

LAND FOR SALE



99999 NEW LEICESTER HIGHWAY ASHEVILLE, NC 28806

PROMINENT 2.04+/- ACRE COMMERCIAL LAND ON BUSY HIGHWAY



Prominent 2.04+/- acre commercial development land with high visibility on a major 5-lane highway with 450 FT of road frontage and 31,500 vehicles passing per day. Strategically located only 0.4 miles to Patton Ave, a major commercial corridor, and less than 10 minutes to Downtown Asheville (3 miles), this property features easy access (paved ingress/egress), multiple access points (40 FT ROW on Moose Heart Ln.) and gentle to rolling topography. Highway Business zoning allows for an array of uses including retail, office, medical/dental, c-store/gas station, multi-family and more (drive-thru possible - buyer to confirm with City of Asheville). Site has renderings available for commercial, mixed use & multi-family use developments along with expired gravity sewer extension approval from MSD, city water availability & natural gas connection. Surrounding area is developed with grocery stores, restaurants, retail shops, offices and many single-family and multi-family neighborhoods. The Asheville metro area is vibrating with culture, community & business, ranking #2 Best State for Business and one of the Best Places to Live by US News & World Report. Please contact the listing agent for more information.

LIST PRICE	\$899,000
LOT SIZE	+2.04 ACRES
ZONING	HIGHWAY BUSINESS (HB)

PROPERTY FEATURES

- Located on 5-Lane Highway with 31,500 VPD, Easy Access, Great Visibility, Multiple Access Points & 450 FT of Road Frontage
- Highway Business Zoning - Many Possibilities including Retail, Office, C-Store/Gas Station, Multi-Family & Mixed Use (Renderings Available)
- City Water, City Sewer & Natural Gas Available

STACY WHEELER Broker

0 828.222.3685 | M 423.504.8167

stacy@carla-co.com

1020 Merrimon Avenue, Suite 103 | Asheville, NC 28804

www.carla-co.com

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PROMINENT 2.04+/- ACRE COMMERCIAL LAND ON BUSY HIGHWAY



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OFFERING SUMMARY

LOCATION INFORMATION

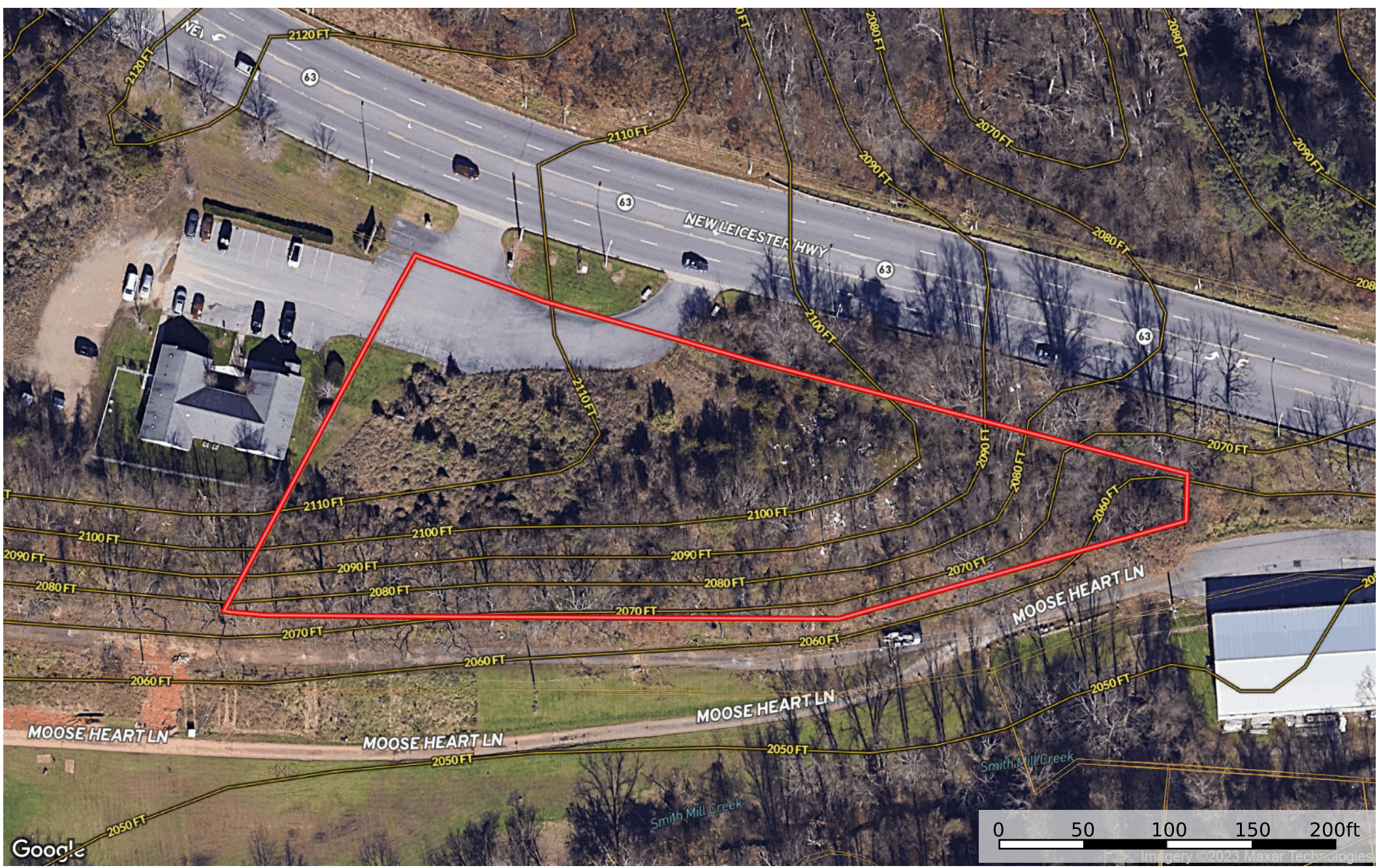
STREET ADDRESS	99999 New Leicester Highway Asheville, NC 28806
LOT SIZE	2.04 +/- Acres
ZONING	HB (Highway Business District)
COUNTY	Buncombe
PIN	9628-99-3022-00000
DEED	Deed Book 6144 Pages 1015-1017
MAJOR ROADS NEARBY	- 0.4 Miles to Patton Ave. - 1.3 Miles to I-240



