



FY 2022-2023

ANNUAL REPORT



“Iredell EDC has been a catalyst for exponential growth across the county over the last five years. They have been intentional about supporting existing industry, whether it be to support their expansion plans or workforce development needs. I truly cannot wait to see what the next five years hold.”

– BOB PALMES, FY 2021-2023 CHAIRMAN, IREDELL EDC

- 2 Our Organization
- 3 Our Board of Directors
- 4 Iredell EDC: Celebrating 5 Years of Growth
- 6 Iredell County: Highlighting 5 Years of Growth
- 8 Fast Facts
- 10 Existing Industry
- 12 Workforce & Talent
- 14 Business Development
- 16 Product Development
- 19 Marketing & Research
- 20 Community & Collaboration
- 21 Thank You Investors





CHAIRMAN'S MESSAGE

On behalf of the Board of Directors, I am pleased to present the FY 2022-23 Annual Report.

This year marks our 5-year anniversary as a combined organization as result of a decision by our leadership to unify economic development efforts under one county-wide organization. As we celebrate this milestone, I would like to reflect on a few of the accomplishments we have achieved during this time.

We had 109 new and expanding announcements, representing \$2 billion in investment with the creation of 5,394 jobs, and occupying 16.7 million SF. Over the past three years, we have seen substantial private investment in real estate across Iredell which has resulted in 13.2 million SF in announced industrial product development.

We have strengthened our relationships with our existing industries through the launch of our Industry Leaders Councils in 2020, building a network of over 120 site leaders across the County. In 2021, we were a founding member of the Iredell Industry and Education Alliance and supported the initiation of Iredell Ready, a new workforce initiative that will support students, residents, and businesses with building pathways to better futures. We have amplified our brand as a strategic location for investment through our enhanced efforts around research, marketing, and communications.

We want to thank you, our investors, for supporting our efforts to bring new investments and jobs to our community. Business and talent have choices on where they live and work, and working together as a community and region ensures our competitiveness in the global marketplace. We remain optimistic about future opportunities for the county and our individual communities and our ability to further support our local industry with their growth and attract new jobs and investments.



Bob Palmes

FY 2021-23 Chairman, Iredell EDC

VP Business Development, G.L. Wilson Building Company





OUR ORGANIZATION

We are a public-private partnership that promotes economic growth and stability in our community by supporting the creation of new jobs and encouraging investment. We accomplish this through business development, supporting existing industry, building a world-class workforce, and collaboration with the community to create prosperity for all.

OUR PILLARS

- Pillar 1 **Existing Industry**
- Pillar 2 **Workforce & Talent**
- Pillar 3 **Business Development**
- Pillar 4 **Product Development**
- Pillar 5 **Marketing & Research**
- Pillar 6 **Community Development & Collaboration**

IREDELL EDC TEAM

- Jenn Bosser, CEcD**, President & CEO
- Todd Black, EdD**, Existing Industry Manager
- Shawn Cummins**, Research Analyst
- Sharon Barlow**, Communications Manager
- Lisa Taylor**, Operations Manager



OUR BOARD OF DIRECTORS FY 2022-2023

PUBLIC SECTOR LEADERSHIP

Chair Melissa Neader
Board of Commissioners
Iredell County

Beth Mull
County Manager
Iredell County

Mayor Miles Atkins
Town of Mooresville

Randy Hemann
Town Manager
Town of Mooresville

Mayor Costi Kutteh
City of Statesville

Ron Smith
City Manager
City of Statesville

Ron Wyatt
Town Manager
Town of Troutman

Mayor Teross Young
Town of Troutman

EXECUTIVE BOARD / PRIVATE SECTOR LEADERSHIP

Bob Palmes, Chair
VP Business Development
G.L. Wilson Building Co.

David Alexander
Vice Chair
President
J.T. Alexander & Son, Inc.

Jeff Cernuto, Secretary
President
Princeton Communities

Paul Cook, Treasurer
Business Banker
First Citizens Bank

Jim Marshall, Past Chair
President & CEO
blueharbor bank

Steve Dailey
Chairman
NGK Ceramics USA, Inc.

Bill McCombs
Vice President &
Project Manager
McCombs Steel

Chad Sanders
VP of Merchandising
Lowe's Companies

Marian Steele Clark
President
J.C. Steele & Sons, Inc.

James Mallory
Partner
Law Office of
James B. Mallory III

EX-OFFICIO LEADERSHIP

Jenn Bosser, CEcD
President & CEO
Iredell County EDC

Dr. Tim Brewer
President
Mitchell Community
College

Mark Brady
President
South-Iredell Community
Development Corporation



CELEBRATING 5 YEARS OF GROWTH



In 2018, our leadership made a strategic decision to unify the economic development efforts under one county-wide economic development organization with the creation of Iredell County Economic Development Corporation. Today, we celebrate the milestones of a five-year anniversary. Over the past five years, we have seen a significant transformation in our county through the attraction of new investment, the creation of jobs, and the strengthening of partnerships across the county, region, and state. None of this would be possible without the partnership and investment of our public and private investors.

Here are some of the highlights from the Iredell EDC efforts over the past five years.

NEW AND EXPANDING ACTIVITY & TIMELINE



109
ANNOUNCEMENTS

\$2.0 Billion+
INVESTED



5,394
NEW JOBS

16.7 M
SQUARE FOOTAGE



\$53.7 M
LOCAL GRANTS AWARDED

\$18.4 M
STATE GRANTS AWARDED





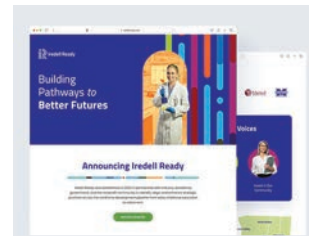
PRODUCT DEVELOPMENT HIGHLIGHTS

Announced \$322,710,000 in new real estate investment in product development, representing 13 million SF of new industrial space spanning 1,000+ acres.

