

# BANKRUPTCY SALE

## ASHEVILLE LAND PORTFOLIO

Properties May be Sold Separately

Buncombe County, NC



37 Crowell Road



REYNOLDS MOUNTAIN BLVD

### 37 CROWELL ROAD

<b>43,996 SF</b> Lot Size		<b>1.01 AC</b> Acreage	
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<b>ZONING</b>	Commercial Services, Buncombe County Jurisdiction
<b>APN</b>	9617-89-0183
<b>ACCESSIBILITY</b>	0.4 mi to I-40
<b>AIRPORT ACCESS</b>	17 min drive

### REYNOLDS MOUNTAIN BLVD

<b>20,038 SF</b> Lot Size		<b>0.46 AC</b> Acreage	
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<b>ZONING</b>	Community Shopping, Buncombe County Jurisdiction
<b>APN</b>	9730-68-9732
<b>ACCESSIBILITY</b>	0.3 mi to US-70 / I-26
<b>AIRPORT ACCESS</b>	25 min drive

### Dual-Parcels in Growth Market

Combined 1.47 acres across West Asheville and North Asheville, providing investors flexibility to capture demand in two distinct but complementary suburban corridors.

### High-Visibility Access

Crowell Road benefits from immediate proximity to I-40 and daily traffic of 2,699 vehicles along US-74A, while Reynolds Mountain Blvd connects directly to US-70/I-26 with exposure to 13,516 vehicles daily on Weaverville Highway.

### Flexible Zoning

Commercial Services and Community Shopping designations enable a broad range of retail, service, and mixed-use development strategies.

### Regional Connectivity

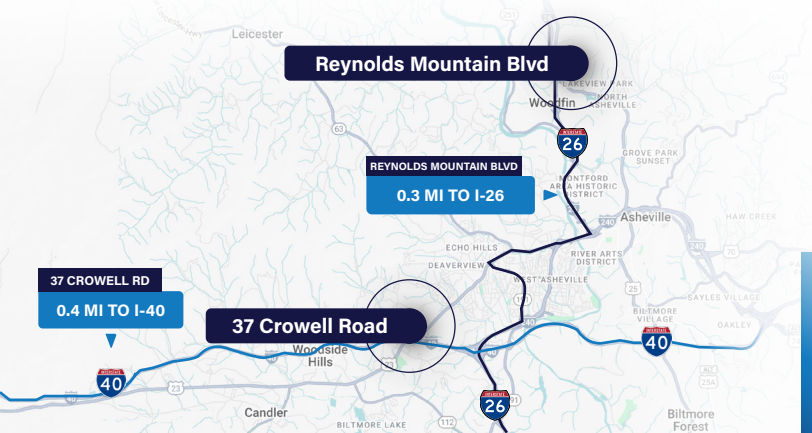
Both sites are positioned within a 17-25 minute drive to Asheville Regional Airport, linking the properties to regional and visitor-driven demand.

### Economic Anchors Nearby

Proximity to Mission Hospital, UNC Asheville, and Downtown Asheville strengthens long-term demand for commercial and service-oriented uses.

### Supply-Constrained Submarket

Buncombe County retail vacancy is just 1.5%, with no new retail space under construction, underscoring the scarcity and value of entitled land.



CONTACT US

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OFFERED IN CONNECTION WITH

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All sales are subject to Bankruptcy Court approval, Case No. 25-10038, U.S. Bankruptcy Court for the Western District of North Carolina (Asheville Division).