

# 68 Craven Street

Parcel in River Arts District / W. Asheville



**\$1,200,000**

PIN...1219	0.92 AC	68 Craven St	RAD-NT
PIN...9497	0.09 AC	Waynesville Ave	RAD-NT
PIN...0429	0.08 AC	Waynesville Ave	RAD-NT
PIN...9442	0.17 AC	Waynesville Ave	RM8
PIN...1109	0.17 AC	Georgia Street	RM8
PIN...2100	0.10 AC	Georgia Street	RAD-NT



**Scott Carter**  
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**159 South Lexington Ave, Asheville, NC**

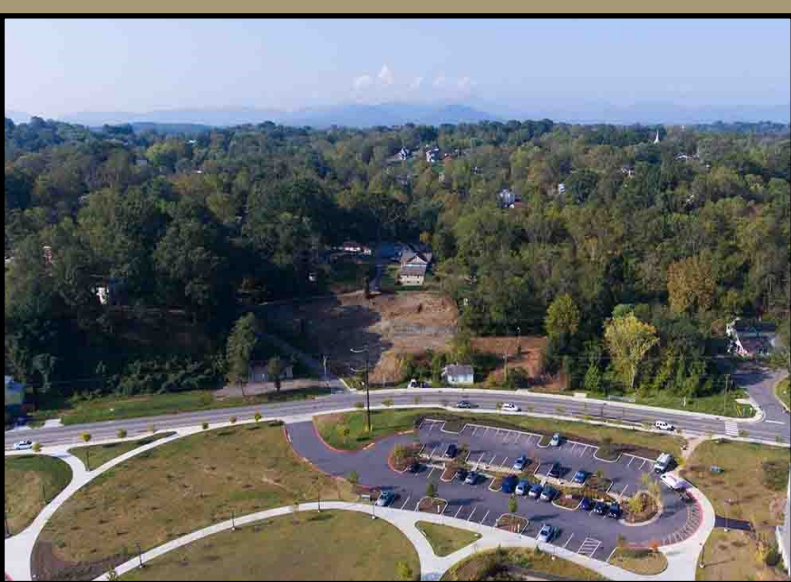
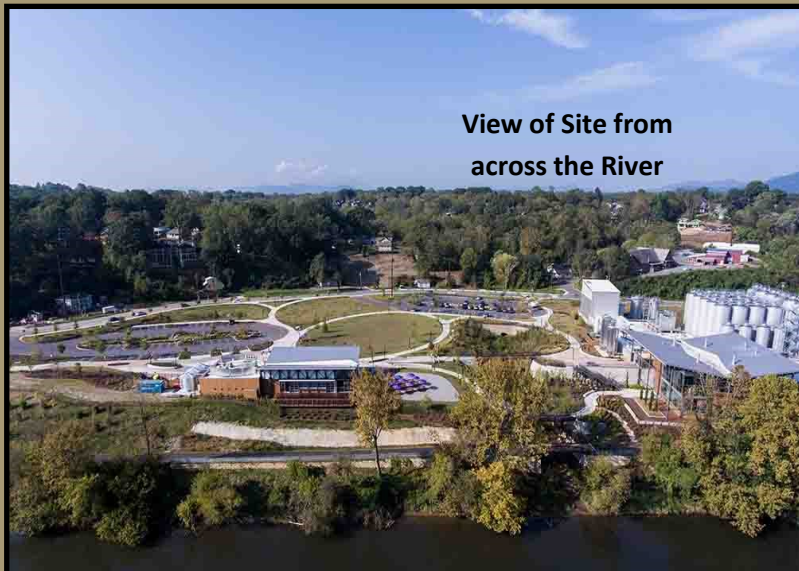
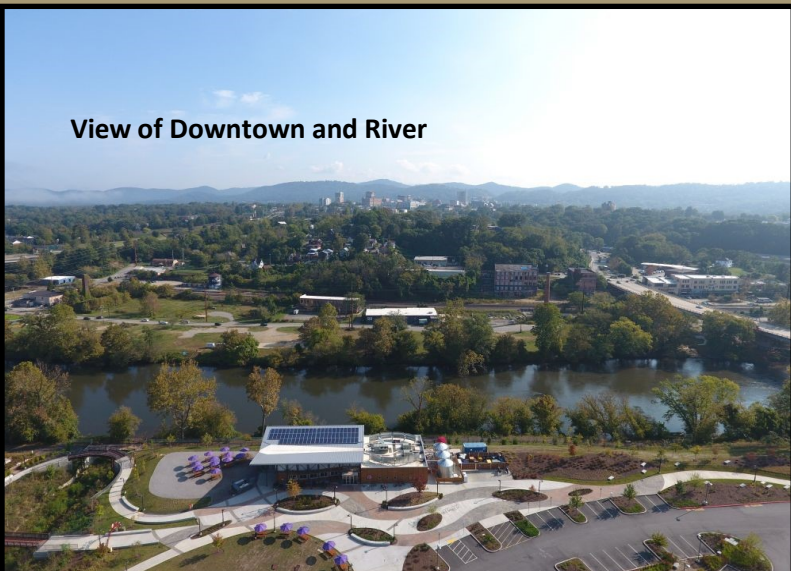
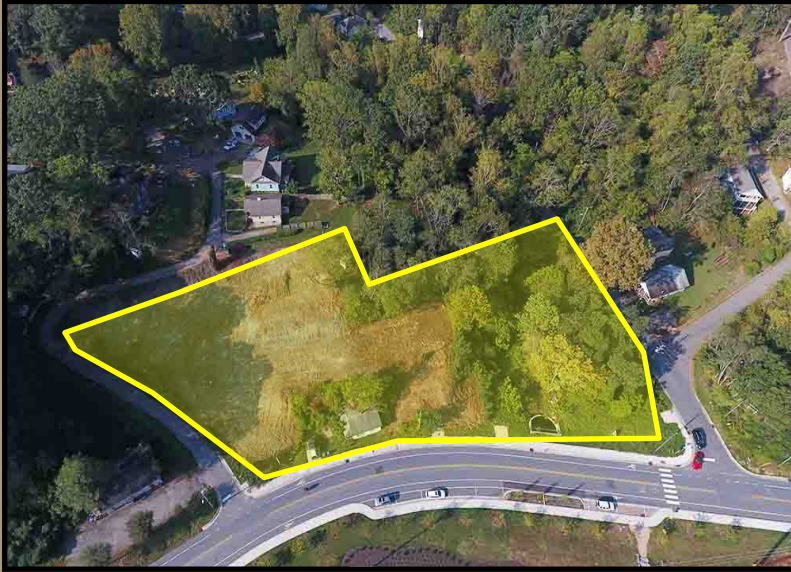
**ScottCarter@ReCenter.com**  
**WWW.RECENTER.COM**

