

Water. Air. Land. Innovation.

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ALBEMARLE
NORTH CAROLINA

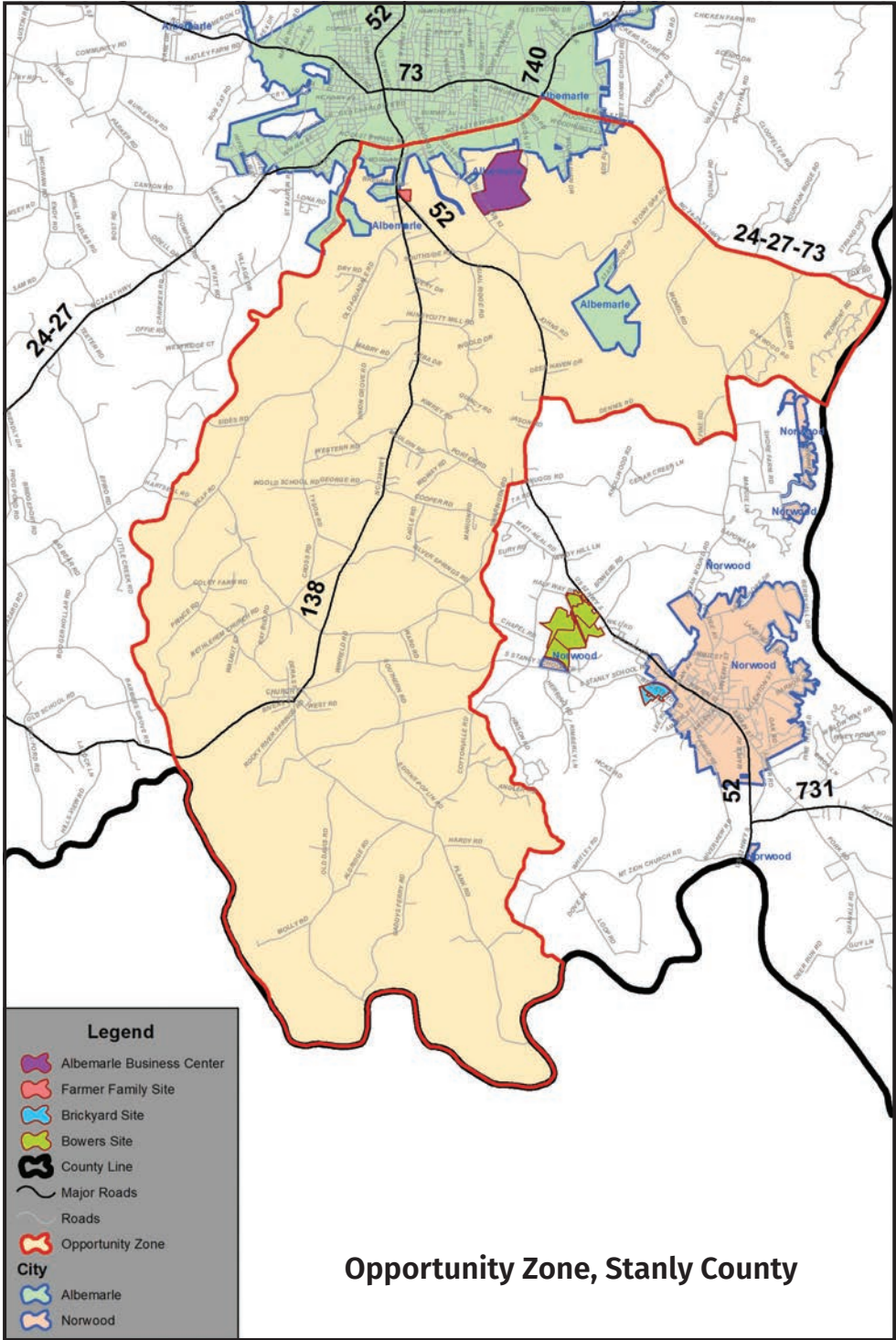
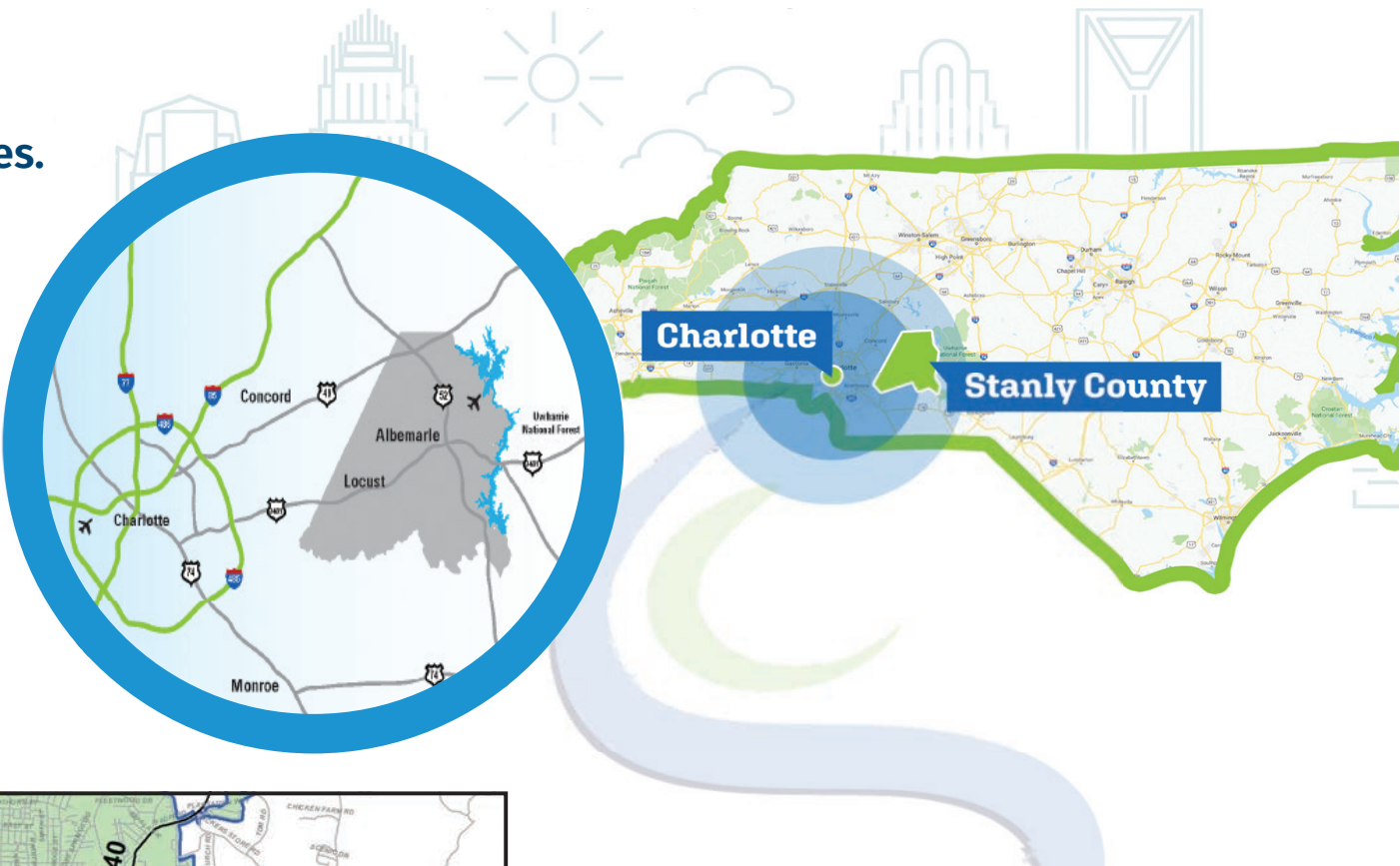

