



99999 Blueberry Hill Road

Asheville, North Carolina 28804

Property Highlights

- Ideally located next to I-26 off Exit 21/New Stock Rd
- Utilities available with shared access drive in place
- Community Shopping zoning allows for multiple uses

Property Overview

Highly visible +/- 3.5 acre commercial lot on the corner of Woodland Hills Rd and Weaverville Highway. This unimproved parcel offers outstanding access and exposure to Interstate 26 via Exit 21/New Stock Road. Many possible uses to include gas station, hotel, medical office, fast-food concepts. Exit highlights include Starbucks, Ingles, Pizza Hut, CVS, Salt Face Mule Brewing, Dollar General, Dominos, Citgo, and more, all within close proximity. Utilities available and curb cut already in place. C-S zoning allows for a multitude of uses, including drive thru.

Offering Summary

| | |
|----------------|--------------------|
| Sale Price: | \$900,000 |
| Lot Size: | 3.45 Acres |
| Zoning: | Community Shopping |
| Traffic Count: | 15,545 VPD |

For More Information

Ted Sullivan

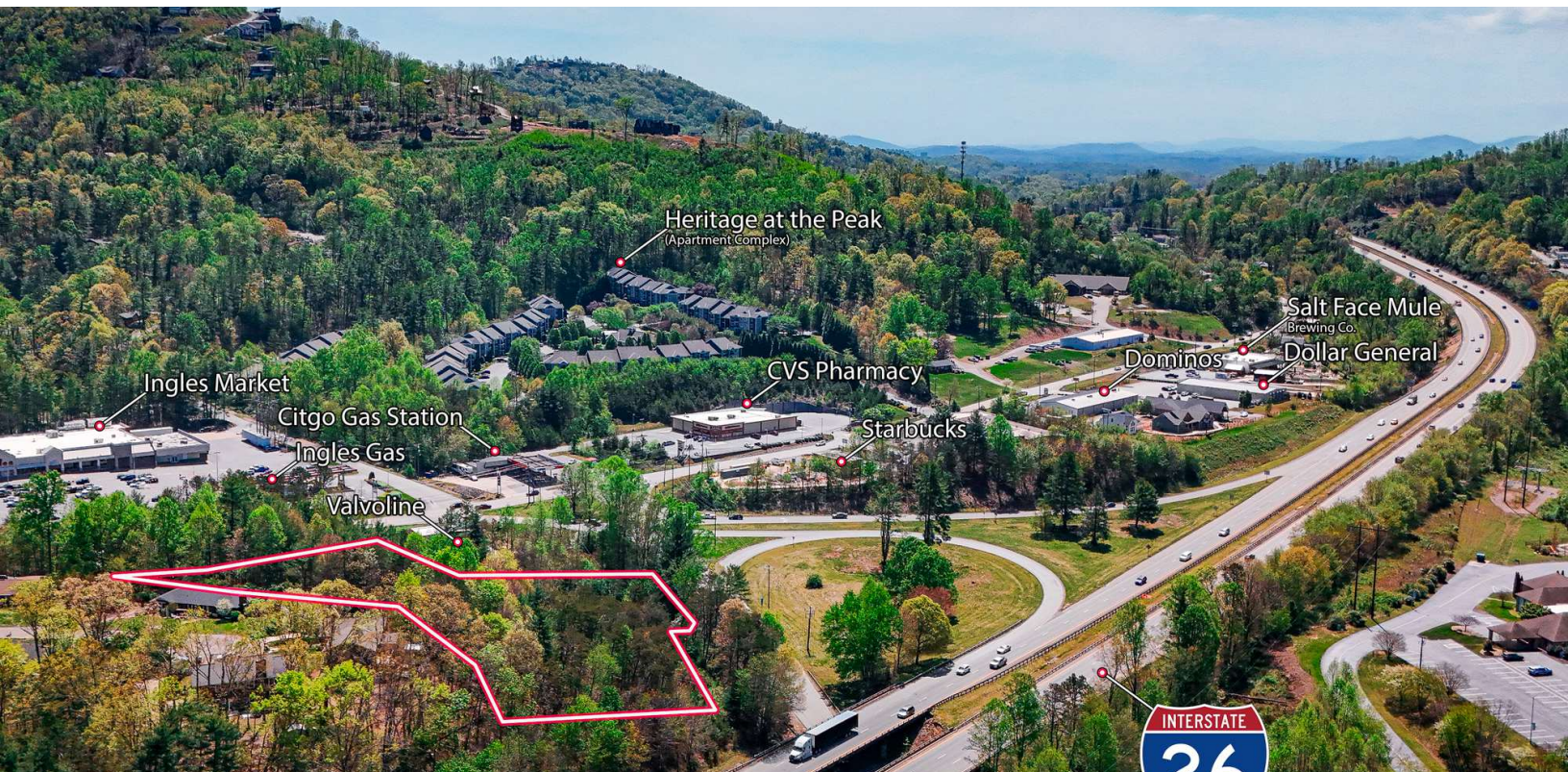
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Chris Mansfield

