



Listing Offering

\$1,975,000

26 +/- Acres - Mills Gap Road & Cane Creek Road, Fletcher, NC 28732



Property Highlights:

- CU-C2 Zoning Allows Over 400 Multi-Family Units
- Allows 7,000 Square Feet Commercial Space
- Ease of Access To Interstate 26
- Adjacent Property Planned to be Part of the Fletcher Greenway

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Property Summary

Details

ADDRESS:	Mills Gap Road and Cane Creek Road, Fletcher, NC		
PRICE:	\$1,975,000	MARKET:	Asheville
PRICE/ACRE:	\$75,961.54	SUBMARKET:	Fletcher
ACRES:	26 +/- Acres	STREET FRONTAGE:	1,000 Front
SHAPE:	Irregular	CORNER:	No
TOPOGRAPHY:	Gentle Slope	CROSS STREET:	Cane Creek Rd
TAX PARCEL ID:	1006234		
UTILITIES:	Electrical, Phone, Water, Sewer, Natural Gas Available to the Site		
EXISTING STRUCTURES:	Vacant Land		

Property Information

INGRESS/EGRESS:	Mills Gap Road
BEST USE:	Commercial, Office, and Residential Mixed Use
ZONING:	Conditional Use C-2; Please Inquire
AREA INFORMATION:	<p>The Asheville Area of North Carolina has enjoyed steady growth in recent years due to ease of access along Interstate 26 and 40 providing full north – south, east- west access to the area and adjacent South Carolina and Tennessee.</p> <p><u>The Town of Fletcher website states the following:</u> ‘The Town of Fletcher, which was incorporated in 1989, is located in Henderson County, North Carolina approximately 13 miles south of Asheville. The Town contains 6.1 square miles of land area and measures six miles in an east-west direction and less than four miles from north to south. Fletcher consists of primarily level and at times hilly terrain, which is dominated by Cane Creek and French Broad River and their tributaries.’</p>



Property Summary

SITE INFORMATION:

Rivercane Village's site is located in northern Henderson County, NC, on Mills Gap Road near its intersection with Cane Creek Road within the Town of Fletcher. The Fletcher town limits are in both Henderson and Buncombe Counties and the town is about equidistant from Asheville and Hendersonville. The site is about one mile from the intersection of Mills Gap/Old Airport Road and US 25, a 4 lane highway linking the aforementioned cities.

The site is a 26 +/- acre tract that was once part of the old Asheville Airport. The property is flat and about 18 acres is heavily wooded. There is a screen of trees between the village site and the adjacent structure formerly housing Steelcase's office furniture manufacturing business. This building is about one million square feet and presently houses a number of light manufacturing and warehousing operations, from Diamond Brand Camping Gear, to Appalachian Energy's solar equipment manufacturing to EarthFare's food store warehousing operations.

