

Gateway to Downtown Building Lot



THE
REAL
ESTATE
CENTER

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Executive Summary

Level building lot with sidewalks leading straight into downtown Asheville and the River Arts District. Lot located in Chicken Hill historic neighborhood, and located within the boundaries of the WECAN master plan to improve the design and preserve the community feel of the West End/Clingman neighborhood. Building is easy with underground utilities, cleared and graded lots, driveway aprons and water taps in place. Zoning allows for mixed-use, commercial or residential. Property can be assembled with adjacent parcels. Contact agent for information.

- ⇒ 6000 approx. SF
- ⇒ Portion of PIN
- ⇒ CB-1 zoning
- ⇒ Portion of PIN
- ⇒ \$150,000

Click [HERE](#) for drone video



Buncombe County tax map showing the larger parcel in blue, and the available lot in yellow.

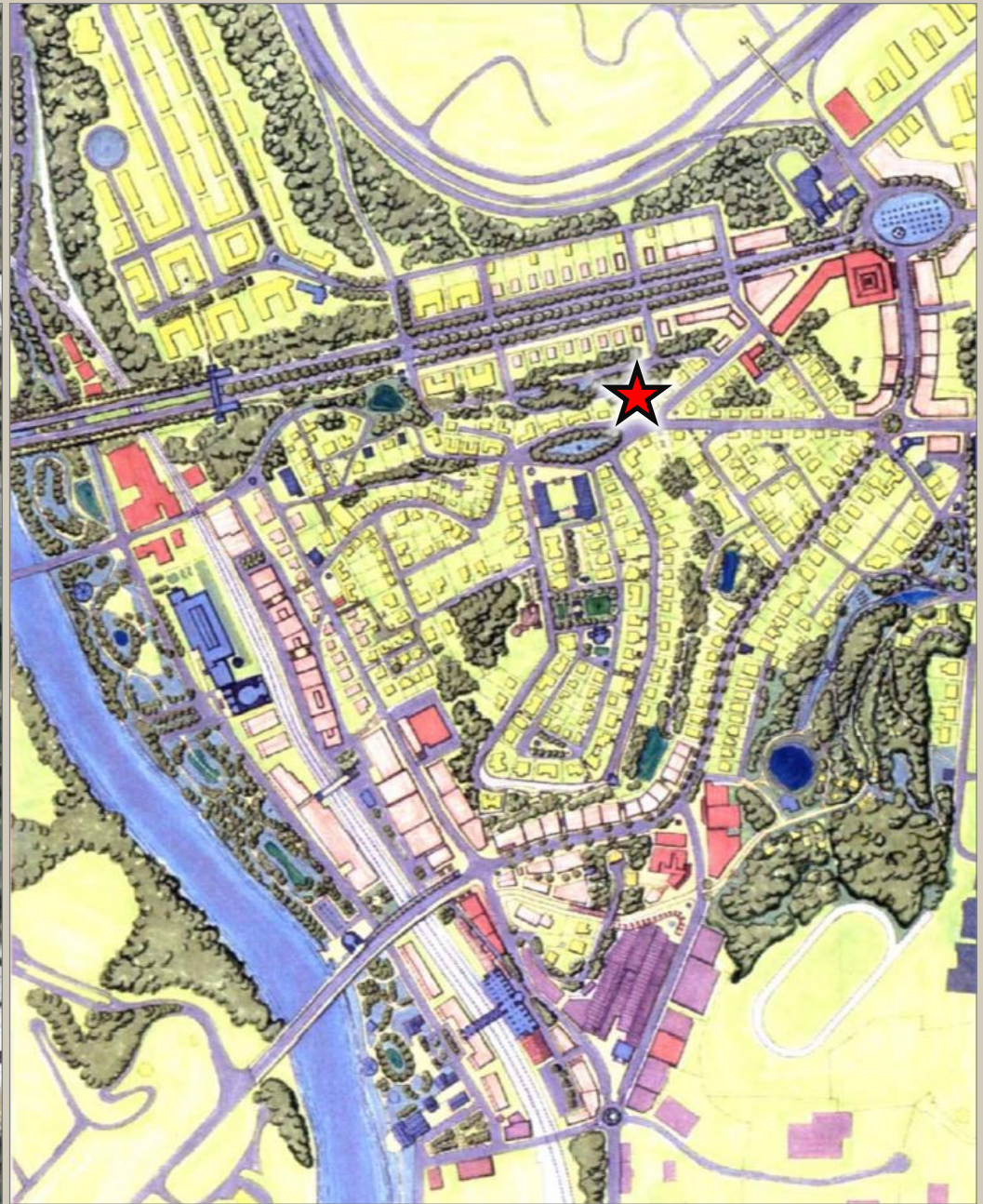
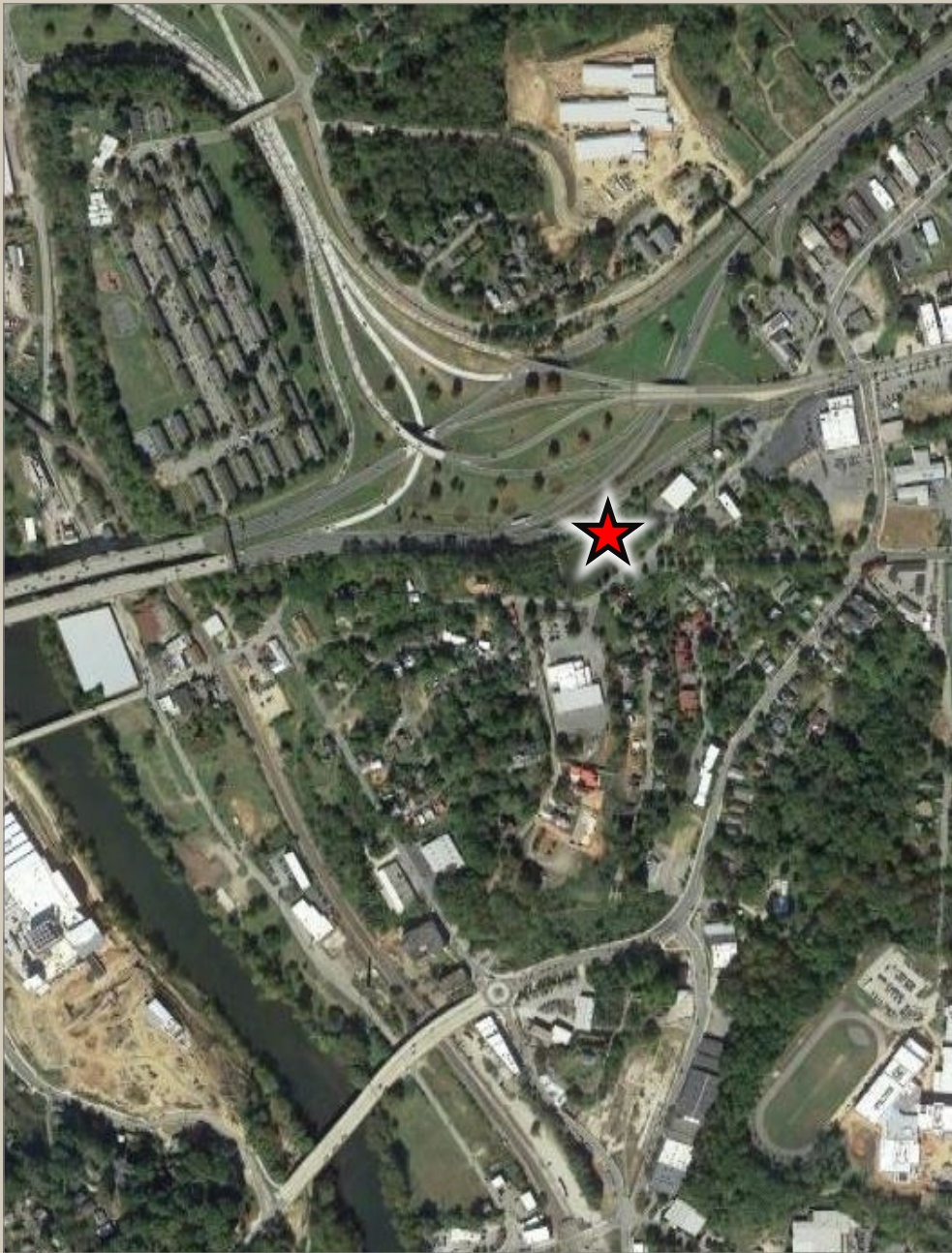


