

Haywood Road Asheville, NC

Parcel in Booming West Asheville

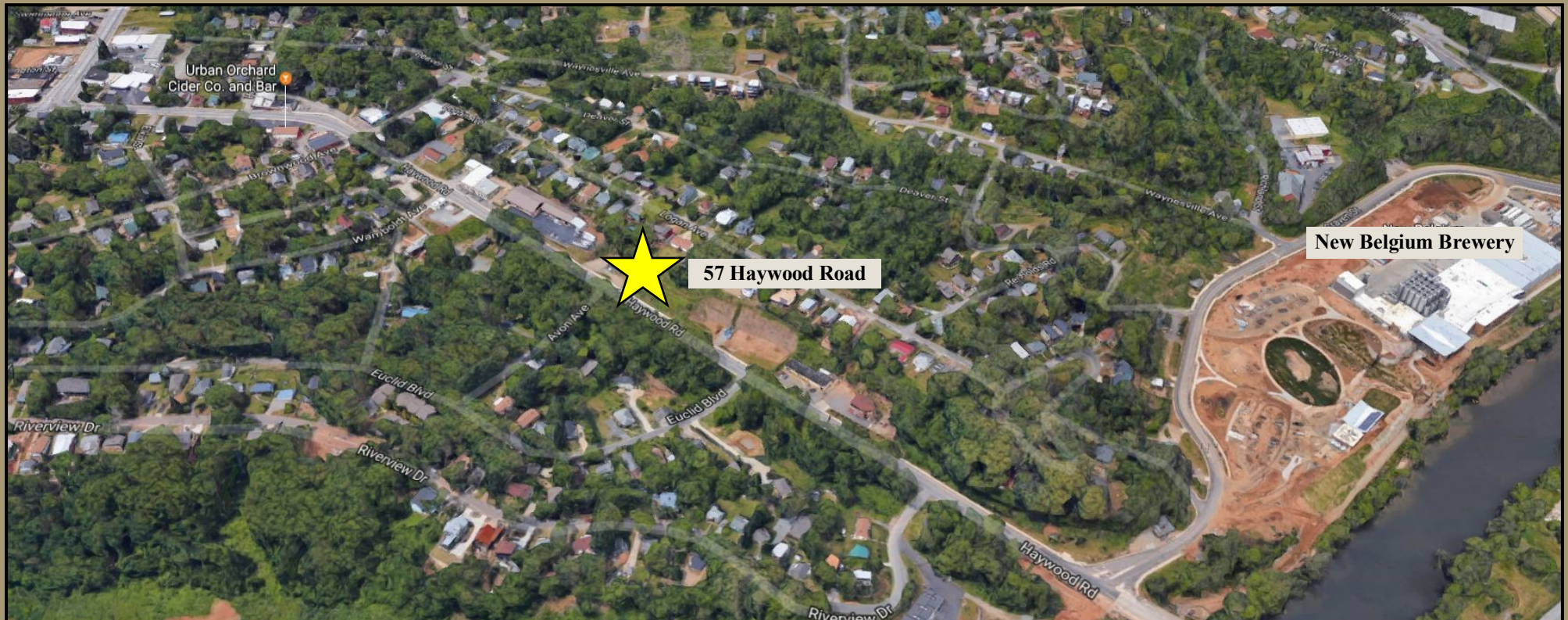
\$149,000

- Mixed-use or residential opportunity; HR-5 Live/Work sub-district
- Portion of PIN; approximately 0.17 acres
- Walkable to River Arts District, New Belgium, and new restaurants including Hole Donuts, Taco Billy and Pizza Mind
- Neighboring properties can be assembled - call for details

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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. Pizza Mind / Archetype Brewery / Gan Shan Station

Haywood Road Asheville, NC

ZONED: RM-8 Residential Multi-Family,
Medium Density District.