- **North Charlotte Commerce Center** – 78 Acres / 710,640 SF / Mooresville
- **Wilcombs/Mooresville Business Park East** – 20.51 Acres / 111,488 SF / Mooresville
- **NC Park 40/77** – 450 Acres / 3.2 million SF / Statesville
- **77/40 Commerce Center** – 185 Acres / 1.4 million SF / Statesville
- **Statesville Commerce Center** – 70 Acres / 633,837 SF / Statesville
- **77 North Logistics Center** – 159 Acres / 1.7 million SF / Troutman
- **North Fork Business Park** – 40 Acres / 500,000 SF / Troutman
- **Northside 77** – 90 Acres / 693,020 SF / Troutman

WORKFORCE

In March 2021, we established Iredell Ready, a collaborative between education, industry, and community partners to build Iredell's workforce pipeline. In September 2023, we introduced **iredellready.com**, a comprehensive and central resource that will connect students, residents, and businesses with workforce development resources.



MARKETING AND RESEARCH

- Launched **IredellEDC.com**, total of 91,000 visitors.
- Published *Iredell Insights*, 82 editions, average open rate 40%, 1,680 subscribers.
- Announced social media channels, total of 3,474 followers.
- September 2022 – Iredell EDC Business Resource Guide awarded the Excellence Award from International Economic Development Council.

2018

2019

2020

2021

2022

2023

Corvid Technologies Inc
\$29M, 367 jobs, 200K SF

Mack Molding Company
\$6M, 120 jobs, 60K SF

Mitsubishi Materials U.S.A. Corporation
\$1.5M, 30 jobs

Cheney Brothers
\$24M, 105 jobs, 200K SF

Yanjan
\$16M, 91 jobs

NGK Ceramics USA, Inc.
\$17M, 10 jobs, 293K SF

Keselowski Advanced Manufacturing (KAM)
\$14M, 22 jobs, 70K SF

SCN BestCo
\$47.5M, 141 jobs, 56K SF

Pactiv Corp
\$28M, 60 jobs, 310K SF

Symmetrix Composite Tooling
\$2.2M, 37 jobs, 40K SF

Origin Food Group
\$9M, 30 jobs

Walmart E-Commerce Center
\$159M, 500 jobs, 1M SF

Iredell Health System
\$35M, 40 jobs, 68K SF

ZNDUS
\$5.7M, 43 jobs, 72.2K SF

Maymead
\$5.8M, 25 jobs

Doosan Bobcat
\$70M, 250 jobs, 580K SF

deBotech Inc.
\$2.4M, 100 jobs, 62K SF

Cheney Brothers
\$11M, 50 jobs, 72K SF

C.R. Onsrud Inc
\$17M, 25 jobs, 146K SF

Jeld-Wen Holding, Inc.
\$7.9M, 235 jobs, 112K SF

Sherwin-Williams
\$324M, 183 jobs, 836K SF

Denso
\$38M, 137 jobs

Jet East, A Gama Aviation Company
250 jobs, 250K SF

Keselowski Advanced Manufacturing (KAM)
10 jobs, 70K SF

Toyota Racing Development
25 jobs, 32K SF

Fibreworks Composites
\$5M, 60 jobs, 111K SF

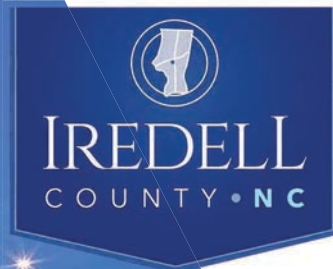
Dura Supreme Cabinetry
17.4M, 237 jobs, 320K SF

WaterTech
\$10.8M, 26 jobs, 50K SF

NGK Ceramics
\$9.4M

United Racing Parts, LLC
\$3.2M, 10 jobs, 20K SF

HIGHLIGHTING 5 YEARS OF GROWTH



Iredell County has benefited from and contributed to North Carolina's success, earning our state a designation as the Top State of Business by CNBC in 2023 and 2022. Over the past five years, Iredell County's population grew by 10.1% from 178,000 (2018) to 196,000 (2023). During that same timeframe we saw the average wage in the county increase by 33% growing from \$48,455 (2018) to \$64,433 (2023), positioning Iredell County as the 4th Highest Wage Rate in the state.

#1 TOP STATE FOR BUSINESS BY CNBC
(2022 & 2023)

#1 ECONOMIC GROWTH BY COUNTY
IN CHARLOTTE REGION
(Charlotte Business Journal, February 2023)

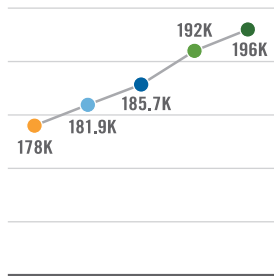
#2 FASTEST GROWING RETAIL SECTOR
IN NORTH CAROLINA BY EMPLOYMENT
(NC Department of Commerce, 2023)

#3 FASTEST INDUSTRIAL GROWTH
IN CHARLOTTE REGION
(Charlotte Business Journal, March 2022)

TOP TEN PERFORMING AIRPORTS IN NC –
STATESVILLE REGIONAL AIRPORT
(NC Department of Transportation, State of Aviation Report 2023)

