

# 8.0 Level Acres in Mills River

## Near Ingles



248 Cardinal Road, Mills River, NC 28759

Mills River Acreage is 0.4 Miles from High-Traffic HWY 280



Just off Boylston Hwy/280 at the Ingles, this lot at 248 Cardinal Road allows for some flexible planning

- Owner flexibility on how to sub-divide 8.0 acres from overall parcel
- Zoned MR-MU
- Close to Boylston Hwy (Ingles intersection)
- Close to Broadpointe Industrial Park
- 4 miles to Asheville Regional Airport
- Multiple ways to plan ingress/egress
- Traffic counts:  
Boylston Hwy: 20,000  
Jeffress Road: 1,800

MLS#: 3346256 Loopnet: 11004716

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# SUMMARY: 248 Cardinal Road, Mills River

**BEST USES:** Commercial Development

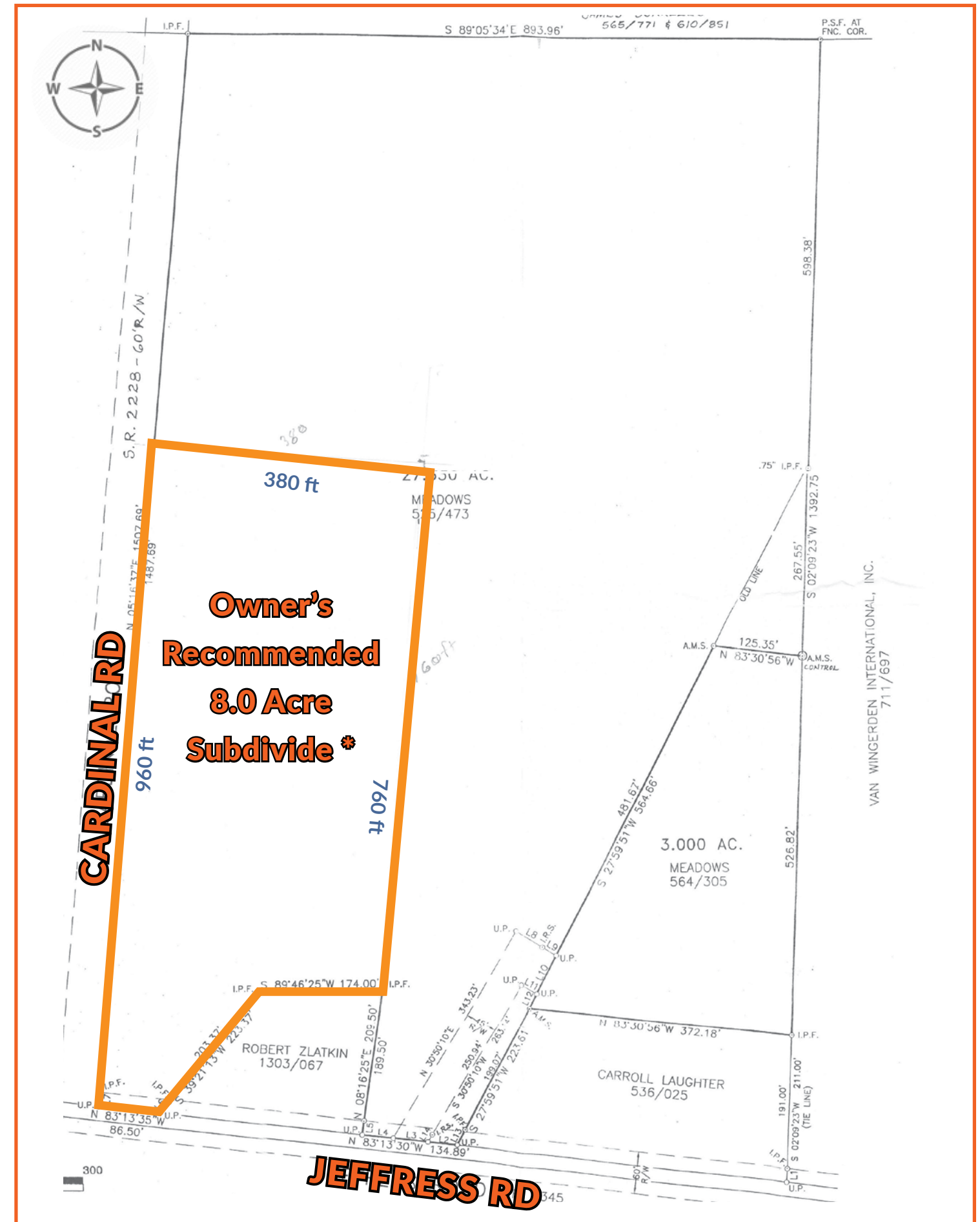
**TOTAL ACREAGE AVAILABLE:** 8.0  
**TAXES (2017):** \$1,079.00

**UTILITIES:** ELECTRIC ON-SITE

**MUNICIPALITY:** MILLS RIVER  
**COUNTY:** HENDERSON  
**ZONING:** MR\_MU  
**TYPE:** RETAIL  
**DEED BOOK, PAGE:** 1455, 589  
**PIN #:** 9632-80-8048



Cardinal Road is near many large industries along the Boyleston Hwy/280 business corridor



\* All measurements are approximated. While suggested area is most ideal for business concerns, final lot line decisions are flexible.

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## Lot Just Down Street From Ingles



248 Cardinal Road, Mills River, NC 28759



Regional map showing this location in relation to Hendersonville and Asheville, as well as proximity to the Asheville Regional Airport



### GREATER AVL MSA - 4 COUNTIES:

**Buncombe, Haywood, Henderson & Madison**

Population: 443,890  
 Projected 2020 Population: 468,146  
 Households: 179,606  
 Average Household Size: 2.28  
 Median Home Value: \$207,170  
 Average Family Income: \$73,638  
 Median Age: 44.2  
 Private Industries: 12,881  
 Service Providing Industries: 10,793  
 Federal, State & Local Industries: 12,235

<b>3 MILE RADIUS:</b>	12.93%
2016 Population: 52,400	Population 20 - 34:
Average Household	6.35%
Income: \$57,279	Population 65+: 5.83%
Owner Occupied	<b>10 MILE RADIUS:</b>
Housing Units: 10,828	2016 Population:
Population 35 - 64:	187,500
12.53%	Average Household
Population 20 - 34:	Income: \$67,735
12.55%	Owner Occupied
Population 65+: 5.47%	Housing Units: 52,076
<b>5 MILE RADIUS:</b>	Population 35 - 64:
2016 Population: 98,400	13.7%
Average Household	Population 20 - 34:
Income: \$59,228	9.45%
Owner Occupied	Population 65+: 6.07%
Housing Units: 22,539	
Population 35 - 64:	

## DIRECTIONS

### FROM I-26:

- Take Exit 40 off of I-26 onto Airport Road, which becomes NC-280/Boylston Hwy
- Follow NC-280/Boylston Hwy toward Mills River
- In 3 miles, turn left onto Jeffress Road
- After .6 mile, Cardinal Road will be on your left
- Corner of property starts at Jeffress and Cardinal Roads



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**FOR SALE: 8.0 ACRES**  
**248 CARDINAL ROAD**  
**MILLS RIVER, NC 28759**

\*All maps, aerials, illustrations, and measurements are approximated.

4/22/18

**Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com Commercial Brokerage | Property Management | General Contracting**

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