



FY 2025-2026

ANNUAL REPORT

Business. Life. Location.

Business. Life. Location.

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CHAIRMAN'S MESSAGE

Dear Iredell EDC Stakeholders,
Serving as Chairman of the Iredell Economic Development Corporation this past year has been both an honor and a privilege.



As I reflect on all that we have accomplished together, I am reminded that our greatest achievements are not measured solely by statistics, but by the partnerships we have built, the businesses we have supported, and the opportunities we have created for the people of Iredell County.

This Annual Report tells that story. It captures the collaboration between our public and private sector partners, our dedicated staff, elected officials, educators, investors, and business leaders all working toward a shared vision of making Iredell County the premier location in North Carolina to live, work, and do business.

One of our greatest strengths continues to be our commitment to existing industry. Supporting the businesses that have already chosen Iredell County remains a top priority. During the past year, we have conducted 109 existing industry visits, assisted 26 Small Business Ombudsman clients, generated 392 referrals - a 36% increase over the previous year - and brought together 145 business leaders through our Industry Leaders Councils. These relationships are the foundation of our continued economic success.

Our commitment to workforce development remains equally strong. As **Iredell Ready** enters its fifth year, it has become a model recognized across North Carolina for its innovative approach to connecting education, business, and local government. This year, we launched Corporate Partner Pages on the **Iredell Ready** website, welcoming 30 participating companies and further strengthening our mission of *Building Pathways to Better Futures*. Together, we continue helping North Carolina achieve its goal of having two million residents earn a post-secondary degree or high-quality credential by 2030.

The momentum in economic development has also been remarkable. Enhanced utility infrastructure, transportation connectivity, and site readiness continue to position Iredell County for sustained growth. During FY 2025–26, we responded to 227 project inquiries - a 24% increase over the previous year - and celebrated 30 company announcements representing more than \$1.2 billion in capital investment,

741 new jobs, and 4.4 million square feet of industrial development. Today, Iredell County is home to 18 Class A industrial parks, with more than 15 million additional square feet currently planned, under construction, or recently completed.

None of this success would be possible without the confidence and investment of our stakeholders. Thanks to your continued support, we exceeded our private investment campaign goal, increasing annual contributions by \$79,000 as of June 2026. Those investments directly support the implementation of our strategic initiatives and ensure we remain well-positioned to capitalize on future opportunities.

On behalf of the Board of Directors, I want to express my sincere appreciation to every investor, community partner, volunteer, and business leader who has contributed to our shared success. Your commitment has helped strengthen our economy, created opportunities for our citizens, and positioned Iredell County for an even brighter future.

As we look ahead, I am excited about the opportunities before us. The foundation we have built together is strong, our partnerships continue to grow, and our momentum has never been greater. While we are proud of what we have accomplished, we recognize that our work is ongoing. Together, we will continue building on this success and ensuring that Iredell County remains the premier destination for business, innovation, and quality of life within the Charlotte Region and across North Carolina.

Thank you for your continued trust, partnership, and investment in the future of Iredell County. I look forward to all that we will accomplish together in the year ahead.

Sincerely,

A handwritten signature in dark ink, appearing to read 'JC', written in a fluid, cursive style.

Jeff Cernuto

FY 2025-2026 Chairman, Iredell EDC
President, Princeton Communities



It's our **BUSINESS** to ensure the residents of Iredell County enjoy the **LIFE** they love in what we consider to be the best **LOCATION** in the world.

We are the flash that illuminates economic development, workforce development, as well as site development and readiness, for the purpose of enhancing our quality of place. As a public-private partnership, we continually strive to leverage the critical partnership of business, government, and education to bring success and prosperity to our communities for today and the future.

IREDELL EDC TEAM



JENN BOSSER, CEcD
President & CEO



SHARON BARLOW
Communications
Manager



TODD BLACK, EdD
Existing Industry
Manager



EVAN DAY
Research Analyst



CRAIG GOODSON
Director, Economic
Development

OUR BOARD OF DIRECTORS 2026-2027

PUBLIC SECTOR LEADERSHIP

MELISSA NEADER
Board of Commissioners
Iredell County

MAYOR CHRIS CARNEY
Town of Mooresville

MAYOR DOUG HENDRIX
City of Statesville

MAYOR TEROSS YOUNG
Town of Troutman

BETH MILTON
County Manager
Iredell County

TRACEY JEROME
Town Manager
Town of Mooresville

RON SMITH
City Manager
City of Statesville

JUSTIN LONGINO
Town Manager
Town of Troutman

EXECUTIVE BOARD / PRIVATE SECTOR LEADERSHIP

JEFF CERNUTO
Chairman
President
Princeton Communities

BILL McCOMBS
Vice Chair
Vice President &
Project Manager
McCombs Steel

CHAD SANDERS
Secretary
Vice President of
Merchandising
Lowe's Companies

TIFFANY WEBBER
Treasurer
Partner
Thomas & Webber, PLLC

DAVID ALEXANDER
Past Chair
President
J.T. Alexander & Son, Inc.

BRETT ALKINS
Chief Operating Officer
EnergyUnited

ZACH GORDON
Vice President
L. Gordon Iron &
Metal Co.

MARY KATHERINE LAW
Area Manager
Maymead, Inc.

MARK HARTSLIEF
Executive Vice President
RJK Construction

JIM MARSHALL
President & CEO
blueharbor bank

GRANT MILLER
Vice Chair
Colliers International

BOB PALMES
Vice President Business
Development
G.L. Wilson Building Co.

EX-OFFICIO LEADERSHIP

JENN BOSSER, CEcD
President & CEO
Iredell EDC

DR. TIM BREWER
President
Mitchell Community
College

STEVE McGLOTHLIN
President
South-Iredell Community
Development Corporation



LOCATION

#1

FASTEST GROWING COUNTY IN THE CHARLOTTE REGION

*(Charlotte Business Journal,
March 2026)*

#1

TOP STATE FOR WORKFORCE DEVELOPMENT

(Site Selection, January 2026)

#1

STATE FOR ECONOMIC DEVELOPMENT

*(Business Facilities,
February 2026)*



Iredell County is a picture-perfect backdrop for business and life. Ideally located on the East Coast just 30 miles north of Charlotte, it spans 574 square miles, stretching from the idyllic rolling foothills of the Appalachian Mountain in the north to the pristine shorelines of Lake Norman in the south.

