



STANLY COUNTY

NORTH CAROLINA

Economic Development Commission

Water. Air. Land. Innovation.



ALBEMARLE

NORTH CAROLINA

Water. Air. Land. Opportunity.



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OVERVIEW

A LOT OF POSITIVE ENERGY NOW IN STANLY COUNTY

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 BUSINESS 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, including the unique heavy infrastructure site **BADIN BUSINESS PARK**.

In the City of Albemarle, the **PFEIFFER UNIVERSITY CENTER FOR HEALTH SCIENCES** is a fantastic addition to the community. This 4-story new construction totaling 40,000 s.f. will house the Occupational Therapy and Physician's Assistant programs. The expansion will be a driver for the historic Albemarle Hotel and the redevelopment efforts there.

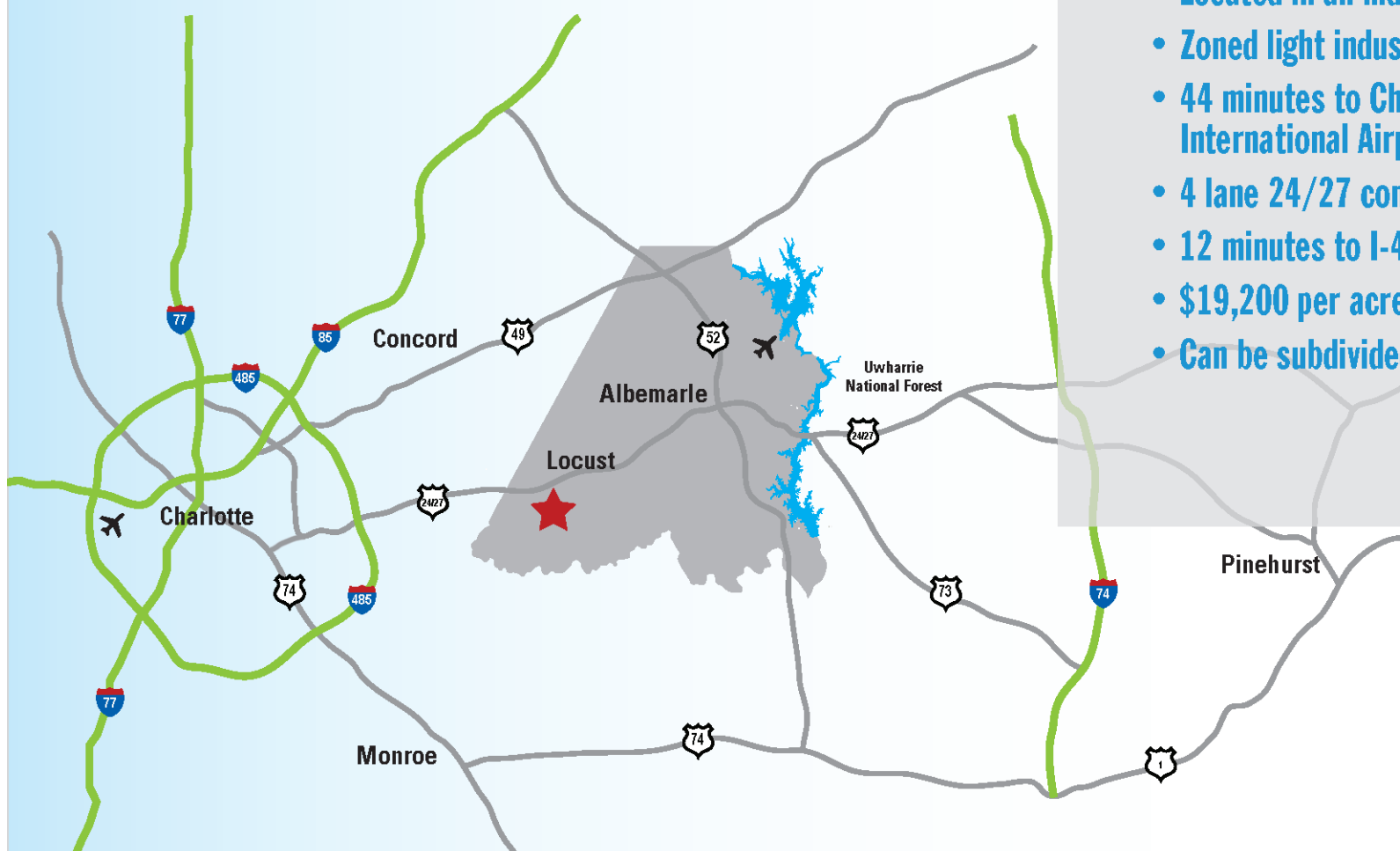
*The *Charlotte Business Journal* recently noted that for the second year in a row, Stanly County has the **SECOND LARGEST NUMBER OF NEW RESIDENTIAL PERMITS** in the Charlotte region, another sign of positive momentum. The completion of the northeast section of the outer loop is now a driver in this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

