

Iredell EDC Investor Report July 2025 – January 2026

Iredell EDC is 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, support of existing industry, building a world-class workforce, and collaboration with our community to create prosperity for all. In 2024, our Board of Directors approved our 4-Year Economic Development Strategy focused around 6 Key Pillars with metrics to guide our investment. Our 4-year Plan, Case for Investment, Annual Report for FY24-25 and Investor Directory, can be found on our website at <https://www.iredelledc.com/about/icedc-investors/>.

6 Key Pillars

Business Development
Product Development
Existing Industry
Workforce & Talent
Marketing & Research
Community & Collaboration

Business Development & Product Development

New & Expanding Activity Highlights

- Compass Data Centers received unanimous rezoning and annexation approval from the City of Statesville Planning Board and City Council. The company will invest \$1 Billion to construct a five building, 1.3 million sf Hyperscale Data Center Campus in Statesville. This project represents the largest investment in the City of Statesville's history.
- Carolina Beverage leased the remaining 350,000sf at the facility they currently occupy at the NC Charlotte Commerce Center in Mooresville, totaling 723,000sf.
- GSM Fabrication will invest \$14,000,000 to construct a new 75,000sf building in Statesville and create up to 25 new jobs.
- Kooks Headers will invest \$7,400,000 to expand manufacturing operations, creating up to 20 new jobs at their Statesville facility.
- Queen City Pastry will invest \$2,500,000 and create up to 15 new jobs with an expansion in Mooresville.
- WM T Burnett will invest \$5,000,000 to expand operations in Statesville and create up to 50 new jobs.
- Sheets Laundry Club will invest \$2,200,000 million to expand manufacturing operations at their Statesville facility, creating up to 9 new jobs.
- The EDC is assisting the South Iredell Community Development Corporation (SICDC) with multiple development activities at Mooresville Business Park East
 - o Completion of improvements and signalization at NC 801 and Manufacturers Blvd
 - o Design, engineering and permitting to construct Herring Industrial Dr to serve Lot 4 (Dehn, Inc), Lot 5 (+/- 60 ac) and Lot 6 (+/- 55 ac)
 - o Finalizing the sale of Lot 12 (+/-26ac), scheduled to close in February.
 - o Letter of Intent on Lot 13 (+/-30ac)

Project Pipeline

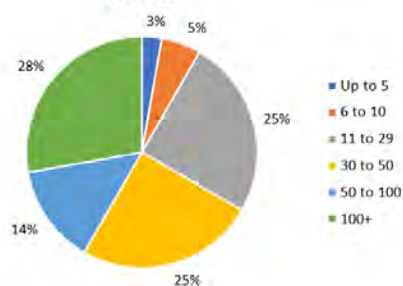
Our project activity remains strong, totaling 120 inquiries since July 1, a total of 63 active projects, representing 12,836 jobs, and \$9.4 Billion in investment. We continue to see data center interest, which represents the higher investment number in our active pipeline.

We have seen increasingly complex requests and longer decision times from project inquiries in the past six months. The majority of our project inquiries continue to be in manufacturing, representing a broad array of sectors. We are seeing more flexibility from our development partners with a willingness to consider different solutions to manufacturing, which has supported our success in being short-listed and securing site visits.

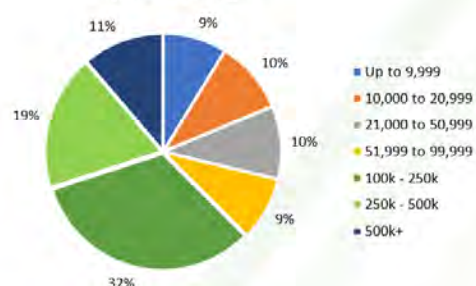
We have seen a shift in the size of building requests with an increase in requests from 25,000 to 75,000sf, which continues to be a gap for our market in terms of available project. We have seen some sizeable projects with a strong interest and demand for sites with a high near-term electric service capability plus even higher long-term capability. Sites that are entitled, have infrastructure in place or nearby to meet-speed-to market needs continue to drive interest.