Master Plan - property located in yellow area which represents multifamily/residential





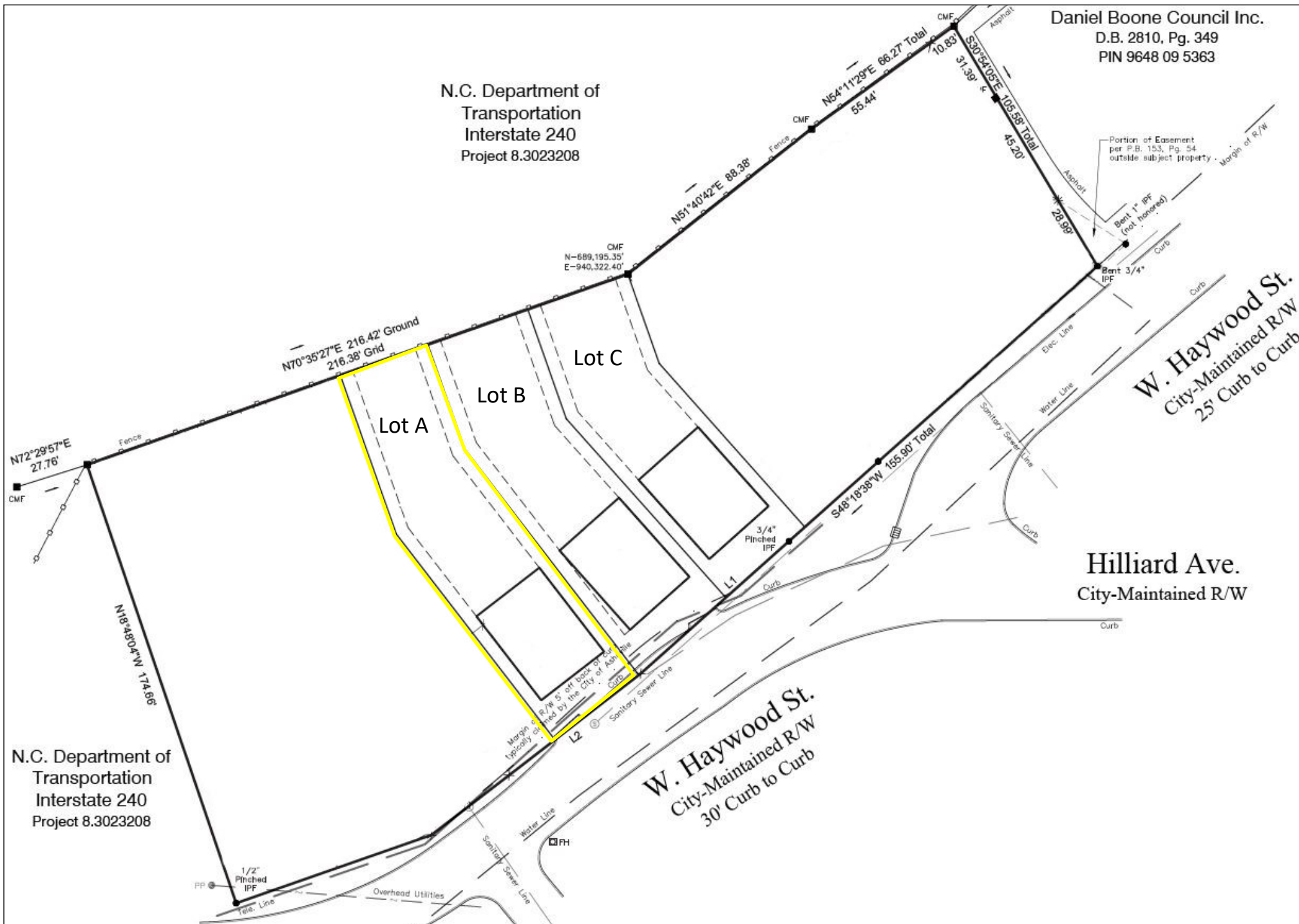




*Property located in the WECAN Citizen's Master Plan
Click [HERE](#) for link*

N.C. Department of
Transportation
Interstate 240
Project 8.3023208

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CHICKEN HILL: ASHEVILLE'S OLDEST NEIGHBORHOOD

Chicken Hill is a mill village in Asheville, North Carolina, that dates back to the 1880s. Imbued with rich history and excellent location, this hip and funky neighborhood is a charming place to live. A short walk to downtown, to the River Arts District, and to the French Broad River makes Chicken Hill an ideal place to live, work and play. The whimsical home designs, front porches and landscaping of the Chicken Hill Co-Operative encourage pedestrian traffic and create a pleasant sense of community. Traditional city planning concepts from around 1900 through the 1920s are coming to be regarded as a watershed era in the history of urban design. Chicken Hill offers our growing city of Asheville a unique opportunity to embrace its rich history and move into a progressive healthy future, "Toward an Architecture of Community."



Cross Property Agent One Page

9999 W Haywood Street, Asheville NC 28801

List Price: **\$150,000**

CMLS#: **3490754**
 Status: **Active**
 Subdivision: **Chicken Hill**
 Zoning: **cb-1**
 Legal Desc: **Deed 5640/0293**

Category: **Lots/Acres/Farms**
 Tax Location: **Asheville**
 Tax Value: **\$211,100**
 Deed Reference: **5640-293**

Parcel ID: **9648-09-2131-00000**
 County: **Buncombe**
 Plat Book/Slide:
 Block/Section:

School Information
 Elem: **Asheville City**
 Middle: **Asheville**
 High: **Asheville**



General Information

Type: **Lot**
 Can be Divided?:
 \$/Acre: **\$1,071,428.57**

Land Information

Approx Acres: **0.14**

Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqt To Build:
 Prop Foundation:
 Lot Desc: **0**
 Restrictions: **Basement, Crawl Space, Slab City View, g-Infill Lot, Level, Long Range View, Views Other - See Media/Remarks**

Additional Information

Prop Fin:
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Recent: **04/09/2019 : NEWS : ->ACT**