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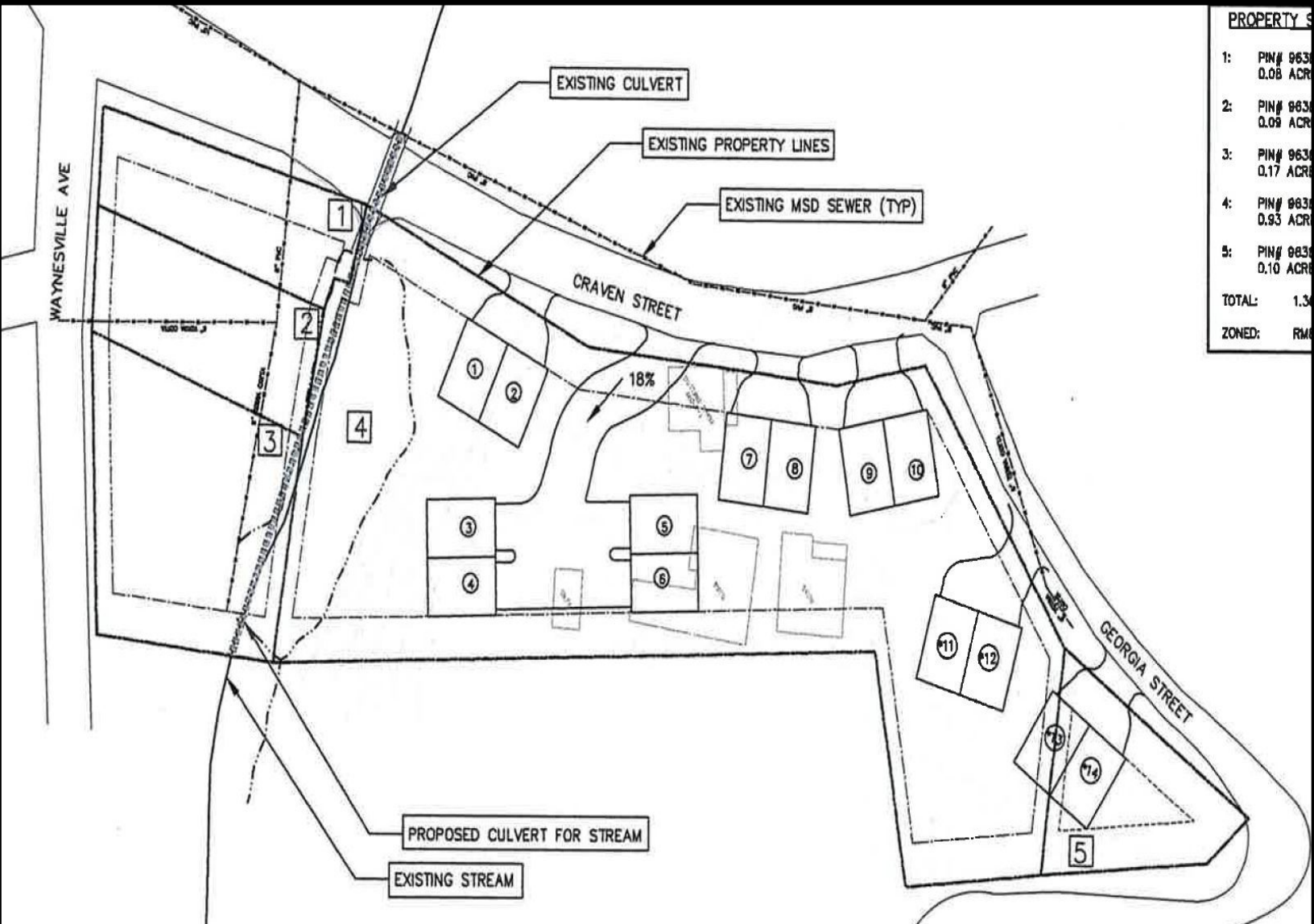


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## Conceptual Cottage Development