STANLY COUNTY
NORTH CAROLINA
Economic Development Commission

STANLY COUNTY OVERVIEW

Skilled Workforce.
High Quality of Life.
Improved Bottom Line.
Abundant Natural Resources.

Location, location, location.

Where is Stanly County? We're in the middle of it all. Easy access to major metropolitan areas, international airports and the ports of Charleston and Wilmington.



OPPORTUNITY ZONE

Our elected officials understand **INFRASTRUCTURE** is critical for development. New investments by local governments, utility partners, private developers and NCDOT have helped ready several industrial sites throughout the county for new projects; several are located within an **OPPORTUNITY ZONE**.

Quality of life is key for recruiting and retaining skilled workers. With abundant natural resources — 10,000 acres of lakes, Morrow Mountain State Park, four vineyards, access to larger urban markets for shopping and entertainment — you can have it all.

Are **INCENTIVES** available? Programs are available from NC Commerce to encourage investment in Tier 2 counties. Pairing these with aggressive local incentives improves the bottom line.

STANLY COUNTY=



**COMBINED
SALES TAX**

7.00%

Charlotte Regional
Avg. = 7.17%



**PROPERTY
TAX**

**\$0.67 PER
\$100**

Charlotte Regional
Avg. = \$0.708



**AVG
WEEKLY
WAGE**

\$908*

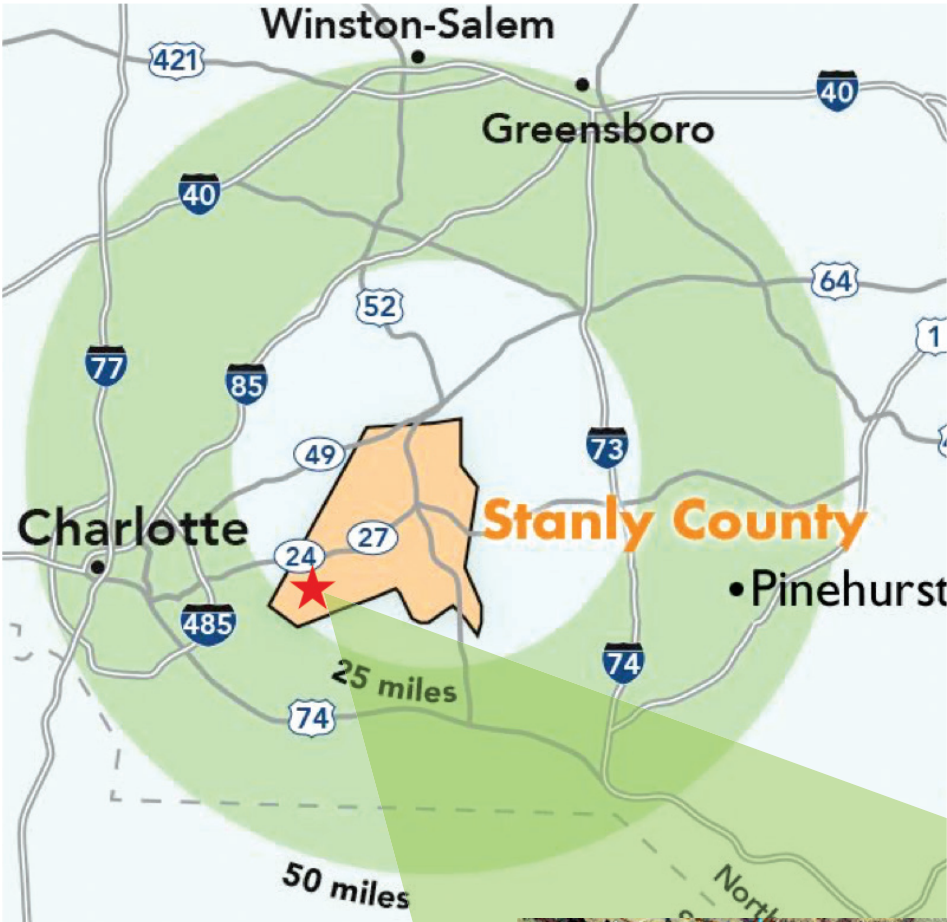
* Manufacturing
Charlotte Regional
Avg. = \$1,051

IMPROVED BOTTOM LINE

Low cost of doing business.
How do taxes in Stanly County compare with the region?
Our low tax rates result in significant savings over time.

A skilled workforce is essential for success. With workforce development initiatives in partnership with Stanly County Schools and Stanly Community College, our community is ready to meet your needs.

Need to move product quickly? What about international customers and suppliers? With easy access to I-485, US 52, and NC 24-27 and NC 49, highway transportation is convenient. Stanly County and the City of Albemarle are within 1 hour of the Charlotte-Douglas International Airport, 75 minutes from Piedmont Triad (PTI) and 2 hours to Raleigh-Durham (RDU). Rail service is also available throughout the county and connects with the Norfolk Southern intermodal facility located close to Charlotte-Douglas International Airport.



RIVERSTONE INDUSTRIAL PARK, STANFIELD, NC

The publicly-owned **Riverstone Industrial Park** is an ideal location for a manufacturing facility. Featuring easy highway access, rural setting, infrastructure and zoning in place, and local incentives, this site is ready for development.

- 42 acres
- \$19,200 per acre
- Zoned light industrial
- 4 Lane 24/27 connects to I-485
- 12 minutes to I-485
- 44 minutes from Charlotte Douglas International Airport
- 25 minutes from Stanly County Airport
- County owned property, can be subdivided
- Located in an industrial setting
- Air Attainment site
- Foreign Trade Zone #57

Contact:
Candice Lowder, Director
Stanly County Economic
Development Commission
1000 North 1st Street, Suite 11
Albemarle, NC 28001
(704) 986-3683
clowder@stanlyedc.com



Riverstone Industrial Park



New opportunity has opened up for Albemarle to effectively utilize its natural and developed resources to enhance your way of life and your business' success. The completion of I-485, the Charlotte outer loop, has added connectivity to Albemarle. Albemarle is now a "GIG" City with Gigabyte Synchronous broadband service provided by Windstream. Spectrum also provides high speed broadband service.

TRANSPORTATION – ALBEMARLE CORPORATE CENTER – PFEIFFER UNIVERSITY – STANLY COMMUNITY COLLEGE

NC Highway 24/27 now provides Albemarle continuous four lane highway access to the newly completed I-485 providing one hour access to Charlotte Douglas International Airport (CLT), Norfolk Southern intermodal facility, and the new Inland Port of Wilmington/CSX intermodal facility in Charlotte. Albemarle is only three hours from the deep water Port of Wilmington, NC. With new and planned facilities to handle Panamax Ships, shipping to the Pacific region is competitive. This is a game changer providing new opportunity. Including CLT, Albemarle is central to three international airports; the Piedmont Triad International Airport and the Raleigh Durham International Airport. Next to

Albemarle is the full-service Stanly County Airport with a control tower and instrument landing system. Albemarle is served by CSX and NS railroads with their joint ownership of the WSSB railroad interconnecting the two.

