



*Asheville*

**SOUTH: 149.85 ACRES**

**NORTH: 48.38 ACRES**



**FUTURE I-40 EXCHANGE**



**BLUE RIDGE ROAD**



Dewey Property Advisors

# BLACK MOUNTAIN COMMERCE PARK

865 BLUE RIDGE RD | BLACK MOUNTAIN, NC

**+/- 200 ACRES • READY FOR DEVELOPMENT**



# EXECUTIVE SUMMARY

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## BLACK MOUNTAIN COMMERCE PARK | THE OPPORTUNITY

Dewey Property Advisors is pleased to present 198.23 acres for sale in Black Mountain, NC. The property is accessed on Blue Ridge Road via US Hwy 70. All utilities are at the site entrance.

The north portion of the Black Mountain Center property consists of 48.94 acres and is zoned Light Industrial (LI). The site is mostly cleared and contains all utilities. The property fronts US Hwy 70 and is bordered to the west by Ingles Markets Corporate Offices and Distribution Center; and to the east by the Town of Black Mountain and Montreat College.

The south portion of the Black Mountain Center property consists of two types of potential development. Approximately 29 acres is zoned residential (low density) and 121 acres is zoned Employment. This site was previously a NC Certified Site, Master Planned for Advanced Manufacturing, Technology, Life Sciences and R&D Park - earning its designation as "Black Mountain Commerce Park".

- **LARGE ACREAGE**
- **CENTRALIZED LOCATION IN WNC**
- **I-40 INTERSTATE VISIBILITY**
- **FUTURE I-40 ACCESS THROUGH EXCHANGE**
- **UTILITIES ON-SITE**
- **PREVIOUSLY A NC CERTIFIED INDUSTRIAL SITE**

**PRICE: \$24,000,000**



# PROPERTY DETAILS

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## ADDRESS

865 BLUE RIDGE ROAD  
BLACK MOUNTAIN, NC 28711

## TOTAL ACREAGE

198.23 Acres

## PINS

NORTH: 48.38 Acres

0609-52-5674 | 17.00 ACRES | LIGHT INDUSTRIAL

0609-63-7027 | 10.55 ACRES | LIGHT INDUSTRIAL

0609-62-2560 | 20.40 ACRES | LIGHT INDUSTRIAL

0609-41-1523 | 00.43 ACRES | LIGHT INDUSTRIAL

SOUTH: 149.85 Acres

0609-40-9087 | 109.41 ACRES | EMPLOYMENT

0609-20-1850 | 11.48 ACRES | EMPLOYMENT

0608-37-9980 | 28.96 ACRES | RESIDENTIAL LOW

## COUNTY

BUNCOMBE (EAST)

## UTILITIES ON-SITE

POWER: DUKE ENERGY

WATER: TOWN OF BLACK MOUNTAIN

SEWER: MSD

GAS: DOMINION ENERGY

## ACCESS

VIA US HWY 70 AND BLUE RIDGE ROAD

## NEIGHBORING PROPERTIES

- INGLES CORPORATE OFFICE & DISTRIBUTION  
(1.6 MILLION SF DISTRIBUTION CENTER)
- MONTREAT COLLEGE & NC CYBER CENTER
- BILLY GRAHAM'S "THE COVE" RETREAT CENTER
- TOWN OF BLACK MOUNTAIN





