

LAND FOR SALE OR LEASE



4165 Haywood Road, Mills River, NC, 28759, US

Prime +/-20-acre Development Opportunity in Mills River, NC – Asheville Metro

Property Overview

Endless Development Possibilities in a Thriving Asheville Metro Submarket

Mills River, North Carolina

Rare opportunity to acquire a prime +/- 20-acre development (may be subdivided) site in Mills River, a growing hub within the Asheville Metro Market. This versatile property is zoned General Business (MR-GB) and offers on-site utilities, including sewer, water, and electric. Boasting over 900 feet of frontage on Haywood Rd (NC-191), a high-visibility corridor soon to expand to a 5-lane highway, it is strategically located just 500 feet from the intersection of NC-191 & NC-280, with a combined daily traffic volume exceeding 30,000 AADT.



Offered At

Contact for Pricing

Lot Size

+/- 20 Acres

Utilities Available

Water, Sewer, Electric

Mills River Frontage

320 Feet

Zoning

General Business (MR-GB)

Combined Daily Traffic Volume

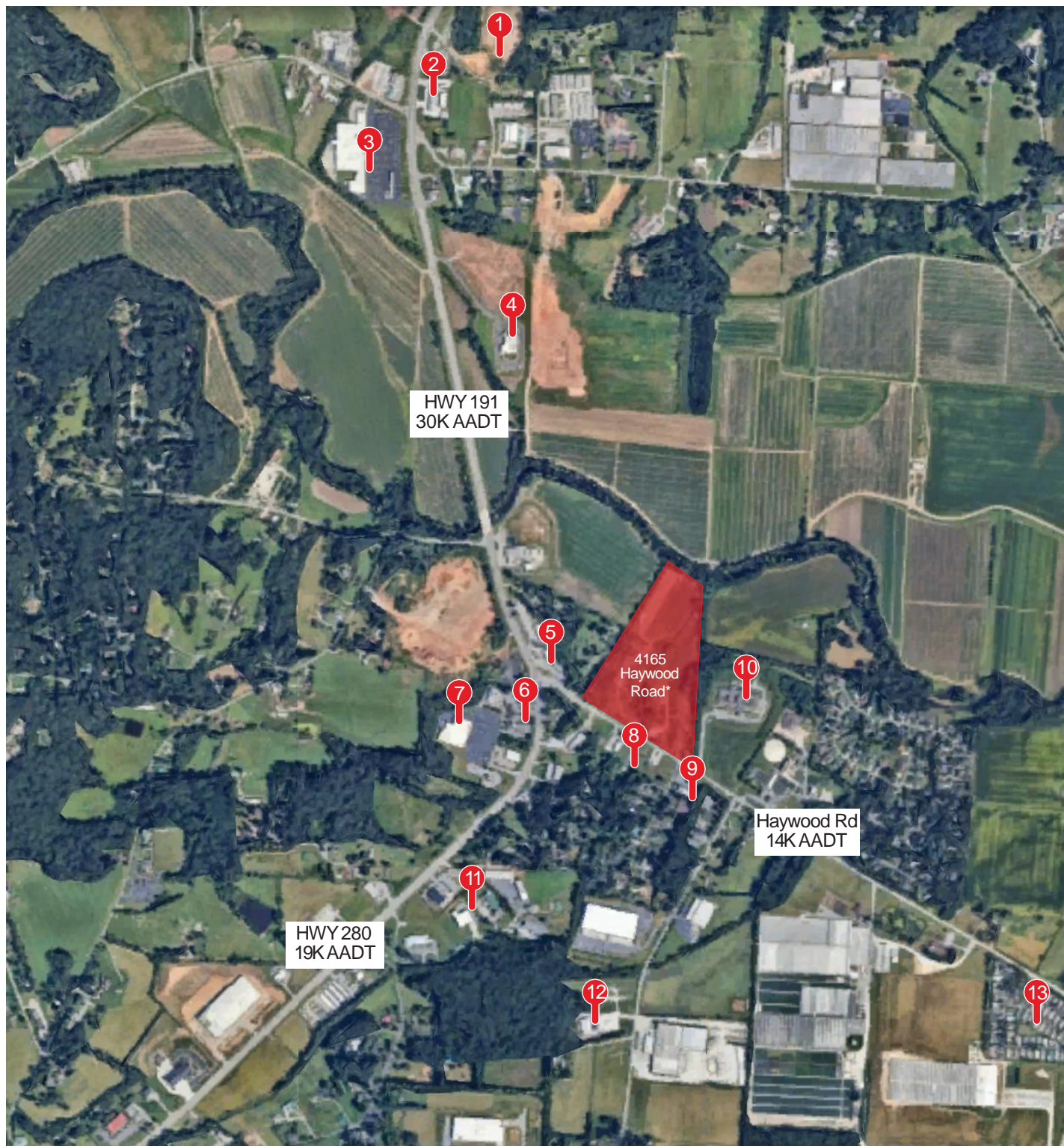
30,000+ AADT



Left: Prime acreage with utilities on-site and areas graded—ready for immediate development.