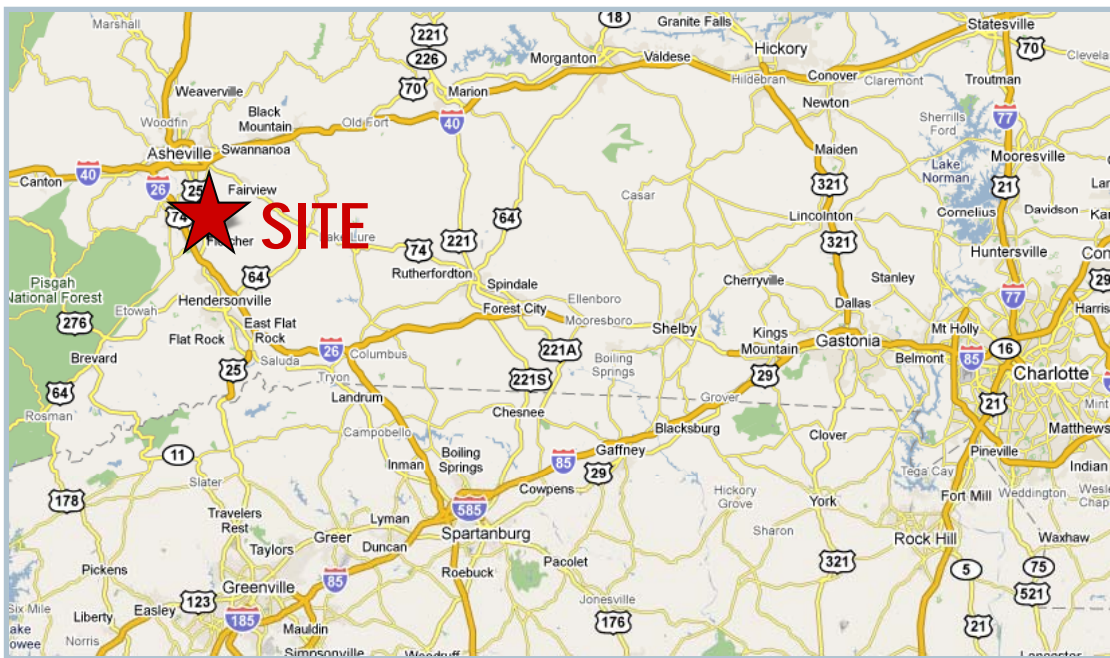
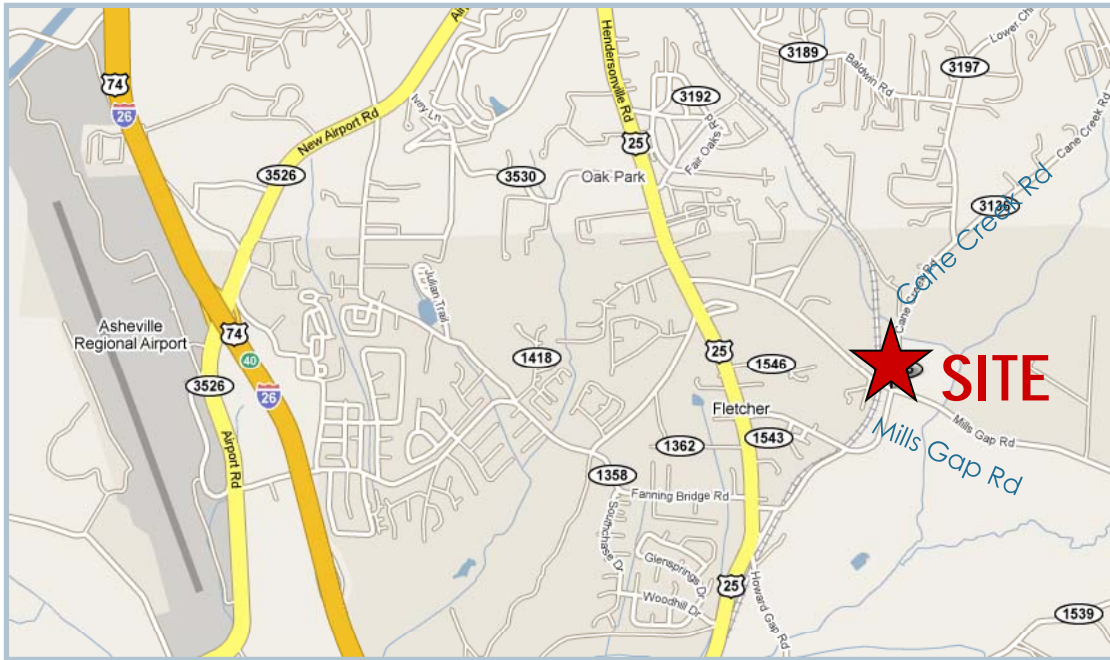
About 20 acres of the site is designated for development and is outside the 100-year flood plain. A part of the site is within the 500-year flood plain, requiring that the structures be raised from grade. The remaining 18 acres is heavily wooded and adjoins Cane Creek, a designated and stocked trout stream. The undeveloped portion of the land will be retained and natural space for recreation and for storm water mitigation.

The zoning currently allows 407 townhomes as apartment style condos with 7,000 square feet of commercial space on about 20 acres of the site. The proposed improvement will be located with street frontage and have its own infrastructure. The Property will have good visibility along the major corridor, Mills Gap Road. It is close to churches, shopping and schools. In addition, a portion of the 18 acres will be donated to the Carolina Mountain Land Conservancy to become part of the Fletcher Greenway system which runs along Cane Creek to the southwest and connects with Fletcher Park. An easement has been provided on the deeded property to be used for storm water and to count toward open space requirements. Please inquire.

