

*Haywood County  
Economic Development  
Update June 2018*



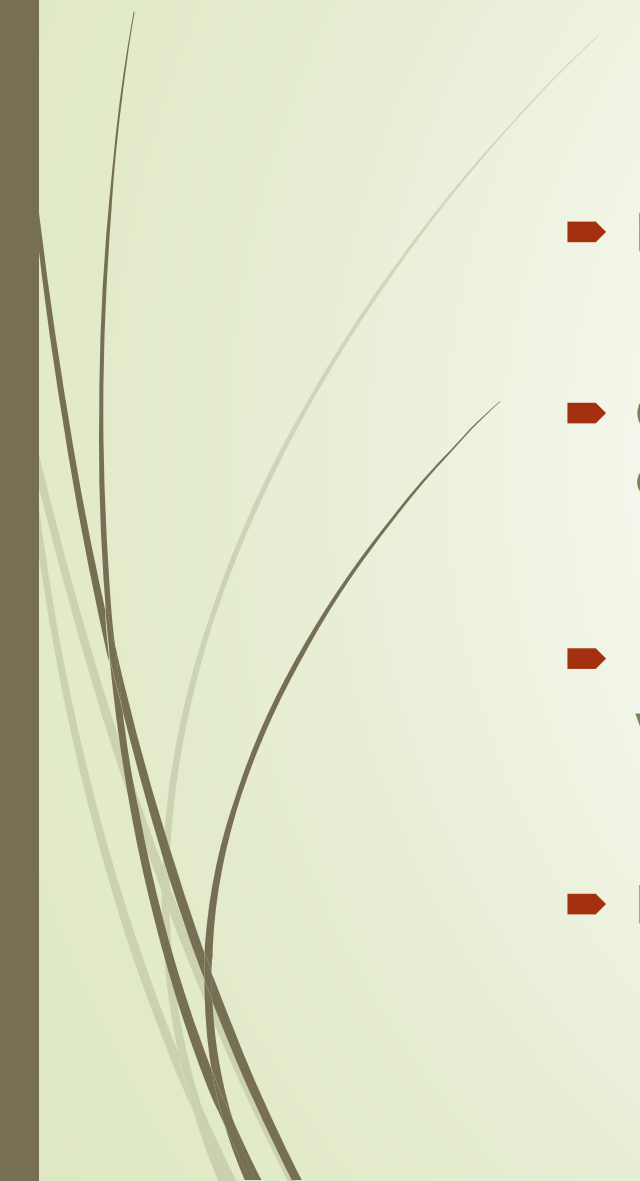
*CeCe Hipps, President  
Haywood Chamber of Commerce*

*David Francis, Haywood County  
Program Administrator*





# HAYWOOD COUNTY ECONOMIC DEVELOPMENT


- Began working with the Asheville Chamber/EDC in January
  - Contracted with Syneva Economics to provide quarterly economic analysis and updates on Haywood County
  - Contracted with Jobs EQ to provide detail job analysis of jobs and wages for Haywood County
  - Developing new EDC website and brochure
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# HAYWOOD COUNTY ECONOMIC DEVELOPMENT

- Networking with Commercial Realtors
  - Met with town managers to discuss new working group
  - Met with NC Economic Development Partnership to discuss potential project(s)
  - Developed an industrial site and building inventory list
  - Worked with new owners of two businesses
  - Currently working with 11 other businesses from expansion to relocation
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# Five-Year Demographic Trend

	2012	2017	Change	Percent	Trend
<b>Total Population</b>	<b>58,665</b>	<b>61,084</b>	<b>2,419</b>	<b>4.1%</b>	


	2011	2016	Change	Percent	Trend
<b>Housing Units</b>	<b>35,032</b>	<b>35,162</b>	<b>130</b>	<b>0.4%</b>	

<b>Population by Age Groups</b>	<b>2011</b>	<b>2016</b>	<b>Change</b>	<b>Percent</b>	<b>Trend</b>
Less than 10 years	5,807	5,860	53	0.9%	
10-19 years	6,603	6,239	-364	-5.5%	
20-29 years	5,860	6,446	586	10.0%	
30-39 years	6,299	6,291	-8	-0.1%	
40-49 years	8,148	7,454	-694	-8.5%	
50-59 years	8,748	9,034	286	3.3%	
60-69 years	8,501	9,355	854	10.0%	
70-79 years	5,574	6,482	908	16.3%	
80+ years	3,174	3,521	347	10.9%	