The **FARMINGTON 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

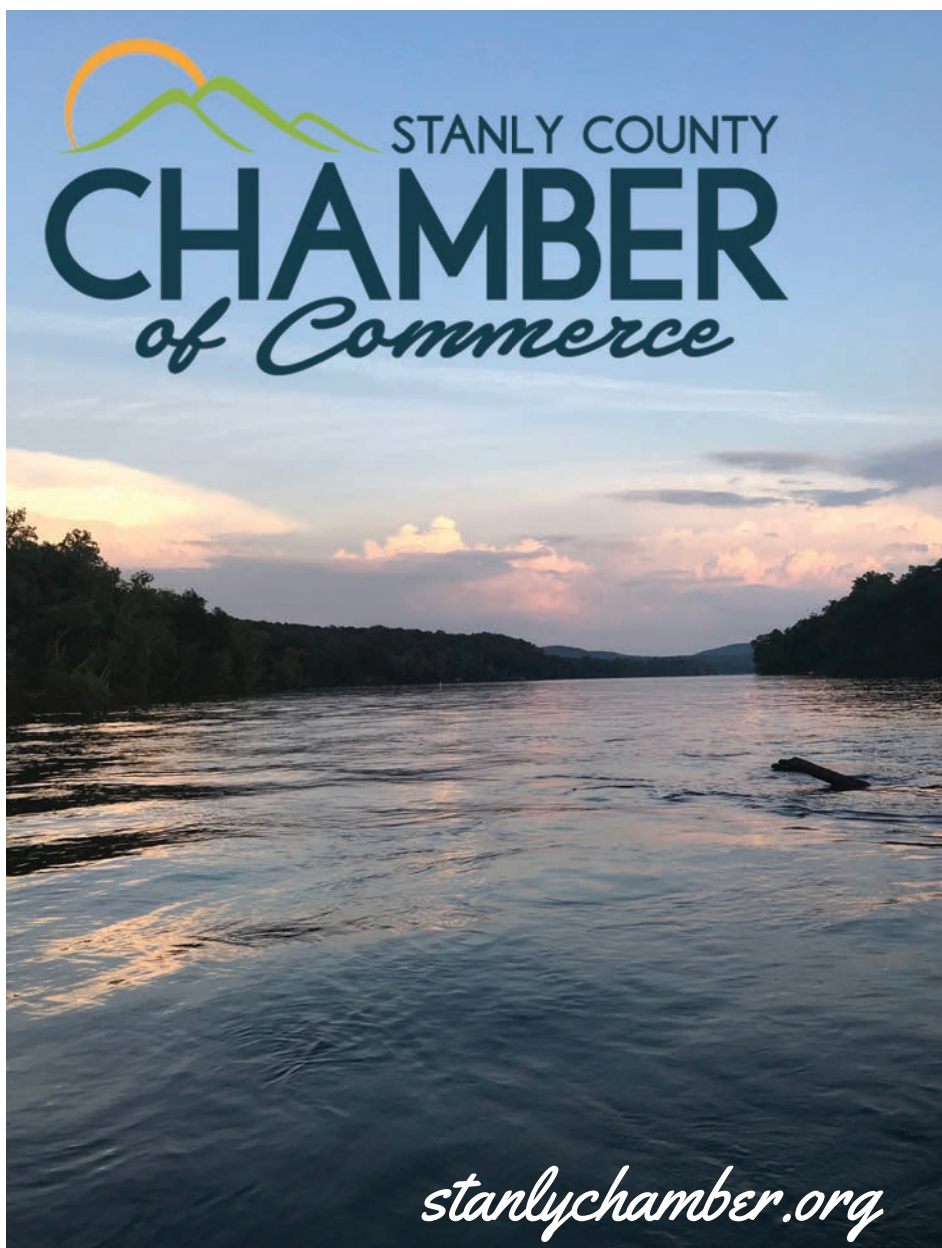
Locust, Stanly County, North Carolina



- 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 County 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 are in a great location!



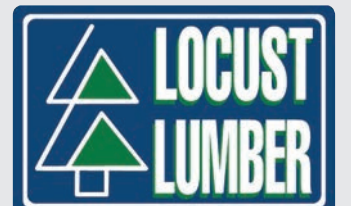
BUILDING YOUR DREAMS



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OVERVIEW

CITY OF ALBEMARLE 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 BUSINESS 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 Business 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.

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.



ALBEMARLE
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OVERVIEW

THE CITY OF ALBEMARLE BUSINESS CENTER

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

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

Also central to the eastern United States 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 Business Center (ABC). 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-77, I-73, and I-74. Connections east/west are NC Hwy 24/27 connecting to I-485 and I-73**