Albemarle is developing the 282-acre Albemarle Corporate Center (ABC) to provide new opportunities for business and industry.

Albemarle is also welcoming Pfeiffer University's new Health Sciences School in Downtown Albemarle (see page 8). The Center will offer two graduate health science programs; one for physician assistants and one for occupational therapy, both are pending accreditation. These programs are expected to bring over 250 graduate/professional students, faculty and staff once fully developed. This is opening up Downtown Albemarle to new opportunity and growth. This new Health Sciences Center will join several other health service providers in Albemarle.

Stanly Community College (SCC) is growing with new Advanced Manufacturing and Industrial Technology programs. SCC also provides basic skills training needed for entry level production workers. This provides opportunities to

meet your labor force needs. This region touts a labor force of 300,000.

WATER, AIR, LAND – NATURAL AND HUMAN RESOURCE – UTILITIES – CLEAN ENVIRONMENT

Next to the Uwharrie National Forrest and Morrow Mountain State Park, rivers, Lakes and streams, Albemarle has long had the natural resources that has created its beauty and supports its business and industry. The City has significant utilities to meet the needs of advanced manufacturing operation and an abundant supply of clean burning natural gas is provided by Piedmont Natural Gas and broadband fiber is provided by Spectrum and Windstream. Albemarle has a synchronous gigabyte broadband service.

OUR NATURAL RESOURCES SUSTAIN OUR QUALITY OF LIFE AND SUPPORT OUR BUSINESS AND INDUSTRY

Albemarle is a beautiful crossroads for business and industry in the world-famous Piedmont Region of North Carolina and the Piedmont Atlantic Mega Region of the United States. Surrounded by the Uwharrie Mountains and National Forrest, its rivers, lakes and streams, Albemarle has long had the natural

resources that has created its beauty and supports its business and industry.

A significant infrastructure was built and is maintained in Albemarle to support growth. The City has an abundant supply of water with excess treatment capacity. There is also an equal amount of excess waste water treatment capacity to keep its rivers, lakes and streams clean. Albemarle has an electric system with three delivery points from the electric transmission grid, and as a result is recognized as a Diamond RP3 electric system, the highest reliability ranking in the United States. Only a few other public electrical utilities in North Carolina have this distinction, and this places us in an elite group nationally. Our electricity comes from a zero-carbon nuclear plant of which the City of Albemarle is a 7% owner. An abundant supply of clean-burning natural gas is provided by Piedmont Natural Gas and broadband fiber is provided by Spectrum and Windstream.

Albemarle is in a large labor shed and has Stanly Community College (SCC) which can train your employees.

Contact Mark Donham, City of Albemarle at (919) 702-8733 or mdonham@albemarlenc.gov

YOU ARE MAKING A DIFFERENCE. AND SO IS UWHARRIE BANK.

When you run a local business, you're making a difference in the lives of your customers, your employees and in the local economy. At Uwharrie Bank, we want to make a difference too. That means we provide you with great service, top-notch technology, and extraordinary people.

We're all working to make a difference together.

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BANK
making a difference®

THE CITY OF ALBEMARLE BUSINESS CENTER

The Albemarle Business Center (ABC) is a newly developing industrial park in the City of Albemarle. The publicly-owned 282-acre master-planned manufacturing and distribution park is conveniently located adjacent to NC 24/27 and US 52. The site is well served by water, sewer, natural gas, electric and broadband fiber access. The ABC has all the resources necessary in place to be an ideal location.

Central to North Carolina's largest cities including Charlotte, Raleigh, Greensboro, Winston-Salem, Durham, Fayetteville, Cary, High Point and Concord makes Albemarle a great location to locate a business.

Also central to the eastern section of the USA and major air and sea ports and intermodal facilities makes Albemarle a great choice. Inherent in this is the City's ownership of complete utility systems for water, sewer, and electricity. It also has its own broadband fiber loop and tower infrastructure to provide unparalleled broadband fiber access in conjunction with private providers. Albemarle is now a "Synchronous Gigabyte City." A significant infrastructure for natural gas is provided by Piedmont Natural Gas and is next to and will be installed in the Albemarle Business Center (ABC). Albemarle has excellent access by highways, intermodal facilities, seaports and airports to major international, regional and local markets.

CONVENIENT TO TRANSPORTATION

- **1 hour from the Charlotte Douglas International Airport**
- **1 hour 20 minutes from the Piedmont Triad International Airport**
- **2 hours from Raleigh Durham International Airport**
- **3 hours from the Port of Wilmington**
- **1 hour from Port of Wilmington/CSX Railroad inland intermodal Terminal in Charlotte**
- **1 hour from NF Railroad intermodal Terminal in Charlotte**
- **Close to Albemarle railroads**
- **Access to US Hwy 52 and NC Hwy 49, connecting to I-85, I-73, and I-74. Connections east/west are NC Hwy 24/27 connecting to I-485 and I-73**

LABOR FORCE & TRAINING

Albemarle is in a large labor shed with a labor force that can be trained by SCC to work in our new or expanding industries. Within 30 miles of Albemarle, there is a labor market of 300,000 people within 30 miles. A trained labor force is the most important reason industries give for making a decision to locate a business or industry. Albemarle is extremely fortunate to have Stanly Community College (SCC). SCC understands and works closely with our industry and economic development partners and have developed excellent programs like the Advanced Manufacturing and Industry Technology Center.

