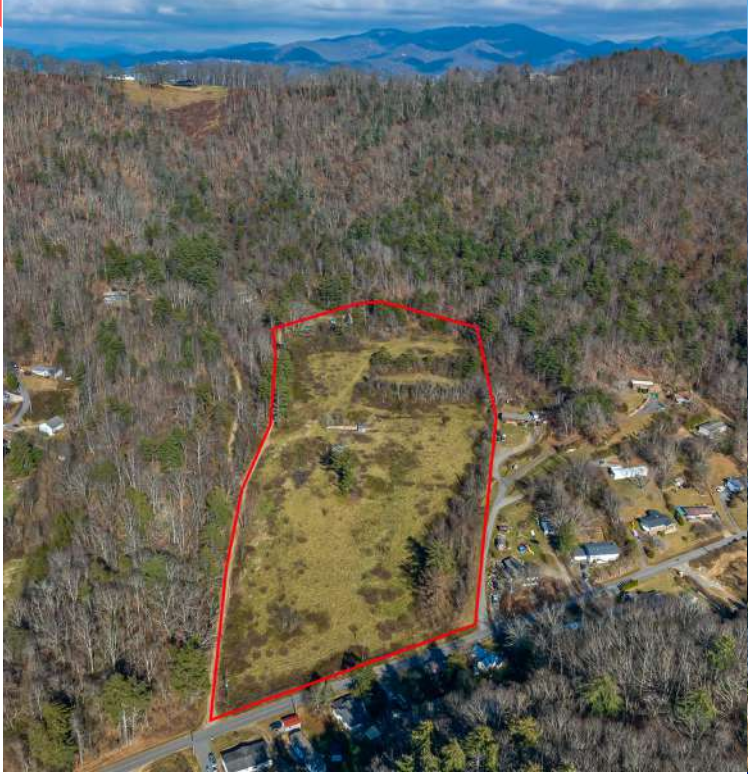


FOR SALE



300 BAIRD COVE RD. ASHEVILLE, NC 28804

READY TO BUILD & FULLY ENTITLED FOR 110 UNITS IN GROWING WOODFIN, NC



Ready to build & fully entitled for 110 units in growing Woodfin, NC. Mostly cleared & shovel ready 12.04+/- acre multi-family development parcel located only 10 minutes north of Downtown Asheville. Conveys with development plans for 110 residential town homes plus permits, site plans, architectural construction drawings, and public utility allocations. This is an immediate turn-key opportunity for developers. The townhomes feature 2 and 3 bedroom floor plans, and southwestern mountain views with the benefit of a community clubhouse & space for amenities. Only minutes to I-26, Walmart, Publix, Lowe's & Ingles, this site offers privacy and seclusion yet is close to shopping, dining, and all the life needs that make this area highly sought after. Nearby major employers include Thermo-Fisher Scientific, Mission Hospital, UNC Asheville and Biltmore Estate. The Asheville region is a diverse \$24 billion economy. Key economic drivers include steady population growth, manufacturing, healthcare and hospitality. With an increasing demand for multi-family housing options in Asheville, this property presents a remarkable opportunity to meet the needs of a growing market. Please contact the listing agent for site plans, permits, architectural drawings, etc.

LIST PRICE	\$4,000,000
LOT SIZE	±12.04 ACRES
PRICE PER DOOR	\$36,363
ZONING	MOUNTAIN VILLAGE (MV)

PROPERTY FEATURES

- Gentle Rolling Topography & Southwestern Facing Mountain Views
- Public Utilities - Woodfin Water/Sewer & Electric
- Conveys with Plans for 110 Unit Townhome Development including Permits, Site Plans, Architectural Drawings & Public Utility Allocations
- 1.5 Miles to I-26 & 10 Minutes to Downtown Asheville

CARLA BARNARD Broker

0 828.222.3685 | M 828.575.0272

carla@carla-co.com

1020 Merrimon Avenue, Suite 103 | Asheville, NC 28804

www.carla-co.com

300 BAIRD COVE RD. ASHEVILLE, NC 28804

READY TO BUILD & FULLY ENTITLED FOR 110 UNITS IN GROWING WOODFIN, NC





I, JASON D. SPENCER, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: $\pm 0.093' \sqrt{N+0.024}$
- TYPE OF GPS FIELD PROCEDURE: GPS-RAPID STATIC
- DATE OF SURVEY: 7-25-2012
- CONTINENT: NORTH AMERICA
- PUBLISHED CONTROL USE

DECEASED NORTH CAROLINA COGS ARP	N3521.01.891	W0223003.996	33913.9
107400 N.C.M.A. MARSHALL COGS ARP	N354947.313	W0224122.073	20731.2
065311 N.C.S.W. SWANANOA COGS ARP	N353546.038	W0222524.229	14305.1

7. GEOID MODEL: GEOID09
8. COMBINED GRID FACTORS: 0.99978286
9. UNITS: US SURVEY FEET

WITNESS MY SIGNATURE, SEAL, AND LICENSE NUMBER THIS 15th DAY OF MARCH, 2023.

DocuSigned by:
Jason Spencer
N.C. PROFESSIONAL LAND SURVEYOR

L-4785
LICENSE #

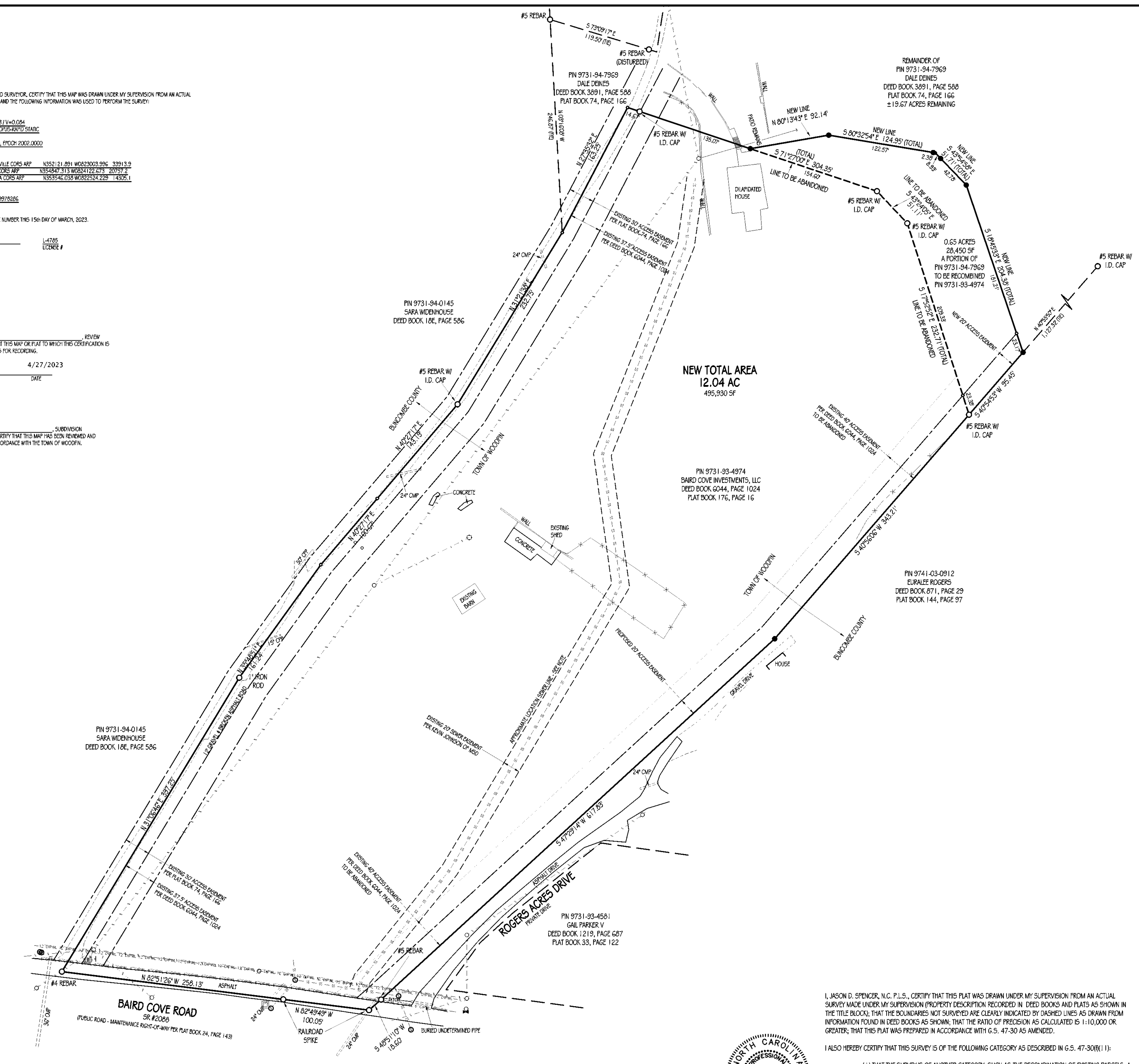
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
Shannon T. Capezzali
OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DocuSigned by:
Shannon T. Capezzali
DATE: 4/27/2023