Iredell includes six communities: Harmony, Love Valley, Mooresville, Troutman, Statesville, and Union Grove, each with its own unique personality so that Iredell's growing population of 211,798 people can easily find their perfect home. While it is the 14th largest county by population in North Carolina, the warmth of its cities and towns and the openness of its farmlands still give Iredell County an appeal rarely seen outside of pictures.

#2

**TOP METRO IN
THE US FOR JOB
GROWTH**

(U.S. Bureau of Labor Statistics,
2025)

#5

**HIGHEST AVERAGE
WAGE IN NORTH
CAROLINA**

(NC Commerce, 2026)

#5

**FASTEST GROWING
METRO IN THE US**

(Charlotte Business Journal,
March 2026)



IREDELL COUNTY GROWTH BY THE NUMBERS

2021-2026 – 5 Years

+10.2%

POPULATION GROWTH

2026: **211,798**

2021: **192,185**

Source: US Census Population Estimates Program (PEP)

+26.9%

WAGE GROWTH

2026: **\$64,895**

2021: **\$51,136**

NC Dept of Commerce

+43.7%

PROPERTY TAX REVENUE

2026: **\$212.4M**

2021: **\$147.8M**

Source: Iredell County

+27.5%

AVERAGE SALES TAX REVENUE

2026: **\$19,397,187**

2021: **\$15,214,345**

Source: NC Dept of Revenue

+9.9%

LABOR FORCE

2026: **103,278**

2021: **93,947**

Source: NC Department of Commerce, Local Area Unemployment Statistics (LAUS)

INCREASE IN TAX BASE

	2020-21	2025-26	% CHANGE
Mooreville	\$7,507,274,070	\$12,845,123,218	71.1%
Statesville	\$3,131,092,859	\$5,014,840,897	60.2%
Troutman	\$571,716,597	\$1,789,897,107	213.1%
County	\$24,883,734,662	\$41,283,633,620	65.9%

Source: Iredell County

GROWTH BY INDUSTRY SECTOR IN IREDELL COUNTY

	2021 (# of firms)	2025 (# of firms)	2021 Total Employment	2025 Total Employment
Retail	709	783	10,378	12,292
Manufacturing	325	366	11,529	11,620
Health Care	540	690	8,823	9,940
Accommodation & Food	403	467	7,183	7,933
Education	98	118	4,976	5,079
Construction	661	781	5,183	4,929

Source: NC Department of Commerce, QCEW





INCOME & HOUSING



2026:

Total Households Occupied
Median Household Income

Sources: US Census ACS & SAIPE

82,351
\$85,180

2021:

Total Households Occupied
Median Household Income

73,434
\$69,734

EMPLOYMENT



2025

Total Employment:
Total Establishments:
Average Weekly Wage:

Source: US Bureau of Labor Statistics, QCEW

80,918
7,457
\$1,258

2021

Total Employment:
Total Establishments:
Average Weekly Wage:

77,816
6,034
\$1,159

PERMITTING FY25-26



Residential Permits Issued
Value of Residential
Permits Issued

Source: Iredell County, Town of Mooresville

3,218
\$531.5M

Commercial Permits Issued
Value of Commercial
Permits Issued

1,152
\$214.5M

EXISTING INDUSTRY



The ultimate success of Iredell County's existing businesses creates the focal point of Iredell County's vibrant growth strategy. While recruitment of new companies is often the cover image, the success and expansion of current employers are the real story behind Iredell County's long-term economic resilience. Existing industries already provide jobs, tax revenue, and community investment, making their retention and growth critical.

BUSINESS RETENTION & EXPANSION

Iredell EDC's proactive Business Retention & Expansion initiatives, including regular industry visits, provide a snapshot of the business climate. In 2025, we launched our second Business Pulse Survey. The survey captured more than 100 responses representing a vast range of industries from throughout Iredell County. The overall findings painted a picture of optimism and confidence in future growth despite ongoing economic uncertainties. By offering direct assistance with

The EDC's Business Pulse Survey captured more than 100 responses representing a vast range of industries from throughout Iredell County.

expansion needs, we can ensure that our local businesses remain competitive, adaptive, and well-positioned to navigate both opportunities and challenges in a rapidly changing global environment.

Our commitment to Existing Industry is particularly important in today's climate of uncertainty, where geopolitical tensions such as evolving tariff policies and the instability related to world conflicts along with the resulting volatility in fuel costs and inflation introduce new complexities for businesses. Manufacturers and distributors in Iredell County, many of whom operate within global supply chains, are directly impacted by shifts in trade policy and transportation costs. Our proactive engagement, such as hosting industry roundtables, Industry

Leaders Councils, connecting companies with supply chain and export resources, and helping identify cost-mitigation strategies, provides a vital support system, thus allowing us to become trusted partners and to provide businesses with a clearer picture of economic trends so they can respond strategically to external pressures.

BUSINESS ENGAGEMENT

Over the past year, we enhanced our outreach efforts by launching “*Business Insider*,” a monthly newsletter specifically curated and designed to connect local employers with valuable resources, workforce initiatives, funding opportunities, and events tailored to their industry needs.

We also expanded our industry engagement through attendance at major workforce and manufacturing events, including the **NCWorks Partnership Conference**, **MFGCON NC**, and **The Battery Show/MD&M Charlotte**. These events provided opportunities to strengthen partnerships, identify emerging industry trends, and connect local businesses with statewide and national resources.

Beyond these efforts, our active participation on local boards and advisory committees, including **Society for Human Resource Management Statesville**, **Greater Statesville Chamber of Commerce Workforce Development Committee**, **NCWorks Partners**, **Mooresville Graded School District Career Bridge Advisory Board**, **Boys & Girls Club Board of Directors** and other community organizations, reinforces our commitment to supporting workforce development, economic growth, and the long-term success of Iredell County’s existing employers. The success and vitality of Iredell County is linked to the health of its existing industries and workforce. Through an ongoing commitment to business retention, hands-on support during uncertain economic conditions, and strategic investment in workforce partnerships, we can reinforce a balanced and forward-thinking economic development strategy. Our comprehensive approach, grounded in strong relationships, responsive services, and a focus on long-term sustainability, ensures that both businesses and the community continue to thrive together and form a picture of perfect health.



