
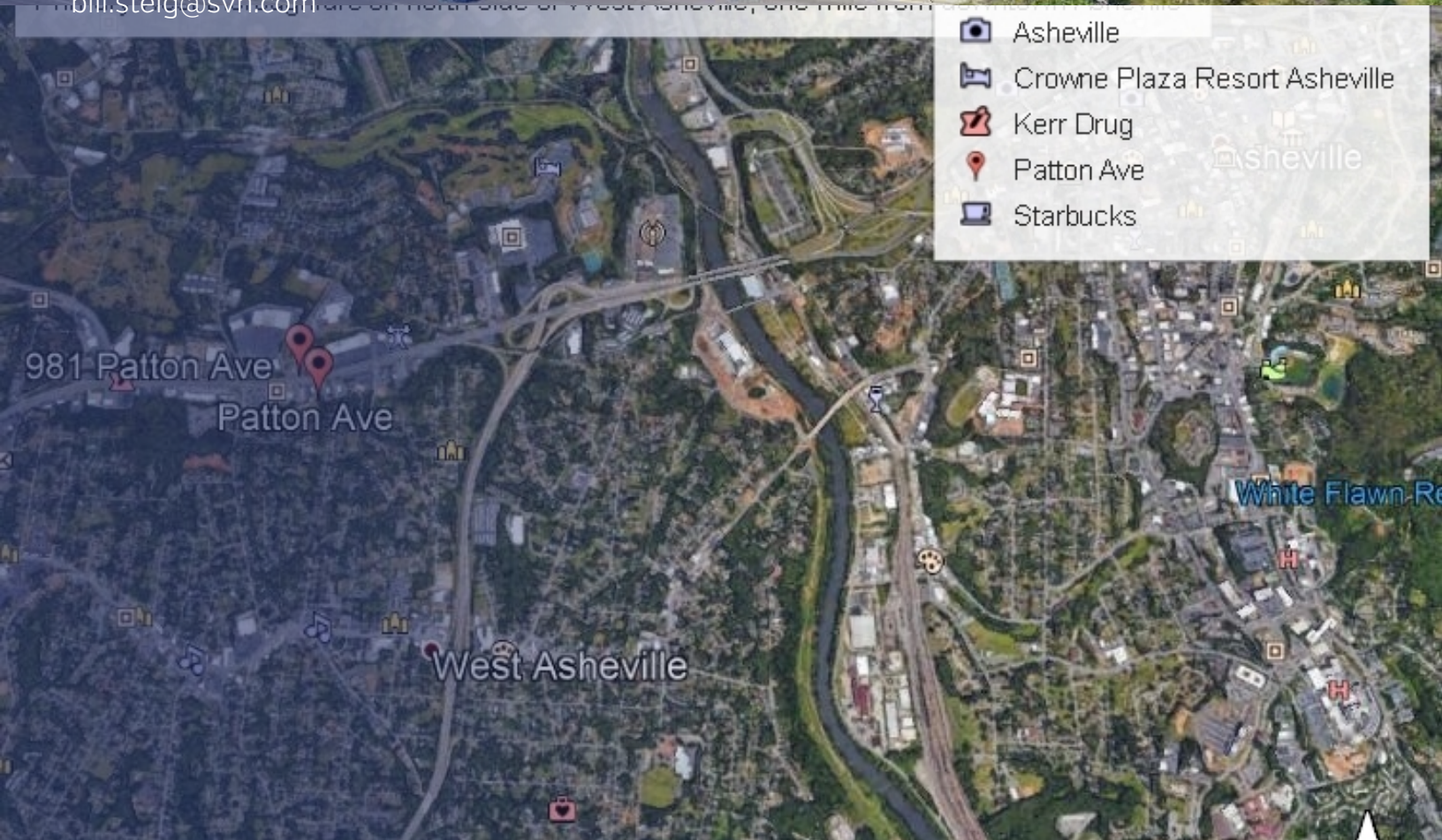




# PRIME DEVELOPMENT PROPERTY - PRICE REDUCED

981 PATTON AVENUE  
ASHEVILLE, NC 28801

Bill Steigerwald  
Advisor  
O: 828.774.5535  
bill.steig@svn.com

- 
- 
- Asheville
  - Crowne Plaza Resort Asheville
  - Kerr Drug
  - Patton Ave
  - Starbucks