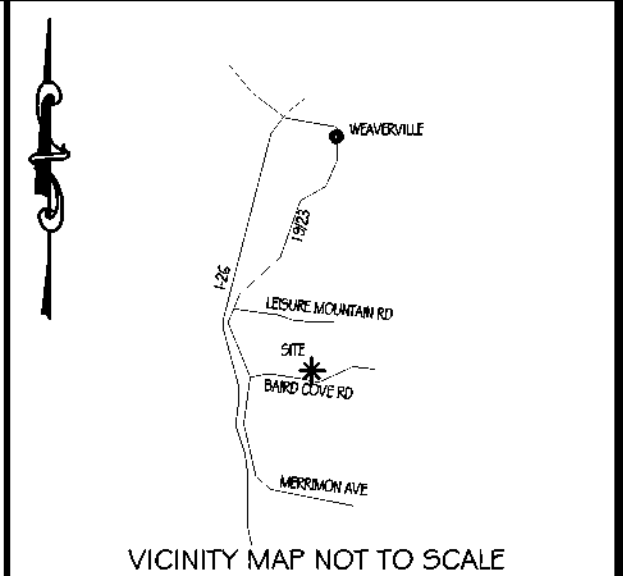
DocuSigned by:
Ricky Hurdley
SURVEYOR
ADMINISTRATOR FOR THE TOWN OF WOODFIN, CERTIFY THAT THIS MAP HAS BEEN REVIEWED AND APPROVED AS A RECOMBINATION SURVEY IN ACCORDANCE WITH THE TOWN OF WOODFIN.

4/27/2023
DATE

- LEGEND:**
- = FOUND CORNER (AS NOTED)
 - = SET #5 REBAR W/ I.D. CAP
 - = CALCULATED & UNMARKED POINT
 - ⊙ = WATER METER
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - = SIGN
 - = UTILITY POLE
 - = LIGHT POLE
 - = OVERHEAD UTILITY LINES
 - = SEWER LINE
 - = FENCE
 - = FENCE POST
 - ⊕ = DRAINAGE INLET
 - ⊕ = MAILBOX
 - ⊕ = GUY ANCHOR
 - = SEWER MANHOLE
 - 6" CPWL = 6" CP WATER LINE
 - 12" CPWL = 12" CP WATER LINE
 - RW = RIGHT OF WAY
 - CP = CORRUGATED PLASTIC PIPE
 - OMP = CORRUGATED METAL PIPE



Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/19/2023 8:16:23 AM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 235 PG 11



- NOTES:**
- * ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
 - * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE.
 - * NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4549 BEFORE DIGGING.
 - * NO HORIZONTAL CONTROL FOUND WITHIN 2000'.
 - * BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARDOUS AREA.
 - * ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC., LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSONS/FIRMS AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
 - * ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - * THE SEWER LINES SHOWN HEREON WERE TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE, AND HAVE NOT BEEN FIELD VERIFIED.
 - * ALL BOUNDARY WORKS SHOWN HEREON WAS PERFORMED BY WNC LAND SURVEYS IN 2017. ANY FURTHER BOUNDARY INFORMATION CAN BE FOUND IN PLAT BOOK 176, PAGE 16. ADDITIONAL FIELD LOCATIONS WAS PERFORMED BY SPENCER SURVEYING AND MAPPING ON JANUARY 3rd 2022.
 - * THIS PROPERTY IS LOCATED IN ZONE MV (MOUNTAIN VILLAGE), NO BUILDING SETBACKS WERE FOUND AT THIS TIME. NORTH CAROLINA BUILDING CODE DOES APPLY. ADDITIONAL SETBACKS MAY APPLY.
 - * ALL UTILITY TICKET NUMBERS C212321603, C212321597, 4 C212321591.

I, JASON D. SPENCER, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AND PLATS AS SHOWN IN THE TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:1,000.00 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

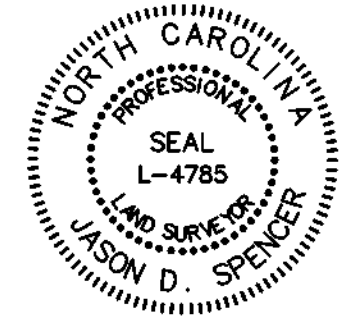
I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(b)(1):

- (a) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 15th DAY OF MARCH, A.D., 2023.

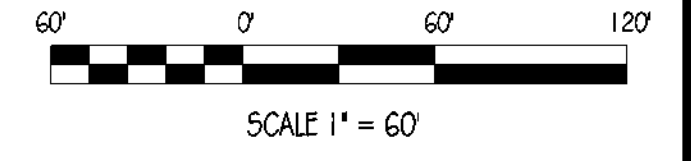
DocuSigned by:
Jason Spencer
N.C. PROFESSIONAL LAND SURVEYOR