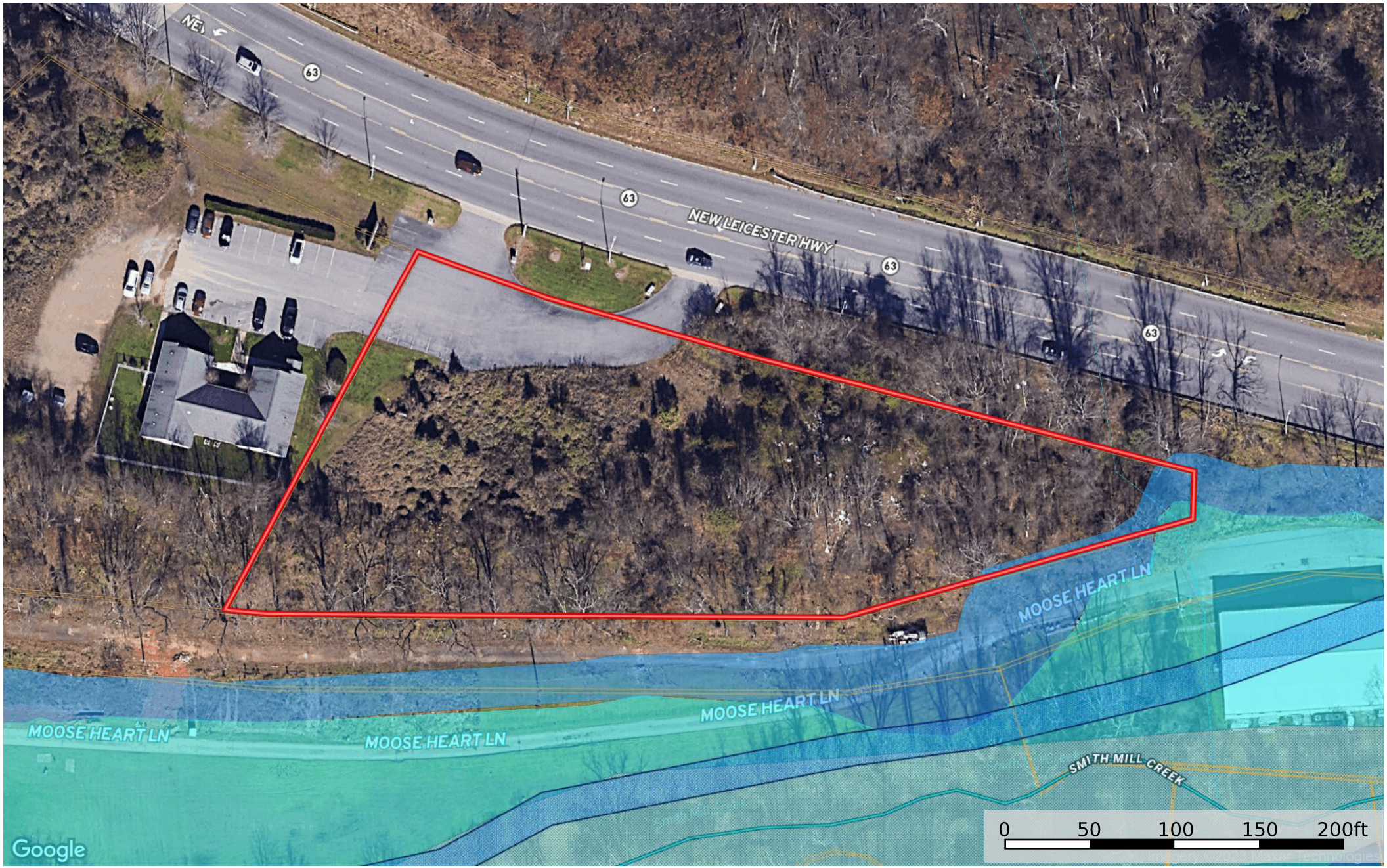
PROPERTY DETAILS

LIST PRICE	\$899,000
ELEVATION	2,000 - 2,500 FT
AVAILABLE UTILITIES	New application will need to be submitted to all utility providers: <ul style="list-style-type: none">- City of Asheville Water- MSD Gravity Sewer Extension- Dominion Natural Gas Connection- Duke Energy Progress Electricity
TRAFFIC COUNT	31,500 Vehicles per Day
ROAD FRONTAGE	450 FT
FEATURES	<ul style="list-style-type: none">- Paved Ingress/Egress- Multiple Access Points (40 FT ROW on Moose Heart Ln.)- Gentle to Rolling Topography- Drive-Thru Possibility (Buyer to Confirm)
RENDERINGS	Site Owner has Renderings Available for Commercial, Mixed Use & Multi-Family Developments - Inquire with Listing Agent.





Boundary



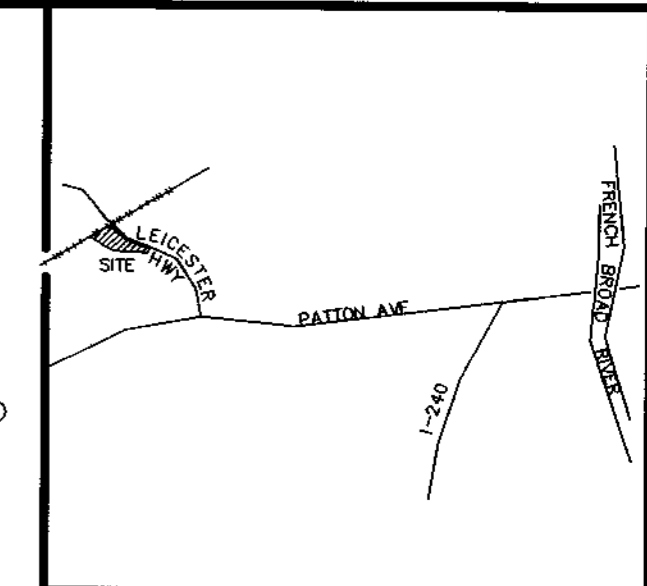
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not Included
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS DEFINED IN THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA."
2. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
5. NO NCGS MONUMENT FOUND WITHIN 2000'.
6. THIS PROPERTY IS ZONED HIGHWAY BUSINESS WITH SETBACKS OF: FRONT-35'; REAR-10'; AND SIDE-0'.
7. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 37021C0303 C, EFFECTIVE MAY 6, 1996.

STATE OF NORTH CAROLINA

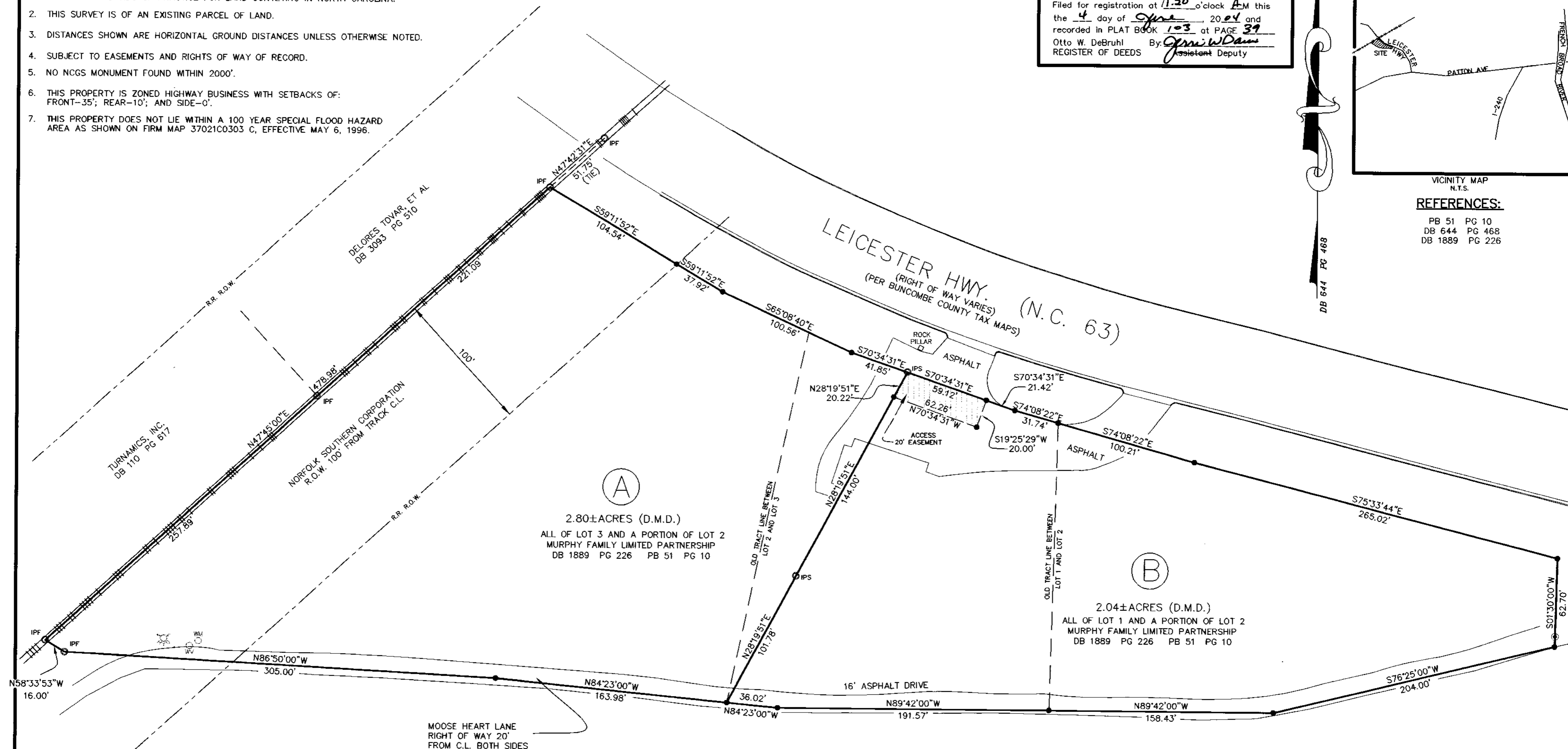
Filed for registration at 11:20 o'clock A.M. this the 4 day of June, 2004 and recorded in PLAT BOOK 103 at PAGE 39
 Otto W. DeBruhl By: *Joni W. Dam*
 REGISTER OF DEEDS Assistant Deputy



VICINITY MAP N.T.S.

REFERENCES:

- PB 51 PG 10
- DB 644 PG 468
- DB 1889 PG 226



Doc ID: 014796470001 Type: CRP
 Recorded: 06/04/2004 at 11:19:54 AM
 Fee Amt: \$21.00 Page 1 of 1
 Workflow# 1798156
 Buncombe County, NC
 Otto W. DeBruhl Register of Deeds
 BK 103 PG 39

OWNER: MURPHY FAMILY LIMITED PARTNERSHIP
 30 LAKE DRIVE
 CANDLER, NC 28715

- LEGEND
- - POINT NOT SET
 - ⊗ - FIRE HYDRANT
 - IPF ○ - IRON PIN FOUND
 - IPS ○ - IRON PIN SET
 - - UNMARKED POINT
 - ⊕ - SANITARY SEWER MANHOLE
 - ⊗ - WATER METER
 - ⊗ - WATER VALVE

I, Beth B. Gilliam, certify that this map was drawn from an actual survey made under my supervision, that the error of closure computed by latitudes and departures is 1:10,000, that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 4th day of June, 2004.