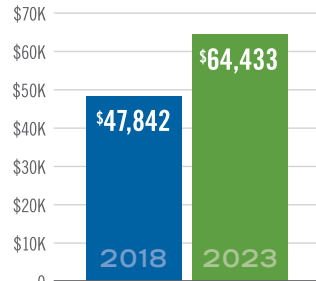
IREDELL COUNTY GROWTH – BY THE NUMBERS

Population Growth (2018-2022)
10.1% Increase



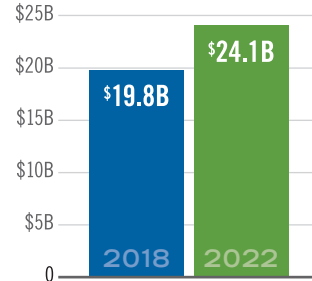
Source: US Census

Average Wage Growth
35% Increase



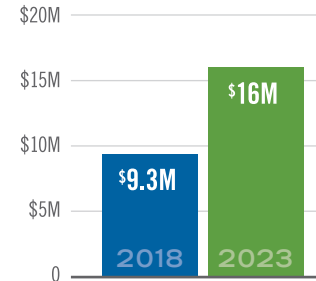
Source: US Bureau of Labor Statistics

Property Tax Revenue
22% Increase



Source: Iredell County

Average Sales Tax Revenue
58.7% Increase



Source: NC Department of Revenue

LABOR FORCE

2018: **87,165**

2023: **105,775**

(Source: Applied Geographic Solutions and GIS Planning 2022, TaxFoundation.org 2021 and GIS Planning research)

EMPLOYMENT

2018 Total Employment: **72,526**

Total Establishments: **5,358**

Average Weekly Wage: **\$992**

2023 Total Employment: **95,308**

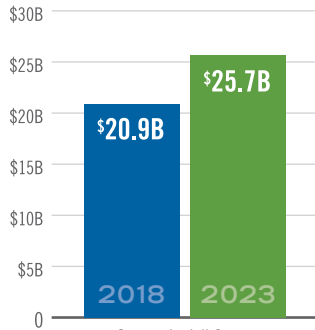
Total Establishments: **6,695**

Average Weekly Wage: **\$1,181**

(Source: US Quarterly Census of Employment and Wages, Local Area Unemployment Statistics)

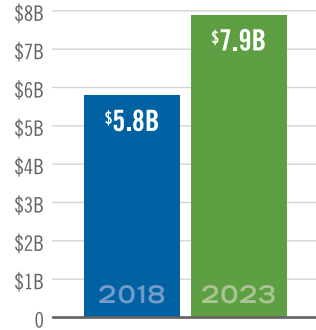
Increase in Tax Base (Iredell County, Town of Mooresville, City of Statesville, Town of Troutman)

Iredell County
(23.1% Increase)

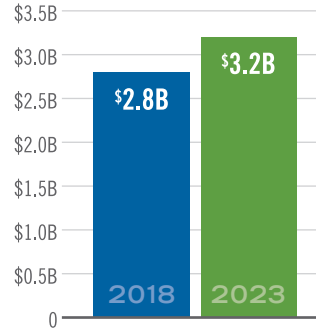


Source: Iredell County

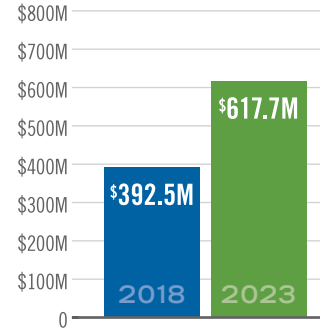
Town of Mooresville
(36.2% Increase)



City of Statesville
(15.8% Increase)



Town of Troutman
(57.3% Increase)



INDUSTRIAL SQUARE FOOTAGE

Q2 2018 Total Inventory:

29,194,629 SF

Q1 2023 Total Inventory:

33,735,423 SF

15.5% Increase (Source: Colliers)

Four Iredell EDC Projects Made the State's Top 25 Project Announcements

(Business NC Magazine)

#11 SCN BestCo (2022)

#25 Sherwin-Williams (2022)

#11 Dura Supreme Cabinetry (2023)

#13 EPOC Enviro (2023)

Growth by Industry Sector in Iredell County

Industry Sector	Percentage		Number of Firms		Total Employment	
	2018	2023	2018	2023	2018	2023
Retail	13.6%	14.9%	637	741	9,860	11,824
Manufacturing	15.6%	14.8%	316	340	11,296	11,742
Health Care	11.7%	11.5%	483	584	8,498	9,124
Accommodation/Food	9.5%	9.2%	357	430	6,908	7,240
Construction	5.6%	6.5%	585	712	4,089	5,157
Administrative	6.2%	5.9%	370	494	4,536	4,695
Education	7.3%	5.7%	89	107	5,310	4,474

FAST FACTS

ABOUT IREDELL COUNTY



Spanning 574 square miles with a population of 196,136, Iredell is home to six communities: Harmony, Love Valley, Mooresville, Troutman, Statesville, and Union Grove. Iredell is the 14th largest county by population in North Carolina.

- #1** **LOWEST TAX RATE IN THE CHARLOTTE REGION**
(NC Department of Commerce, 2023)

- #1** **FASTEST GROWING ECONOMIC GROWTH COUNTY IN THE CHARLOTTE REGION WITH THE GREATEST GDP GROWTH** *(Charlotte Business Journal, 2023)*

- #2** **FASTEST GROWTH IN RETAIL EMPLOYMENT IN NORTH CAROLINA**
(NC Department of Commerce, 2022)

- #3** **LARGEST INDUSTRIAL GROWTH IN THE CHARLOTTE REGION**
(Charlotte Business Journal, 2022)

- #4** **HIGHEST AVERAGE WAGE IN NORTH CAROLINA BEHIND THE TOP 3 MAJOR METRO COUNTIES IN NORTH CAROLINA – DURHAM, WAKE, AND MECKLENBURG** *(NC Department of Commerce, 2023)*

- #6** **FASTEST GROWING ECONOMIC GROWTH COUNTY IN NC WITH THE GREATEST GDP GROWTH**
(Charlotte Business Journal, 2023)





INCOME & HOUSING

Total Households Occupied **70,654**
Median Household Income **\$74,550**
Median Household Expenditures **\$74,910**



INDUSTRY

Total Establishments **6,695**
Retail Establishments **741**
Healthcare & Social Services **584**
Manufacturing **340**
Accommodations & Food Service **430**



