



THE
REAL
ESTATE
CENTER

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410 DEPOT STREET
\$660,000



EXECUTIVE SUMMARY

410 DEPOT STREET | ASHEVILLE

Incredible development opportunity in Asheville's thriving River Arts District, adjacent to the mixed use project known as Glenn Rock Depot which has 82 apartments and over 25,000 sqft of retail space. Suitable for commercial or mixed use. Zoning allows for a 21,500 SF footprint, up to 4 floors, so appx 86,000 SF building. 410 Depot would make for a fabulous addition to the upcoming mixed use development projects such as, RAD Lofts/159 Riverside which will consist of over 350 residential units. Directly adjacent to the French Broad River East Bank Corridor Greenway, which winds through the RAD offering river views and beautiful nature spaces. The Depot Street Corridor boasts a multitude of art galleries, coffee houses, restaurants, bars, and boutique shops. A small portion of the property is in the flood plain. Neighboring property with different owner may be assembled to the entire parcel - contact agent for details.

Listing Price: \$660,000

Total Assemblage Acreage: 0.66 +/- acres

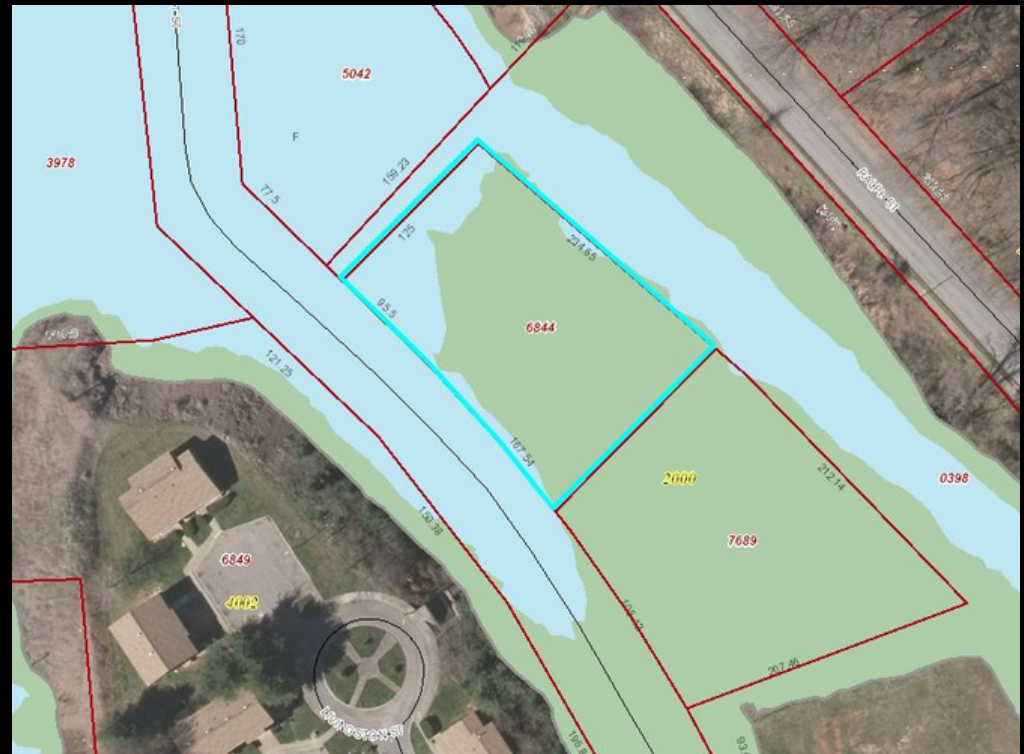


SCOTT CARTER
BROKER | REALTOR

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SCOTTCARTER@RECENTER.COM
159 S. LEXINGTON AVE.
ASHEVILLE, NC 28801
WWW.RECENTER.COM







L. DAVID R. TULAR, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME, THAT THE MATH OF PRECISION AS CALCULATED IS 1:23,800, THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED, WITNESS MY DIVISION SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22ND DAY OF MAY, A.D. 2015.

