



Likewise



For Sale

DEVELOPMENT OPPORTUNITY
ON HIGH-TRAFFIC CORRIDOR

220, 226 & 99999 Hazel Mill Road, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

Jessica Auge, CCIM LISTING BROKER

706.255.9363 | jess@likewisecommercial.com | likewisecommercial.com



220, 226 & 99999 Hazel Mill Rd, Asheville, NC 28806



OFFERING SUMMARY

SALE PRICE \$599,000

LOT SIZE ± 0.95 AC

ZONING OFFICE, RM8 & HB

PROPERTY FEATURES

- 0.95-acre prime development site on Hazel Mill Rd. in Asheville
- Zoned OFFICE, RM8 & HB – ideal for office or multifamily
- Excellent visibility near Patton Ave.
- 54,000 VPD
- City water/sewer available
- Gentle Topography
- Opportunity Zone with potential tax benefits
- Convenient to I-240, I-26 & Downtown
- MLS# 4291788



Likewise
COMMERCIAL REAL ESTATE

Jessica Auge, CCIM LISTING BROKER
706.255.9363 | jess@likewisecommercial.com | likewisecommercial.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



PIN

COUNTY

Buncombe

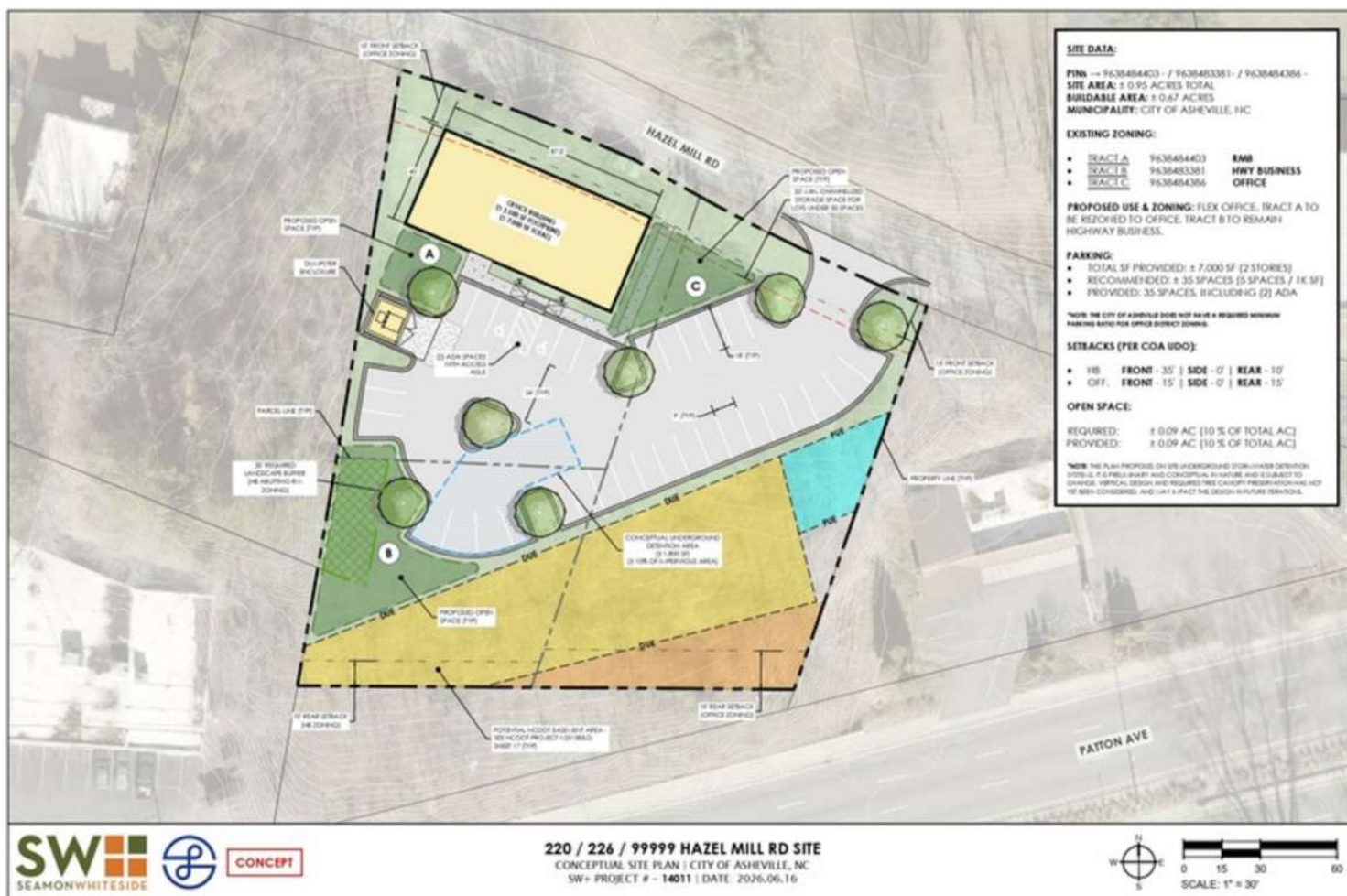
ZONING

OFFICE, R8 & HB

MAJOR ROADS

Patton Ave, I-240 & I-26

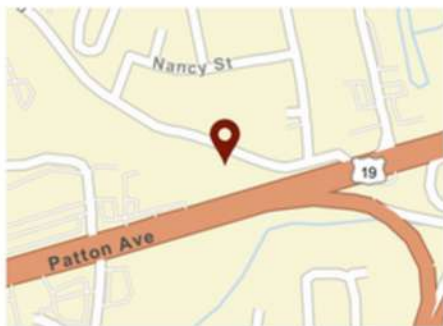
PROPOSED SITE PLAN





TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

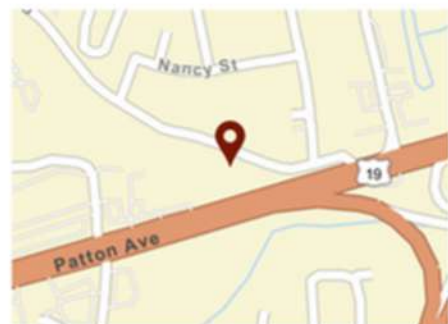
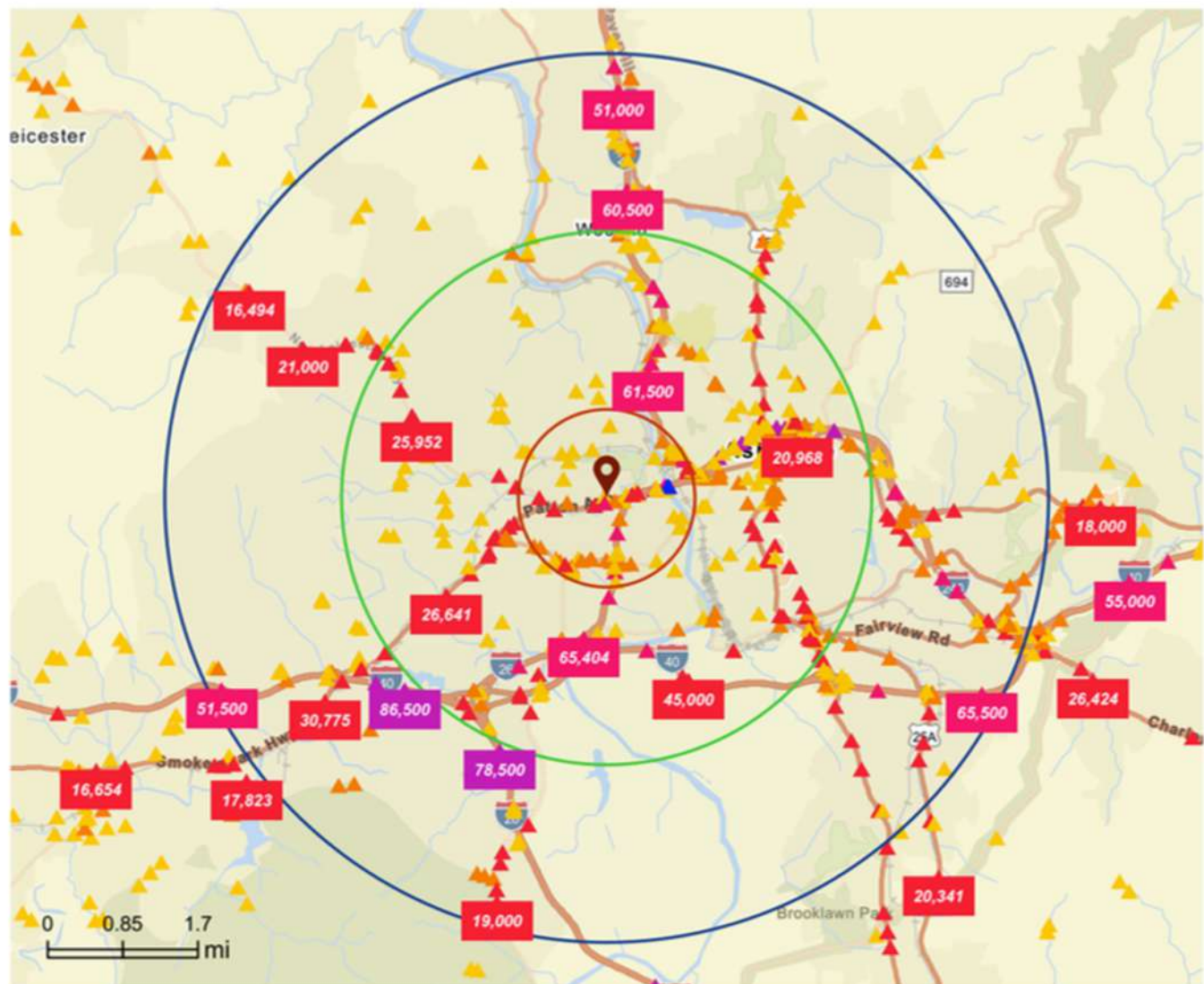
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





