



STANLY COUNTY
NORTH CAROLINA
Economic Development Commission

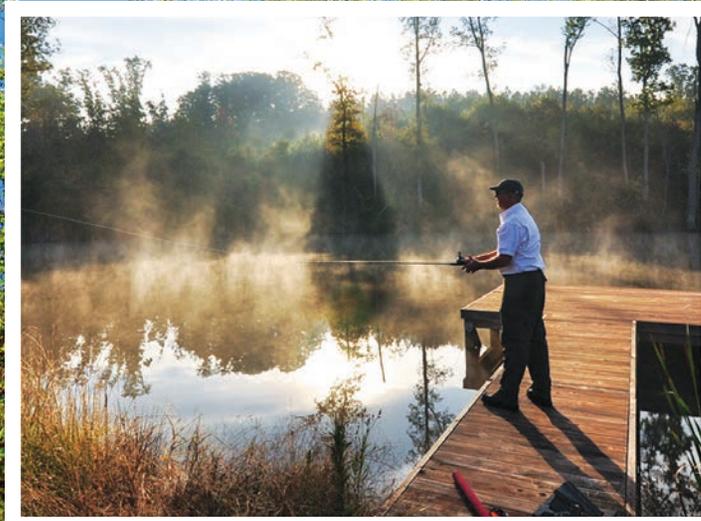
Water. Air. Land. Innovation.



ALBEMARLE

NORTH CAROLINA

Water. Air. Land. Opportunity.



INSIDE

Overview	20
Lifestyle	25
Locations of Interest	26
Stanly County Airport	27
AMIT Stanly Community College	28
Café Event	29
Pfeiffer University	30
The Stanly County School System	32
Stanly County Events	34

OVERVIEW

THERE IS A LOT OF POSITIVE ENERGY NOW IN STANLY COUNTY

INCLUDED BELOW ARE JUST A FEW EXAMPLES OF RECENT GROWTH

The Community invested in a new industrial site near Locust, **RIVERSTONE BUSINESS PARK**. That site and the **MEADOW CREEK PARK** are both 12 minutes from I-485, the Charlotte outer loop. Albemarle recently acquired and is developing a 282-acre park, **ALBEMARLE CORPORATE CENTER**, that will be interconnected with its abundant and reliable utilities and four lane highway infrastructure. There are four other industrial parks across Stanly County. Another asset is the unique heavy infrastructure site **BADIN BUSINESS PARK**.

In the City of Albemarle, the **PFEIFFER UNIVERSITY DOWNTOWN PROJECT** is a fantastic addition to the community. This 4-story new construction of 40,000 s.f. will house OT and PA. The expansion will be a driver for the historic Albemarle Hotel and the redevelopment efforts there.

The *Charlotte Business Journal* recently noted that for the second year in a row, Stanly County has the **SECOND LARGEST NUMBER OF NEW RESIDENTIAL PERMITS** in the Charlotte region, another sign of positive momentum. The completion of the northeast section of the outer loop is now a driver in this direction from Charlotte.

The **HIGH-END MIXED-USE DEVELOPMENT** off I-485 in the northeast section at exit 36 is another positive for this part of the region.

Stanly and Albemarle are located within one hour of **CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**, 75 minutes to the Piedmont Triad Airport and two hours to Raleigh-Durham International Airport.

