



ALBEMARLE

NORTH CAROLINA
Water, Air, Land, Opportunity.

Contact

Keith Tunnell - Economic Development Director
704.984.9419 | Email: ktunnell@albemarlenc.gov



282-Acres | Class A Industrial Park | Albemarle, North Carolina | Stanly County | Charlotte Region

ABC Albemarle Business Center

Albemarle Business Center Site Info >>>

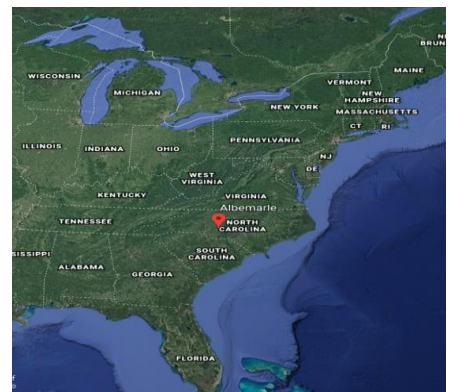
- Park Name:** Albemarle Business Center
- Certified:** Yes (Electricities Smart Sites – 2018)
- Total Acres:** 282 **Usable:** 175
- Location:** Albemarle, NC 28001
- Highway Access Points:** NC 24/27 & US 52,
- Latitude/Longitude:** 35.331421/-80.174238
- Parcels:** 654702867353 & 655701086047
- Owner:** City of Albemarle
- Minimum Acres Available:** 6
- Maximum Acres Available:** 62
- Standalone Industrial Park:** Yes
- Price Per Acre:** Negotiable (City-Owned)
- Zoning:** Heavy Industrial
- Nearby Uses:** Commercial along NC 24/27; Industrial, and Agricultural
- Structures On Site:** No
- Maximum Elevation:** 616 AMSL
- Minimum Elevation:** 500 AMSL
- Slope:** Moderately Rolling
- Wetlands:** Small, isolated areas, ponds
- Other Due Diligence:** ElectriCities SmartSites certified industrial park. SmartSite documentation available.

Your New Business Address

Located near major metro areas of Charlotte, Greensboro and Raleigh-Durham

The 282-acre Albemarle Business Center is located on 4-lane NC Highway 24/27 and US Highway 52. The industrial park will be under construction in early 2022 with initial phase buildout and all infrastructure in place by Q1 2023. Owned by the City of Albemarle, this Class A park is an ElectriCities Smart Sites Certified Park. In addition to the park being owned by the City of Albemarle, the City's public utilities department is the park provider for electricity, water, and sewer.

The City of Albemarle Economic Development plan has targeted high-end manufacturing and distribution for this park. Within a single's day drive to approximately 60% of the U.S. population, Albemarle is less than 1.5 hours to three major metro areas (Charlotte, Greensboro, and Raleigh-Durham); two major seaports (Port of Wilmington and the Port of Charleston) are within 4 hours drive; the nation's 6th busiest airport in Charlotte Douglas International (CLT) is 1 hour away; and major state and U.S highways connect to interstates 485, 85, 74, 77, 40 and 95; No matter if you need just in time raw materials or access to the Eastern U.S. to ship or distribute goods, Albemarle makes for a good location for your business or industry.



Location >>>

3...2...1...

3 Metro Areas, 2 Major Seaports, 1 International Airport



Metros

Albemarle is located within 1 hour or less of Charlotte and Greensboro and within 1.5 hours of the Raleigh-Durham area.

- www.charlottesgotalot.com
- www.visitgreensboronc.com
- www.visitraleigh.com

Ports

If you utilize ports for your business or industry, Albemarle is 178 miles and 3:15 to the Port of Wilmington via US 74; and is just under 4 hours and 222 miles to the Port of Charleston via US52, I-95 and I-26.

- www.ncports.com/wilmington
- www.scsps.com



Airports

Charlotte Douglas International Airport (CLT) is 51 miles or just over 1 hour from Albemarle via 4-lane highway NC 24/27 and I-485. Charlotte Douglas ranks as the 10th busiest airport in the nation with 46 million passengers traveling through in 2020.

- www.cltairport.com

Stanly County Airport (VUJ) is a premier general aviation airport. Home to an Air National Guard Operation Unit, the airport has a 5,500 foot runway, an operating tower, ILS and modern terminal.

- www.stanlycountyairport.com

Distance From Albemarle To Major Southeastern Cities...

Charlotte, NC	51 miles
Greensboro, NC	64 miles
Raleigh-Durham, NC	109 miles
Wilmington, NC	178 miles
Columbia, SC	137 miles
Charleston, SC	222 miles
Richmond, VA	264 miles
Atlanta, GA	292 miles
Washington, DC	371 miles
Jacksonville, FL	396 miles
Savannah, GA	266 miles
Baltimore, MD	410 miles
Nashville, TN	457 miles



Distance To Nearby Interstates From Albemarle



32 miles – 39 minutes



30 miles - 40 minutes



34 miles – 40 minutes



52 miles – 46 minutes



53 miles – 1 hr. 11 min.



94 miles – 2 hours



State & Local Incentives That Prove We Mean Business

North Carolina annually ranks as one of the top states in the nation in recruitment of new business and industry. As a Tier 2 County, Stanly County and the City of Albemarle can provide new and expanding companies with incentives that positively impact your company's bottom line.

The City of Albemarle encourages and supports new business development and the expansion of its business base through retention, recruitment and entrepreneurship. The City of Albemarle determines incentives based on:

- Diversifying the local business and manufacturing base by encouraging existing businesses to reinvest and to help attract new business to the City whether industrial or retail.
- Recruitment of business and industry that are complimentary to our environment and that are active participants in the community.
- Increasing the ad valorem tax base
- Increasing quality employment opportunities within the City with wages that help increase per capita incomes and jobs that provide strong health insurance and other employee benefits.