SPECIALIZING IN ASHEVILLE'S URBAN MARKET

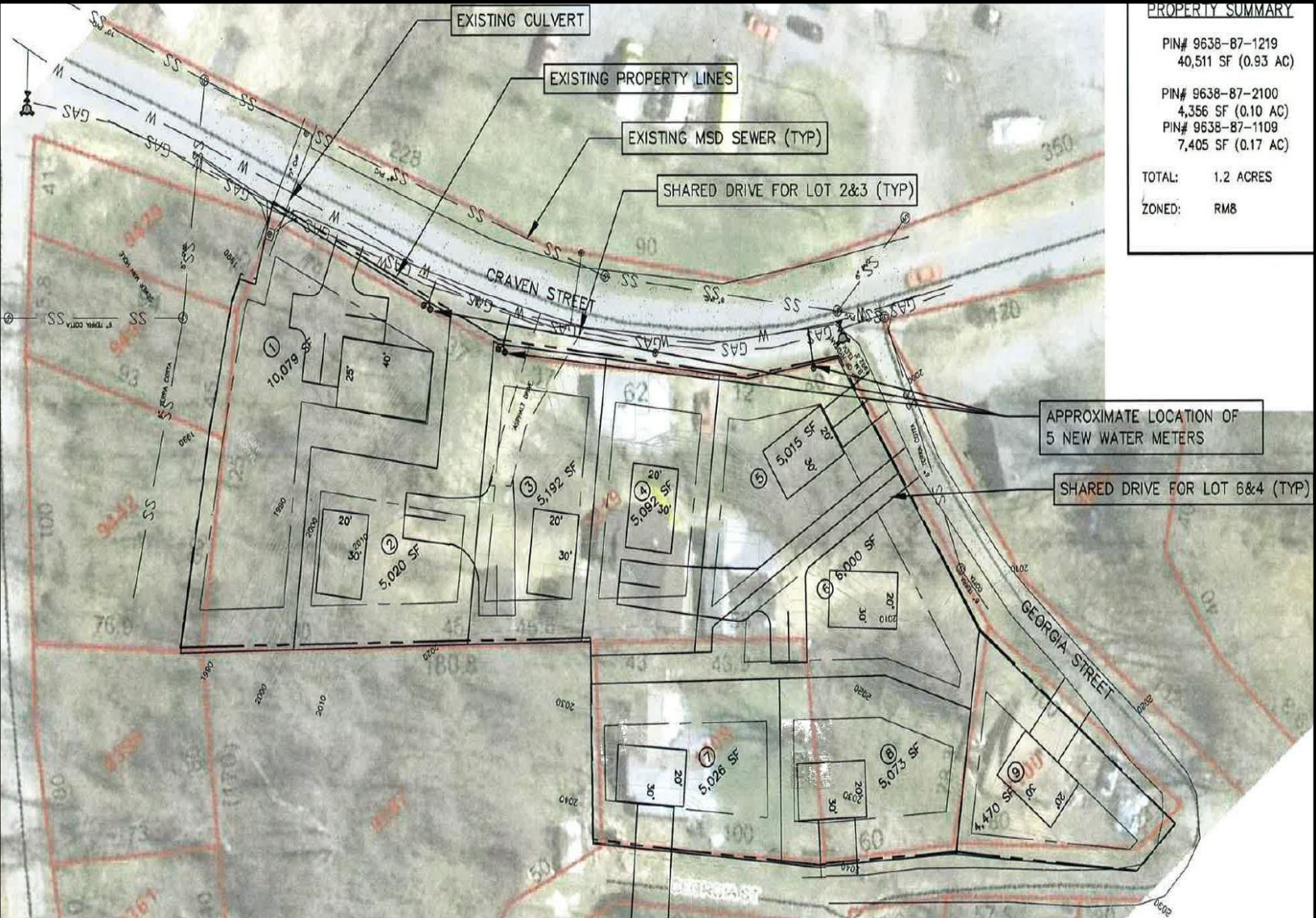
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PROPERTY SUMMARY	
PIN#	9638-87-1219
	40,511 SF (0.93 AC)
PIN#	9638-87-2100
	4,356 SF (0.10 AC)
PIN#	9638-87-1109
	7,405 SF (0.17 AC)
TOTAL:	1.2 ACRES
ZONED:	RM8