RIVERSTONE BUSINESS PARK

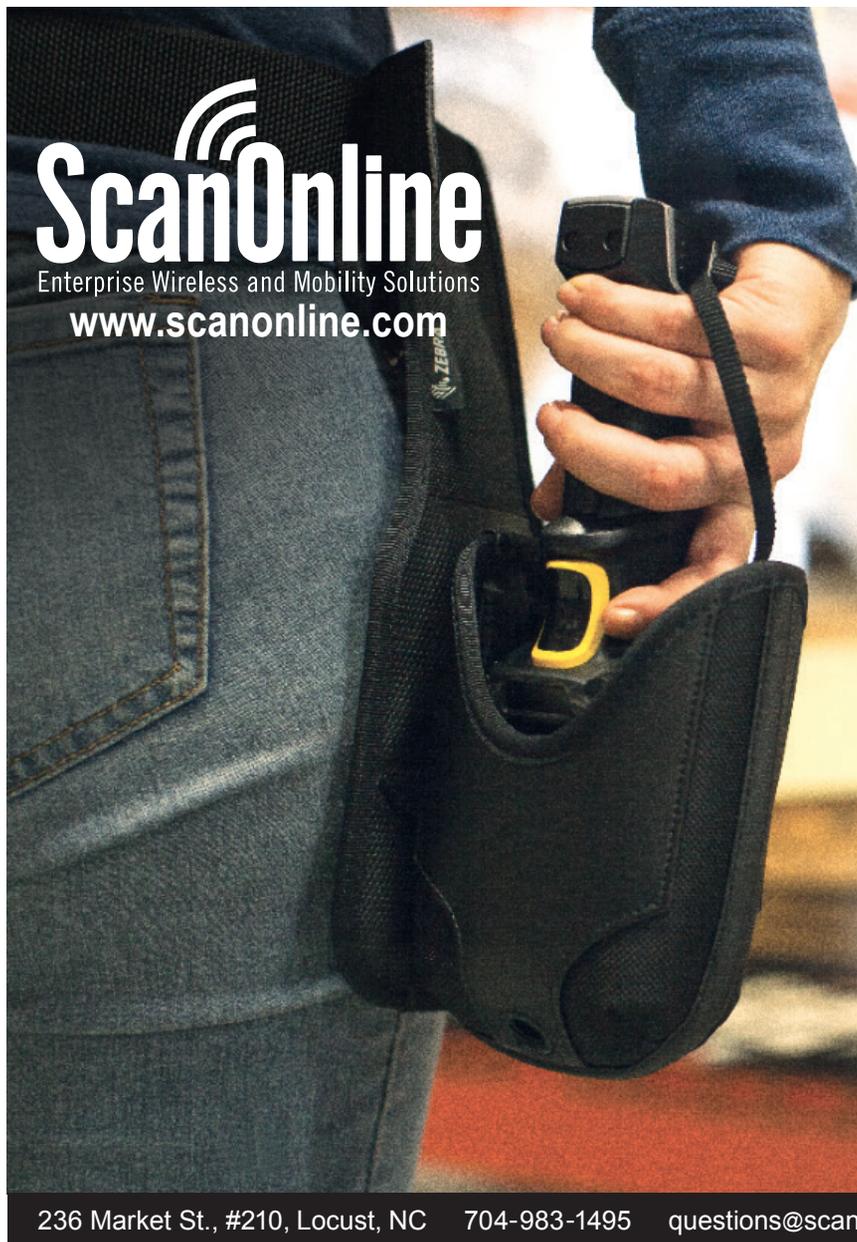
Locust, Stanly County, North Carolina



- County-owned property
- 42.61 Acres on Nance Road, Locust
- Located in an industrial setting
- Zoned light industrial
- 44 minutes to Charlotte Douglas International Airport
- 4 lane 24/27 connects to I-485
- 12 minutes to I-485
- \$19,200 per acre
- Can be subdivided



- Stanly and Albemarle are **WITHIN 1 HOUR OF CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**, 75 minutes from Piedmont Triad and 2 hours to RDU.
- **GREAT WORKFORCE** including our strong connection with Stanly Community College and their standalone facility the Advanced Manufacturing Industrial Technology Center.
- This area has **10,000 ACRES OF LAKES AND FOUR VINEYARDS**.
- Stanly County is located in **FOREIGN TRADE ZONE 57**.
- All sites are located in an **AIR ATTAINMENT AREA**
- Abundant **NATURAL RESOURCES, LOW COST OF DOING BUSINESS,** and **HARDWORKING AND DEDICATED WORKFORCE** right here in our county.
- When you think about where we are — **LOCATED BETWEEN THE LARGEST CITY IN THE CAROLINAS AND A MAJOR STATE PARK AND A NATIONAL FOREST** — we feel like we are in a great position!



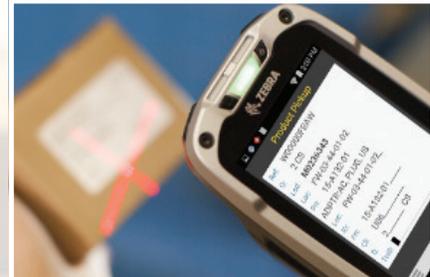
ScanOnline
Enterprise Wireless and Mobility Solutions
www.scanonline.com

**MOBILE
WORKFORCE
SOLUTIONS**

**WIRELESS
NETWORK
TECHNOLOGY**

**MANAGED
SERVICES**

**ALL FROM
ONE
LOCAL PROVIDER**





236 Market St., #210, Locust, NC 704-983-1495 questions@scanonline.com

OVERVIEW

WATER. AIR. LAND. OPPORTUNITY. NEW OPPORTUNITIES

New opportunity has opened up for Albemarle to effectively utilize its natural and developed resources to enhance your way of life and your business' success. The completion of I-485, the Charlotte Outer Loop, has added to the connectivity of Stanly County for businesses.

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

NC Highway 24/27 provides Albemarle continuous 4-lane highway access and 1-hour access to **Charlotte Douglas International Airport (CLT)** and **Norfolk Southern intermodal facility**. It is also one hour and 20 minutes from the Piedmont Triad International Airport and two hours from the Raleigh Durham International Airport. Albemarle has the first class Stanly County Airport, is only three hours from the Port of Wilmington, and is served by both CSX and NS railroads.

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

Albemarle is also welcoming **Pfeiffer University's new Center for Health Sciences** in Downtown Albemarle. The Center will offer two graduate health science programs; one for physician assistants and one for occupational therapy, both of which are pending accreditation. These programs are expected to bring over 200 graduate/professional students, faculty and staff once fully developed.

Stanly Community College (SCC) is growing with new Advanced Manufacturing and Industrial Technology Programs. SCC also provides basic skills training needed for entry level production workers. This provides opportunities to meet your labor force needs. The region touts a labor force of 297,450.

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

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

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

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

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

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

Lucky Clays Farm



» WHERE BUSINESS & NATURE MEET «

Privately owned and operated, Lucky Clays Farm embodies the rustic beauty of North Carolina's Central Piedmont. Our spacious location of over 500 acres, with versatile indoor and outdoor settings, provides a unique destination for your next private business function or corporate retreat.

Our state-of-the-art facilities offer an experience unlike any other.



