

FOR SALE

**285 Mt. Gilead
Church Road
& 154 High
Pasture Trail**

Mills River, NC 28759

40.69 Acres | \$6,335,000





Property Description

A rare ~41-acre mixed-use estate in Mills River offering exceptional flexibility for residential, commercial, or lifestyle development.

The property features fenced pastureland, mountain views, multiple hilltop sites, and existing improvements, including a 9,600 SF R&D warehouse, a 2,160 SF Morton barn, a 1,595 SF residence, and a detached 1,555 SF auxiliary garage/living space.

With public and private access points, portions of the property support estate residential expansion, while others are suited to adaptive commercial reuse. Minutes from Asheville Regional Airport, Publix, and nearby retail/employment centers, this property presents a unique opportunity for investors, developers, or private estate buyers.

Property Highlights

- ~41-acre mixed-use estate with potential for residential, commercial, or lifestyle development
- Existing improvements include a 9,600 SF R&D warehouse, 2,160 SF Morton barn, 1,595 SF residence, and 1,555 SF detached garage/auxiliary living unit
- Fully fenced property with lush pastureland, scenic mountain views, and multiple hilltop sites
- Multiple public and private access points, with western approx. 23 acres bordering Mill Ridge subdivision
- Minutes from Asheville Regional Airport, blocks from Publix, and ¼ mile from Mills River retail and employment centers

Offering Summary

Sale Price:	\$6,335,000
Lot Size:	40.69 Acres

OFFERING MEMORANDUM

285 Mt. Gilead Church Road & 154 High Pasture Trail, Mills River, NC 28759

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Property Description

Discover an extraordinary ~41-acre mixed-use estate offering unmatched potential for residential, commercial, or lifestyle development. This property combines natural beauty with strategic flexibility, making it ideal for investors, developers, or those seeking a private multi-purpose retreat.

Set against a backdrop of pastoral landscape and scenic mountain vistas, this estate provides significant open space for a wide range of possibilities—luxury residences, boutique commercial spaces, an event venue, or a thoughtfully planned, well-segmented mixed-use community!

Fully fenced and rich in natural beauty, this estate offers sweeping fields of lush pasture, breathtaking views, and multiple hilltop sites! Building improvements include a 9,600 sf R&D warehouse equipped with hydronic slab heat, air conditioning / suspended heat, a 2,160 sf Morton barn, and a 1,595 SF single-family residence with a detached 1,555 SF oversized garage, used as an auxiliary living unit.

Whether envisioned as a private compound, an income-generating development, or a legacy property, all structures provide immediate utility and contribute significantly to the estate's overall value. Transformation of the warehouse into an event center, restaurant with dance hall, production/showroom, recreational space, or dynamic learning facility fits well with the surrounding landscape (subject to buyer confirmation of any contemplated land use in light of the Town of Mills Rivers' potential adoption of a UDO).

You be the visionary! Combine or re-segment the land to achieve maximum utilization, circulation potential, and development flexibility! With multiple points of public and private access, the western portions of the property are well-positioned for large-estate residential development, while the eastern portions are well-suited for production or adaptive commercial reuse. Intuitively, the western ~23 acres borders the established Mill Ridge subdivision, reinforcing its viability for residential expansion.

Just minutes from the Asheville Regional Airport, blocks from the new Publix shopping center, and ¼ mile from Mills River retail and employment centers, this truly one-of-a-kind estate offers a rare blend of scale, flexibility, and location! Whether you choose to utilize, expand, or reimagine this property, have confidence knowing a property of this caliber is rarely offered!