## Conceptual Single Family Residential

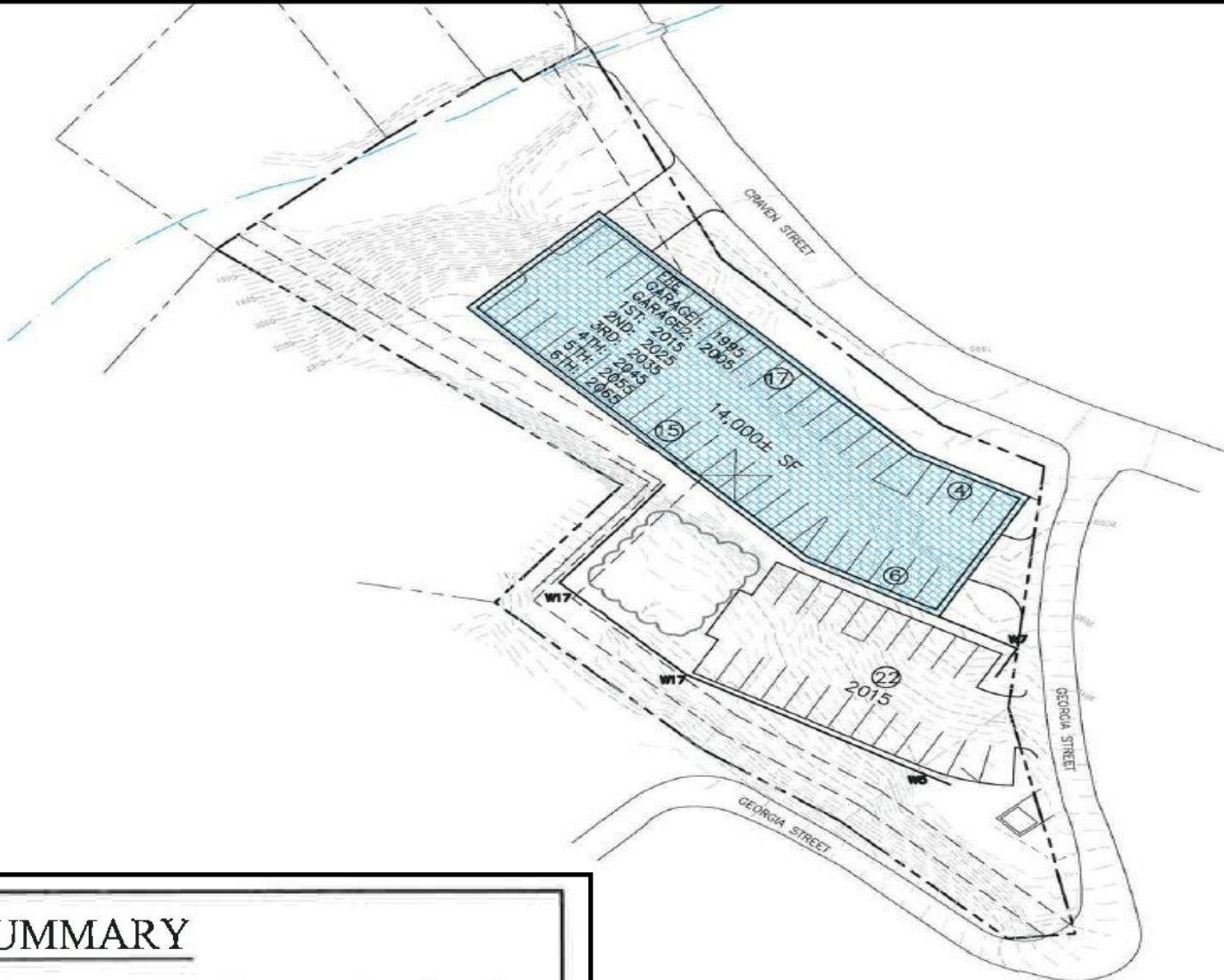


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## SUMMARY

PROPOSED ZONING:	RIVER-CZ
PROPOSED UNITS:	71
AFFORDABLE UNITS:	14 (10%)
STORIES:	8
PARKING:	105

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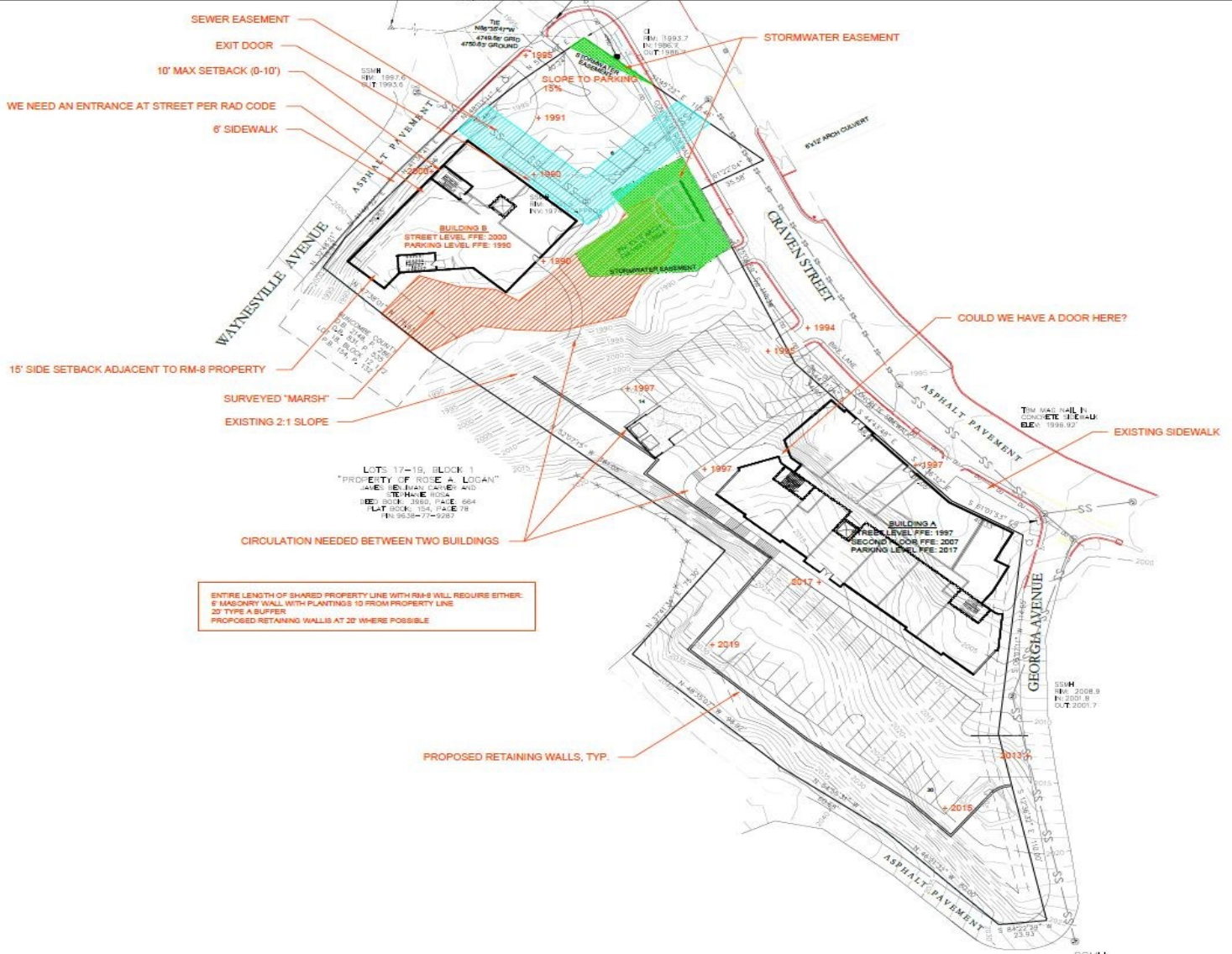
THE

