PAD READY, PUBLICLY OWNED ECONOMIC DEVELOPMENT OPPORTUNITY

Situated in scenic valley near the Great Smoky Mountains National Park

- 22-Acre Flat Site
- 13.5-Acre Graded Pad
- On-Site Power, Water, Sewer
- Planned Industrial Use
- 5 min to Waynesville / 30 min to Asheville
- US-276 Frontage / 4 miles to I-26
- Interstates 1-26 & I-81 within 40 min drive
- County-Owned for Economic Development
**Site Description:** The 22-acre commercial/industrial site is located in one of Haywood County’s most scenic valleys near the Great Smoky Mountains National Park, where elk were reintroduced to the Cataloochee Valley. Property is flat with stream running along the Western border and ideal natural setting for employment. The county-owned site was acquired for economic development purposes on the US-276 corridor offering direct access via 4-lane, divided highway to I-40, 5-minute drive to commercial amenities of downtown Waynesville and 30-minute drive to downtown Asheville. 13.5 acre pad has been graded and elevated out of flood plain for shovel ready development with remainder of site available for uses including parking and employee amenities such as walking trails or landscaping buffer.

**Location:** 1585 Jonathan Creek Road, Waynesville, NC (Haywood County)
**Zoning:** Un-zoned
**Use:** Industrial Economic Development
**Water:** Town of Canton - adjacent
**Sewer:** Town of Canton – adjacent
**Gas:** NA
**Power:** Haywood Electrical Membership Corporation
**Fiber:** AT&T
**Asking:** Negotiable for Economic Development Projects
Topo Map / Site Plan:

- Features 13.5-acre buildable area
- 120,000 sf building - expandable to 240,000 sf
- 196-space parking lot