

# Riverside Drive, Woodfin, NC



**\$1,650,000**

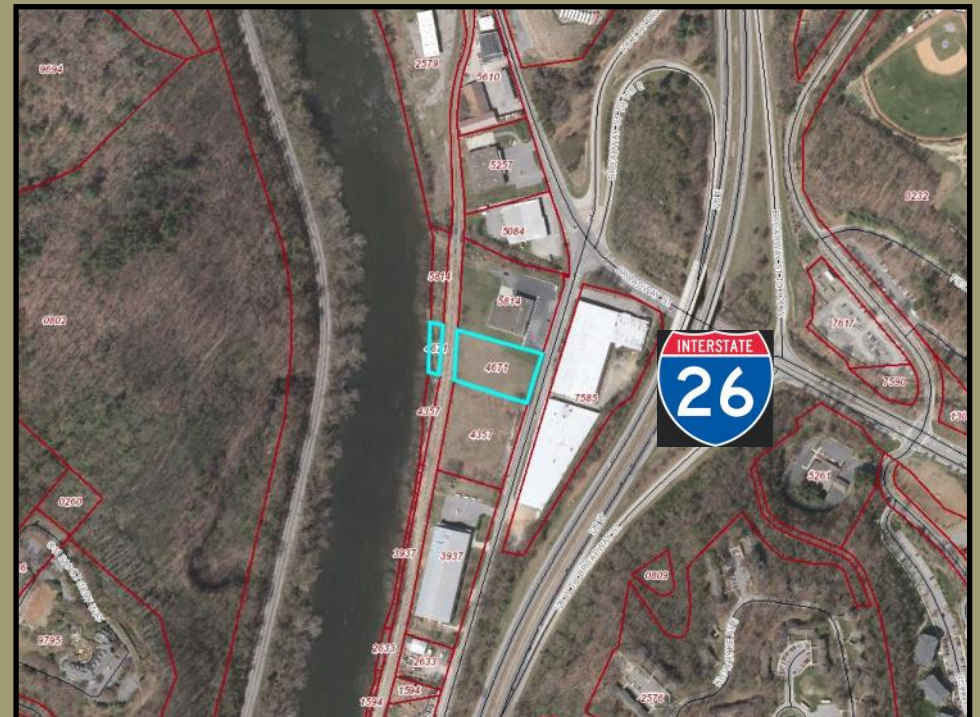
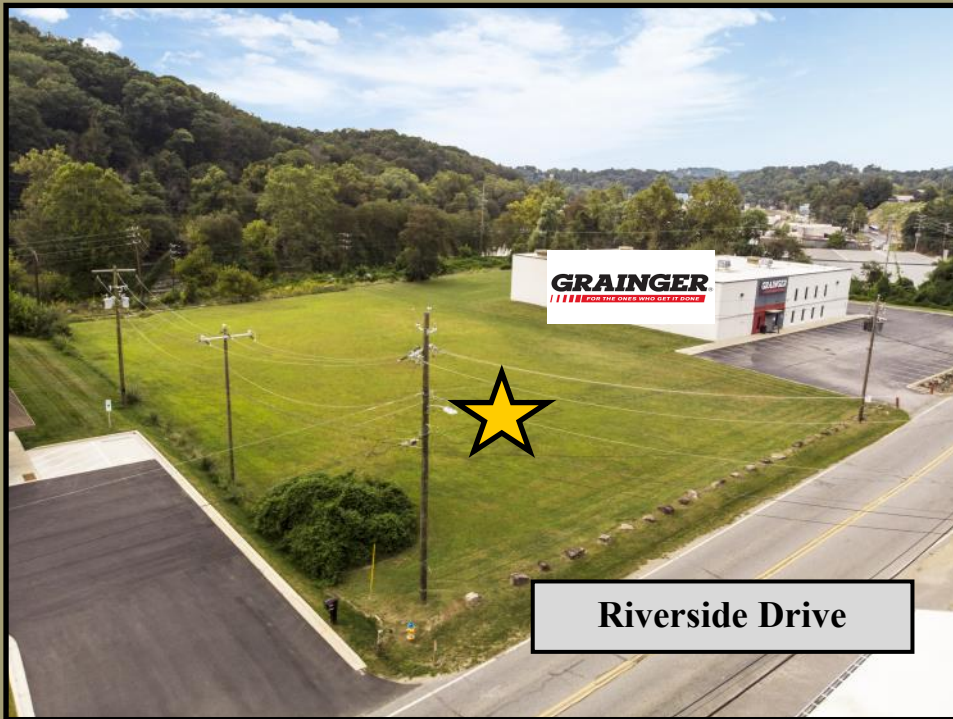


Incredible development opportunity with utilities in a high growth corridor along the French Broad River. Half way from downtown to The River Arts District, this tract offers a long list of possibilities being located just outside Asheville city limits, in Woodfin, with CS/Community Shopping zoning. Flat, buildable pad with railroad access (upon approval with RR) and frontage on the popular French Broad River. Loading dock height brings the building elevation out of flood plain which allows for an abundance of parking (approximately 75 to 109 parking spaces) on grade. Listing agent has conceptual site plans upon request.