REAL  
ESTATE  
CENTER

SPECIALIZING IN ASHEVILLE'S URBAN MARKET

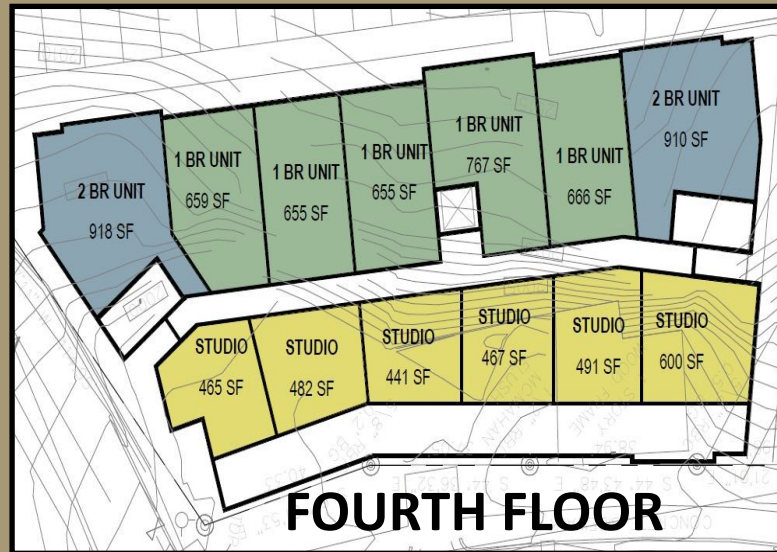
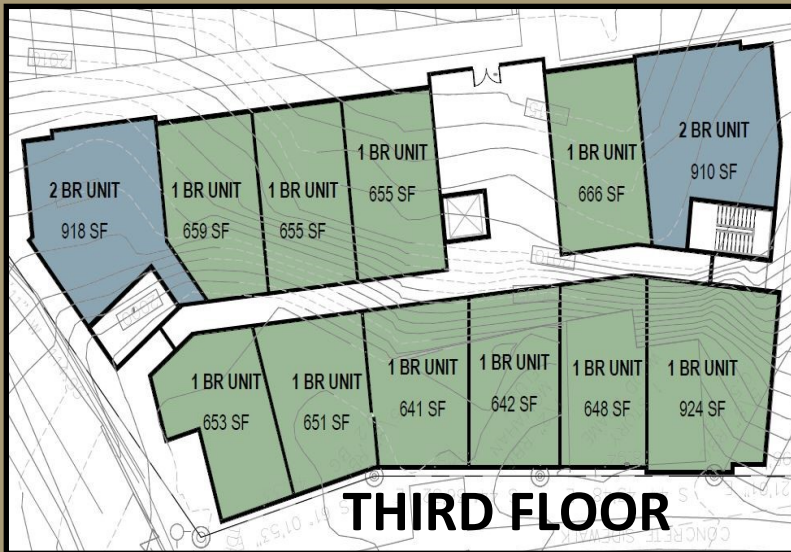
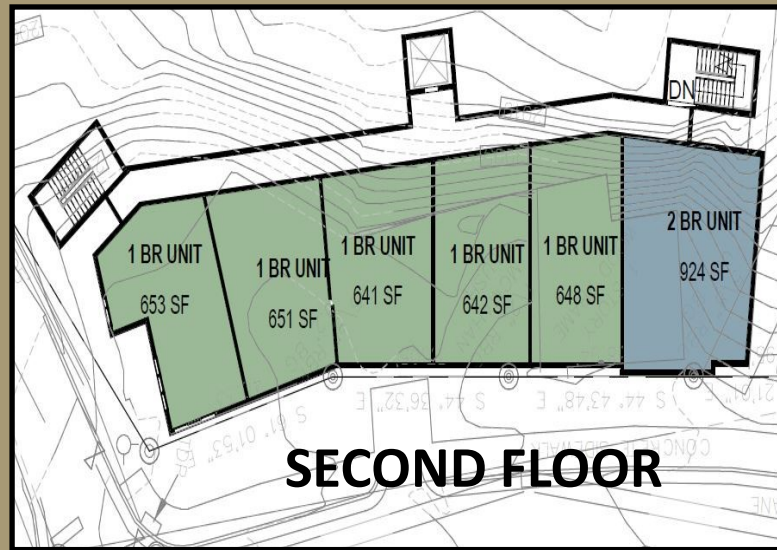
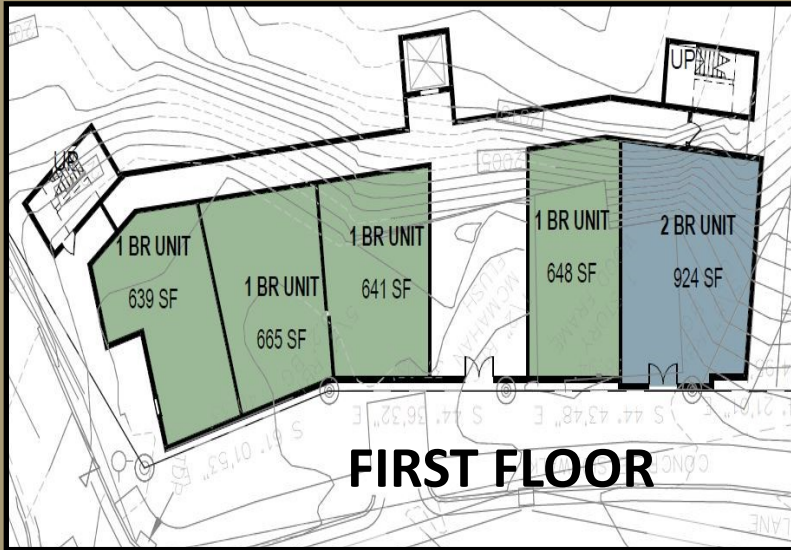


