

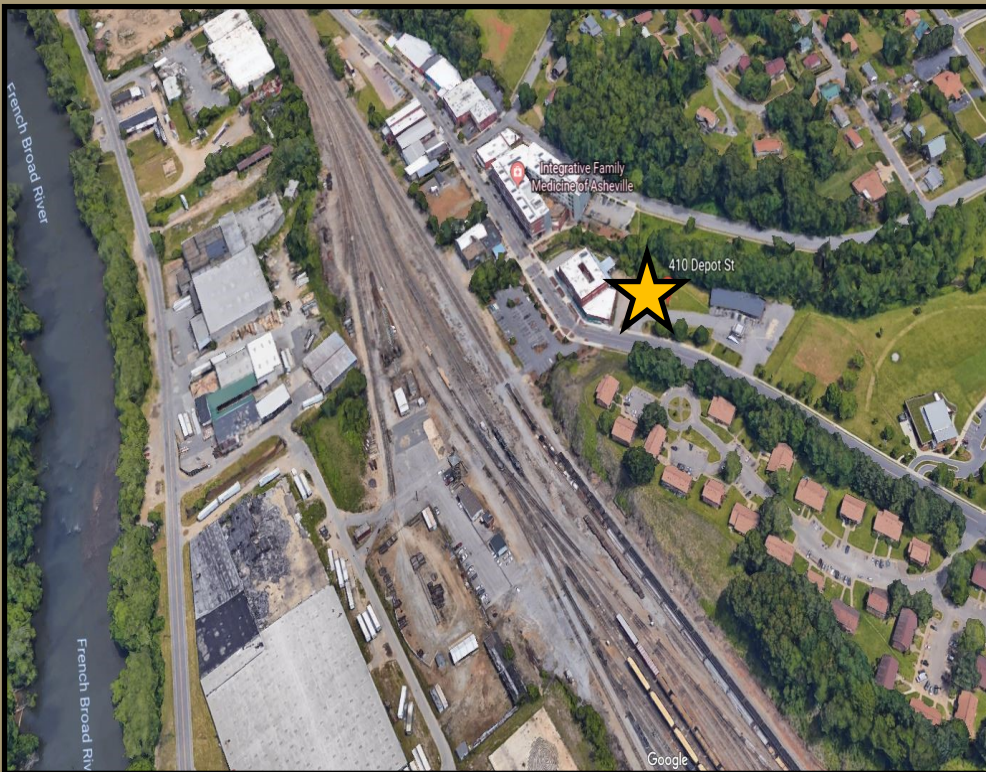
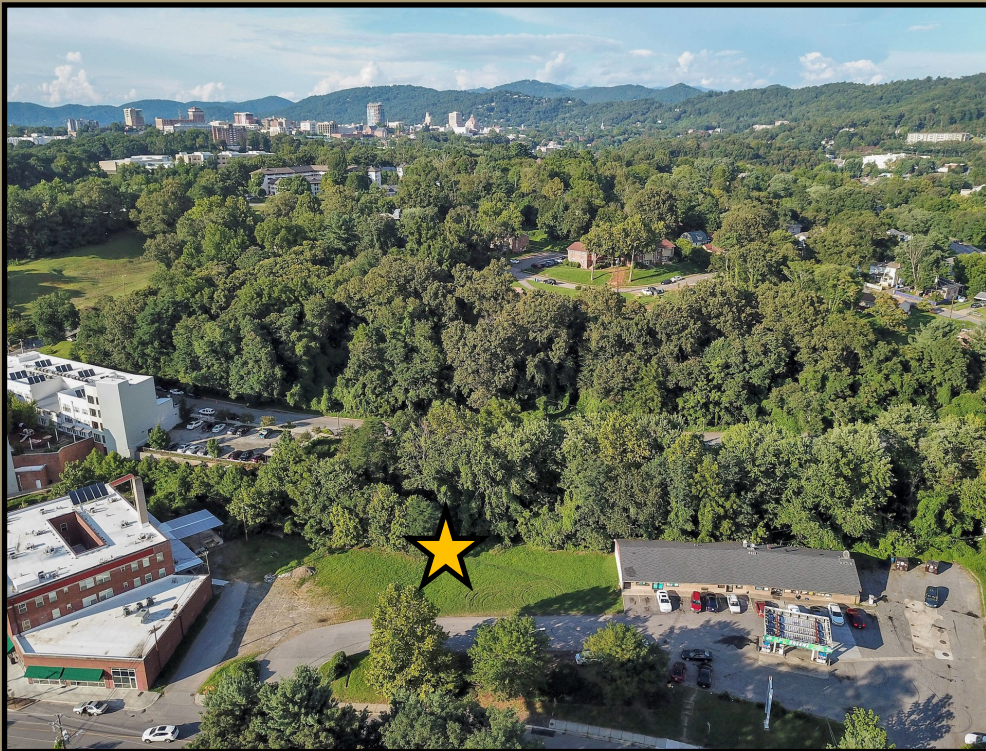
410 Depot Street, Asheville, NC 28801

