



AVAILABLE

BOYLSTON HWY
MILLS RIVER, NC 28759

1.5-4 ACRES AVAILABLE • BUILD-TO-SUIT, GROUND LEASE OR SALE

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Property Overview

OPPORTUNITY

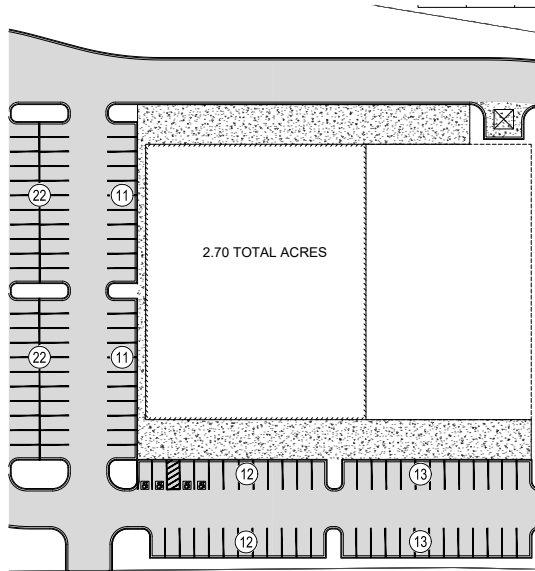
Offering	Build-to-Suit, Ground Lease or Sale
Parcel	Eastern portion/Hard corner
Land Area	1.5-4 Acres
Potential Uses	Medical clinic, industrial warehouse, shopping center and retail, gas station, convenience store
Delivery	Customized to the user's approved plans and specifications
Parking	Based on use, code and final site configuration
Utilities	City water available; sewer planned; fiber connectivity
Entitlement Status	Future land use and entitlement strategy currently being finalized
Condition	All proposed uses, building sizes and site configurations are conceptual and subject to final design, engineering, entitlement and governmental approval.

The approximately 1.5-4 acre hard corner offers a customizable build-to-suit, ground lease, or sale opportunity along NC-280 in Mills River. Preliminary architectural test fits support several potential commercial and employment-oriented uses, with building configurations of up to approximately 40,000 square feet. Final building size will vary based on the selected use, parking requirements, circulation, site engineering and governmental approvals.