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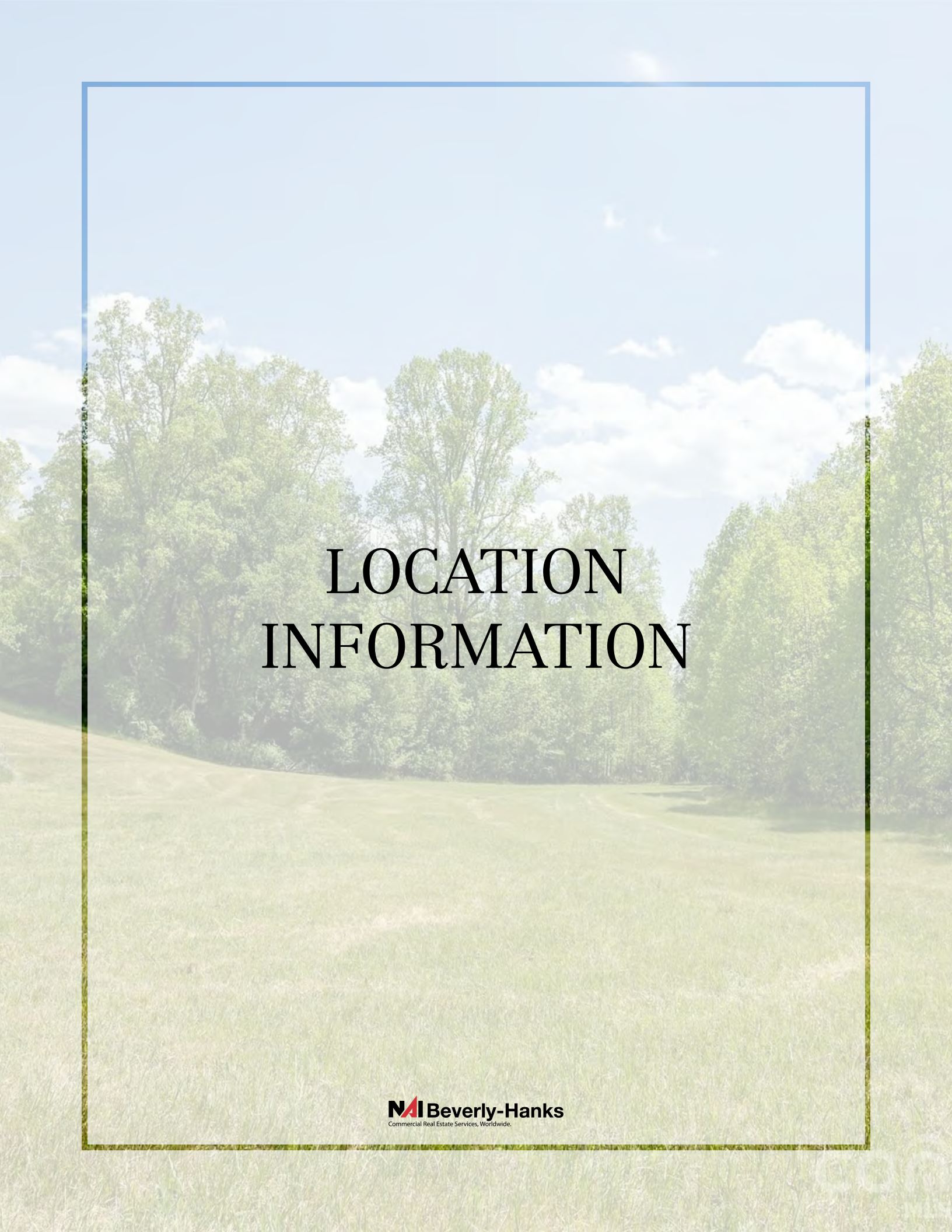
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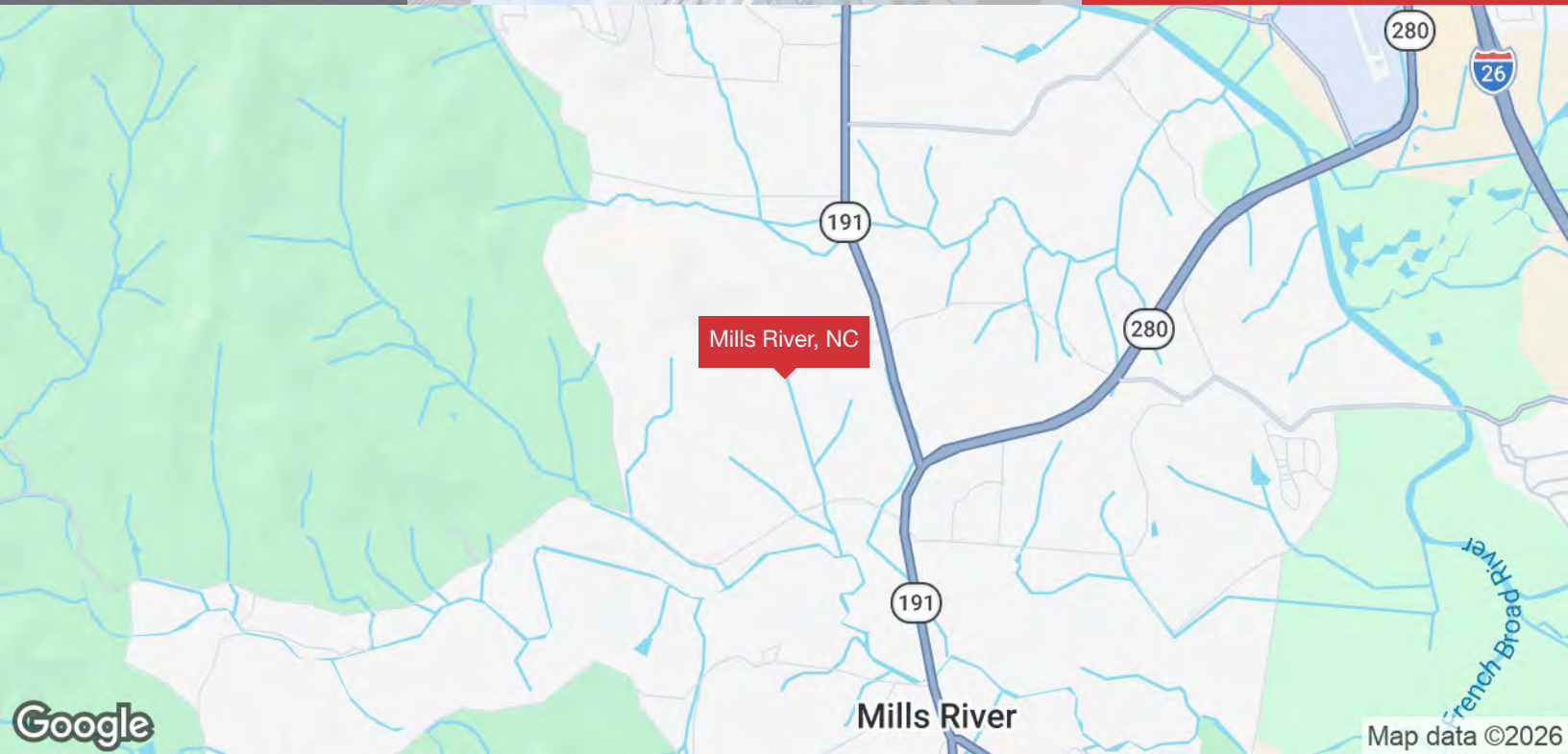
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LOCATION INFORMATION



