

# *Gateway to Downtown Building Lots*



THE  
REAL  
ESTATE  
CENTER

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# Executive Summary

3 level building lots with sidewalks leading straight into downtown Asheville and the River Arts District. Lots 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 available utilities and cleared lots. Zoning allows for mixed-use, commercial or residential. Properties can be assembled with adjacent parcels. Contact agent for information.

- ⇒ Approx. 6000 SF each
- ⇒ Portions of PIN
- ⇒ CB-1 zoning
- ⇒ \$150,000 each

Click [HERE](#) for drone video



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



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











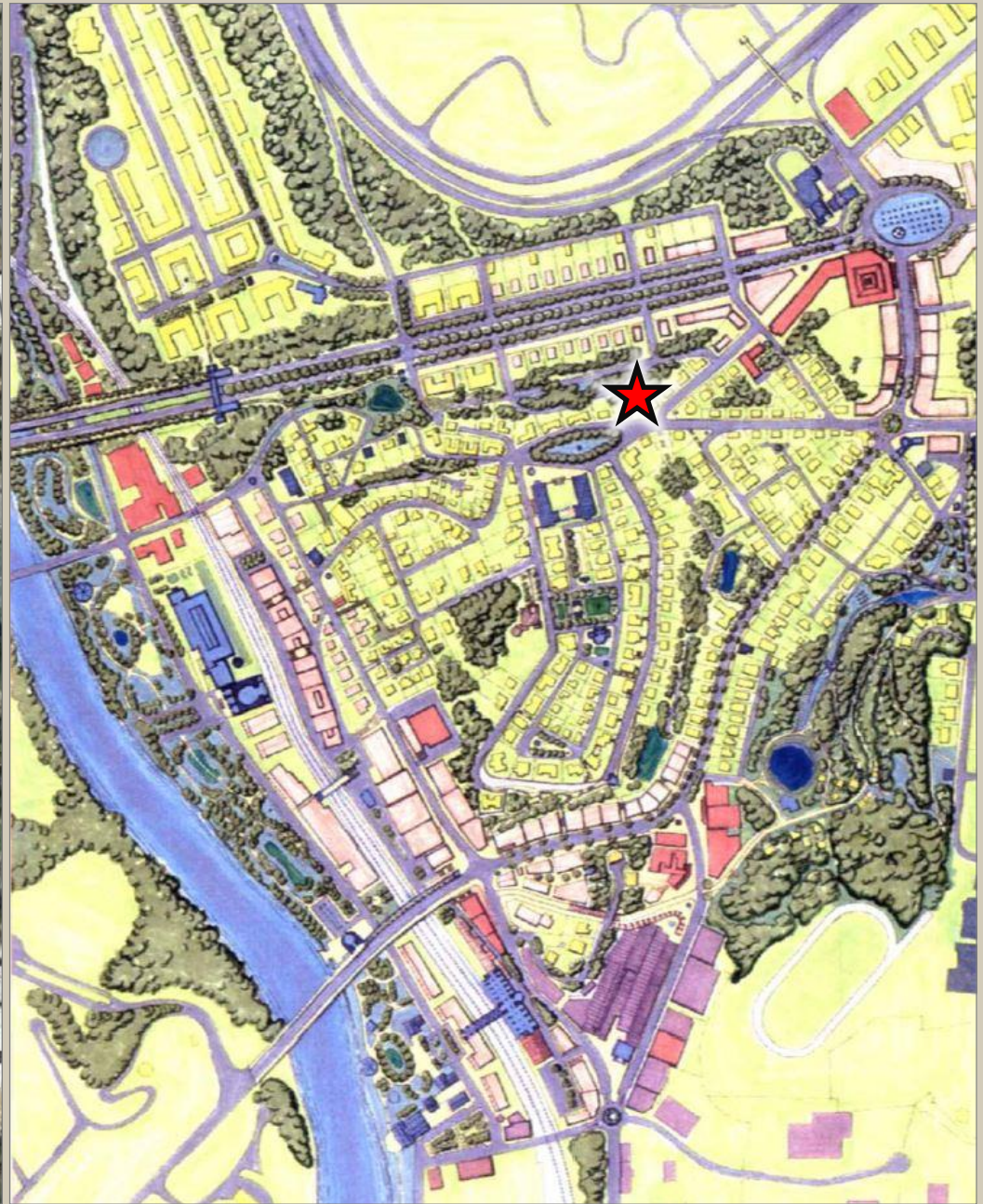
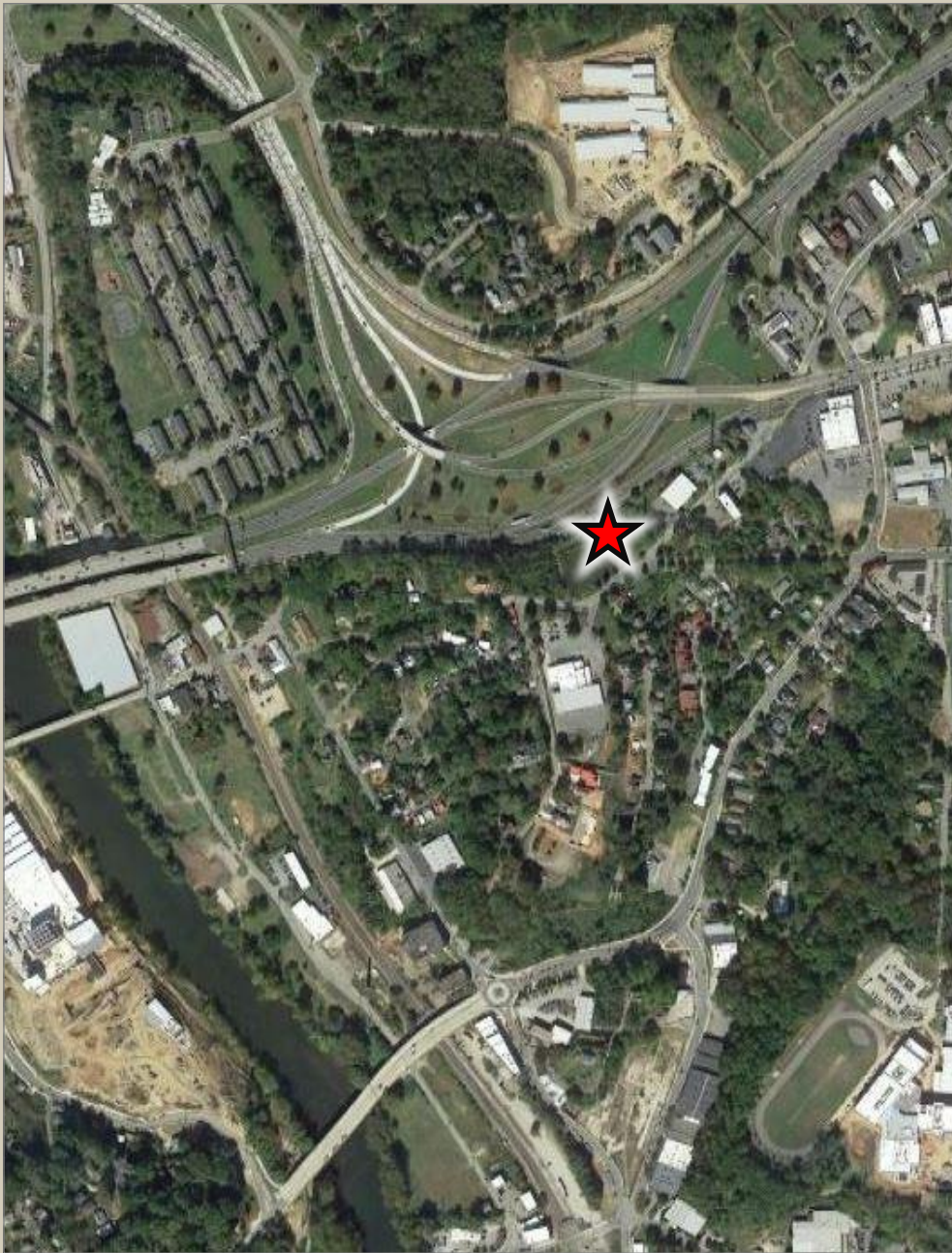


