



Dewey Property Advisors



LOT #4
12.17 AC

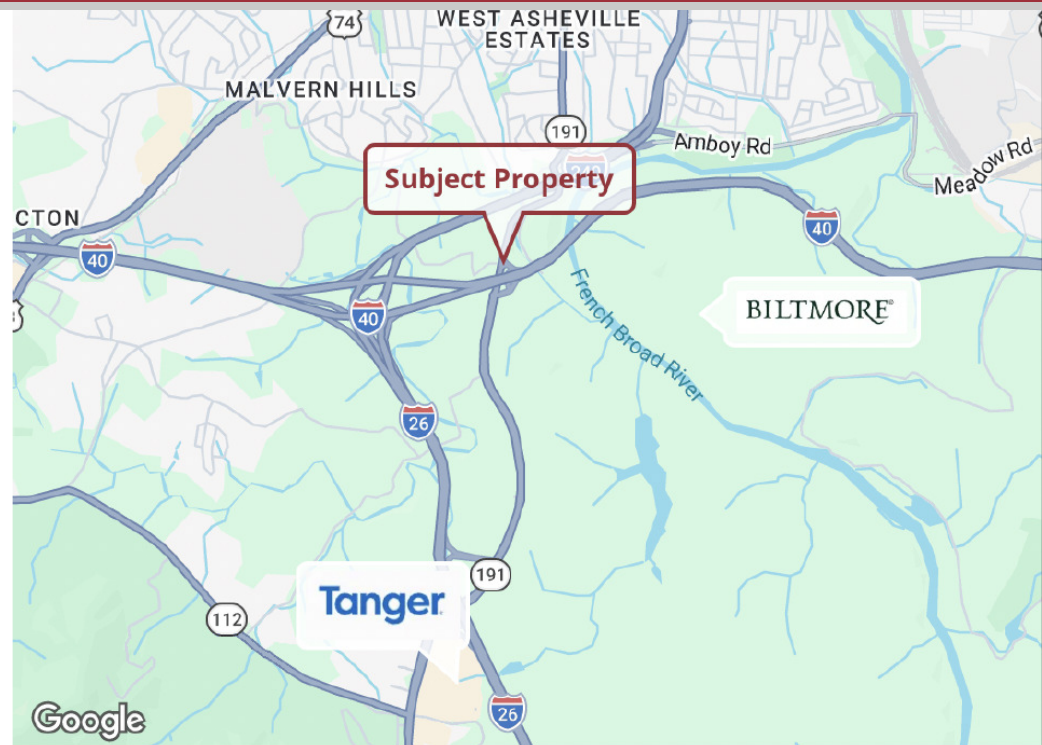
LOT #3
2.94 AC

LOT #2
2.88 AC

LOT #2 ON BREVARD ROAD

110 S BEAR CREEK ROAD | ASHEVILLE, NC

SALE INFORMATION



Sale Price

\$5,950,000

OFFERING SUMMARY

Lot Size:	2.88 Acres
Price / Acre:	\$2,065,972

PROPERTY OVERVIEW

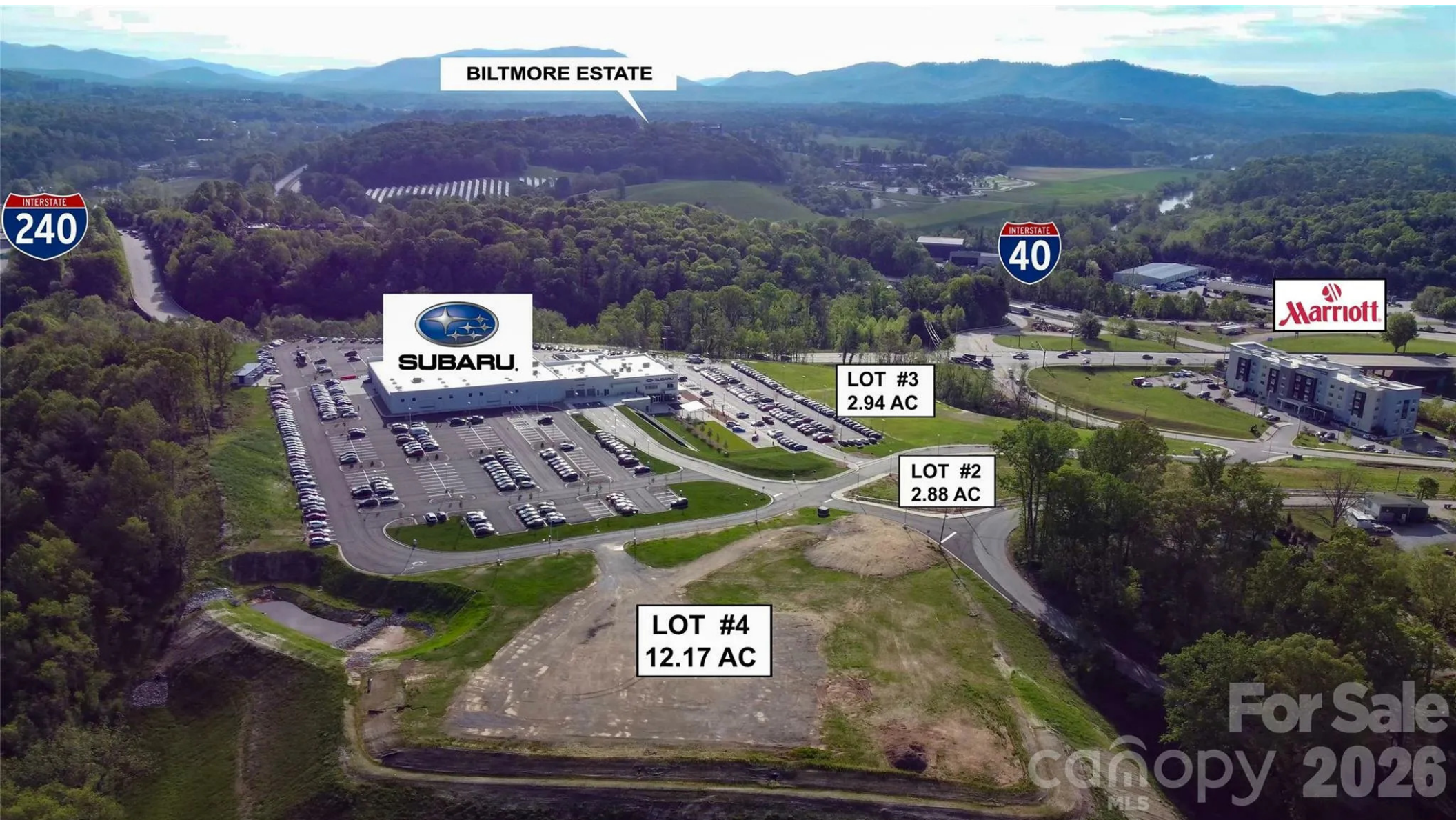
Prime Commercial Site in High Growth Location on Brevard Rd. An exceptional opportunity awaits with three, fully-serviced commercial lots available along Brevard Road-Asheville's premier high growth corridor. These pad-ready sites are strategically located adjacent to Fred Anderson Subaru's landmark facility and offer seamless access between Interstates 40 and 26, ensuring superior traffic flow, visibility, and connectivity. All infrastructure is already in place, including stormwater infrastructure, eliminating costly development unknowns and accelerating your project timeline. This turnkey setup is ideal for retail, hospitality, office, medical, or mixed-use ventures seeking to capitalize on Asheville's booming commercial landscape. (Declaration recorded with restrictions)

PROPERTY HIGHLIGHTS

- Pad Ready
- Stormwater Infrastructure
- Corner Interstate Visible Lots
- I-240 & I-26 Accessible
- 44,000 VPD