“Iredell EDC has been an invaluable partner to Accuma, providing support that extends far beyond traditional economic development services. Their team has helped us address operational challenges, connect with key local resources for facility improvements, and identify opportunities for future growth and market expansion. The relationships they have facilitated and the practical solutions they have provided have created measurable value for our business. Their responsiveness, hands-on approach, and commitment to our long-term success have made them a trusted extension of our team and an important contributor to Accuma’s continued growth.”

Chris Totherow
Sales Manager, Accuma Corporation

Business Pulse Survey

Iredell County Economic Development Corporation Releases Its 2025 Business Pulse Survey Results & Report

As part of its commitment to the health and success of the business community, Iredell EDC conducted and released our Business Pulse Survey, collecting over 100 responses, from leaders representing a vast range of industries from throughout Iredell County. Iredell EDC periodically checks the pulse of our business community to provide our local governments, community partners, and business leaders with a collective view of the strengths, challenges, opportunities, and threats our local businesses and communities are facing. Iredell EDC’s existing industry program will utilize the results of the survey along with the information gained from conducting over 100 company visits and tours to better understand the individual needs of Iredell County businesses and to connect them with resources to help their business grow and thrive.



Read and download



[2025 Business Pulse Survey Results & Report](#)



109

Existing Industry Interactions



26

SBO Clients



392

Referrals



4

Industry Leaders Councils
(145 participants)

INFORMATION REQUESTS



- 28.9% Real Estate & Development
- 28.5% Networking & Business Connections
- 13.8% Infrastructure & Regulatory Assistance
- 8.9% Incentives & Financial Resources
- 8.5% Workforce & Talent Development
- 7.7% Local & Regional Demographics
- 3.7% Marketing & Communications

INDUSTRY LEADERS COUNCIL

Iredell EDC Hosts Successful 2025-26 Industry Leaders Council Series

The Industry Leaders Council serves as a unique platform for collaboration, education, and engagement while also highlighting businesses and organizations throughout Iredell County. This year we convened more than 145 business leaders from across the county to discuss key issues impacting local industry, workforce development, and economic growth.

Iredell Health System's state-of-the-art medical facility in Mooresville was the perfect locale for business leaders to learn more about Occupational Medical Services and how these programs can enhance their operational efficiency while creating a safer, more productive work environment. Our next stop was **C.R. Onsrud's** new manufacturing facility in Troutman where we shared a snapshot of current and upcoming transportation

projects expected to enhance infrastructure and support continued economic growth. We then shifted our focus to be more people centric as we visited **The Christian Mission** where we were given a front row seat for a discussion on the impact of collaboration and partnerships in strengthening the local workforce and expanding opportunities for residents. Our final stop for the year was Merino Mill where our sponsor, **NFP** presented a very clear picture of the "State of Insurance" in North Carolina, including rising costs and strategies businesses can use to manage expenses more effectively, before we were invited behind the scenes for a tour of two of **Merino Mill's** prominent tenants, **DEHN, Inc.** and the **Small Business Innovation Hub**.



“The Industry Leaders Council has been a valuable forum for connecting with peers and exchanging ideas that impact our business community. NFP has appreciated the opportunity to both participate and support these conversations, and we value Iredell EDC's role in bringing leaders together in a meaningful way.”

Nancy Perri,
Vice President, Corporate Benefits
NFP, An AON Company



EXISTING INDUSTRY HIGHLIGHTS

Duke Health Lake Norman Hospital Celebrates 100 Years of Caring for Iredell County

VICCI, Inc., A Major Motorsports Company Considers Investment In Troutman

Gordon Recyclers, Inc. Subsidiary Acquires Assets of Lowe Fur & Herb, Inc.

blueharbor bank Named Among The Top 100 Best-Performing Community Banks In The United States

DMJPS CPAs + Advisors Named a “Firm to Watch” by *Accounting Today*

MSI Defense Solutions Receives Governor’s Export Award of Excellence

Business North Carolina Names **Iredell Memorial Hospital** Among Best in North Carolina

Lowe’s Foundation Invests Over \$10 Million in Nonprofits to Expand and Scale Skilled Trades Training

Automotive Manufacturer **QA1** Expanding In Mooresville With New Plant

Pinnacle Financial Partners Celebrates Grand Opening of New Mooresville Lake Norman Office

EnergyUnited Supports Veteran Career Pathways Through GI Bill Program

Carolina Beverage Group Expands Footprint With Industrial Lease In Mooresville

Weining Celebrates 50 Years Of Innovation And Loyalty

Sheets Laundry Club Announces Expansion Plans in Statesville, NC

Southern Distilling Company Is Named the American Distilling Institute’s Distillery Of The Year

Kewaunee Scientific Corporation Is Named A Top 75 Performing Public Company In North Carolina

Defense Contractor **Corvid Technologies** Unveils Mooresville Manufacturing Facility

WORKFORCE & TALENT

As Iredell County's picture-perfect location combined with an idyllic lifestyle continues to attract new businesses to the area, we remain committed to developing and nurturing Iredell's workforce and talent pipeline to meet the demand for skilled labor. The workforce initiative, **Iredell Ready**, is evolving into a powerful tool to help meet the demand for a highly skilled, ready-to-work labor force for our local industry sectors.



Building Pathways to
Better Futures

*for students, residents, and
businesses in Iredell County.*

As we enter our fifth year, **Iredell Ready** is sharpening the focus on supporting our partners in amplifying their programs, increasing engagement and participation, encouraging alignment and partnership on initiatives, and sharing successes. With goals that align with myFutureNC, ensuring that 2 million North Carolina residents have a high-quality credential or postsecondary degree by 2030, **Iredell Ready** has established Iredell County as a leader and one of only nine counties in North Carolina to earn the designation "Attainment Ready" for our considerable efforts to successfully bridge the gap between our education partners and the workforce development needs of Iredell County employers.