SPECIFICATIONS

The ABC will have 12 sites depending on the types of industries. These sites will have a minimum of 10 acres, except for two, and easily support buildings of 200,000 sf or more. These can be combined to make larger sites for larger buildings.

- **Offering price of \$19,000 per acre**
- **Covenants and restrictions that will provide an environment where businesses and industries build quality buildings and facilities**



Contact Mark Donham, City of Albemarle Economic Development at (919) 702-8733 or mdonham@albemarlenc.gov

STANLY COUNTY AIRPORT: A FULL SERVICE REGIONAL FACILITY

Stanly County is fortunate and proud to have one of the finest general aviation facilities in the state.

The beautiful and spacious terminal building welcomes visitors to Stanly County and features spacious meeting spaces and amenities for visitors and tenants. The Airport site will soon be home to the NC Emergency Training Center, which will be a robust instructional facility offering fifty-four (54) international certifications for the training of civilian and military emergency responders. Ample infrastructure, affordable land, convenient highway access and scenic location near Badin Lake create vast potential for industrial development around the facility.

ON-FIELD BUSINESSES

Inglewood Aviation Inc.

(704) 983-1915

Certified Repair Shop providing annual 100 hour inspections, 50 hour oil change/service, phase and specialty inspections, engine removal and installations, STC Speed mod installations.

Dallas Airmotive, Inc.

(704) 983-7991

OEM-authorized, supplier of maintenance, repair & overhaul services for turbine engines used in aviation, specializing on PT6A, JT15D and PW500 engines.

Pressley Aviation, LLC

(704) 681-2997

Offering flight training with an extensive list of certifications, new state of the art flight simulator, aircraft rentals and charter service. Accepting VA and TAP.

North Carolina National Guard
145th Airlift Wing (C17s), 235th Air Traffic Control Squadron, 118th Air Support Operations Squadron, 263rd Combat Communications Squadron, 156th Weather Flight, 145th Civil Engineer Squadron

TERMINAL HOURS

8:00 a.m. - 8:00 p.m. daily,
365 days a year

- 5,500' x 100' and 3,500' x 75' runways
- 100LL AVGAS (Full and Self Service), JetA (Full Service)
- Conference rooms available for rent with A/V amenities
- Terminal building office rental spaces available with utilities included except for communications, serviced by Spectrum fiber optic cable
- Hangar and tie-down spaces



LEARN MORE ABOUT THE STANLY COUNTY AIRPORT (VUJ)

KEN SWARINGEN, Director

kswaringen@stanlycountync.gov

(704) 982-9013

www.stanlycountyairport.com

43222 Lowder Aviation Parkway,
New London, NC 28127





Stanly Community College serves as a catalyst for economic development in our region. For nearly 50 years, and with 27 programs focused in technology, advanced manufacturing, industry, business, health and public services, Stanly Community College is providing the workforce for the future.



Albemarle Campus
141 College Drive
Albemarle, NC 28001
(704) 991-0123

stanly *SCC*
COMMUNITY COLLEGE
www.stanly.edu

Crutchfield Center
102 Stanly Parkway
Locust, NC 28097
(704) 888-8848

PFEIFFER UNIVERSITY

Pfeiffer University Center For Health Sciences

The City of Albemarle is excited about Pfeiffer University's location in Downtown Albemarle now under construction.

Pfeiffer will be starting two graduate health sciences programs; one for physician assistants and one for occupational therapy, both of which are pending accreditation. These programs are expected to matriculate several hundred students once fully developed.

Not only will these programs provide educational opportunities and better health care to a large underserved rural population, it will provide an opportunity for economic development in Historic Downtown Albemarle, Albemarle as a whole, Stanly County, and the whole Uwharrie Mountain region. It is part of an effort by Pfeiffer to provide quality needed medical education to service the growing medical needs of people living in rural areas.

As part of its redevelopment plan for historic Downtown Albemarle, the City has a plan in place to repurpose the old 27,000 sf Historic Hotel Albemarle Downtown to provide 31 apartments and office/retail space that will be walking distance to the classrooms. The Pfeiffer Center for Health Sciences in downtown will kick off this restoration project. This historic building conversion alone will be an investment of \$8,500,000.

Pfeiffer's 42,000 sf Center for Health Sciences will be an investment of \$15,000,000. Also, plans are in place to assist building owners convert empty second story space and other underutilized buildings into apartments, retail, and business space. This provides additional jobs. This will provide a needed economic stimulus to Downtown Albemarle.

This growth in students, jobs, and other downtown living will stimulate new and sustainable retail and other business jobs downtown. Several buildings have been purchased and the owners having plans to develop residential living and businesses downtown.

