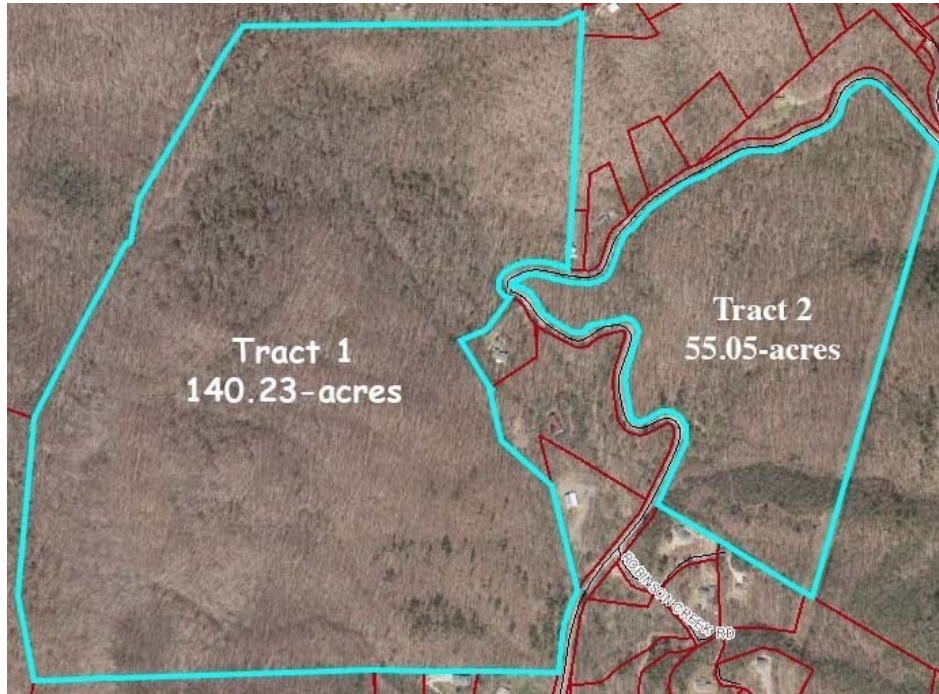


Executive Summary



SALE OVERVIEW

SALE PRICE: \$490,000

LOT SIZE: 55.05 Acres

APN #: 9656-83-8607

ZONING: R-LD - Low-Density Residential District

MARKET: Asheville

SUB MARKET: Pinner's Cove

PROPERTY DESCRIPTION

SVN / BlackStream, LLC as exclusive Sales Broker to the Seller, is pleased to present the opportunity to buy this very desirable, large residential property located within 6 miles of downtown Asheville, NC.

This 55.05-acre piece of land offers everything from long range views with rivers to easy accessibility to downtown Asheville and the airport. Perfect for high end, low-density residential development. Located just 6 miles from downtown Asheville and 10 miles from the Asheville Regional Airport.

The owner is willing to sell the property as follows: 140.23-acres for \$1,200,000; 55.05-acres for \$490,000; or the entire 195.28-acres for \$1,400,000.

*The information contained herein was obtained from sources deemed to be reliable. However, SVN / BlackStream, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. SVN / BlackStream recommends a commercial appraisal prior to listing. This is not a commercial appraisal.

City Information



Asheville, NC

Asheville is a city in western North Carolina's Blue Ridge Mountains. It's known for a vibrant arts scene and historic architecture, including the dome-topped Basilica of Saint Lawrence. The vast 19th-century Biltmore estate displays artwork by masters like Renoir. The Downtown Art District is filled with galleries and museums, and in the nearby River Arts District, former factory buildings house artists' studios.