L-4785
LICENSE #



RECOMBINATION SURVEY FOR
BAIRD COVE INVESTMENTS, LLC

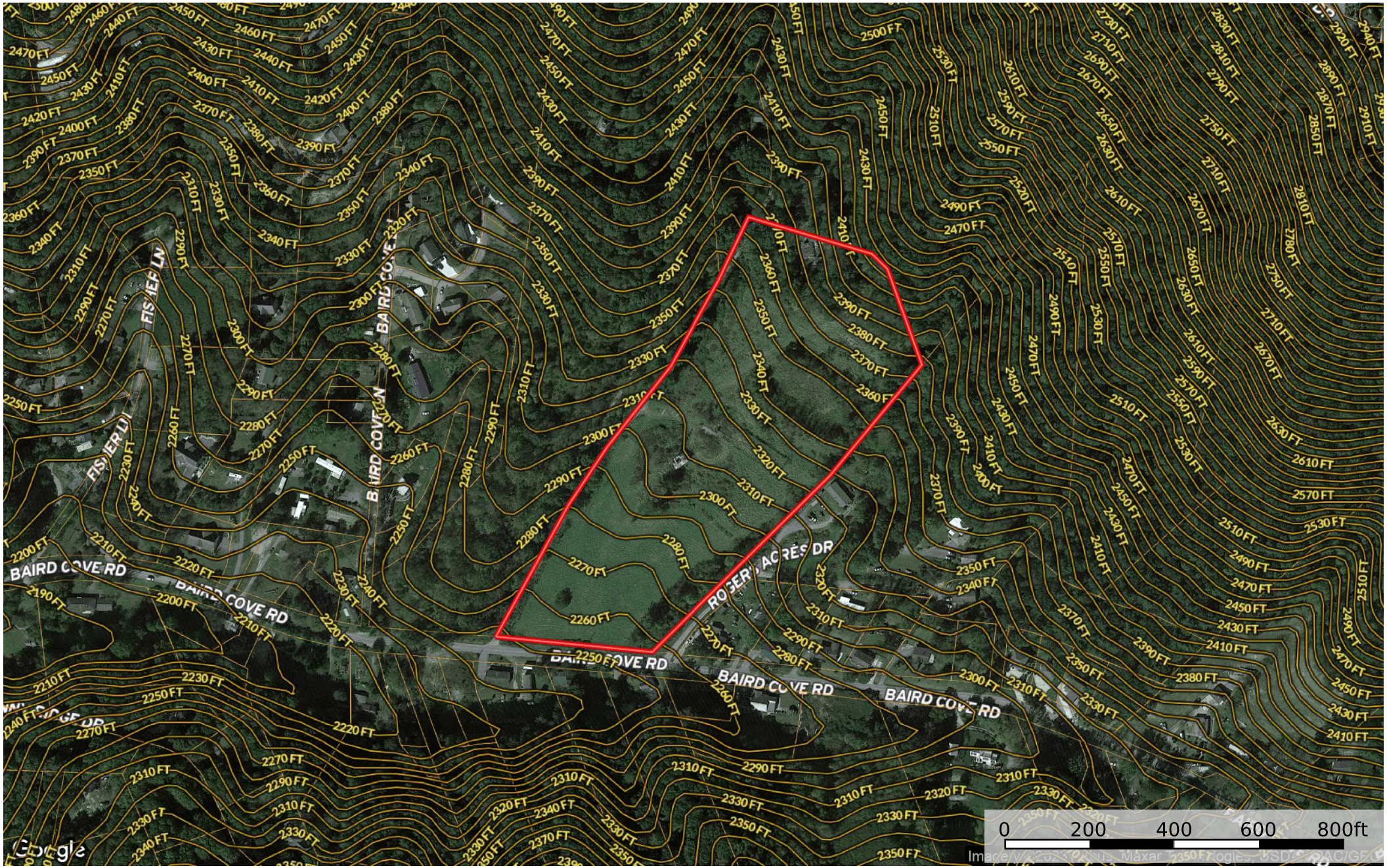
- REFERENCES**
- PIN 9731-93-4974 DEED BOOK 6044, PAGE 1024 PLAT BOOK 176, PAGE 16
 - PIN 9731-94-7969 DEED BOOK 3891, PAGE 588
 - TOWN OF WOODFIN
 - REIMS CREEK TOWNSHIP, BUNCOMBE COUNTY, N.C.
 - DATE: 3-14-2023 DRAWN BY: MSW
 - JOB # 170703 CHECKED BY: CLL



Submitted electronically by "Spencer Surveying and Mapping" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

OWNER:
BAIRD COVE INVESTMENTS, LLC
105 CARDINAL DR.
WILMINGTON, NC 28403





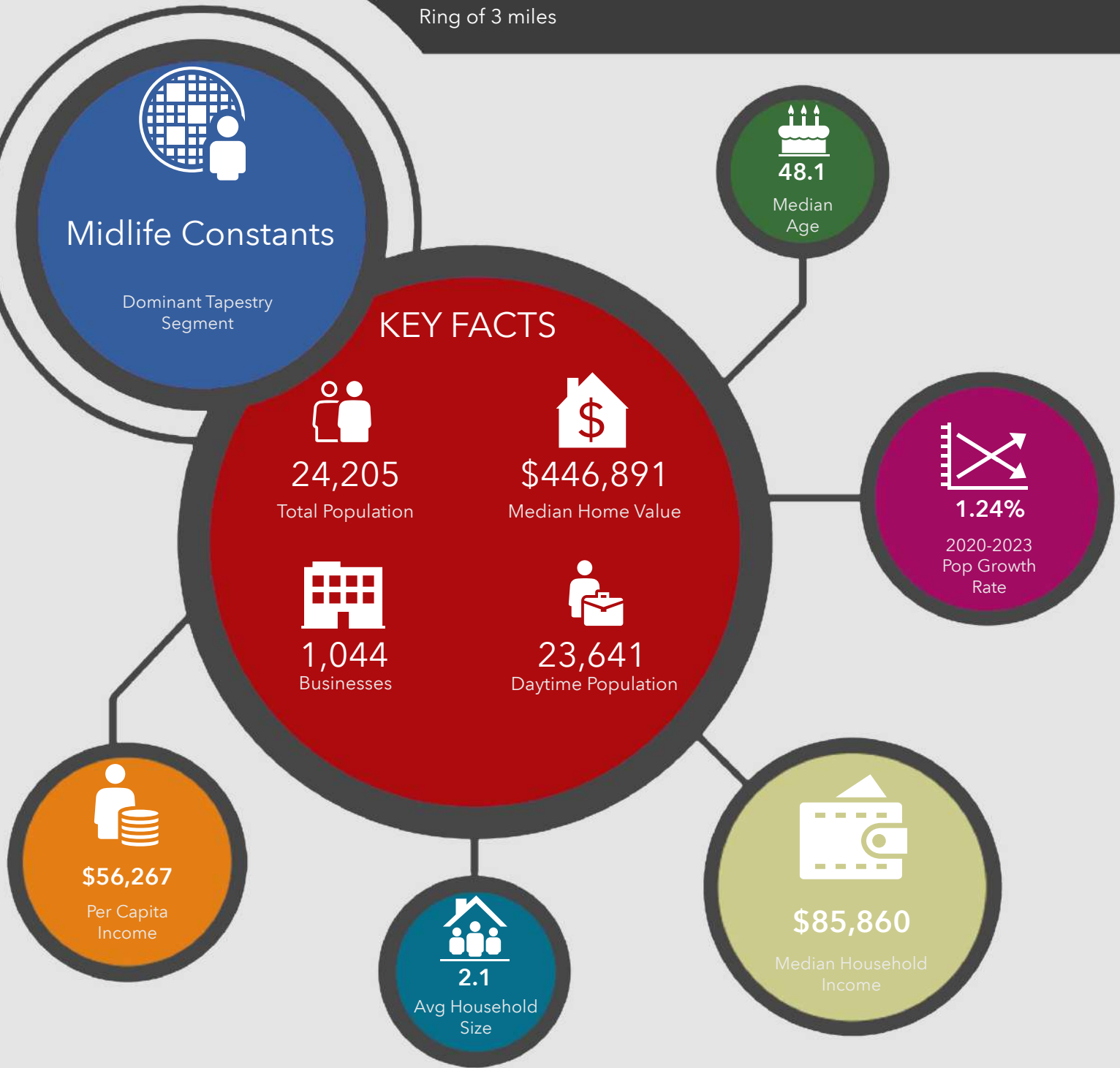
Boundary

Executive Summary - Call Outs

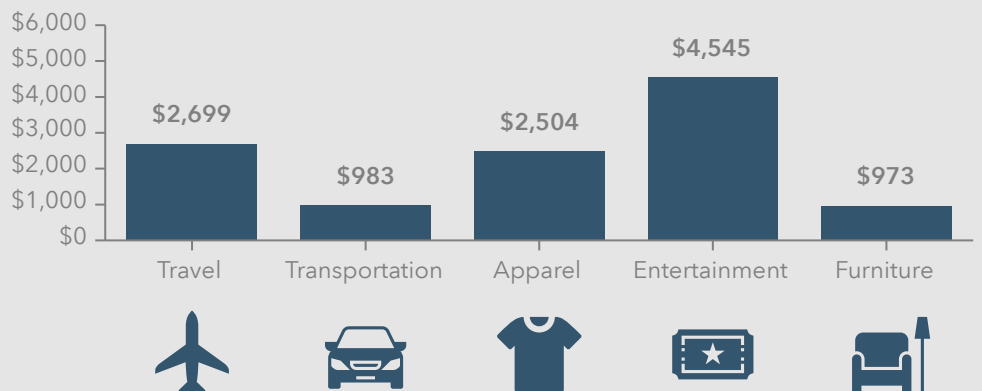
300 Baird Cove Road, Asheville, North Carolina, 28804 (3 miles)
300 Baird Cove Road, Asheville, North Carolina, 28804
Ring of 3 miles

Prepared by Esri
Latitude: 35.66048
Longitude: -82.57027

300 Baird Cove Road, Asheville, North Carolina, 28804
Ring of 3 miles



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

© 2023 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

What's in My Community?