Total Employment **95,308**
Retail **11,824**
Manufacturing **11,742**
Healthcare & Social Services **9,124**
Accommodations & Food Service **7,240**



LABOR FORCE

Total Labor Force **105,775**
Unemployment Rate (June 2023) **3.3%**
County Average Wage **\$64,433**
High School Graduation Rate **91.58%**
38 Universities within 50 Miles
Average Commute Time **24 Minutes**

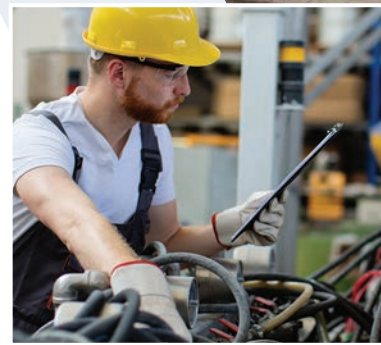


FY 22-23 PERMITTING

(Provided by Iredell County)

Total Permit Applications (Residential & Commercial) Year-Over-Year **11,371**
Residential Permits Issued **4,140**
Value of Residential Permits Issued **\$718M**
Commercial Permits Issued **471**
Value of Commercial Permits Issued **\$408M**

Sources: Applied Geographic Solutions and GIS Planning 2022, US Census, US Bureau of Labor Statistics



EXISTING INDUSTRY

Existing Industry is Iredell EDC's first pillar and the cornerstone of Iredell County's economy. The county's growth strategy depends not only on the community's ability to attract new industry and investment but also the retention of existing businesses and their employees. It is critical to support and maintain existing companies to encourage future investment in the community. Existing industry expansions accounted for over 50% of announced projects and \$38.4 million of investment during FY 22-23.

Iredell EDC has a dedicated business retention and expansion program focused on developing and building relationships with industry partners. The direct engagement with industry allows Iredell EDC to quickly connect companies with solutions and resources needed to succeed in both Iredell County and the region. Our engagements have contributed to 400 referrals to other existing industry, investors, and community partners.

INDUSTRY LEADERS COUNCIL (ILC)

Held quarterly, the Industry Leaders Council brought together local leaders for networking, industry tours, and shared learning. Our engagement with industry resulted in strong participation in community initiatives including workforce development, road construction, Environmental Social Governance (ESG), and cybersecurity.



177
EXISTING INDUSTRY
INTERACTIONS



19 SBO CLIENTS



400 REFERRALS



4 INDUSTRY LEADERS
COUNCILS (143 participants)





EXISTING INDUSTRY HIGHLIGHTS

Niagara Bottling Mooresville wins Niagara Bottling Manufacturing Excellence Award

Pactiv Evergreen was named Safety Plant of the Year and Food Service Manufacturer of the Year

deBotech celebrates 25-year anniversary

Novant Health strikes \$320 million deal to buy Lake Norman Regional Medical Center

Kooks Headers wins First Military Contract

Forbes names **Trane Technologies** One of America's Best Large Employers

blueharbor bank opened Statesville Branch

The Royal Jordanian Air Force conducted Commissioning Ceremony with **IOMAX USA**

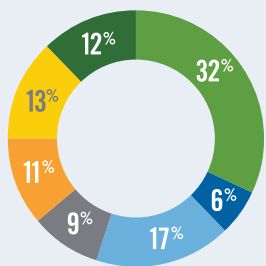
Iredell Health was named #1 Healthiest Employer in the Greater Charlotte Region by the *Charlotte Business Journal*

Wastequip was featured in cover story of *Business NC Magazine*



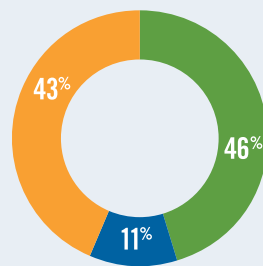
“When asked about challenges of doing business in our community, we answered... Iredell EDC listened, and delivered meaningful professional resources and follow-up. I’m proud to partner with Iredell EDC to better our local business community.”

– SHANNON G. MARSHALL, PRESIDENT, BETCO INC



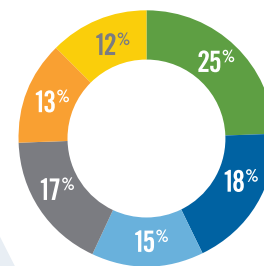
Inquiry Source

- Existing Industry
- Economic Development Partner
- EDC Investor
- Local Gov't/Elected Official
- Real Estate Broker
- Small Business Ombudsman
- Other



Inquiry Referrals

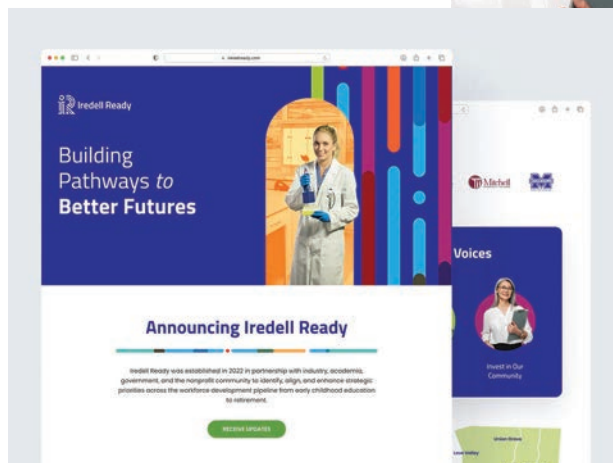
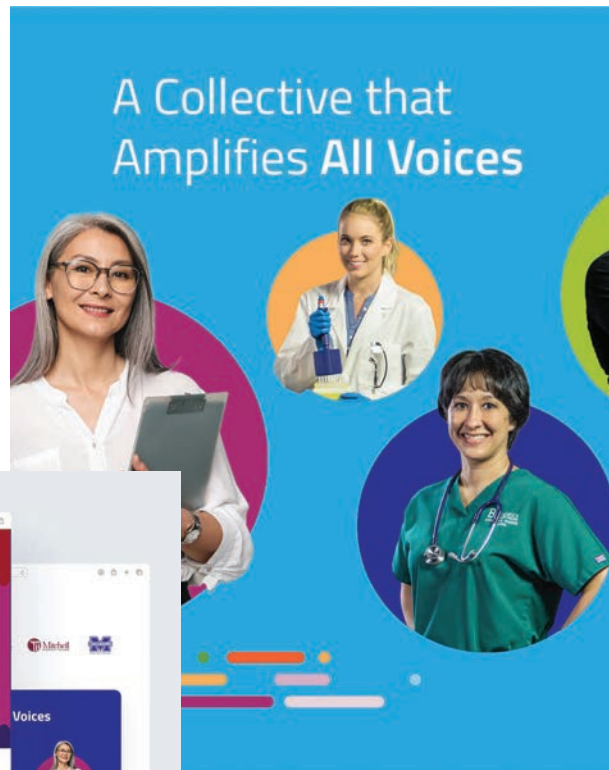
- Investor Referrals
- Existing Industry Referrals
- General Inquiries