Labor Force & Training

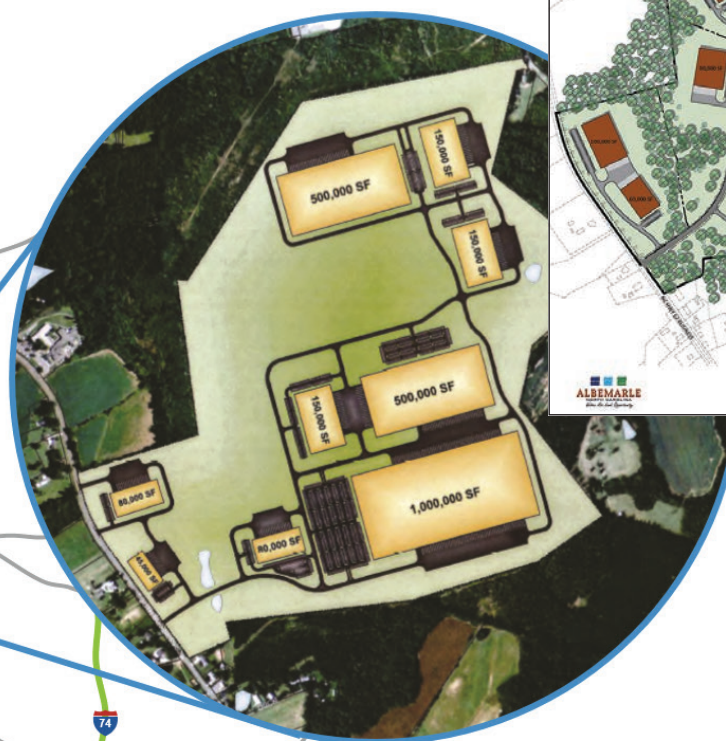
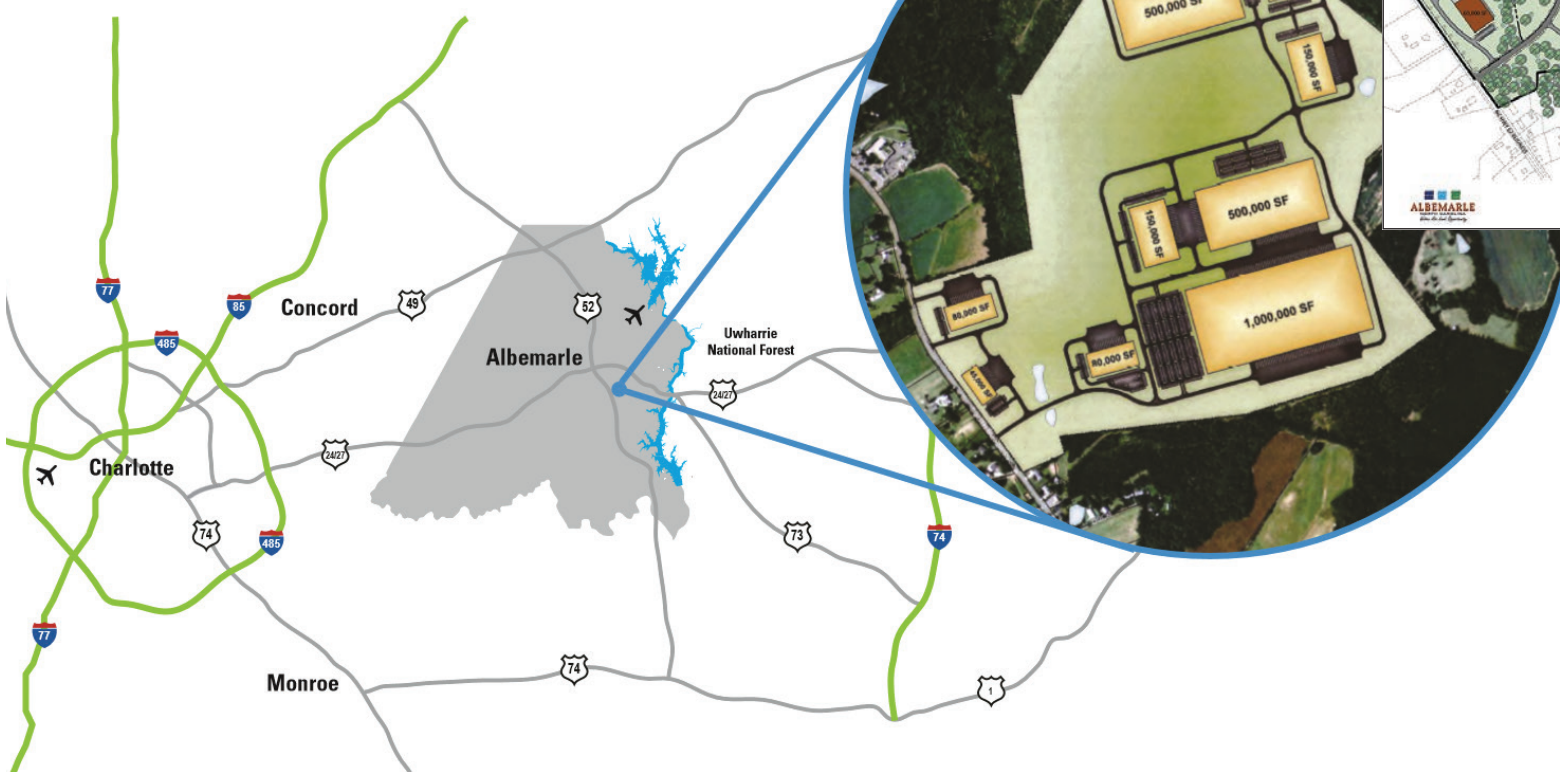
Albemarle is in a large labor shed with a labor force that can be trained by SCC to work in our new or expanding industries. Within 30 miles of Albemarle, there is a labor market of 297,450 people.