L. David R. Tular
L-2823 REGISTRATION NUMBER
BUSINESS FIRM CERT. NO. C-2814

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE
I, *Arnellie S. Sanford* REVENUE OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Arnellie S. Sanford
DATE: MAY 20 2015

APPROVED BY THE CITY OF ASHEVILLE, N. C. ON THE 10th DAY OF MAY, 2015.
PROVIDED THAT THE PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, N. C. WITHIN 30 DAYS FROM DATE OF APPROVAL.

Arnellie S. Sanford
REGISTER OF DEEDS AND EMPLOYMENT

REFERENCES
DB 1321 PG 847
PB 44 PG 184, PARCEL 190
DB 1648 PG 214
424 DEPOT STREET

LEGEND
S.S. = STONE
C.C. = CONCRETE
E.C. = ELECTRIC
G.L. = GAS
W.L. = WATER
M.S. = MASONRY
S.S. = STONE
C.C. = CONCRETE
E.C. = ELECTRIC
G.L. = GAS
W.L. = WATER
M.S. = MASONRY

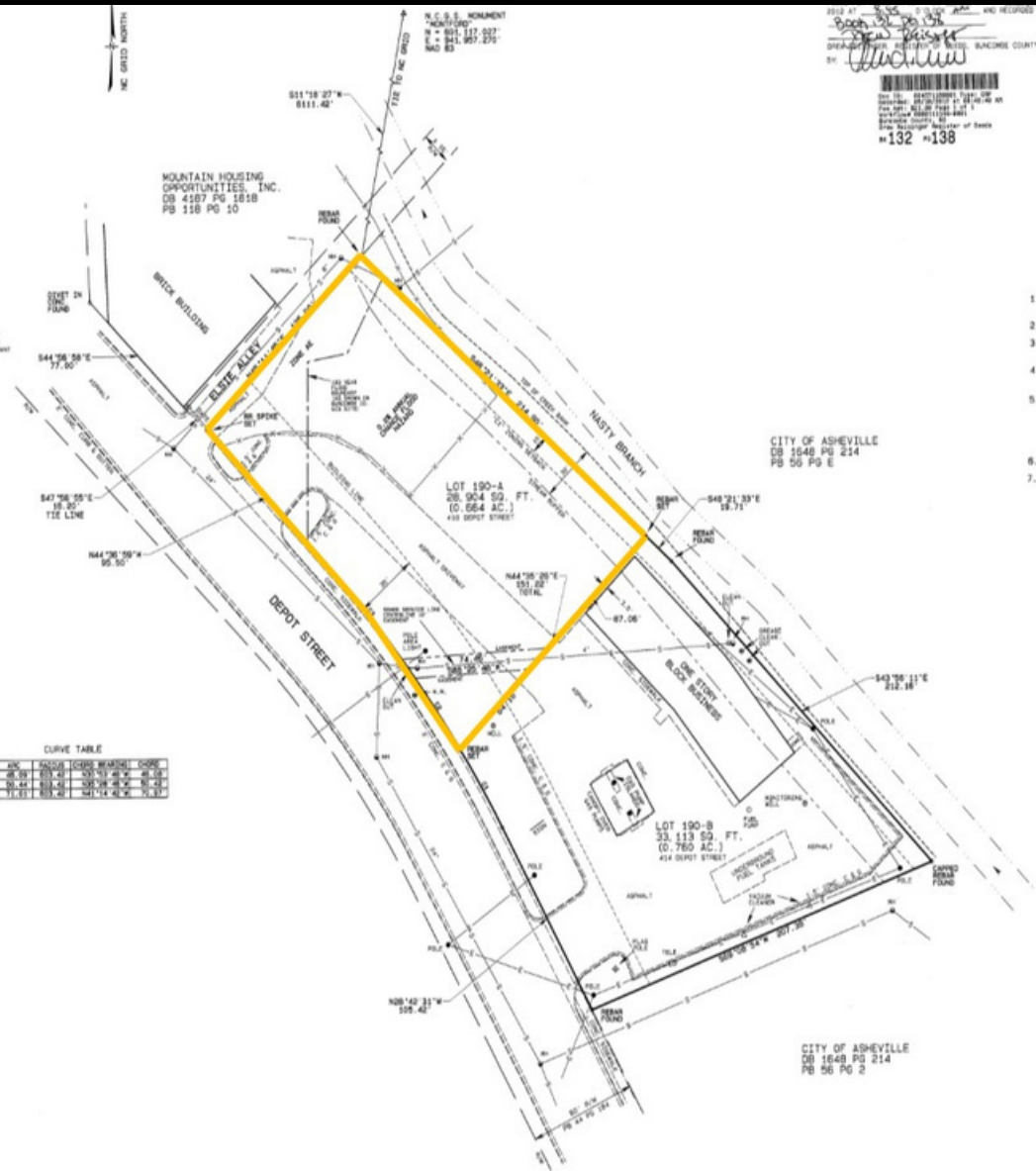


CURVE TABLE

LINE	ARC	CHORD	CHORD BEARING	CHORD
11	48.50	103.41	S 30° 14' 28" W	48.50
12	70.44	150.74	S 30° 14' 28" W	70.44
13	11.61	25.20	S 41° 14' 42" W	11.61

MINOR SUBDIVISION FOR
**KEVIN L. GREEN AND
KEITH R. GREEN**
CITY OF ASHEVILLE
BUNCOMBE COUNTY - NORTH CAROLINA

CURRENT OWNERS
KEVIN L. GREEN &
KEITH R. GREEN
17 STONE HOUSE SQ.
ASHEVILLE, NC 28714



2015 47 0-1500' 1/4" AND RECORDED IN
Arnellie S. Sanford
DRAWN BY: *Arnellie S. Sanford*
BY: *Arnellie S. Sanford*
BUNCOMBE COUNTY
REGISTRATION NUMBER: L-2823
BUSINESS FIRM CERT. NO. C-2814
DATE: MAY 20 2015
SCALE: 1" = 30'



- NOTES
1. PROPERTY SUBJECT TO RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 3. THIS IS AN ABOVE GROUND SURVEY. UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES HAVE NOT BEEN LOCATED.
 4. PROPERTY IS ZONED "C1" BY THE CITY OF ASHEVILLE. BUILDING SETBACKS: FRONT - 30', REAR - 10', SIDE - 0'.
 5. THE PROPERTY LOCATED NORTH OF THE 100 YEAR FLOOD BOUNDARY IS INSIDE THE 100 YEAR FLOOD BOUNDARY (ZONE AE). THE REMAINING PROPERTY LOCATED SOUTH OF THE 100 YEAR FLOOD BOUNDARY IS LOCATED IN AN AREA THAT HAS A "0.5 PCT. ANNUAL CHANCE FLOOD HAZARD". REFERENCE F. J. R. K. PANEL 5848 DATED APRIL 3, 2012.