300 Baird Cove Road, Asheville, North Carolina, 28804 (3 miles)

300 Baird Cove Road, Asheville, North Carolina, 28804

Ring of 3 miles

Prepared by Esri

Latitude: 35.66048

Longitude: -82.57027



What's in My Community?

Places that make your life richer and community better

300 Baird Cove Road, Asheville, North Carolina, 28804
3 miles



Housing Profile

300 Baird Cove Road, Asheville, North Carolina, 28804
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.66048
 Longitude: -82.57027

Population		Households	
2020 Total Population	23,251	2023 Median Household Income	\$85,860
2023 Total Population	24,205	2028 Median Household Income	\$101,907
2028 Total Population	24,667	2023-2028 Annual Rate	3.49%
2023-2028 Annual Rate	0.38%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	11,378	100.0%	11,846	100.0%	12,155	100.0%
Occupied	10,313	90.6%	10,738	90.6%	11,029	90.7%
Owner	6,900	60.6%	7,060	59.6%	7,293	60.0%
Renter	3,413	30.0%	3,678	31.0%	3,736	30.7%
Vacant	1,112	9.8%	1,108	9.4%	1,126	9.3%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	7,059	100.0%	7,292	100.0%
<\$50,000	165	2.3%	48	0.7%
\$50,000-\$99,999	109	1.5%	20	0.3%
\$100,000-\$149,999	60	0.8%	11	0.2%
\$150,000-\$199,999	155	2.2%	59	0.8%
\$200,000-\$249,999	432	6.1%	289	4.0%
\$250,000-\$299,999	290	4.1%	255	3.5%
\$300,000-\$399,999	1,753	24.8%	1,896	26.0%
\$400,000-\$499,999	1,206	17.1%	1,419	19.5%
\$500,000-\$749,999	1,896	26.9%	2,329	31.9%
\$750,000-\$999,999	715	10.1%	723	9.9%
\$1,000,000-\$1,499,999	208	2.9%	201	2.8%
\$1,500,000-\$1,999,999	43	0.6%	24	0.3%
\$2,000,000+	27	0.4%	18	0.2%

Median Value	\$446,891	\$475,264
Average Value	\$508,110	\$531,226

Census 2020 Housing Units	Number	Percent
Total	11,378	100.0%
Housing Units In Urbanized Areas	10,681	93.9%
Rural Housing Units	697	6.1%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	6,900	100.0%
Owned with a Mortgage/Loan	4,049	58.7%
Owned Free and Clear	2,851	41.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

Housing Profile

300 Baird Cove Road, Asheville, North Carolina, 28804
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.66048
 Longitude: -82.57027

Census 2020 Vacant Housing Units by Status		
	Number	Percent
Total	1,112	100.0%
For Rent	236	21.2%
Rented- Not Occupied	48	4.3%
For Sale Only	77	6.9%
Sold - Not Occupied	69	6.2%
Seasonal/Recreational/Occasional Use	423	38.0%
For Migrant Workers	3	0.3%
Other Vacant	255	22.9%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	10,313	6,900	66.9%
15-24	403	60	14.9%
25-34	1,281	399	31.1%
35-44	1,543	906	58.7%
45-54	1,514	1,029	68.0%
55-59	894	644	72.0%
60-64	979	764	78.0%
65-74	2,259	1,873	82.9%
75-84	1,061	915	86.2%
85+	379	309	81.5%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	10,313	6,900	66.9%
White Alone	9,275	6,403	69.0%
Black/African American Alone	209	70	33.5%
American Indian/Alaska Native	32	15	46.9%
Asian Alone	106	70	66.0%
Pacific Islander Alone	8	0	0.0%
Other Race Alone	191	87	45.5%
Two or More Races	494	256	51.8%
Hispanic Origin	442	202	45.7%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	10,313	6,900	66.9%
1-Person	3,176	1,790	56.4%
2-Person	4,211	3,015	71.6%
3-Person	1,386	990	71.4%
4-Person	967	723	74.8%
5-Person	349	249	71.3%
6-Person	138	83	60.1%
7+ Person	86	50	58.1%

2023 Housing Affordability	
Housing Affordability Index	80
Percent of Income for Mortgage	31.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

Economic Development Profile

300 Baird Cove Road, Asheville, North Carolina, 28804 (3 miles)

300 Baird Cove Road, Asheville, North Carolina, 28804

Ring of 3 miles

Prepared by Esri

Latitude: 35.66048

Longitude: -82.57027

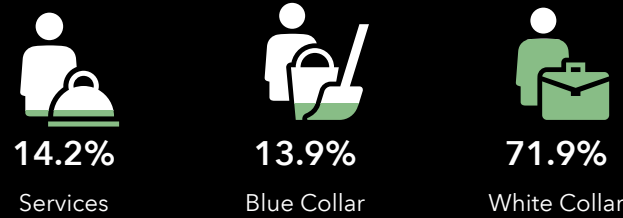
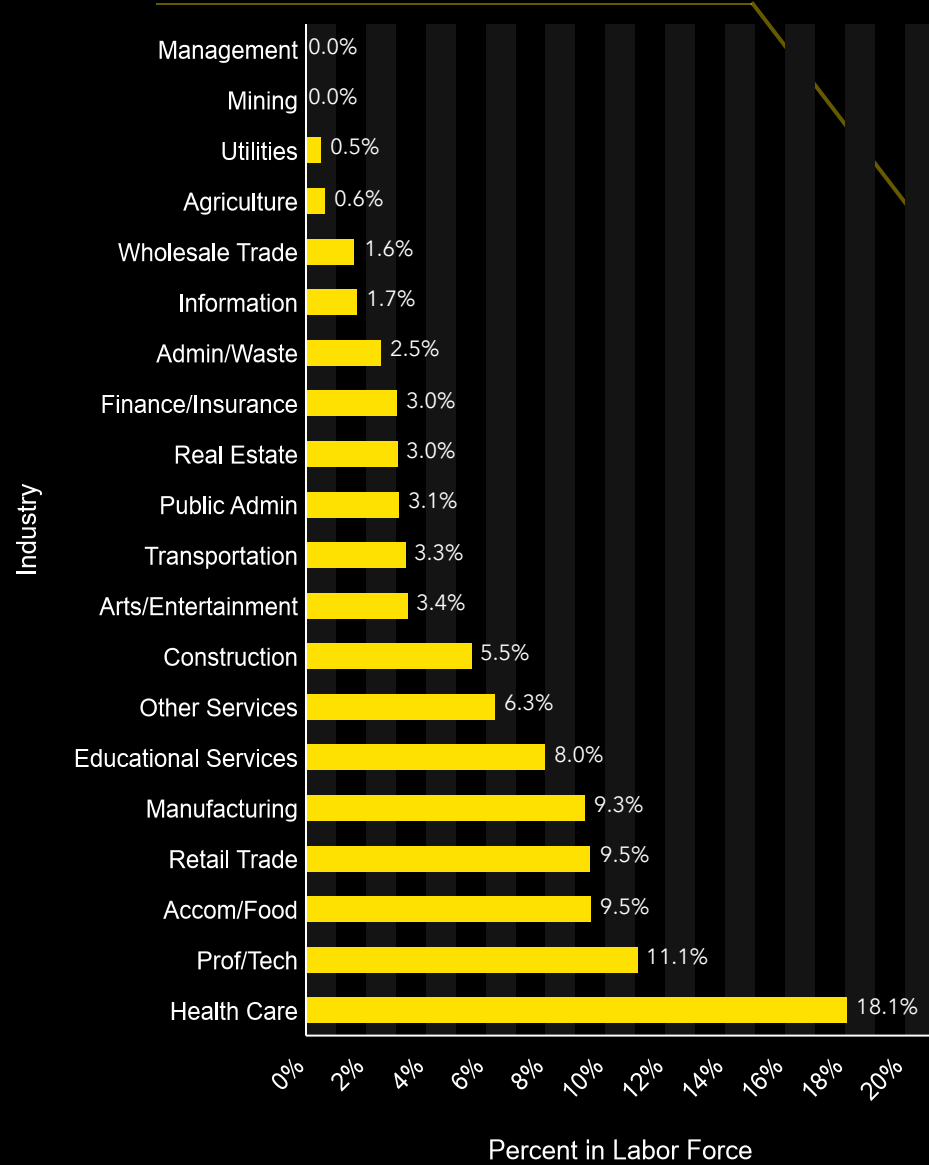
Economic Development Profile

