

New Leicester Hwy



6.07 acres

Offered at \$1,750,000

- Approximately 925 ft of frontage on high growth five lane corridor
- Nearby anchors include CVS, Walgreens and Super Ingles
- Great potential for commercial or mixed use development
- Approximately \$290,000 per acre
- 3 parcels in total - adjacent parcel with strip center is also available



SPECIALIZING IN ASHEVILLE'S URBAN MARKET

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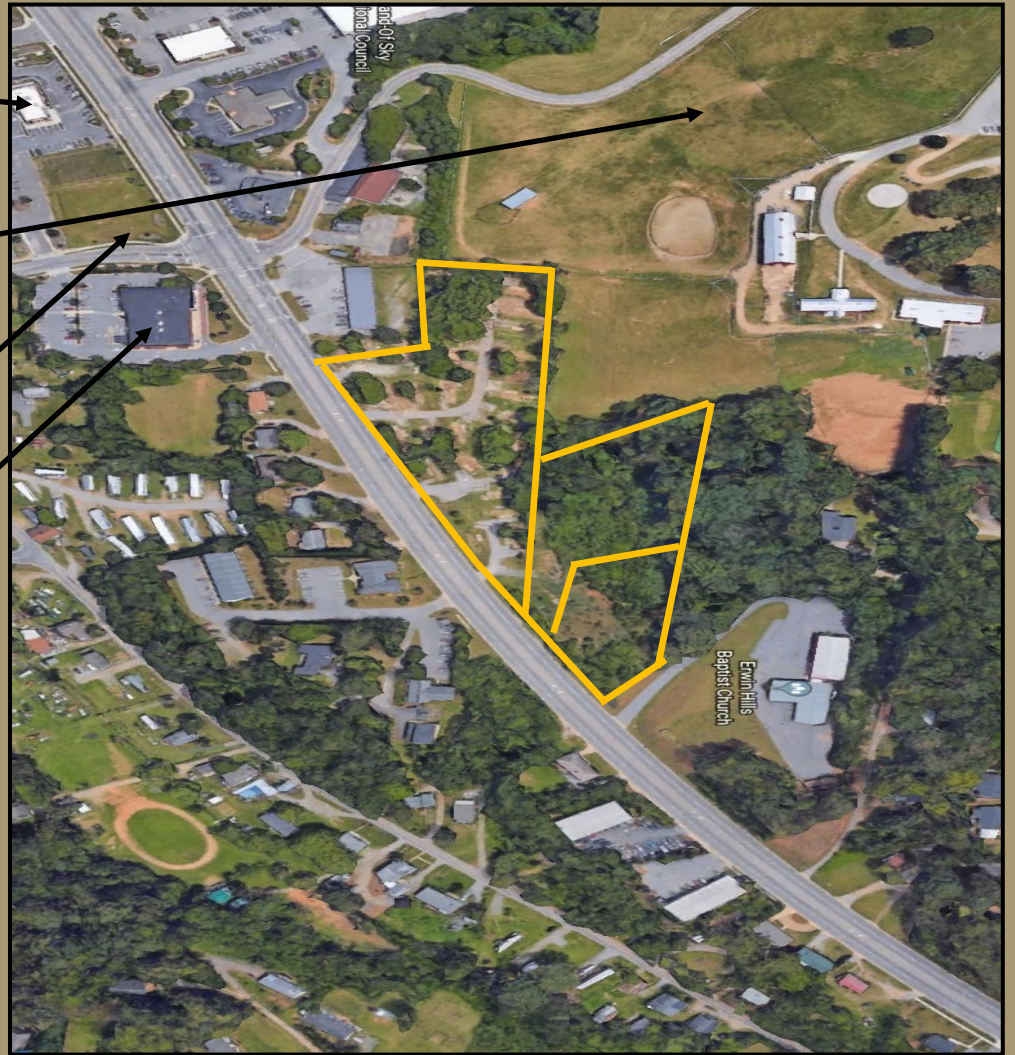
New Leicester Hwy