Middle Parcel Exhibit

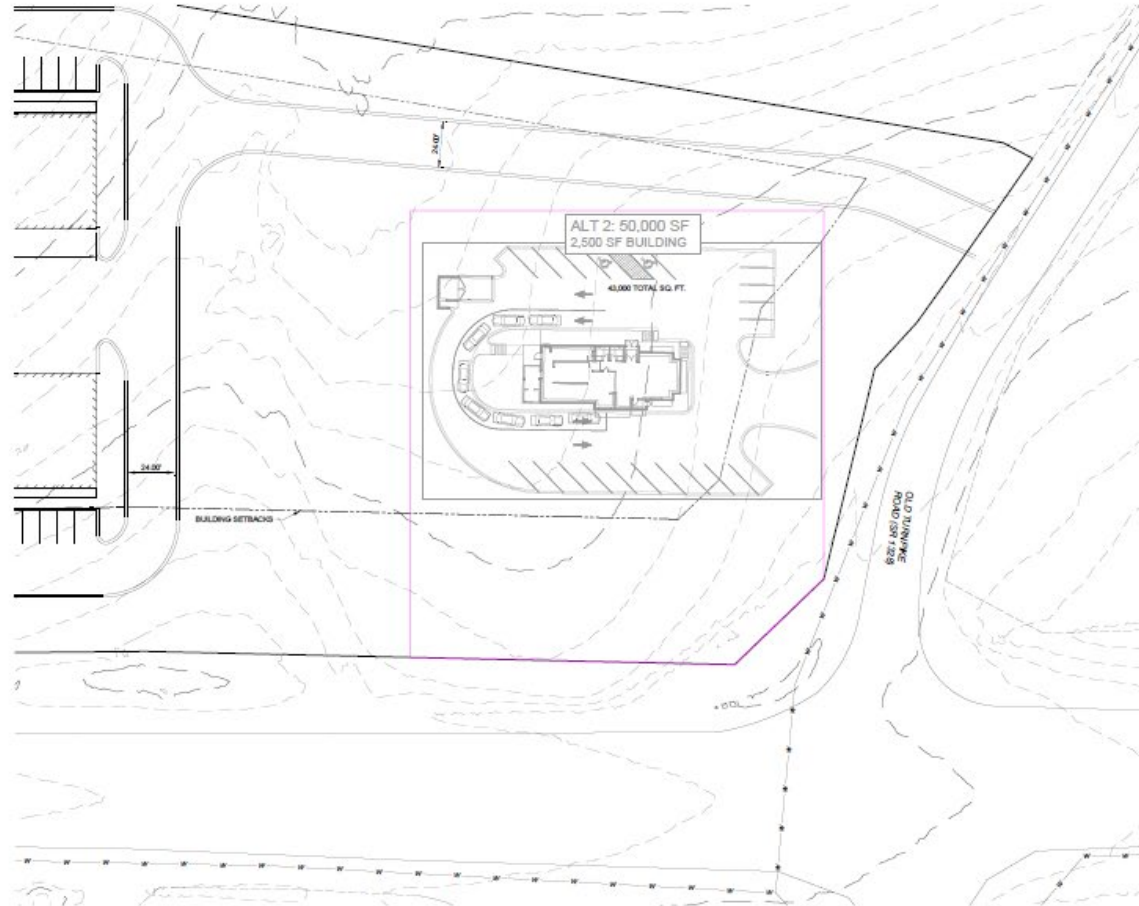


DEVELOPMENT SUMMARY

Building Label	Max Area (SF)	Potential Future Uses	Assumptions	Required Parking	Proposed Parking
Building E	23,200	Retail Shop/ Public Building		1 space per 200 SF of building = 116 spaces	116
Building E	40,000	Industrial/ Wholesale	232 Employees	1 space per 2 employees; $232 \div 2 = 116$. Each company vehicle required on- site reduces the maximum number of employees by 2	116
Building E	34,800	Shopping Center		1 space per 300 SF of building = 116 spaces	116
Building E	40,000	Clinic	66 beds; 66 doctors; 66 employees	1 space per 2 beds = 33; 1 space per doctor = 66; 1 space per 4 employees = 16.5; total required = 115.5 spaces	116