300 Baird Cove Road, Asheville, North Carolina, 28804

Ring of 3 miles

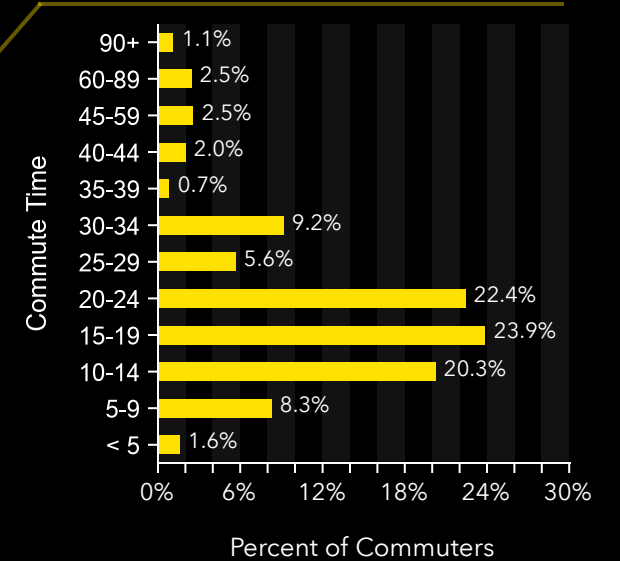


Labor Force by Industry



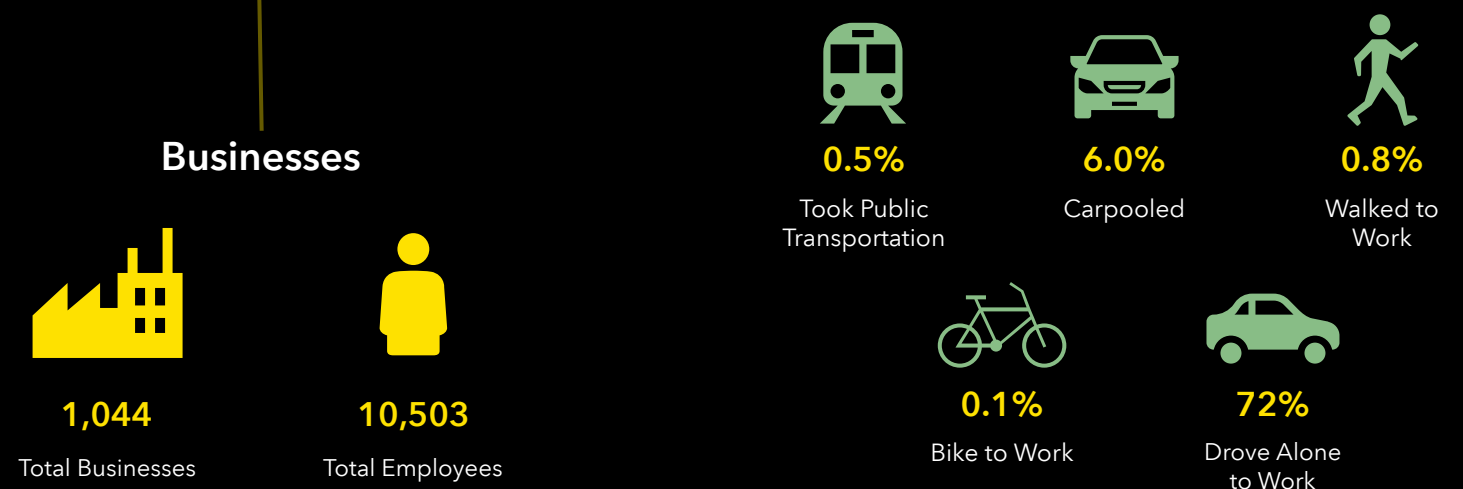
Employment

Commute Time: Minutes



Workforce Overview

Transportation to Work



Businesses



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

Economic Development Profile

300 Baird Cove Road, Asheville, North Carolina, 28804 (3 miles)

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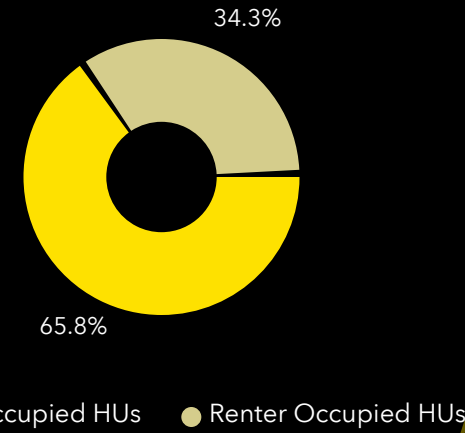
Ring of 3 miles

Prepared by Esri

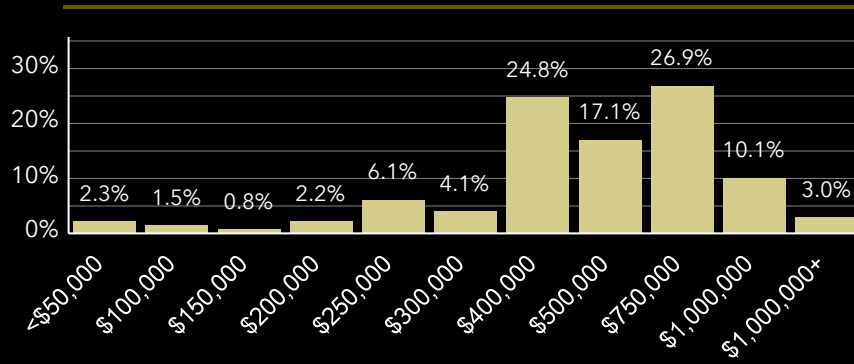
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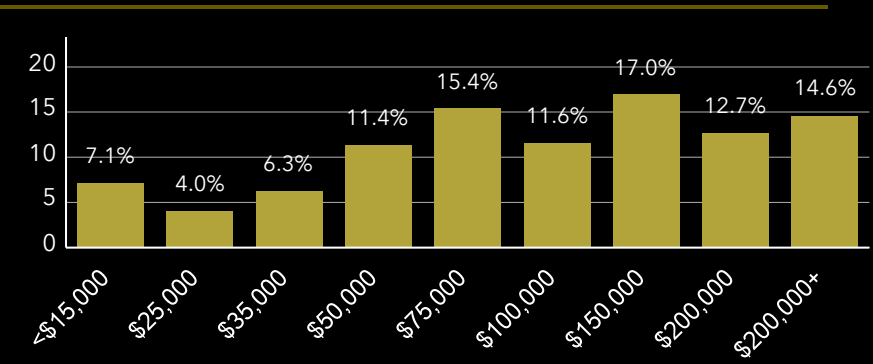
Home Ownership