Additionally, we launched our first **Iredell Ready Leadership Council** featuring presentations from our public-school partners on their collaboration around the Future Skills CoLab Pilot Initiative. Iredell-Statesville Schools and Mooresville Graded School District were two of only four schools selected for this groundbreaking pilot program created to integrate and measure the attainment of durable skills into K-12 curriculum.

Iredell Ready has been selected by myFutureNC as one of eight counties statewide to join the 2026-2028 AttainmentNC Cohort.

This recognition includes \$200,000 in grant funding to hire a workforce project manager who will help lead local efforts to strengthen educational and workforce outcomes. The AttainmentNC Cohort is a collaborative initiative that unites regional leaders, educators, employers, workforce partners, and community organizations around North Carolina's goal of ensuring that 2 million residents ages 25-44 hold a high-quality credential or postsecondary degree by 2030. Through data-informed planning, strategic partnerships, and regional collaboration, counties in the cohort develop targeted strategies to align education, workforce development, and economic development efforts while strengthening local talent pipelines and expanding credential attainment opportunities.





IREDELL-STATESVILLE SCHOOLS LAUNCHES A NEW MOBILE STEAM UNIT

With the help of corporate partners, Bobcat, DENSO, and Niagara as well as longtime supporter, Dr. Peggy Willhide and Iredell Ready, Iredell-Statesville Schools launched their new Mobile Steam Unit. The new mobile unit will serve as a mobile hands-on learning lab that will move from school to school to provide our students with access to real-world experience with state-of-the-art equipment. Utilizing a 3-year grant totaling \$297,000 from the State of North Carolina, Iredell-Statesville Schools upfitted the trailer with equipment used by key Iredell industries including Advanced Manufacturing, Animal Science, Aviation, Health Sciences, Information Technology, and Skilled Trades (Construction, Welding, Electrician, and Automotive). The equipment includes:

- Flight Simulators
- Large 3D Printers
- CNC Routers
- Robotic Arms With Conveyor Belts
- T-Shirt & Cup Press
- Die Cut Vinyl Machine
- Glow Laser Printer/Cutter With Filter
- Drones
- Health Sciences Equipment (Blood Pressure Kits, CPR Kits)
- Animal Sciences Equipment (Paxton Patterson Kit)



As this mobile learning lab moves from school to school, targeting middle school students grades 5 – 8, it will reach an estimated 6,100 students across Iredell County. It will also become an integral part of other events, such as Career on Wheels, an annual career exploration fair where more than 2,000 6th grade students can meet employers from across the county.



OUR EFFORTS OVER THE PAST YEAR

- Hosted Workforce Forum – Education Leadership Panel & Action to Impact Showcase – **100** Attendees
- **10** Annual Career Events, **3300** Students, **196** Companies
- Launched **INSIDE IREDELL** in Partnership with WAME
- Supported Careers on Wheels - County-wide Career Exploration Event - **2,000** 6th graders, **70+** Companies
- **6,672** Students CTE Credentials
- **1,692** Followers on Social Media – **18%** Increase YoY
- **26,114** New Website Visitors – **264%** Increase YoY
- Launched Corporate Partner Program with **30** Employer Profiles on Website
- Selected by **myFutureNC** to participate in a 2-year AttainmentNC Cohort
- Supported **Internship and Apprenticeship Workshops** hosted by **Mitchell Community College**
- Supported **FutureSkills Colab** in partnership with **Iredell-Statesville Schools** and **Mooresville Graded School District**



OUR IMPACT



4x

Increase in CTE Credentials Students Achieved by High School



15%

Increase in Mitchell Community College Enrollment



91%

1% Increase High School Graduation Rate



55%

3% Increase in Residents with a Degree or Credential



27%

Average Wage Growth (2021-2026)



“North Carolina’s *2 Million by 2030* goal is state-led but it will only be achieved through local action and cross-sector collaboration. Programs like **Iredell Ready** connect students, families, educators, and employers to ensure every individual has a pathway to a meaningful credential, a rewarding career, and long-term economic mobility. When we invest in educational attainment and workforce readiness locally, we not only transform individual lives—we strengthen the future of our community, region and state.”

The Honorable John A. Fraley,
Chairman, myFutureNC

A PICTURE OF SUCCESS



Michael "Isaac" Mayberry of Mitchell Community College and Doosan Bobcat is recognized as the 2026 Outstanding Registered Apprentice by ApprenticeshipNC.

Since joining Doosan Bobcat in 2023, Michael "Isaac" Mayberry has proven himself to be an indispensable Mechatronics Engineering Technologist Registered Apprentice. From his first day, Isaac immersed himself in learning throughout the facility—building construction equipment, understanding control processes, and recognizing the importance of clear, well-written work instructions. As his experience grew, he transitioned into the sheet metal fabrication manufacturing engineering group, where his interest in design and systems flourished. Drawing on his coursework at Mitchell Community College, he has applied skills such as 3D CAD modeling, additive manufacturing, machining, and value stream mapping to design solutions that improve safety, quality, and efficiency in daily operations.

Known for his problem-solving mindset, Isaac has earned the respect of colleagues at every level through his initiative in mastering highly complex systems, including supporting the implementation of new MES and ERP platforms across the Doosan Bobcat facility. He regularly works across all three shifts to resolve issues and train operators. Willing to go above and beyond, including working extended hours and weekends, Isaac demonstrates a level of management and drive well beyond his experience level. His nominator, Mark Willett, Strategic Operations Manager at Doosan Bobcat, noted that his "performance has elevated the

“

Performance has elevated the output of his entire team, fostering a collaborative and highly effective working environment.”

output of his entire team, fostering a collaborative and highly effective working environment.” Isaac's dedication and leadership set him apart as an emerging leader in his company and field.

Since their inception, the ApprenticeshipNC Awards have honored individuals and organizations that demonstrate excellence, innovation, and leadership in North Carolina's Registered Apprenticeship ecosystem. Recipients were selected through a competitive nomination and review process, evaluating performance, leadership, innovation, program quality, and overall impact.