The site features +/-7 acres rough graded, +/-10 acres fillable for expansion, and +/-3 acres of greenway with 320 feet of Mills River frontage. Its location, only 19 miles from Asheville and 8 miles from Hendersonville, makes it ideal for commercial, retail, medical office, self-storage, mixed-use, or other visionary developments. A motivated seller open to co-development adds a unique layer of flexibility to this exceptional investment opportunity.

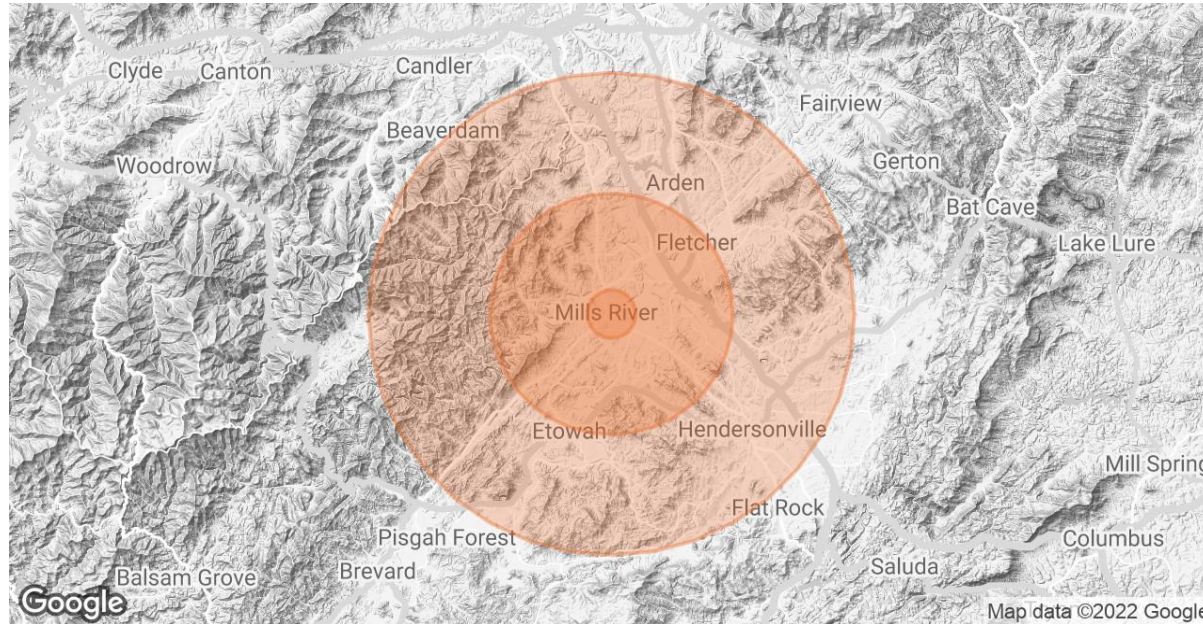


*Boundary lines as depicted in this image are for illustrative purposes only and do not reflect the exact lot boundaries.

1. Publix
2. Bojangles, Circle K
3. Ingles (#2/187 Nationally**), Papa Johns, Starbucks, Young Ace Hardware, Appalachian Mountain Taproom, Pardee
4. The Surgery Center at Mills River
5. Mills River Restaurant, Marathon Gas
6. First Citizens Bank, Subway
7. O'Reilly Auto Parts (#36/209 in NC**), CVS Pharmacy, Citgo Gas
8. Big Mikes BBQ
9. Amazing Pizza Co.
10. The Landings of Mills River
11. Burning Blush Brewery
12. Mills River Brewery
13. River Oak Manufactured Home Community

**Rank of Vistors/year as compared to other stores per Placer.AI.

Demographics



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	503	30,072	127,773
AVERAGE AGE	47.4	46.8	45.2
AVERAGE AGE (MALE)	47.9	45.4	43.4
AVERAGE AGE (FEMALE)	47.1	47.6	46.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	219	13,000	55,833
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$63,395	\$62,530	\$65,730
AVERAGE HOUSE VALUE	\$207,931	\$204,211	\$224,998

* Demographic data derived from 2020 ACS - US Census



Imagine the Possibilities

Mixed Dining & Retail Concept

Watch conceptual video:
<https://vimeo.com/1081846315?share=copy#t=0>

- Craft Food & Drink Destination Concept
- Community Micro-Dining, Food Truck, and Outdoor Entertainment & Play Possibilities
- Prime Mills River, NC Location (Asheville Metro)
- +/- 12 to 17 Acres Available for Development (sewer, water, utilities available)
- +/- 3 Acres of Greenway on Mills River
- Ideal Uses Include: National & Regional Retail, Lodging, Dining, and Medical Office





