

# *125 Christ School Rd, Arden*



THE  
REAL  
ESTATE  
CENTER

[Aerial Video Tour](#)

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# Executive Summary



\$1,500,000

- ⇒ Approximately 6.01 acres
- ⇒ Convenient location in South Buncombe County close to amenities
- ⇒ Suitable for residential or multi-family development or a combination
- ⇒ Site plan in place for single family development; see page 9
- ⇒ Plans up for approval July 20 and will convey to buyer; saves around 6 months of the process to make property shovel-ready
- ⇒ Level land helping with prep cost
- ⇒ City water at street
- ⇒ Easement in place for gravity-fed sewer system
- ⇒ In the USDA jurisdiction with great financing options for qualified buyers
- ⇒ Includes 3 different PINs; 115 & 119 Christ Church Road and PIN# 9654-60-5843
- ⇒ R-3 zoning - A high density zoning in Buncombe County
- ⇒ 1.4 miles to Walmart Supercenter
- ⇒ 0.8 miles to Walgreens



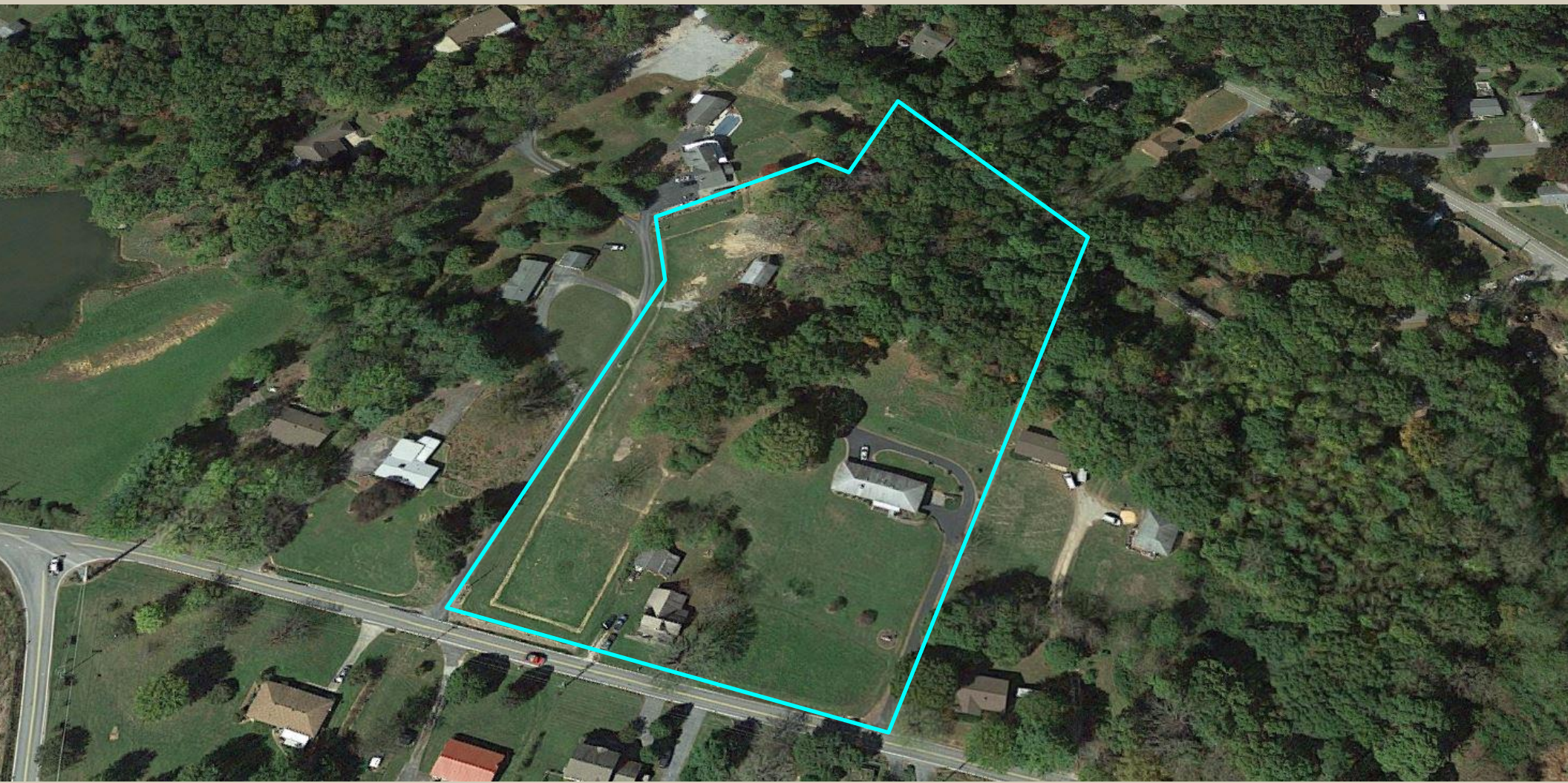


Street view in front of property looking West

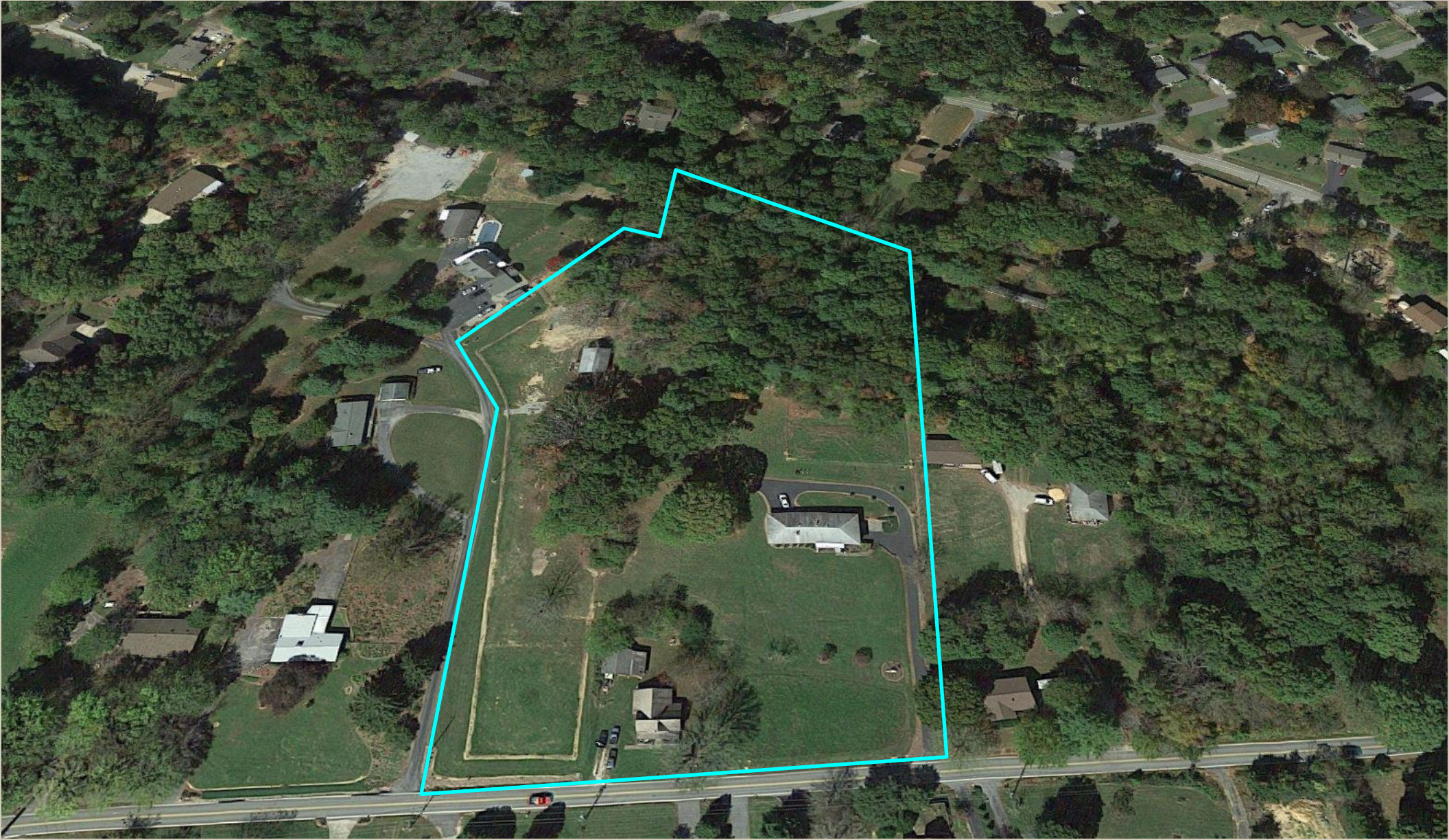






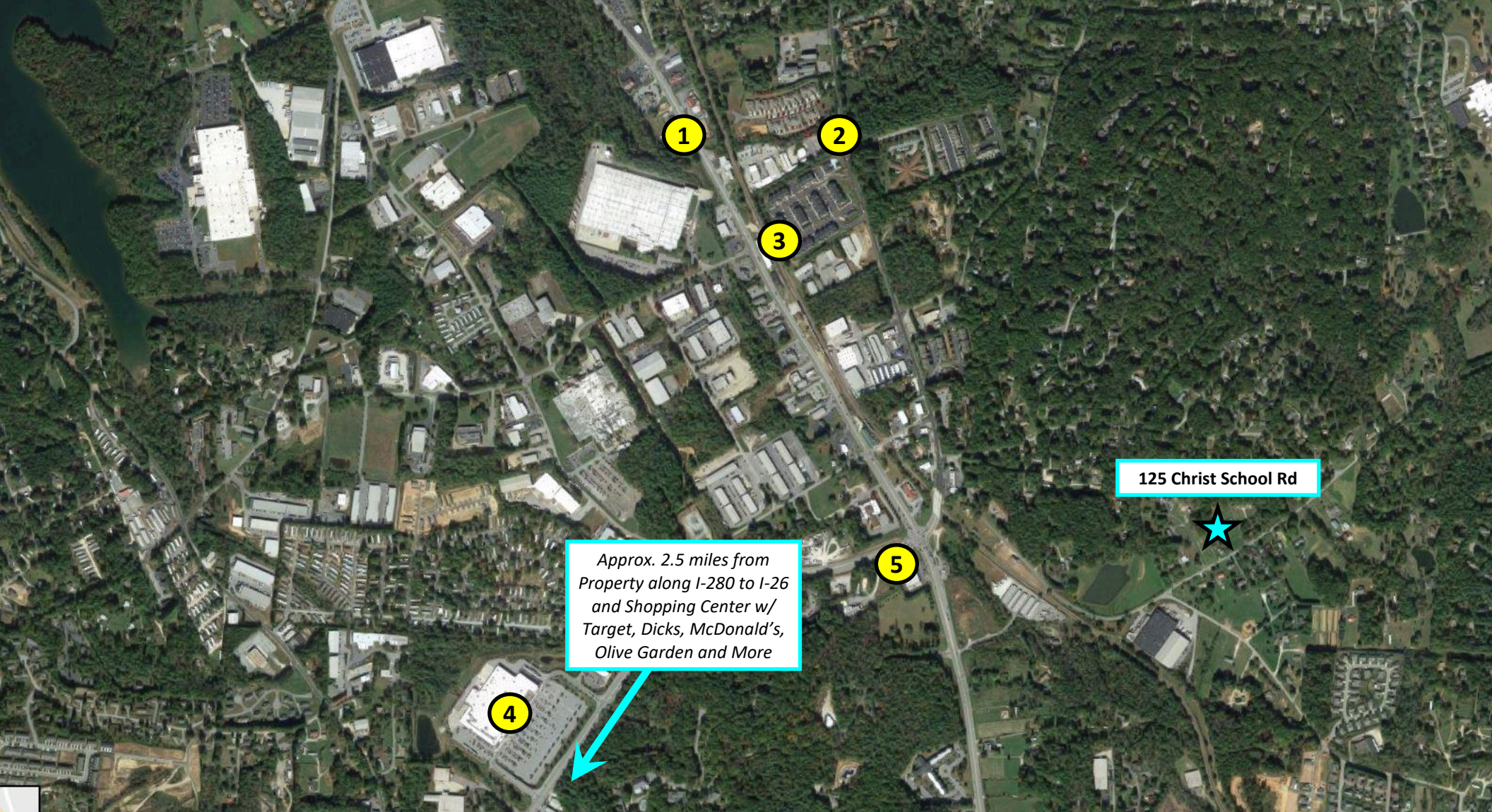






