HOBBY LOBBY belk T·J·maxx
HomeGoods Panera BREAD

321

MEADOWVIEW DR

Publix

321

GREENWAY RD

ROGERS DR

Walmart

MEADOWVIEW DR

FOOD LION

736
Greenway Rd
Boone, NC 28607

±16 acres
Available for sale
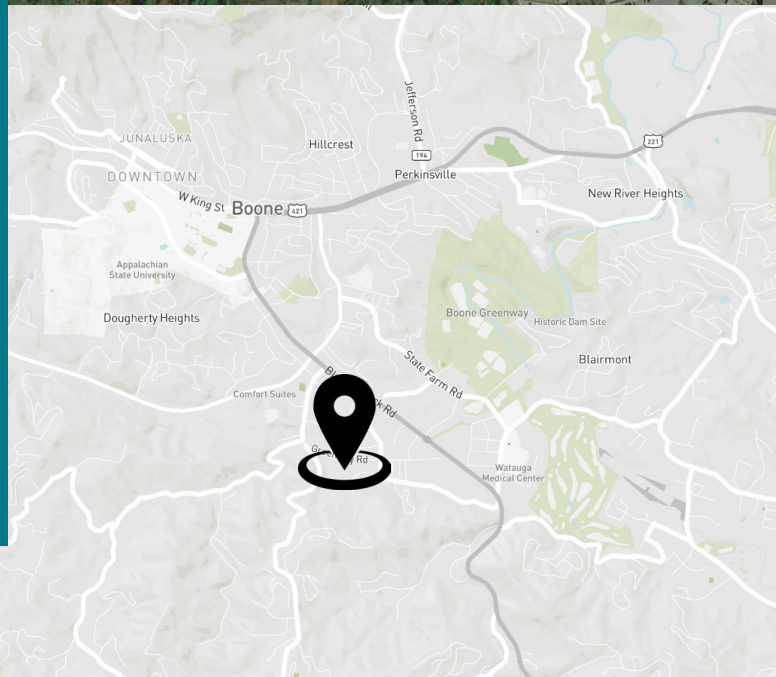