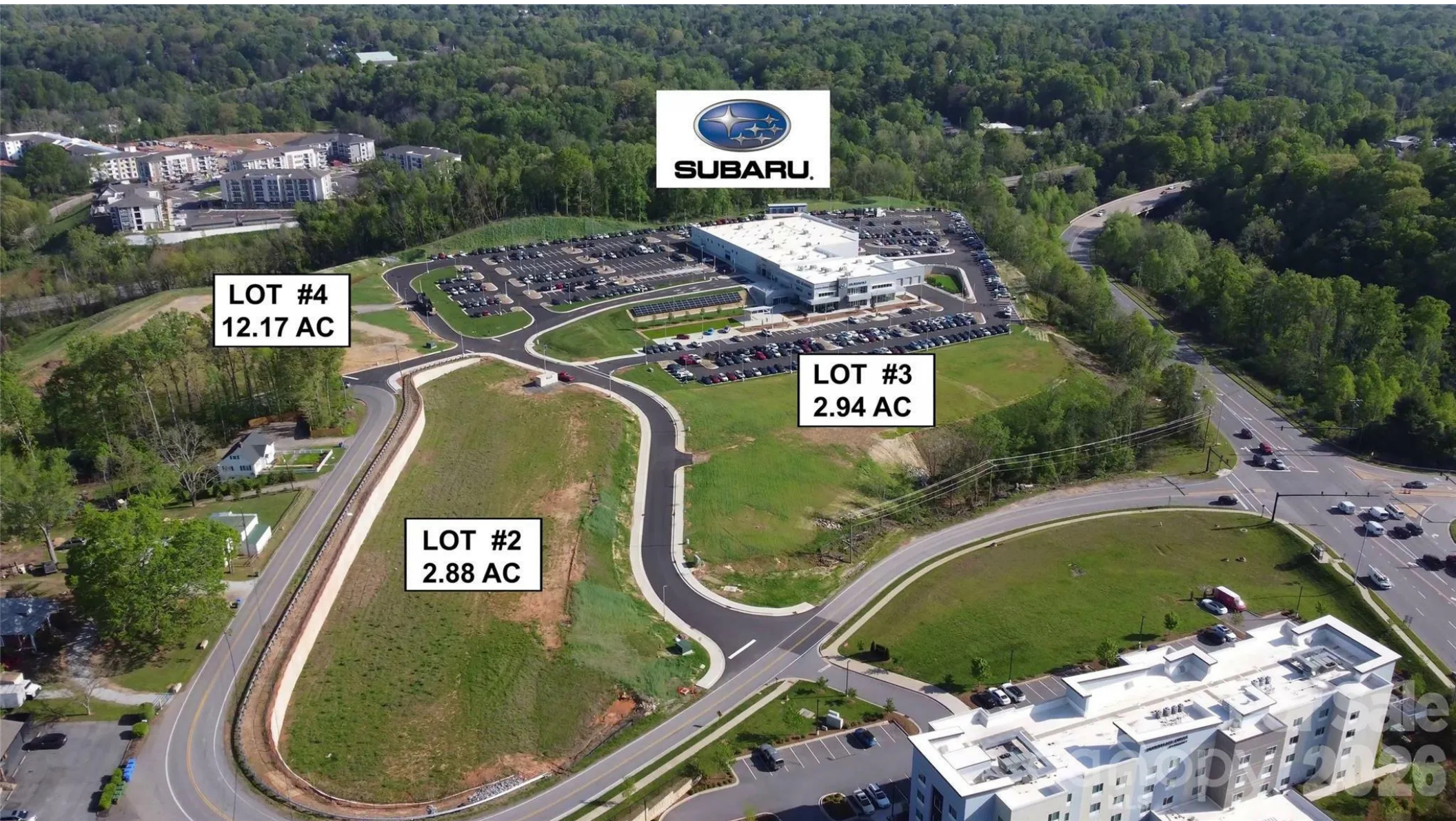




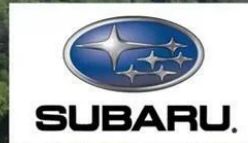
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NC #192865