Information Requested

- Real Estate/Development
- Business Assistance
- Networking
- Workforce
- Infrastructure/Regulatory Support
- Local/Regional Demographics

WORKFORCE & TALENT



Growing and developing Iredell's workforce and talent pipeline is a strategic priority for Iredell EDC and our partners. Initiatives, such as Iredell Ready, have emerged in response to the demand for a highly skilled, ready-to-work labor force for our local industry sectors.

IREDELL READY

Iredell Ready is a new workforce collaborative created to build pathways to better futures with a focus on students, residents, and businesses. The initiative was founded by Centralina Workforce Development Board, Greater Statesville Chamber of Commerce, Iredell-Statesville Schools, Iredell EDC, Mooresville Graded School District, Mitchell Community College, and Iredell County. Iredell EDC is leading the effort with an initial focus on developing a comprehensive communications and marketing strategy with the support of Springer Studios, a full-service marketing and design firm. Our new website iredellready.com will serve as a one-stop-shop featuring resources and illustrating career pathways and programs available across Iredell County. Our social media presence on Facebook, LinkedIn, Instagram and YouTube will help amplify news, events, and initiatives throughout the community. This year we have expanded and deepened our relationships with key stakeholders from the private and public sector to deliver on this effort. At the heart of Iredell Ready is the engagement and implementation of programs and initiatives that our various partners are deploying to help connect the dots for students, residents, and businesses.

WORKFORCE PARTNERS IN ACTION



12 Workforce Partner Visits

34 Career Exploration Videos Created

4 Career Events

Engaging 1,700 Students and 192 Local Companies

Work-Based Learning Opportunities

20 Companies Offering Apprenticeships

60 Applications

Mitchell Community College

7% Increase in Total Student Enrollment

6.6% Increase in Full-Time Students

Career Services

NCWorks Career Centers Provided 15,399 Services to 1,626 Residents

NCWorks Career Centers Provided 3,717 Services to 523 Unique Iredell Employers

The Greater Statesville Chamber of Commerce

Youth Leadership Program, 41 High School Juniors Graduated

Leadership Statesville, 22 Local Business Leaders Graduated

UpSkill Centralina Grants

\$25,985 to 3 Iredell County Businesses to Train 33 Employees

Mitchell Community College Funds

\$107,941 Awarded to 20 Iredell Companies to Train 931 Employees



Building Pathways to Better Futures

iredellready.com

    @iredellready

NEW & EXPANDING ACTIVITY



9

ANNOUNCEMENTS



\$72.3 M

INVESTED



849

NEW JOBS



912.8 K SF

NEW SPACE OCCUPIED

BUSINESS DEVELOPMENT



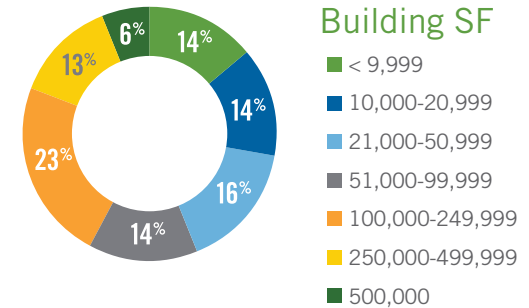
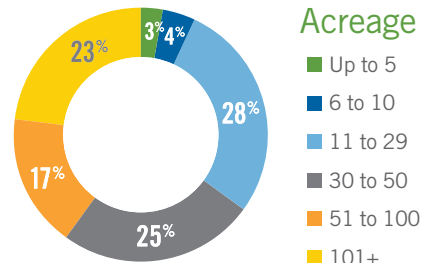
“Iredell County is a talent-rich region that has provided opportunity for growth in various business sectors. Both Fibreworks Composites and Composite Factory have benefited from working with the Iredell EDC team, who has helped link us with needed resources within the community. Iredell EDC is a valuable resource to any growing business within Iredell County.”

– **JOE HOFMANN**, CHIEF EXECUTIVE OFFICER
FIBREWORKS COMPOSITES

PROJECT ACTIVITY RECAP

Our pipeline of projects remained strong year-over-year. Iredell EDC responded to 201 project inquiries and facilitated 19 site visits. We had 9 announced projects totaling over \$72.3 million in investment, 849 jobs, and 912,800 SF of space. Existing industry projects represented over 30% of the active projects in the current pipeline.

Among the key benefits of our community are access to transportation corridors, a robust labor market, low cost of living, and a business-friendly environment.