# ZONING & PERMITTED USES

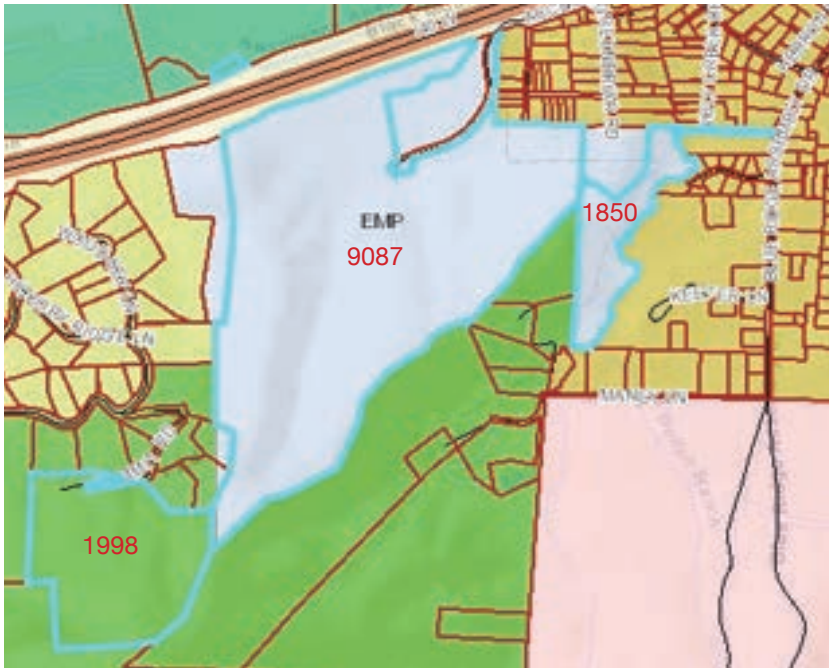


## NORTH

0609-52-5674 | 17.00 ACRES | LIGHT INDUSTRIAL  
0609-63-7027 | 10.55 ACRES | LIGHT INDUSTRIAL  
0609-62-2560 | 20.40 ACRES | LIGHT INDUSTRIAL  
0609-41-1523 | 00.43 ACRES | LIGHT INDUSTRIAL

### Light Industrial Definition from Town of Black Mountain:

The light industrial district includes areas in which the principal use of the land is for light manufacturing, materials processing, warehousing, and retail operations incidental thereto. The district promotes moderate-sized, clean industries which provide jobs and career opportunities within the community; permits uses that are conducted so that noise, odor, dust and glare of each operation is completely confined within an enclosed building, in so far as is practical; encourages entrepreneurship and small business development; allows limited residential uses which do not conflict with the ability of industrial enterprises to conduct their businesses within the district area; and allows community facilities and convenience trade establishments which provide needed services to industrial development.



## SOUTH

0609-40-9087 | 109.41 ACRES | EMPLOYMENT  
0609-20-1850 | 11.48 ACRES | EMPLOYMENT  
0608-37-1998 | 28.96 ACRES | RESIDENTIAL LOW

Employment District: Primarily for office uses, industrial uses, storage and warehousing, and wholesale trade. Such locations should currently have public water and sewer services available or be expected to have these services in the future. Only those manufacturing uses will be allowed which meet all local, state and federal environmental standards, and do not involve obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazards, or other objectionable conditions which would be detrimental to the health, safety, and general welfare of the community. These areas will also include sites suitable for supportive activities such as community service, commercial service, and residential uses.

Residential Low: Primarily intended to provide locations for low-density residential and related-type development in areas where topographic or other constraints preclude intense urban development. These areas are not likely to have public water and sewer services available, and the minimum required lot area will be one acre unless additional land area is required for adequate sewage disposal. These are environmentally sensitive areas that are characterized by one or more of the following conditions: Steep slopes, fragile soils, or flooding.