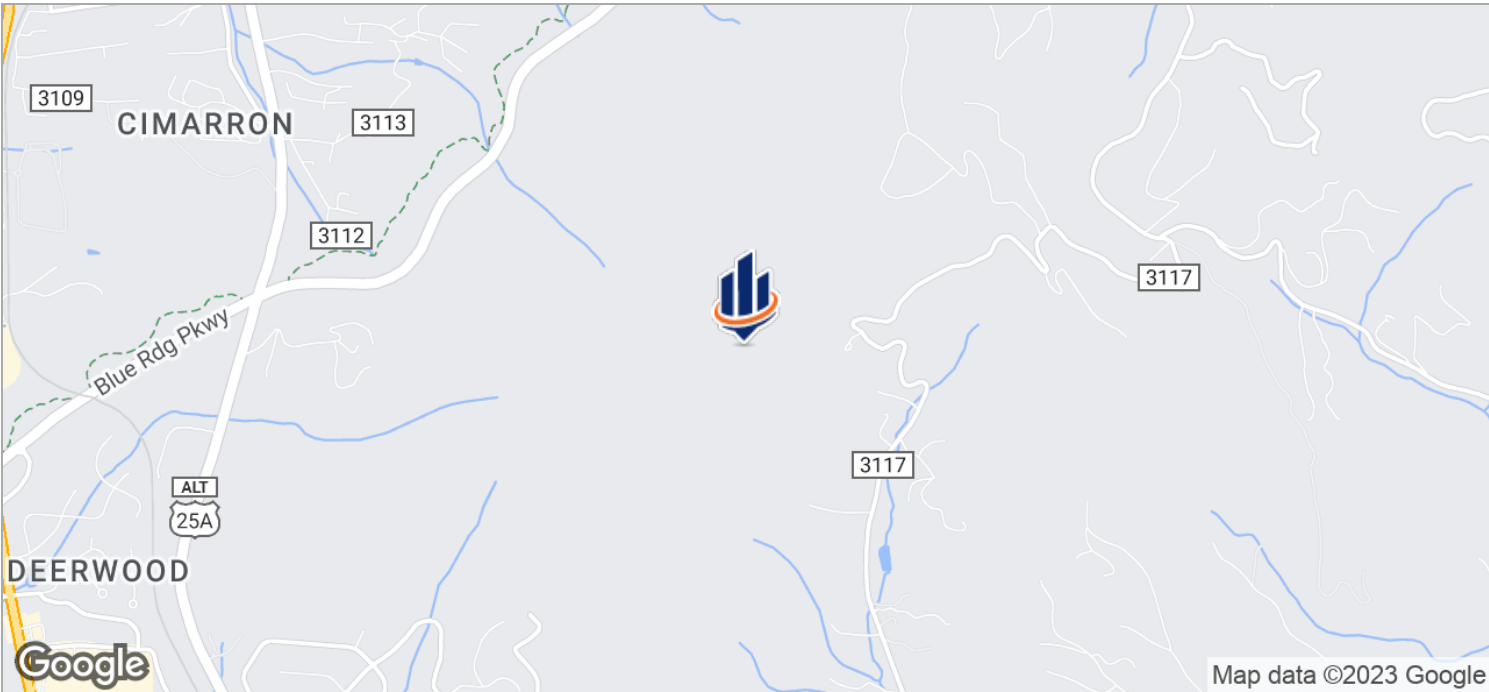
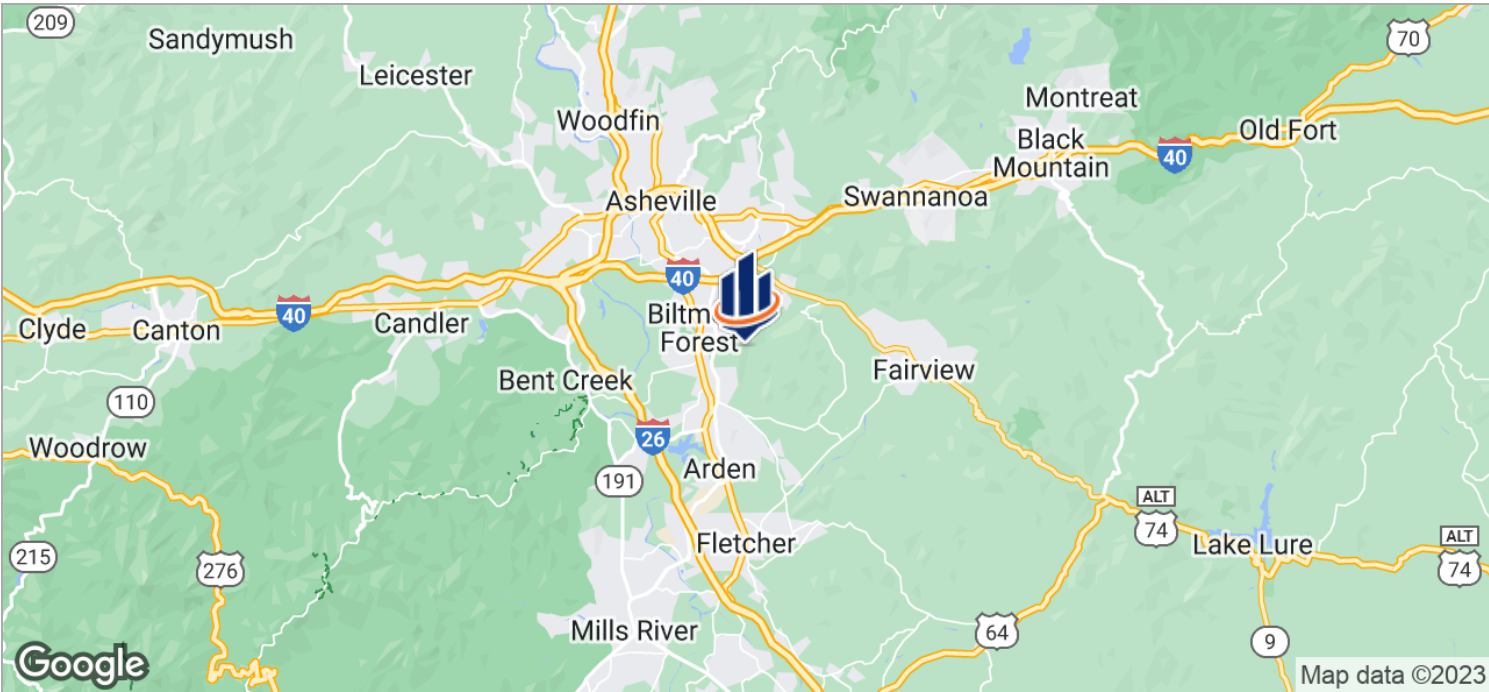
According to the Census Bureau, Asheville's population grew 6.8 percent in the last six years. The opportunities for real estate are expansive and ranked in the top 50 for "The Best Places For Business and Careers" from Forbes.

