

# 9999 River Hills Road, Asheville



10.81 ACRES +/-

THE  
REAL  
ESTATE  
CENTER

Click [HERE](#) for video

Greg Palombi

Cell: 828-216-4037

Office: 828-255-4663

gp@realasheville.net

159 S Lexington, Asheville, NC 28801

www.recenter.com



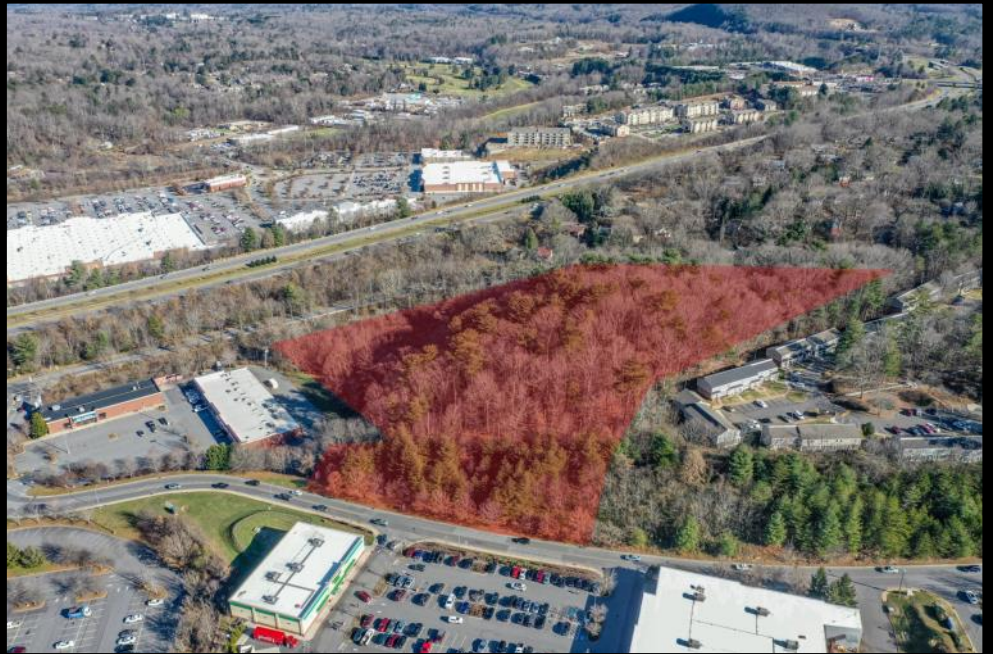
# Executive Summary

**10.8 Acres +/- | \$2,100,000**

High profile parcel at the end of Tunnel Road in the River Hills Shopping Center next to several national retail brands including Dollar Tree, Target, Michaels, Movie Theaters, and Dick's. Commercial Industrial zoning allows for many uses including retail, hospitality, multi-family, industrial, or mixed use. Site has great visibility from both directions of I-240 with 52,000 VPD. Recently assembled to frontage along River Hills Road to give access to upper part of the acreage via 400 feet +/- of road frontage.