For more information, or to book your next corporate event, please contact us at **1-855-858-LUCK (5825)** or visit our website at **LUCKYCLAYSFARM.COM**

OVERVIEW

THE CITY OF ALBEMARLE CORPORATE CENTER

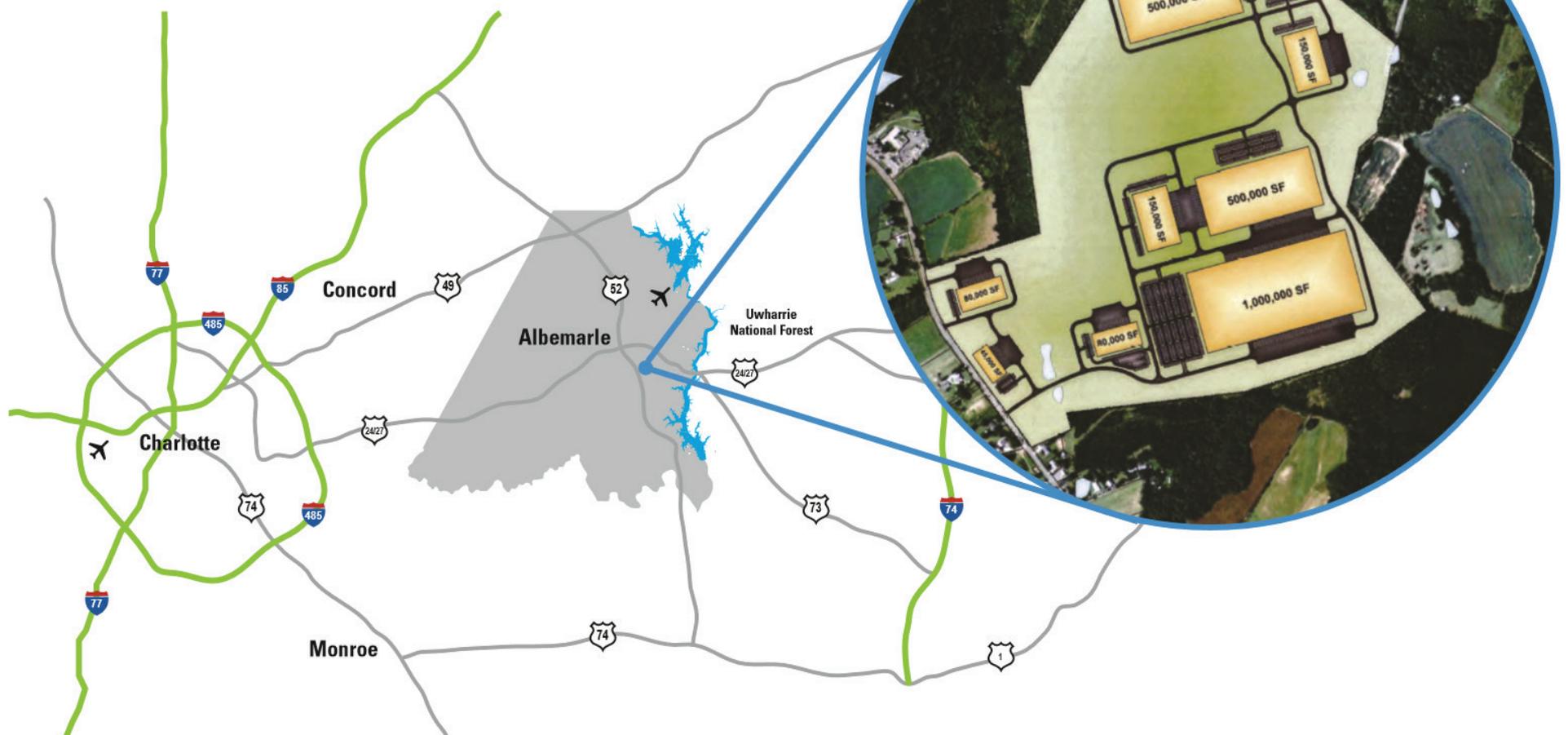
The Albemarle Corporate Center (ACC) is a newly developing industrial park in the City of Albemarle. The publicly-owned 282-acre master-planned manufacturing and distribution park is conveniently located adjacent to NC 24/27 and US 52. The site is well served by water, sewer, natural gas, electric and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

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

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

Convenient to Transportation

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



Labor Force & Training

Albemarle is in a large labor shed with a labor force that can be trained by SCC to work in our new or expanding industries. Within 30 miles of Albemarle, there is a labor market of 297,450 people.

A trained labor force is the most important reason industries give for making a decision to locate a business or industry place. Albemarle is extremely fortunate to have Stanly Community College (SCC) in Albemarle. SCC understands and works closely with our industry and economic development partners and have developed excellent programs like the Advanced Manufacturing and Industry Technology Center.

Specifications

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

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

LIFESTYLE

explore the possibilities at

VISIT STANLY .COM

Water. Air. Land. Adventure.