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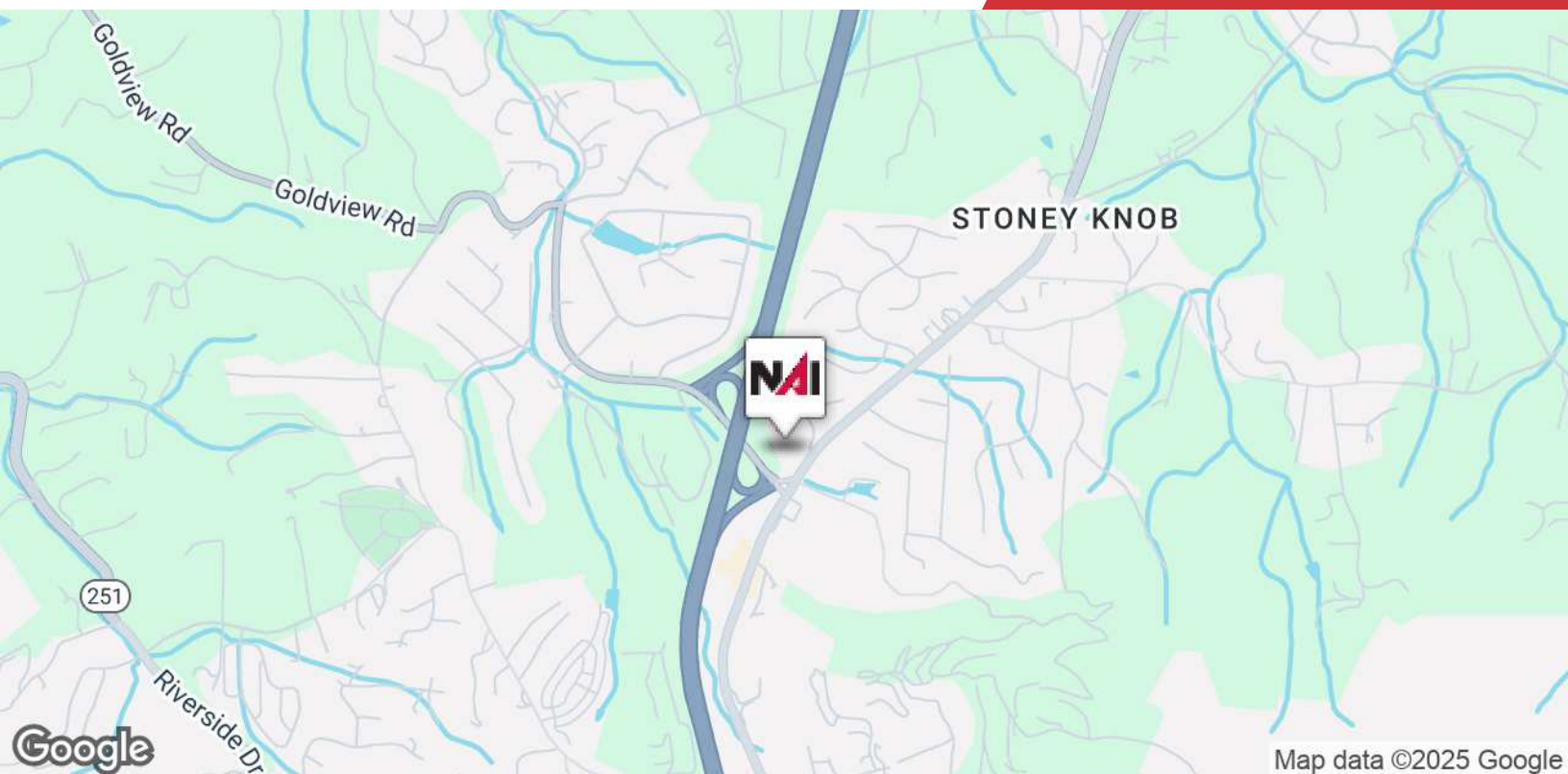
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