JUNALUSKA Hillcrest Jefferson Rd
DOWNTOWN Perkinsville
W King St Boone New River Heights
Appalachian State University
Dougherty Heights Boone Greenway Historic Dam Site
Comfort Suites State Farm Rd Blairmont
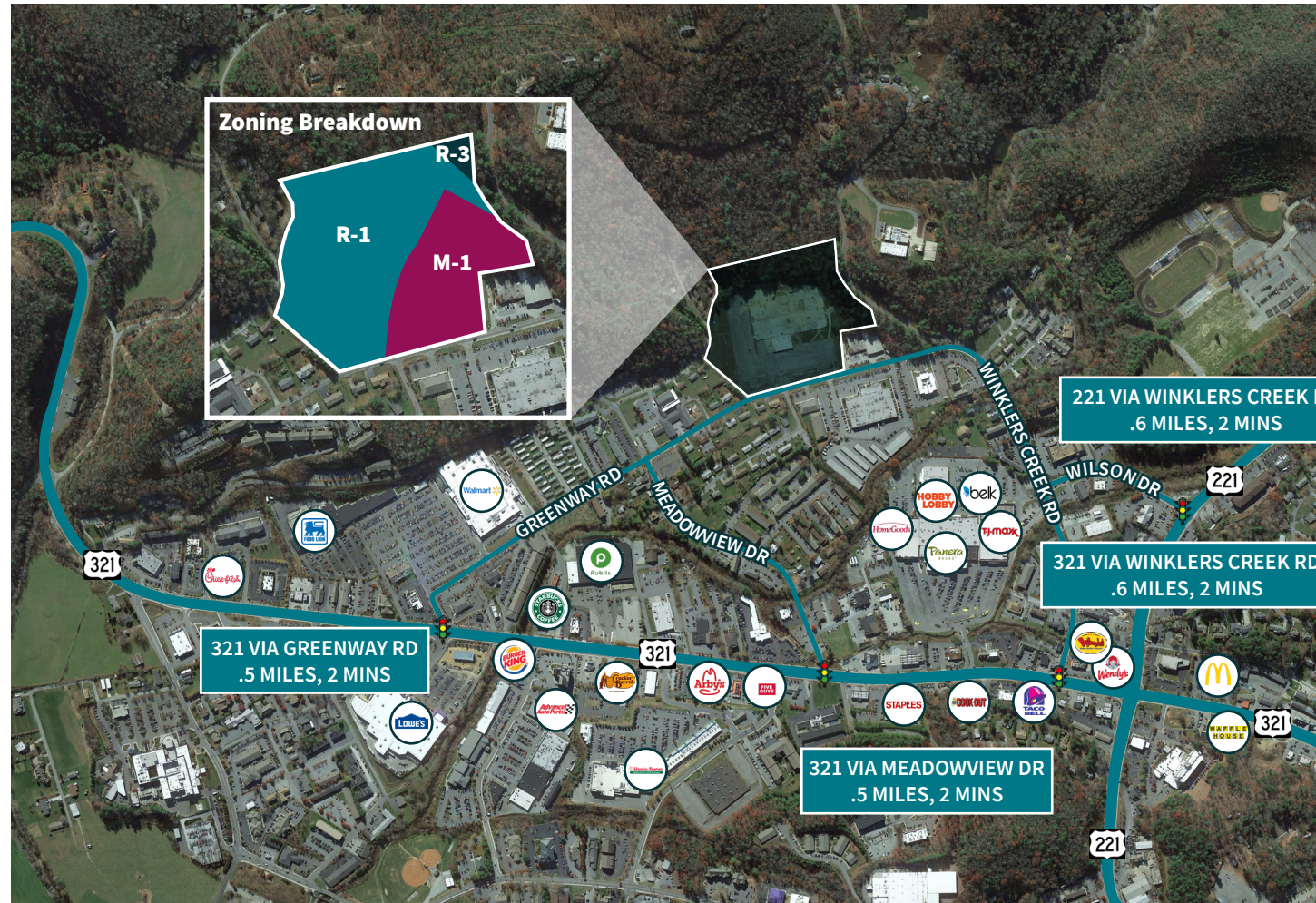Watauga Medical Center