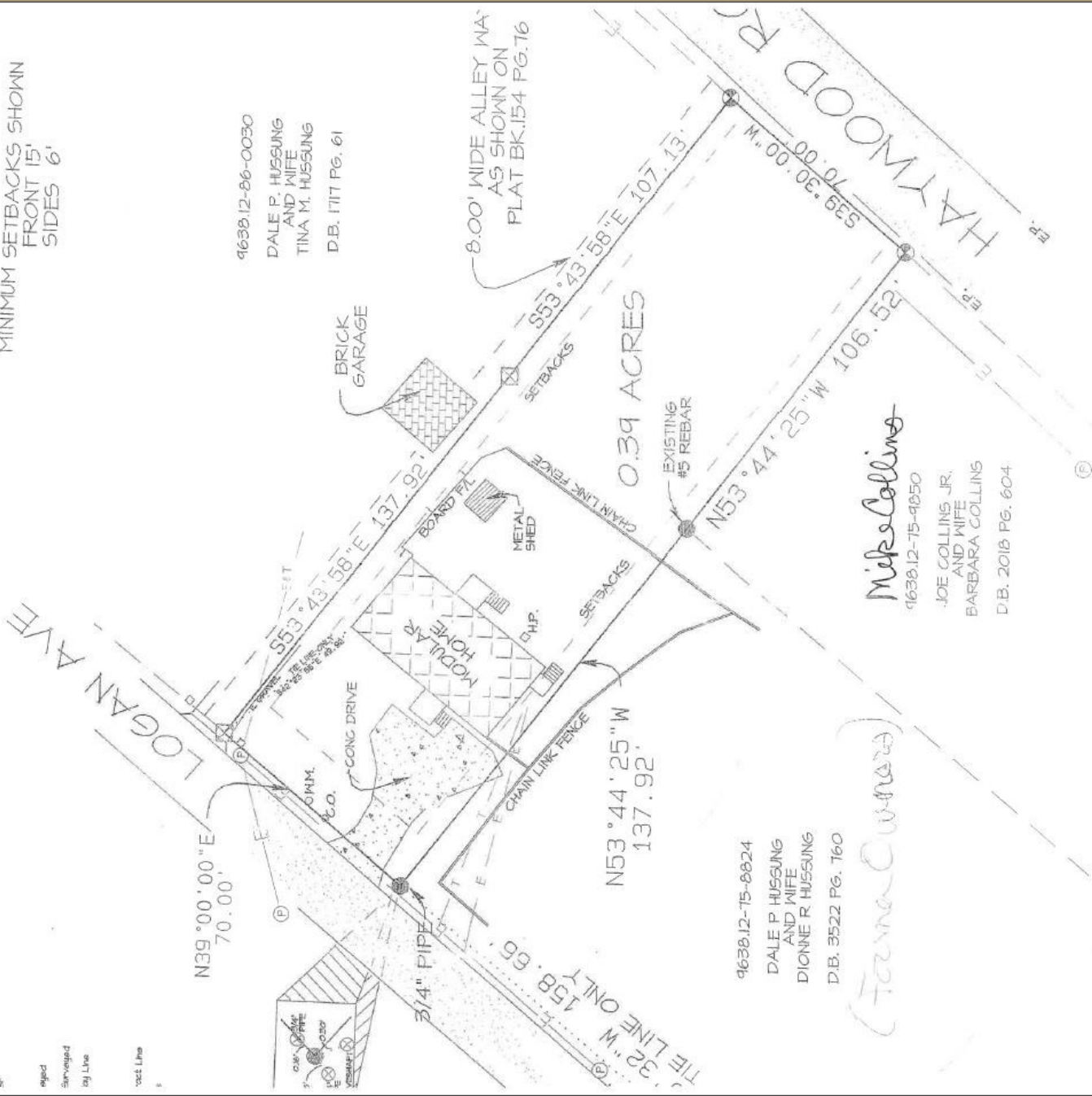
MINIMUM SETBACKS SHOWN
FRONT 15'
SIDES 6'

4638.12-86-0030
DALE P. HUSSUNG
AND WIFE
TINA M. HUSSUNG
D.B. 1717 PG. 61

4638.12-75-6624
DALE P. HUSSUNG
AND WIFE
DIONNE R. HUSSUNG
D.B. 3522 PG. 160

Mike Collins
4638.12-75-9050
JOE COLLINS JR.
AND WIFE
BARBARA COLLINS
D.B. 2018 PG. 604

(Tina Hussung)



A Brief History of West Asheville

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.

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 Ashevilleans 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 Ashevilleans 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 Agent Full

99999 Haywood Road #7, Asheville NC 28806-4529

CMLS#: 3350213	Category: Commercial	Parcel ID: 9638-85-0958-001	List Price: \$149,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$43,415	Zoning Desc:	
Zoning: HR-7		Deed Reference: 3565/0153	
Road Front: 70		Cross Street: Avon	
Legal Desc: Prop of Rose A Logan 7		Flood Plain: No	
Approx Acres: 0.17	Approx Lot Dim: 70 x 108	Elevation:	
Comm Loc: Other			



General Information

Type: **Unimproved Commercial**
 Secondary Type: **Other**
 Documents: **Aerial Photo, Brochure, Survey**
 Restrictions: **Other**
 Restrictions Rmks: **Other**

Bldg Information

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

Additional Information

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

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Land**
 In City: **Yes**
 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:

Recent: **04/11/2018 : DECR : \$170,000->\$149,000**

Total Parking:	# of Docks:	# Drive In Doors:	Rail Service: N/A
Sprinkler: N/A		Floor Rvalue:	
Access: City Street, Paved Road		Subject to CCRs:	
Subject To HOA: None		Remarks	

Public Remarks: **Mixed-use, live/work, or residential opportunity; HR-7 Live/Work sub-district. Portion of PIN; approximately 0.17 acres. Walkable to River Arts District, New Belgium, and new restaurants including Hole Donuts, Taco Billy and Pizza Mind Neighboring properties can be assembled - call for details. Property is actually a portion of 142 Logan Avenue, with the address to be 57 Haywood Road.**

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Instructions: **Call Listing Agent, Showing Service**

Directions: **Haywood Road at Avon Avenue in West Asheville.**

Listing Agent/Office Information