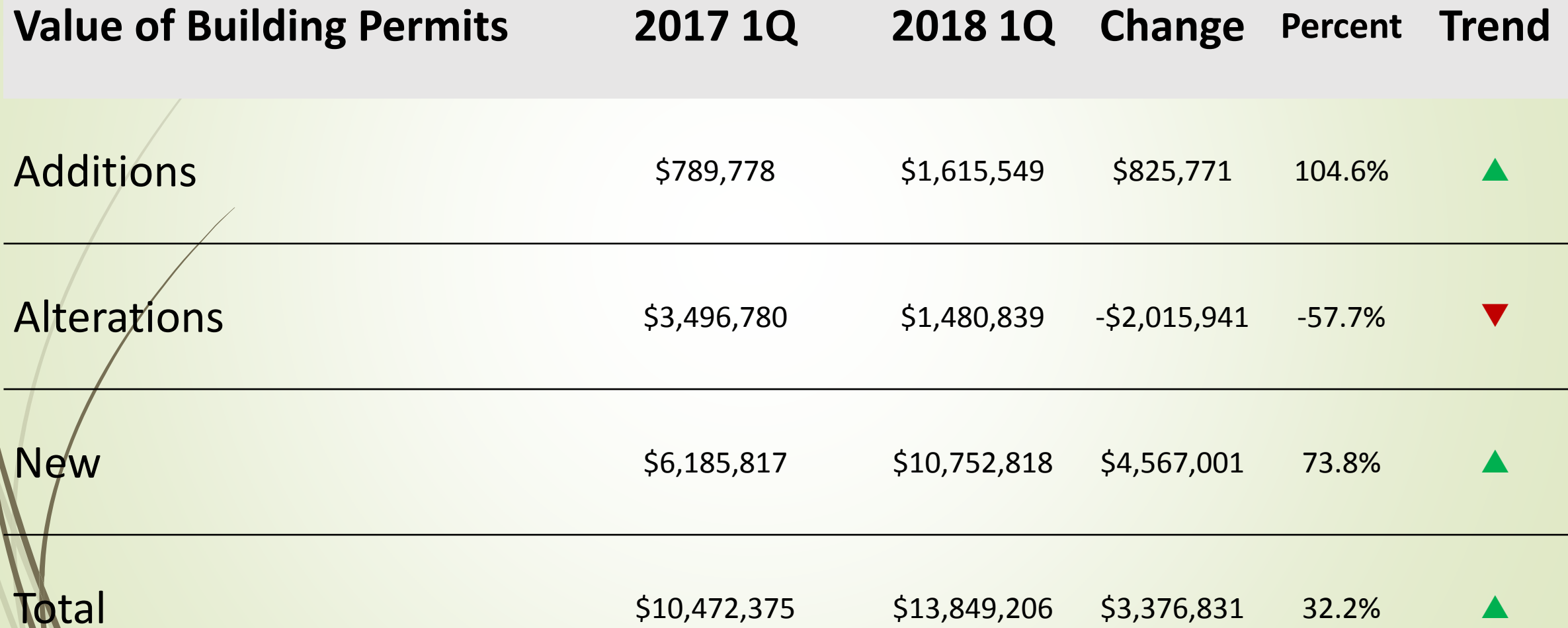
<b>Population by Ethnicity</b>	<b>2011</b>	<b>2016</b>	<b>Change</b>	<b>Percent</b>	<b>Trend</b>
White	421,004	420,100	-904	-0.2%	



<b>Household Characteristics</b>	<b>Haywood</b>	<b>North Carolina</b>	<b>Nation</b>
<b>Median Monthly Rent</b>	\$711	\$816	\$949
<b>Median Monthly Home Owners Costs</b>	\$1,164	\$1,243	\$1,491
<b>Owner-occupied</b>	71.8%	64.8%	63.6%
<b>Renter-occupied</b>	28.2%	35.2%	36.4%
<b>Average Household Size</b>	2.25	2.54	2.64
<b>Median household income</b>	\$43,097	\$48,256	\$55,322
<b>Average household income</b>	\$58,767	\$67,367	\$77,866