# AVAILABLE DUE DILIGENCE

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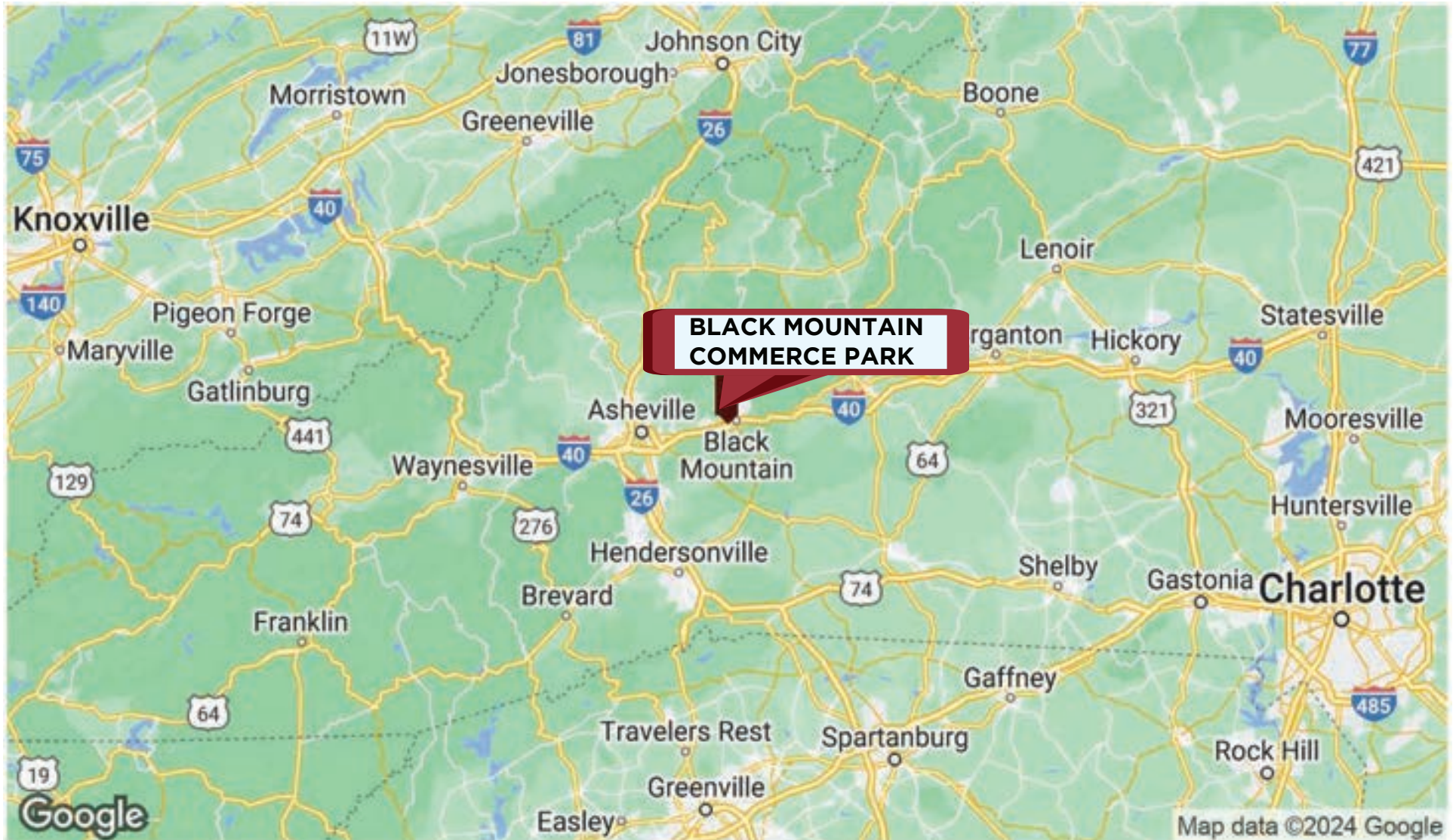
- EDC PROPOSED SITE PLAN
- NC SITE CERTIFICATION FILES (EXPIRED)
- HISTORICAL & ARCHITECTURAL FINDINGS
- GEOTECHNICAL REPORTS
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
- SURVEYS
- CUSTOM DEMOGRAPHIC DATA SETS





# STRONG CENTRALIZED LOCATION

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## **DISTANCES**

Black Mountain: 2 miles

Montreat, NC: 3 miles

Asheville, NC: 12 miles

I-40 to I-26 junction: 18 miles

Asheville Airport: 23 miles

Johnson City, TN: 74 miles

Greenville, SC: 74 miles

Charlotte, NC: 116 miles

Knoxville, TN: 125 miles

Atlanta, GA: 210 miles



**BLACK MOUNTAIN**



**FUTURE I-40 EXCHANGE**

**North Parcel**



**South Parcel**

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DISTRIBUTION CENTER



# Location & Market Overview

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Black Mountain Commerce Park is strategically located along Interstate 40 (I-40) frontage, between Swannanoa and Black Mountain.

Black Mountain, North Carolina is a place people want to live, work, and visit. The town hosts eclectic neighborhoods, a charming downtown, restaurants, breweries, and industry. Its location among the mountains, yet near the bustling City of Asheville, makes it increasingly attractive.

The North Parcel also fronts US Hwy 70 and is bordered to the west by the 1.6 Million SF Ingles Markets Corporate Offices and Distribution Center; and to the east by the Town of Black Mountain and Montreat College properties.

The Town of Black Mountain has approved a master plan for Montreat College to build a new campus on the adjoining 89 acres which will include a new Cyber Security Center at its core. The complete campus will feature academic buildings, residences halls, dining hall, sports facilities, field house and other amenities.

The Property sits  $\pm 2$  miles from I-40 Exits 59 and 64,  $\pm 2$  miles from downtown Black Mountain,  $\pm 12$  miles from downtown Asheville,  $\pm 12$  miles from I-26, and  $\pm 18$  miles from the Asheville Regional Airport.

