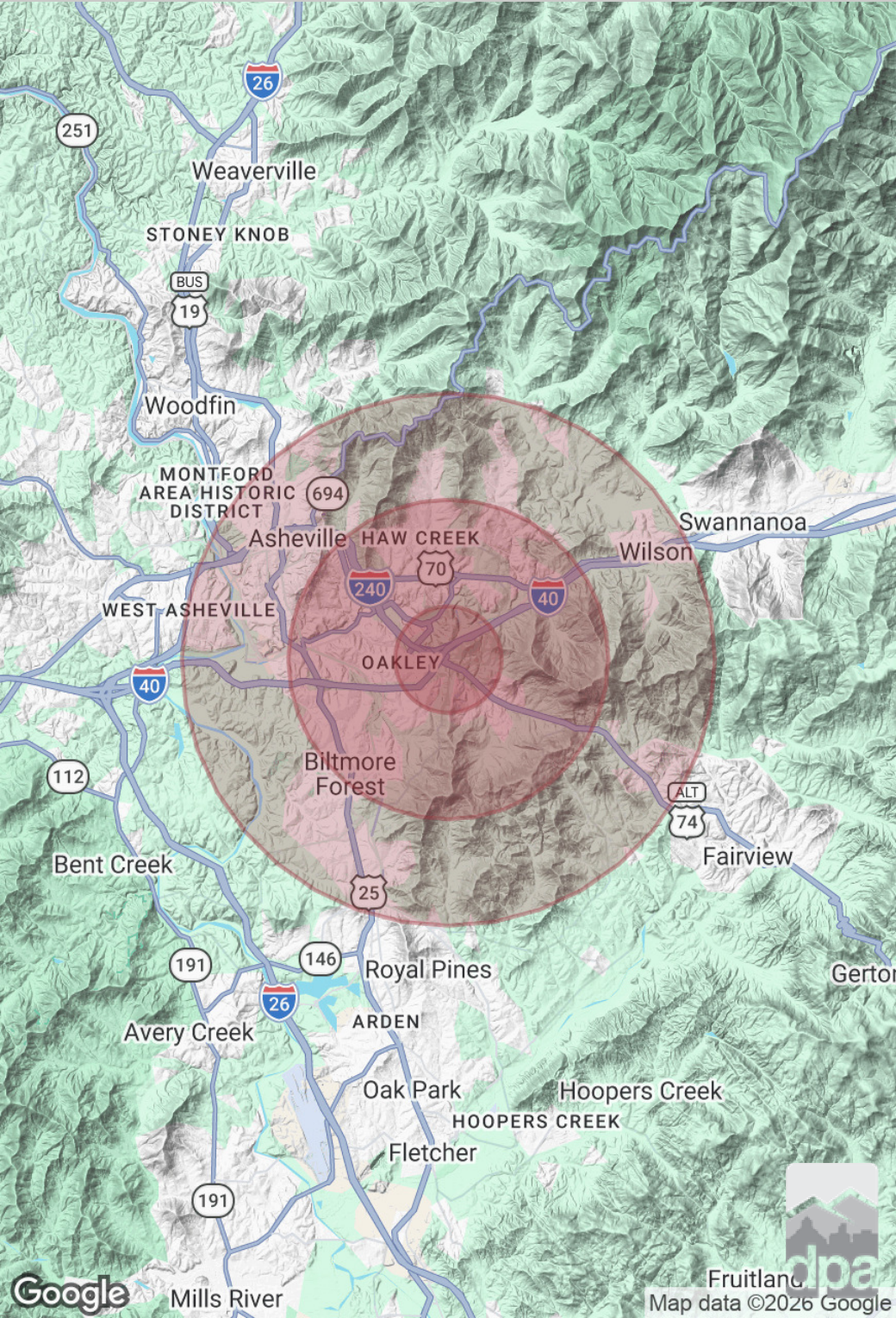




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,443	33,319	76,198
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,651	15,623	35,878
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$90,988	\$98,074	\$104,884
Average House Value	\$381,240	\$443,038	\$531,769

2020 American Community Survey (ACS)





Dewey
Property
Advisors

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