

FOR SALE

9999 Mills Gap Rd & 9999 Burney Mountain Rd Fletcher, NC 28732

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$1,010,000

PURCHASE BOTH PROPERTIES

or they can be purchased individually



PROPERTY VIDEO LINK

\$418,000 - Mills Gap Road (when purchased separately)

\$592,000 - Burney Mountain Road (when purchased separately)



PROPERTY HIGHLIGHTS

Mills Gap Road: 2.62± acres

Burney Mountain Road: 3.208± acres

Development opportunity / zoned Cities in Henderson Co.

Great for new multi-family or single housing community

Beautiful countryside views with city amenities nearby

Wilsonart, Millhouse Logistics and Rinehart Racing nearby



Paul Ellis

Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

COLOR KEY

■ 9999 Mills Gap Road

■ 9999 Burney Mountain Road

EXPERIENCE MAKES THE DIFFERENCE

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FOR SALE

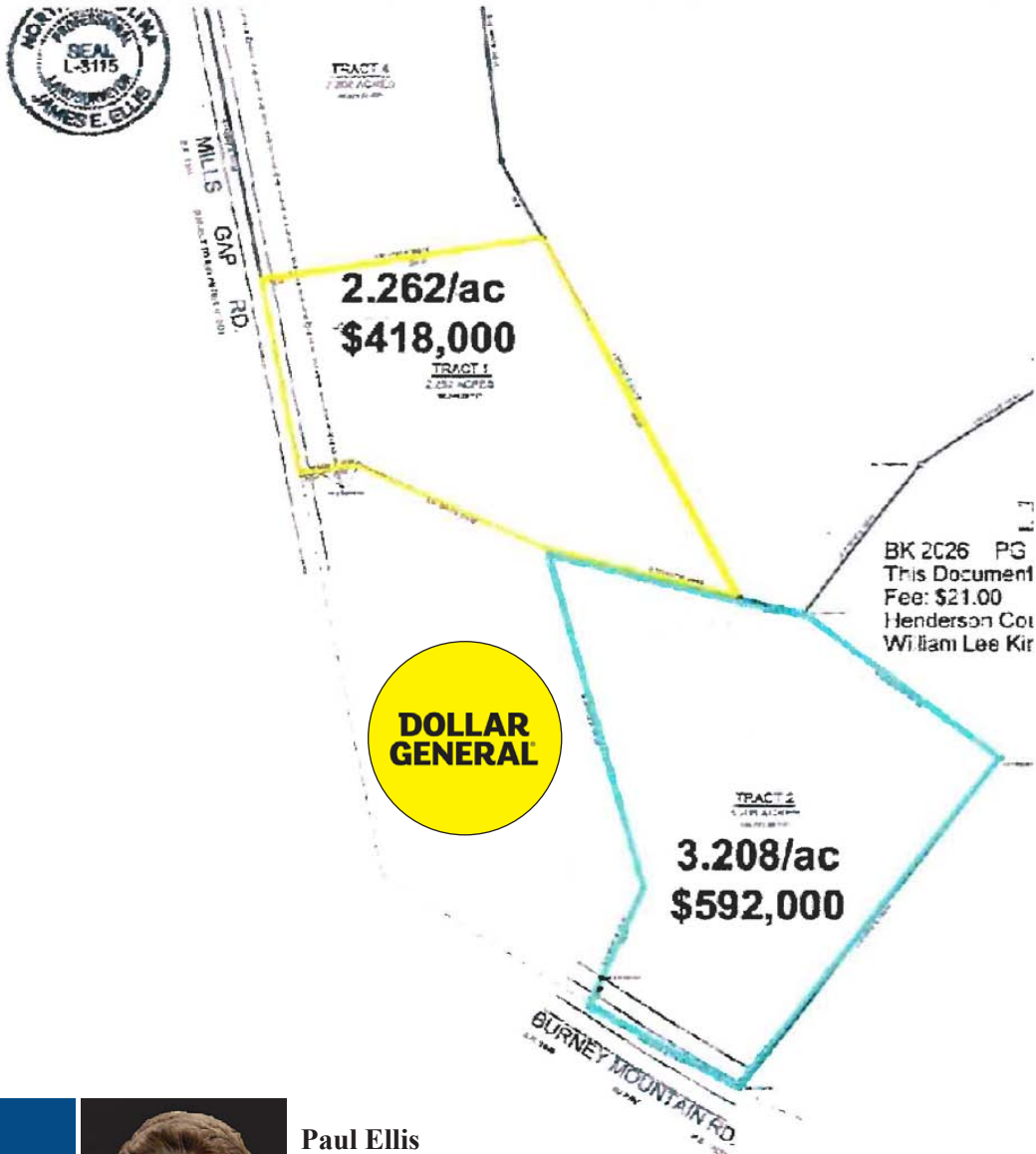
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SITE PLAN



BK 2026 PG
This Document
Fee: \$21.00
Henderson Co
William Lee Kir



Paul Ellis

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MAP CREDIT: GOOGLE MAPS



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Mills Gap Rd	Cane Creek Rd N	4,831	0.42 mi
Hoopers Creek Rd	Phillips Ct NE	4,604	0.49 mi
Hoopers Creek Rd	Apple Blossom PkDr	4,125	0.51 mi
Hoopers Creek Rd	Souther Rd SW	3,314	0.57 mi
Cane Creek Rd	Mills Gap Rd SW	8,061	0.81 mi
Jackson Rd	Glory Way SW	3,131	0.85 mi
Mills Gap Rd	Cane Creek Indust.	7,955	0.98 mi
Cane Creek Rd	Old Airport Rd S	7,486	1.01 mi
Lower Christ School	Enchanted Ln SW	2,573	1.28 mi
Old Airport Rd	Hendersonville Rd W	10,405	1.50 mi



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SURROUNDINGS



MAP CREDIT: GOOGLE MAPS

SITE LOCATION



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DEMOGRAPHICS

	1 mile	3 miles
Population	2,232	21,293
Households	932	8,885
Median Age	44.80	43.70
Median Household Income	\$69,670	\$76,325
Daytime Employees	989	9,768
Population Growth '25 - '30	+4.08%	+2.82%
Household Growth '25 - '30	+4.18%	+2.77%

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