Home Value

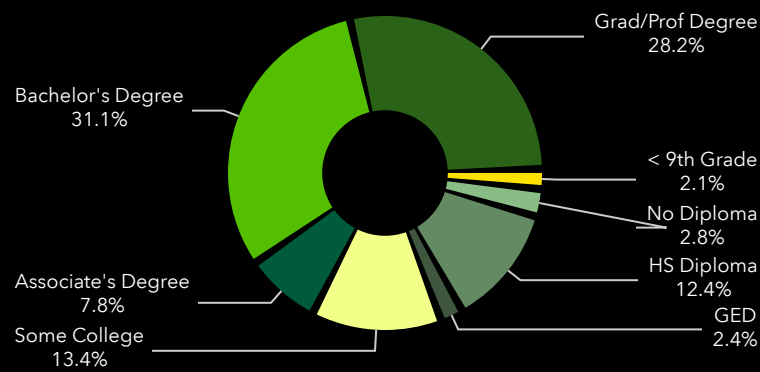


Household Income



Community Overview

Educational Attainment



Key Facts

11,846 Total Housing Units	80 Housing Affordability Index	791 Households Below the Poverty Level
48.1 Median Age	\$68,329 Median Disposable Income	24,205 Total Population
132 Wealth Index	35 Diversity Index	80 Total Crime Index

Tapestry segments

5E Midlife Constants 2,393 households	22.3% of Households	▼
6C The Great Outdoors 2,059 households	19.2% of Households	▼
5B In Style 2,042 households	19.0% of Households	▼

Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

Key Facts

300 Baird Cove Road, Asheville, North Carolina, 28804 (3 miles)

300 Baird Cove Road, Asheville, North Carolina, 28804

Ring of 3 miles

Prepared by Esri

Latitude: 35.66048

Longitude: -82.57027

Key Facts

300 Baird Cove Road, Asheville, North Carolina, 28804
Ring of 3 miles

KEY FACTS

24,205

Population



2.1

Average Household Size

48.1

Median Age

\$85,860

Median Household Income

EDUCATION

4.9%

No High School Diploma



14.7%

High School Graduate



21.2%

Some College/
Associate's Degree



59.2%

Bachelor's/Grad/
Prof Degree

BUSINESS



1,044

Total Businesses



10,503

Total Employees

EMPLOYMENT



71.9%

White Collar



13.9%

Blue Collar



14.2%

Services



2.0%

Unemployment Rate

INCOME



\$85,860

Median Household Income



\$56,267

Per Capita Income



\$222,554

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (17.0%)

The smallest group: \$15,000 - \$24,999 (4.0%)

Indicator ▲	Value	Diff	
<\$15,000	7.1%	-2.3%	<div style="width: 20px; height: 10px; background-color: #2e8b57;"></div>
\$15,000 - \$24,999	4.0%	-3.4%	<div style="width: 20px; height: 10px; background-color: #2e8b57;"></div>
\$25,000 - \$34,999	6.3%	-1.7%	<div style="width: 20px; height: 10px; background-color: #2e8b57;"></div>
\$35,000 - \$49,999	11.4%	-0.6%	<div style="width: 20px; height: 10px; background-color: #2e8b57;"></div>
\$50,000 - \$74,999	15.4%	-2.2%	<div style="width: 20px; height: 10px; background-color: #2e8b57;"></div>
\$75,000 - \$99,999	11.6%	-2.4%	<div style="width: 20px; height: 10px; background-color: #2e8b57;"></div>
\$100,000 - \$149,999	17.0%	+1.6%	<div style="width: 20px; height: 10px; background-color: #0070c0;"></div>
\$150,000 - \$199,999	12.7%	+5.6%	<div style="width: 20px; height: 10px; background-color: #0070c0;"></div>
\$200,000+	14.6%	+5.5%	<div style="width: 20px; height: 10px; background-color: #0070c0;"></div>

Bars show deviation from 37021 (Buncombe County)