The site is 1 mile to grocery, pharmacies and the area bus line. Public schools, Park Ridge Hospital, Super Wal-Mart, Target, the Asheville Airport and area churches are within 10 minutes of the site and accessible by the bus line.

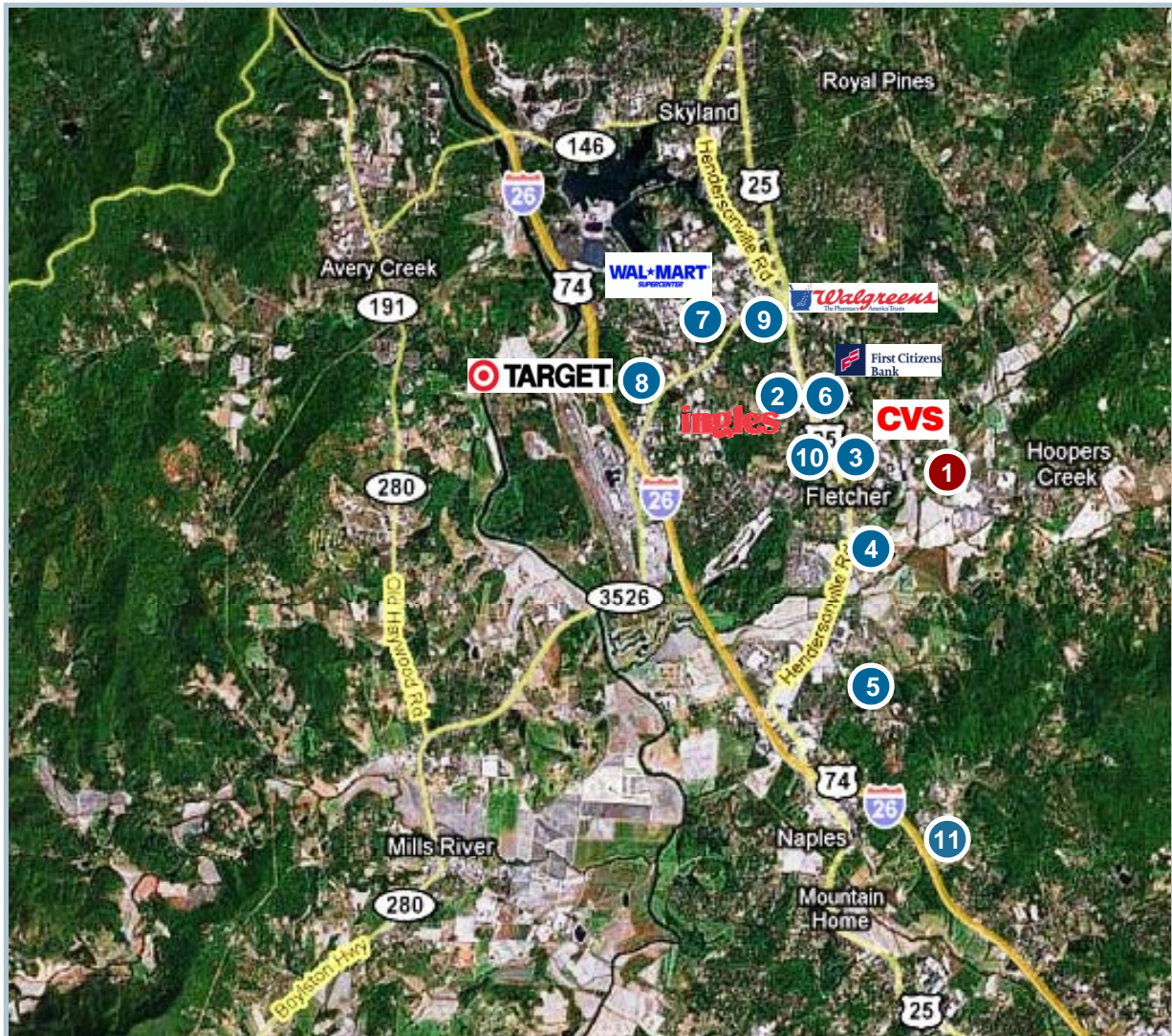


Location Maps





Retail Aerial Map

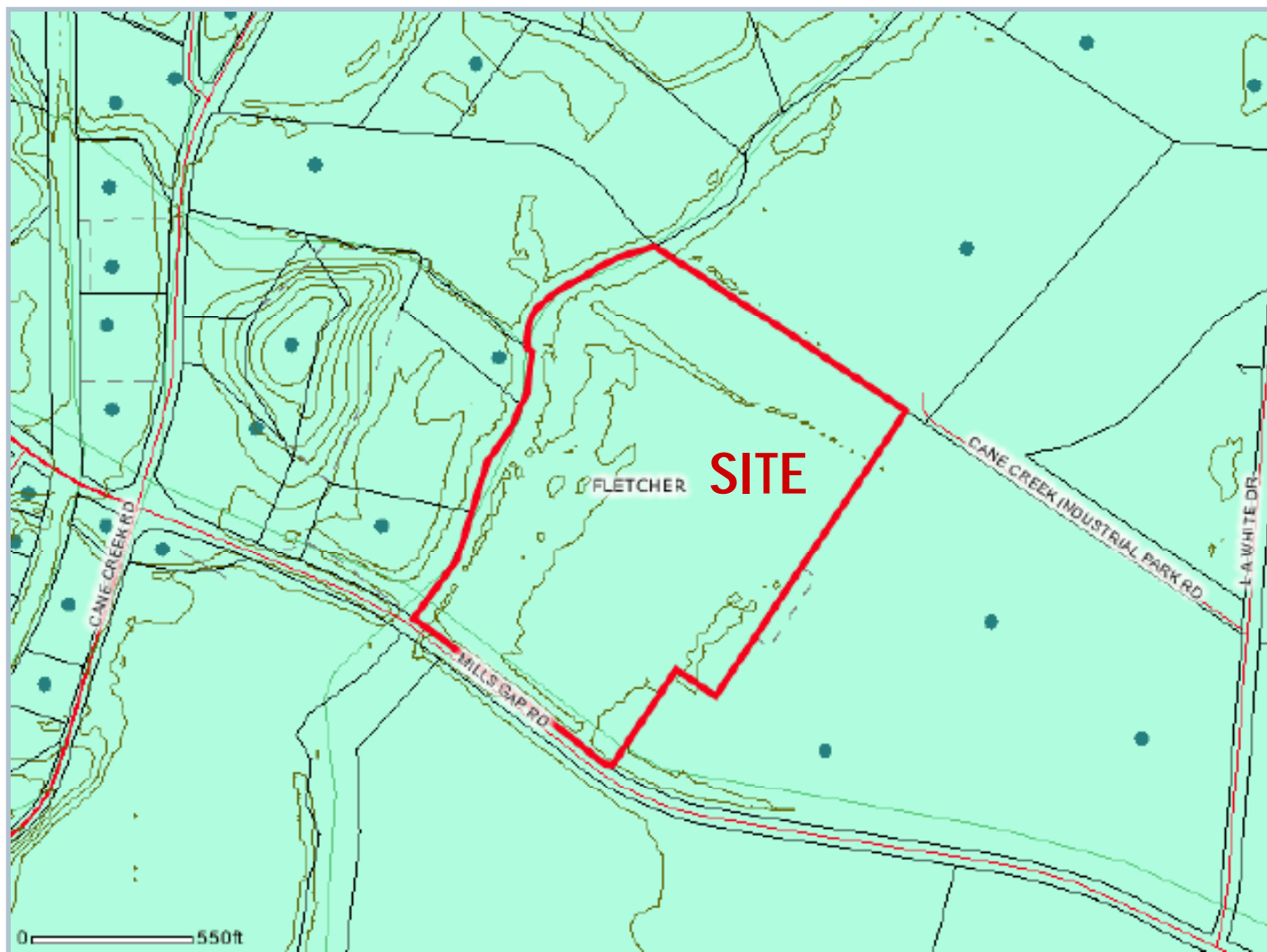


Retail Key

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|---|-----------------------------------|----|-------------------------|
| 1 | Site: 26 +/- Acres Mills Gap Road | 7 | Wal-Mart Super Center |
| 2 | Ingles Market | 8 | Target Shopping Center |
| 3 | CVS | 9 | Walgreens |
| 4 | Fletcher Town Park | 10 | Fletcher Public Library |
| 5 | Fletcher Elementary School | 11 | Park Ridge Hospital |
| 6 | First Citizens Bank | | |