Beth B. Gilliam P.L.S.

NORTH CAROLINA PROFESSIONAL SEAL L-3933 LAND SURVEYOR BETH B. GILLIAM

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(d). This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Beth B. Gilliam P.L.S.

STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

I, *Jerry Rapp* Review Officer of Buncombe County, certify that the plat to which this certification is affixed meets all statutory requirements for recording.

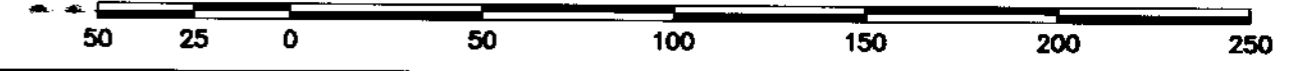
Jerry Rapp Review Officer Date *6-4-04*

Approved by the Planning Director of the City of Asheville, N.C. on the *4th* day of *June*, 2004; provided that the plat is registered in the Office of the Register of Deeds of Buncombe County, N.C. within 30 days from the date of this approval.

Signed: *Sharon Allen* Planning Director

SURVEY FOR
MURPHY FAMILY LIMITED PARTNERSHIP

P.I.N. 9628-08-98-0947
 CITY OF ASHEVILLE, WARD 6
 BUNCOMBE COUNTY, N.C.
 SCALE: 1" = 50' 6/01/04
 BETH B. GILLIAM, PLS
 HUTCHISON - BIGGS & ASSOCIATES, INC.
 306 W. HAYWOOD ST. ASHEVILLE, N.C.
 FAX: (828) 258-1825 PHONE: (828) 258-1065



State of North Carolina Buncombe County

I, MARK PARRIS, certify that this map was drawn under my supervision from an actual survey made under my direct supervision from reference deed recorded in Deed Books 3678, Page 418 (respectively); that the ratio of precision as calculated by latitudes and departures is 1:10,000; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 22nd day of MARCH, 2021.

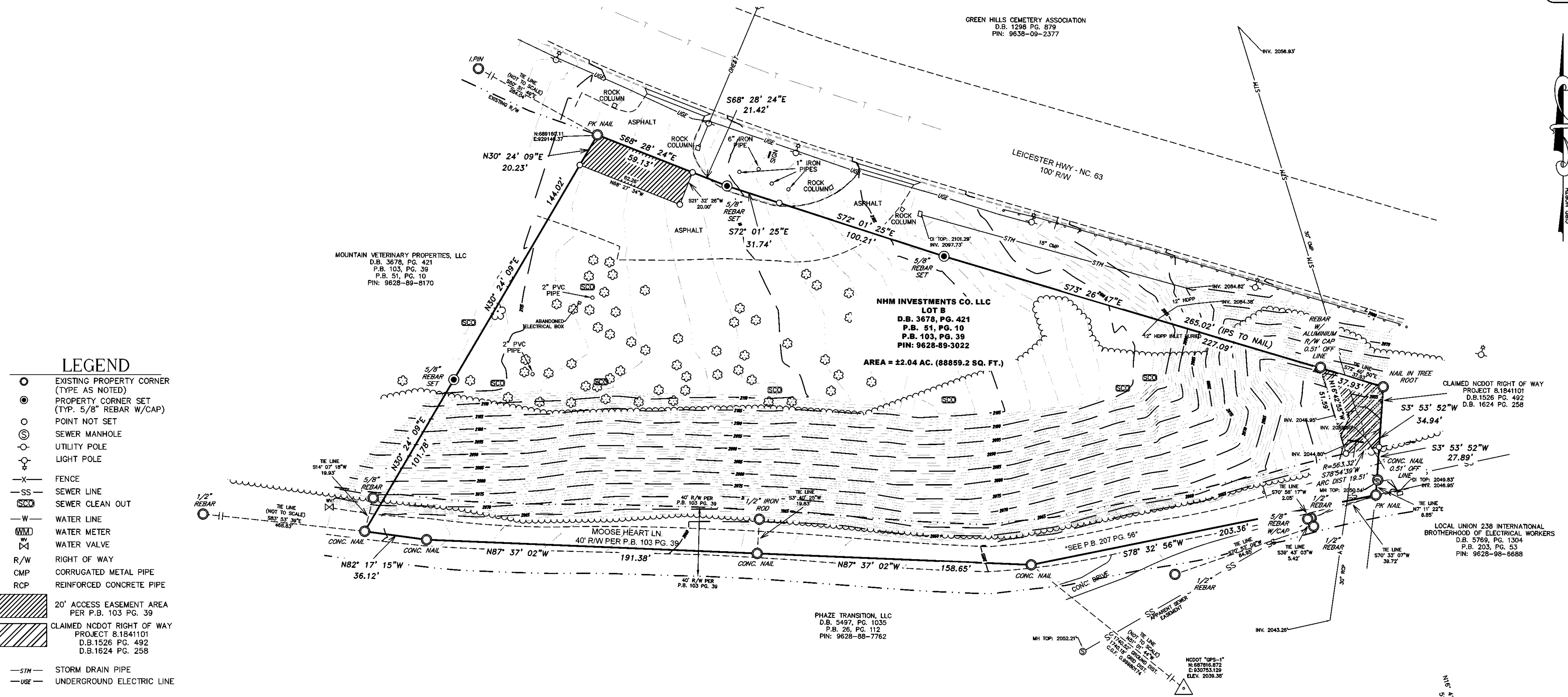
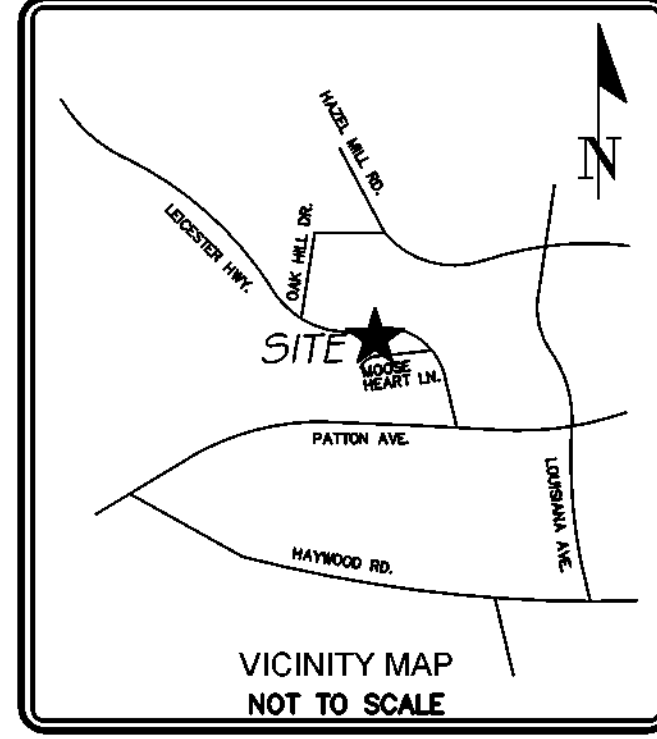


I, Mark R. Parris, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this Ground survey was performed at the 95 percent confidence level to meet federal geographic data committee standards; that this survey was performed to meet the requirements for a topographic/planimetric survey to the accuracy of Class A and vertical accuracy to the Class A standard, and that the original data was obtained on Feb. 23, 2021; that the survey was completed on Feb. 24, 2021; that contours shown as broken lines may not meet that stated standards; and all elevations are based on North Carolina NAD 83' and realization NSRS 2011 and all elevations are based on NAVD 88.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/22/2021 11:26:57 AM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 216 PG 89

I, Mark A. Parris, certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street. (G.S. 47-30(f)(1)(c)).