NEW & EXPANDING PROJECT HIGHLIGHTS

DURA SUPREME CABINETRY

\$17.4M / 237 Jobs / 309,000 SF / New

Dura Supreme Cabinetry, headquartered in Minnesota, announced an investment of \$17.4M and creation of 237 jobs including cabinet making, furniture making, finishing, woodworking, and machining skills. The company will occupy an existing 309,000 SF building in Statesville.

EPOC ENVIRO

\$5.7M / 226 Jobs / 263,000 SF / New

EPOC Enviro, an Australian-based PFAS remediation company, announced an investment of \$5.7M and the creation of 226 jobs. This location will be the first manufacturing facility for the company in the US.

FIBREWORKS COMPOSITES

\$5M / 60 Jobs / 111,488 SF / Existing

Fibreworks Composites, a R&D and manufacturer of composite materials for the motorsports, defense & aerospace industry, announced an investment of \$5M and the creation of 60 jobs. The company will expand its manufacturing facilities at Mooresville Business Park East. The company will be moving into the 111,488 SF spec building in Mooresville Business Park East.

IREDELL HEALTH SYSTEM

\$22M / 16,000 SF / Existing

Iredell Health System announced an investment of \$22M and 16,000 SF with the expansion of Iredell Memorial Hospital's critical care unit and emergency department. This expansion demonstrates the Health System's continued commitment to Statesville's dynamic healthcare needs.

JET EAST

115,000 SF / 250 Jobs / New

Jet East, a Gamma Aviation Company, has opened a full-service flagship maintenance facility in Statesville at the Statesville Regional Airport (KSVH). The company will occupy a total of 115,000 SF and employ 250 people.

NGK CERAMICS

\$9.4M / Existing

NGK Ceramics, announced \$9.4M in machinery and equipment at their manufacturing campus, representing the 17th expansion in Mooresville over a span of 30 years. This investment would automate two of the company's six extrusion finishing areas and five of the nine inspection lines.

RACING FORCE USA, INC.

\$2.01M / 25 Jobs / 15,000 SF / Existing

Racing Force USA announced an investment of \$2.01M and the creation of 25 jobs. The company is expanding their retail presence to a larger facility to include a distribution center for racing safety equipment and the production of custom fire suits for race car drivers and teams. The company will occupy a 15,000 SF building in Mooresville.

TOYOTA RACING DEVELOPMENT

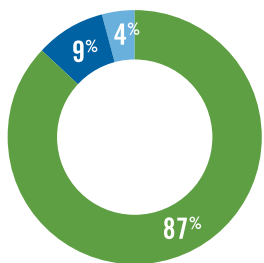
25 Jobs / 32,000 SF / New

Toyota Racing Development announced a new location totaling 32,000 SF in Mooresville at the Merino Mill with the addition of 25 employees. The facility will focus on engineering and design for Toyota's new GR Cup. The facility will also house a conference room, personal training, and gym facilities for current Toyota drivers.

WATER TECH INC.

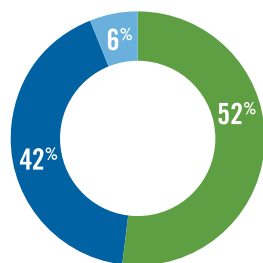
\$10.8M / 26 Jobs / 50,000 SF / New

Water Tech Inc., a manufacturer of products for the food processing industry, announced an investment of \$10.8M and the creation of 26 jobs. The company plans to build a 50,000 SF facility in Statesville.



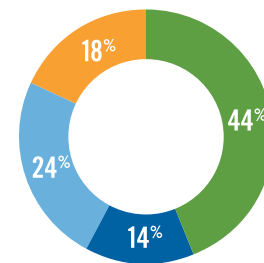
Project Industry

- Manufacturing
- Distribution
- Other



Submission Location

- Statesville
- Mooresville
- Troutman



Project Source

- EDPNC
- Broker/Site Selector
- CLT Alliance
- Direct

“Whereas 12 months prior, we were seeing more distribution and warehouse-related projects, the tide has turned, and we are seeing more demand from the manufacturing perspective. It used to be real estate, labor, and electricity. The search criteria now is electricity, labor, and then real estate.”

– GRANT MILLER, VICE PRESIDENT, COLLIERS INTERNATIONAL

PRODUCT DEVELOPMENT

Iredell EDC focuses on product development to maintain and strengthen the community's economic competitiveness. Creating quality product positions Iredell County to be competitive for future projects. While vacancy rates did increase during the past fiscal year, vacancy rates are still below 5% in the County. For context, 100% of the product in the Charlotte market delivered in Q1 & Q2 2022 is now leased. Vacancy rates have maintained a strong position year-to-date, fluctuating between 2.1% and 3.5%. Currently, product deliveries in the Charlotte market gain full occupancy within 12 months of completion. The vacancy rate is projected to reach a maximum of 5%, which is below the market's 10-year peak vacancy at 7.1% during the height of the COVID-19 pandemic.



SPECULATIVE INDUSTRIAL DEVELOPMENT ACTIVITY

**Mooreville Business Park East
Speculative Building**

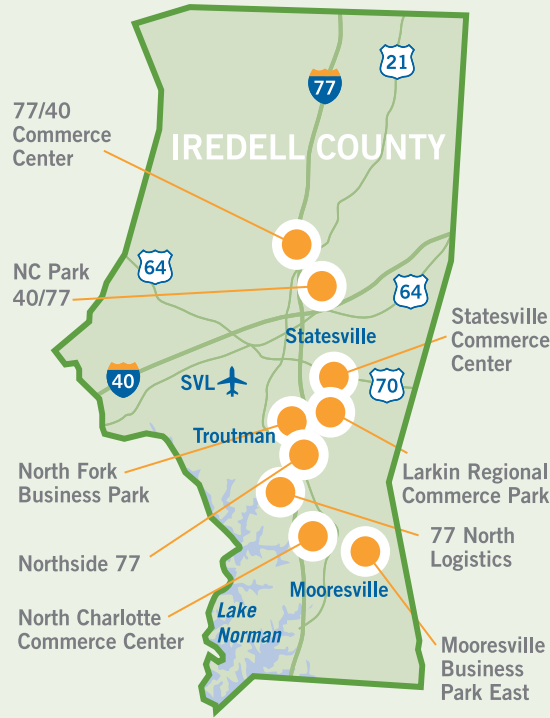
111,488 SF building sold to local manufacturer Fibreworks Composites

Statesville Commerce Center

263,701 SF speculative building delivered

NC Park 40/77

±585,880 SF speculative building under construction



In FY 22-23 we announced 2 product development projects totaling \$85 million of investment. Our total product development pipeline equates to 17.1 million SF; 13.2 million SF announced, 1.8 million SF under construction, with another 4 million SF not yet announced projects. Other previously announced projects continued progressing through the development process.