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2023 Esri

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

Community Change Snapshot

300 Baird Cove Road, Asheville, North Carolina, 28804 (3 miles)

300 Baird Cove Road, Asheville, North Carolina, 28804

Ring of 3 miles

Prepared by Esri

Latitude: 35.66048

Longitude: -82.57027

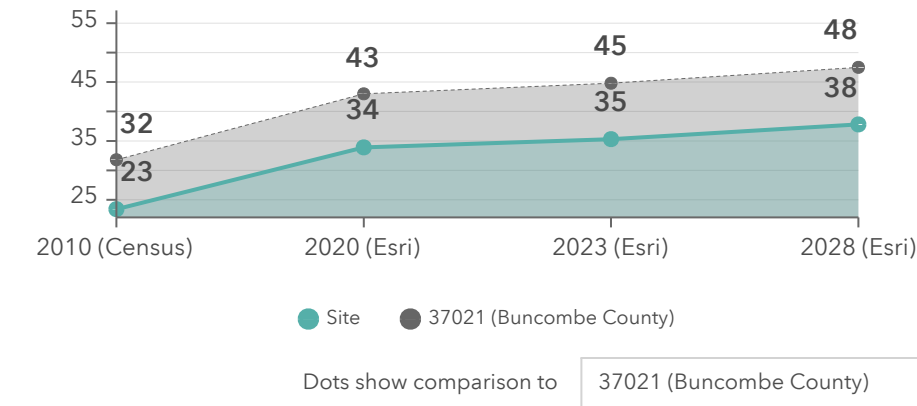
Community Change Snapshot

300 Baird Cove Road, Asheville, North Carolina, 28804

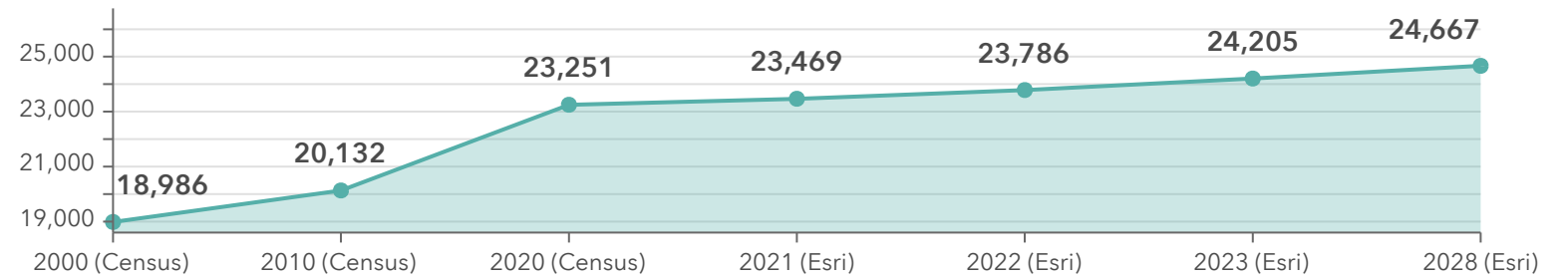
Ring of 3 miles



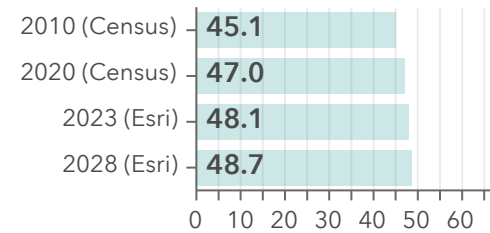
Diversity Index



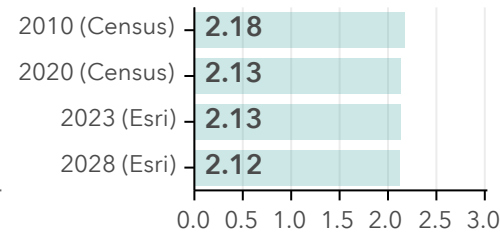
Total Population



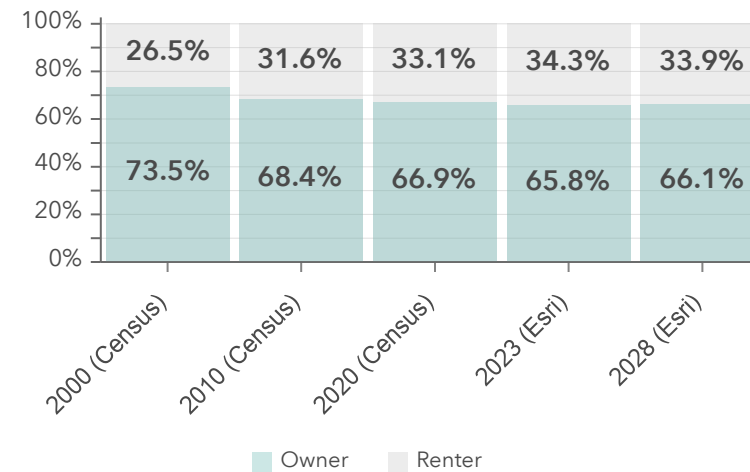
Median Age



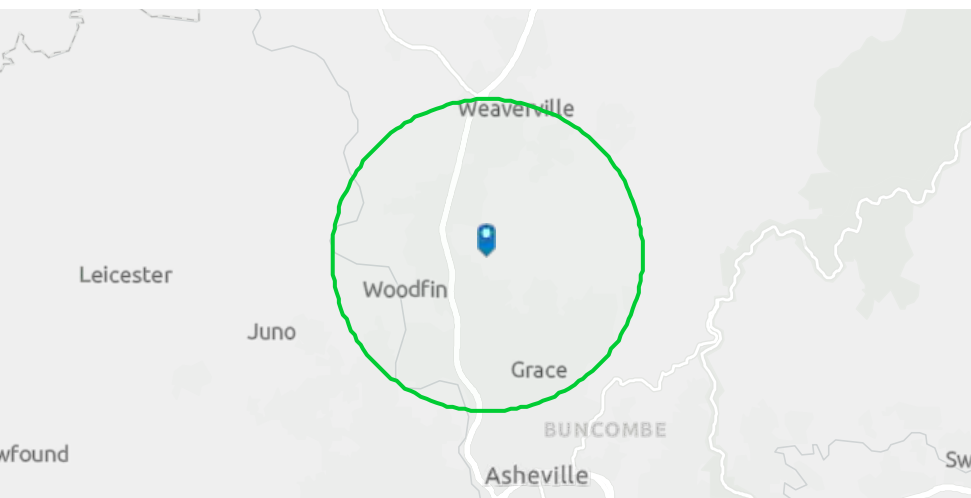
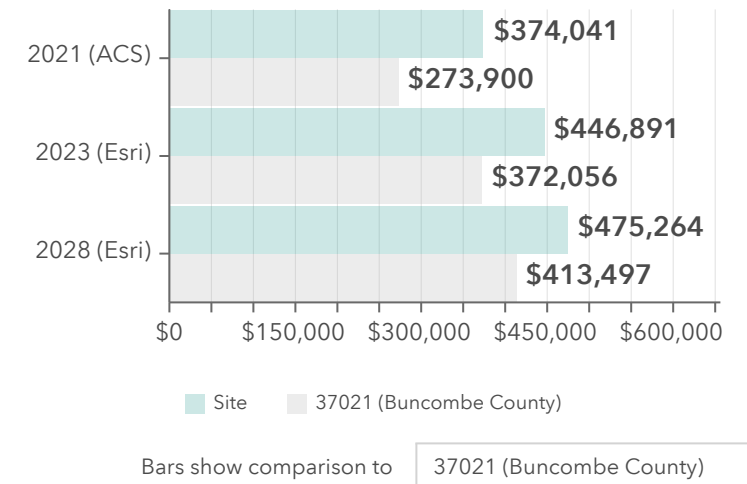
Average Household Size



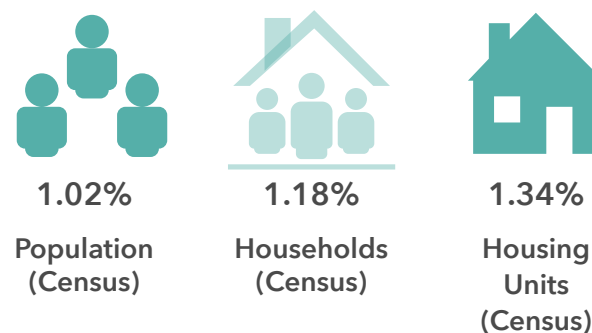
Owner vs Renter Occupied Units



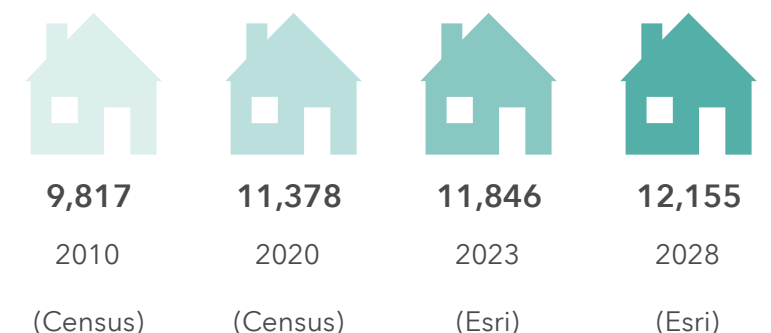
Median Home Value



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2023, 2028), ACS (2017-2021). © 2023 Esri

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2023, 2028), ACS (2017-2021).

Demographic and Income Profile

300 Baird Cove Road, Asheville, North Carolina, 28804
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.66048
 Longitude: -82.57027

Summary	Census 2010	Census 2020	2023	2028
Population	20,132	23,251	24,205	24,667
Households	8,790	10,313	10,738	11,029
Families	5,289	6,118	6,225	6,399
Average Household Size	2.18	2.13	2.13	2.12
Owner Occupied Housing Units	6,009	6,900	7,060	7,293
Renter Occupied Housing Units	2,781	3,413	3,678	3,736
Median Age	45.1	47.0	48.1	48.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.38%	0.53%	0.30%
Households	0.54%	0.68%	0.49%
Families	0.55%	0.60%	0.44%
Owner HHs	0.65%	0.78%	0.66%
Median Household Income	3.49%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	758	7.1%	613	5.6%
\$15,000 - \$24,999	427	4.0%	329	3.0%
\$25,000 - \$34,999	676	6.3%	495	4.5%
\$35,000 - \$49,999	1,229	11.4%	1,003	9.1%
\$50,000 - \$74,999	1,656	15.4%	1,653	15.0%
\$75,000 - \$99,999	1,249	11.6%	1,307	11.9%
\$100,000 - \$149,999	1,821	17.0%	2,015	18.3%
\$150,000 - \$199,999	1,359	12.7%	1,752	15.9%
\$200,000+	1,564	14.6%	1,863	16.9%

Median Household Income	\$85,860	\$101,907
Average Household Income	\$126,926	\$146,170
Per Capita Income	\$56,267	\$65,234