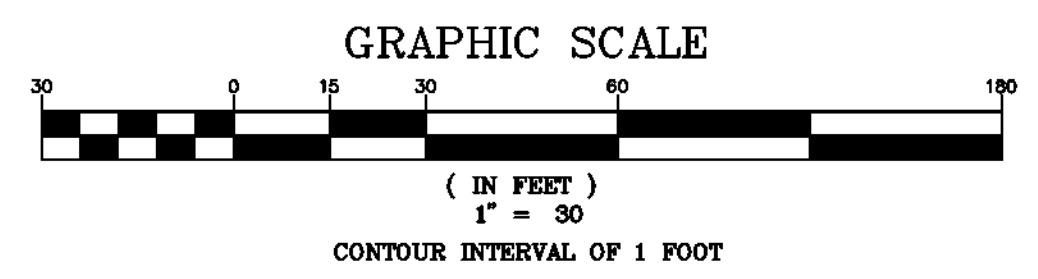
DocuSigned by: Mark Parris
F1570CB85C7248A... 3/22/2021
Professional Land Surveyor Date



- LEGEND**
- EXISTING PROPERTY CORNER (TYPE AS NOTED)
 - ⊙ PROPERTY CORNER SET (TYP. 5/8" REBAR W/CAP)
 - POINT NOT SET
 - ⊙ SEWER MANHOLE
 - UTILITY POLE
 - LIGHT POLE
 - X- FENCE
 - SS- SEWER LINE
 - SC- SEWER CLEAN OUT
 - W- WATER LINE
 - WM- WATER METER
 - WV- WATER VALVE
 - R/W- RIGHT OF WAY
 - CMP- CORRUGATED METAL PIPE
 - RCP- REINFORCED CONCRETE PIPE
 - ▨ 20' ACCESS EASEMENT AREA PER P.B. 103 PG. 39
 - ▨ CLAIMED NCDOT RIGHT OF WAY PROJECT 8.1841101 D.B.1526 PG. 492 D.B.1624 PG. 258
 - STM- STORM DRAIN PIPE
 - USE- UNDERGROUND ELECTRIC LINE

NOTES:
submitted electronically by "Vaughn & Melton Consulting Engineers, Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

1. AREAS SHOWN ARE SUBJECT TO EASEMENTS OF RECORD.
2. AREA DETERMINED BY COORDINATE METHOD.
3. AREAS INCLUDE ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND OR EASEMENTS EITHER ACQUIRED OR CLAIMED.
4. ALL CORNERS ARE AS NOTED.
5. RECORD REFERENCE: D.B. 3678 PG. 418, P.B. 103, PG. 39, P.B. 51 PG. 10.
6. PARCEL I.D. NUMBER: AS SHOWN
7. RAW ERROR OF CLOSURE FOR FIELD TRAVERSE WAS 1:10,000.
8. THE DISTANCES ON THIS MAP ARE UNADJUSTED HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
9. BEARINGS ARE RELATED TO NAD 83(2011) AND ELEVATIONS ARE RELATED TO NAVD 88.
10. PROPERTY ZONING SHOWN HEREON BASED ON BUNCOMBE COUNTY GIS SITE AS "HB". BUILDING SETBACKS: FRONT - 35', SIDES - NONE, REAR - 10'.
11. NORTH ORIENTATION BASED UPON N.C. GRID NORTH AND DERIVED FROM NCDOT PROJECT U5972. NCDOT PROJECT MONUMENT "GPS-1," (NOT SHOWN) HAS COORDINATES OF NORTHING: 687816.872 EASTING: 930753.129 ELEVATION: 2039.38. AVERAGE COMBINED GRID FACTOR USED IS 0.99980174.
12. THE CURRENT OWNER OF RECORD IS AS SHOWN PER DEED BOOK 3678 PAGE 418.
13. THIS IS A TOPOGRAPHICAL SURVEY TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY SHOWN HEREON. ELEVATIONS ARE NOTED ON THIS SURVEY.
14. DATES OF FIELD WORK WERE FEB. 23-24, 2021.
15. CONTOUR DATA GENERATED FROM AN ACTUAL FIELD SURVEY OF EXISTING CONDITIONS AT THE DATE OF SURVEY SHOWN HEREON.
16. SEWER LINES FROM BUNCOMBE COUNTY GIS.



NO.	DATE	DESCRIPTION



2154 North Center St.
Suite A-101
North Charleston, SC
843-974-5650

3600 Forest Drive
Suite 102
Columbia, SC
803-974-5650

243 East Blackstock
Suite 3
Spartanburg, SC
864-574-4775

1318 Patton Avenue
Suite F
Asheville, NC
826-253-2796

www.vaughnmelton.com

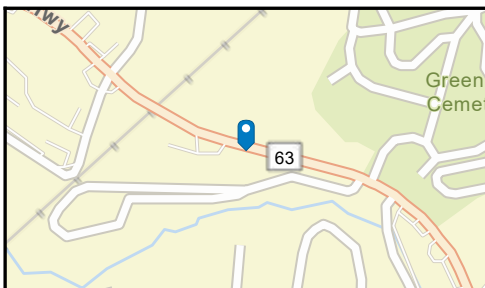
DRAWN: WSN
CHECKED: KSS
JOB NO: 32110-19
SCALE: 1"=30'
DATE: MAR. 22, 2021
FILE NAME: 32110-19.DWG

TOPOGRAPHIC AND BOUNDARY SURVEY OF LOT B FOR:
CURRENT OWNERS OF RECORD
NHM INVESTMENTS CO. LLC
BEING A PORTION OF THE PROPERTY DESCRIBED IN: DEED BOOK 3678 PAGE 418 AND PLAT BOOK 51 PAGE 10 AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 103 PAGE 39
PIN # 9628-99-3022
CITY OF ASHEVILLE
BUNCOMBE COUNTY, NORTH CAROLINA

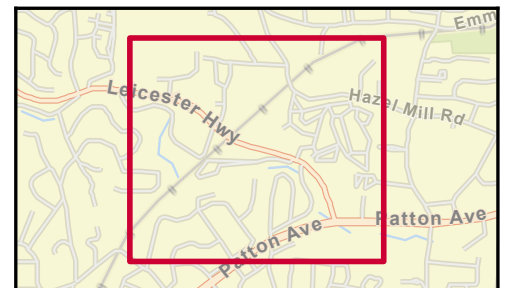
Traffic Count Map - Close Up

99999 New Leicester Highway Asheville, NC 28806
50-70 Leicester Hwy, Asheville, North Carolina, 28806
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.59011
Longitude: -82.60172



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



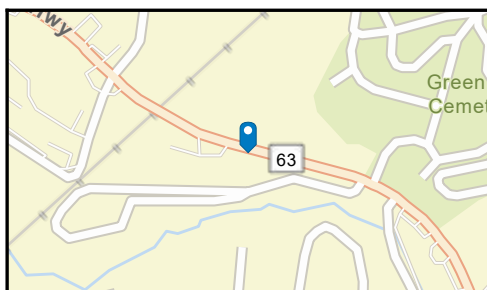
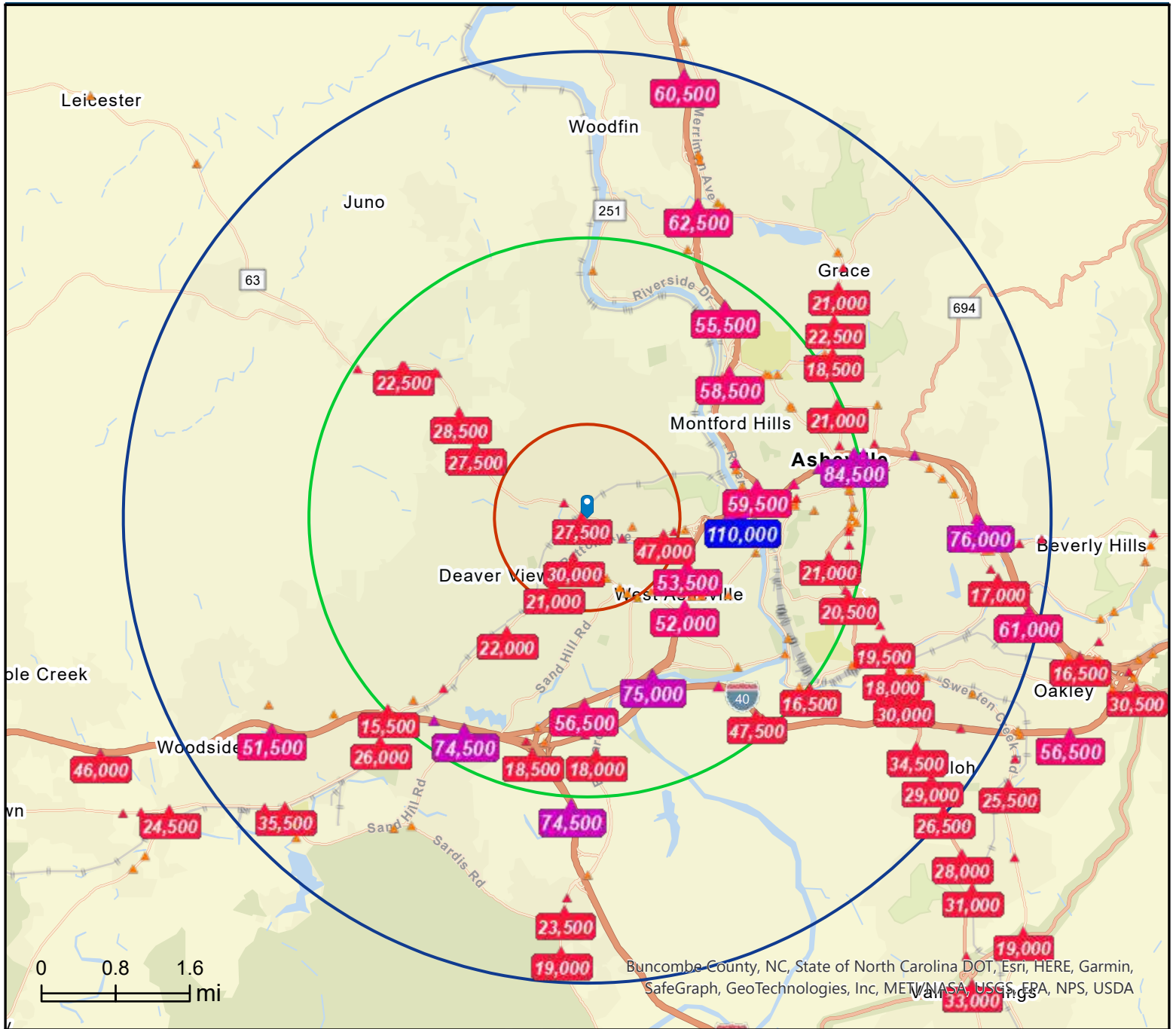
Source: ©2023 Kalibrate Technologies (Q2 2023).