Downtown Asheville

Tunnel Road Exit 7 - 240

Asheville Mall

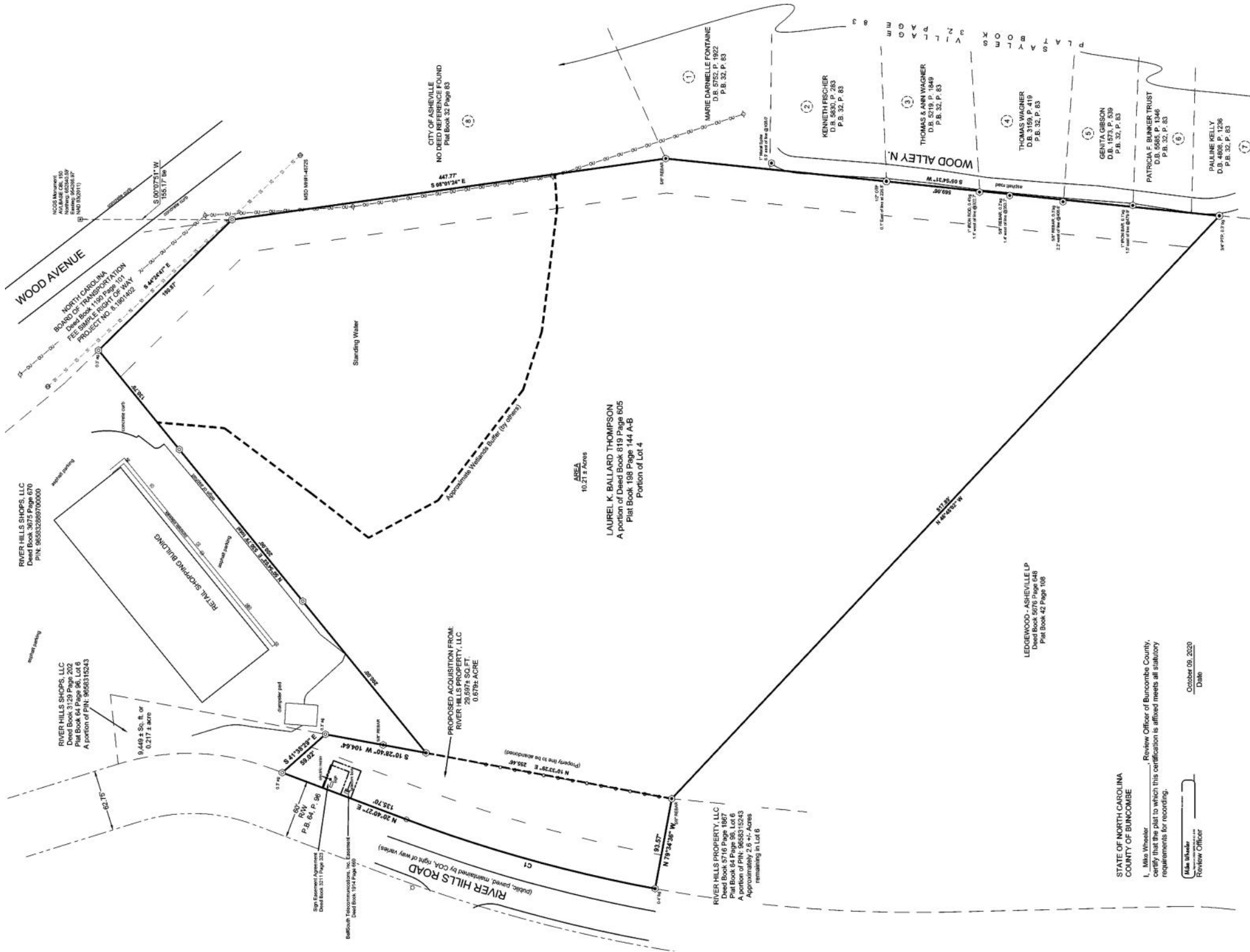
Walmart

9999 River Hills Rd

Target

Biltmore Village

Oakley - Exit 8 - 240



RIVER HILLS SHOPS, LLC  
Deed Book 3075 Page 670  
P.N. 96583288700000

RIVER HILLS SHOPS, LLC  
Deed Book 3129 Page 202  
Plat Book 64 Page 96, Lot 6  
A portion of P.N. 9658315243

9.448 ± S. 0. or  
0.217 ± ACRES

RETAIL SHOPPING BUILDING

Sign Estimation Agreement  
Deed Book 3211 Page 322

BlueSouth Telecommunications, Inc. Loanmaster  
Deed Book 1014 Page 699

R.V. # 607  
P.B. 64, P. 96

PROPOSED ACQUISITION FROM:  
RIVER HILLS PROPERTY, LLC  
20,597 ± SQ. FT.  
0.6781 ± ACRE

AREA  
10.21 ± Acres  
LAUREL K. BALLARD THOMPSON  
A portion of Deed Book 819 Page 605  
Plat Book 198 Page 144 A-B  
Portion of Lot 4

RIVER HILLS PROPERTY, LLC  
Deed Book 5716 Page 1887  
Plat Book 64 Page 96, Lot 6  
A portion of P.N. 9658315243  
Approximately 2.5 ± Acres  
remaining in Lot 6

LEDGEWOOD - ASHEVILLE LP  
Deed Book 42 Page 108

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, Mike Wheeler, Review Officer of Buncombe County,  
certify that the plat to which this certification is affixed meets all statutory  
requirements for recording.

Mike Wheeler  
Review Officer

October 09, 2020  
Date



# Proposed Development Site Plan















**WOOD AVE/RIVER HILLS  
SKETCH BULLETIN C  
FEBRUARY 2021**



## Cross Property Client Full

**9999 River Hills Road, Asheville NC 28805**

List Price: **\$2,100,000**

MLS#: **3697694**  
 Status: **Active**  
 Subdivision:  
 Zoning: **CI**  
 Legal Desc: **Plat 0201-0191**  
 Elevation: **2000-2500 ft. Elev.**

Category: **Lots/Acres/Farms**  
 Tax Location: **Asheville**  
 Tax Value: **\$9,999**

Parcel ID: **965842023900000**  
 County: **Buncombe**  
 Zoning Desc:  
 Deed Reference: **5966-0992**



General Information

Type: **Unimproved Commercial**  
 Can be Divided?:  
 \$/Acres: **\$194,444.44**

Land Information  
 Approx Acres: **10.80**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation: **N/A**

Additional Information

Prop Fin: **Cash, Conventional**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for less than one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

Utility/Plan Information

Sewer: **City Sewer**  
 Water: **City Water**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Recent: **03/25/2021 : Price Increase : \$1,800,000->\$2,100,000**

Features

Lake/Water Amenities: **None**  
 Fixtures Exceptions: **No**  
 Access: **City Street, Interstate 1 mi or less, Paved Road** Street: **Paved**  
 Improvements: **None**  
 Suitable Use: **Commercial, Industry, Multi-Family, Residential**  
 Subject To HOA: **None** Subj to CCRs: HOA Subj Dues:

Remarks

Public Remarks: **Opportunity Zone. 10 acre +/- high profile parcel at the end of Tunnel Road in the River Hills Shopping Center next to several national retail brands including Dollar Tree, Target, Michaels, Movie Theaters, and Dick's. Commercial Industrial zoning allows for many uses including retail, hospitality, multi-family, industrial, or mixed use. Site has great visibility from both directions of I-240 with 52,000 VPD. Recently assembled to frontage along River Hills Road to give access to upper part of the acreage via 400 feet +/- of road frontage.**

Directions: **River Hills Road Towards Target. On the left across from Dollar Tree.**