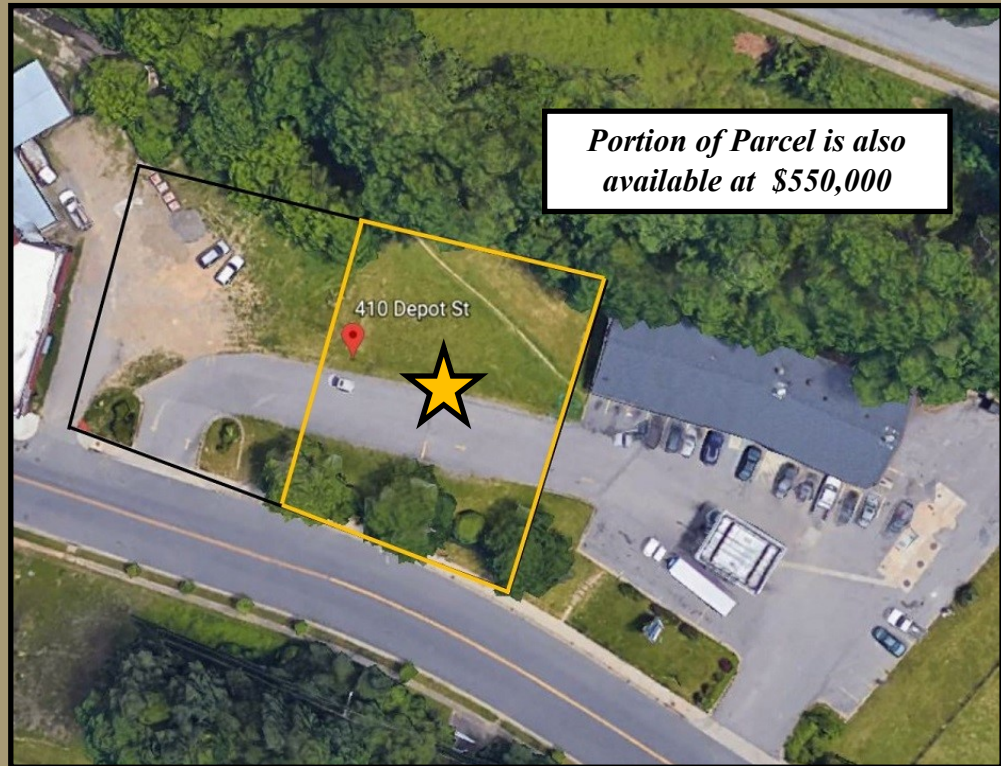


Property Details

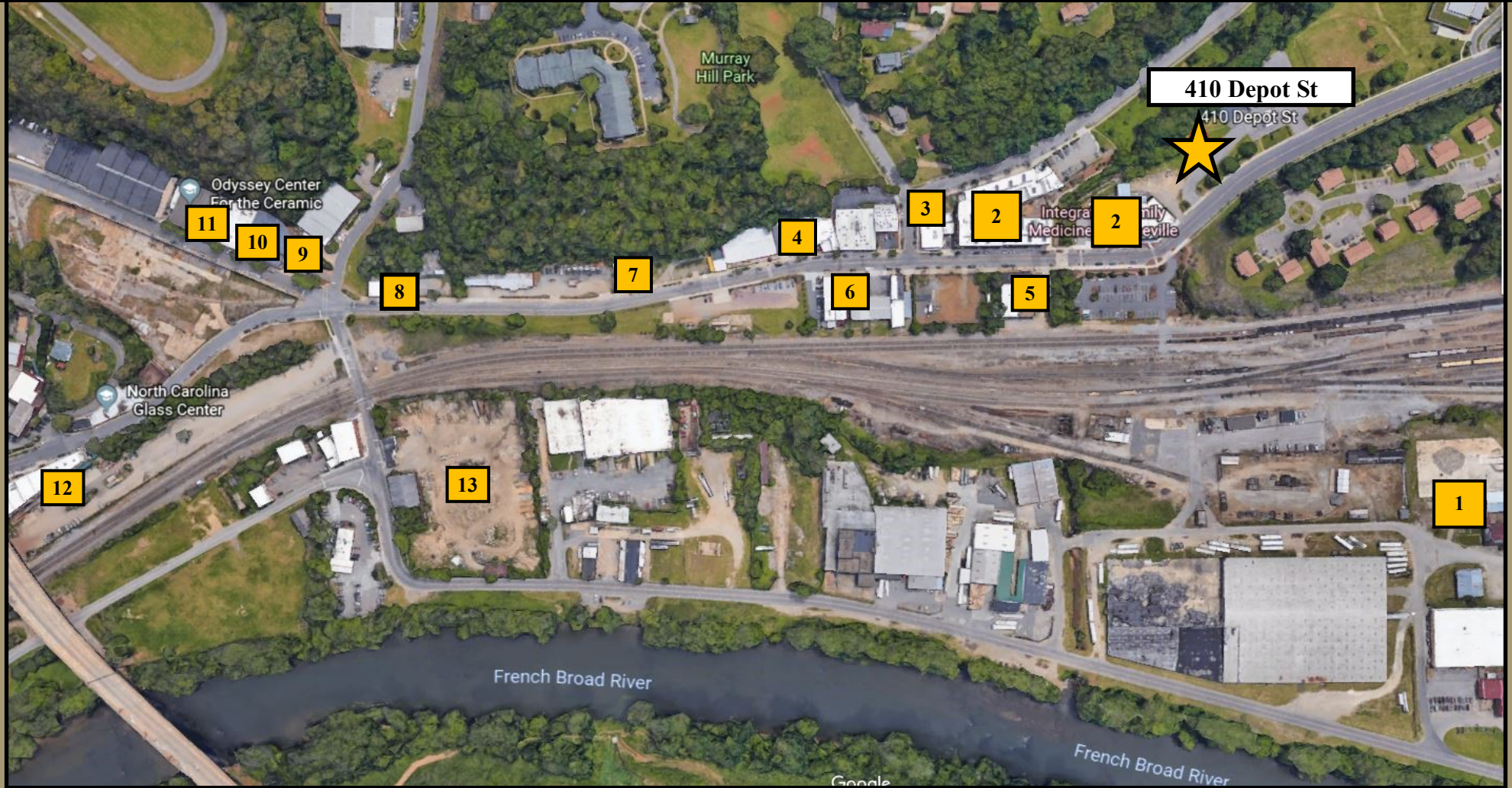
- .67 acres offered at \$880,000
- Approx .3 acres and 50 ft of frontage available for \$490,000 (subject to survey)
- Level Lot suitable for commercial and/or mixed use development
- RAD-SHP zoning allows for up to 21,50 SF footprint and up to 4 floors so a total of 86,000 SF structure
- Walkable to shopping, dining, businesses and entertainment in the River Arts District
- Easy access to downtown and I-240







Area Businesses



- | | |
|--|--|
| 1. The Foundation - The Wedge, 12 Bones Smokehouse and RAD Skatepark | 7. Zack Noble—Noble Forge Custom Metal Works |
| 2. Glen Rock Depot Development | 8. Soapy Dog |
| 3. Penny Cup of Coffee | 9. Ultra Coffee Bar |
| 4. Pink Dog Creative - Vivian—Seasonal New American Kitchen, Fresh Wood Fired Pizza West, Multiple Art Studios | 10. Jonas Gerard Fine Arts |
| 5. Magnetic Theatre | 11. Odyssey Center for the Ceramic |
| 6. The Lift Studios | 12. The Wedge - Wedge Brewing Co., Multiple Art Studios, Bull and Beggar, District Wine Bar, Food Trucks |
| | 13. Proposed Stoneyard Apartments |