 6. TOTAL AREA: 1.424 ACRES
 7. ACCORDING TO THE CITY OF ASHEVILLE WATER DEPARTMENT, A 10' WATER LINE IS LOCATED ALONG DEPOT STREET.

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RAD Lofts Project



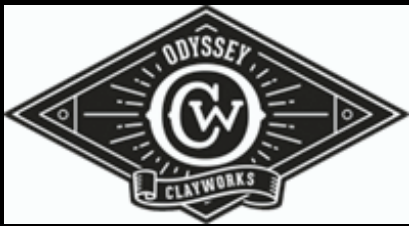
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159 Riverside Project



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PINK DOG CREATIVE

**12 BONES
smokehouse**

**THE MAGNETIC
THEATRE**



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RADTIP PROJECT

The River Arts District Transportation Improvement Project (RADTIP) is a City of Asheville multi-modal transportation project that includes the installation of sidewalks, street trees, public art, bike lanes and greenways in the River Arts District, adjacent to the French Broad River. The City engaged the community multiple times throughout the years to form the vision for RADTIP. It will not only increase safety for pedestrians, bicyclists and motorists, but also incorporate a greenway and new recreation facilities along the French Broad River. Half of the construction cost of RADTIP is funded through a \$14.6 million TIGER VI grant from the federal Transportation Department, a \$3.5 million grant from the Buncombe County Tourism Development Authority, and two grants from state of North Carolina. The City share comes from a combination of parking and stormwater funds, general funds and City debt proceeds used to finance the Capital Improvements Plan. Asheville's mayor, Esther Manheimer said that the project is one of several, likely to have a direct economic impact: "If you put that infrastructure in the River Arts District, you're going to see investment down there," she said. **In September 2020, a portion of the trail called the French Broad River East Bank Corridor was completed. See article [HERE](#) for more information.**