NEW ANNOUNCED INDUSTRIAL DEVELOPMENT

NORTHSIDE 77 (90 Acres / 693,020 SF)

Located at Exit 42 off Interstate I-77, Collett Industrial is developing a Class A business park with three buildings ranging from 135,200 SF to 340,200 SF for a total park size of 693,020 SF. Construction is scheduled to begin Q3 2023.

NORTH FORK (60 Acres / 500,000 SF)

Empire Development, LLC is developing a Class A business park in Troutman off Murdock Rd. Building sizes range from 15,000 SF to 200,000 SF with construction scheduled to begin Q3 2023.

STATESVILLE INNOVATION CENTER (100 Acres / 200,000 SF)

Striv Development is developing a 100-acre multi-tenant park with building sizes ranging from 12,000 SF to 100,000 SF. The project is located off US 70 and Business Park Dr. in Statesville.

NORTH CHARLOTTE COMMERCE CENTER / BUILDING 3000 (8.3 Acres / 89,920 SF)

North Charlotte Commerce Center is an industrial development at Deerfield Business Park in Mooreville. The entire project encompasses a total of 78 acres and 800,560 SF of industrial development.



COMMUNITY PROJECT HIGHLIGHTS



NEW PERMITTING SOFTWARE

Iredell County

Iredell County implemented EnerGov software to enhance effectiveness, expedite the process, provide real-time progress notifications, and provide secure uploading of documents such as site plans, septic system documentation, and building plans for residential and commercial projects during the online application process.

JENNINGS PARK

Iredell County

Iredell County Parks and Recreation Department was awarded an Accessibility for Parks Grant in the amount of \$500,000 to build an inclusive playground at Jennings Park in Statesville. The Iredell County Board of Commissioners has agreed to match \$100,000 of the grant, bringing the total funding for the playground to \$600,000.

NEW POLICE HEADQUARTERS

Town of Mooresville

The Town of Mooresville completed construction on a new Police Headquarters Building, totaling 50,000 SF in the southeast corner of the Wilson Avenue/U.S. 21 intersection. The \$19M facility – funded with part of a \$46.5M limited-obligation bond debt Commissioners approved in 2020 – is twice the size of the 18-year-old current station on West Iredell Avenue.

BARIUM SPRINGS

Town of Troutman

Troutman Town Council approved the rezoning for the Wakefield at Barium mixed-use development, clearing the way for the construction of 2,800 residential units. Council members also voted unanimously to annex the 774-acre site into the town limits. Prestige Development is the developer on the site and noted that the

20-year revenue projection will be \$102.8M for the Town of Troutman. The project is also expected to create 1,500 jobs through the new businesses located in the commercial sections of Wakefield.

FIRE STATION #1

City of Statesville

The City of Statesville broke ground on the new Fire Station One. The new station located at the intersection of Wilson W. Lee Boulevard and Charlotte Avenue, will replace the existing station, and accommodate the City's growing needs. The \$10M facility is estimated to be completed in Q1 2024 and will be 2-stories with a total of 26,000 SF.

STATESVILLE ELECTRIC EARNS SAFETY AWARD OF EXCELLENCE

City of Statesville

Statesville Electric received the American Public Power Association (APPA) Safety Award of Excellence for safe operating practices in 2022. The award recognizes a utility's incident rate and the state of its safety program and culture.

150TH ANNIVERSARY

Town of Mooresville

The Town of Mooresville celebrated its 150 Year Anniversary with several events in partnership with the community. They had quite a lot to celebrate including several new parks & recreation projects that included the reopening and renovation of Liberty Park, resurfacing of the soccer fields with turf at Mazeppa Park, and the completion of a new skate park.





MARKETING & RESEARCH

IREDELL EDC IN THE NEWS

Iredell EDC firmly believes in the premise that communication is the key to success. Our team supports local businesses and projects with press releases and the coordination of press coverage for their announcements resulting in strong media coverage and highlights in industry publications. We regularly communicate with our investors via our newsletter, *Iredell Insights*, social media, and events.

As a data-driven organization, we track marketing trends and share key business insights. We have created a complete market overview of Iredell County available as a Master Slide Deck of 56 slides along with a 20-page narrative. Our newly revamped website provides quick access to information such as a consistently updated Data Center, Available Properties, Featured Properties, GIS Search Integration, Demographics – By Location, and a Rankings Flyer. This gives site selectors and businesses the facts they need for an informed decision to locate to or expand within Iredell County.

We partnered with our economic development allies in the Charlotte Region and State of NC to formulate strategies and participate in events to promote our region and state:

- NC 100 Visit (Economic Partnership of NC)
- Comprehensive Economic Development Strategy Steering Committee (Centralina Regional Council)

- Economic Development Legislative Day Raleigh, NC (North Carolina Economic Development Association)
- Washington, DC Fly-In (Charlotte Regional Business Alliance)

FEATURES & PRESS CLIPS

The Iredell EDC supports our community by sharing our story and amplifying the countless reasons Iredell County is the best place for life, business, and location. The results are in the headlines of numerous publications and articles featuring Iredell County, its businesses, its people, and its strengths. Additionally, we promoted some of the top reasons Iredell County is “The Best Move for Business” in an advertisement in *Business North Carolina*.