RADTIP

The River Arts District Transportation Improvement Project (RADTIP) is a City of Asheville multi-modal transportation project that includes the installation of sidewalks, street trees, public art, bike lanes and greenways in the River Arts District, adjacent to the French Broad River. The City engaged the community multiple times throughout the years to form the vision for RADTIP. When complete, the project will incorporate a 2.2-mile piece of the Wilma Dykeman Riverway, an urban parkway designed to support sustainable development along approximately 8 miles of French Broad River and Swannanoa River corridor. It will not only increase safety for pedestrians, bicyclists and motorists, but also incorporate a greenway and new recreation facilities along the French Broad River. Half of the construction cost of RADTIP is funded through a \$14.6 million TIGER VI grant from the federal Transportation Department, a \$3.5 million grant from the Buncombe County Tourism Development Authority, and two grants from state of North Carolina. The City share comes from a combination of parking and stormwater funds, general funds and City debt proceeds used to finance the Capital Improvements Plan.

Asheville's mayor, Esther Manheimer said that the project is one of several, likely to have a direct economic impact: "If you put that infrastructure in the River Arts District, you're going to see investment down there", she said.

RECENT SUCCESSFUL DEVELOPMENT

Glen Rock Depot Development - 372 and 408 Depot St

- 100% Occupied
- Includes Integrative Family Medicine, Benbow Cabinet Design, Desert Moon Designs, Amplified Media, Pilates Studio, Ashewell Medical Group, MustAsheville Bikes, Rebel Yell, River Arts Dentistry, Eco Depot Art Gallery and over 80 apartment homes/100% Occupied

Pink Dog Creative

- 100% Occupied
- Vivian - Seasonal New American Kitchen, Fresh Wood Fired Pizza West, Sunnyside Trading Company and multiple Artist's Galleries

5 Foundry St

- The Wedge at Foundation
- 12 Bones Smokehouse
- RAD Skate Park

I, DANNY R. TOLAR, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME, THAT THE RATE OF PRECISION AS CALCULATED IS 1/25,000, THAT THE PLAN WAS PREPARED IN ACCORDANCE WITH G. S. 47-35 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 10th DAY OF MAY, A.D., 2012.

Danny R. Tolar
SURVEYOR
L-2823 REGISTRATION NUMBER
BUSINESS FIRM CERT. NO. C-0414

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE
I, *Deborah Swartz*, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

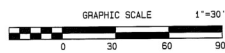
Deborah Swartz
REVIEW OFFICER

APPROVED BY THE CITY OF ASHEVILLE, N. C. ON THE 10th DAY OF MAY, 2012.
PROVIDED THAT THE PLAN IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, N. C. WITHIN 30 DAYS FROM DATE OF APPROVAL.

Deborah Swartz
ASHEVILLE PLANNING AND ZONING DEPARTMENT

REFERENCES
DB 1321 PG 847
PB 44 PG 184, PARCEL 190
PIN 8648-04-723
414 DEPOT STREET

LEGEND
I.P.F. = IRON PIN FOUND (REBAR)
I.P.S. = IRON PIN SET (REBAR)
C.M.S. = CONC. MON. SEALING
C.M.F. = CONC. MON. FOUND
FENCE
ELECTRIC LINE
R/W = RIGHT OF WAY
C/S = CURB & GUTTER
MH = MANHOLE
M = WATER METER
D = SEWER LINE



FILE GRE0412C07

CURVE TABLE

LINE	ARC	RADIUS (CHORD BEARING)	CHORD
C1	48.09	S03°42' N30°53'48"W 48.09	
C2	90.44	S03°42' N28°29'48"W 90.44	
C3	71.031	N43°14'42"W 70.371	

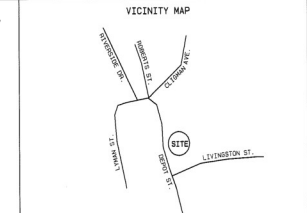
MINOR SUBDIVISION FOR
**KEVIN L. GREEN AND,
KEITH R. GREEN**
CITY OF ASHEVILLE
BUNCOMBE COUNTY - NORTH CAROLINA