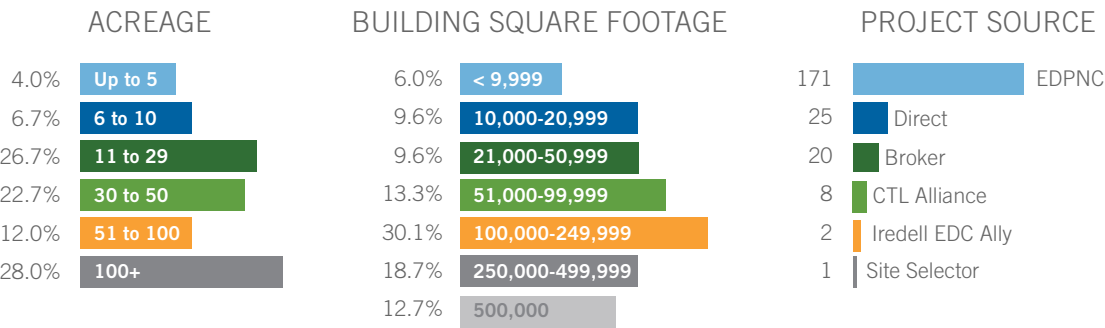
As the gold standard of work-based learning, Registered Apprenticeship is vital to workforce development across the state, and it is a key reason CNBC has ranked North Carolina the #1 State for Business in the U.S. in three of the last four years. These awards highlight the critical role that Registered Apprenticeship Programs play in building a skilled workforce while creating meaningful career pathways for North Carolinians. "Each of this year's winners exemplifies the strength of Registered Apprenticeship in North Carolina," said Dr. Chris Harrington, Director, ApprenticeshipNC. "Their work not only advances their industries but also helps ensure the state's continued success and economic growth."

BUSINESS DEVELOPMENT



The Business Development picture in Iredell County grows increasingly vibrant as the availability of electricity, natural gas, fiber and transportation network connectivity attracts increasing attention from the advanced manufacturing and technology sectors along with the existing manufacturers or other U.S. companies expanding or relocating in Iredell County, the Charlotte Region and the Carolinas to supply those sectors. Similarly, the big picture is becoming increasingly clear as the

Economic Development Partnership of North Carolina (EDPNC) expands their outreach both nationally and internationally to the automotive, energy, technology and food & beverage sectors, all of which are targeted areas of opportunity for Iredell County. EDPNC recognizes Iredell County's significant appeal across workforce development, quality of life, utilities resources, and available sites & buildings resulting in many of our qualified project leads.



NEW & EXPANDING ACTIVITY



\$1.2B
Invested



741
New Jobs



4,405,189
SQ FT New Space
Occupied



227
Project Inquiries



26
Site Visits



30
Announcements



As a key partner for EDPNC, Iredell County brings great value to North Carolina. New companies considering the region find an established manufacturing industry, strong industrial workforce, logistics advantages with the I-40/I-77 intersection, and significant utility access across a wide range of sites and product. Additionally, their economic development team brings a depth of knowledge, open spirit, and willingness to adapt to each company's unique needs that is appreciated by both EDPNC and its clients."

Abbie Currens,
Business Recruitment Manager,
Economic Development Partnership of North Carolina

PRODUCT DEVELOPMENT



As Iredell EDC's fourth pillar and a key component in our growth strategy, product development is the subject of many of our most prized images. Effectively portraying Iredell County's quality, flexible, industrial-zoned parks and speculative buildings competitively positions us for consideration by new companies considering a location as well as existing companies growing their presence in the County.

During the last 12 months, Iredell County added two new Class A Industrial Parks, LKN Crossing and Alliance Mooresville at 77, to its portfolio of existing industrial parks, further boosting an expansive pipeline of over 15 million square feet in planning, under construction, or recently completed.

The vacancy rate for industrial space in Iredell County is 7% while the vacancy rate for flex space is 1%. In Q1 2026 developers delivered an impressive total of 400,000 square feet across the County. Additionally, we have several

In Q1 2026 developers delivered an impressive total of 400,000 square feet across the County.

large Class B industrial buildings in our product inventory attracting significant interest in Iredell County.

Requirements for energy generation, distribution, and consumption play an important role in the corporate location decision-making process and industrial development priorities. All sectors of manufacturing and technology require an increasingly significant share of the energy generated in the United States, and the need for companies to find sites and buildings where energy is currently abundant or able to meet their requirements within a short timeline will not abate. The ability to scale advanced manufacturing and technology production is crucial to the United States' ability to maintain its position as the dominant world leader in Commerce.

DEVELOPMENT COUNCIL

We created the Development Council in 2025 to provide our local developers, contractors, and industry partners with a snapshot of market trends and project activity in Iredell County.

The intention of this Council is to elevate the level of awareness of the development activity while strengthening the relationships within our investor network and our local government partners.

Our first Development Council for FY 2025-2026 focused on recent data center development activity in Iredell County. We highlighted the various types of data center projects being built and owned across the United States with the goal of providing our communities with our key findings to better prepare to

make informed decisions as these opportunities come to Iredell County.

Leaders of Planning and Land Development from Iredell County, the City of Statesville, and the Town of Mooresville took the spotlight for our second Development Council. In a lively panel discussion, they shared updates on activity and processes as well as key insights for developers, design and engineering, contractors and investors who may be considering projects in Iredell County.



NEW INDUSTRIAL PARK DRONE VIDEOS

As the demand for suitable buildings and sites continues to escalate, we support our development community by marketing our available properties to partners and potential projects. In FY 2025-2026, we supplemented our industrial Park Drone Video Library with four new videos showcasing Statesville Commerce Center, Larkin Regional Commerce Park, 77 North Logistics, and Northside 77.

We integrate these videos into our marketing efforts to site selection consultants as well as our project submissions.

You can view our complete library of videos by visiting Featured Properties on the Iredell EDC Website.