September 19, 2023

Traffic Count Map

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50-70 Leicester Hwy, Asheville, North Carolina, 28806
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.59011
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 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

September 19, 2023

Executive Summary - Call Outs

99999 New Leicester Highway Asheville, NC 28806 (3 miles)
50-70 Leicester Hwy, Asheville, North Carolina, 28806
Ring of 3 miles

Prepared by Esri
Latitude: 35.59011
Longitude: -82.60172

99999 New Leicester Highway Asheville, NC 28806
Ring of 3 miles

Emerald City

Dominant Tapestry Segment

KEY FACTS



52,887
Total Population



\$349,618
Median Home Value



4,020
Businesses



67,810
Daytime Population



36.9
Median Age



1.45%
2020-2023 Pop
Growth Rate



\$36,855
Per Capita Income

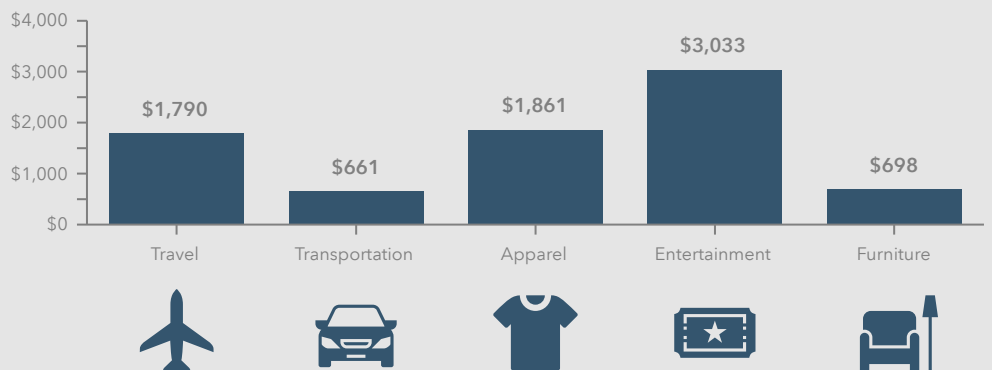


2.2
Avg Household
Size



\$56,541
Median Household
Income

KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2023, 2028.

© 2023 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2023, 2028.

Business Summary

99999 New Leicester Highway Asheville, NC 28806
 50-70 Leicester Hwy, Asheville, North Carolina, 28806
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.59011
 Longitude: -82.60172

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	607		4,020		7,180							
Total Employees:	5,640		42,218		86,094							
Total Residential Population:	7,308		52,887		100,121							
Employee/Residential Population Ratio (per 100 Residents)	77		80		86							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	1.8%	65	1.2%	64	1.6%	348	0.8%	140	1.9%	795	0.9%
Construction	28	4.6%	924	16.4%	149	3.7%	1,954	4.6%	304	4.2%	3,201	3.7%
Manufacturing	17	2.8%	284	5.0%	109	2.7%	1,899	4.5%	195	2.7%	3,517	4.1%
Transportation	9	1.5%	98	1.7%	63	1.6%	607	1.4%	118	1.6%	1,131	1.3%
Communication	16	2.6%	229	4.1%	42	1.0%	683	1.6%	56	0.8%	876	1.0%
Utility	1	0.2%	4	0.1%	7	0.2%	165	0.4%	15	0.2%	384	0.4%
Wholesale Trade	15	2.5%	143	2.5%	77	1.9%	1,095	2.6%	157	2.2%	2,167	2.5%
Retail Trade Summary	140	23.1%	1,498	26.6%	767	19.1%	8,601	20.4%	1,471	20.5%	19,169	22.3%
Home Improvement	4	0.7%	33	0.6%	19	0.5%	494	1.2%	51	0.7%	908	1.1%
General Merchandise Stores	4	0.7%	82	1.5%	15	0.4%	246	0.6%	38	0.5%	1,239	1.4%
Food Stores	22	3.6%	263	4.7%	88	2.2%	1,241	2.9%	146	2.0%	2,346	2.7%
Auto Dealers & Gas Stations	17	2.8%	123	2.2%	59	1.5%	485	1.1%	112	1.6%	1,150	1.3%
Apparel & Accessory Stores	4	0.7%	16	0.3%	46	1.1%	309	0.7%	116	1.6%	1,057	1.2%
Furniture & Home Furnishings	7	1.2%	155	2.7%	37	0.9%	393	0.9%	85	1.2%	898	1.0%
Eating & Drinking Places	41	6.8%	533	9.5%	285	7.1%	4,186	9.9%	490	6.8%	8,304	9.6%
Miscellaneous Retail	41	6.8%	293	5.2%	218	5.4%	1,248	3.0%	432	6.0%	3,266	3.8%
Finance, Insurance, Real Estate Summary	62	10.2%	311	5.5%	403	10.0%	3,542	8.4%	717	10.0%	5,705	6.6%
Banks, Savings & Lending Institutions	13	2.1%	68	1.2%	63	1.6%	679	1.6%	109	1.5%	1,103	1.3%
Securities Brokers	8	1.3%	33	0.6%	59	1.5%	316	0.7%	107	1.5%	524	0.6%
Insurance Carriers & Agents	18	3.0%	92	1.6%	50	1.2%	260	0.6%	94	1.3%	537	0.6%
Real Estate, Holding, Other Investment Offices	23	3.8%	117	2.1%	231	5.7%	2,287	5.4%	407	5.7%	3,542	4.1%
Services Summary	242	39.9%	2,022	35.9%	1,675	41.7%	17,883	42.4%	2,966	41.3%	42,595	49.5%
Hotels & Lodging	1	0.2%	82	1.5%	50	1.2%	1,326	3.1%	115	1.6%	3,265	3.8%
Automotive Services	19	3.1%	79	1.4%	75	1.9%	325	0.8%	138	1.9%	576	0.7%
Movies & Amusements	18	3.0%	128	2.3%	103	2.6%	651	1.5%	182	2.5%	1,166	1.4%
Health Services	33	5.4%	379	6.7%	272	6.8%	4,316	10.2%	580	8.1%	18,461	21.4%
Legal Services	3	0.5%	11	0.2%	128	3.2%	701	1.7%	209	2.9%	1,088	1.3%
Education Institutions & Libraries	8	1.3%	322	5.7%	74	1.8%	2,497	5.9%	114	1.6%	3,654	4.2%
Other Services	161	26.5%	1,020	18.1%	973	24.2%	8,067	19.1%	1,628	22.7%	14,384	16.7%
Government	5	0.8%	47	0.8%	146	3.6%	5,014	11.9%	189	2.6%	5,786	6.7%
Unclassified Establishments	60	9.9%	16	0.3%	518	12.9%	428	1.0%	851	11.9%	768	0.9%
Totals	607	100.0%	5,640	100.0%	4,020	100.0%	42,218	100.0%	7,180	100.0%	86,094	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Business Summary

99999 New Leicester Highway Asheville, NC 28806
 50-70 Leicester Hwy, Asheville, North Carolina, 28806
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.59011
 Longitude: -82.60172