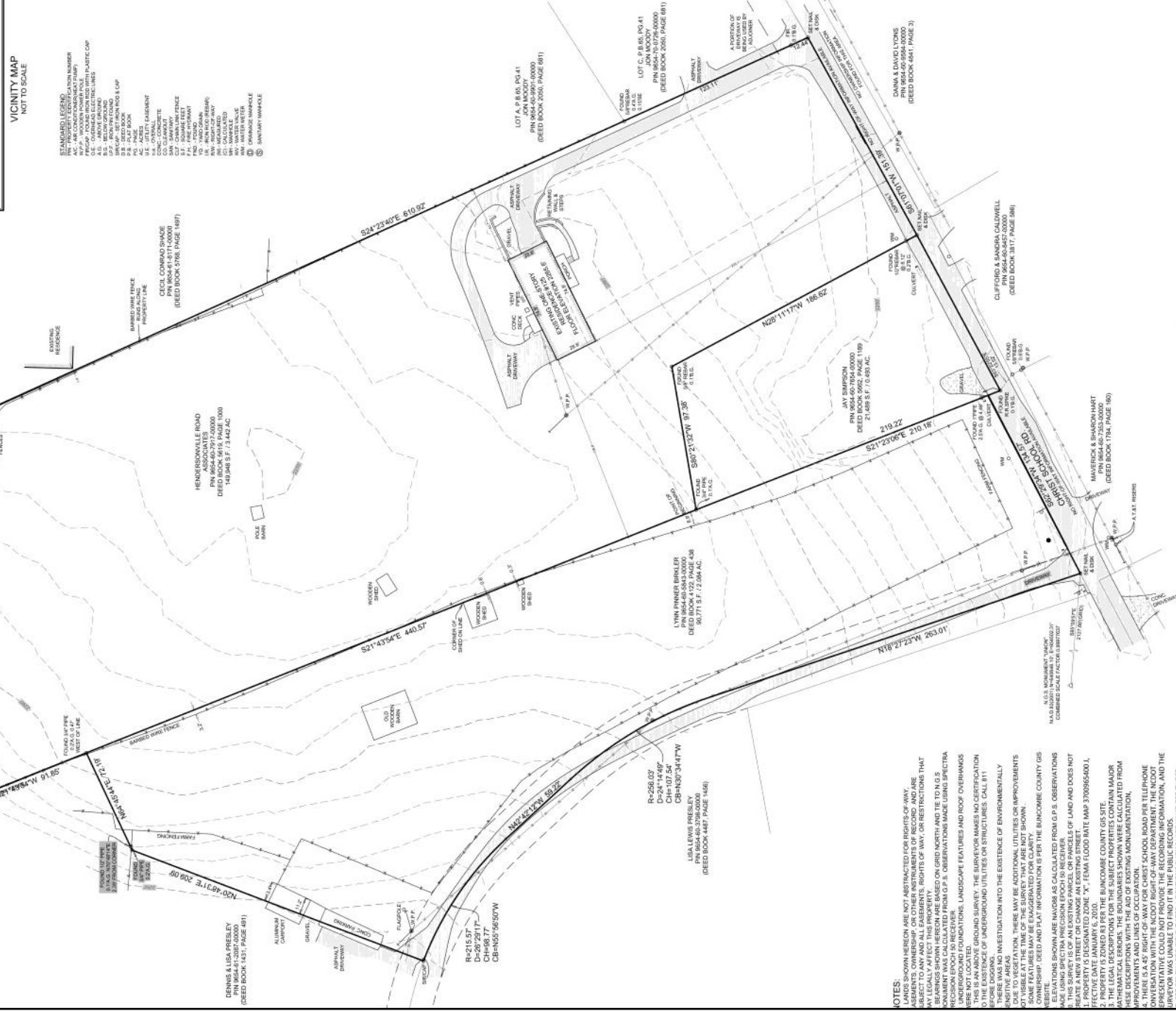
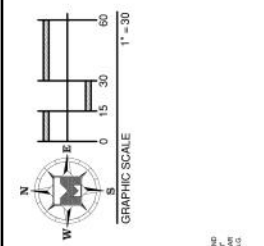


# Nearby Amenities



- |                        |                        |
|------------------------|------------------------|
| 1. Hendersonville Road | 4. Walmart Supercenter |
| 2. Sweeten Creek Road  | 5. Walgreens           |
| 3. Post Office         |                        |