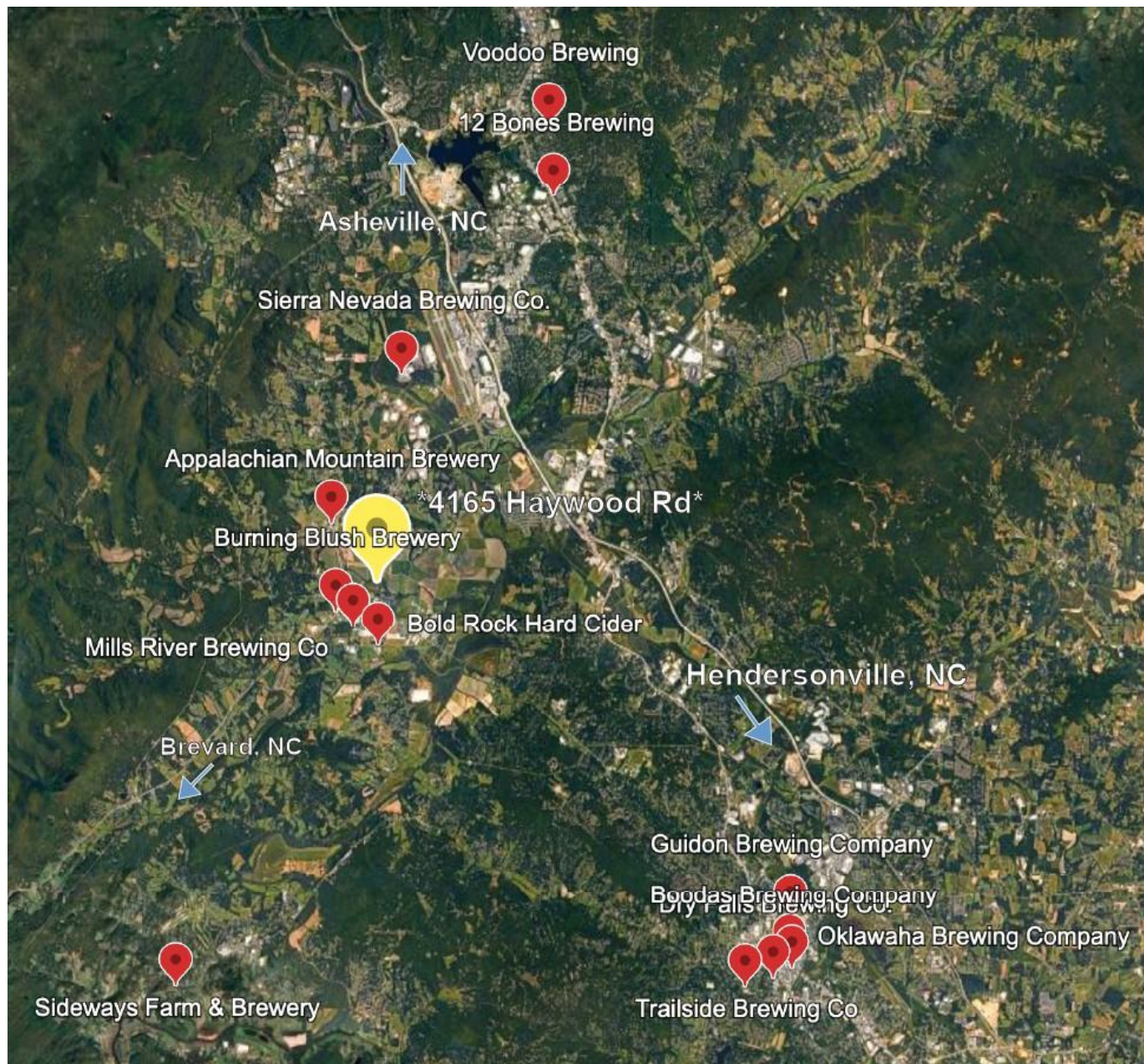
Conceptual design to include a combination of mixed dining and retail.



A conceptual vision for a dynamic recreational space featuring volleyball courts, tennis facilities, and waterfront access, blending active lifestyles with serene riverfront appeal.

Imagine the Possibilities

Concept Capitalizes on Thriving Craft Brewery Tourism Destination





1. Live Music Stage
2. Food Truck Pads
3. Splash Park
4. River Launch
5. Pickle Ball Courts
6. Shuffle Board
7. Sand Volleyball Courts

From the food and beverage options, to the shopping and recreation, visitors will be drawn to the excitement offered at this development.



BANK AREA
APROX 3300 SQ/FT

SMALL RETAIL STORES
APROX. 8 UNITS
AVERAGE OF 2200 SQ/FT

COFFEE SHOP
APROX 2200 SQ/FT

TOWNHOUSES
APROX. 29 UNITS
WITH GARAGE AND
OFF STREET PARKING

FIRST FLOOR RETAIL
APROX 20,500 SQ/FT

OFFICES/APARTMENTS
APROX 41,000 SQ/FT
WITH ROOFTOP DECK

GREEN SPACE / OPEN

APARTMENT BUILDINGS
APROX 48 UNITS AT 1300 SQ/FT EACH

DRUG STORE
APROX 8200 SQ/FT

Watch conceptual video:
<https://www.youtube.com/watch?v=kpovw9f15Fg>

Town Center Concept including Residential and Retail





Contact:



Alison Pages
Broker in Charge
VITAL Real Estate Services LLC
828-515-4210
apages@vitalcre.com
NC License 288289



Tom Ryan
Commercial Broker
VITAL Real Estate Services LLC
828-515-4210
ryan@vitalcre.com
NC License 251822

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