Economic & Business Climate

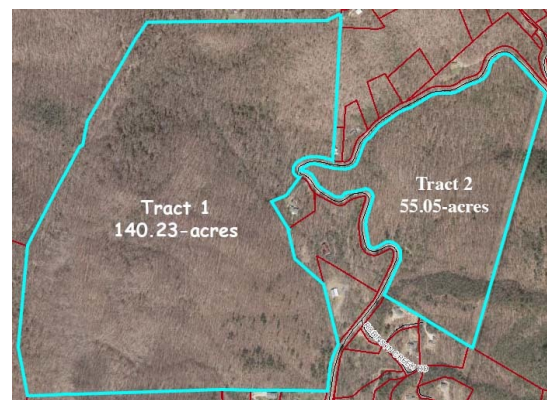
Asheville is recognized worldwide for being a hub for healthcare industries, maker economies and craft entrepreneurship, breweries, small businesses, travel and tourism, breathtaking natural resources, and a rich place for arts, culture, music and entertainment. The Community and Economic Development Department promotes the City's development policies and leverages resources in order to enhance economic opportunity. We work with the community to improve economic and social conditions to create a vibrant, robust and sustainable city.

With a labor force of more than 207,000 and an array of skills that support the region's diverse business and industry framework, the Asheville metro's workforce offers businesses the talent and technical skills they need to excel in today's economic climate.