MAJOR HEADLINES

- ***Iredell, Cabarrus Among the Charlotte Metro's Top Counties For Economic Growth*** (*Charlotte Business Journal, February 2023*)
- ***Iredell County Touts Industrial Real Estate Growth As It Positions Itself For More Development*** (*Charlotte Business Journal, September 2022*)
- ***Most Admired CEO Awards: Jenn Bosser, Iredell County Economic Development Corp.*** (*Charlotte Business Journal, June 2023*)



1,680
NEWSLETTER
SUBSCRIBERS
(Up 12% from last year)

40%
AVERAGE
OPEN RATE

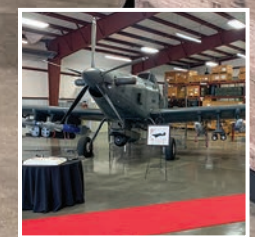


27.3K
TOTAL WEBSITE
VISITORS

COMMUNITY & COLLABORATION

Our team works with partners on numerous initiatives to position Iredell County and the region as a competitive location. We are actively involved in local, regional, and state conversations presenting and representing Iredell County's business community.

Boys and Girls Club of the Piedmont
Centralina Regional Council
Centralina Workforce Development Board
Charlotte Regional Business Alliance
Crosby Scholars Iredell County
Downtown Mooresville Commission
Downtown Statesville Development Corporation
Goodwill Industries of Northwest North Carolina
Greater Statesville Chamber of Commerce
Economic Development Partnership of North Carolina
International Economic Development Council
Iredell Industry & Education Alliance – Iredell Ready
Iredell-Statesville Schools
Mitchell Community College
Mooresville Convention & Visitors Bureau
Mooresville-South Iredell Chamber of Commerce
Mooresville Graded School District
NASCAR Technical Institute
NC State, Industry Expansion Solutions
NCWorks
North Carolina Community College System
North Carolina Department of Commerce
North Carolina Economic Development Association
North Carolina Manufacturing Institute
North Carolina Motorsports Association
myFutureNC
Small Business and Technology Development Center
South-Iredell Community Development Corporation
Statesville Convention & Visitors Bureau
University of North Carolina – Charlotte
United Way of Iredell County
Rotary Clubs – Iredell/Statesville/Mooresville/
Lake Norman Region



Thank You Investors

Together with the commitment and dedication of our Investors, Iredell EDC continues to make strides to build a greater community through business attraction, encouraging investment, and creating new jobs. We want to thank our Investors for their support and look forward to working with you in 2023-2024 to make Iredell a place for **Business. Life. Location.**

OUR INVESTORS

VISIONARY (\$10,000+)

City of Statesville
Iredell County
Lowe's Companies
South Iredell Community
Development Corporation
Town of Mooresville
Town of Troutman
Wells Fargo

LEADERSHIP (\$5,000-\$9,999)

Corvid Technologies
Dominion Energy, NC Gas
Duke Energy Carolinas
G.L. Wilson Building Company
Holland Realty & Mortgage Corp.
L. Gordon Iron & Metal/Gordon Family
Mooresville Convention & Visitors Bureau
NGK Ceramics USA, Inc.
PCS/Professional Computer Services
PIVOT PR
SCN BestCo, Inc.
Statesville Convention &
Visitors Bureau
Truist

PARTNER (\$3,000-\$4,999)

Alfred Williams & Company
EnergyUnited
Jones, Childers, Donaldson & Webb,
PLLC
OneDigital
McCombs Steel Company
Mitchell Community College
Potter & Company, P.A.
Princeton Communities
Raymer Oil Company
Structure Medial

CONTRIBUTOR (\$1,000-\$2,999)

Adams + Associates Architecture
Alexander Railroad Company
Allen Tate Relocation &
Corporate Services
Bell Construction Co
blueharbor bank
Bonanza Development Company Inc.
Central Carolina Insurance Agency
Choate Construction Company
Ciprian IT Technologies
Country Boy Landscaping
DeBotech, Inc.
Dewberry
ECS Southeast, LLP
EDIFICE, Inc.
Electricities of North Carolina, Inc.
Express Employment Pros
First Citizens Bank
First Reliance Bank, Mooresville
Gary Thomas – Pressly, Thomas &
Conley, P.A.
Geo-Hydro Engineers

Grant Miller – Colliers International
(Charlotte)
Greater Statesville Chamber
of Commerce
Hendrick Construction
HTI Jobs
Interstate Development Co
Iredell Health System
J.C. Steele & Sons, Inc.
J.T. Alexander & Son, Inc.
JEAT Enterprises, LLC
Johnson Parts & Supply
Keary Construction
Kooks Headers & Exhaust
Lake Norman Realty
Lake Norman Regional Medical Center
Landmark Builders
Law Office of James B. Mallory III
Legacy Real Estate Advisors
Lemon Maids
Maymead, Inc.
Mikaw Corporation
Mooresville Realty
Nandina Properties

Omega Construction
Peoples Bank
Piedmont HealthCare
Piedmont Realty
Pope, McMillian, P.A.
Pressly Residential Group, LLC
Progressive AE
SeamonWhiteside
Sir Speedy Printing &
Marketing Services
Southern Distilling Company
Stamey Land Company
Statesville Country Club
Stewart Inc.
SunCap Property Group
TDS Telecom
The Keith Corporation
The Langtree Group
Thomas & Webber, PLLC
UNC Charlotte – School of
Professional Studies
United Bank
Wayne Brothers



THANK YOU TO OUR VISIONARY INVESTORS



SOUTH
IREDELL
COMMUNITY
DEVELOPMENT
CORPORATION



Business. Life. Location.

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