Scan QR or click to visit
[Featured Properties](#)



Statesville
Commerce Center



Larkin Regional
Commerce Park

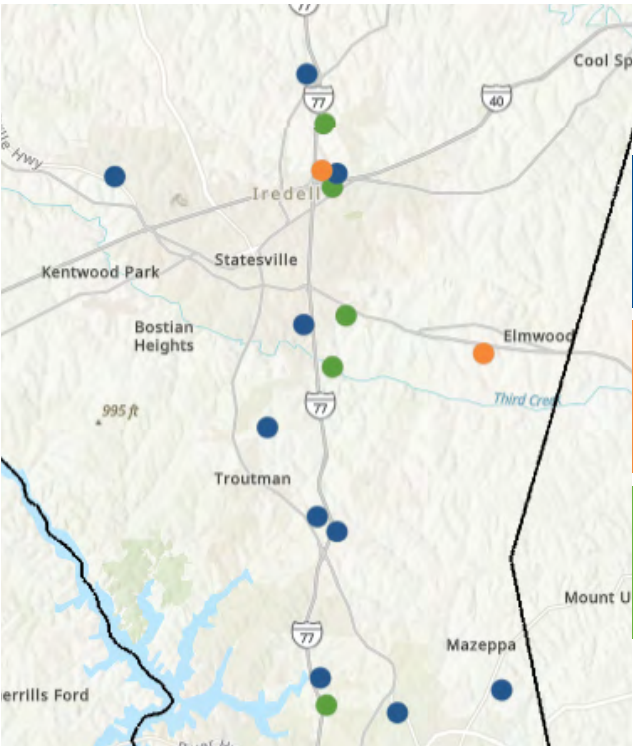


77 North
Logistics



Northside 77

INDUSTRIAL SQUARE FOOTAGE



IREDELL EDC INDUSTRIAL DEVELOPMENT PIPELINE

12.2M IN PLANNING
SQ. FT.

262K AVAILABLE
SQ. FT.

489.5K COMPLETED
SQ. FT.

TOTAL 15.7M SQ. FT.
AVAILABLE 489.5K SQ. FT.



“Iredell EDC has been a true partner on LKN Crossing from day one — through annexation, rezoning, and entitlements, they were responsive at every step and knew how to get to yes. In my experience, that’s what separates counties that talk about growth from counties that land it. Jackson-Shaw is proud to be bringing 885,000 square feet of Class A industrial space to the I-77 corridor in Mooresville, and Iredell County made that an easy decision.”

Ryan Beadle
Vice President of Development
Jackson-Shaw

DEVELOPMENT PIPELINE



NORTHSIDE 77

140,000 Speculative Building in Planning



LARKIN INDUSTRIAL PARK

900 Acres purchased by The Keith Corporation in May 2026



CROSSROADS COMMERCE CENTER

200,000 SF Speculative Building Available Immediately



STATESVILLE COMMERCE CENTER

115,000 Speculative Space Available Immediately



OVERHILL DRIVE

Building 1 60,000 SF
Completed and Leased,
Building 2 60,000 SF Speculative Building Under Construction

LKN CROSSING

Building 1 60,000 SF
Completed and Leased

4 Speculative Buildings, 850,000 SF
Under Construction - Available Q1 2027

ALLIANCE MOORESVILLE AT 77

279,600 SF Speculative Building in Planning

COMMUNITY PROJECT HIGHLIGHTS

STATESVILLE REGIONAL AIRPORT

CITY OF STATESVILLE

The City of Statesville celebrated the Grand Opening of the new terminal building at the Statesville Regional Airport. The new three-level terminal was designed to better serve pilots, passengers, and visitors alike and features upgraded pilot amenities, enhanced passenger and gathering spaces, and room for future expansion. One of the most exciting elements of the project is the third-floor space, which has been designed with the potential for a future restaurant - an amenity that will further elevate the airport experience. Beyond improving the user experience, the new terminal strengthens the airport's role as an economic driver. Airports are often the first point of contact for businesses and investors, and this facility reflects a community that is forward-thinking and ready for opportunity.

FIRE STATION 5

CITY OF STATESVILLE

The City of Statesville officially opened Fire Station 5 at 533 Gaither Road, Statesville. The new station will bring faster response times and improved emergency coverage to one of Statesville's areas with the greatest service gap, specifically the city's north side, extending east to Highway 115 and west to U.S. 21. The plan included upfitting the existing house on the property, constructing an apparatus bay, purchasing a used aerial, and hiring fifteen new personnel to staff the station.

PARKERTOWN ELEMENTARY SCHOOL

IREDELL COUNTY

Iredell-Statesville Schools officially broke ground on the new Parkertown Elementary School at 218 Parkertown Road in Mooresville on May 5, 2026. The new elementary school will have a capacity of 720 students and will feature modern classrooms, a gymnasium, and a media center. The school is expected to welcome its first students for the 2027-2028 school year.

MUNICIPAL OPERATIONS CENTER

CITY OF STATESVILLE

The City of Statesville held a ribbon cutting ceremony July 16, 2025 to celebrate the official opening of Phases I and II of the new Municipal Operations Center (MOC), located at 1105 Winston Avenue. This milestone marks the completion of several key components of the MOC project. Phase I includes the new Statesville Public Power building, which provides expanded office space, updated infrastructure, and covered parking to support the City's electric utility operations. Phase II features a modern Vehicle Maintenance Garage, designed to enhance fleet servicing capacity, improve safety, and increase efficiency, and also adds a centralized warehouse that streamlines storage and access to parts, tools, and materials used by various departments. The MOC is part of a long-term initiative to consolidate City operations into a central campus, improve coordination among departments, and better serve the community through faster, more efficient responses. With the first two phases now complete, planning is underway for Phases III and IV, which will house facilities for Public Utilities, Public Works, and Stormwater operations.



VISITOR CENTER

TOWN OF MOORESVILLE

Visit Mooresville, the destination marketing organization for the Town of Mooresville, has announced the purchase of two buildings in downtown Mooresville on North Main Street that will become the new home of the Mooresville Travel and Tourism Authority. The newly acquired properties, located at 169 and 175 North Main Street, will serve as the future Visit Mooresville Visitor Center and administrative offices. This investment underscores Visit Mooresville's commitment to downtown revitalization and to enhancing the visitor experience for those exploring the community. Renovations on the two buildings began in the first half of 2026. Once complete, the space will feature an experiential visitor center designed to tell the story of Mooresville through interactive exhibits and digital displays, as well as serve as an information hub for visitors and residents alike.