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	1.37 Acres
Zoning:	HB - Highway Business
Market:	City of Asheville
Submarket:	Patton Avenue
Traffic Count:	47,000
Price / Acre:	\$492,700

## PROPERTY HIGHLIGHTS

- Nearby residential neighborhoods w/ over 21,000 homes in a 3-mile radius
- Located in an Opportunity Zone providing investor huge capital gains shelter
- Adjacent to large center slated for complete renovation
- Existing structure given no value but could be renovated
- Somewhat walkable and close to public transit
- Curb cut on Hawkins Lane
- City water & sewer on site
- Seller is highly motivated

# Property Description



## PROPERTY OVERVIEW

SVN / BlackStream, LLC is pleased to offer for sale this development site located in Asheville, NC. The parcel is 1.37 acre, located on the high volume business corridor of Patton Avenue, and zoned Highway Business for a wide variety of commercial uses. Located less than a mile from downtown Asheville and I-26 / I-240, with major tax incentives available, this site is perfect for re-development.

- 47,000 vehicles per day
- high visibility position
- in booming west Asheville
- ideal for climate-control storage, professional offices, or NNN retail

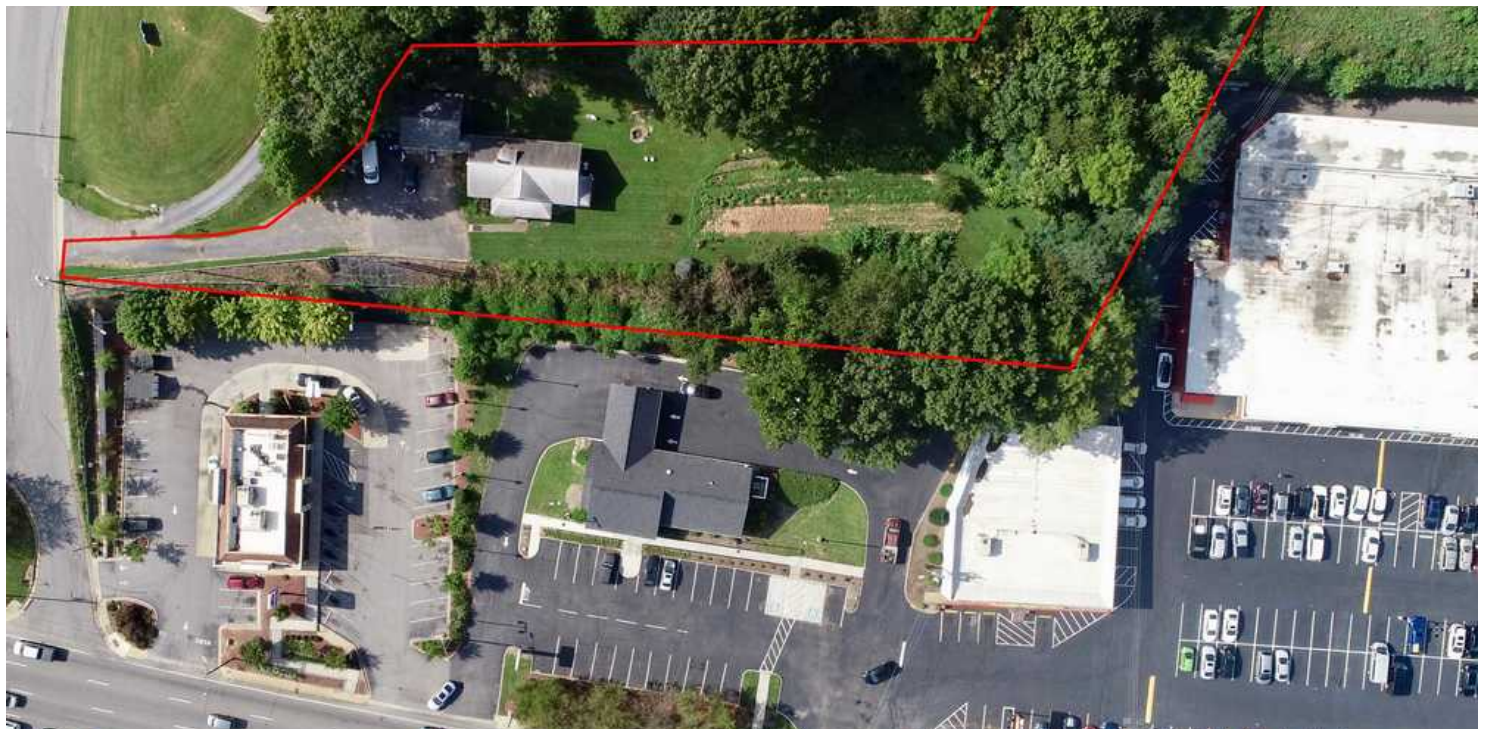
## QUALIFIED OPPORTUNITY ZONE (QOZ) PROPERTY