Jay Lurie



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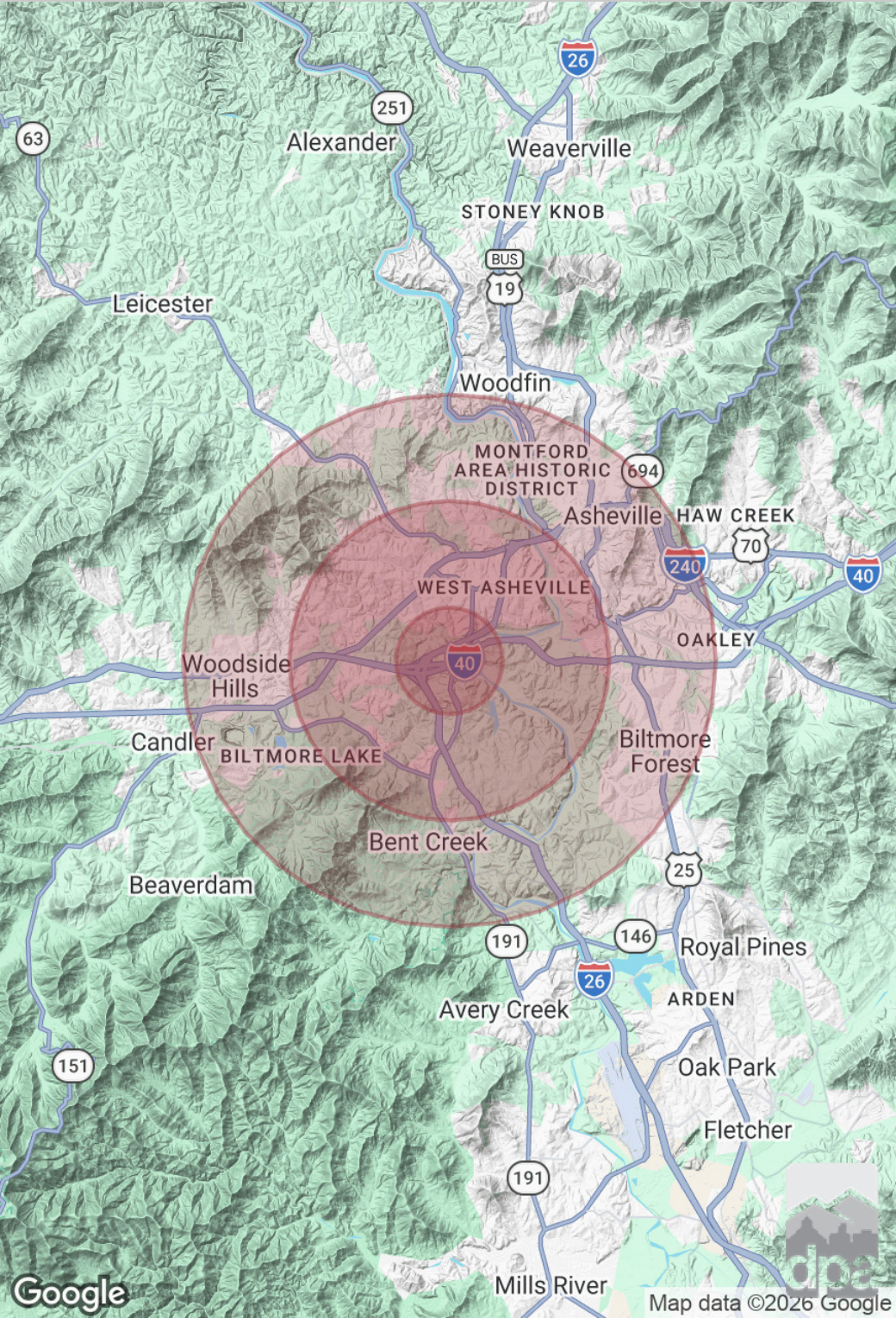
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,681	32,945	88,342
Average Age	38.4	38.9	39.9
Average Age (Male)	35.7	36.5	38.8
Average Age (Female)	39.7	40.5	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,376	12,522	33,935
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$98,495	\$85,864	\$91,516
Average House Value	\$412,132	\$373,152	\$411,731

2023 American Community Survey (ACS)





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Sale Contact:

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