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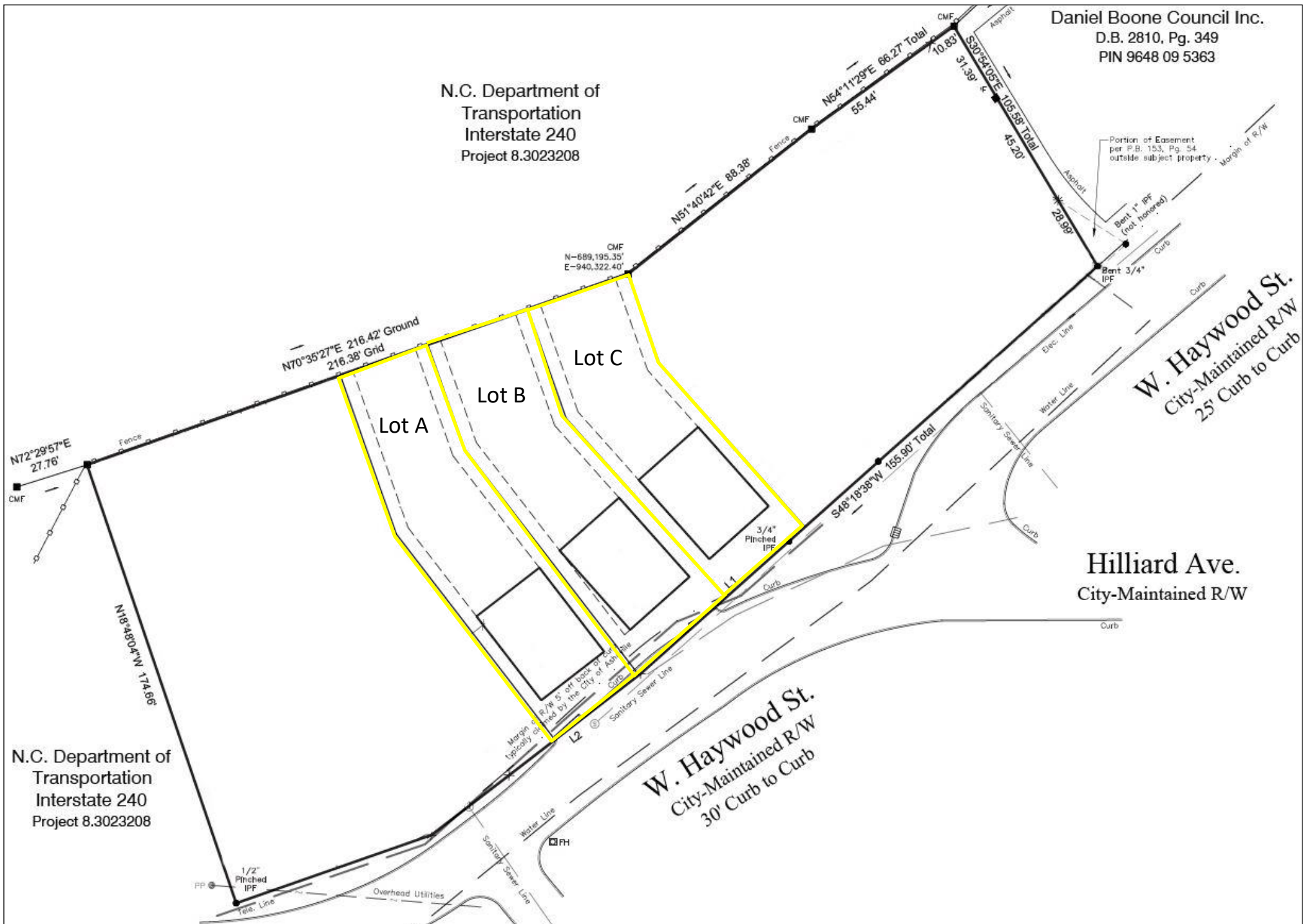