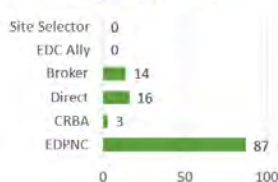
Acreage



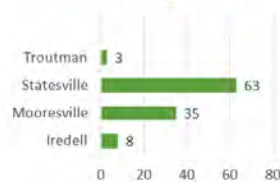
Square Footage



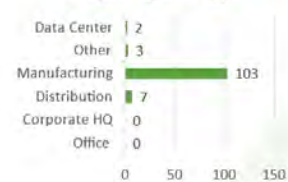
Project by Source



Submissions by Location



Project by Site Type



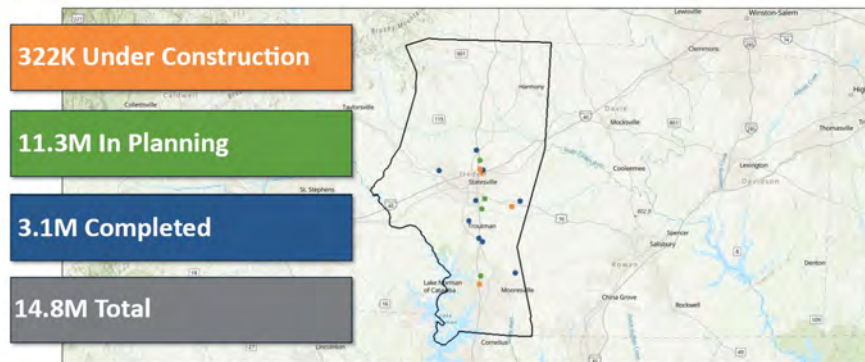
Project Inquiries by Month



Product Development

Iredell County continues to attract new industrial real estate investment to our community. We currently have 620,000sf recently completed and available, 322,000sf under construction, and 11.3 M sf million in planning.

- NorthPoint Development has now leased 400,000sf of its 585,800sf Building 4 at NC Park 40/77 in Statesville.
- JacksonShaw is requesting rezoning in Mooresville for a Class A industrial park that would include multiple buildings, approximately 1,000,000sf. If approved, the buildings would begin construction simultaneously on a speculative basis in 2026.
- Four new speculative buildings are nearing completion and available going into 2026:
 - o Crossroads Commerce Park (200,000sf / Statesville)
 - o Overhill Industrial Park (60,000sf / Mooresville)
 - o Mooresville Business Park East – Wilcombs II (120,000sf / Mooresville).
 - o Innovation Park (12,000sf / Statesville)
- Alliance Development received rezoning approval for a 300,000sf Class A industrial park on Connector Rd in Mooresville and has begun marketing the first two buildings.
- TPA Group has reignited development plans in Statesville and Troutman and will move forward with infrastructure, road improvements and building construction to be completed 2029/2030 with 1.4 million sf in Statesville and 1.7 million sf in Troutman, totaling 3.1 million sf.



Existing Industry

Our existing industry program proactively engages with local employers by connecting them to resources and strengthening the business climate.

Trends and Insights

Workforce pressures for industry continue to ease and more employers are finding it is easier to hire and retain skilled workers than it was a year ago. Hiring has slowed, but companies are holding on to employees and looking to leverage the experience of those about to retire. Across the County there are multiple projects in some phase of the expansion process. We observed a wait and see mentality during the first three quarters from projects overall with existing industry, new companies, and real estate development. Much of this pause was due to new policies surrounding tariffs. Our industry's outlook continues to improve, and activity has picked up dramatically over the past five months and is pointing to continued improvement in the months ahead.

Iredell Industry Leaders Councils

We continue to build connections for our local industrial leaders through our Industry Leaders Councils (ILC). These events are hosted quarterly for our existing industry. We hosted 3 ILCs since July. Our June ILC was hosted by Goodwill Industries of the Northwest and featured a presentation from the Iredell County Manager and Commissioners on the State of Iredell. Our August ILC was hosted by Iredell Health Systems at their state-of-the-art facility in Mooresville and featured a presentation on Occupational Medicine for businesses in Iredell County. Our November ILC was held at CR Onsrud in Troutman gaining insight into its expansions since 1976, and a presentation by the Lake Norman Transportation Commission covered infrastructure priorities for the region. The ILC is exclusive to our local industry manufacturers and existing industries, but lunch sponsorship opportunities are available. Please contact Todd Black, todd@iredelledc.com.