Zaxby's

Eliada Home

Dunkin Donuts

CVS





Busy New Leicester Hwy



Aerial view of Parcel #1



Curb View of Parcel # 1



Curb View of Parcel # 2



Curb View toward Parcel # 3



High Growth Corridor

ELUDA FOUNDATION, INC.
DEED BOOK 1205, PAGE 799
PIN 8629-2-2999

PLAT BOOK 37, PAGE 76

LOT 4
ERWIN HILLS BAPTIST CHURCH
DEED BOOK 1205, PAGE 652
PIN 8629-4-2714

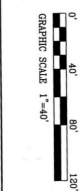
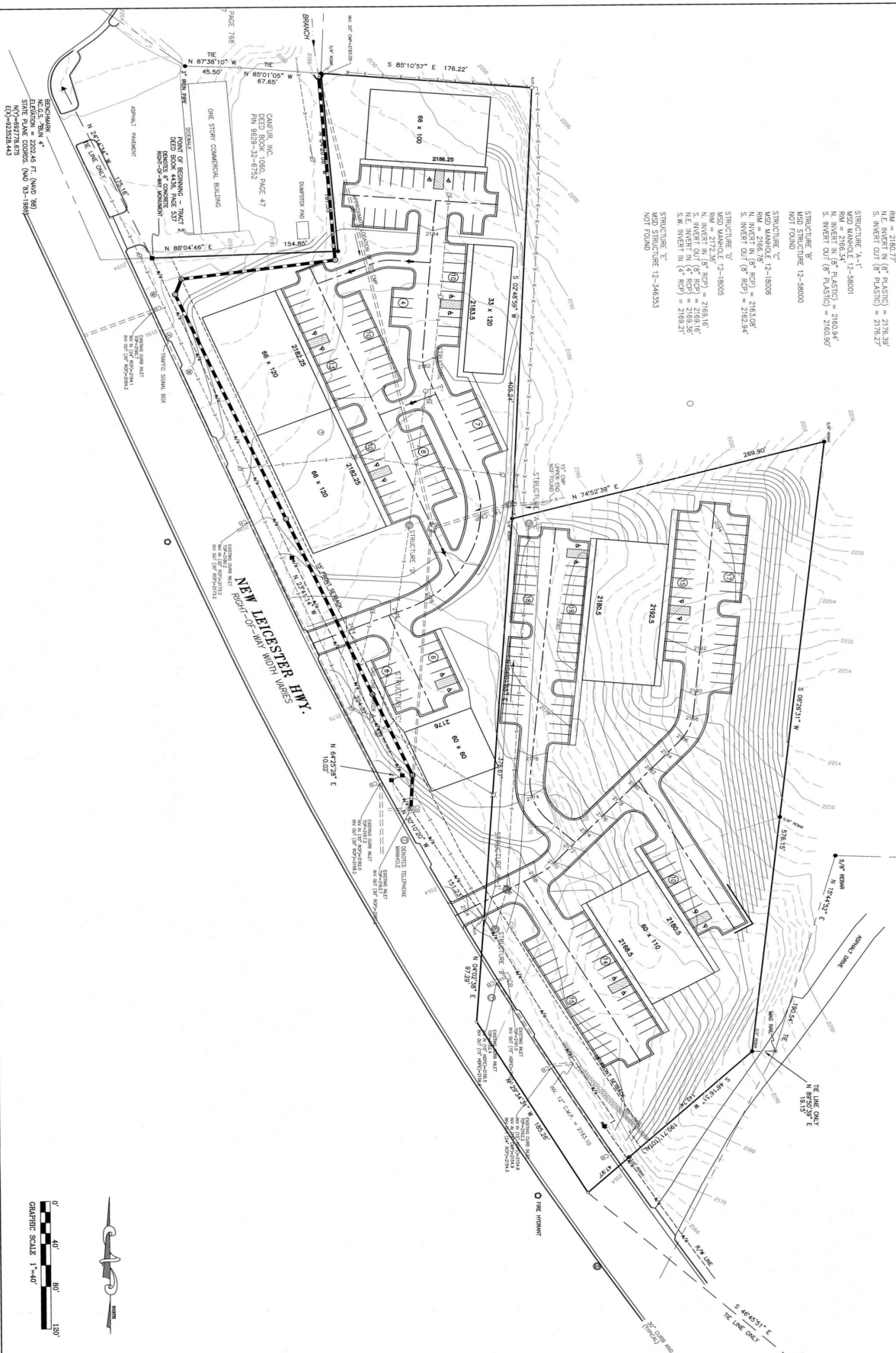
Venture Map
NOT TO SCALE