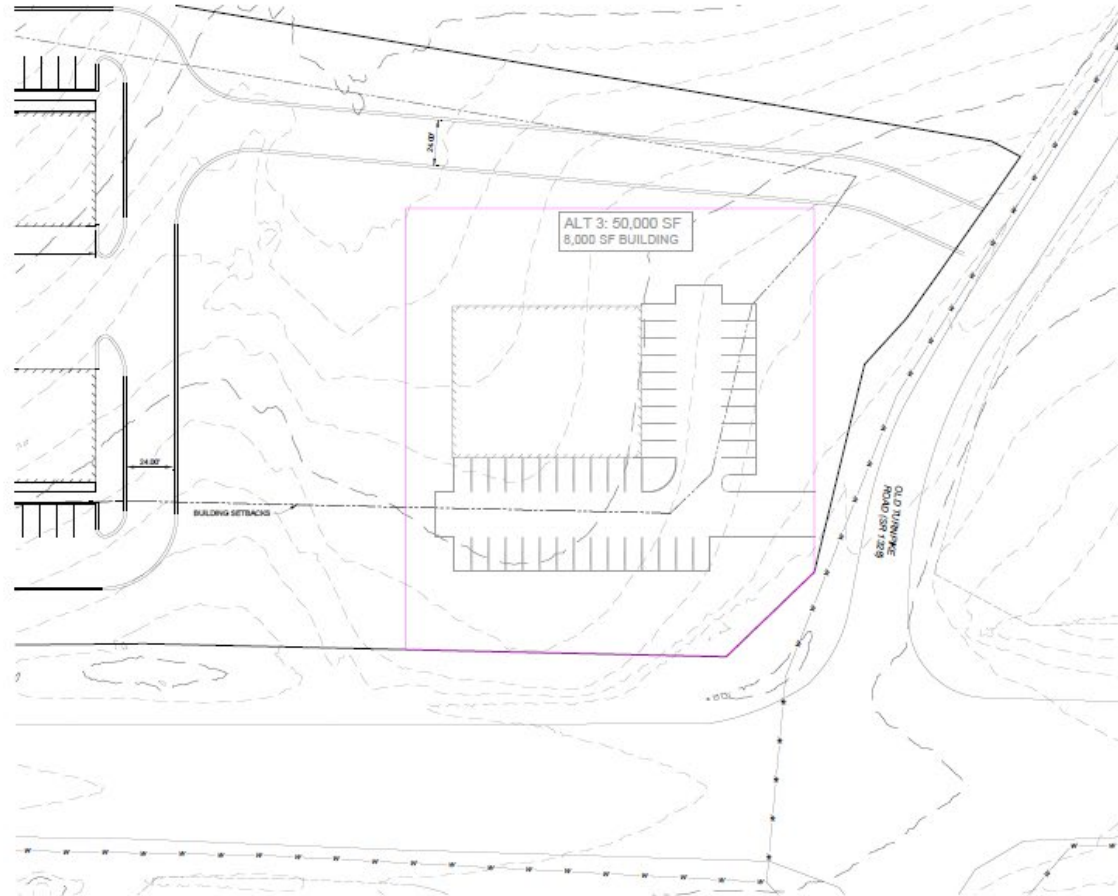
DYLSTON HWY MULLETS

	JORDAN HANCOCK, INC. 30 NORTH MARKET STREET, SUITE 200 ARMINSTER, NC 28607
DEVELOPER	MAIRI COMMUNITIES LLC 150 HENDERSON BLVD, STE A ARMINSTER, NC 28607
PROJECT LOCATION	TOWN OF MELLA RIVER
COUNTY	HENDERSON COUNTY
PROJECT ADDRESS	REVOLUTION HWY MELLA RIVER, NC 28676
PC & PROPERTY SIZE	200720614 11.27 AC
ZONING	SR-30
WATERINGED DISTRICT	100 D.F.P.
MAX. BUILDING SIZE	15,000 S.F.
MAX. BUILDING HEIGHT	40 FT.
MIN. FRONT SETBACK FROM MAJOR STREET	75 FT.
MIN. FRONT SETBACK FROM OTHER STREET	60 FT.
MIN. REAR AND SIDE SETBACK	20 FT.
MAX. IMPROVEMENT ALLOWED	70%
IMPERVIOUS AREA	0.87 AC (36%)
POTENTIAL RAIN COLOR BUILDING DISCOUNT	A-6, B-1, M, U
MAX. BUILDING SIZE AND IMPROVEMENT	12,000 S.F.



SAGE COMMUNITIES, LLC. 1854 HENDERSONVILLE RD, STE. A ASHEVILLE, NC 28803		 WADE TRIM		1111 N. W. 10th Ave., Suite 300 Fort Lauderdale, FL 33304 800-441-4466 ext. 414 954-575-4466 ext. 414							
DESCRIPTION	DATE	BY				EST. #	CASE#	DISCRIPTION			
BOYLSTON HWY MULLETS											

	JORDI MAYNARD, INC. 30 NORTH MAIN STREET, SUITE 200 ARMDALE, NC 28001
DEVELOPER	MAIRI COMMUNITIES LLC 150 HERRINGBOROUGH BLVD, STE A ARMDALE, NC 28001
PROJECT LOCATION	TOWN OF MILLA RIVER
COUNTY	HERRINGBOROUGH COUNTY
PROJECT ADDRESS	167 LUTCHMAN HART MILLA RIVER, NC 28070
PD & PROPERTY SIZE	360.20 ACRES 11.37 AC
ZONING	NR-30
WATERING CONTRACT	WBT-10-P
MAX. BUILDING FEET	15,000 S.F.
MAX. BUILDING HEIGHT	40 FT.
MAX. FRONT SETBACK FROM MAJOR STREET	75 FT.
MAX. FRONT SETBACK FROM OTHER STREET	60 FT.
MAX. REAR AND SIDE SETBACK	30 FT.
MAX. IMPROVEMENT ALLOWED	10%
IMPROVEMENT AREA	5.87 AC (26%)
POTENTIAL PAVED DRIVE BUILDING GROUPS	A-6, B-1, M, A, U
MAX. BUILDING FEET PER BUILDING	12,000 S.F.