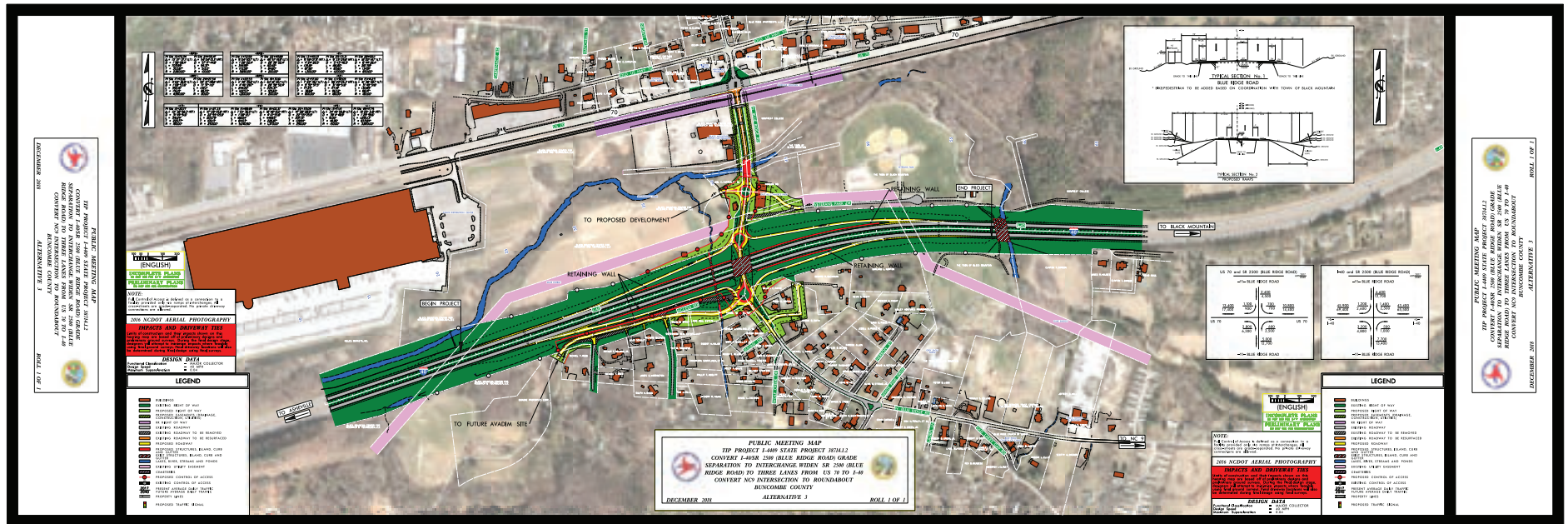
Commercial and residential growth in WNC (Western North Carolina) is constrained to specific corridors that provide suitable access and development capability within the area's mountainous terrain. US Hwy 70 is one of those corridors, and runs parallel to I-40 east of Asheville. The infrastructure within this corridor has spurred much of the growth east of Asheville.

More than 25,000 people live within 5 miles of the Property. Daily traffic counts were 39,000 vehicles on I-40 and 10,000 vehicles on US Hwy 70. There are over 625 businesses within a 3-mile radius of the Property and 7,390 employees.

The Industrial Sales and Leasing market remains strong around the Asheville MSA. Companies that have signed Industrial Leases in the Asheville Area Market over the past 12 months include BorgWarner, Glatfelter, SBFI North America, Thermo Fisher Scientific, Samoa, and Eden Brothers, to name a few. Over the past 3 years, industrial rents have increased a cumulative 29.2%. While both employment and population have continued to experience positive increase growths.



# I-40 NC DOT Interchange Project fueled by area growth



The Interstate 40 and Blue Ridge Road interchange project is scheduled to start construction in September 2025, and the DOT anticipates construction will last approximately three years. The project plan is to convert the current I-40 and Blue Ridge Road grade separation to an interchange while widening Blue Ridge Road and constructing a new roundabout at the intersection of N.C. 9 and Blue Ridge Road.

According to North Carolina Department of Transportation spokesperson David Uchiyama, “The purpose of this project is to provide increased connectivity, access and mobility in the Black Mountain area. The project’s need is based on projected traffic volumes and growth trends in the area. The project will help reduce congestion and truck volumes in downtown Black Mountain and reduce congestion at the nearby N.C. 9 interchange with I-40.”

Sources:

- Town of Black Mountain: <https://www.townofblackmountain.org/2778/Blue-Ridge-Road-I-40-Interchange>
- Uchiyama quote from Black Mountain News: <https://www.blackmountainnews.com/story/news/2024/03/28/blue-ridge-road-i-40-interchange-to-begin-construction-in-2025/73026982007/>



# AERIAL VIEW

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