TRAFFIC COUNT MAP

1, 3, & 5 Mile Radius



Average Daily Traffic Volume

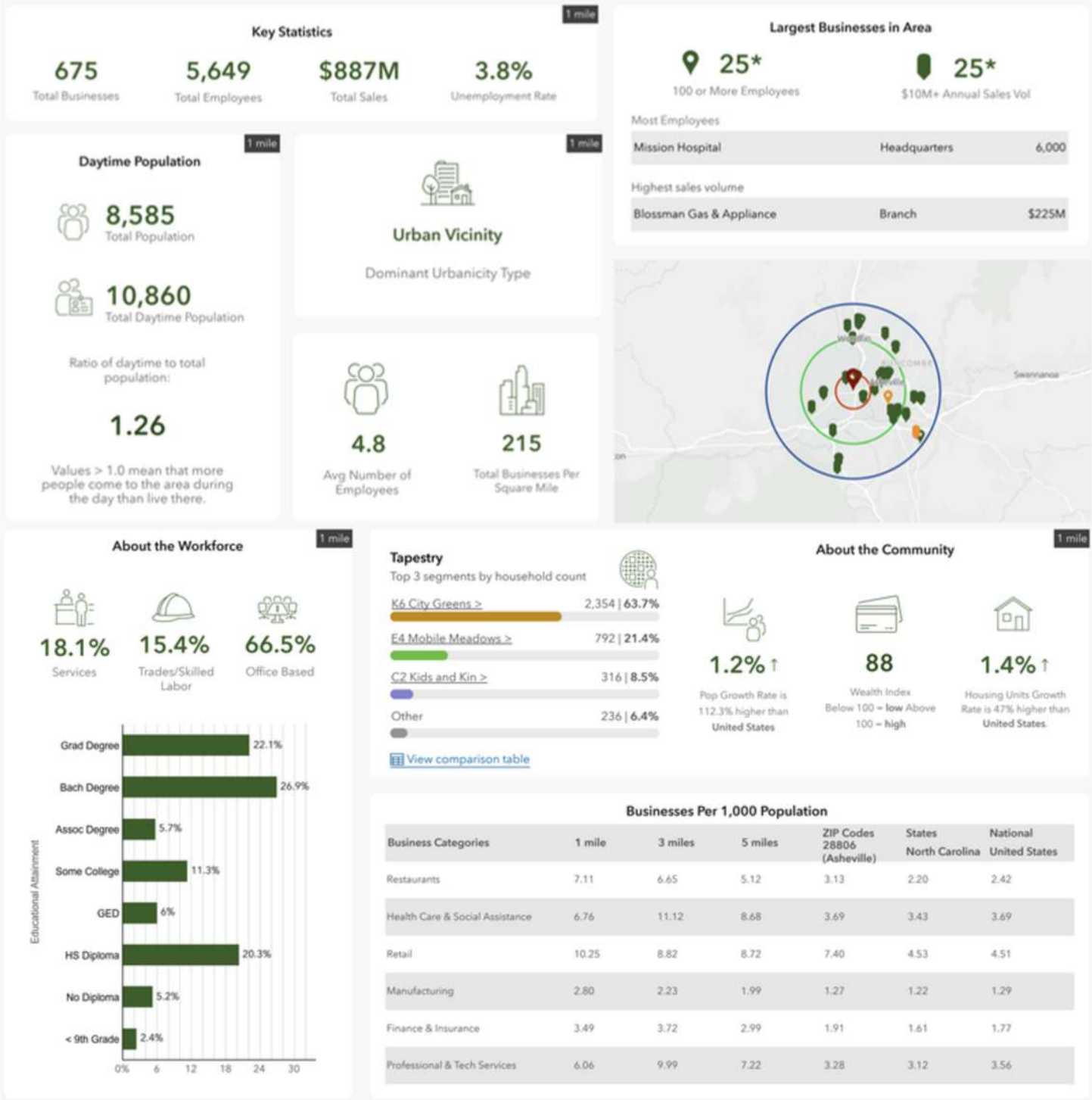
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