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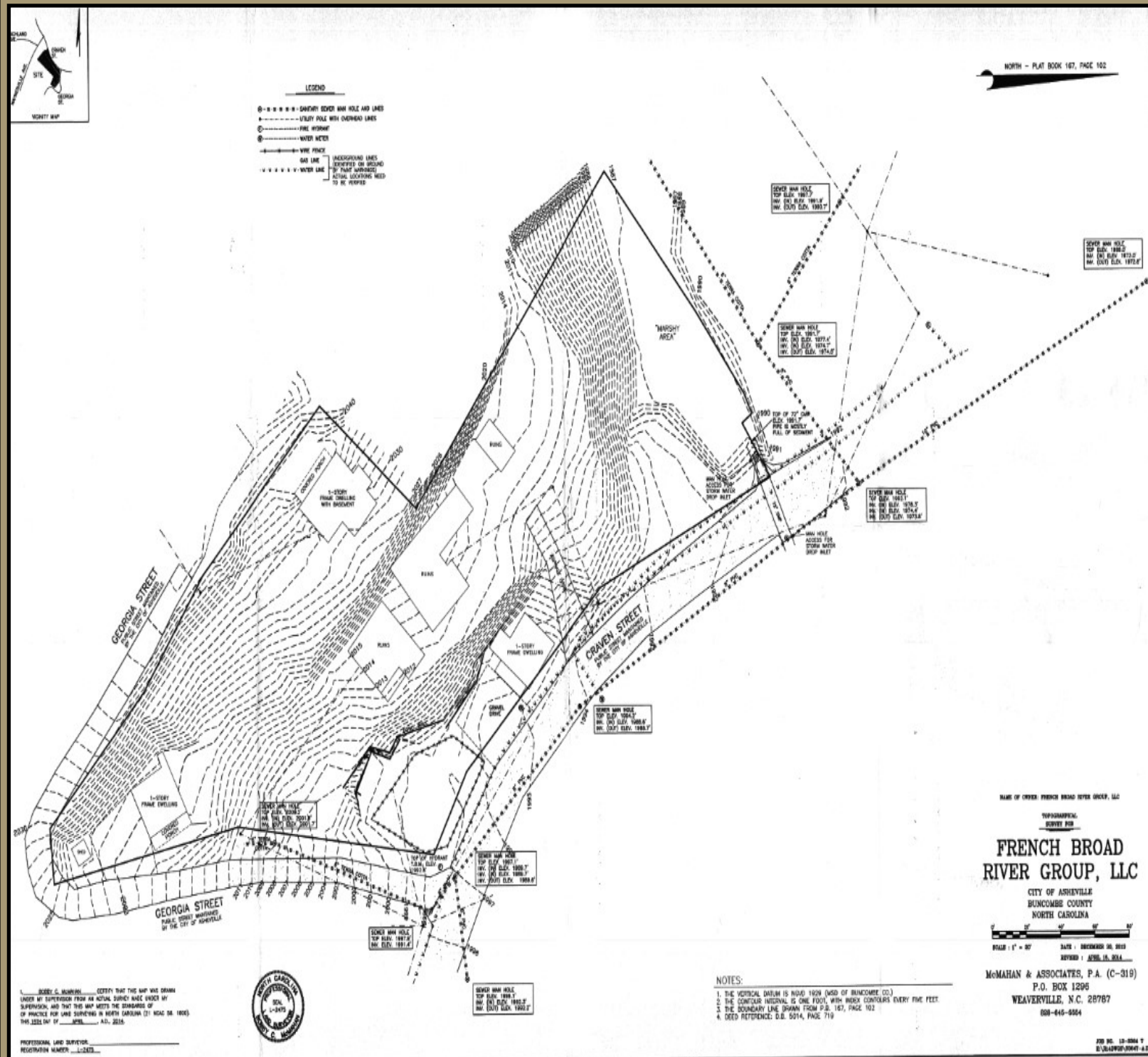
## CONCEPTUAL MULTI-FAMILY WITH TOPOGRAPHY

# 68 Craven Street



1 BR UNIT	16023 SF
1 BR UNIT: 24	16023 SF
2 BR UNIT	5505 SF
2 BR UNIT: 6	5505 SF
STUDIO	2945 SF
STUDIO: 6	2945 SF
Grand total: 36	24474 SF

# 68 Craven Street



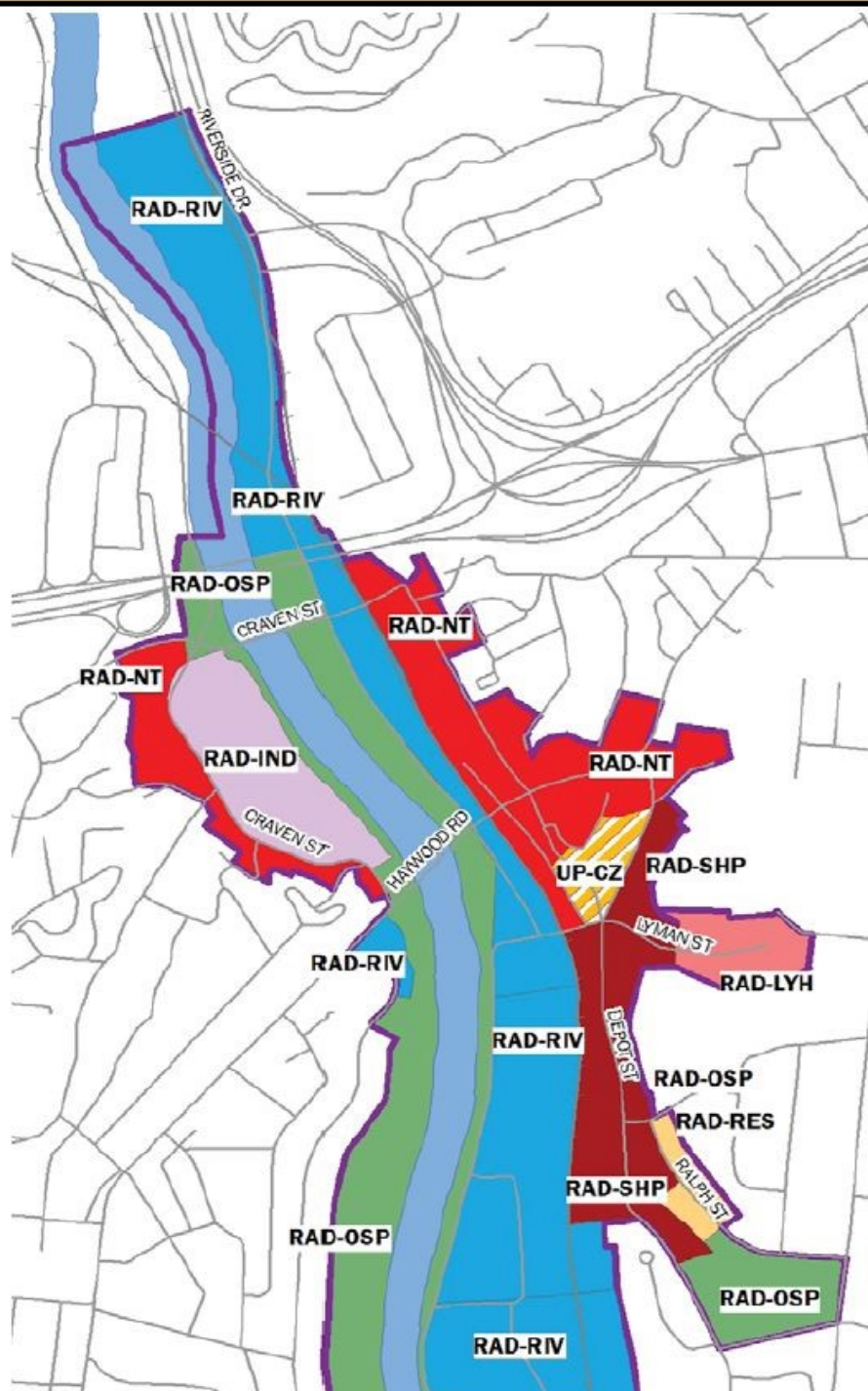
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## Neighboring Businesses