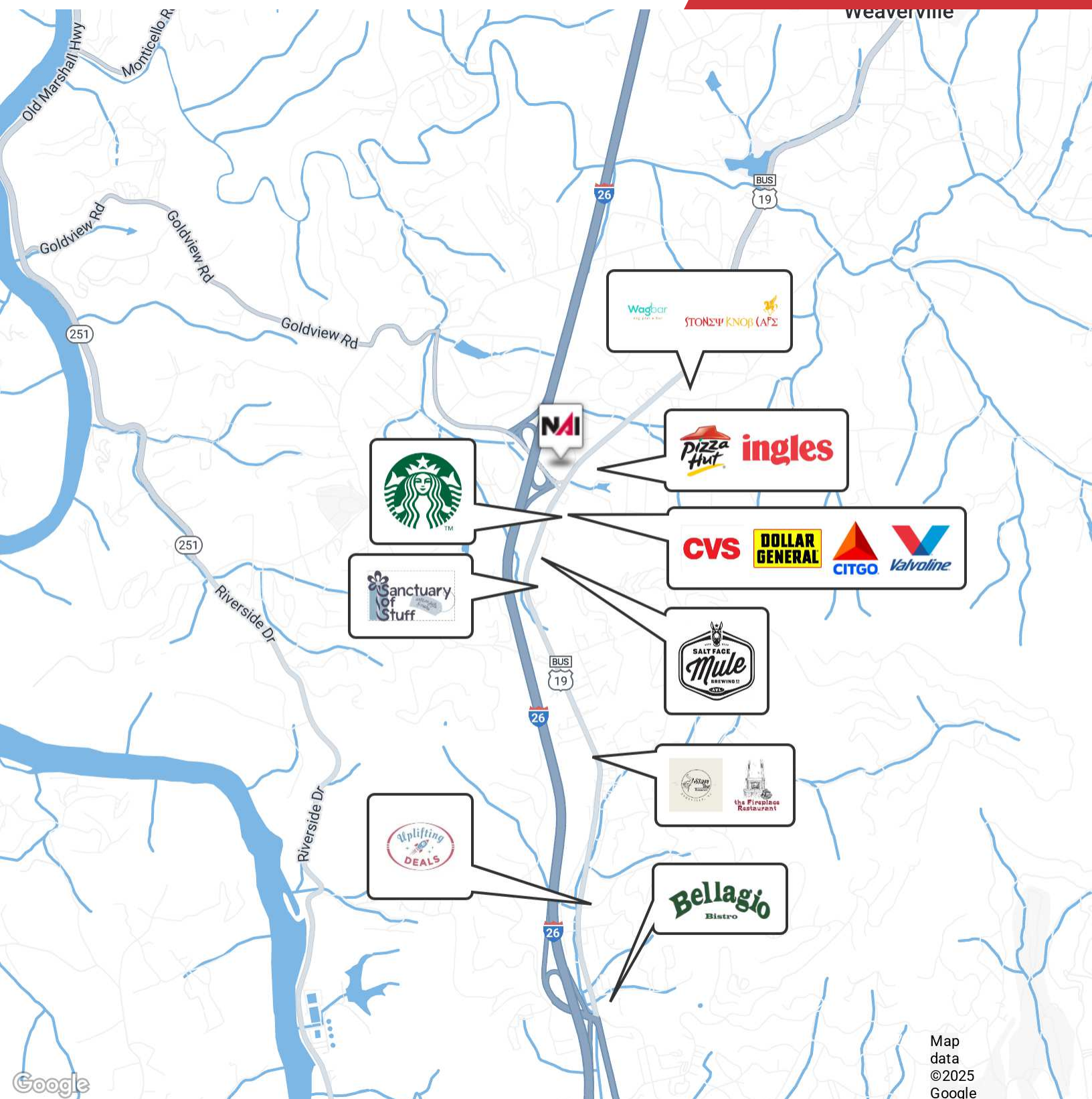
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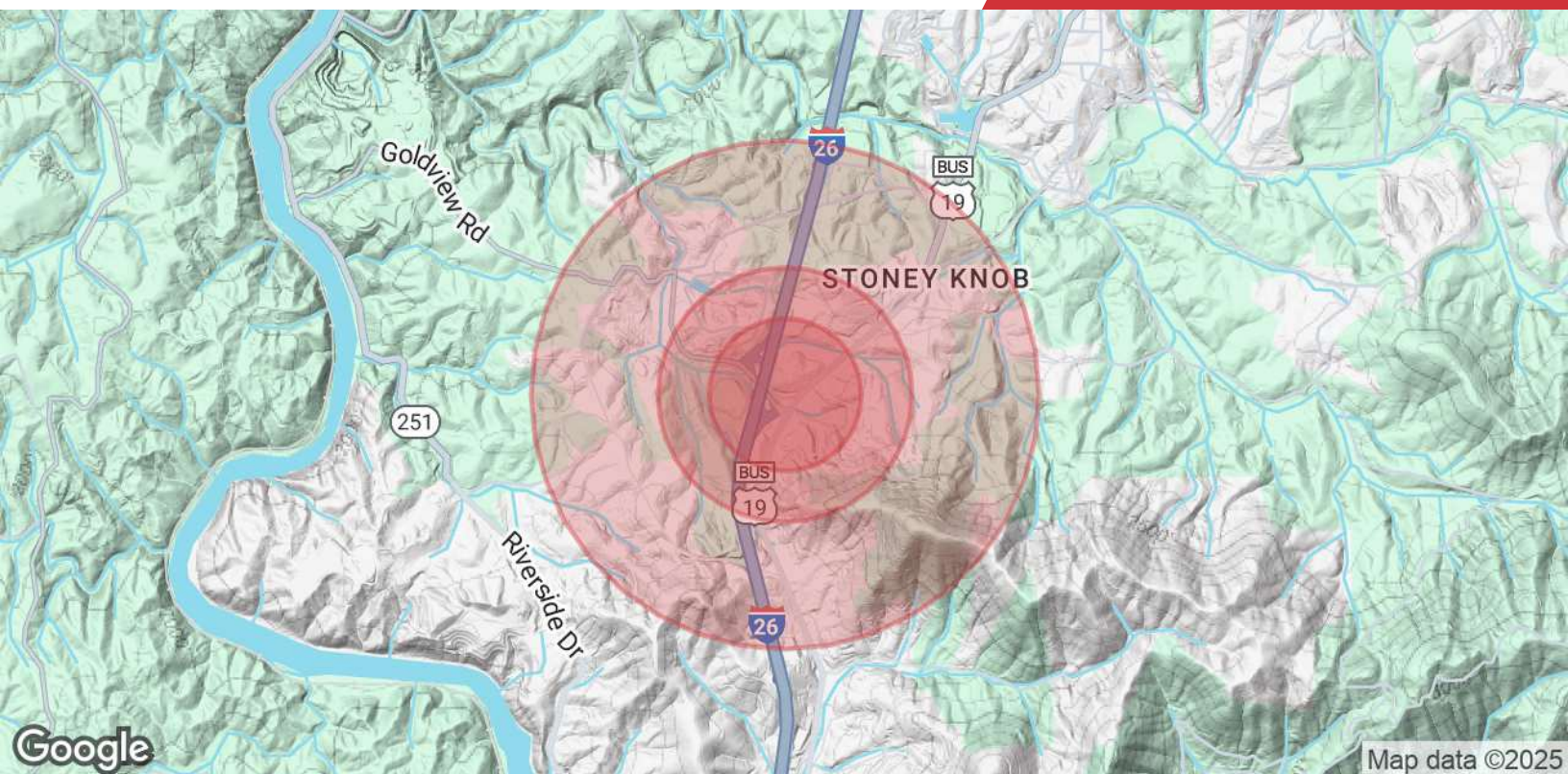