Benefits:

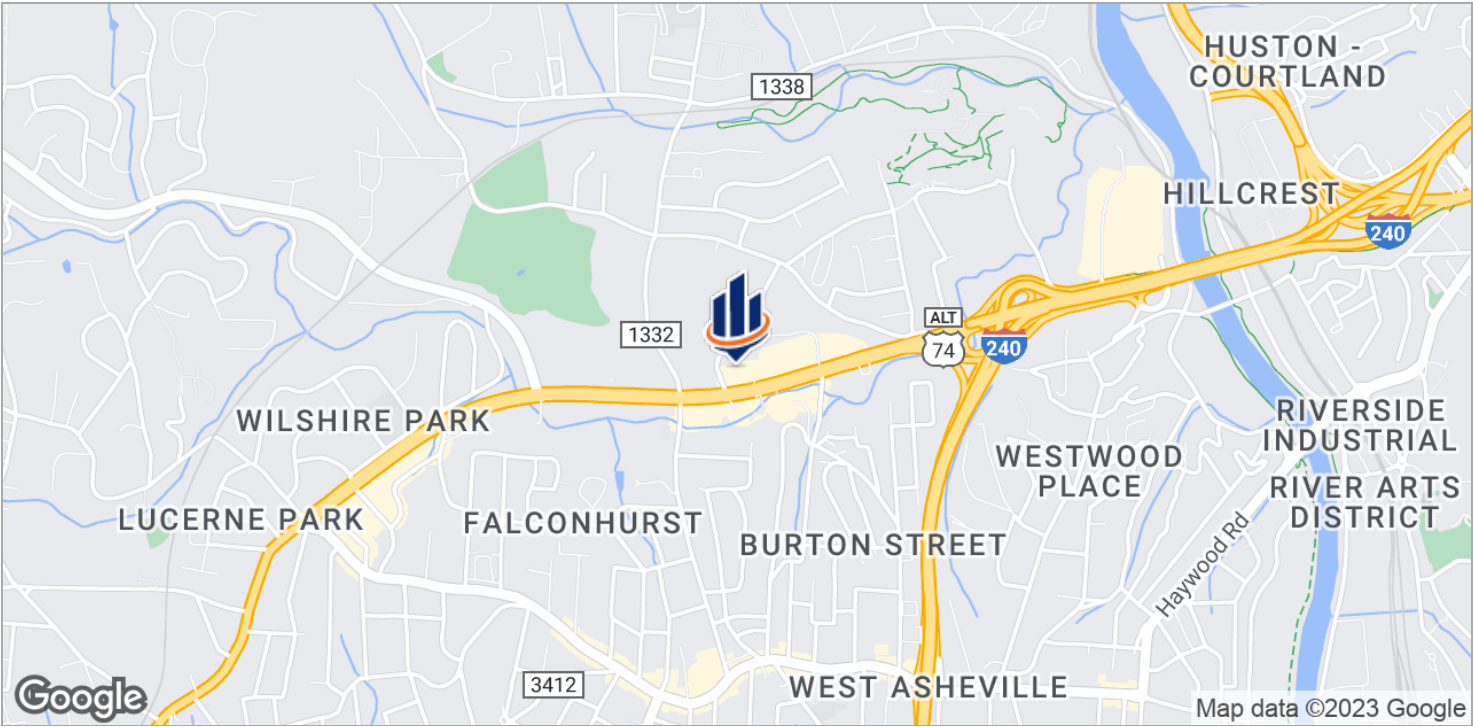
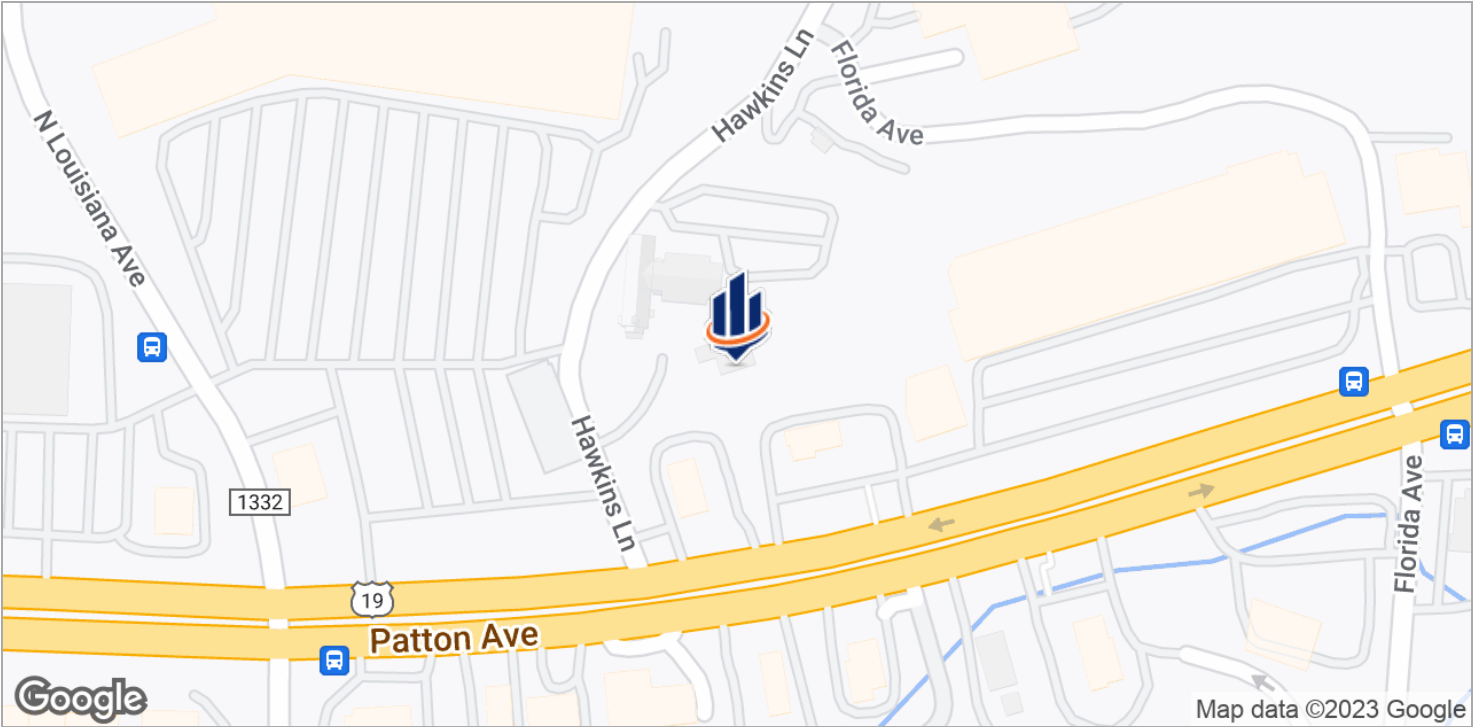
1. Postpone paying capital gain taxes for 10 years.
2. Partial tax exemption on realized gains for 5 years [10%] and 7 years [15%].
3. Gross income exclusion for the post-acquisition gains if held for at least 10 years.