Mills River, NC

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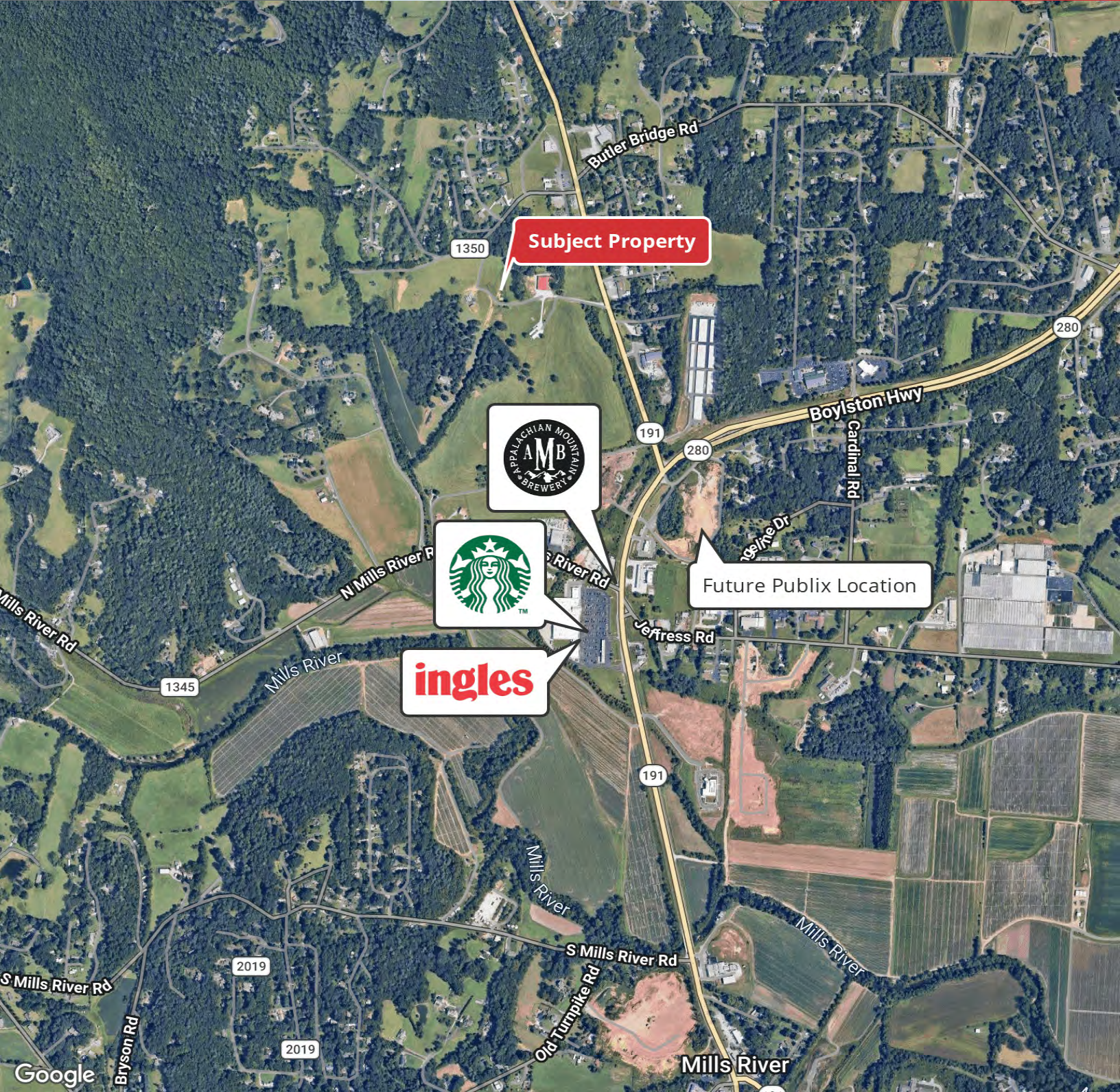