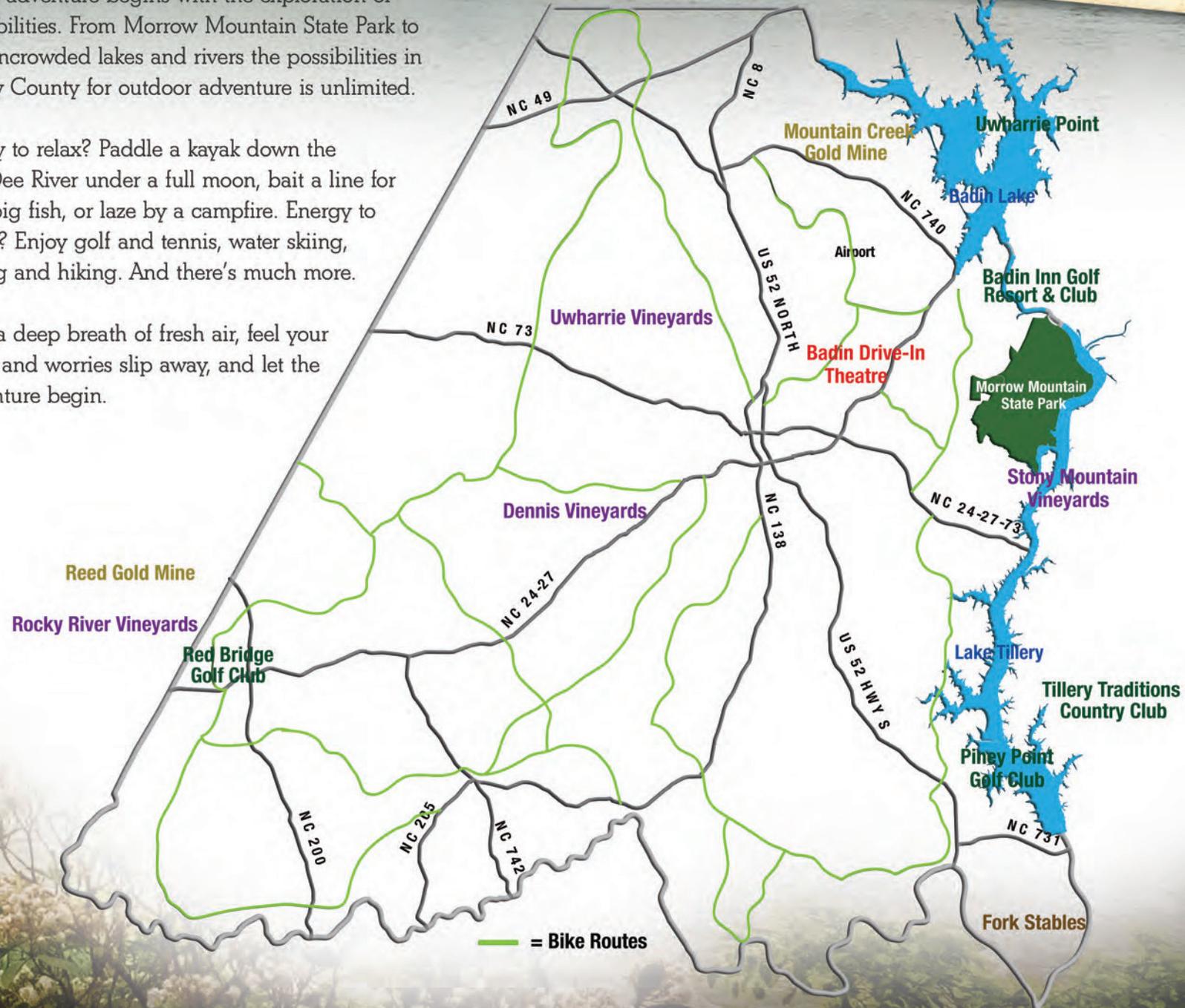
LET THE ADVENTURE BEGIN

Every adventure begins with the exploration of possibilities. From Morrow Mountain State Park to our uncrowded lakes and rivers the possibilities in Stanly County for outdoor adventure is unlimited.

Ready to relax? Paddle a kayak down the Pee Dee River under a full moon, bait a line for that big fish, or laze by a campfire. Energy to spare? Enjoy golf and tennis, water skiing, biking and hiking. And there's much more.

Take a deep breath of fresh air, feel your cares and worries slip away, and let the adventure begin.

