

# 9999 SYLVA ROAD

FRANKLIN, NORTH CAROLINA

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9.02 ACRES



C-3 HIGHWAY COMMERCIAL ZONING



# Unlock the Future of Franklin

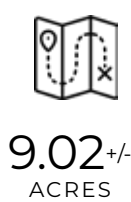
Discover a rare commercial opportunity on one of Western North Carolina's busiest corridors! This approximately 9-acre property offers an unbeatable ¼ mile of frontage along US Highway 441/23, which channels over 18,000 vehicles per day, delivering unmatched visibility and access for your next venture. Zoned C-3 for commercial highway use, the site offers remarkable flexibility, accommodating everything from retail centers, restaurants, and office or medical facilities to boutique hotels or multifamily residential projects.

## Perfectly Positioned

Strategically positioned less than a mile from Franklin's vibrant downtown and just a quarter mile from the newly opened Super Ingles and a state-of-the-art hospital, this site places you at the heart of the region's retail and service hub. It's ideally situated to capture consistent local, regional, and tourist traffic, benefiting from Franklin's growing demand for dining, lodging, healthcare, and service chains. Plus, it's just a short drive to North Georgia, Asheville, and other thriving mountain destinations.

Development is streamlined with city water and sewer available, multiple ingress and egress points, including a paved secondary road entrance, and a graded site pad in place. These ready-to-go features save valuable time and allow you to move straight into project planning.

With its exceptional scale, infrastructure, location, and flexibility, this property is truly a standout — the perfect canvas to bring your vision to life at the gateway of Western North Carolina.



## The Gem of the Smoky Mountains

Tucked into the heart of the Smoky Mountains, Franklin, North Carolina is a vibrant mountain town known for its small-town charm, natural beauty, and rich heritage. Once famous as the “Gem Capital of the World,” Franklin still draws rockhounds and adventurers eager to explore the area's rivers and mountains. Downtown Franklin offers a delightful mix of local shops, farm-to-table dining, and live music venues, along with cultural landmarks like the Smoky Mountain Center for the Performing Arts and the Macon County Historical Museum. Whether you're strolling the Little Tennessee River Greenway, enjoying a local brewery, or attending a seasonal festival, Franklin strikes the perfect balance between welcoming community and scenic seclusion.

Beyond Franklin, Western North Carolina is where life is shaped by nature, with a landscape of rolling peaks, deep forests, and winding rivers. Outdoor lovers find endless opportunities for adventure—hiking the Appalachian Trail, paddling down the Nantahala River, or skiing at nearby Cataloochee. WNC is also home to the Blue Ridge Parkway, a favorite for leaf-peeping in the fall and scenic drives year-round. This region is as diverse as its topography, offering everything from historic towns like Waynesville and Sylva to modern hubs like Asheville, known for its arts, music, and food scenes.

Whether you're looking for a peaceful escape, a place to retire, or an investment opportunity, Western North Carolina offers unmatched potential. From cozy cabins tucked into the woods to sprawling mountain estates with long-range views, the real estate landscape reflects the region's diversity. With its four-season beauty, strong sense of community, and growing interest in mountain living, WNC continues to attract those who crave both adventure and a slower pace. Franklin, as a gateway to this mountain lifestyle, makes the perfect starting point.



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