*Properties located in the WECAN Citizen's Master Plan  
Click [HERE](#) for link*



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 Client Full

**9999 W Haywood Street #A, Asheville NC 28801**

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

MLS#: <b>3490754</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>9648-09-2131-00000</b>	
Status: <b>Active</b>	Tax Location: <b>Asheville</b>	County: <b>Buncombe</b>	
Subdivision: <b>Chicken Hill</b>	Tax Value: <b>\$211,100</b>	Zoning Desc:	
Zoning: <b>cb-1</b>		Deed Reference: <b>5640-293</b>	
Legal Desc: <b>Deed 5640/0293</b>			



General Information

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

Land Information

Approx Acres: **0.14**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation: **Basement, Crawl Space, Slab**  
 Lot Desc: **City View, g-Infill Lot, Level, Long Range View, Views**

School Information

Elem: **Asheville City**  
 Middle: **Asheville**  
 High: **Asheville**

Utility/Plan Information

Sewer: **City Sewer, Tap Fee Required, Other-see Media/Remarks**  
 Water: **City Water, Connection Fee Required**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Additional Information

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

Access: **City Street** Street:  
 Suitable Use: **Commercial, Multi-Family, Residential, Subdevelopment**  
 Subject To HOA: **None** Subj to CCRs:

HOA Subj Dues:

Remarks

Public 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. Qualifies as federal Opportunity Zone for major tax incentives. Portion of PIN; property can be assembled with adjacent parcels. Contact agent for information.**

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.**

Listing Information

DOM: <b>36</b>	CDOM: <b>36</b>	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC:

Prepared By: Scott Carter