 Waterfront:
 Access:
 Suitable Use:
 Subject To HOA:

Street: **City Street**
 Assoc Fee:
 Remarks: **Commercial, Multi-Family, Residential, Subdevelopment**

Subject to CCRs:

Public Remarks:
 Agent Remarks:

Level building lots zoned cb-1 which allows for residential/live-work. Sidewalks leading straight into downtown Asheville and the River Arts District. Lot located on Chicken Hill right outside the historic district but within the boundaries of the WECAN master plan to improve the design and preserve the community feel of the West End/Clingman neighborhood. Easy build cleared lots w/ water/sewer available. Zoning allows for lodging so potential for short term one day. Portion of PIN; property can be assembled with adjacent parcels. Contact agent for information.

Instructions:
 Directions:

From Downtown, Patton Ave to left on Clingman, right on Hilliard, take slight left onto W Haywood Street, and property will be on the right.

Company Remarks:

Level building lots zoned cb-1 which allows for residential/commercial/live-work. Sidewalks leading straight into downtown Asheville and the River Arts District. Lot located on Chicken Hill right outside the historic district but within the boundaries of the WECAN master plan to improve the design and preserve the community feel of the West End/Clingman neighborhood. Easy build cleared lots w/ water/sewer available. Zoning allows for lodging so potential for short term one day. Portion of PIN; property can be assembled with adjacent parcels. Contact agent for information.

Listing/Agency/Office Information

DOM: 0	CDOM: 0	TOM Dt: 12/31/19	Expiry Dt: 12/31/19
Mkt Dt: 04/09/19	UC Dt: 04/09/19	DDP-End Date:	With Dt:
Agent/Own: Yes	800-746-9464	List Type: Exclusive Right	
For Appointment Call: Scott Carter (sccea54851)		Agent Phone: 828-255-4663	
List Agent: The Real Estate Center (NCM16200)		Office Ph: 828-255-4663	
Office:			
Co-List Team:			
Buyer Agency: 3%	Sub Agency: 0%	Transaction Broker: Downtown Boulevard LLC	Bonus:
Named Prosp: No	Dual/Var: No	Seller Name: Yes	
Web URL:		Full Service: Yes	
Prepared By: Scott Carter			

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