Parcel Topo Map



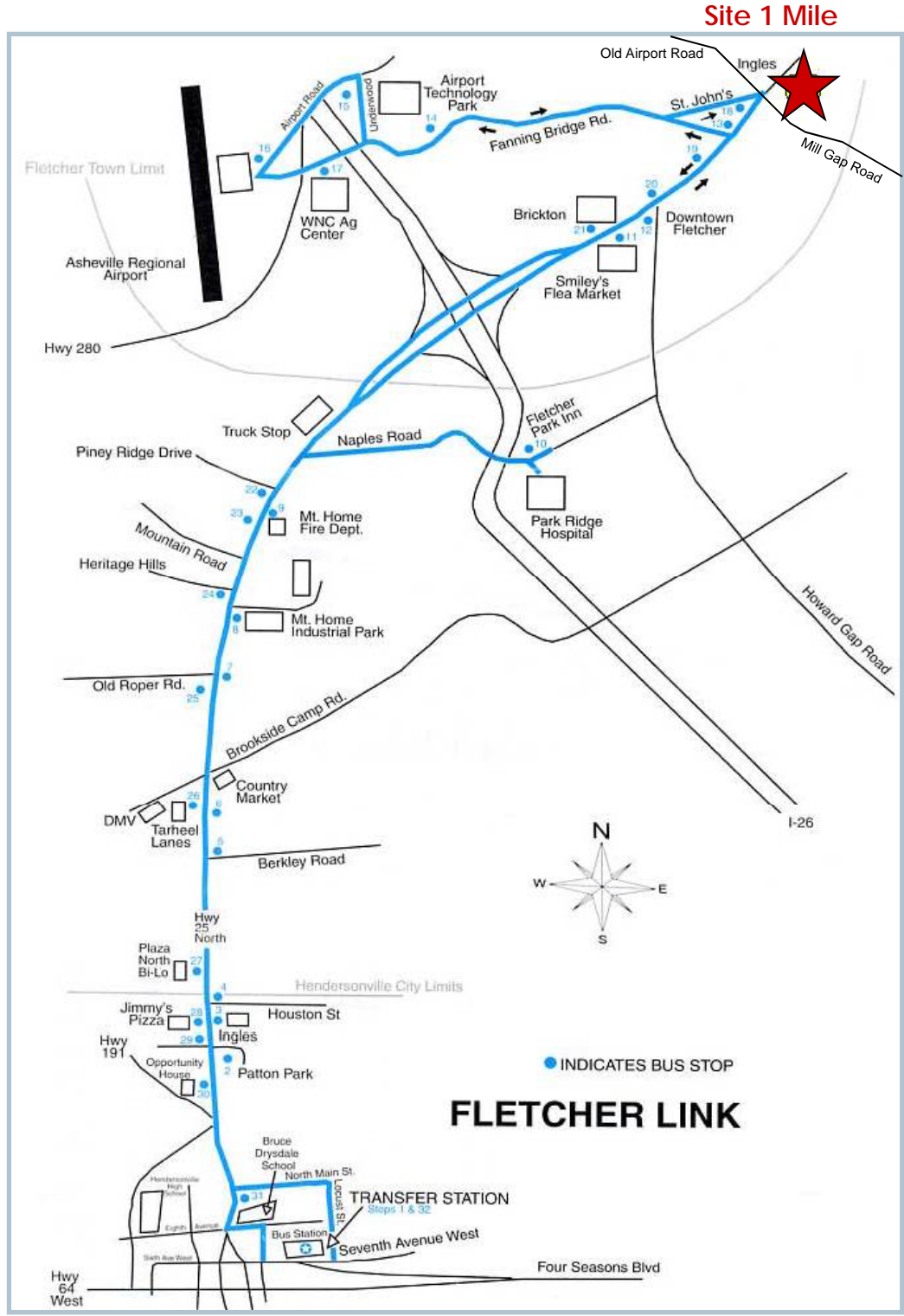


Site Plan





Transit Map

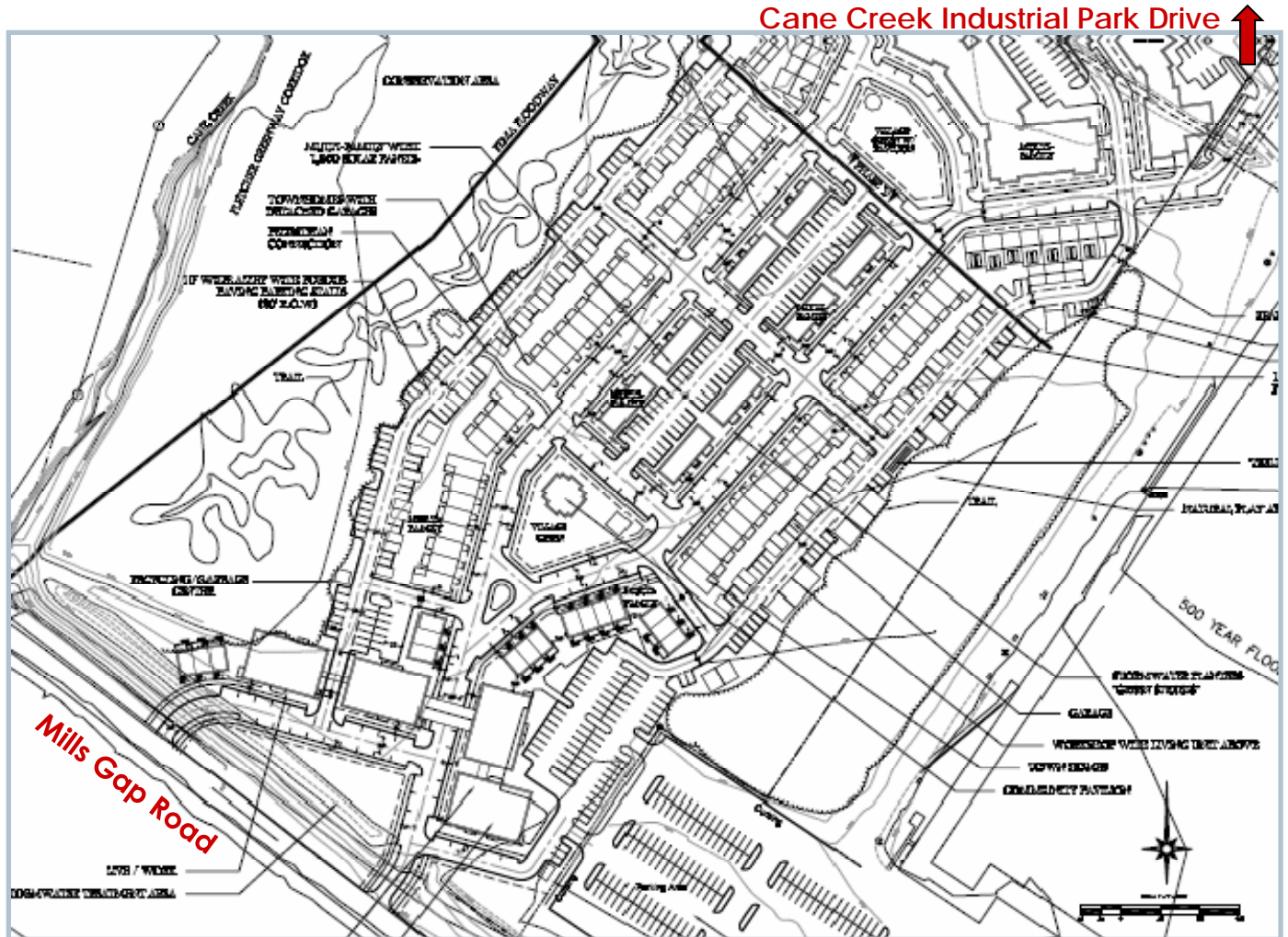


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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Layout Plan





Utility Plan