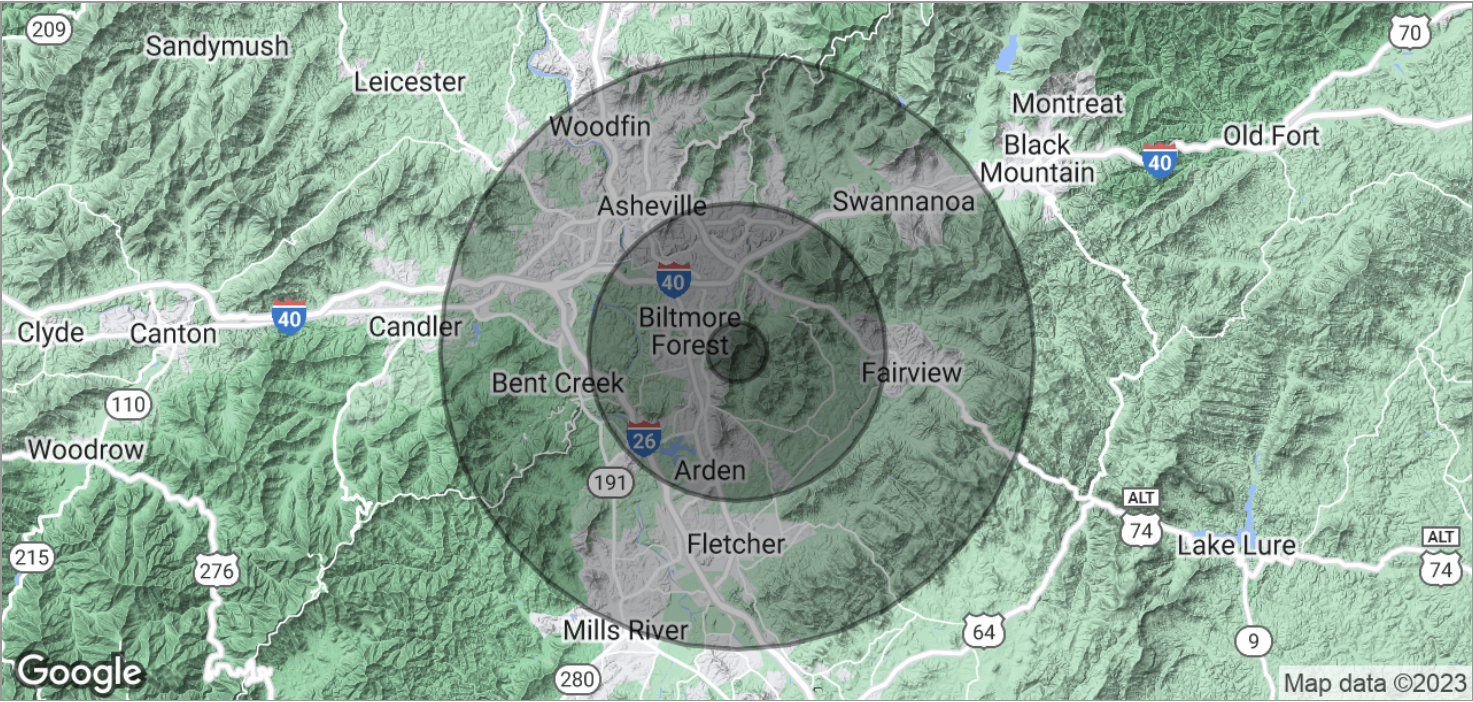
Location Maps



Additional Photos



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,113	57,217	185,840
MEDIAN AGE	46.0	42.1	40.1
MEDIAN AGE [MALE]	44.0	40.6	38.8
MEDIAN AGE [FEMALE]	47.3	43.6	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,046	25,510	81,324
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$77,679	\$69,112	\$61,884
AVERAGE HOUSE VALUE	\$237,834	\$210,772	\$248,526