- 1.47 Acres with French Broad River frontage
- CS - Commercial Shopping Zoning
- Situated at the UNCA exit off of I-26
- Approx. 165 ft of French Broad River frontage
- Flat, buildable pad w/potential railroad access
- Approximately 165 ft River Frontage
- Offered at \$1,650,000









**1** *University of North Carolina - Asheville*

**2** *Zillicoah Beer Company*

**3** *UNCA*

**4** *Grainger*

**5** *Ramp Studios*

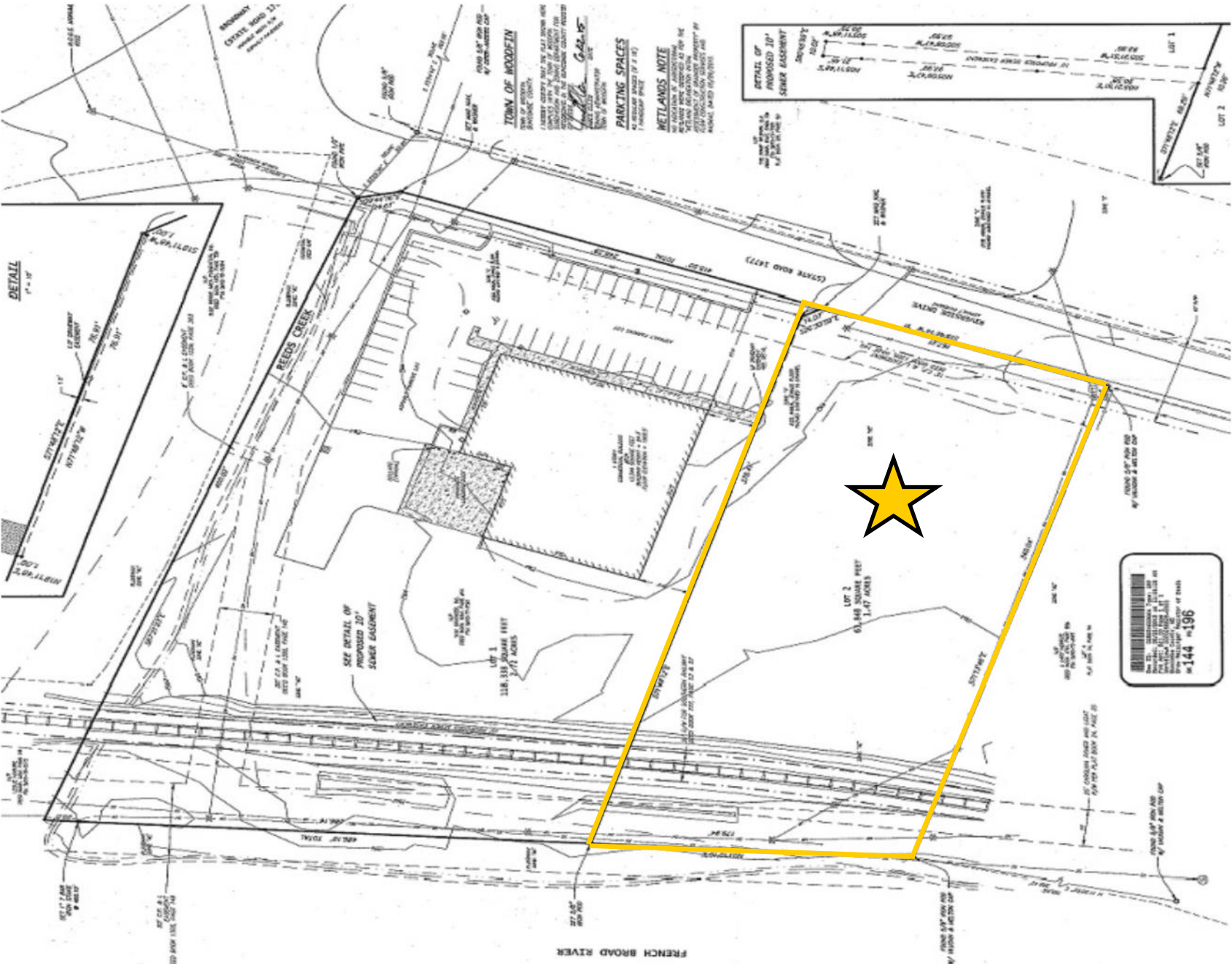
**6** *Storage Max*

**7** *Asheville Community Movement*

**8** *River Arts District - Approx. 2.3 miles south*



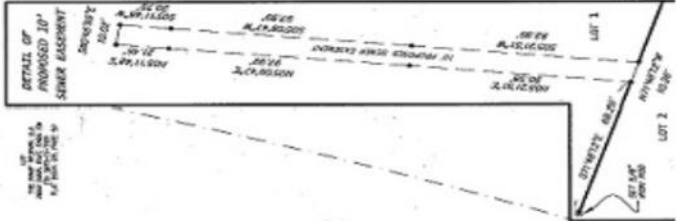