A trained labor force is the most important reason industries give for making a decision to locate a business or industry. 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 ABC will have 12-15 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.**



STANLY COUNTY AIRPORT

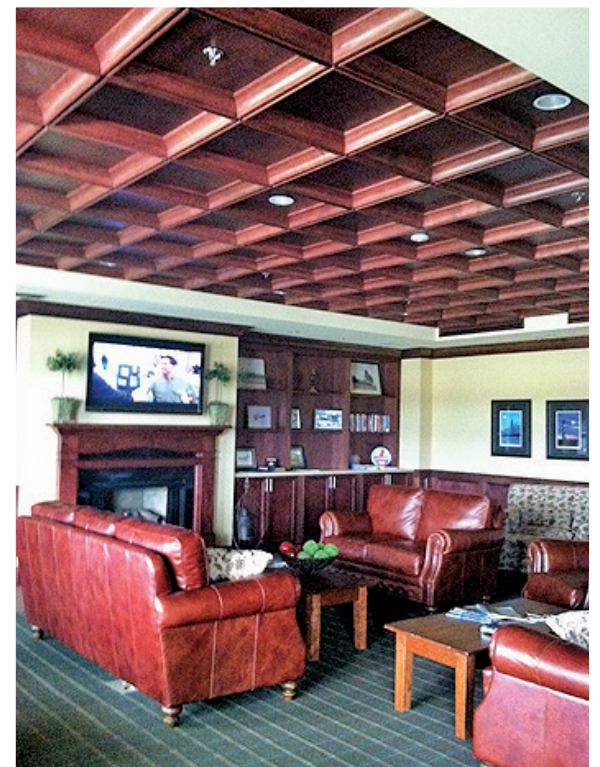


Just 42 miles northeast of Charlotte is Stanly County. Boasting an abundant existing supply of water and sewer and strong “right to work” philosophy, the area presents a truly friendly and productive atmosphere to relocating businesses. Our county offers many features attractive to industry including 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'x100' and 3500'x075' runway**
- **Hangars and ramp tie-downs**
- **Terminal hours: 8:00 a.m. - 8:00 p.m. daily**
- **365 days a year**

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



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Associate in Science
Accounting
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Small Business Center
Career and College Promise
College and Career Readiness



School of Health and Public Services

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Early Childhood Education
Emergency Medical Science
Human Services
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Medical Laboratory Technician
Nursing
Pharmacy Technician
Radiography
Respiratory Therapy

CAFÉ EVENT CELEBRATES ANOTHER YEAR OF SUCCESS

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.

Stanly Community College (SCC) hosted Stanly County's 11th Annual Career Academy for Educators (CAFÉ) event at the Groves Building in downtown Albemarle on June 18-20.

This year, 24 participants represented educators from SCS elementary schools, middle schools, high schools, Stanly Early College and support staff. The 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 the free exchange of ideas. Teachers are also able to obtain 2.5 continuing education credits for attending the program.

David Hollars, Executive Director, Centralina Workforce Development Board, commented, "CAFÉ is an excellent example of how workforce and education partners in Stanly County are working together to ensure the talent pipeline is in place for employers in the county. CAFÉ exposes the educators to the great careers (and products and services) that Stanly County businesses offer. In addition, educators can take the lessons learned through observation and questions with local businesses and incorporate it into their work with students in the classroom. CAFÉ is talent development at the highest level. The Centralina Workforce Development Board is once again proud to sponsor and be a part of the success that is CAFÉ."

The three-day event began with welcoming remarks by Dr. John Enamait, President, Stanly Community College, followed by Dr. Jeff James, Superintendent, Stanly County Schools, Kathy Almond, President, Stanly County Chamber of Commerce and David Hollars, Executive Director, Centralina Workforce Development Board.