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JLL

Land Specifications

Zoning Breakdown
R-3
R-1
M-1

221 VIA WINKLERS CREEK RD
.6 MILES, 2 MINS

321 VIA WINKLERS CREEK RD
.6 MILES, 2 MINS

321 VIA GREENWAY RD
.5 MILES, 2 MINS

321 VIA MEADOWVIEW DR
.5 MILES, 2 MINS

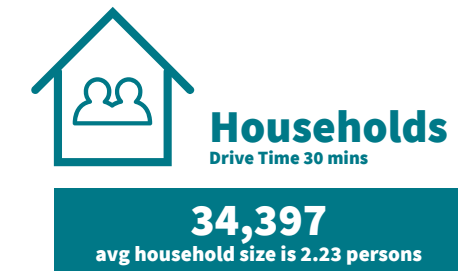|	
Total Acres	±16.64 Acres
Acres Graded	±11 Acres
Zoning	(M-1) Light Industrial and (R-1 & R-3) Residential
County	Watagua County
Parcel ID	2910-21-9291-000
Environmental	Site has received Letter of Eligibility to NC Brownfields Program Qualified buyers to be provided with updated summary letter detailing finalizing Certification
Utilities	Former manufacturing plant was served by all major utilities
Asking Price	Call for offers

Boone, NC

Population
Drive Time 30 mins
58,189
increase of 5.7% since 2016

Households
Drive Time 30 mins
34,397
avg household size is 2.23 persons

Income
Drive Time 30 mins
$46,500
median income below national avg

Where Talent Works		
Zip	**Name**	**2021 Employment**
28607	*Boone, NC*	*16,777*
28608	Boone, NC	5,737
28605	Blowing Rock, NC	3,090
28692	Vilas, NC	970
28679	Sugar Grove, NC	646

Where Talent Lives		
Zip	**Name**	**2021 Workers**
28607	*Boone, NC*	*13,436*
28692	Vilas, NC	2,243
28605	Blowing Rock, NC	1,767
28698	Zionville, NC	1,240
28679	Sugar Grove, NC	1,051

Net Commuters
Heavy Amount of Commuters
Least Amount of Commuters
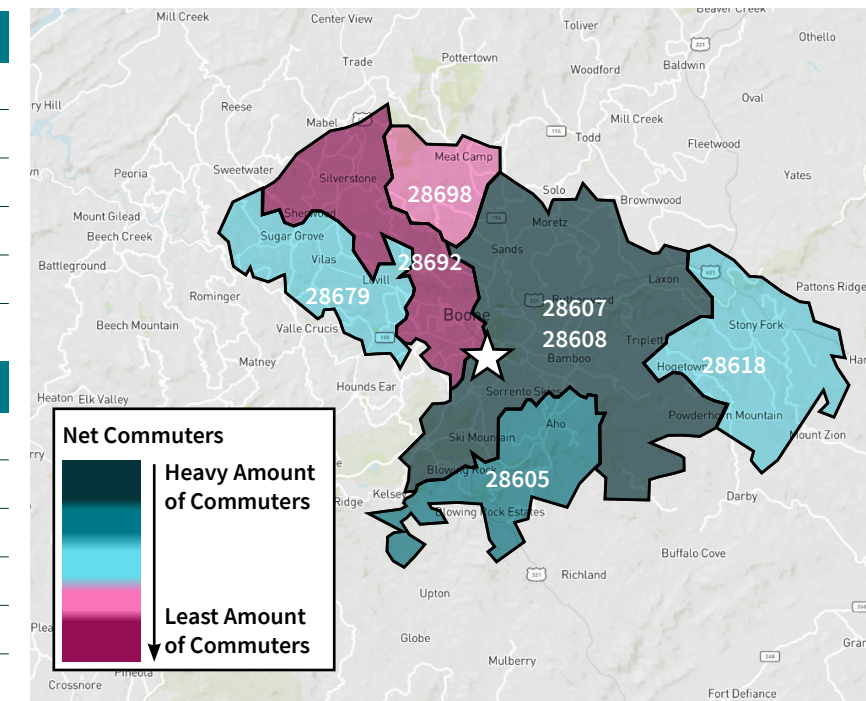
EXPLORE
boone
Click Here to
learn more about Boone!