THE CHRISTIAN MISSION

TOWN OF MOORESVILLE/IREDELL COUNTY

The Christian Mission, NCWorks Career Center – Iredell-Mooresville, and the Iredell County Partnership for Young Children (ICPYC) officially opened their new facility at 919 N. Main Street, Mooresville, on August 4, 2025. This shared space was designed to streamline access to critical services, including early childhood education, family support, workforce development, and crisis assistance.

FREEDOM HILL

TOWN OF MOORESVILLE

Building Homes for Heroes broke ground in November 2025 on a new community specifically for those injured while serving our country. This new development in Mooresville will include 15 mortgage-free homes reserved for injured veterans and first responders. Supported by Lowe's and the Town of Mooresville, Freedom Hill is expected to be completed by the end of 2027.

REGIONAL FARMERS MARKET

TOWN OF TROUTMAN/IREDELL COUNTY

Iredell County reviewed plans and cost estimates for a new Regional Farmers Market and expanded parking area at the Iredell County Fairgrounds in October 2025. The project includes two design options — an open-air market and a fully enclosed structure — each featuring 30 vendor stalls, restrooms, office and meeting space, and a modern concession area. The proposed parking expansion would add up to 775 paved spaces near the Murdoch Road entrance, designed to accommodate large community events and future fairgrounds growth.



MARKETING & RESEARCH



IREDELL EDC IN THE NEWS

Iredell County's tremendous visual appeal as well as its many compelling attributes that set it apart for success in life and business, make it easy to tell its story.

We never tire of attending and supporting local businesses with the coordination of press coverage for announcements, tours, and visits. We regularly communicate with our investors via our newsletter, *Iredell Insights*, social media, and events. We also support projects with press releases and media outreach resulting in Iredell County being the focal point in articles for national publications like *Business in Focus Magazine*. We have also partnered with WAME to produce *Inside Iredell*, video episodes that take our audiences into some of our most interesting manufacturers to see "how it is made." Additionally, in conjunction with

Economic Development Partnership of NC, we appeared in national business publications such as the *Charlotte Business Journal*, *Site Selection Magazine*, and *Business North Carolina*.

To better support our development and real estate community we created a NEW Community Overview One-Pager Q2 2026 and NEW Featured Property One Pagers Q2 2026. These new marketing pieces provide a clear but colorful picture of the growth and desirability of Iredell County.



MAJOR HEADLINES

- **North Carolina Is America's Top State For Business In 2025, Led By A Strong Workforce And Economy,** *CNBC, July 2025*
- **Charlotte Metro Climbs To Top 10 In Ranking Of Job Opportunities And Earning Power,** *Charlotte Business Journal, July 2025*
- **Iredell County, The Crossroads for Business, Life, and Location,** *Business in Focus, August 2025*
- **Iredell EDC Annual Meeting Showcases Countywide Economic Growth and Strategic Vision,** *Iredell Insights, August 2025*
- **157 People Move To The Charlotte Region Daily,** *Charlotte Regional Business Alliance, August 2025*
- **North Carolina Ranks #2 in the Nation for Workplace Safety, According to New Study,** *North Carolina Department of Labor, October 2025*
- **North Carolina Ranks First for Workforce Development, Site Selection,** *January 2026*
- **How The Charlotte Region Added More Jobs Than all But One US Metro Area In 2025,** *The Charlotte Observer, February 2026*
- **2025 State Of The Year: North Carolina Growth Trajectory Soars,** *Business Facilities, February 2026*
- **North Carolina Named 2025 State of the Year for Economic Development,** *Business Facilities, February 2026*
- **NC Ranks No. 1 For Tech Job Growth As Areas Outside Of Charlotte, Triangle Gain Traction,** *Charlotte Business, February 2026*
- **Iredell County Leads Charlotte Metro in Population Growth — Again,** *Charlotte Business Journal, March 2026*

NEWSLETTER

Up **10%** from last year



2,513 Subscribers

43% Average Open Rate

WEBSITE

Up **55%** from last year



79k Total Views

49k Total Impressions

SOCIAL MEDIA

Up **10%** from last year



4,645 Total Followers

127k Total Impressions



COMMUNITY & COLLABORATION



While Community and Collaboration overlay to form our sixth pillar, they are truly at the core of ALL that we do. Whether it is our Industry Leaders Council, **Iredell Ready**, or our Development Council, we strive to encourage all participants to share best practices and build relationships as well as learn about recent trends and other topics of interest. We strongly feel that only with cohesive, collective efforts can we continue to establish Iredell County as the best LOCATION for BUSINESS and LIFE.

Recognizing that Iredell County is experiencing continued residential, commercial, and industrial

growth bringing new opportunities alongside significant infrastructure demands, in 2026, we engaged Centralina Regional Council for the Iredell County Growth & Infrastructure Convening (ICGIC). This collaborative effort is designed to help our local governments and partners better understand growth impacts and align around shared solutions.

Through a facilitated regional partnership, ICGIC will bring together county, municipal, education, and other key stakeholders to strengthen coordination, improve forecasting, and support informed, long-range decision-making.

PARTNERS

Lead Organizations:



Invited Participants:



PROGRAM OBJECTIVES



Assess growth impacts on key infrastructure systems, including schools, water and sewer, transportation and the cost of public services.



Improve understanding of how the county is growing, including residential and commercial/industrial projects across the county.

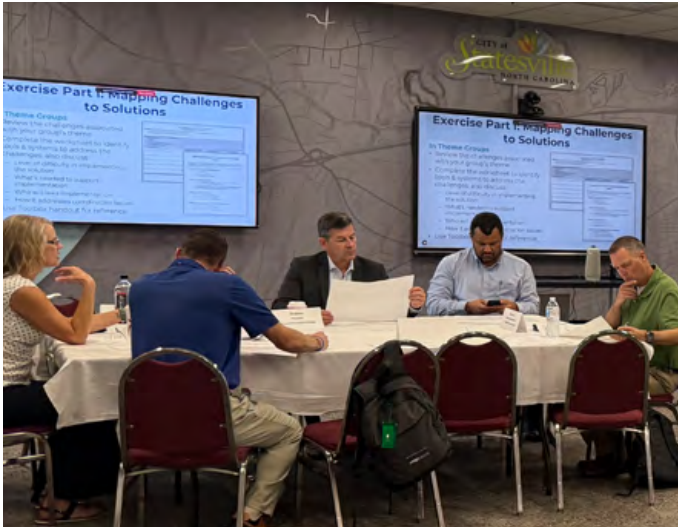


Establish recommendations to support ongoing cross-jurisdiction collaboration on growth and infrastructure planning.