RECENT SUCCESSFUL DEVELOPMENT

Glen Rock Depot Development: 372 and 408 Depot St

- Includes Integrative Family Medicine, Amplified Media, Pilates Studio, Ashewell Medical Group, MustAsheville Bikes, River Arts Dentistry, Eco Depot Marketplace and over 80 apartment homes/100% Occupied

Pink Dog Creative

- Includes Vivian Seasonal New American Kitchen, Fresh Wood Fired Pizza West, Grind AVL Coffee shop, and multiple art galleries

Foundy St @ Old Lyman Street

- The Wedge at Foundation, 12 Bones Smokehouse, RAD Skate Park, Grail Moviehouse, Sunnyside Trading Company, Summit Coffee Company, Uncommon Market

Other Businesses

- PennyCup Coffee, Jade Mountain Builders, The Magnetic Theatre, Girl and Goblin Gift Shop



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

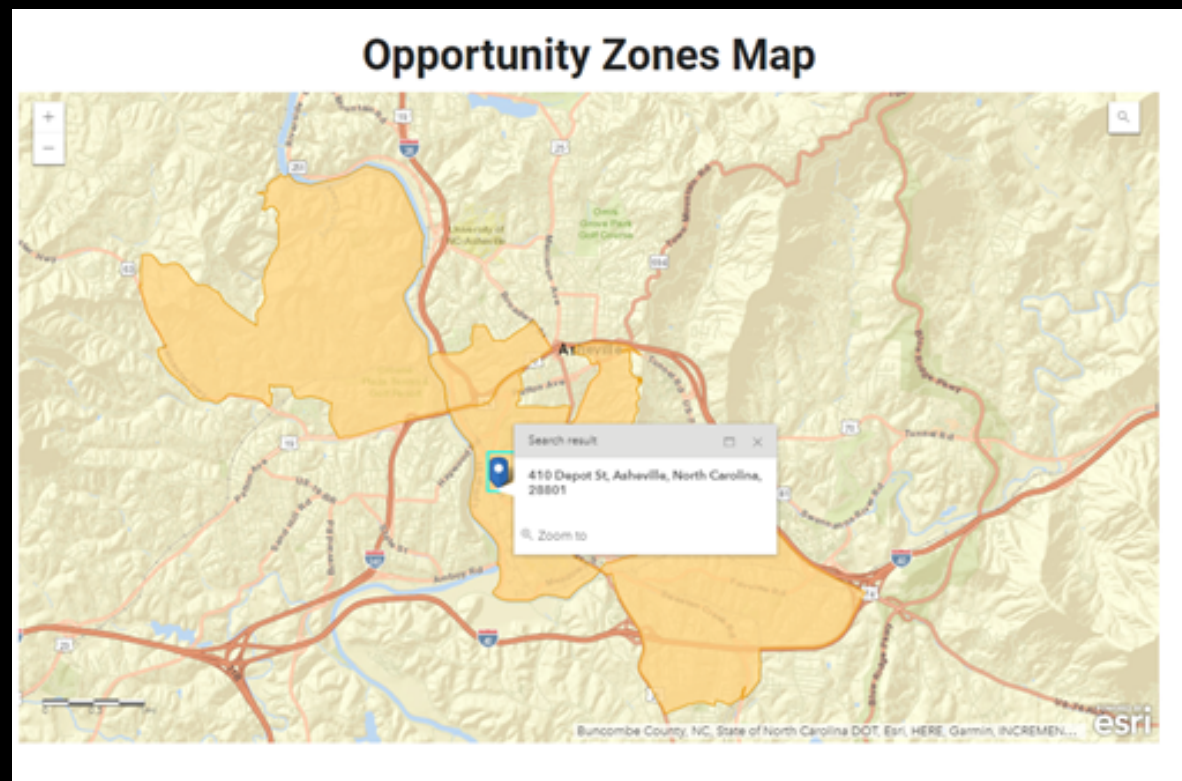
A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.