Named for legendary explorer, Daniel Boone, Boone, North Carolina retains the pioneer spirit, despite having grown into a busy college town, the home of Appalachian State University. The surrounding area is one of the country's best destinations for outdoor adventures. Walk across the Mile High Swinging Bridge to Grandfather Mountain's Linville Peak, the highest point in the Blue Ridge Mountains, or grab your bike and head to Pisgah National Forest, featuring over 200 miles of exciting trails.
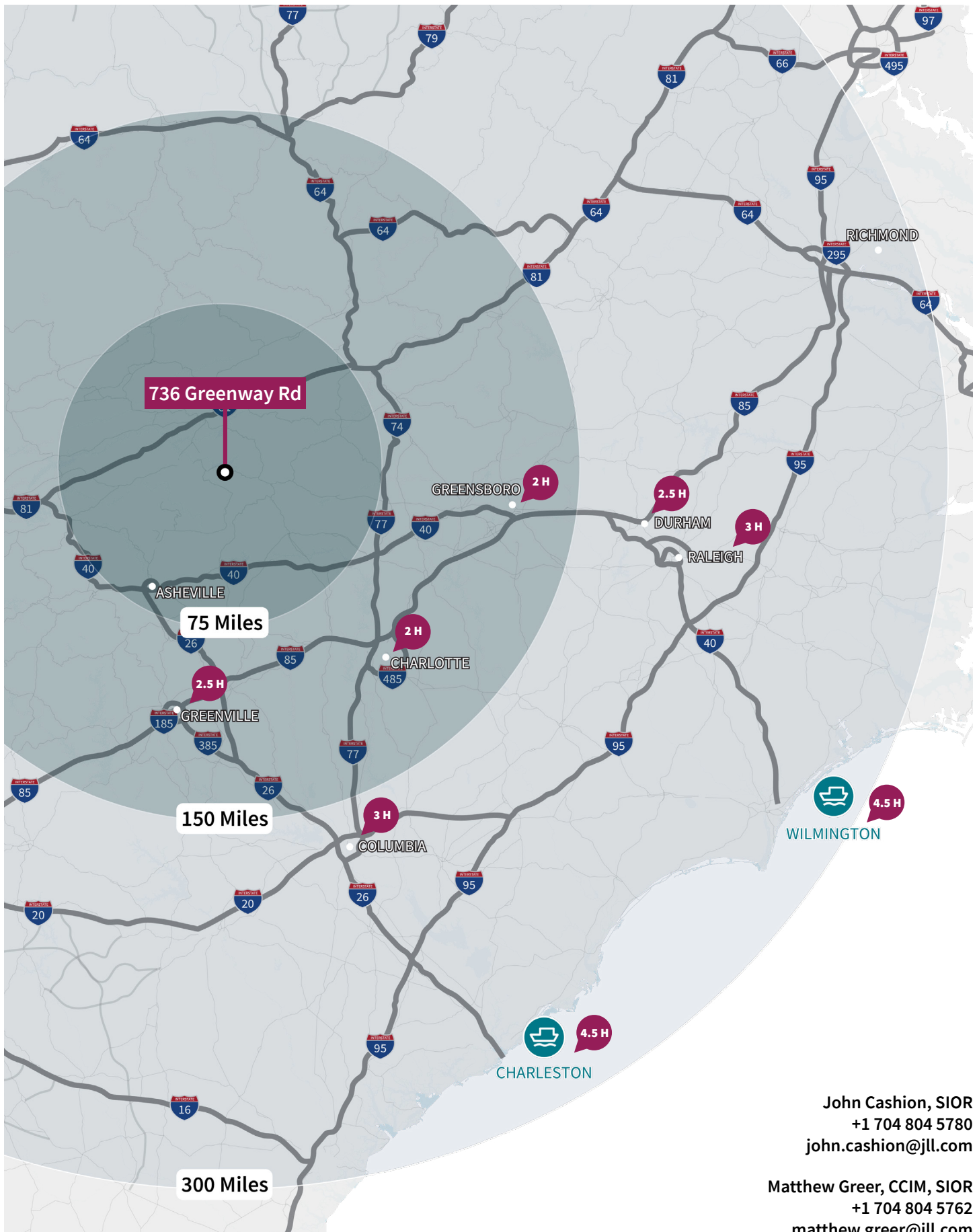
Brownfields Program

DEQ

The program has worked with developers to transform idle or abandoned properties into thriving businesses & residences

This site was accepted into the North Carolina Brownfields Program; designed to incentivize & legally protect the developer who purchases the property. Among these incentives is a 50% reduction in property tax over a 5-year period, providing substantial cost saving for capital improvements.

SouthEast Access

736 Greenway Rd

75 Miles

150 Miles

300 Miles

RICHMOND

GREENSBORO — 2 H

DURHAM — 2.5 H

RALEIGH — 3 H

ASHEVILLE

CHARLOTTE — 2 H

GREENVILLE — 2.5 H

COLUMBIA — 3 H

WILMINGTON — 4.5 H

CHARLESTON — 4.5 H

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