

Ground Lease Pads Available

4165 Haywood Road, Mills River, NC, 28759

VITAL
Real Estate Services



Prime commercial land facing Haywood Road in the heart of Mills River.

Property Overview

Endless Development Possibilities in a Thriving Asheville Metro Submarket

Mills River, North Carolina

Ground lease available within a prime +/- 20-acre development 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 (with center turning lane), 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

Minimum Lot Size

.5 Acre to 5 acre

Utilities Available

Water, Sewer, Electric

Mills River Frontage

320 Feet

Zoning

General Business (MR-GB)

Combined Daily Traffic Volume

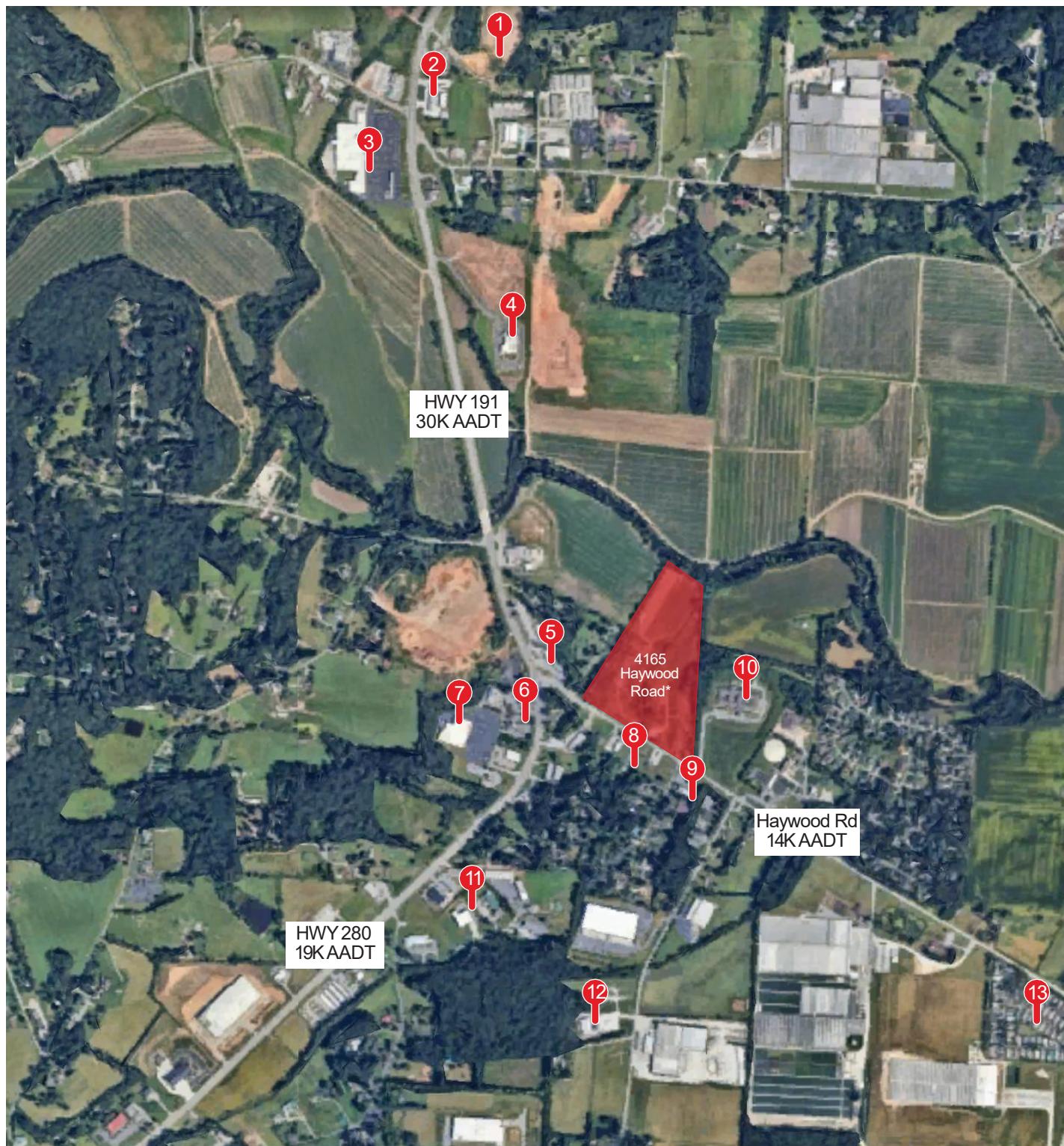
30,000+ AADT



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, office/warehouse, retail, fast food restaurant, 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.

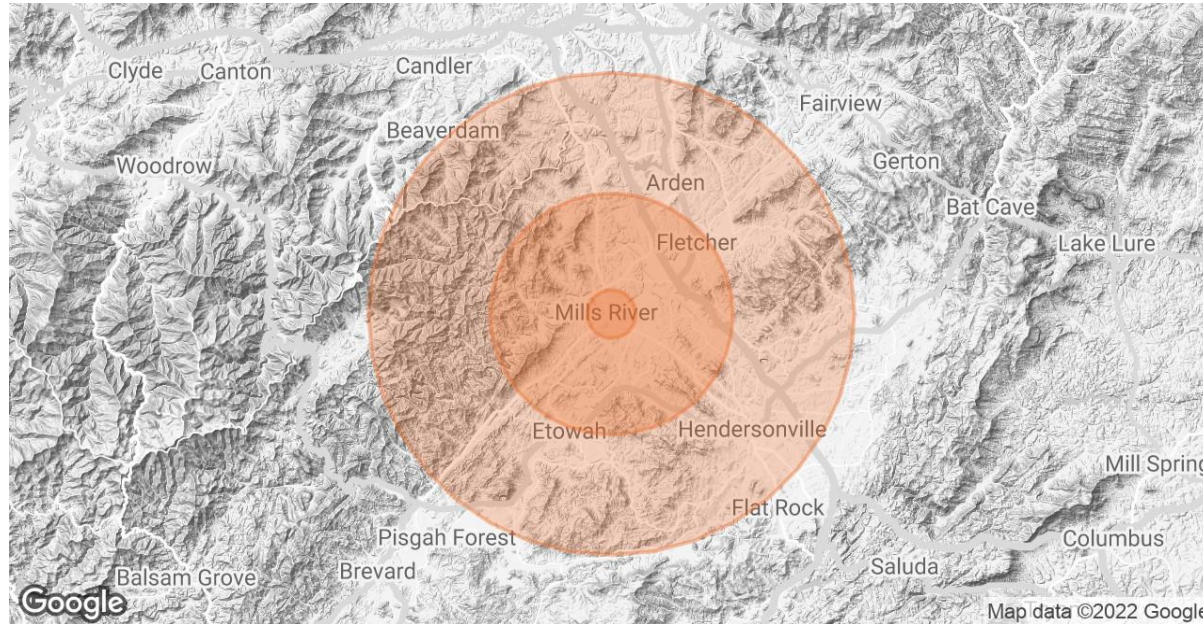


*Boundary lines as depicted in this image are for illustrative purposes only and do not reflect the exact lot boundaries.

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

Conceptual Plan

Subject to change



Carleton Collins
ARCHITECTURE
Thoughtful · Community · Design

REECE PROPERTY STUDY
MILLS RIVER, NC

12.03.25

Please note that this is a conceptual plan which is subject to change.

sitework
STUDIOS

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