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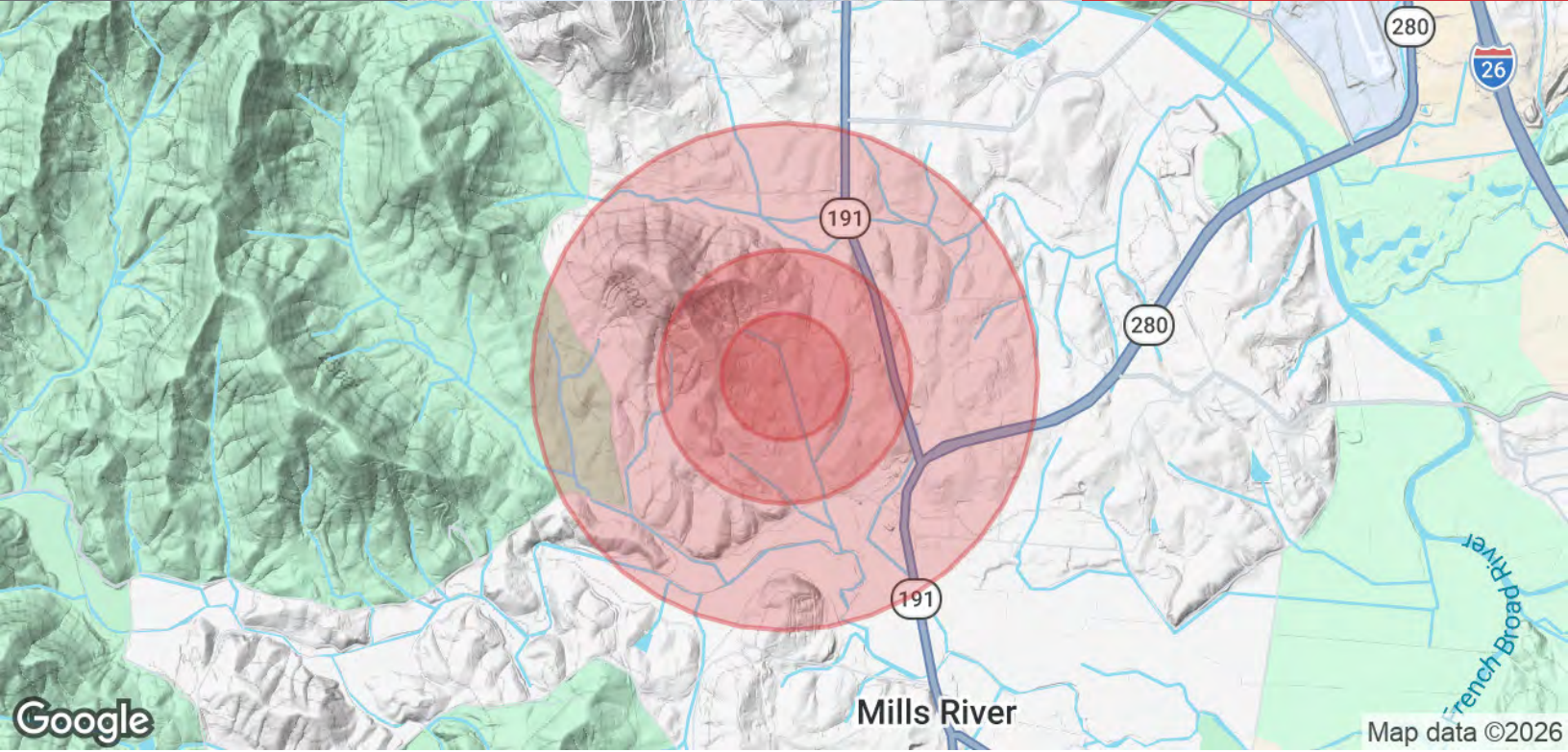