<b>Home Sales</b>	<b>2017 1Q</b>	<b>2018 1Q</b>	<b>Change</b>	<b>Percent</b>	<b>Trend</b>
New Sales	307	299	-8	-2.6%	▼
Pending Sales	256	243	-13	-5.1%	▼
Closed Sales	224	210	-14	-6.3%	▼
Average Sales Price	\$182,000	\$205,000	\$23,000	12.6%	▲
Median Sales Price	\$213,624	\$245,010	\$31,386	14.7%	▲



<b>Value of Building Permits</b>	<b>2017 1Q</b>	<b>2018 1Q</b>	<b>Change</b>	<b>Percent</b>	<b>Trend</b>
Additions	\$789,778	\$1,615,549	\$825,771	104.6%	▲
Alterations	\$3,496,780	\$1,480,839	-\$2,015,941	-57.7%	▼
New	\$6,185,817	\$10,752,818	\$4,567,001	73.8%	▲
Total	\$10,472,375	\$13,849,206	\$3,376,831	32.2%	▲

## Current Economic Comparisons

	Haywood	North Carolina	Nation
Average Home Sales Price (2018 1Q)	\$205,000	\$257,385	\$284,433
One-Year Change Average Home Sales Price (2018 1Q)	12.6%	12.2%	4.3%
One-Year Change in Number of Closed Home Sales (2018 1Q)	-6.3%	2.9%	-2.1%
One-Year Change in Value of New Residential Building Permits (2018 1Q)	63.1%	7.6%	9.9%
One-Year Change in Units of New Residential Building Permits (2018 1Q)	53.3%	11.6%	6.4%
One-Year Change in Employment (2017 3Q)	0.2%	1.6%	1.5%
Average Unemployment Rate (2018 1Q)	4.1%	4.5%	4.3%
Average Weekly Wage (2017 3Q)	\$676	\$905	\$1,021
One-Year Change in Average Weekly Wage (2017 3Q)	-3.6%	-0.7%	-0.6%



# Unemployment Rate

➤ 1 <sup>st</sup> Quarter 2017	4.6%
➤ 1 <sup>st</sup> 2018 Quarter	4.1%
➤ April 2018	3.3%

- *Sources: Carolina Multiple Listing Services, Inc., Haywood County Development Services, Haywood County Tourism Development Authority, NC Department of Commerce, NC Department of Revenue, NC Association of REALTORS®, National Association of REALTORS®, U.S. Census Bureau, U.S. Bureau of Labor Statistics, SYNEVA Economics*

# BEAVERDAM INDUSTRIAL PARK



# BEAVERDAM INDUSTRIAL PARK

- Purchased 103 acres in 1993 for \$644,000
- Purchased 12.7 acres in 1999 for \$127,500\*
- Purchased 4.6 acres in 1999 for \$115,000\*
- Total \$886,000
  
- Sold 3.09 acres in 1998 for \$28,585
- Sold 40 acres in 1998 for \$800,000
- Sold 6.17 acres in 2005 for \$240,000
- Total \$1,068,585