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.3%	5	0.1%	17	0.4%	49	0.1%	31	0.4%	89	0.1%
Mining	0	0.0%	3	0.1%	6	0.1%	49	0.1%	7	0.1%	53	0.1%
Utilities	0	0.0%	0	0.0%	3	0.1%	46	0.1%	7	0.1%	107	0.1%
Construction	30	4.9%	928	16.5%	165	4.1%	2,115	5.0%	328	4.6%	3,428	4.0%
Manufacturing	21	3.5%	314	5.6%	110	2.7%	1,565	3.7%	197	2.7%	3,219	3.7%
Wholesale Trade	15	2.5%	143	2.5%	76	1.9%	1,094	2.6%	155	2.2%	2,161	2.5%
Retail Trade	94	15.5%	881	15.6%	457	11.4%	4,177	9.9%	936	13.0%	10,443	12.1%
Motor Vehicle & Parts Dealers	16	2.6%	119	2.1%	48	1.2%	451	1.1%	93	1.3%	1,072	1.2%
Furniture & Home Furnishings Stores	2	0.3%	127	2.3%	20	0.5%	296	0.7%	52	0.7%	612	0.7%
Electronics & Appliance Stores	3	0.5%	15	0.3%	10	0.2%	71	0.2%	22	0.3%	211	0.2%
Building Material & Garden Equipment & Supplies Dealers	4	0.7%	33	0.6%	19	0.5%	490	1.2%	50	0.7%	901	1.0%
Food & Beverage Stores	20	3.3%	237	4.2%	84	2.1%	1,126	2.7%	137	1.9%	2,198	2.6%
Health & Personal Care Stores	13	2.1%	57	1.0%	37	0.9%	220	0.5%	85	1.2%	836	1.0%
Gasoline Stations & Fuel Dealers	1	0.2%	4	0.1%	11	0.3%	38	0.1%	22	0.3%	111	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	8	1.3%	76	1.3%	61	1.5%	401	0.9%	145	2.0%	1,224	1.4%
Sporting Goods, Hobby, Book, & Music Stores	20	3.3%	125	2.2%	138	3.4%	774	1.8%	235	3.3%	1,454	1.7%
General Merchandise Stores	6	1.0%	88	1.6%	29	0.7%	309	0.7%	95	1.3%	1,823	2.1%
Transportation & Warehousing	7	1.2%	97	1.7%	46	1.1%	426	1.0%	87	1.2%	781	0.9%
Information	23	3.8%	281	5.0%	101	2.5%	1,536	3.6%	150	2.1%	2,004	2.3%
Finance & Insurance	40	6.6%	231	4.1%	171	4.3%	1,297	3.1%	310	4.3%	2,211	2.6%
Central Bank/Credit Intermediation & Related Activities	14	2.3%	101	1.8%	59	1.5%	707	1.7%	105	1.5%	1,133	1.3%
Securities & Commodity Contracts	9	1.5%	37	0.7%	61	1.5%	330	0.8%	110	1.5%	538	0.6%
Funds, Trusts & Other Financial Vehicles	18	3.0%	92	1.6%	50	1.2%	260	0.6%	95	1.3%	541	0.6%
Real Estate, Rental & Leasing	30	4.9%	193	3.4%	241	6.0%	2,121	5.0%	426	5.9%	3,367	3.9%
Professional, Scientific & Tech Services	44	7.2%	248	4.4%	405	10.1%	2,598	6.2%	709	9.9%	4,341	5.0%
Legal Services	4	0.7%	14	0.2%	134	3.3%	718	1.7%	216	3.0%	1,105	1.3%
Management of Companies & Enterprises	2	0.3%	5	0.1%	14	0.3%	80	0.2%	28	0.4%	125	0.1%
Administrative, Support & Waste Management Services	19	3.1%	94	1.7%	115	2.9%	1,936	4.6%	199	2.8%	2,742	3.2%
Educational Services	12	2.0%	337	6.0%	94	2.3%	2,470	5.9%	154	2.1%	3,701	4.3%
Health Care & Social Assistance	45	7.4%	619	11.0%	388	9.7%	6,079	14.4%	776	10.8%	21,866	25.4%
Arts, Entertainment & Recreation	15	2.5%	100	1.8%	102	2.5%	905	2.1%	174	2.4%	2,550	3.0%
Accommodation & Food Services	43	7.1%	638	11.3%	344	8.6%	5,627	13.3%	622	8.7%	11,786	13.7%
Accommodation	1	0.2%	82	1.5%	50	1.2%	1,326	3.1%	115	1.6%	3,265	3.8%
Food Services & Drinking Places	42	6.9%	555	9.8%	293	7.3%	4,301	10.2%	507	7.1%	8,521	9.9%
Other Services (except Public Administration)	99	16.3%	461	8.2%	505	12.6%	2,611	6.2%	845	11.8%	4,561	5.3%
Automotive Repair & Maintenance	13	2.1%	62	1.1%	59	1.5%	262	0.6%	106	1.5%	459	0.5%
Public Administration	5	0.8%	47	0.8%	147	3.7%	5,020	11.9%	191	2.7%	5,807	6.7%
Unclassified Establishments	60	9.9%	16	0.3%	516	12.8%	420	1.0%	848	11.8%	752	0.9%
Total	607	100.0%	5,640	100.0%	4,020	100.0%	42,218	100.0%	7,180	100.0%	86,094	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Retail Demand Outlook

99999 New Leicester Highway Asheville, NC 28806
 50-70 Leicester Hwy, Asheville, North Carolina, 28806
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.59011
 Longitude: -82.60172

Top Tapestry Segments	Percent	Demographic Summary	2023	2028
Emerald City (8B)	22.5%	Population	52,887	55,522
Down the Road (10D)	12.0%	Households	22,465	23,946
Front Porches (8E)	10.7%	Families	10,971	11,643
Metro Fusion (11C)	9.7%	Median Age	36.9	37.7
Social Security Set (9F)	7.3%	Median Household Income	\$56,541	\$64,352
		2023	2028	Projected
		Consumer Spending	Forecasted Demand	Spending Growth
Apparel and Services		\$41,798,876	\$51,322,641	\$9,523,765
Men's		\$7,835,161	\$9,615,952	\$1,780,791
Women's		\$14,176,920	\$17,411,060	\$3,234,140
Children's		\$6,436,156	\$7,897,456	\$1,461,300
Footwear		\$9,567,224	\$11,753,189	\$2,185,965
Watches & Jewelry		\$2,959,690	\$3,632,148	\$672,458
Apparel Products and Services (1)		\$823,724	\$1,012,834	\$189,110
Computer				
Computers and Hardware for Home Use		\$4,996,410	\$6,131,533	\$1,135,123
Portable Memory		\$86,710	\$106,357	\$19,647
Computer Software		\$292,034	\$358,627	\$66,593
Computer Accessories		\$478,121	\$586,757	\$108,636
Entertainment & Recreation		\$68,134,469	\$83,529,946	\$15,395,477
Fees and Admissions		\$12,320,652	\$15,087,177	\$2,766,525
Membership Fees for Clubs (2)		\$4,816,929	\$5,899,079	\$1,082,150
Fees for Participant Sports, excl. Trips		\$2,087,882	\$2,554,601	\$466,719
Tickets to Theatre/Operas/Concerts		\$954,277	\$1,169,676	\$215,399
Tickets to Movies		\$551,837	\$676,985	\$125,148
Tickets to Parks or Museums		\$532,325	\$652,117	\$119,792
Admission to Sporting Events, excl. Trips		\$984,732	\$1,206,624	\$221,892
Fees for Recreational Lessons		\$2,370,476	\$2,900,663	\$530,187
Dating Services		\$22,193	\$27,433	\$5,240
TV/Video/Audio		\$25,558,687	\$31,374,151	\$5,815,464
Cable and Satellite Television Services		\$15,676,222	\$19,248,773	\$3,572,551
Televisions		\$2,874,344	\$3,527,001	\$652,657
Satellite Dishes		\$32,994	\$40,395	\$7,401
VCRs, Video Cameras, and DVD Players		\$98,062	\$120,293	\$22,231
Miscellaneous Video Equipment		\$253,714	\$311,574	\$57,860
Video Cassettes and DVDs		\$138,828	\$170,474	\$31,646
Video Game Hardware/Accessories		\$863,358	\$1,060,915	\$197,557
Video Game Software		\$433,695	\$533,277	\$99,582
Rental/Streaming/Downloaded Video		\$2,526,984	\$3,099,581	\$572,597
Installation of Televisions		\$28,822	\$35,243	\$6,421
Audio (3)		\$2,570,781	\$3,151,828	\$581,047
Rental and Repair of TV/Radio/Sound Equipment		\$60,883	\$74,798	\$13,915
Pets		\$15,749,547	\$19,298,858	\$3,549,311
Toys/Games/Crafts/Hobbies (4)		\$3,068,016	\$3,763,501	\$695,485
Recreational Vehicles and Fees (5)		\$2,300,029	\$2,812,266	\$512,237
Sports/Recreation/Exercise Equipment (6)		\$5,337,313	\$6,531,340	\$1,194,027
Photo Equipment and Supplies (7)		\$884,652	\$1,084,850	\$200,198
Reading (8)		\$2,327,176	\$2,855,306	\$528,130
Catered Affairs (9)		\$588,398	\$722,497	\$134,099
Food		\$198,670,761	\$243,899,333	\$45,228,572
Food at Home		\$127,851,313	\$157,019,998	\$29,168,685
Bakery and Cereal Products		\$16,456,577	\$20,214,769	\$3,758,192
Meats, Poultry, Fish, and Eggs		\$27,664,996	\$33,977,010	\$6,312,014
Dairy Products		\$12,218,053	\$15,004,054	\$2,786,001
Fruits and Vegetables		\$25,124,119	\$30,861,157	\$5,737,038
Snacks and Other Food at Home (10)		\$46,387,568	\$56,963,009	\$10,575,441
Food Away from Home		\$70,819,448	\$86,879,335	\$16,059,887
Alcoholic Beverages		\$12,158,049	\$14,904,242	\$2,746,193