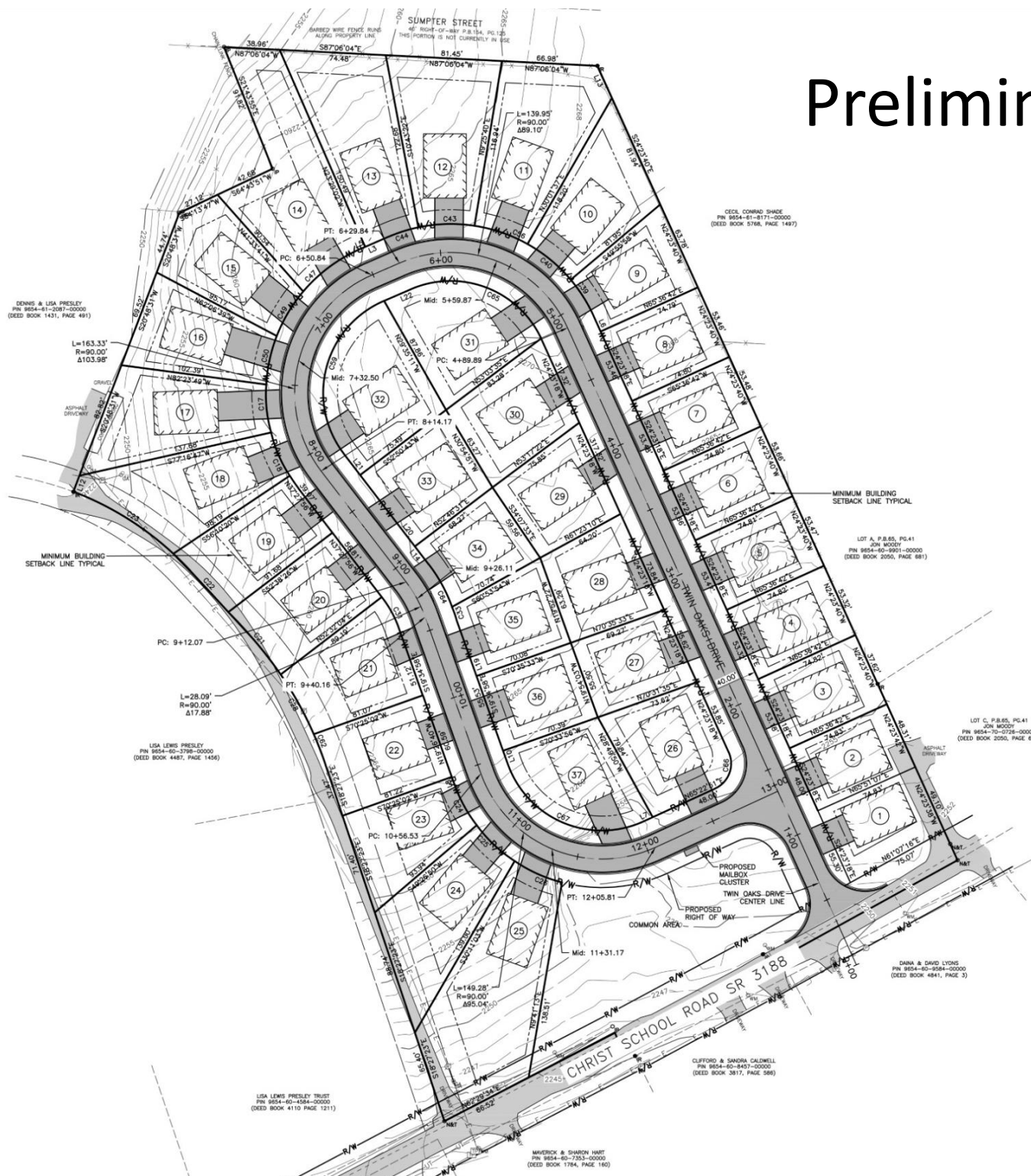


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IN ORDER TO CERTIFY THAT THIS MAP OR PLAT, THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ALL TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 10 ITEMS OF TABULAR DATA, THE FOLLOWING FOR PN 9654-60: 7917-20000 WAS COMPLETED ON NOVEMBER 29, 2017. THE FIELDWORK FOR PN 9654-60: 7954-20000 WAS COMPLETED ON MAY 3, 2018. THE FIELDWORK FOR PN 9654-60: 7954-20000 WAS COMPLETED ON JUNE 7, 2018.



# Preliminary Plat



Parcel Table	
Parcel #	Area Acres
1	0.09
2	0.08
3	0.09
4	0.09
5	0.09
6	0.09
7	0.09
8	0.09
9	0.09
10	0.13
11	0.18
12	0.16
13	0.17
14	0.19
15	0.12
16	0.12
17	0.15
18	0.15
19	0.11
20	0.12

Parcel Table	
Parcel #	Area Acres
21	0.12
22	0.11
23	0.11
24	0.14
25	0.24
26	0.12
27	0.09
28	0.10
29	0.10
30	0.12
31	0.13
32	0.14
33	0.10
34	0.09
35	0.09
36	0.09
37	0.12

House footprints to be 28' x 60'



