

# AVAILABLE PROPERTY

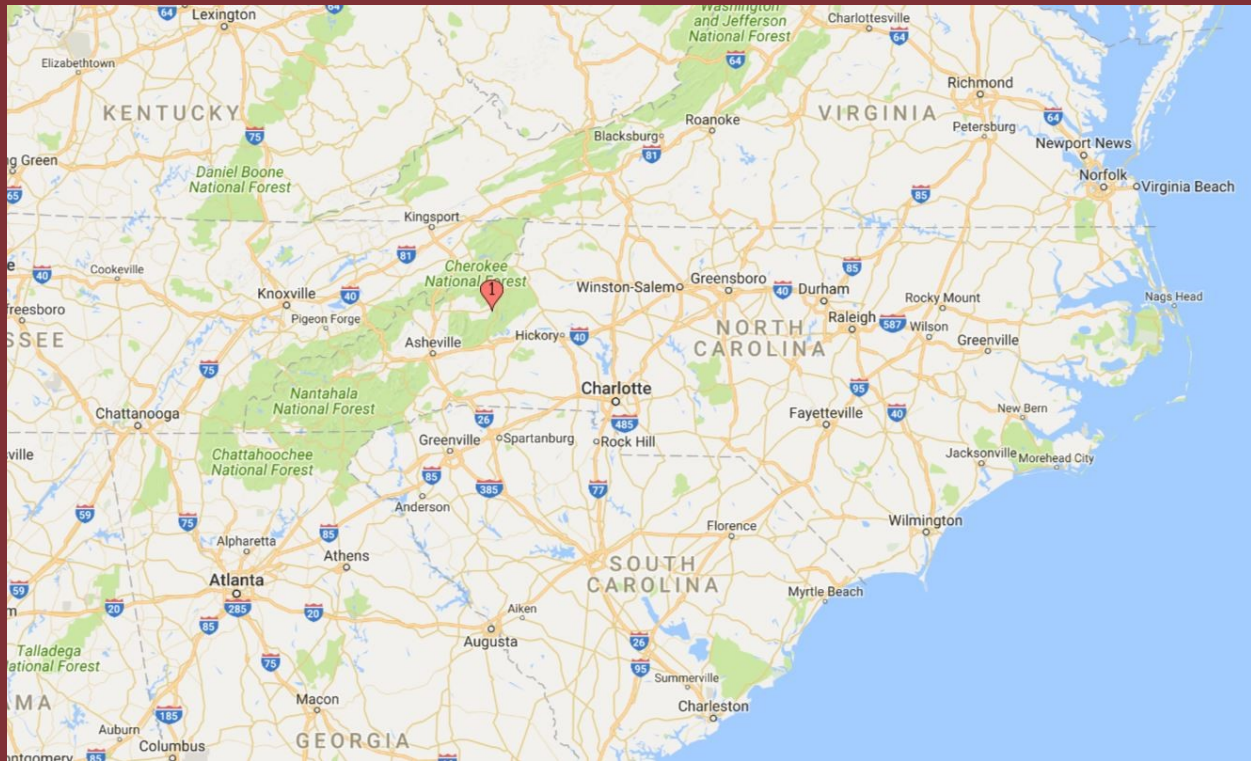
**585 OAK AVENUE SPRUCE PINE, NC 28777**



- 3150 square feet
- .64 acres
- Gravel lot with 20+ parking spaces
- Electricity provided by Duke Energy
- Multiple high speed fiber optic service providers -up to 1GIG
- Water and sewer provided by Town of Spruce Pine
- Heat Pump
- Handicap accessible
- 3 bathrooms
- Located in town with city street access
- Town Zoning regulations



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- Less than 1 mile to US Highway 19E
- Four lane access to I-40 and I-26
- Potential incentives available for qualifying industry
  - Low or no cost purchase
  - Water taps
  - Water cost reduction for a period
- Potential incentives through EDPNC <https://edpnc.com/relocate-or-expand/incentives/>
- Low county effective tax rate of \$0.55/\$100 valuation
- Low 3% corporate NC income tax rate
- Tier 1 incentives
- Mayland Community College Anspach Advanced Manufacturing School available for workforce training
  - 10th ranked college on the 50 top community colleges — *thebestschools.org*
  - 32nd ranked college in the top 50 community colleges — *Washington Monthly*
  - 9th ranked college in the nation's top 10 community colleges — *Bankrate, Inc.*
  - 16th ranked in Community Colleges in the U.S. — *Create A Career's Top 25*
- Less than one-day drive time to 60% of the US population

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