

9999 New Leicester Highway, Asheville

- ⇒ Approx. 180 ft of frontage on high growth 5 lane corridor
- ⇒ Nearby anchors include CVS, Walgreens, and Super Ingles
- ⇒ Zoning allows for commercial or mixed use
- ⇒ Another 2.17 acres can be assembled.
- ⇒ Located in an Opportunity Zone and qualifies for major tax incentives.
- ⇒ High Traffic perfect for Auto, Food, Beverage or Retail

Neighboring Businesses



9999 New Leicester Highway



- 1. Eliada Home
- 2. Zaxby's
- 3. Dunkin Donuts
- 4. CVS

Click [HERE](#) for aerial video of property

Approx. 180 ft of frontage on high growth 5 lane corridor



9999 New Leicester Highway is Located in an Opportunity Zone and qualifies for major tax incentives.

OPPORTUNITY ZONES: A NEW INCENTIVE FOR INVESTING IN LOW-INCOME COMMUNITIES

Investments made by qualified entities known as Opportunity Funds into certified Opportunity Zones will receive three key **federal tax incentives** to encourage investment in low-income communities including:

Temporary Deferral

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.

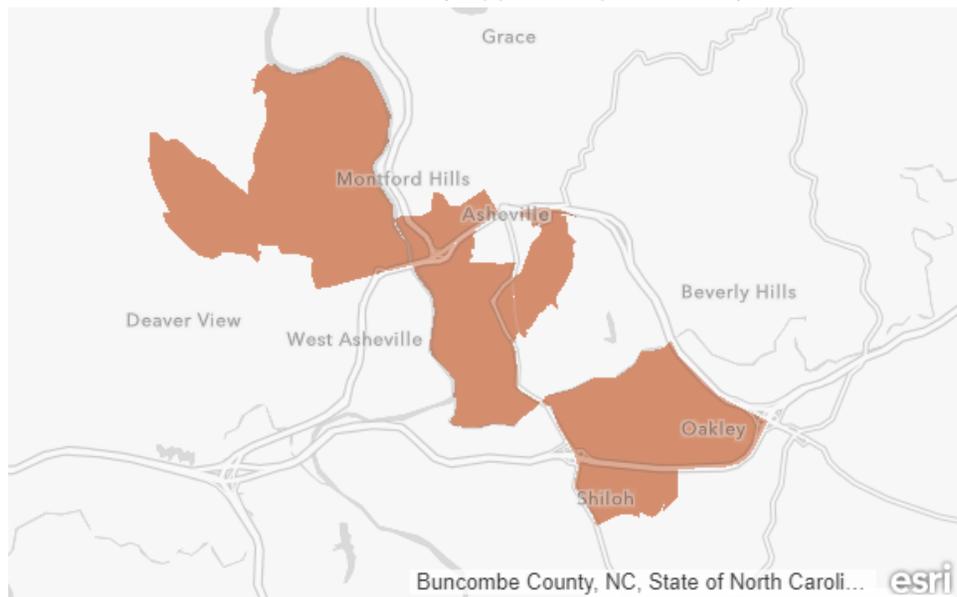
Step-Up In Basis

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

Buncombe County **Opportunity Zones** Map



Cross Property Client Full

9999 New Leicester Highway, Asheville NC 28806

| | | | |
|--|--------------------------------|---------------------------------------|------------------------------|
| MLS#: 3487962 | Category: Commercial | Parcel ID: 9629-41-0912-0000 | List Price: \$525,000 |
| Status: Active | Tax Location: Asheville | County: Buncombe | |
| Project Name: | Tax Value: \$80,000 | Zoning Desc: | |
| Zoning: CBI | | Deed Reference: 4436-537 | |
| Road Front: | | Cross Street: Eliada Home Road | |
| Legal Desc: ALFRED A RICH PT 5 | | | |
| Approx Acres: 0.92 | Approx Lot Dim: | Flood Plain: | |
| Comm Loc: General Business District | | Elevation: | |



General Information

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

Bldg Information

New Const: **No**
 Builder:
 Year Built: **0**
 Construct Status:
 Construction Type:
 # of Bldgs: **0**
 # 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: **\$570,652**
 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:
 Garage Sqft:

Recent: **04/24/2019 : NEWs : ->ACT**

| | | | |
|----------------|-------------|-------------------|---------------|
| Total Parking: | # of Docks: | # Drive In Doors: | Rail Service: |
| Remarks | | | |

Public Remarks: **Qualifies as federal Opportunity Zone for major tax incentives. 0.92 acre buildable lot with approximately 180 feet of frontage on New Leicester Highway, a high growth 5 lane corridor. Zoning allows for commercial or mixed-use. Can be combined with 2.17 acres neighboring property. Nearby anchors include CVS, Walgreens, and Super Ingles. High Traffic perfect for Auto, Food, Beverage or Retail**

Directions: **When coming from downtown Asheville, property is on New Leicester Highway just past Erwin Hills Baptist Church on the right.**

| | | | |
|---------------|----------------|---------------|------------|
| DOM: 0 | CDOM: 0 | Closed Dt: | Slr Contr: |
| UC Dt: | DDP-End Date: | Closed Price: | LTC: |

Prepared By: Scott Carter