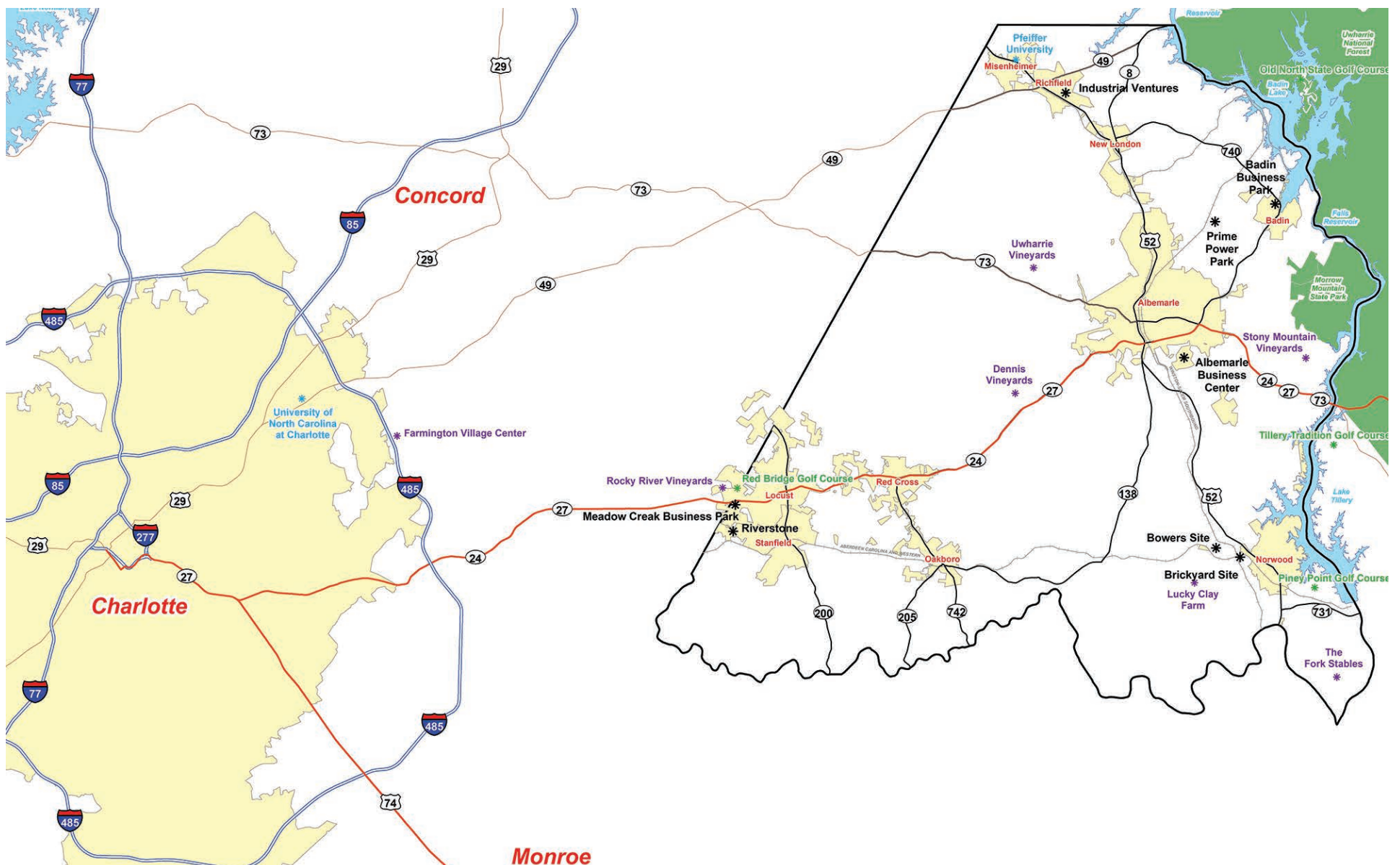
Presentations on the first day began with Steve Cumming, SCC's Career and College Promise (CCP) Coordinator/Liaison, who discussed CCP. Mr. Cumming emphasized the pathways that are available to students in high school that would allow them to take tuitionfree college classes while attending high school.

SCS Graduate and SCC Welding Program Alumnus, Ivey Mabe discussed his CCP Pathway journey that led him to full-time employment at Preformed Line Products, which is located in Albemarle. Also on day one, participants toured Chicago Tube & Iron (Locust) and visited SCC's Advanced Manufacturing and Industrial Technology Center. Day 2 began with a presentation by Dr. Elizabeth Standafer, Youth Apprenticeship Coordinator, North Carolina Community College System (NCCCS). She discussed how youth apprenticeships are designed through the NCCCS, in partnerships with community colleges and local employers, to allow students to continue their education while working as an apprentice within an approved apprenticeship industry. After her presentation, participants toured Preformed Line Products and Enforge (Albemarle).