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





STANLY COUNTY NORTH CAROLINA

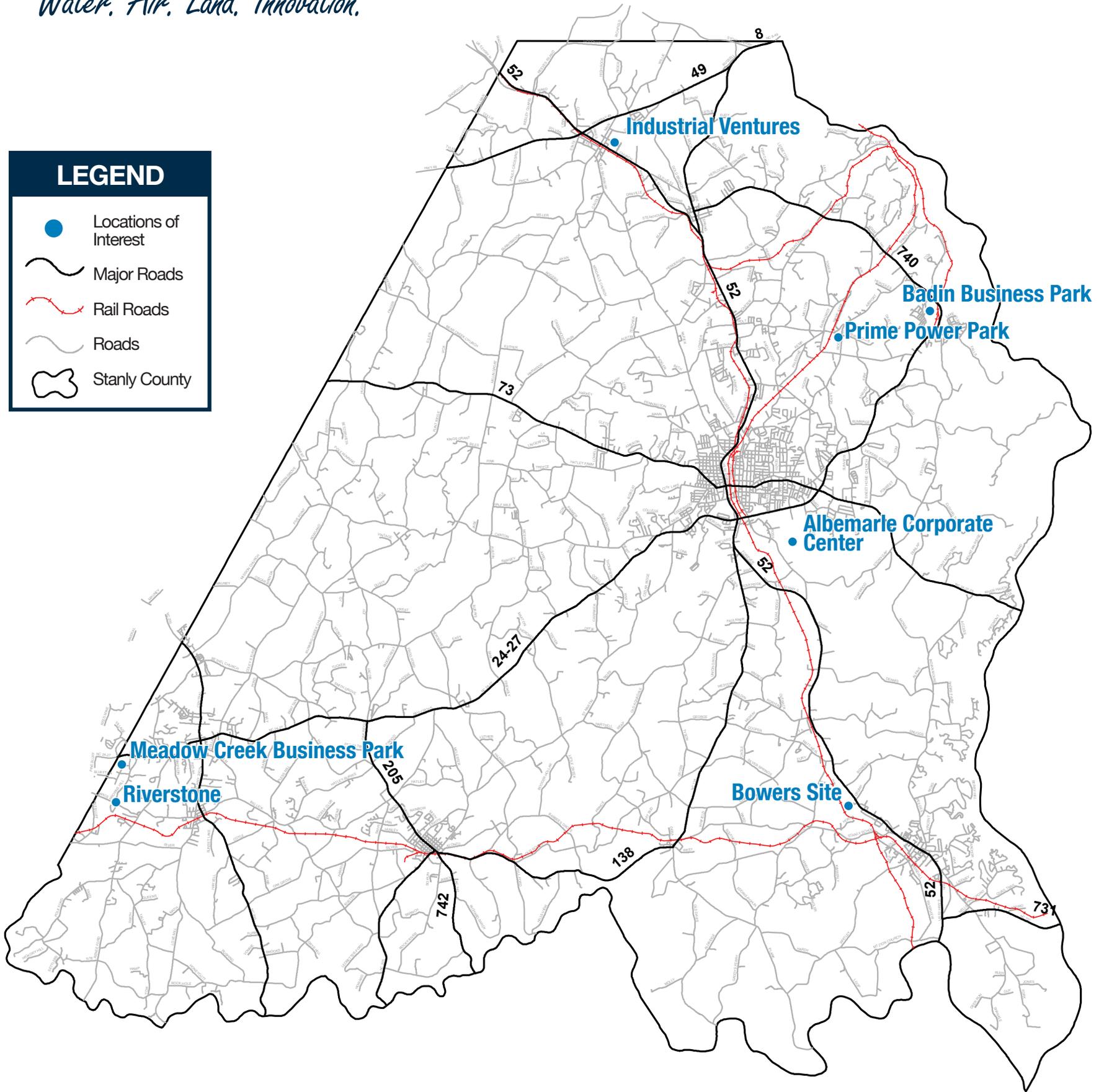
Economic Development Commission

Water. Air. Land. Innovation.

LOCATIONS OF INTEREST

LEGEND

- Locations of Interest
- ~ Major Roads
- - - Rail Roads
- ~ Roads
- Stanly County



704-986-3682 • stanlyedc.com



STANLY COUNTY AIRPORT



Just 42 miles northeast of Charlotte is Stanly County. Boasting an abundant existing supply of water and sewer and strong “right to work” philosophy, the area presents a truly friendly and productive atmosphere to relocating businesses. Our county offers many features attractive to industry including our modern, towered airport with available industrial property to include the “Prime Power Park” around a 5,500-ft. runway. Being a part of the beautiful Uwharrie Lakes Region, Stanly County offers over 10,000 acres of lakes and 175 miles of shoreline situated within the Uwharrie Mountains, the nation’s oldest mountain range.

Local business leaders in Stanly County will speak openly regarding the favorable labor force availability and community support. Newcomers to Stanly County will find that quality of life, low property cost and low taxes combine with quick access to major metropolitan areas to provide an ideal area for living and working.

- **Located 4 miles northeast of Albemarle**
- **5500’x 100’ and 3500’x 075’ runway**
- **Hangars and ramp tie-downs**
- **Terminal hours: 0800-2000 daily**
- **365 days a year**

For more information call (704)982-9013
or email kswaringen@stanlycountync.gov





SCC IS BUILDING A PIPELINE OF SKILLED WORKERS!

Advanced Manufacturing & Industrial Technology Center



Stanly Community College Advanced Manufacturing and Industrial Technology programs transition students to emerging jobs. Programs of study include:

Air Conditioning, Heating, & Refrigeration

Biomedical Equipment Technology

Collision Repair & Refinishing

Computer Engineering Technology

Computer-Integrated Machining

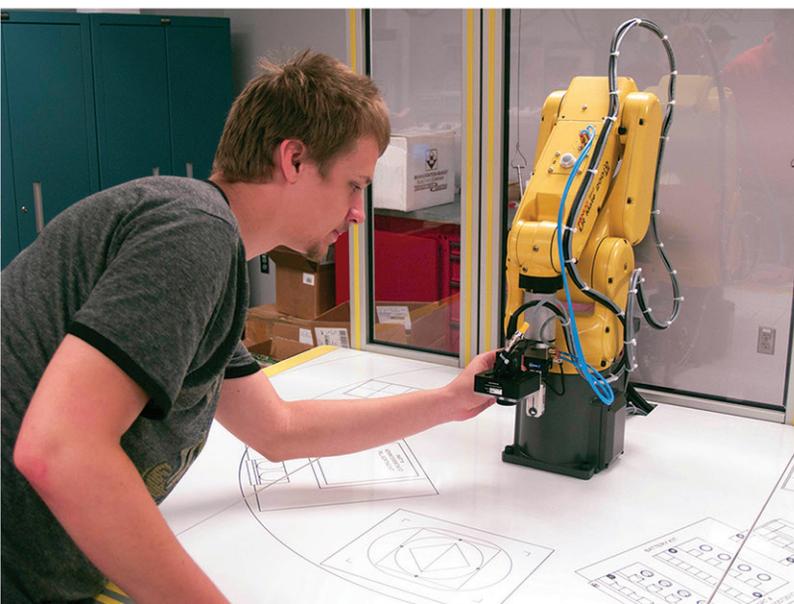
Electronics Engineering Technology

(with emphasis on Automation & Control)

Production Technician Training

Welding Technology

Dual Enrollment and/or Vocational Programs available.