Albemarle's downtown continues to grow with new restaurants and businesses. It (remove has) hired the Development Finance Initiative, located at the School of Government at UNC Chapel Hill, to help revitalize the downtown. Their assessment included the evaluation of the development of the Historic Hotel Albemarle into apartments, retail, and business space as well as the location of Pfeiffer's Center for Health Sciences.

Contact Dr. Brenda Diaz at (704) 463-3100 or pfeifferpa@pfeiffer.edu
Dr. Beth Fain at (704) 463-3369 or elizabeth.fain@pfeiffer.edu



CAROLINA TREETOP CHALLENGE

Carolina Treetop Challenge is one of the county's newest outdoor recreational venues. It's conveniently located at Rock Creek Park close to downtown Albemarle, Morrow Mountain State Park and Uwharrie National Forest.

This small, family-owned business began operation on June 1 and is a self-guided adventure climbing experience consisting of a variety of challenging treetop obstacles spanning five adult courses and one youth course.



We are focused on providing exceptional customer service. Whether visiting as an individual, family or group, you will always enjoy a fun, friendly atmosphere. Our treetop challenge courses are designed to reward guests both physically and mentally, while providing a safe, positive experience for any outdoor enthusiast. Test your strength, agility and balance while climbing between trees as much as 60ft above the forest floor. As you face challenges like hanging wooden blocks, cargo nets, suspended logs, and zip lines, you will compete against nature to complete each course.

Carolina Treetop Challenge chose Rock Creek Park located in Stanly County and the City of Albemarle for its beauty and convenience to metropolitan centers as well as recognizing the potential for increased economic growth that the area has to offer. The city's push to attract new businesses and efforts to increase its tourist population made Rock Creek Park a premier location. Carolina Treetop has partnered with city and county officials to develop ways to make Stanly County a destination for families, groups and recreational enthusiasts.

For companies interested in the growing trend to reward employees with well-deserved outings for team building and adventure field trips, Carolina Treetop Challenge is well positioned to provide companies with a super fun and quality experience for the whole team. For those interested in making a day of it, a visit downtown, a trip to Lake Tillery or a hike through Morrow Mountain State Park will offer companies the benefits and attractions that our entire area provides. As one of several new businesses to recently open within Stanly County, Carolina Treetop Challenge and its owners are committed to helping our area reach its potential as a place to visit, live and invest. Business leaders are encouraged to explore Stanly County and pay a visit to Carolina Treetop Challenge to learn what we mean when we say, "Challenge defined."

www.carolinatreetopchallenge.com



STANLY COUNTY SCHOOLS

Stanly County Schools is home to the natural beauty of the southern piedmont region of North Carolina about 45 minutes east of Charlotte. The system serves approximately 8400 students in 23 schools: ten traditional elementary school, one K-8 STEM school, four traditional middle schools, four traditional high schools, two early college high schools, one alternative high school, and now one virtual school.

Mission Statement: WE CARE
College and Career Readiness
Academic Support
Relationships
Excellence