The final day was facilitated by Summer Cortinas, BioNetwork Engagement Coordinator, North Carolina Community College System. Ms. Cortinas stated, "The BioNetwork's STEM outreach programming aligns educational outcomes with industry skills to provide students and faculty with engaging hands-on experiences. We work with local schools and community colleges to expose kids of all ages to exciting life science careers here in North Carolina."

Partners for this year's event included Centralina Workforce Development Board, Stanly Community College, Stanly County Chamber of Commerce, Stanly County School System, Stanly County Economic Development Commission, and For Stanly, Inc.

For additional information, contact Krista Bowers, SCC Economic & Workforce Development Coordinator at 704-991-0297.





ALBEMARLE
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PFEIFFER UNIVERSITY



PFEIFFER CENTER FOR HEALTH SCIENCES

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.

Contact Dr. Brenda Diaz at (704) 463-3100 or pfeifferpa@pfeiffer.edu.

Pfeiffer
UNIVERSITY

www.pfeiffer.edu



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. North Stanly High School has received approval of Official Candidacy for an International Baccalaureate Programme.

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.

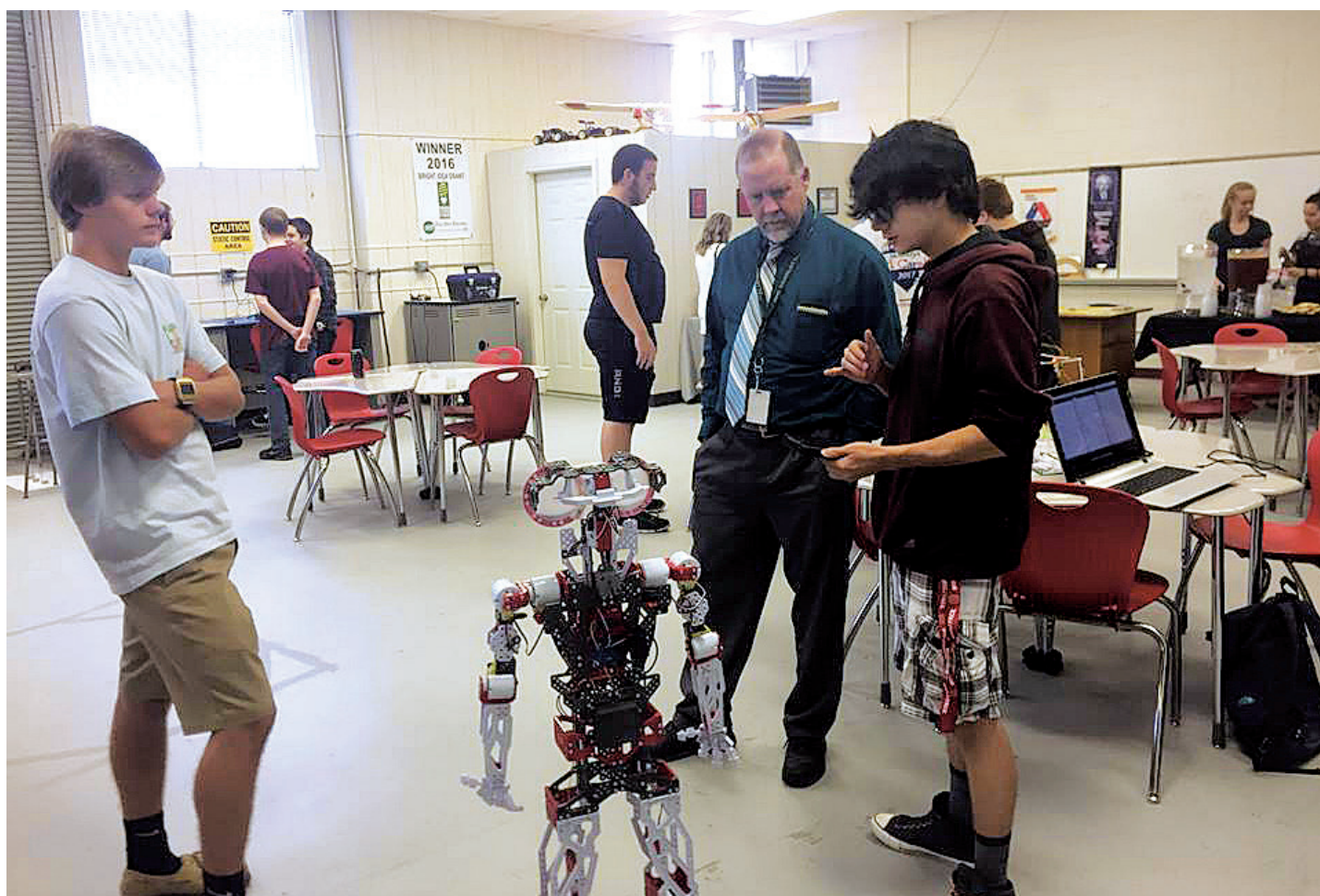
Stanly County School Career and Technical Education programs provided students the opportunity to earn 1247 workforce credentials, equivalent to 25.2% of all Career Technical Education students enrolled.