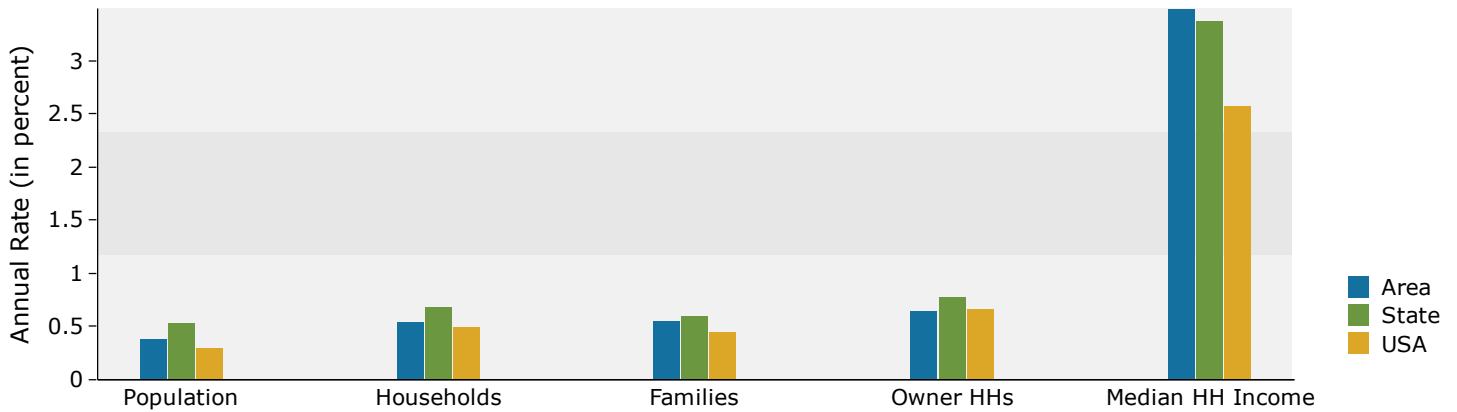
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	916	4.5%	925	4.0%	922	3.8%	943	3.8%
5 - 9	1,025	5.1%	953	4.1%	1,053	4.4%	1,056	4.3%
10 - 14	928	4.6%	1,090	4.7%	1,129	4.7%	1,133	4.6%
15 - 19	998	5.0%	1,119	4.8%	1,199	5.0%	1,187	4.8%
20 - 24	1,275	6.3%	1,279	5.5%	1,229	5.1%	1,263	5.1%
25 - 34	2,455	12.2%	2,755	11.8%	2,796	11.6%	2,429	9.8%
35 - 44	2,455	12.2%	2,944	12.7%	2,967	12.3%	3,221	13.1%
45 - 54	2,953	14.7%	2,728	11.7%	2,788	11.5%	2,860	11.6%
55 - 64	3,239	16.1%	3,263	14.0%	3,546	14.7%	3,231	13.1%
65 - 74	2,021	10.0%	3,753	16.1%	3,673	15.2%	3,680	14.9%
75 - 84	1,308	6.5%	1,751	7.5%	2,058	8.5%	2,671	10.8%
85+	560	2.8%	689	3.0%	843	3.5%	993	4.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	18,549	92.1%	20,045	86.2%	20,714	85.6%	20,820	84.4%
Black Alone	510	2.5%	632	2.7%	641	2.6%	632	2.6%
American Indian Alone	48	0.2%	111	0.5%	122	0.5%	133	0.5%
Asian Alone	200	1.0%	306	1.3%	353	1.5%	401	1.6%
Pacific Islander Alone	10	0.0%	20	0.1%	22	0.1%	24	0.1%
Some Other Race Alone	473	2.3%	704	3.0%	770	3.2%	879	3.6%
Two or More Races	342	1.7%	1,432	6.2%	1,583	6.5%	1,778	7.2%
Hispanic Origin (Any Race)	1,052	5.2%	1,448	6.2%	1,598	6.6%	1,801	7.3%

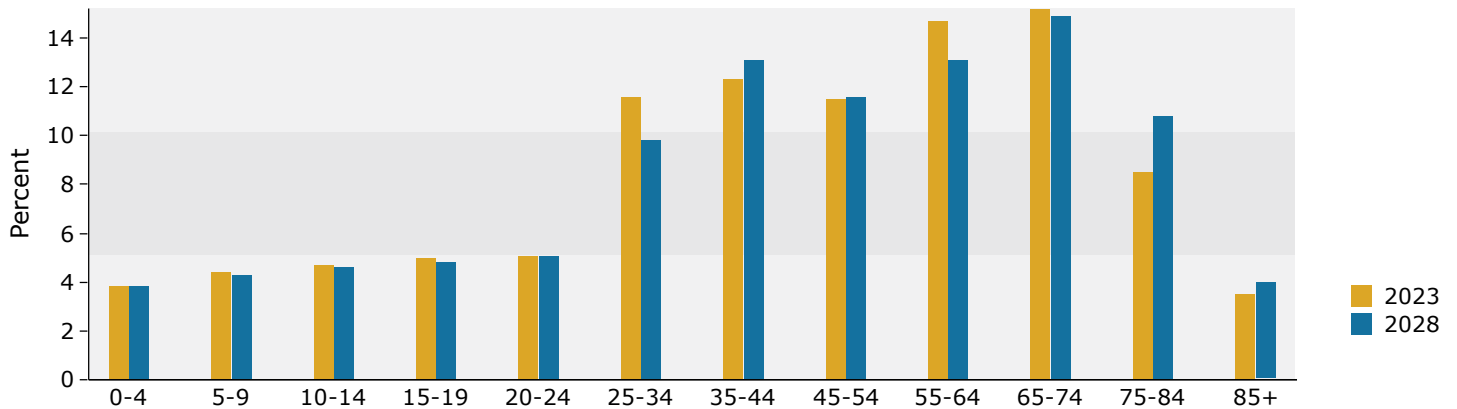
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

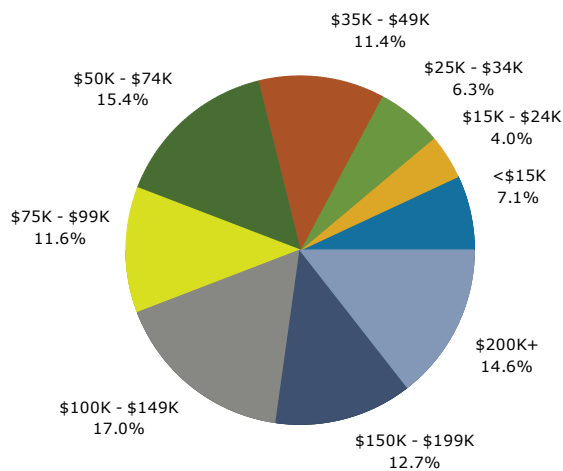
Trends 2023-2028



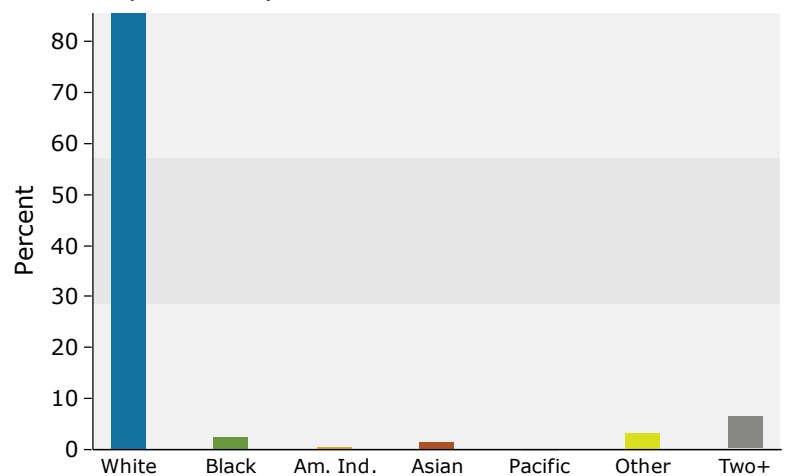
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 6.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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.