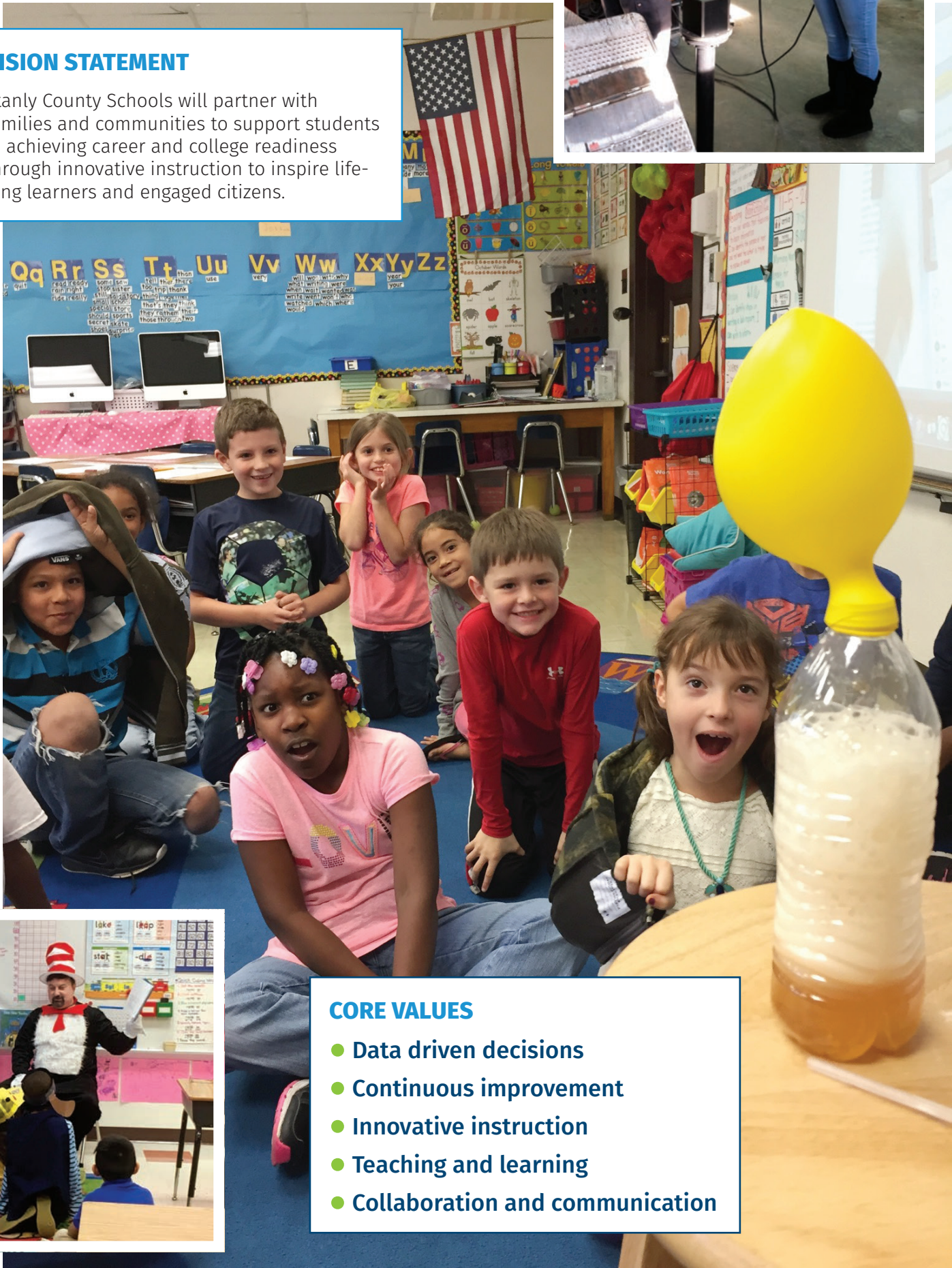
At 91.5%, Stanly County Schools’ 2018-2019 graduation rate was the highest ever. Our seniors received over \$14 million in scholarships! We have been rewarded over \$6.5 million in grant funding with another \$9 million being applied for.

Shifting teacher focus to academic, content-driven lessons, collaborative planning and ongoing teacher training has resulted in tremendous growth throughout our schools. Seventeen of our schools met or exceeded growth during the 2018-2019 school year!

High school students are afforded opportunities to not only take numerous CTE courses and potentially earn over 2500 CTE workforce credentials, they can also take courses online through video streaming or travel to a different high school. North Stanly High School is an International Baccalaureate candidate school while South Stanly High School offers AP Capstone program options. Our newest Stanly STEM Early College offers a focus on health and human services, and West Stanly High School has a STEAM emphasis. Thanks to our partnership with Stanly Community College, 294 students enrolled in 544 Career and College Promise (CCP) courses that earned them college transfer credits last year. Endless possibilities are available to align students’ needs and goals in any avenue they choose.

VISION STATEMENT

Stanly County Schools will partner with families and communities to support students in achieving career and college readiness through innovative instruction to inspire life-long learners and engaged citizens.



CORE VALUES

- Data driven decisions
- Continuous improvement
- Innovative instruction
- Teaching and learning
- Collaboration and communication



#SUCCESSINSTANLY

What will be your #SuccessinStanly Story?

From panoramic lakes, mountains and national forests to its bright business horizon, Stanly County has earned a reputation as a sought-after place to work, to live, to grow a company. Here you'll find close-knit communities, convenient highway access, an outdoor paradise, and networking that extends from high-tech resources to a firm handshake. Find your success in Stanly County.



New Finish
POWDER COATING • E-COATING • LIQUID COATING • SANDBLASTING

Stanly County is our home, we never considered starting New Finish, Inc. anywhere else. Our success is because the community has supported and embraced us with teamwork and collaboration. Stanly County is a great place to live and work."

— Brenda Bradley, New Finish, Inc.



STANLEY
Engineered Fastening

Over the last few years, the Stanfield facility has seen a substantial growth in sales which has driven the need for both increased capability and capacity. We are excited to partner with the Stanly County, and sincerely appreciate their continued support as we grow in this community."

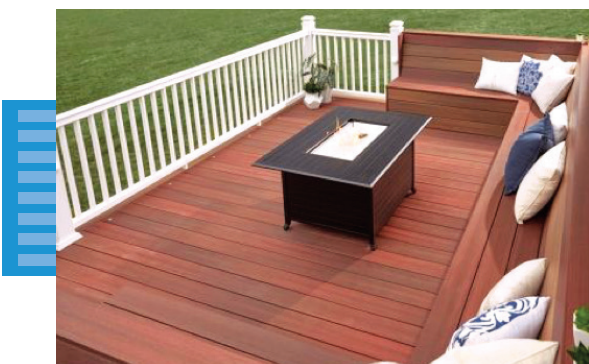
— Steve Pieper, Stanley Engineered Fastening



KRAFTSMAN

"We believe that our location in Stanly County offers our company the type of location, workforce, resources and support that we need to continue our success and build our business."