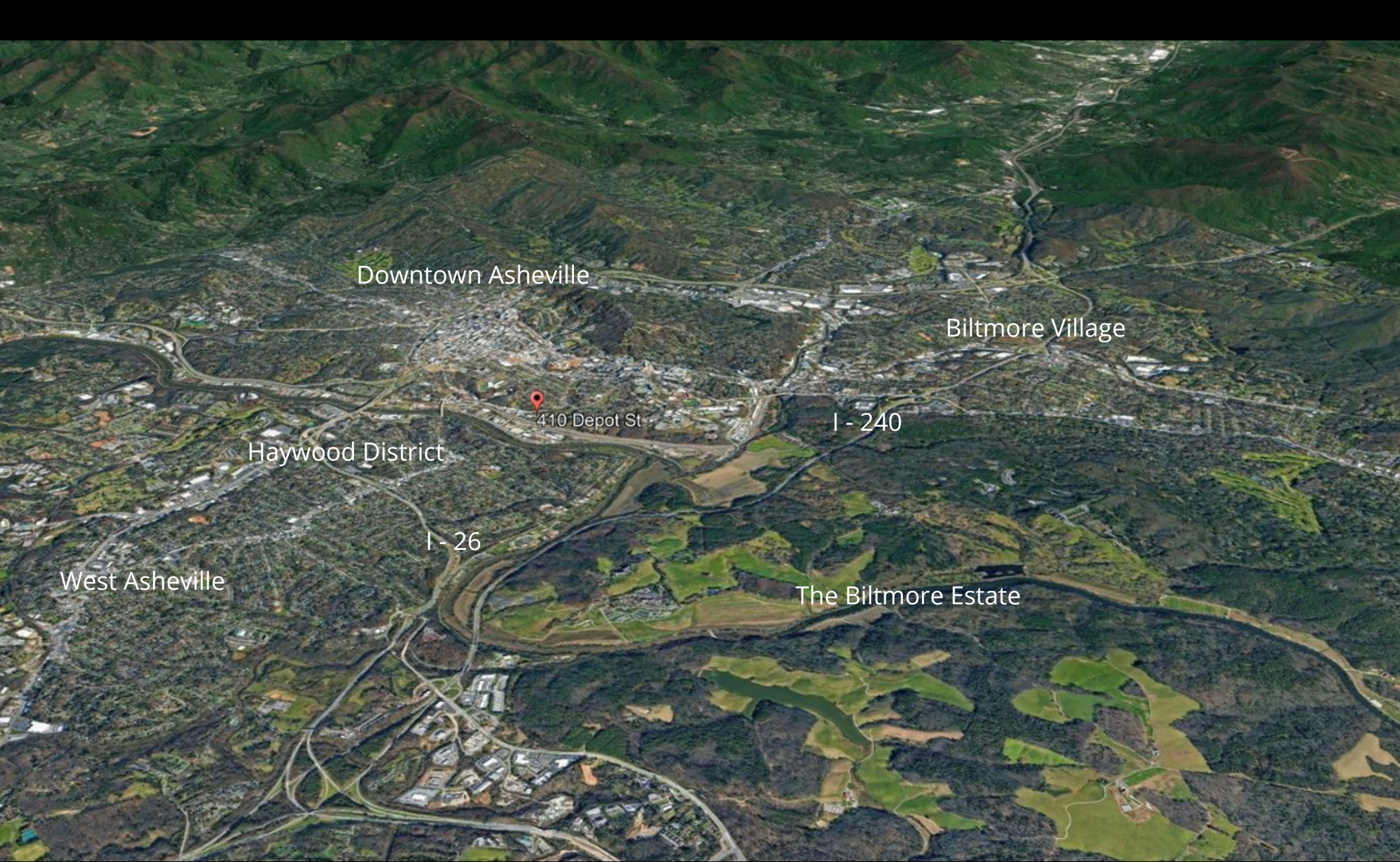
Step-Up In Basis

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.





Downtown Asheville

Biltmore Village

410 Depot St

I - 240

Haywood District

I - 26

West Asheville

The Biltmore Estate