\*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, LLC recommends a commercial appraisal before listing. This is not a commercial appraisal.

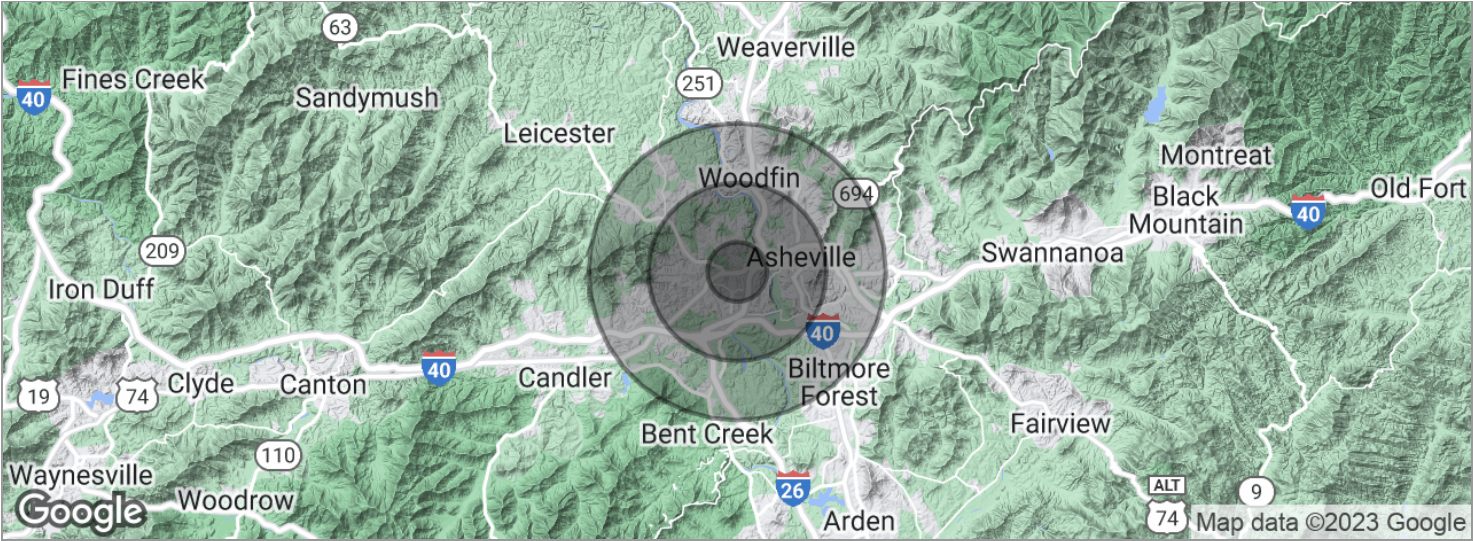
# Additional Photos



# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,388	45,412	84,719
Median age	36.0	35.8	37.4
Median age [Male]	33.6	34.4	35.7
Median age [Female]	38.3	37.1	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,840	19,431	36,961
# of persons per HH	2.2	2.3	2.3
Average HH income	\$45,022	\$44,485	\$52,097
Average house value	\$102,113	\$186,829	\$262,303

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio



## BILL STEIGERWALD

Advisor

[bill.steig@svn.com](mailto:bill.steig@svn.com)

**Direct:** 828.774.5535 | **Cell:** 828.460.9529

NC #290959