Data Note: The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Retail Demand Outlook

99999 New Leicester Highway Asheville, NC 28806
 50-70 Leicester Hwy, Asheville, North Carolina, 28806
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.59011
 Longitude: -82.60172

	2023 Consumer Spending	2028 Forecasted Demand	Projected Spending Growth
Financial			
Value of Stocks/Bonds/Mutual Funds	\$622,623,159	\$762,152,290	\$139,529,131
Value of Retirement Plans	\$2,241,733,909	\$2,741,095,070	\$499,361,161
Value of Other Financial Assets	\$135,603,748	\$166,081,773	\$30,478,025
Vehicle Loan Amount excluding Interest	\$70,709,711	\$86,613,369	\$15,903,658
Value of Credit Card Debt	\$57,781,702	\$70,891,555	\$13,109,853
Health			
Nonprescription Drugs	\$3,196,081	\$3,921,956	\$725,875
Prescription Drugs	\$6,743,456	\$8,277,708	\$1,534,252
Eyeglasses and Contact Lenses	\$1,991,164	\$2,443,062	\$451,898
Home			
Mortgage Payment and Basics (11)	\$206,690,409	\$252,435,721	\$45,745,312
Maintenance and Remodeling Services	\$60,009,534	\$73,253,088	\$13,243,554
Maintenance and Remodeling Materials (12)	\$12,765,334	\$15,587,240	\$2,821,906
Utilities, Fuel, and Public Services	\$108,490,277	\$133,110,190	\$24,619,913
Household Furnishings and Equipment			
Household Textiles (13)	\$2,337,469	\$2,869,463	\$531,994
Furniture	\$15,670,298	\$19,211,776	\$3,541,478
Rugs	\$709,428	\$869,324	\$159,896
Major Appliances (14)	\$9,296,873	\$11,378,629	\$2,081,756
Housewares (15)	\$2,011,501	\$2,466,987	\$455,486
Small Appliances	\$1,443,487	\$1,773,433	\$329,946
Luggage	\$277,899	\$341,015	\$63,116
Telephones and Accessories	\$2,031,660	\$2,494,884	\$463,224
Household Operations			
Child Care	\$9,162,030	\$11,206,540	\$2,044,510
Lawn and Garden (16)	\$10,801,487	\$13,207,951	\$2,406,464
Moving/Storage/Freight Express	\$1,826,475	\$2,243,311	\$416,836
Housekeeping Supplies (17)	\$17,259,269	\$21,182,026	\$3,922,757
Insurance			
Owners and Renters Insurance	\$13,193,982	\$16,137,576	\$2,943,594
Vehicle Insurance	\$42,231,292	\$51,817,635	\$9,586,343
Life/Other Insurance	\$11,638,934	\$14,251,502	\$2,612,568
Health Insurance	\$88,994,325	\$109,151,407	\$20,157,082
Personal Care Products (18)	\$10,500,487	\$12,891,124	\$2,390,637
School Books and Supplies (19)	\$2,619,560	\$3,212,063	\$592,503
Smoking Products	\$9,020,640	\$11,102,428	\$2,081,788
Transportation			
Payments on Vehicles excluding Leases	\$57,453,186	\$70,394,988	\$12,941,802
Gasoline and Motor Oil	\$48,477,390	\$59,460,535	\$10,983,145
Vehicle Maintenance and Repairs	\$25,019,940	\$30,695,113	\$5,675,173
Travel			
Airline Fares	\$8,410,365	\$10,306,003	\$1,895,638
Lodging on Trips	\$12,551,858	\$15,365,580	\$2,813,722
Auto/Truck Rental on Trips	\$1,478,185	\$1,812,594	\$334,409
Food and Drink on Trips	\$10,135,778	\$12,420,611	\$2,284,833

Data Note: The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

Data Note: The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Key Facts

99999 New Leicester Highway Asheville, NC 28806 (3 miles)

50-70 Leicester Hwy, Asheville, North Carolina, 28806

Ring of 3 miles

Prepared by Esri

Latitude: 35.59011

Longitude: -82.60172

Key Facts

99999 New Leicester Highway Asheville, NC 28806
Ring of 3 miles

KEY FACTS

52,887

Population



2.2

Average Household Size

36.9

Median Age

\$56,541

Median Household Income

EDUCATION

7%

No High School Diploma



22%

High School Graduate



24%

Some College



47%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,020

Total Businesses



42,218

Total Employees

EMPLOYMENT



62.2%

White Collar



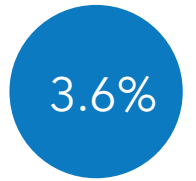
18.7%

Blue Collar



19.0%

Services



3.6%

Unemployment Rate

INCOME



\$56,541

Median Household Income



\$36,855

Per Capita Income



\$57,018

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.8%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	14.6%	+5.2%	
\$15,000 - \$24,999	9.0%	+1.6%	
\$25,000 - \$34,999	8.6%	+0.6%	
\$35,000 - \$49,999	12.0%	0	
\$50,000 - \$74,999	16.8%	-0.8%	
\$75,000 - \$99,999	12.2%	-1.8%	
\$100,000 - \$149,999	13.4%	-2.0%	
\$150,000 - \$199,999	6.1%	-1.0%	
\$200,000+	7.2%	-1.9%	

Bars show deviation from 37021 (Buncombe County)

Demographic and Income Profile

99999 New Leicester Highway Asheville, NC 28806
 50-70 Leicester Hwy, Asheville, North Carolina, 28806
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.59011
 Longitude: -82.60172

Summary	Census 2010	Census 2020	2023	2028
Population	45,248	50,467	52,887	55,522
Households	18,961	21,395	22,465	23,946
Families	9,755	-	10,971	11,643
Average Household Size	2.26	2.21	2.21	2.19
Owner Occupied Housing Units	9,709	-	11,584	12,151
Renter Occupied Housing Units	9,250	-	10,881	11,795
Median Age	34.2	-	36.9	37.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.98%	0.53%	0.30%
Households	1.29%	0.68%	0.49%
Families	1.20%	0.60%	0.44%
Owner HHs	0.96%	0.78%	0.66%
Median Household Income	2.62%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,277	14.6%	3,083	12.9%
\$15,000 - \$24,999	2,032	9.0%	1,870	7.8%
\$25,000 - \$34,999	1,942	8.6%	1,838	7.7%
\$35,000 - \$49,999	2,693	12.0%	2,668	11.1%
\$50,000 - \$74,999	3,769	16.8%	3,821	16.0%
\$75,000 - \$99,999	2,739	12.2%	2,921	12.2%
\$100,000 - \$149,999	3,020	13.4%	3,753	15.7%
\$150,000 - \$199,999	1,368	6.1%	1,947	8.1%
\$200,000+	1,625	7.2%	2,044	8.5%
Median Household Income	\$56,541		\$64,352	
Average Household Income	\$86,486		\$99,487	
Per Capita Income	\$36,855		\$43,015	