Business Pulse Survey

The **2025 Iredell EDC Business Pulse Survey**, conducted with over 100 local businesses, revealed strong confidence in the county's business climate and quality of life. Most respondents reported stable employment, with half planning to hire within three years and many anticipating sales growth. Nearly half expect to expand operations, signaling optimism for future growth. Public safety services were rated highly, while supply chain challenges and broader economic concerns—such as inflation and tariffs—remain top issues. The EDC will continue to use these insights, along with feedback from company visits, to connect businesses with resources and support ongoing growth and resilience. You can download a copy of the report here [Business Pulse Survey | Iredell EDC](#).



Workforce & Talent

Iredell Industry & Education Alliance and Iredell Ready Initiative

Iredell EDC is the managing administrative partner of Iredell Ready and works to align and convene our public, private, and community partners around strategic opportunities to build our workforce pipeline. This year marked the expansion of our Iredell Ready partnership with the addition of 27 Corporate Partners. These corporate partners are organizations and individuals that are leaders in workforce and will help us in delivering on our strategic priorities. Iredell Ready has 6 key strategic priorities that are shared across our partners.

- Promoting & Amplifying Career Pathways
- Strengthening Industry & Education Partnerships
- Preparing the Pipeline
- Aligning Curriculum to Industry Needs
- Creating Relevant Learning Opportunities
- Upskilling & Reskilling our Existing Workforce

Some key initiatives underway with our Iredell Ready Partners include:

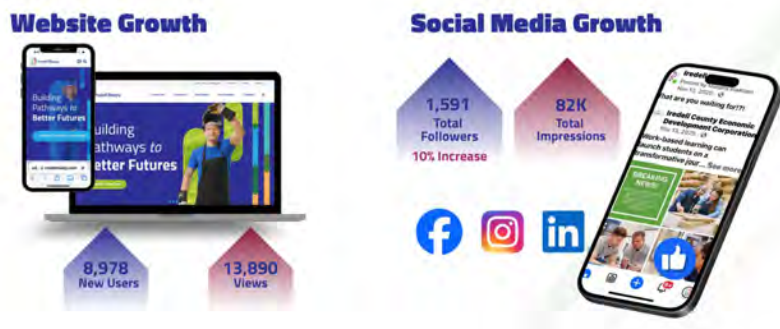
- We created a Explore Employers/Corporate Profiles providing our corporate partners to showcase their jobs and career opportunities to visitors <https://iredellready.com/explore-employers/>
- Hosted our first Iredell Ready Leadership Council – December 18, featuring an overview of the Skills for the Future Project, a joint project in which our two public school systems were selected. Iredell Statesville Schools and Mooresville Graded School District are currently working to integrate durable skills and evaluation into their curriculum to help prepare students for the workforce. Interested in learning more, we invite you to join us Feb 12.
- Supported Career on Wheels, our annual 6th grade exploration event, held Oct 24. We grew our corporate participation to 70 companies and 2,000 6th graders. Captured video testimonials of our industry, teachers, and students: <https://youtu.be/mkvYAZTXuDI?si=fzLr2lXuFpnLmFrg>
- The Iredell EDC team created marketing collateral and advertising placement for our Career Events to encourage corporate engagement.
- In 2026, Iredell EDC will partner with WAME Radio to launch a monthly video series titled “Inside Iredell” with goals to:
 - Showcase Iredell County as a dynamic location for business and investment; Highlight local businesses and the people behind them; Support economic development by driving awareness of local innovation, talent, and opportunity; Cultivate career exploration by showcasing real jobs, workers, and pathways.
- Iredell EDC has developed Career Fair Materials for ISS’ and MSGD’s upcoming Career Fairs
- Iredell EDC attended the CTE State Directors Conference with ISS and MSGD on December 5th which focused on best practices across the state.
- March 27 – Save the Date - Annual Iredell Ready Workforce Forum, featuring Iredell County Educational Attainment Report/Results from myFutureNC and featured panel discussions with our partners in action with a focus on work-based learning.