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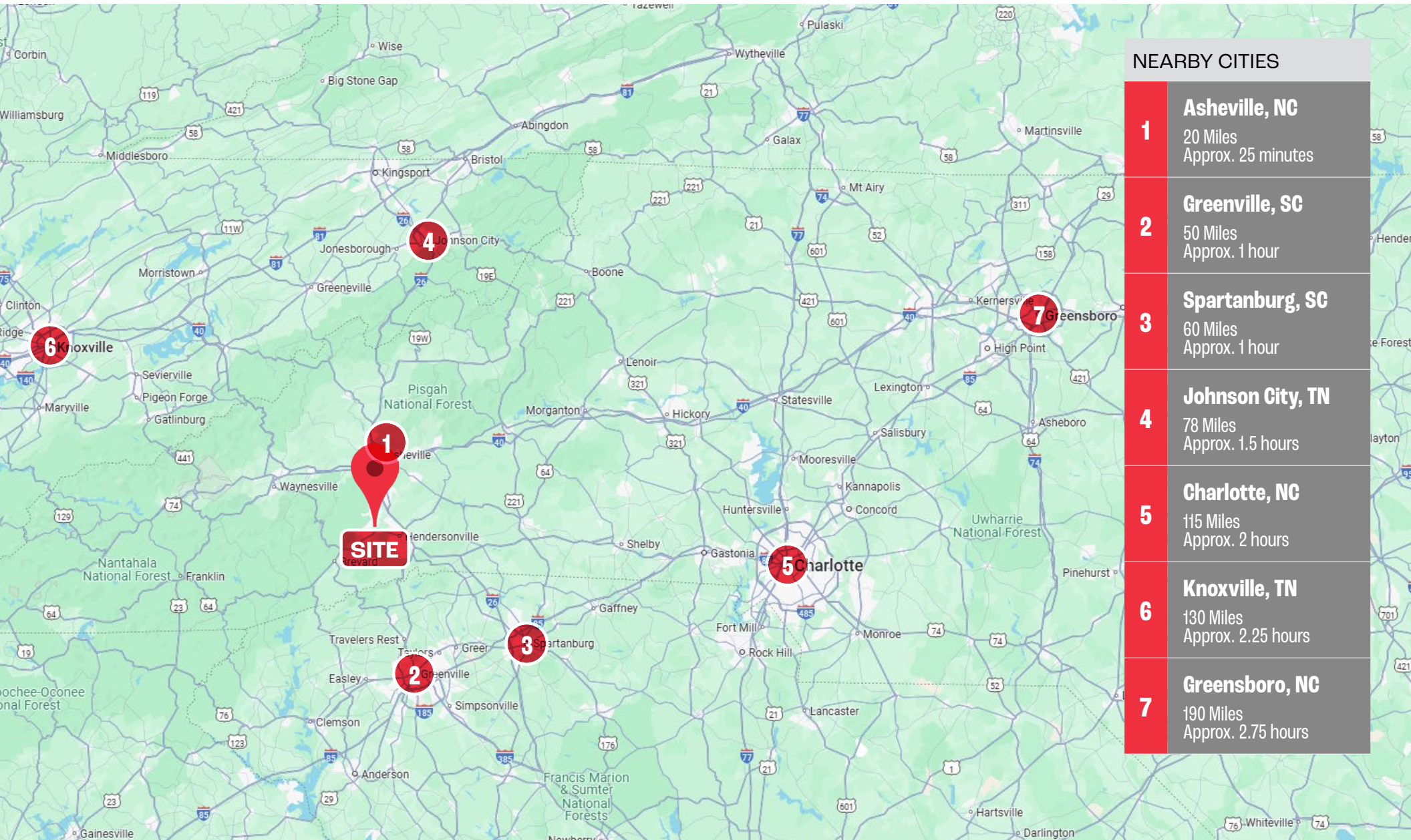
Aerial Photos



Why It Works for Your Business:

- **Prominent NC-280 frontage + brand visibility:** High-exposure frontage and visibility along NC-280 (Boylston Hwy) with convenient access near a signalized intersection for easy customer and service-vehicle access.
- **Strategic regional connectivity:** Easy access to Asheville, Hendersonville, and Brevard, with close proximity to Asheville Regional Airport and Interstate 26.
- **Growing customer & workforce base:** Households and population projected to grow ~0.7%–0.8% annually ('24–'29) across all radii, great for both storefront sales and service calls.
- **Flexible MR-MU zoning:** Supports potential medical, industrial warehouse, shopping-center, and retail uses.
- **Customizable build-to-suit design:** Flexible development options tailored to your operational and branding needs.
- **Utility-ready infrastructure:** City water, planned sewer service, and fiber connectivity in place to support development.
- **Entitlement momentum:** Future land use and entitlement strategy currently being finalized, positioning the site for a streamlined path to development.

Regional Map



Regional Map - Demographics

Key Demographic Highlights (2024) (1-3-5 miles)

- Households: 475 | 2,829 | 10,956
- Population: 1,161 | 6,974 | 26,665
- Total Specified Consumer Spending: \$16.5M | \$101.3M | \$386.3M
- Food Away From Home Spend: \$1.71M | \$10.63M | \$40.87M
- Gasoline Spend: \$1.07M | \$6.46M | \$24.59M

Population Growth

- Mills River growth rate: +1.61% annually (2022-2023)
- Post 2020 Census: +4.41% population growth in Mills River
- Henderson County: Growing at ~0.78% annually

