

# WELL-SITUATED DEVELOPMENT OPPORTUNITY FOR SALE

# 5620

OLD HAYWOOD RD

MILLS RIVER, NC

LAND FOR SALE

11.18 ACRES

\$2,995,000

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# Mills River Development Opportunity on 11 Acres

Introducing an exceptional development opportunity in the heart of Mills River. This MRMU-zoned property offers a strategic foothold for land or industrial investors seeking a presence in the thriving Asheville market.

Situated at the intersection of Old Fanning Bridge Road and NC Highway 191, the parcel enjoys nearly 900 feet of frontage on NC 191 with excellent visibility and accessibility. The rectangular configuration, public water access, and gentle topography create a highly developable site suitable for a range of uses. A septic system will be required, but site conditions support straightforward infrastructure planning.

With its premier location and versatile development potential, 5620 Old Haywood Road stands out as a compelling investment in one of Western North Carolina's most desirable commercial corridors.

## LOCATION DESCRIPTION

Located on the rapidly evolving corridor between Asheville and Hendersonville, the subject parcel at 5620 Old Haywood Road offers a compelling blend of visibility, connectivity, and development upside. Mills River lies in Henderson County and forms part of the greater Asheville metro area.

The town serves as a key gateway to Pisgah National Forest and holds a growing reputation for outdoor recreation, boutique brewing, and premium agribusiness operations (e.g. Sierra Nevada, Bold Rock Hard Cider) which is supplementing the legacy manufacturing base of employers that have been operating for decades in Henderson County.

## HIGHLIGHTS

- ◇ Located at corner of NC 191 and Old Fanning Bridge Rd.
- ◇ Nearly 900 feet of frontage on NC 191
- ◇ Access to public water (12" and 6" lines)
- ◇ Town of Mills River
- ◇ Mixed Use zoning
- ◇ Gentle topography

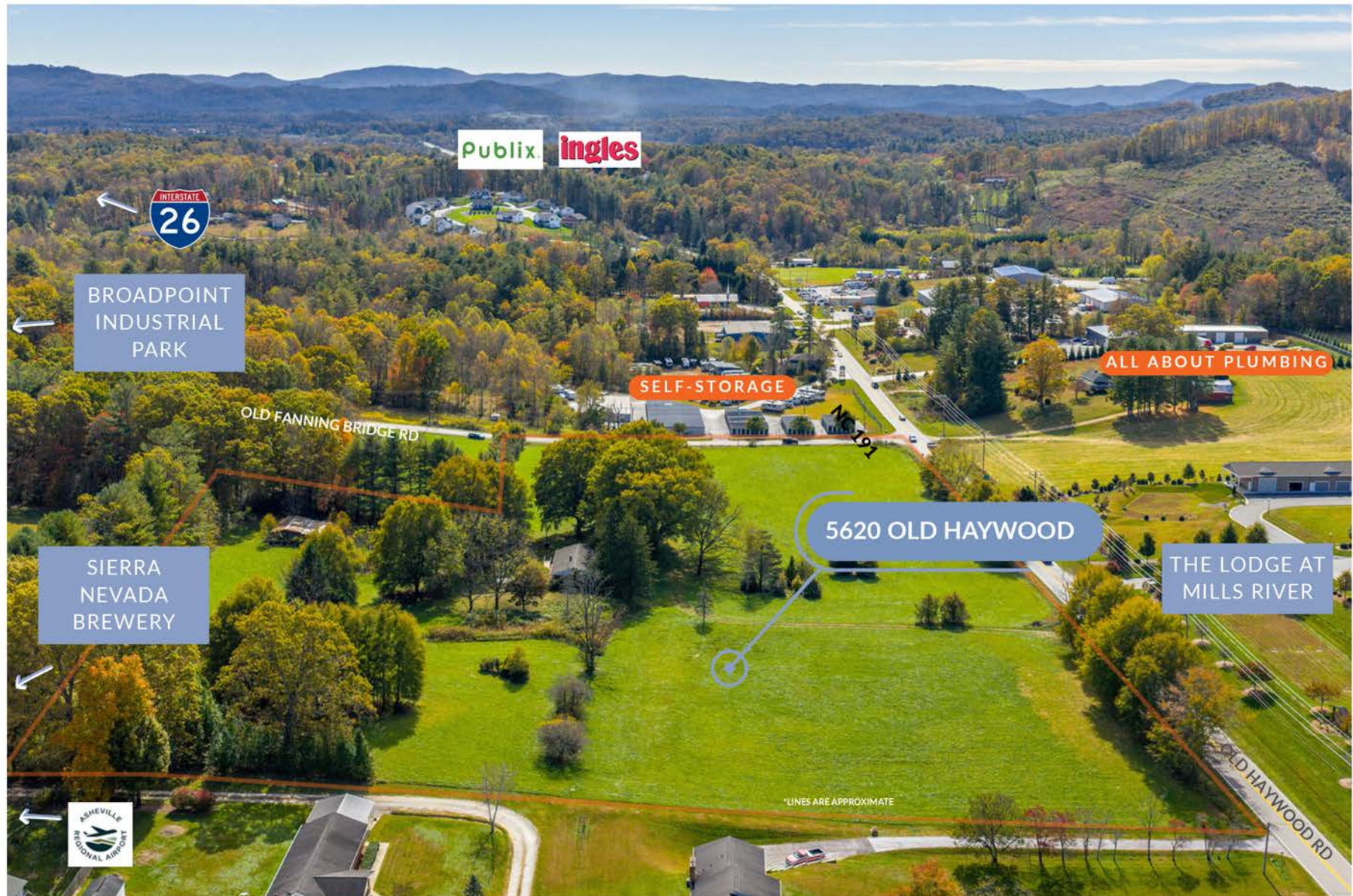






# MAP & LOCATION

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