CURRENT OWNERS
KEVIN L. GREEN &
KEITH R. GREEN
17 STONE HOUSE RD.
ARDEN, NC 28704
PHONE: 828-337-9592

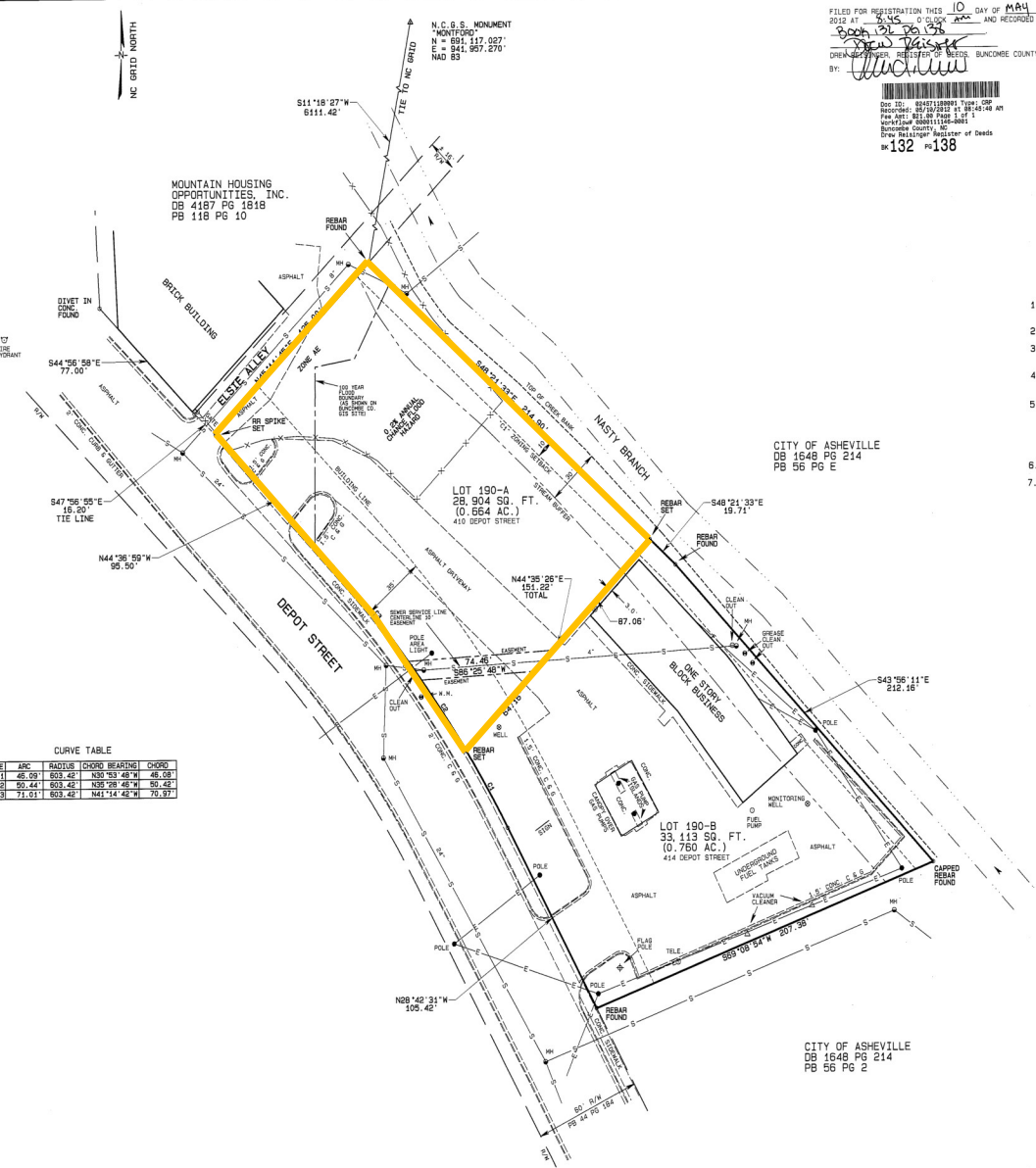
REVISIONS
REVISED MAY 4, 2012
APRIL 25, 2012 TELEPHONE (828) 254-2933