# BEAVERDAM INDUSTRIAL PARK

► **2017 Taxes** **\$ 290,645**

► **Ten Year Average** **\$ 259,800**

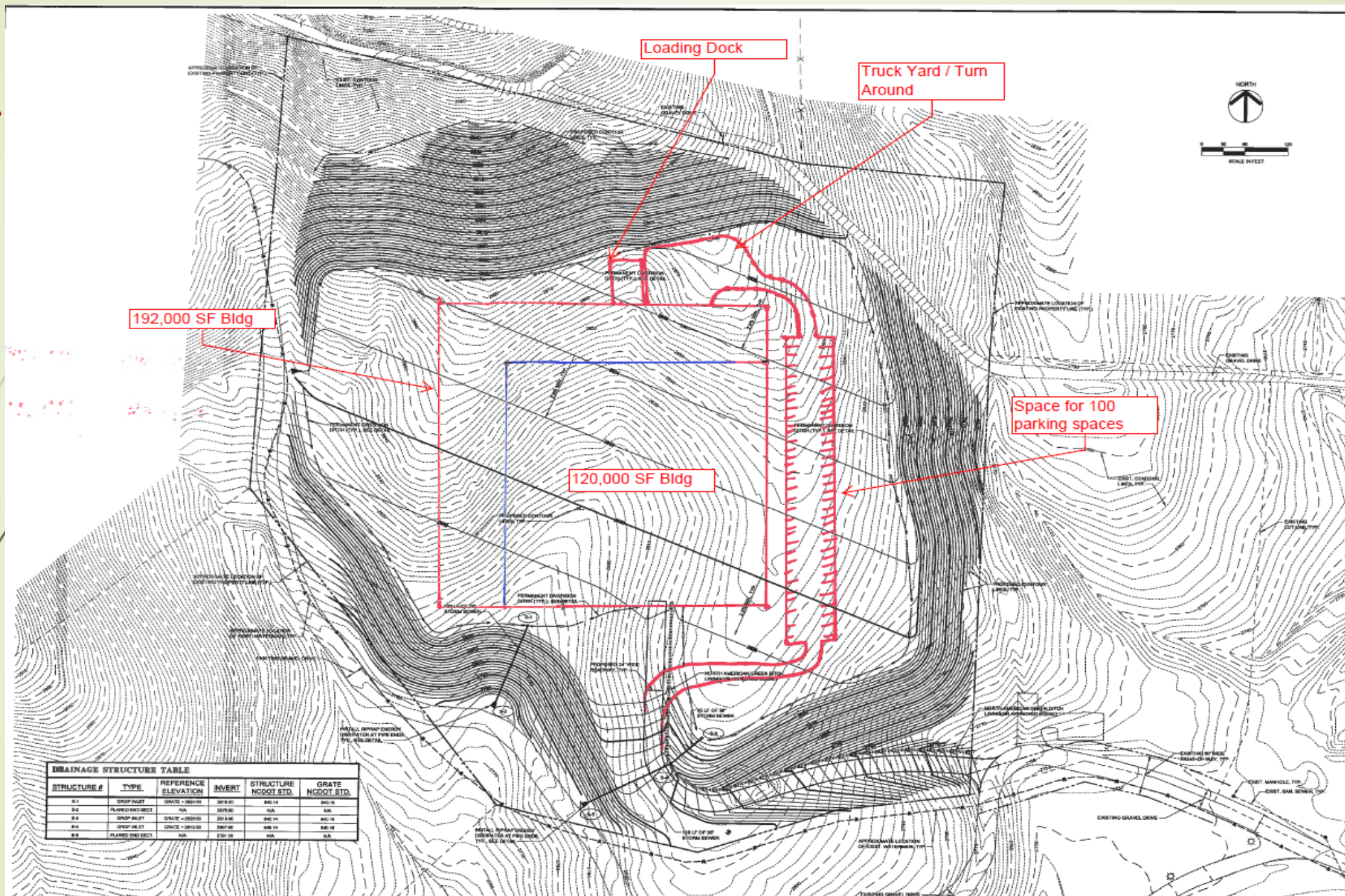


# BEAVERDAM INDUSTRIAL PARK

## Building Ready Site of 10 Acres

- Invested \$780,000 in 2008
- 12 Requests for Proposals- Two Companies have visited. Two more scheduling visits
- Investments range from \$40 Million to \$65 Million with up to 250 jobs
- Site will be presented to site selection firms in Chicago this week





192,000 SF Bldg

Loading Dock

Truck Yard / Turn Around

120,000 SF Bldg

Space for 100 parking spaces

**DRAINAGE STRUCTURE TABLE**


STRUCTURE #	TYPE	REFERENCE ELEVATION	INVERT	STRUCTURE NODOT STD.	GRATE NODOT STD.
S-1	DROP INLET	GRATE + 289.80	289.80	840 14	840 18
S-2	PLAID INLET	N/A	287.80	N/A	N/A
S-3	DROP INLET	GRATE + 289.50	289.50	840 14	840 18
S-4	DROP INLET	GRATE + 289.50	289.50	840 14	840 18
S-5	PLAID INLET	N/A	284.00	N/A	N/A

# Jonathan Creek





# Jonathan Creek



**35,000** Cubic Yards  
**\$415,000**  
**8 Acres**

**43,000** Cubic Yards  
**\$475,000**  
**12 Acres**

**60,000** Cubic Yards  
**\$560,000**  
**16 Acres**

**These are only estimates**