

Asheville's Recovery Is a Real Estate Catalyst

Infrastructure grants are reshaping value — not just rebuilding.

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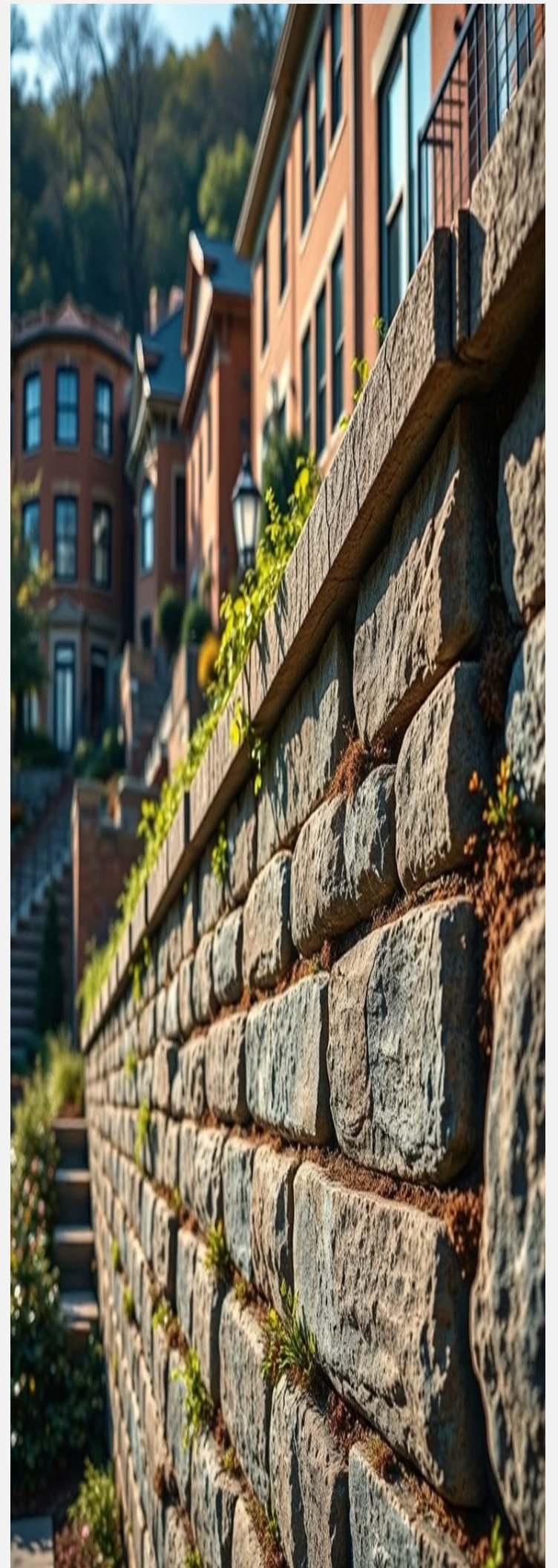
\$5 million

Small Business Infrastructure Grant Program

The latest round of state funding is directly targeting downtown resilience in Asheville and surrounding western NC counties.

This \$5 million allocation is not a one-off relief package — it's a targeted investment in public infrastructure that directly enables commercial real estate revitalization. Projects like sidewalk repairs, stormwater system upgrades, and culvert replacements in Hayesville and Bryson City are foundational to long-term property value appreciation. These are not cosmetic fixes; they are structural enablers for retail, hospitality, and mixed-use development.

Source: North Carolina Department of Commerce • Published October 01, 2026
<https://www.commerce.nc.gov/news/press-releases/2026/09/24/governor-stein-announces-5-million-strengthen-small-businesses-western-north-carolina>



01

Recovery = Reinvestment

The grant program's focus on physical infrastructure — sidewalks, stormwater, utility access — creates a feedback loop where improved public space attracts private capital. In Asheville's downtown core, where foot traffic and walkability are key drivers of commercial rents, these upgrades are not just about safety — they're about economic magnetism. Properties adjacent to restored streetscapes and pedestrian zones will see accelerated lease-up and asset appreciation, even in a tight market.



02

Resilience Is a Value Driver

The fact that this funding targets post-Hurricane Helene recovery in high-impact zones means that projects are being prioritized in areas with the greatest vulnerability. This isn't just about repair — it's about future-proofing. Properties in areas with upgraded stormwater systems, retaining walls, and flood-resistant infrastructure will command premiums due to reduced risk exposure. This is a clear, data-backed shift in how real estate value is assessed in western NC — not just by location, but by resilience design.

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