Stanly Community College partners with local business and industry to ensure that Stanly County is getting the skills and competencies required to fill the emerging jobs in the region.



WWW.STANLY.EDU



CAFÉ EVENT CELEBRATES 10 YEARS

The Career Academy for Educators (CAFÉ) program in Stanly County is a program dedicated to the success of educators and local employers collaborating on education and social skills needed for the future workforce.

Participants in the program are key players in public school education, post-secondary education, and the business sector, with each having access to a network that encourages free exchange of ideas. The event also allows teachers to earn continuing education credits.

David Hollars, Executive Director, Centralina Workforce Development Board, commented, "CAFÉ is the connecting force to expose educators to the workings of local businesses in Stanly County. It allows employers to highlight the skills needed for their work and advise educators on what they can do to help ensure students have those skills. The Centralina Workforce Development Board is proud to be a long-time supporter and partner for CAFÉ. It is truly a great model for how local partners can work together to meet the needs of their businesses and their community."

The 3-day event began at the Groves Building in Albemarle with 24 participants. Speakers included a number of staff and faculty members of Stanly Community College, Danny Poplin, Executive Director of Curriculum and Instruction at the Stanly County School System; Kathy Almond, President of the Stanly County Chamber of Commerce; and David Hollars, Executive Director for the Centralina Workforce Development Board. Additional remarks were given by

Michael Smith, Stanly County Economic Development Director; Elizabeth Standafer, Youth Apprenticeship Coordinator for the NC Department of Commerce; and Gene Beneduce, Regional Manager, Industry Expansion Solutions, NC State University, who also gave a presentation on Lean Manufacturing; and Solomon McAuley, Workforce Development Board, NEXGEN Specialist.

Participants were also able to tour such local businesses and industries as Michelin USA 11, Chroma Provisions, Stanley Engineered Fastening, and Carolina Paper Converter.

Krista Bowers, SCC, Economic Development Division Coordinator Level II, stated, "The mission of the CAFÉ program is to provide Stanly County School educators and counselors the opportunity to learn about career options available to students within Stanly County. Students can jump-start a career path in high school, tuition-free, through the Career and College Promise program at Stanly Community College. The CAFÉ program is designed to connect educators and counselors with our local business and industry to address the need to build a skilled workforce pipeline to aid in the continued manufacturing success of Stanly County."

This year's CAFÉ event sponsors included Centralina Workforce Development Board (CWDB), Stanly Community College, Stanly County Chamber of Commerce, Stanly County School System and For Stanly, Inc. The meals and transportation were sponsored by the CWDB and For Stanly, Inc. Marion Kinley, Director of Economic and Workforce Development Division, would like to thank Krista Bowers for facilitating a great CAFÉ and her support team made up by Mary Rickaby, Misty Hughes and Dustin Foley.



Let us help you reach your next milestone.

Building Successful Employers

Through Expertise in These Areas:

- HUMAN RESOURCES
- COMPLIANCE
- SURVEYS
- TRAINING
- BENEFITS

The Employers Association has been a trusted resource for human resources and training services for the greater Carolinas business community for nearly **60 years.** We are proud to be the sponsor of this year's Business Anniversaries.

For more information:
www.employersassoc.com
 704.522.8011

THE EMPLOYERS ASSOCIATION
 Trusted HR Advice, Tools & Training™

PFEIFFER UNIVERSITY



PFEIFFER UNIVERSITY HEALTH SCIENCES SCHOOL

The City of Albemarle is excited about Pfeiffer University's announced location in Downtown Albemarle.

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

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

Pfeiffer and the City of Albemarle have been working on this project for many months. As part of its redevelopment plan for historic Downtown Albemarle, the City has a plan in place to repurpose the old 27,000 sf Historic Hotel Albemarle Downtown to provide 31 apartments and office/retail space that will be walking distance to the classrooms. The Pfeiffer Center for Health Sciences in downtown will kick off this restoration project. This historic building conversion alone will be an investment of \$4,500,000.

Pfeiffer's approximately 42,000 sf Center for Health Sciences will be an investment of about \$13-\$15 million. Also, plans are in place to assist building owners convert empty second story space and other underutilized buildings into apartments, retail, and business space. This provides additional jobs. This will provide a needed economic stimulus to Downtown Albemarle.

This growth in students, jobs and other downtown living will stimulate new and sustainable retail and other business jobs downtown. Several buildings have been purchased and plans are in place for new residential and retail downtown.

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

Pfeiffer

UNIVERSITY





OUR MISSION

To improve **Health**,
elevate **Hope** and
advance **Healing** – for all



Carolinas HealthCare System

CarolinasHealthCare.org

THE STANLY COUNTY SCHOOL SYSTEM

Stanly County Schools is home to the natural beauty of the southern piedmont region of North Carolina approximately 45 minutes east of Charlotte. The system serves approximately 8250 students in 21 schools: 10 elementary schools, one K-8 STEM school, four middle schools, four high schools, one early college high school and one alternative high school.