Davis CivilSolutions, PA
Site/Infrastructure • Engineering/Planning
244 S. Park Meadows • Asheville, North Carolina 28803

SEWER STRUCTURE TABLE

STRUCTURE 'A-1'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'A-1'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'B'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'C'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'D'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'E'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'F'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'G'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'H'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'I'	RM = 2180.77
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SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'J'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'K'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'L'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'M'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'N'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'O'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'P'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'Q'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'R'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'S'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'T'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'U'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'V'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'W'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'X'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'Y'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27
STRUCTURE 'Z'	RM = 2180.77
NE INVERT IN (6" PLASTIC)	= 2176.39
SW INVERT OUT (6" PLASTIC)	= 2176.27



Job No.:
Date:
Scale:
Revision:

Site Development Plan For Park Terrace Properties LLC

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Preliminary Layout

Cross Property Client Full

99999 New Leicester Highway, Asheville NC 28806-2020

MLS #: 3416608	Category: Commercial	Parcel ID: 9629-32-7462-0000	List Price: \$1,750,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$563,500	Zoning Desc: 4436/532	
Zoning: CB-2		Deed Reference: 4436/532	
Road Front: 925		Cross Street:	
Legal Desc: 6.07 unimproved acres in Buncombe County; Deed bk/Pg 4436/532		Flood Plain: No	
Approx Acres: 6.07	Approx Lot Dim:	Elevation:	
Comm Loc: Other			



General Information

Type: **Unimproved Commercial**
 Secondary Type: **Business**
 Documents:
 Restrictions: **None**
 Restrictions Rmks: **None**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **9999**
 Construct Status:
 Construction Type:
 # of Bldgs: **0**
 # of Units:
 # of Rentals:
 # of Stories: **0**
 Baths Total: **0.00**

Additional Information

Prop Fin: **Conventional**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Ind: **Land**
 In City: **No**
 \$/Acre: **\$288,303**
 Potential Income:

Square Footage

Total: **0**
 Min Sqft Avail: **0**
 Max Sqft Avail: **0**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:

Recent: **07/23/2018 : NEWs : ->ACT**

Features

Lake/Water Amenities: **None**
 Total Parking: # of Docks: # Drive In Doors: Rail Service: **No**
 Access: **4 Lane Highway, Paved Road, State Highway**

Utilities

Utilities: **N/A**

Association Information

Subject To HOA: Subject to CCRs: **No**
 Confirm Spcl Assess: **No** Proposed Spcl Assess: **No**

Remarks

Public Remarks: **3 unimproved land parcels w/total of 6.07 acres and approx 925 ft of frontage along high growth New Leicester Hwy suitable for Commercial, Multi-Family or Mixed Use Development. CB-2 Zoning. Can be combined with adjacent parcel containing a seven unit commercial center. PINs: 9629-32-7462-00000, 9629-42-0212-00000 and 9629-41-0912-00000. Can be combined with adjacent parcel containing a seven unit commercial center. 9629-32-6752-00000.**