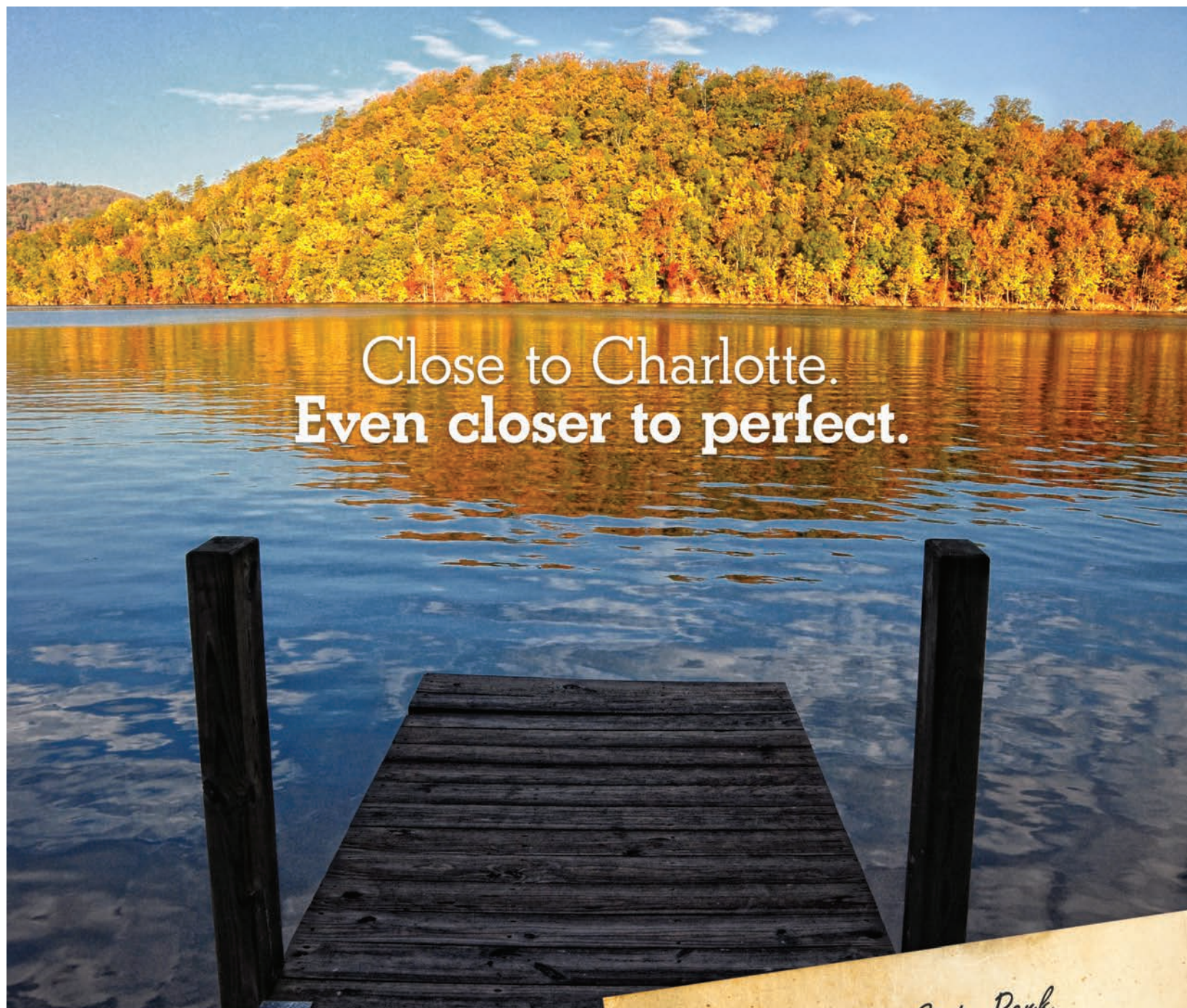
— Paul Kaufman,
Kraftsman, Inc.



fiberon

The company is appreciative of the dedication and skill of our local workforce in Stanly County and excited to locate and expand our new recycling operations in New London, which will support our growing composite extrusion business.

— Douglas Mancosh,
Fiber Composites, LLC (DBA Fiberon)



Close to Charlotte.
Even closer to perfect.

From panoramic lakes, mountains and national forests to its bright business horizon, Stanly County has earned a reputation as a sought-after place to work, to live, to grow a company. Here you'll find close-knit communities, convenient highway access, and an outdoor paradise. We're 30 minutes from Uptown Charlotte, central to all points on the East Coast, yet miles away from urban sprawl.

Welcome to the ideal place we call home.

Morrow Mountain State Park
Badin Lake & Lake Tillery
Challenging Golf Courses
Wedding Venues
Vineyards
Unique Entertainment
Charming Towns



explore the
possibilities at

**VISIT
STANLY
.COM**

Water. Air. Land. Adventure.

Stanly County Convention & Visitors Bureau 704-986-2583