Map
data
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| | 0.3 Miles | 0.5 Miles | 1 Mile |
|--------------------------------|-----------|-----------|-----------|
| Population | | | |
| Total Population | 226 | 1,204 | 2,977 |
| Average Age | 46 | 46 | 45 |
| Average Age (Male) | 45 | 45 | 44 |
| Average Age (Female) | 47 | 47 | 46 |
| Households & Income | | | |
| Total Households | 107 | 571 | 1,364 |
| # of Persons per HH | 2.1 | 2.1 | 2.2 |
| Average HH Income | \$98,014 | \$97,322 | \$98,855 |
| Average House Value | \$504,798 | \$513,541 | \$493,777 |

Demographics data derived from AlphaMap



Ted Sullivan

Commercial Broker Associate

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Direct: **864.993.1194**

NC #356832

Professional Background

Ted Sullivan brings a distinct background to the table when helping his clients navigate complex commercial real estate transactions. Ted's more than 16 years of banking and lending experience, spanning from Charleston to Asheville, lend him unique insights into all the variables that go into underwriting, appraising, valuing, and funding a wide range of commercial real estate.

In recent years, Ted has decided to apply his unique background through a career in commercial real estate brokerage at NAI Beverly-Hanks, as a member of the Mansfield Commercial Real Estate team. While Ted is capable in all types of commercial real estate transactions, he primarily focuses his commercial real estate efforts in the specialties of retail, downtown mixed-use properties, strip malls, and related property types.

Ted is a natural born networker who consistently maintains a pulse on the market. Ted can quickly connect prospective buyers and sellers with bankers and a variety of consultants and service providers necessary to a transaction. A key component of his success has been the ability to build lasting relationships. Ted currently serves as Treasurer of the Asheville Downtown Association and is an active member of Asheville Business Leaders Association. These positions aid him in his brokerage specialty, and further help him maintain a dynamic understanding of market trends.

When Ted isn't hard at work on behalf of his clients, he enjoys taking advantage of living in the beautiful mountains of WNC. He and his family love to hike, camp, and explore the smaller mountain towns along the way. His other hobbies include playing mediocre golf, skiing, checking out shows in Asheville's thriving music scene, and supporting the University of South Carolina Gamecocks athletics.

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300 Executive Park
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828.210.3940



Chris Mansfield

Commercial Broker

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Direct: 845.699.3340

NC #340236

Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed-use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

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