BUSINESS KEY FACTS

1, 3, & 5 mile radius

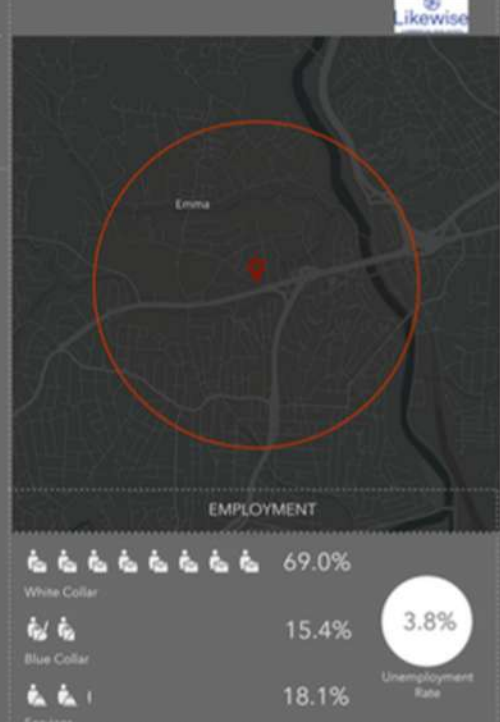
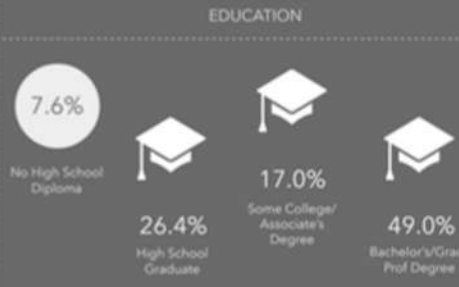




DEMOGRAPHIC PROFILE

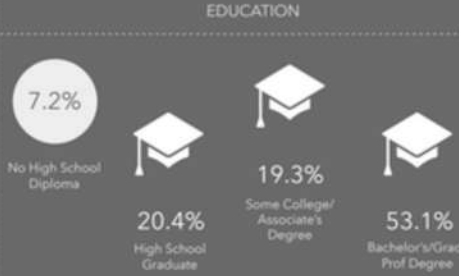
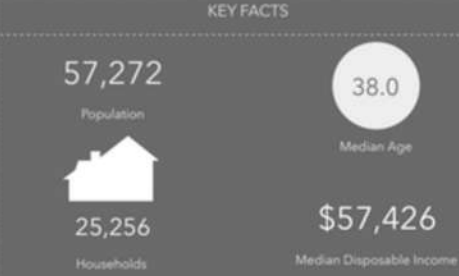
1 Mile Radius

Hazel Mill Road



3 Mile Radius

Hazel Mill Road





DEMOGRAPHIC PROFILE