FILED FOR REGISTRATION THIS 10 DAY OF MAY 2012 AT 8:45 O'CLOCK AM AND RECORDED IN BOOK 132 PG 138
DANNY R. TOLAR
REGISTERED PROFESSIONAL SURVEYOR, BUNCOMBE COUNTY
BY: *Danny R. Tolar*

Doc No.: 2045118883 Type: GCP
Acquired: 04/23/2012 @ 10:42:40 AM
Fee Amt: \$25.00 Page 1 of 1
Surveyor: 2045118883-0001
Buncombe County, NC
New Manager: Register of Deeds
#132 #138



- NOTES
1. PROPERTY SUBJECT TO RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 3. THIS IS AN ABOVE GROUND SURVEY - UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES HAVE NOT BEEN LOCATED.
 4. PROPERTY IS ZONED 'C1' BY THE CITY OF ASHEVILLE. BUILDING SETBACKS: FRONT - 35', REAR - 10', SIDE - 0'.
 5. THE PROPERTY LOCATED NORTH OF THE 100 YEAR FLOOD BOUNDARY IS INSIDE THE 100 YEAR FLOOD BOUNDARY (ZONE AE). THE REMAINING PROPERTY LOCATED SOUTH OF THE 100 YEAR FLOOD BOUNDARY IS LOCATED IN AN AREA THAT HAS A '0.2 PCT ANNUAL CHANCE FLOOD HAZARD' REFERENCE F.I.R.M. PANEL 9648 DATED APRIL 3, 2012.
 6. TOTAL AREA: 1.424 ACRES
 7. ACCORDING TO THE CITY OF ASHEVILLE WATER DEPARTMENT, A 10" WATER LINE IS LOCATED ALONG DEPOT STREET.



I, DANN H. TOLAN, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME, THAT THE METHOD OF PROVISION IS CALCULATED TO BE 1:231,000, THAT THE PLAN WAS PREPARED IN ACCORDANCE WITH G. S. 47-30.02 AND/OR, WITHIN AN APPROVED EDITION, REGISTRATION NUMBER, AND SEAL THIS 20th DAY OF MAY, A.D., 2012.

Dann H. Tolan (Signature)
 L-2803 REGISTRATION NUMBER
 BUSINESS FIRM CERT. NO. C-5414

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE
 I, *Dann H. Tolan*, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Dann H. Tolan (Signature)
 REVIEW OFFICER

APPROVED BY THE CITY OF ASHEVILLE, N.C., ON THE 10th DAY OF MAY, 2012, IN WITNESS WHEREOF, THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, N. C. WITHIN 30 DAYS FROM DATE OF APPROVAL.