**TOWN OF WOODFIN**  
 TOWN OF WOODFIN  
 1000 S.W. 10TH AVE  
 WOODFIN, NC 28098  
 (704) 845-1100  
 WWW.WOODFIN-NC.GOV

**PARKING SPACES**  
 1. PARKING SPACES (P. 12)  
 2. PARKING SPACES (P. 12)

**METLANDS NOTE**  
 METLANDS NOTE  
 METLANDS NOTE  
 METLANDS NOTE



**DETAIL**  
 1" = 10'

SEE DETAIL OF  
 PROPOSED 10'  
 SENIOR EASEMENT

LOT 1  
 138,335 SQUARE FEET  
 3.17 ACRES

LOT 2  
 68,848 SQUARE FEET  
 1.57 ACRES

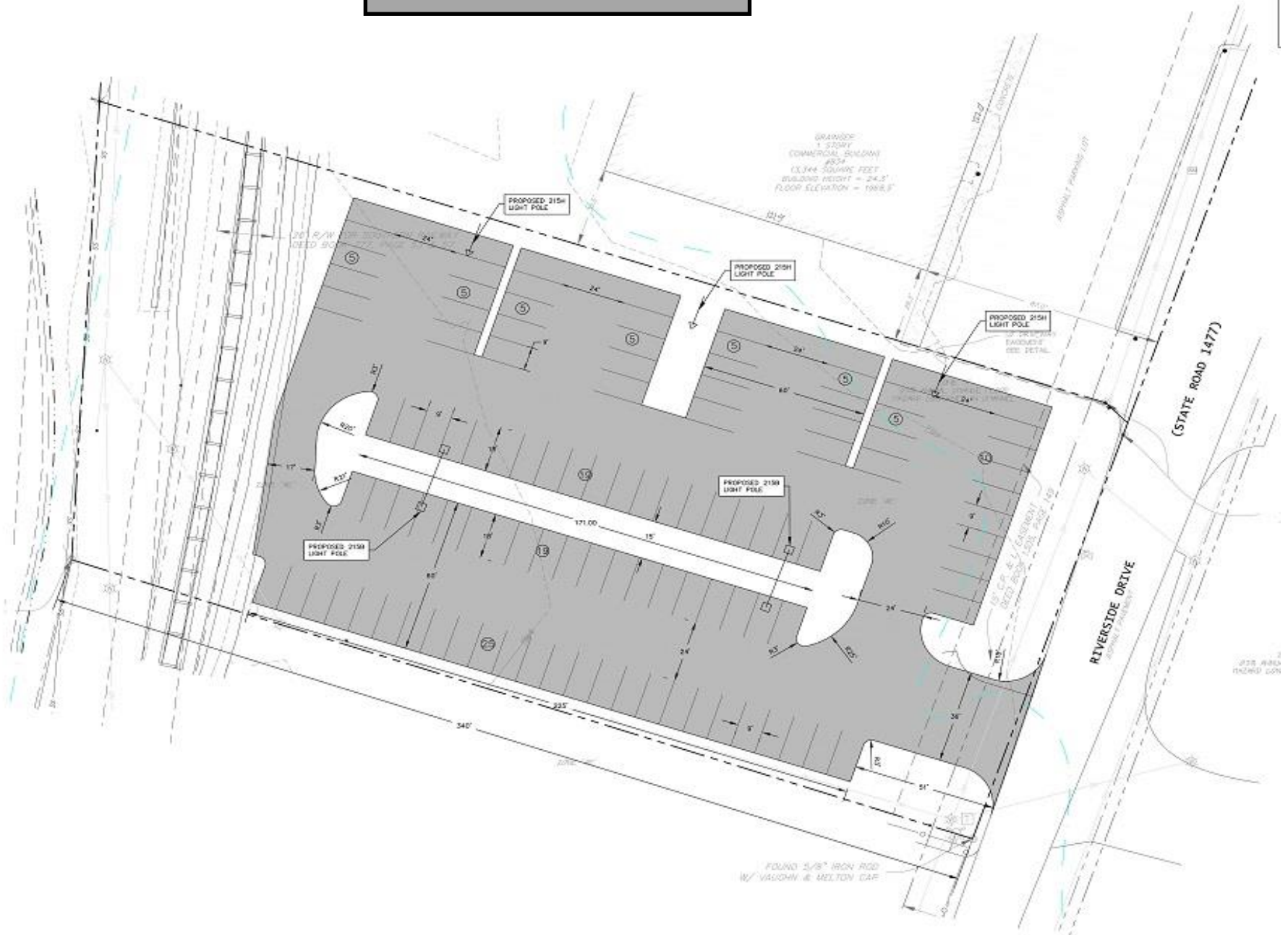
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FRENCH BROAD RIVER