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DEMOGRAPHICS



Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	62	250	917
Average Age	54.1	53.4	51.1
Average Age (Male)	62.9	61.8	56.7
Average Age (Female)	50.5	50.0	48.9

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	26	102	365
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$141,621	\$142,950	\$133,414
Average House Value	\$608,689	\$590,912	\$532,565

2023 American Community Survey (ACS)

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ADVISOR BIO



Mark Morris, CCIM

Commercial Broker

markmorris@naibevely-hanks.com

Direct: 828.674.4350

NC #46982

Professional Background

Mark's career in real estate spans 35+ years starting as an internal auditor for a national bank to most recently, capital advisor and full-service commercial brokerage. Mark's greatest assets include the people he knows and team-building relationships established over the years. His realm of experience is broad based and while he cannot guarantee that every transaction will be successful, he does guarantee hard work and proven ethics. Mark enjoys salt water sport fishing, trout fishing, and the wide open outdoors.

Experience

His wheelhouse of experience includes all aspects of banking, real estate, and finance, including:

- Banking operations (internal auditor, operations and merger audits, retail & corporate credit review – 7 years)
- Real estate appraising (sole proprietor – maintained a staff of 10 appraisers performing valuation services for banks, federal & state agencies, utility and highway condemnations, foreclosures, expert witness testimony, value impact studies, highest & best use & feasibility analysis, rezoning & variance testimony, investor decision making, etc. – 33 years)
- Brokerage (commercial & residential, all types – 35+ years concurrent with appraising)
- Finance (capital advisor and Sr. VP for a regional, east coast investment firm arranging private equity placements, bond, and tax credit financing, structured financing for institutional, corporate & high wealth individuals, etc. - 9 years concurrent with appraising and brokerage)
- NAI Beverly Hanks (commercial group, private investment & emerging markets – 2 years, most recently)
- Education, Certifications & WNC (NCAB past appraisal instructor, BSBA Finance major with honors, NC Certified General appraiser, Appraisal Institute, Equalization & Tax Appeal Board, 8+ years)

NAI Beverly-Hanks
300 Executive Park
Asheville, NC 28801
828.210.3940

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