Develop a shared framework for school enrollment projections to be used consistently by Iredell-Statesville Schools and Mooresville Graded School District.

Additionally, we partnered with our economic development allies in the Charlotte Region and State of NC to discuss and participate in marketing strategies to promote our region and state:



- **SelectUSA Investment Summit, Economic Development Partnership of NC**, Washington DC
- **Site Selection Consultant Trips, Economic Development Partnership of NC**, Atlanta, GA and Greenville, SC
- **Area Development Consultants Forum**, Charlotte, NC
- **2026 Legislative Breakfast and Advocacy Day**, Raleigh, NC, North Carolina Economic Development Association, Raleigh, NC
- **Data Center Panel Discussion, North Carolina County & City Managers Association**, Asheville, NC
- **NCEDA Fall, Spring, Summer Conferences**, Asheville, Greensboro, and Wilmington, NC
- **NAIOP Spring Conference**, Pinehurst, NC
- **ULI Carolinas Conference**, Raleigh, NC
- **North Carolina Manufacturing Conference**, Winston Salem, NC
- **NCWorks Partnership Conference**, Greensboro, NC
- **Women in Economic Development Learn & Lead 2026 Conference**, Greensboro, NC

THANK YOU INVESTORS

Our investor network is the family portrait that continually draws our eye. With their commitment and dedication, we continue to strive 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 2026-2027 to make Iredell a place for Business. Life. Location.



OUR FOCUS FOR THE COMING YEAR INCLUDES:

- Lead **100** economic development projects and **25** client site visits, resulting in quality jobs and **\$100M** in new investment.
- Conduct **80** existing industry visits to support expansion, investment, and new job creation
- Identify **250 acres** of new commercial/industrial sites and support **750,000 SF** in new development
- Support **25 small businesses** through facilitated support from local, regional, and state partners
- Participate in **4 site selection** and industry marketing trips to generate leads for Iredell County
- **Leverage Iredell Ready** to strengthen our workforce pipeline to meet the needs of local industry
- Host **12 councils, forums, networking events, and investor meetings** to share business intelligence and market data while strengthening connectivity across networks
- **“Tell our Story”** highlighting our strengths, assets, and target industry clusters
- Collaborate **with local, regional, and state partners** to support strategic initiatives in vital infrastructure

SPONSORSHIP BROCHURE

Iredell EDC Shares Sponsorship Opportunities

Throughout the year, Iredell EDC hosts a variety of impactful programs and events designed to support our community and key pillars. For the first time, we are opening up all of these events for sponsorship. Events like our Annual Meeting, Workforce Forum, Investor Meetings, and the Iredell EDC Councils just might be the key you need to unlock unique opportunities to promote your brand to our stakeholders.



Read and download



[2026 Sponsorship Brochure](#)

THANK YOU TO OUR VISIONARY INVESTORS (\$10,000+)

With their commitment and dedication, we continue to strive 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 2025-2026 to make Iredell a place for **Business. Life. Location.**



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

blueharbor bank
Corvid Technologies
Duke Energy Carolinas
Enbridge Gas North Carolina

G.L. Wilson Building Company
Holland Realty & Mortgage Corp.
L. Gordon Iron & Metal/Gordon Family
Mooresville Convention & Visitors Bureau

NGK Ceramics USA, Inc.
PIVOT PR
SCN BestCo, Inc.

PARTNER (\$3,500 - \$4,999)

Bell Construction
Bobcat
Concrete Matters, Inc.
Dane Construction
Dane Group Services
DENSO

DMJPS CPAs + Advisors
EnergyUnited
Gilbane Building Company
Hoopaugh Grading Company, LLC
Iredell Health System
Jones, Childers, Donaldson & Webb, PLLC

Lingo Staffing
Maymead, Inc.
McCombs Steel Company
NorthPoint Development
Princeton Communities
Structure Medical

CONTRIBUTOR (\$1,500 - \$3,499)

Alexander Railroad Company
Allegacy Financial
Bonanza Development Company Inc.
Central Carolina Insurance Agency
Choate Construction Company
Country Boy Landscaping
DeBotech, Inc.
Design Collaborative
Dewberry Engineers
Duke Health Lake Norman Hospital
ECS Southeast, LLP
Edifice Construction
ElectriCities of North Carolina, Inc.
First Citizens Bank
Grant Miller - Colliers International
Greater Statesville Chamber of Commerce
Hardy Brothers Trucking
Hendrick Construction, Inc.
Hilton Garden Inn, Charlotte/Mooresville
Huntington National Bank
Interior Elements

Interstate Development Co
J.C. Steele & Sons, Inc.
J.T. Alexander & Son, Inc.
JEAT Enterprises, LLC
Jenison Construction, Inc.
Johnson Parts & Supply
Keary Construction
Kleinhenz Holdings
Kooks Headers & Exhaust
Lake Norman Realty
Landmark Builders
LSP3
Mooresville Realty
Myers & Chapman, Inc.
New Atlantic Contracting
NFP
Omega Construction
Peoples Bank
Piedmont HealthCare
Piedmont Realty
Pope, McMillian, P.A.

Pressly Residential Group, LLC
Progressive Companies
RJK Construction, Inc.
S & J Carolina Scale Co.
S.C. Hondros & Associates
SeamonWhiteside
Sir Speedy Printing & Marketing Services
Southern Distilling Company
Stamey Land Company
Statesville Country Club
Stewart Inc.
SunCap Property Group
The Keith Corporation
The Langtree Group / Alcove Holdings
Thomas & Hutton
Thomas & Webber, Law at the Lake, PLLC
United Bank
Wayne Brothers
Withers Ravenel



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