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.





Water. Air. Land. Success.



Machining



Welding



HVAC

SKILLED WORKFORCE PIPELINE

Stanly Community College has seven approved industry training partnerships.

Stanly Community College's Advanced Manufacturing & Industrial Technology Center is a stand-alone facility.

Stanly Community College offers access to multiple programs and outstanding faculty that gives local industry a competitive advantage!

STANLY COUNTY – POSITIVE ENERGY!

NC 24/27 is four lanes to I-485.

Stanly County is #2 in new residential home permits issued in the Charlotte region.

Albemarle Corporate Center is a new 282-acre business park.

Riverstone Business Park in Locust is 12 minutes from I-485.

Look for our exciting insert in the Friday, September 29, edition of the Charlotte Business Journal!



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(704) 986-3683



www.stanly.edu

Jeff Parsons
(704) 991-0321



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Mark Donham
(704) 984-9419

STANLY COUNTY EVENTS



FEBRUARY

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

MARCH

*ADDC Outdoorsman's Bonanza
Badin Celtic Festival

APRIL

Norwood Arbor Day Festival
Nature At Its Best (art show)
Big Lick Farm Days Festival
Locust Concert Series (Mason Lovette Band)
Oakboro Cruise-In

MAY

Big Lick Tractor Pull
Locust Concert Series (A Deeper Shade of Blue)
Oakboro Cruise-In
*ADDC Beach Blast
*ADDC Market Station Concert Series

JUNE

Stanly County Chamber Classic Golf Tournament
Stanly County Chamber NC Dept. of Labor
Safety Awards
Locust Concert Series (Island Time Band)
Oakboro Cruise-In
Albemarle Parks and Rec Pools open

JULY/AUGUST

Summer Art Explosion (art show)

JULY

Oakboro Fourth of July
Locust Concert Series (Arts Fishing Club)
Oakboro Cruise-In
Tour De Elvis

AUGUST

Big Lick Diesel Truck & ATV Drag Race
Locust Concert Series (Silk Groove)
Oakboro Cruise-In

SEPTEMBER

Morrow Mountain State Park
Take a Child Outside Week
Better Badin Outdoor Jazz Fest
Locust Concert Series (Fantastic Shakers)
Stanly County Chamber Taste of the Uwharries
Stanly County Fair
The Fork Farms: 2017 NSCA Southeast
Regional Championship
Oakboro Cruise-In

OCTOBER

*ADDC Fall Festival
Big Lick Farm Days Festival
Oakboro Cruise-In

OCTOBER/NOVEMBER

Stanly County Art Guild Member Show

NOVEMBER

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

NOVEMBER OR DECEMBER

*ADDC An Albemarle Downtown Christmas

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 is the Albemarle Downtown Development Corporation