1. River Arts District
2. New Belgium Brewery
3. Hole Donuts
4. Taco Billy
5. Urban Orchard Cider Co
6. Owl Bakery

# 68 Craven Street



The following River Arts sub-districts are established and are part of the Official Zoning Map.

- A. ■ RAD-RES: Residential (Sec. 2.3).
- B. ■ RAD-LYH: Lyman Hollow (Sec. 2.4).
- C. ■ RAD-NT: Neighborhood Transition (Sec. 2.5).
- D. ■ RAD-SHP: Shopfront (Sec. 2.6).
- E. ■ RAD-RIV: River (Sec. 2.7).
- F. ■ RAD-IND: Industrial (Sec. 2.8)
- G. ■ RAD-OSP: Open Space/Public Facilities (Sec. 2.9)

## *A Brief History of West Asheville*

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Located just west of downtown Asheville, across the French Broad River, West Asheville has long been known as a unique and robust community. With easy access to downtown Asheville and the River Arts District, as well as the beautiful mountain regions of western North Carolina, West Asheville appeals to a diverse mix of businesses, residents, and visitors.

West Asheville is a vibrant, walkable community. The neighborhood's distinctly bohemian character is enhanced by its blend of cottage-style homes, historic buildings, modern businesses, and variety of funky restaurants and shops. Over the past decade, West Asheville has experienced an upsurge of investment, which has contributed to the renovation of many older and historic buildings, as well as the introduction of new development. The majority of this growth and re-development has occurred along the Haywood Road corridor.

Haywood Road has been the main street in this thriving neighborhood since the late 1800s. Originally part of the Western Turnpike, Haywood Road was once the only way to get from Asheville to the western part of the state, Haywood County, and, eventually, the Great Smoky Mountains National Park.

In 1885, Edwin Carrier began developing Haywood Road, doing business as the West Asheville Improvement Company. At that time, West Asheville was primarily woods, fields, and sparsely developed farms. Soon after Haywood Road was built, Carrier began to subdivide the land surrounding the main street into individual lots and he named many of the West Asheville streets we know today. To encourage economic growth in the community, Carrier constructed two-story brick buildings along the busy Haywood Road corridor. Several of these original structures still exist.

After electric service was extended to West Asheville in 1910, trolley cars serviced the entire length of Haywood Road. In 1914, Haywood Road was paved, and by 1930 the population of West Asheville had grown to over 2,000 people. At that time, Haywood Road looked much the same as it does today. By the early 1930s, more people began to drive cars, and the trolley service had its last run in 1934.

The Smoky Park Bridge was built in 1950, connecting West Asheville to downtown and making travel to and from Asheville more accessible. Following the construction of the Crosstown Expressway in 1960, Patton Avenue became the primary route west from Asheville. Although no longer a major conduit of westward travel, Haywood Road remained the busy and thriving main street of West Asheville, as it is today.

West Asheville has maintained its small, hometown character and unique flavor over the years. The diverse assortment of businesses, shops, and restaurants along Haywood Road helps to create a distinct and thriving community with broad appeal. It continues to attract new and innovative business start-ups and, at the same time, remains an ideal location for the area's established businesses.

Haywood Road has an eclectic and unique charm, making it an increasingly rare place in which to live, work, and play.

# *River Arts District in the News*

Press release from the city of Asheville (8.10.17):

After seven years of planning with the community, construction of Asheville's River Arts District Transportation Improvement Project (RADTIP) will begin in August 2017.

Please join Asheville Mayor Esther Manheimer and other dignitaries for an official groundbreaking at 9 a.m. Aug. 23 at Jean Webb Park, 30 Riverside Drive. In keeping with the artistic nature of the area, the groundbreaking will feature shovels painted by River Arts District artists.

Federal, state, county and local partner agencies will participate in this historic moment, including the Federal Highway Administration, Parks and Recreation Trust Fund, Clean Water Management Trust Fund, Buncombe County Tourism Development Authority, the River Arts District Business Association, River Arts District Artists and our construction and engineering partners Beverly-Grant/Barnhill and CDM Smith and other special honorees. Refreshments will be served at the groundbreaking.