MISSION STATEMENT

Choose Your Future

VISION STATEMENT

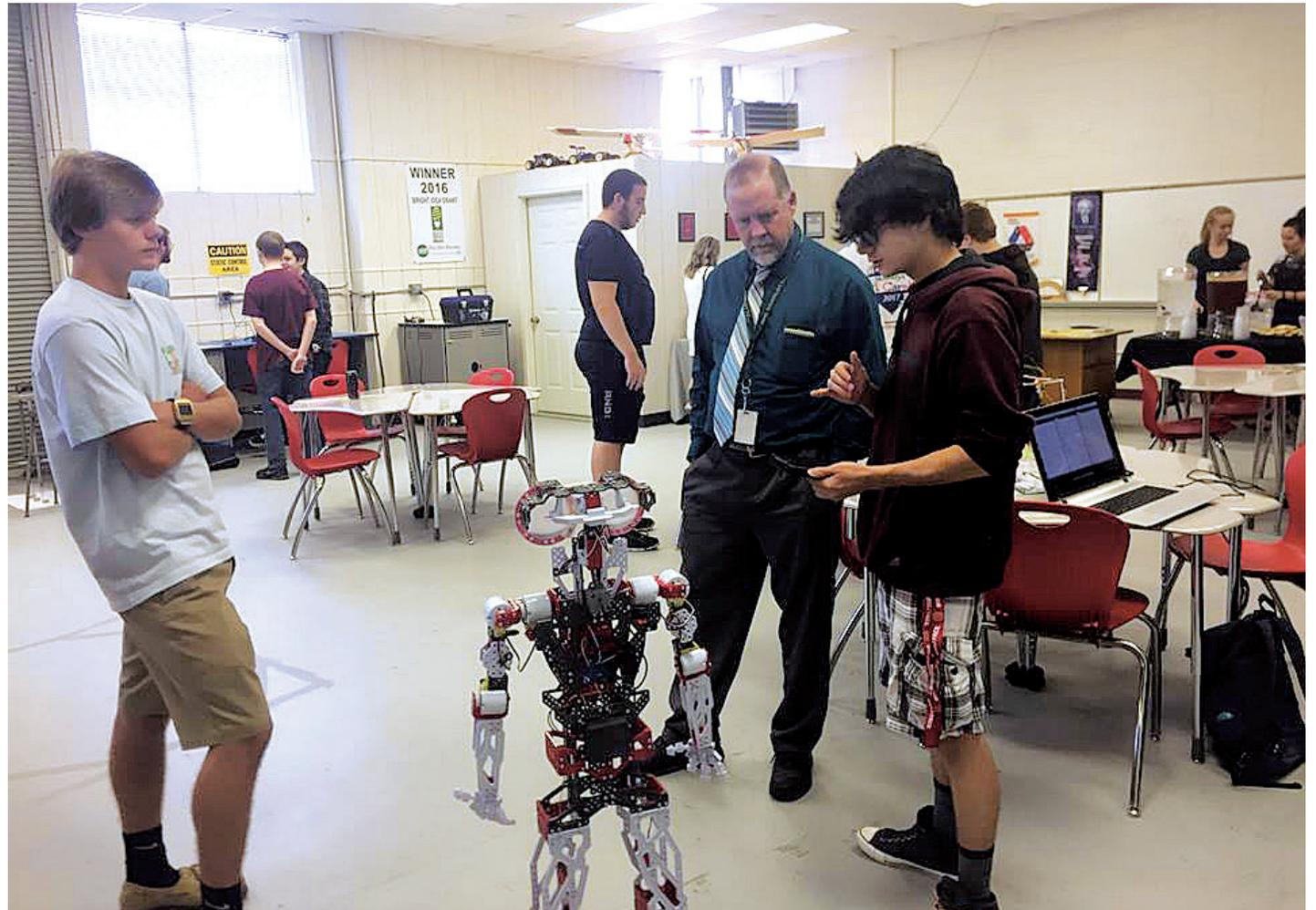
Stanly County Schools will partner with our families and communities to provide our students an educational foundation to promote career and college readiness, lifelong learning and citizenship.

CORE VALUES

- Quality collaboration
- Communication
- Optimism
- Innovation
- Professionalism

Stanly County Schools graduated 578 students in June 2017 with over \$5 million in scholarships.

Stanly County School Career and Technical Education programs provided students the opportunity to earn 1247 workforce credentials, equivalent to 25.2% of all Career Technical Education students enrolled.



High school students are afforded opportunities to take numerous CTE courses related to STEM including robotics, electronics, drafting engineering, computer engineering technology, agriculture science, etc.

Aligning students' course needs with teachers' strengths, Stanly County Schools now has the availability to offer over 24 online courses as an option for high school students.

INSTRUCTIONAL INITIATIVES

To improve math and reading scores and implement literacy throughout the curriculum, middle and high school teachers are participating in professional development sponsored by the Southern Regional Education Board (SREB). To address elementary and middle school math scores, the district purchased AIMS web, a web-based program for universal screening, progress monitoring, and data management that provides guidance to administrators and teachers based on accurate, continuous and direct student assessment.