DEVELOPMENT DATA	
OWNER/CLIENT:	BAT P&K, LLC 3014 LEXINGTON AVE. ASHEVILLE, NC 28801
CONTACT:	
CIVIL ENGINEER:	ADVANTAGE CIVIL ENGINEERING, P.A. 332 BIRCHWOOD TOWER ASHEVILLE, NORTH CAROLINA 28805
CONTACT:	MIKE LINDSEY, P.E. 3001/305-5399

# Parking Lot Concept





## Cross Property Client Full

**99999 Riverside Drive, Asheville NC 28804**

MLS#: <b>3433929</b>	Category: <b>Commercial</b>	Parcel ID: <b>9639-77-4671-0000</b>	List Price: <b>\$1,650,000</b>
Status: <b>Active</b>	Tax Location: <b>Woodfin</b>	County: <b>Buncombe</b>	
Project Name: <b>None</b>	Tax Value: <b>\$345,800</b>	Zoning Desc: <b>5327/1959</b>	
Zoning: <b>CS</b>		Deed Reference: <b>5327/1959</b>	
Road Front: <b>168</b>		Cross Street: <b>Broadway</b>	
Legal Desc: <b>1.47 Unimproved Commercial Acres in Buncombe County, as described in deed bk/pg 5327/1959 in</b>			
Approx Acres: <b>1.47</b>	Approx Lot Dim: <b>168 x 340</b>	Flood Plain: <b>Yes</b>	
Comm Loc: <b>Other</b>		Elevation:	



General Information

Type: **Unimproved Commercial**  
 Secondary Type: **Other**  
 Documents: **Aerial Photo, Brochure, Survey**  
 Restrictions: **Other**  
 Restrictions Rmks: **CS Zoning**

Bldg Information

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

Additional Information

Prop Fin: **Cash/Only, Conventional**  
 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: **No**  
 \$/Acre: **\$1,122,449**  
 Potential Income:

Square Footage

Total:  
 Min Sqft Avail: **64,033**  
 Max Sqft Avail: **64,033**  
 Min Lse\$/Sqft: **\$0.00**  
 Max Lse\$/Sqft: **\$0.00**  
 Office Sqft:  
 Warehouse Sqft:

Recent: **09/20/2018 : NEWS : ->ACT**

Features

Lake/Water Amenities: <b>None</b>	# of Docks:	# Drive In Doors:	Rail Service: <b>Yes</b>
Total Parking:			
Foundation: <b>N/A</b>			
Construction: <b>N/A</b>			
Access: <b>City Street, County Road, Paved Road, State Road</b>			

Utilities

Heating: <b>None</b>	Cooling: <b>N/A</b>
Utilities: <b>City Sewer, City Water, Electricity</b>	

Association Information

Subject To HOA:	Subject to CCRs: <b>No</b>
Confirm Spcl Assess: <b>No</b>	Proposed Spcl Assess: <b>No</b>

Remarks

Public Remarks: **Incredible development opportunity with utilities in a high growth corridor along the French Broad River. Half way from downtown to The River Arts District, this tract offers a long list of possibilities being located just outside the city limits Asheville in Woodfin with a CS/Community Shopping zoning. Flat buildable pad with railroad access (upon approval with RR) and frontage on the popular French Broad River. Loading dock height brings the building elevation out of flood plain which allows for an abundance of parking (approximately 75 to 109 parking spaces) on grade. Listing agent has conceptual site plans upon request.**

Directions: **From Downtown Asheville, take Lexington Ave. north. Continue on Broadway (once passing I240) to Riverside Dr. Left on Riverside Dr. The lot is immediately on your right in between Granger and Storage Max (across from Ramp Studios)**

Listing Information

DOM: <b>0</b>	CDOM: <b>0</b>	Closed Dt:	Sir Contr:
UC Dt:	DDP-End Date:	Closed Price:	LTC:

Prepared By: Scott Carter

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