Demographics

	3 MILE	5 MILE	10 MILE
Population			
2020 Population	7,449	21,805	42,581
2024 Population	7,653	22,571	43,749
2029 Population Projection	7,815	23,098	44,631
Annual Growth 2020-2024	0.7%	0.9%	0.7%
Annual Growth 2024-2029	0.4%	0.5%	0.4%
Households			
2020 Households	2,765	8,523	17,081
2024 Households	2,880	8,905	17,629
2029 Household Projection	2,951	9,129	17,995
Annual Growth 2020-2024	1.9%	1.8%	1.1%
Annual Growth 2024-2029	0.5%	0.5%	0.4%
Avg Household Size	2.40	2.30	2.40
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$126,389	\$146,202	\$157,255
Median Year Built	1982	1984	1986
Owner Occupied Households	1,936	6,288	13,154
Renter Occupied Households	1,015	2,841	4,840
Household Income			
< \$25,000	600	1,833	3,392
\$25,000 - 50,000	940	2,672	5,049
\$50,000 - 75,000	594	1,753	3,314
\$75,000 - 100,000	324	1,232	2,682
\$100,000 - 125,000	136	607	1,341
\$125,000 - 150,000	79	235	477
\$150,000 - 200,000	133	425	910
\$200,000+	74	149	467
Avg Household Income	\$61,927	\$62,578	\$67,333
Median Household Income	\$44,969	\$49,109	\$52,281

	3 MILE	5 MILE	10 MILE
Population Summary			
Age 15+	6,455	19,051	37,057
Age 20+	5,994	17,701	34,556
Age 35+	4,482	13,662	27,181
Age 55+	2,457	7,969	16,387
Age 65+	1,456	4,868	10,027
Median Age	41.30	43.60	45.50
Avg Age	41.30	42.60	43.50
Education			
Some High School, No Diploma	1,141	2,635	4,892
High School Graduate	1,797	5,404	10,490
Some College, No Degree	1,804	5,538	10,972
Associate Degree	202	538	1,034
Bachelor's Degree	537	1,859	3,908
Advanced Degree	264	961	1,862
Employment			
Civilian Employed	3,197	9,986	20,006
Civilian Unemployed	120	316	624
Civilian Non-Labor Force	3,045	8,474	15,923
U.S. Armed Forces	0	0	0
Housing Value			
< \$100,000	805	2,095	3,977
\$100,000 - 200,000	540	2,120	4,321
\$200,000 - 300,000	207	831	2,065
\$300,000 - 400,000	80	447	820
\$400,000 - 500,000	103	266	669
\$500,000 - 1,000,000	94	251	841
\$1,000,000+	66	139	209

Demographic data © CoStar 2025

Mills River, NC Market Summary

Mills River is a town in Henderson County, North Carolina, located between Asheville and Hendersonville in the Blue Ridge Mountains. As of the 2020 census, the town had a population of 7,078. Mills River is part of the Asheville Metropolitan Statistical Area, which had a population of approximately 469,015 in 2020. Its location along Interstate 26 and near Asheville Regional Airport provides convenient access to regional transportation and employment centers.

Originally an agricultural community known for apple orchards and family farms, Mills River has experienced steady residential and commercial growth over the past two decades. While agriculture remains an important part of the local economy, the town has diversified through advanced manufacturing, food and beverage production, tourism and distribution.

Mills River is home to several major employers, including Sierra Nevada Brewing Co.'s East

Coast brewery and distribution campus, Meritor, Bold Rock Hard Cider and GF Linamar. The community also benefits from its proximity to Asheville Regional Airport, one of the fastest-growing commercial airports in the United States, and to employment centers throughout Henderson and Buncombe counties.

Outdoor recreation is a defining characteristic of the area. Mills River borders Pisgah National Forest and offers direct access to hiking, mountain biking, fishing and camping. Combined with nearby breweries, wineries and agritourism destinations, these amenities contribute significantly to the regional visitor economy.

With its strategic location, expanding industrial base and access to western North Carolina's outdoor amenities, Mills River has emerged as one of the fastest-growing communities in the Asheville region while maintaining its rural character.

No. 1

Home to Sierra Nevada Brewing's East Coast Brewery (Sierra Nevada Brewing Co)

No. 1

Apple-producing county in North Carolina (Henderson County) (NC Cooperative Extension)

\$2.2B

Annual Economic Impact of Asheville Regional Airport (Asheville Regional Airport Economic Impact Study)

TOP 10

Fastest-Growing U.S. Commercial Airport (Asheville Regional Airport) (Airports Council International / AVL)

470K

Residents in the Asheville Metropolitan Statistical Area (U.S. Census Bureau)

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MOHR PARTNERS, INC.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

STEPHEN MACNOLL

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

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