Listing Information

DOM: **2** CDOM: **2** Closed Dt:
 UC Dt: DDP-End Date: Closed Price: Slr Contr:
 LTC:

Prepared By: Scott Carter

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Cross Property Client Full

331 New Leicester Highway, Asheville NC 28806-2020

MLS#: 3411276	Category: Commercial	Parcel ID: 9629-32-6752-0000	List Price: \$2,500,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$563,500	Zoning Desc:	
Zoning: HB		Deed Reference: 5347/712, 4436/53	
Road Front: 1,100		Cross Street:	
Legal Desc: 6.90 acres and all improvements in Buncombe County; Deed bk/Pg 4436/532 and 5347/712		Flood Plain: No	
Approx Acres: 6.90	Approx Lot Dim:	Elevation:	
Comm Loc: Corner, Freestanding, Other, Shopping Center			



<p><u>General Information</u></p> <p>Type: Retail Center</p> <p>Secondary Type: Showroom/Office</p> <p>Documents:</p> <p>Restrictions: None</p> <p>Restrictions Rmks: None</p> <p><u>Bldg Information</u></p> <p>New Const: No</p> <p>Builder:</p> <p>Year Built: 1971</p> <p>Construct Status:</p> <p>Construction Type: Site Built</p> <p># of Bldgs: 1</p> <p># of Units: 7</p> <p># of Rentals: 8</p> <p># of Stories: 2</p> <p>Baths Total: 5.00</p> <p><u>Additional Information</u></p> <p>Prop Fin: Cash/Only, Conventional, Personal Loan</p> <p>Assumable:</p> <p>Ownership: Seller owned for at least one year</p> <p>Special Conditions: None</p> <p>Publicly Maint Rd: Yes</p>	<p><u>Listing Information</u></p> <p>Trans Type: For Sale</p> <p>Sale/Lease Ind: Building, Land</p> <p>In City: No</p> <p>\$/Acre: \$362,319</p> <p>Potential Income:</p> <p><u>Square Footage</u></p> <p>Total: 4,200</p> <p>Min Sqft Avail: 8,400</p> <p>Max Sqft Avail: 8,400</p> <p>Min Lse\$/Sqft: \$0.00</p> <p>Max Lse\$/Sqft: \$0.00</p> <p>Office Sqft:</p> <p>Warehouse Sqft:</p>
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Recent: **07/18/2018 : NEWs : ->ACT**

<u>Features</u>			
Lake/Water Amenities: None	# of Docks:	# Drive In Doors:	Rail Service: No
Total Parking:		Flooring: Other, Tile	
# Bays:			
Foundation: Basement, Basement Outside Entrance			
Construction: Block, Brick			
Miscellaneous: Other			
Roofing: Metal			
Access: 4 Lane Highway, Paved Road, State Highway			

<u>Utilities</u>	
Heating: Electric, Individually Metered, Other	Cooling: Central, Individually Metered, Window, Other
Utilities:	

<u>Association Information</u>	
Subject To HOA:	Subject to CCRs: No
Confirm Spcl Assess: No	Proposed Spcl Assess: No

Remarks

Public Remarks: **4 parcels w/ approx. 1100 ft of frontage along high growth New Leicester Hwy, suitable for Commercial, Multi-Family or Mixed Use Development. Parcel one is a two level strip center w/7 rental units. The four units on the upper level are all currently occupied and are separately metered for electric and water. 2 of the 3 lower units are occupied. 3 lower units are used for storage but could be converted to glass store fronts for retail/office. The unconditioned lower level has one restroom and one meter for electric and water. The structure itself is located on a corner with a traffic signal, has a metal roof, a dedicated parking lot. PIN with structure is HB zoning and three PINs unimproved parcels are CB2 Zoning.**

<u>Listing Information</u>			
DOM: 7	CDOM: 7	Closed Dt:	Sir Contr:
UC Dt:	DDP-End Date:	Closed Price:	LTC:

Prepared By: Scott Carter

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