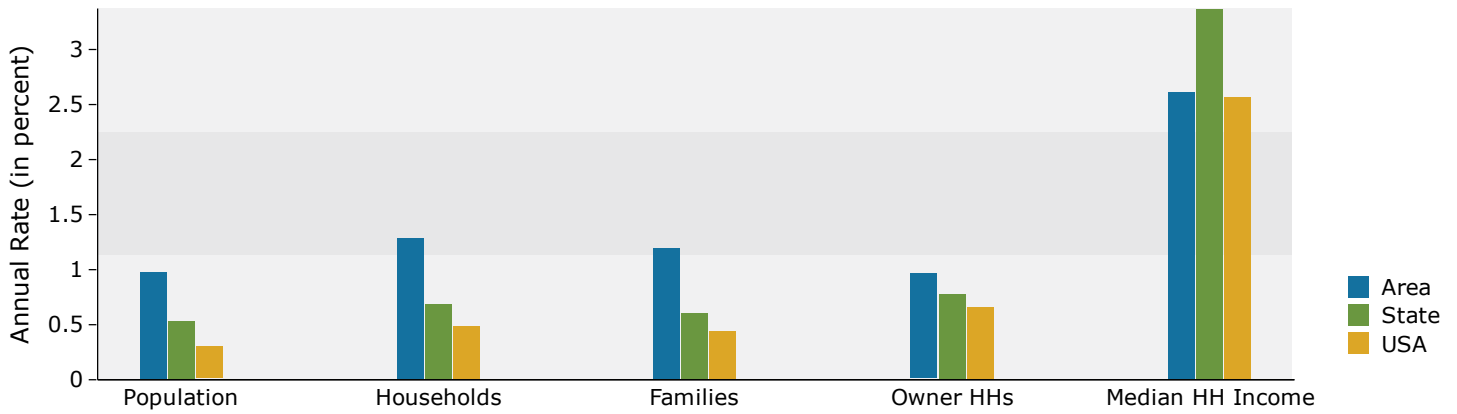
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,040	6.7%	2,907	5.5%	3,066	5.5%
5 - 9	2,567	5.7%	2,945	5.6%	2,953	5.3%
10 - 14	2,189	4.8%	2,831	5.4%	2,867	5.2%
15 - 19	2,927	6.5%	3,428	6.5%	3,683	6.6%
20 - 24	4,046	8.9%	4,275	8.1%	4,692	8.5%
25 - 34	8,555	18.9%	8,443	16.0%	8,268	14.9%
35 - 44	6,249	13.8%	7,971	15.1%	7,953	14.3%
45 - 54	5,566	12.3%	6,049	11.4%	6,942	12.5%
55 - 64	4,706	10.4%	5,897	11.1%	5,870	10.6%
65 - 74	2,822	6.2%	4,662	8.8%	4,945	8.9%
75 - 84	1,687	3.7%	2,427	4.6%	3,085	5.6%
85+	895	2.0%	1,053	2.0%	1,196	2.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	34,723	76.7%	36,972	73.3%	38,174	72.2%	39,038	70.3%
Black Alone	6,397	14.1%	5,424	10.7%	5,683	10.7%	6,037	10.9%
American Indian Alone	207	0.5%	263	0.5%	289	0.5%	315	0.6%
Asian Alone	365	0.8%	611	1.2%	702	1.3%	860	1.5%
Pacific Islander Alone	194	0.4%	273	0.5%	299	0.6%	342	0.6%
Some Other Race Alone	2,034	4.5%	2,936	5.8%	3,304	6.2%	3,868	7.0%
Two or More Races	1,329	2.9%	3,988	7.9%	4,437	8.4%	5,063	9.1%
Hispanic Origin (Any Race)	4,248	9.4%	5,393	10.7%	6,066	11.5%	6,977	12.6%

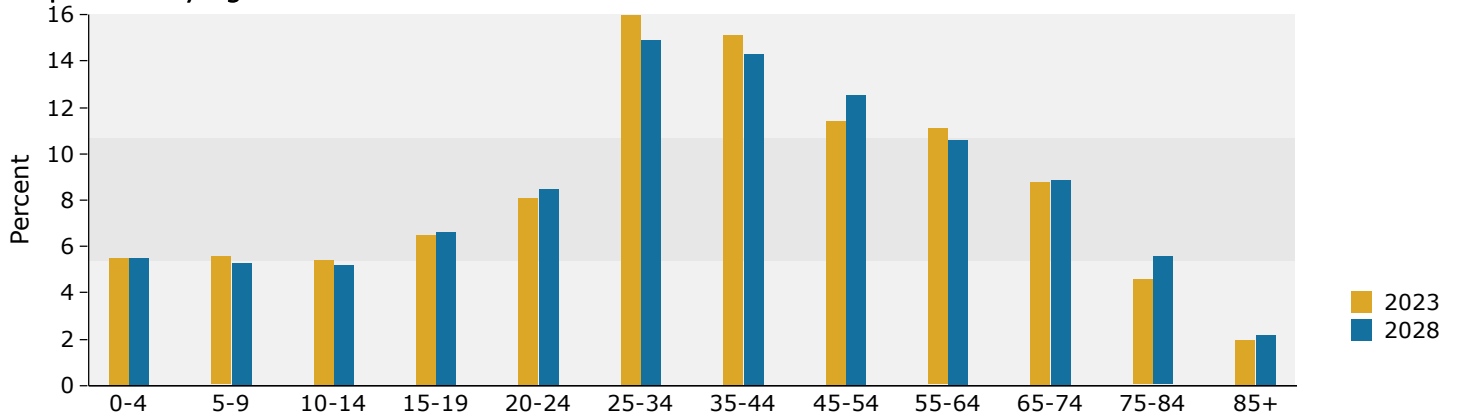
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

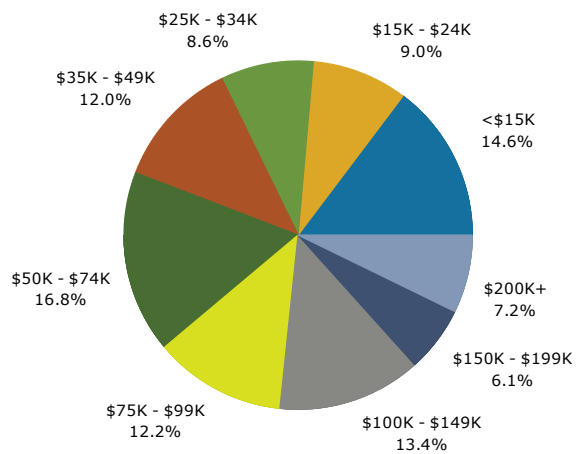
Trends 2023-2028



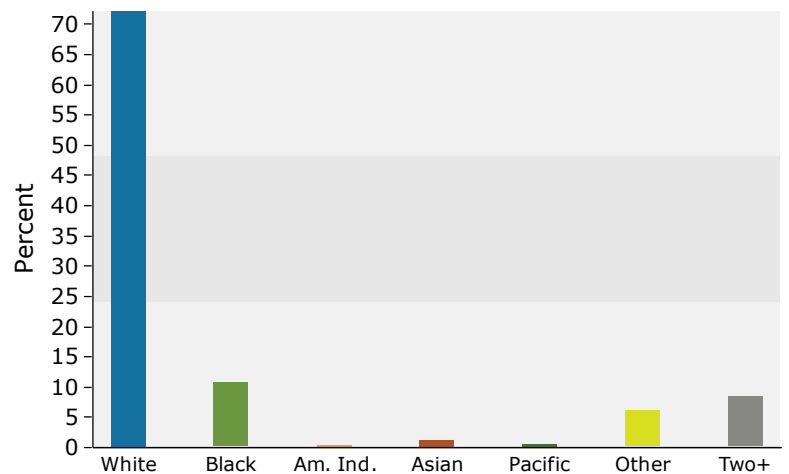
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 11.5%

ASHEVILLE, NC

THE BEST SMALL CITY IN AMERICA



KEY STATISTICS

- Asheville Metro Population MSA: 478,920
- Low tax burden: state corporate income tax is 2.5%
- Competitive utility rates: #13 nationally (11.59 cents per kilowatt hour)
- Asheville is a supply constrained market: 3.5% vacancy, below the national average
- Rents average \$20.84/SF
- Attractive returns average 8.26% Cap Rate and 1.8% Annual Rent Growth

RECOGNITION & AWARDS

- Asheville ranked as 7th fastest growing tech hub in the nation - LinkedIn.com, 2022
- Asheville named one of the Top 50 Small Cities to Start a Business - WalletHub.com, 2022
- North Carolina ranked #1 among "America's Top States for Business" and has the nation's strongest economy - cnbc.com, 2022
- Asheville ranked #1 on Yelp's 2022 Foodie Cities List
- Asheville ranked #10 on a list of "Trending Destinations in the U.S." - Tripadvisor.com, 2022
- Asheville is 4th in "Best Places to Live in North Carolina" - U.S. News and World Report, 2022
- Asheville is 46th in "Best Places to Live in U.S." - U.S. News and World Report, 2022

TOURISM

- Approximately 14.6% (1 in 7) of all jobs in the county were sustained by tourism
- \$2.2 billion spending by visitors at local businesses
- \$3.3 billion tourism economic impact in total business sales, including indirect and induced impacts.
- \$881 million generated by visitor spending
- 27,938 jobs supported by visitor spending
- \$392 million in tax revenue generated by tourism
- Buncombe County short term rental income reached \$90 million - insideairbnb.com, 2021

TRANSPORT AND CONNECTIVITY

Our central location & close proximity to major highways (I-40 and I-26), railways, ports and airports make Asheville an ideal production and distribution hub, already chosen by brands looking to expand to the east coast like Sierra Nevada, Oscar Blues and New Belgium, as well as large grocery chains such as Publix, Harris Teeter, Whole Foods and Aldi.

Located just two hours from Charlotte and one hour from Greenville South Carolina, Asheville provides easy access to and from other metropolitan areas.



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Forward Thinking. Client Focused.