MEADOW CREEK BUSINESS PARK

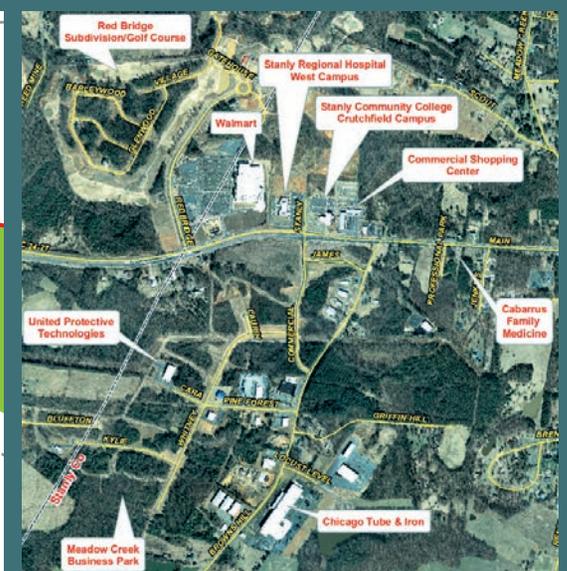
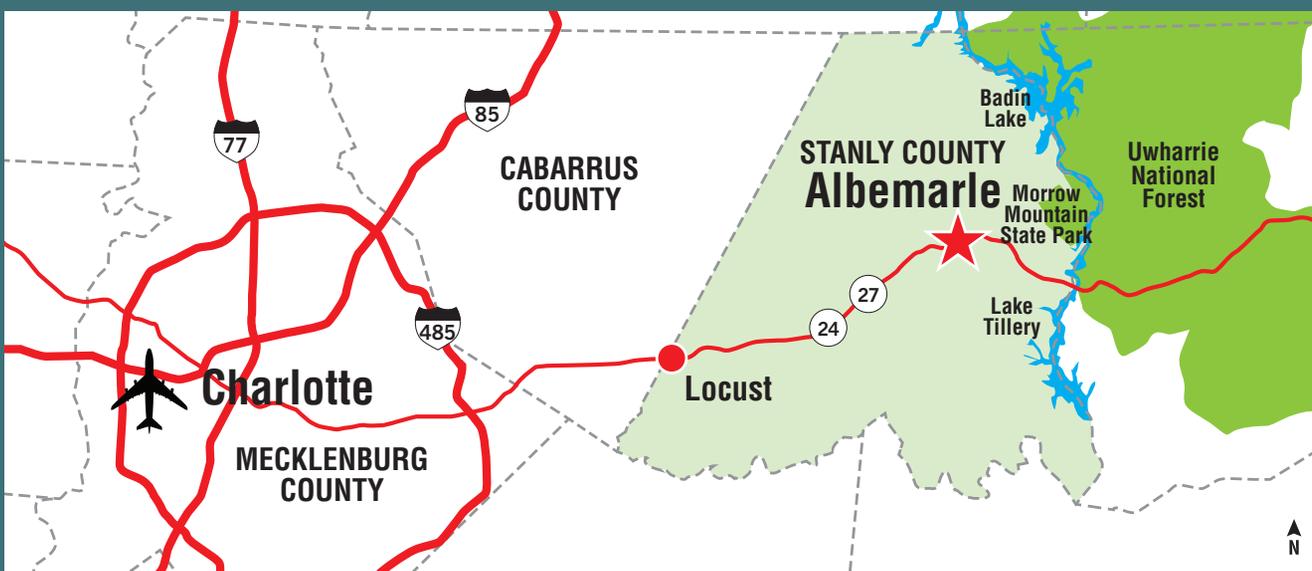
MEADOW CREEK BUSINESS PARK IS COMPLETE AND READY FOR YOUR BUSINESS!

Across the street from the park are the West Main Shopping Plaza, Stanly Community College, Stanly Regional Medical Center and a brand new Super Wal-Mart with outparcels and shops. Also is the Villages at Redbridge Golf Course.

All the infrastructure and utilities are complete, with underground gas, electric, water, sewer along with paved roads, curb and gutter, and street lamps.

The park consists of 163 acres of retail, commercial, office and industrial lots. Located on Hwy. 24-27 just west of the town center in Locust. 12 minutes from I-485.

Call 704-982-5000 for more information.



STANLY COUNTY EVENTS



FEBRUARY

*ADDC Stanly County Winter Wine Festival
Stanly County Chamber Annual Meeting

MARCH

*ADDC Outdoorsman's Bonanza

APRIL

Norwood Arbor Day Festival
Nature at Its Best (art show)
Big Lick Farm Days Festival
Locust Concert Series

MAY

WannaGoFast Stanly County Airport
Big Lick Tractor Pull
Locust Concert Series

JUNE

Stanly County Chamber Classic Golf
Tournament
Stanly County Chamber
NC Dept. of Labor Safety Awards
Locust Concert Series

JULY/AUGUST

Summer Art Explosion (art show)

JULY

Oakboro Fourth of July
Locust Concert Series

AUGUST

Stanly County Agri-Civic Day
Big Lick Diesel Truck & ATV Drag Race
Locust Concert Series

SEPTEMBER

Morrow Mountain State Park
Take a Child Outside Week
Better Badin Outdoor Jazz Fest
Locust Concert Series
Stanly County Chamber,
Taste of the Uwharries
Stanly County Fair
The Fork Farms: 2017 NSCA Southeast
Regional Championship

OCTOBER

*ADDC Fall Festival
Big Lick Farm Days Festival

OCTOBER/NOVEMBER

Stanly County Art Guild Member Show

NOVEMBER

Morrow Mountain State Park
Old Fashion Day
Stanly County Chamber
CHS Stanly Thanksgiving

MAY-OCTOBER

Stanly Commons Farmers Market

MAY-SEPTEMBER

Locust Farmers Market

APRIL-OCTOBER

Stanly County Farmers Market

DECEMBER

Christmas Parades & Festivals (Albemarle/
Norwood/Oakboro/Locust/Palestine)

*ADDC: Albemarle Downtown Development Corporation