Watch the 4th Annual Careers on Wheels!



Since our launch in September 2023 of www.iredellready.com, a county-wide career pathway and workforce development platform to increase access and awareness of resources available to students, parents, teachers, industry, and community partners, we have continued to seek out specific initiatives to enhance our workforce pipeline. We continue to see strong website growth with 8,978 new visitors since July 1, 2025. We've seen an increase in total followers (1,591) on our social channels representing a 10% increase since July 1, 2025.



Marketing & Research

EDC Newsletter & Updates

Telling our communities story is a key strategy. We send out bi-weekly newsletters that include investor stories, local announcements, and economic happenings around our region. We currently have 2,374 subscribers to our newsletter and have seen an increase in our open rate now at 46%. Have news to share? Please send to Sharon Barlow, Communications Manager, sharon@iredelledc.com.

Social media is a key strategy for our organization to grow our brand and engage with local industry. We have seen growth across all social media platforms with a total of 4,381 Total Followers

iredelledc.com saw 20,900 new users in the past 180 days. Our site is available as a resource to you for market data on Iredell County. To learn more, please visit our Data Center.

Marketing Collateral

Designed and published our FY24-25 Annual Report

Designed and published our Business Pulse Survey Report

Completed four (4) additional Industrial Site Videos with Drone footage showcasing our featured industrial sites. We now have a total of 8 videos.



Advertising

- We purchased a Full-page Ad in the 2026 Business NC Economic Development Guide – Annual Publication that is distributed to site selectors and clients interested in NC.
- We partnered with Business in Focus Magazine to do a feature on Iredell County in August 2025.
- Weekly Digital Advertising in Iredell Free news - Iredell Ready and Full Page in Monthly Paper



Rankings

For more rankings visit our News & Rankings Page

- #1 State for Workforce Development (*Site Selection Magazine*, Jan 2026)
- #6 County with the Highest Average Wage in North Carolina (*NC Department of Commerce*, 2025)
- #6 Best Community to Retire to in North Carolina, Statesville (*WorldAtlas*, August 2025)

- #6 Largest Town in the Charlotte Region, Mooresville (*MSN, May 2025*)
- #10 Best Place to Live in North Carolina, Mooresville (*Travel & Leisure, June 2025*)
- #5 Best School Districts in NC, Mooresville Graded School District (*Niche 2025*)
- #23 Best School Districts in NC, Iredell-Statesville Schools (*Niche 2025*)

Community & Collaboration

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

Recent Presentations

- Leadership Statesville
- Design Collaborative Charlotte Region Panel
- Statesville Board Retreat - January
- Beyond the Blueprint Podcast – Brad Howard WSIC – Iredell EDC

Investor Campaign

Last summer we launched our 4-Year Economic Development Strategy and Investor Campaign. Thank you to our current investors that have renewed or increased their investment. Since the launch of the campaign, we have welcomed 14 new investors and have increased our annual private investment by \$66,000. Our private sector investment supports our ability to deploy marketing and program efforts to support our retention, recruitment, product development, and workforce priorities. Our public sector funding supports our operational costs. Thank you to all of our investors for your support in helping us position Iredell County as a premier location for investment and job creation.

Upcoming Marketing and Travel Priorities

Iredell EDC Investor Meetings & Councils:

- Industry Leaders Council - Feb 24
- Development Council - March TBD
- Investor Meeting - April 30
- Iredell Ready Leadership Council – May TBD

Marketing/Research

- Development of Site Selection Brochure to utilize on SSC Mission Trips
- Launching “Inside Iredell” Partnership with WAME 92.9 & 550 Real Country focus on Iredell Industries and Careers

Site Selection and Real Estate Development Travel



Iredell Ready/Workforce & Talent

- Mitchell Community College Internship Workshop – Jan 14
- myFutureNC State of Educational Attainment Forum – Feb 12
- Skills for the Future Workshop – Feb 12
- Iredell Ready Workforce Forum at Mitchell Community College – Mar 27
- Career Fairs 12th grade (MSGD & ISS) – April