## *About RADTIP*

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. When complete, the project will incorporate a 2.2-mile piece of the Wilma Dykeman Riverway, an urban parkway designed to support sustainable development along approximately 8 miles of French Broad River and Swannanoa River corridor. 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.

UPDATE from the city of Asheville (9.7.17):

## NEXT STEPS ON CONSTRUCTION

Demolition of several properties has occurred and will continue through September.

## DEMOLITION

Additional building demolition for roadway improvements will occur at the beginning of RADTIP construction in summer 2017. Demolition projects include the 12 Bones building, the concrete block addition to the west of Riverside Studios at Haywood and Riverside Drive and the Anders Tobacco warehouse at the corner of Craven Street and Riverside Drive (the red building) was demolished. An environmental stormwater feature will be developed in it's place.

## UTILITY RELOCATION

PSNC Energy continues utility relocation work and will be working on the north end of the RADTIP project area and work will continue throughout the summer. Details can be found on the Construction and Closures map.

## CONSTRUCTION FOR OTHER RIVERFRONT PROJECTS

NC Wildlife Resources Commission has completed the new river access (steps) at Jean Webb Park. This includes new ADA-accessible parking spaces. Their crews also completed the boat ramp at the southeast corner of the Smith Bridge (Craven Street Bridge) and Riverside Dr. (aka the free wood lot). Construction on this project is complete. Signage and waste planning are next steps.

## *West Asheville in the News*

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*Men's Journal*

### **The Best Neighborhoods in America: Southeast**

#### **The Eccentric Throwback**

WEST ASHEVILLE/ ASHEVILLE, NC

“Just like downtown itself, there are side streets of attractive bungalows with deep front porches, and a single commercial strip, Haywood Road, where all the basics are within walking or cycling distance. Spots that would be considered unique and progressive in most cities of this size are a given in West Asheville, with its anchors being the Haywood Road Market health food co-op on the west end and the Appalachia School of Holistic Herbalism and its al fresco front-yard yoga studio on the east. Between the two, equip yourself for your first kayak lessons at Second Gear, where the French Broad stink is infused in the spray skirts. Or go for a tune-up at Pro Bikes, which caters to commuters as well as fat-tire freaks....most West Ashevilleians worship at the West End Bakery on Sunday mornings, before hitting the Lucky Otter for lunch.”

*Black Mountain News*

### **Walkable West Asheville: A creative, affordable urban village**

“Casual and creative, funky and a little disorganized, West Asheville's got cachet..

The 28806, as some call it, is in essence, an urban village, historic in its origins, reclaimed by a new generation of entrepreneurs...

It's got a retro vibe, a throwback to the time when folks walked to the neighborhood barbershop. In West Asheville, you can do just that, and more...

As businesses thrive, people find more reason to move to West Asheville, where neighbors walk to the Pro-Bike shop, the West Asheville Yoga studio and the local Obit's DVD rental business.”

*The New York Times - Travel Section*

### **In West Asheville, N.C., Bistros Mix With Tattoo Parlors**

“...as Ashevilleians move to this side of the French Broad River to escape downtown's escalating rents and tourism, the area has become a blue-collar hybrid with yoga studios and bistros joining longtime establishments along the main drag, Haywood Road.”



### Cross Property Client Full

#### 68 Craven Street #6 Separate Lots, Asheville NC 28801

List Price: \$1,200,000

MLS#: 3323113	Category: Commercial	Parcel ID: 9638-87-1219-0000
Status: Active	Tax Location: Asheville	County: Buncombe
Project Name:	Tax Value: \$363,600	Zoning Desc: Commercial Acreage
Zoning: RAD-NT		Deed Reference: 5014
Road Front:		Cross Street:
Legal Desc: See Metes and Bounds in the Attached Deeds		
Approx Acres: 1.53	Approx Lot Dim:	Flood Plain:
Comm Loc: Central Business District		Elevation:



General Information

Type: **Unimproved Commercial**  
 Secondary Type: **Other**  
 Documents: **Survey**  
 Restrictions: **Other**

Restrictions Rmks: **city zoning**

Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **0**  
 Construct Status:  
 Construction Type:  
 # of Bldgs:  
 # of Units:  
 # of Rentals:  
 # of Stories:  
 Baths Total:

Listing Information

Trans Type: **For Sale**  
 Sale/Lease Incl: **Land**  
 In City: **Yes**  
 \$/Acre: **\$784,314**  
 Potential Income:

Square Footage

Total:  
 Min Sqft Avail: **0**  
 Max Sqft Avail: **0**  
 Min Lse\$/Sqft: **\$0.00**  
 Max Lse\$/Sqft: **\$0.00**  
 Office Sqft:  
 Warehouse Sqft:

Additional Information

Prop Fin: **Conventional**  
 Assumable:  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Publicly Maint Rd: **Yes**

Recent: **06/04/2018 : DECR : \$1,350,000->\$1,200,000**

Features

Total Parking: # of Docks: # Drive In Doors: Rail Service:  
 Access: **City Street**

Utilities

Utilities: **City Sewer, City Water, Gas**

Remarks

Public Remarks: **Entire city block in the RAD located directly across the street from New Belgium Brewery. 6 PIN's. 2 of these PIN #'s are Zoned RM8, 4 are Re-Zoned RAD-NT. Suitable for commercial, mixed use, or multi-family. Conceptual drawings in brochure for cottage and multi-family development**

Directions: **Patton to Clingman to Haywood Rd to Craven. Right across the street from New Belgium. Entire block from Georgia/Craven/Waynesville**

Listing Information

DOM: **128** CDOM: **128** Closed Dt:  
 UC Dt: DDP-End Date: Closed Price: Slr Contr:  
 LTC:

Prepared By: Scott Carter