Judith S. Ford (Signature)
 JUDITH S. FORD, REGISTER

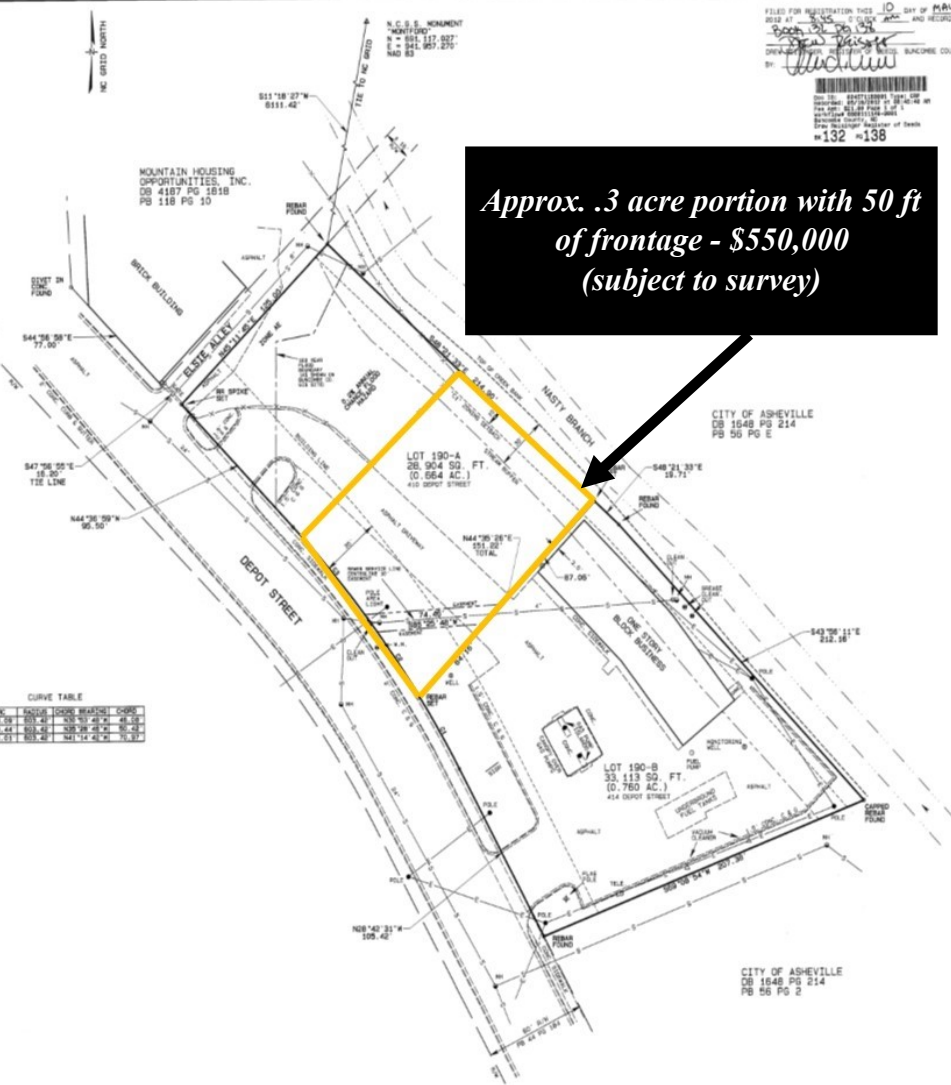
REFERENCES
 DB 1321 PG 847
 PB 44 PG 124, PARCEL, 130
 P2N 0648-04-7723
 414 DEPOT STREET

LEGEND
 --- 1/2" = 1' CONCRETE CURB
 --- 1/2" = 1' CONCRETE SIDEWALK
 --- 1/2" = 1' CONCRETE DRIVEWAY
 --- 1/2" = 1' CONCRETE PAD
 --- 1/2" = 1' CONCRETE SLAB
 --- 1/2" = 1' CONCRETE CURB & GUTTER
 --- 1/2" = 1' CONCRETE SIDEWALK
 --- 1/2" = 1' CONCRETE DRIVEWAY
 --- 1/2" = 1' CONCRETE PAD



CURVE TABLE

CHORD	ARC	ANGLE	TANGENT	EXTERNAL	CHORD	CHORD BEARS
100.00	100.00	90.00	70.71	70.71	141.42	1:1.00
150.00	150.00	135.00	106.07	106.07	212.13	1:1.00
200.00	200.00	180.00	141.42	141.42	282.84	1:1.00
250.00	250.00	225.00	176.63	176.63	353.55	1:1.00
300.00	300.00	270.00	211.84	211.84	424.26	1:1.00



Approx. .3 acre portion with 50 ft of frontage - \$550,000 (subject to survey)

FILED FOR REGISTRATION THIS 10 DAY OF MAY 2012 BY *Dann H. Tolan* REGISTERED LAND SURVEYOR, BUNCOMBE COUNTY, N.C.
 REGISTRATION NUMBER: L-2803
 BUSINESS FIRM CERT. NO. C-5414
 REGISTRATION NUMBER: DB 1648 PG 214
 BUSINESS FIRM CERT. NO. C-5414



- NOTES
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 2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
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 5. THE PROPERTY LOCATED NORTH OF THE 100 YEAR FLOOD BOUNDARY IS INSIDE THE 100 YEAR FLOOD BOUNDARY (ZONE AE). THE REMAINING PROPERTY LOCATED SOUTH OF THE 100 YEAR FLOOD BOUNDARY IS LOCATED IN AN AREA THAT HAS A '5' PCT. ANNUAL CHANCE FLOOD HAZARD'. REFERENCE F.I.M. PANEL 8048 DATED APRIL 3, 2012.
 6. TOTAL AREA: 1.424 ACRES.
 7. ACCORDING TO THE CITY OF ASHEVILLE WATER DEPARTMENT, A 10" WATER LINE IS LOCATED ALONG DEPOT STREET.

MINOR SUBDIVISION FOR
 KEVIN L. GREEN AND
 KEITH R. GREEN
 CITY OF ASHEVILLE
 BUNCOMBE COUNTY - NORTH CAROLINA

CURRENT OWNERS
 KEVIN L. GREEN &
 KEITH R. GREEN
 17 STONE HOUSE RD.
 ASHEVILLE, NC 28704
 PHONE: 808-337-9592

SURVEYED BY
 DANN H. TOLAN AND ASSOCIATES, P.A.
 1 BUNCOMBE ROAD, ASHEVILLE, NC 28804
 APRIL 09, 2012 TELEPHONE 828-254-3813

Cross Property Client Full

410 Depot Street, Asheville NC 28801

List Price: **\$880,000**

MLS#: 3420278	Category: Lots/Acres/Farms	Parcel ID: 9648-04-6844-000	
Status: Active	Tax Location: Asheville	County: Buncombe	
Subdivision: None	Tax Value: \$143,700	Zoning Desc:	
Zoning: RAD-SHP		Deed Reference: 5484-434	
Legal Desc: .664 unimproved acres in Buncombe County as described in Deed Bk/Pg 5484/434			



General Information

Type: **Acres**
 Can be Divided?: **Yes**
 \$/Acres: **\$1,325,301.20**

Land Information

Approx Acres: **0.66**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Road Frontage: **209**
 Lot Desc: **Level, Other - See Media/Remarks**

Additional Information

Prop Fin:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**
 Publicly Maint Rd: **Yes**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **City Sewer**
 Water: **City Water**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **10/22/2018 : DECR : \$1,000,000->\$880,000**

Features

Lake/Water Amenities: None	
Comm Features: None	
Access: Paved Road	Street: Paved
Improvements: None	
Suitable Use: Commercial, Multi-Family, Residential	

Association Information

Subject To HOA: None	HOA Subj Dues: No	Assoc Fee:	Subject to CCRs:
Proposed Spcl Assess: No		Confirm Spcl Assess:	

Remarks

Public Remarks: **Level land in the river arts district. Suitable for commercial or mixed use. Zoning allows for a 21,500 sq ft footprint, up to 4 floors so appx 86,000 SF building. Easy access to I-240, downtown, and walkable to shopping and dining in the RAD. Will subdivide appx 50ft of frontage appx.3 acres for \$550k. A small portion of the property is in the flood plain - see brochure for details.**

Directions: **From Downtown Asheville/Patton Ave, head south on Clingman Ave. Slight left onto Depot St, then straight on Depot St. 410 Depot St will be on your left. From West Asheville/Haywood Rd, take Haywood Rd east, cross over bridge and take the 1st right off the round about onto Depot St. Keep straight on Depot St and 41 Depot St will be on your left.**

Listing Information

DOM: 70	CDOM: 70	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC:

Prepared By: Scott Carter

Cross Property Client Full

410 Depot Street, Asheville NC 28801

MLS#: 3424103	Category: Commercial	Parcel ID: 9648-04-6844-0000	List Price: \$490,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$143,700	Zoning Desc:	
Zoning: RAD-SHP		Deed Reference: 5484-434	
Road Front: 209		Cross Street:	
Legal Desc: .664 unimproved acres in Buncombe County as described in		Deed Bk/Pg 5484/434	
Approx Acres: 0.66	Approx Lot Dim:	Flood Plain: Yes	



General Information

Type: **Unimproved Commercial**
 Secondary Type: **Retail Center**
 Documents:
 Restrictions: **Other - See Media/Remarks**
 Restrictions Rmks: **Zoning**

Bldg Information

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

Additional Information

Prop Fin:
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Land**
 In City: **Yes**
 \$/Acre: **\$737,952**
 Potential Income:

Square Footage

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

Recent: **10/22/2018 : DECR : \$880,000->\$490,000**

Features

Lake/Water Amenities: **None**
 Total Parking: # of Docks: # Drive In Doors: Rail Service:
 Access: **Paved Road**

Utilities

Utilities: **Cable, Electricity, Gas, Telephone**
 Confirm Spcl Assess: **No** Proposed Spcl Assess: **No**

Remarks

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