Incentive grants are offered over a period of time and vary in amount. The amount of a grant is dependent upon the amount of investment, job creation, wages, whether existing business or new, whether it is a headquarters, and if the business is complementary to existing businesses. The City of Albemarle also owns and operates the electric, water, and sewer systems serving the ABC industrial park so we can provide you outstanding rates and the potential for utility incentives for large utility users. One of only a handful of communities that have a world-class industrial park with City-owned utilities. Contact us and we will be happy to provide you a state and local incentive summary for your project.



The new Pfeiffer University Health Sciences Center is located in the Five Points area of downtown Albemarle.



In the fall of 2020, Pfeiffer University opened the Health Sciences Center in downtown Albemarle. The City of Albemarle, numerous donors, alumni, and benefactors throughout the community came together to partner with Pfeiffer University to build the Center. Current enrollment is 150 and will grow to more than 270 students in less than two years.

Pfeiffer, Atrium Health Stanly County, and GHA - one of the nation's leading non-profits providing services and resources for autistic children - makes Albemarle a great location for healthcare services, niche research, and medical manufacturing.

Pfeiffer University: www.pfeiffer.edu

Atrium Stanly County: www.atriumhealth.org

GHA: www.ghaautismsupports.org

Quality of Life >>>

The Good Life...

Albemarle is a thriving City with just over 16,000 residents and serves as the County seat of Stanly County. Largely rural and agricultural in nature throughout its history, in recent years Albemarle and the entire County has seen a resurgence in growth including the attraction of new business and industry in downtown Albemarle. The City's development of the 282-acre ABC industrial park will bring new investment and high-paying manufacturing jobs to the City. When you visit you'll find leadership that "gets it" when it comes to meeting the needs of business.

From our lovely homes in the Pee Dee Historic District to new single-family communities there are plenty housing opportunities. You can even live downtown and walk to shopping, dining, and other services as former mills, department stores and our historic downtown hotel have been or are under renovation into apartments. A Main Street community, Albemarle's economic development staff works tirelessly to grow the downtown and partners with our businesses while maintaining its historic charm.

The City of Albemarle, as part of the 16-County Charlotte Region, works closely with Stanly County to recruit new business and industry while also growing the County in a way that protects the environment, provides a quality of life that is balanced, and provides opportunity for all.



www.visitstanly.com
stanlychamber.org
www.albemarlenc.gov
www.stanlycountync.gov



Our Lakes & The Uwharrie National Forest Offer Ideal Getaways >>>

Most head west to the Great Smoky or Blue Ridge Mountains in the western part of the state. But one of the oldest mountain chains in the world is just minutes east of Albemarle and is a recreation enthusiasts paradise. The Uwharrie Mountains, part of the Uwharrie National Forest, have more archaeological sites per acre than any other forest in the southeast. The same forces of erosion that wore the Appalachians down from their former Rocky-Mountain-like heights also took their toll as the Uwharrie range now tops out at 1,100 feet.

The Uwharrie National Forest offers camping, trails, picnic areas, and other outdoor amenities residents and visitors of all ages to enjoy. Your family can be just minutes from these mountains and lakes.



www.fs.usda.gov

Lake Tillery & Badin Lake

Lake Tillery and Badin Lake bring thousands of tourists to the area each year. With an address in Albemarle you're just minutes from two of North Carolina's great fishing and deepwater recreational lakes and recreation on both water and land. For more info go to:

www.visitstanly.com



additional information

The Albemarle Business Center is an \$8 million investment by the City to create a future jobs center for our residents. The ABC is an ElectriCities SmartSites certified site. The ABC site certification info is available online or we can email it to you. With the City owning the park as well as the electric, water, and sewer utilities, we can provide your company with the most cost-effective location packages anywhere in the Carolinas.

Have Questions Or Need Additional Info?

Email: ktunnell@albemarlenc.gov | Phone: 704.984.9419



www.electricities.com

Water: City of Albemarle

Line Size: 12" Adjacent with loop to be completed

Capacity: 16.5 MGD Excess Capacity: 6 MGD



Sewer: City of Albemarle

Line Size: 12", will be completed Q4 2021

Capacity: 12 MGD Excess Capacity: 6.6 MGD

Electric: City of Albemarle

Location: East end of park property

Voltage: 25kV up to 600 V 277/480

Dual Feed Available: Yes

Distance To Nearest Substation: 12,153 ft.

Natural Gas: Piedmont Natural Gas

Location: Piedmont Natural Gas currently maintains both an 8-inch distribution line on US 52 parallel to the parcel and a 6-inch high pressure transmission line on the south side of the parcel

Telecommunications

Type: Broadband fiber

Providers: Spectrum and Windstream

Solid Waste: Waste Management, GDS

Police: City of Albemarle, 200 full-time officers

Response Time: 2 minutes

Fire: City of Albemarle, 130 full time firefighters

Nearest Station: 1 mile/2 minute response time

EMS: 5.6 miles/4 miles

Hospital: Atrium-Stanly County, 8 minutes

When it comes to finding the talent you need, NCWorks provides services to help your business hire more confidently. In addition to supplying employers with candidate and job market trends, NCWorks can assist you in your candidate search, as well as managing your job postings and applicants. Contact us to learn more about how NCWorks can go to work for your company. To learn more: www.ncworks.gov



Located in the City of Albemarle, Stanly Community College has an outstanding reputation for working closely with our business and industry to provide them with technical and other training that meets and exceeds their needs. For more information visit: www.stanly.edu.

The Stanly Community College Small Business Center is uniquely positioned to assist you in starting your own business in Stanly County. Located in downtown Albemarle, the center provides a wide-range of programs and services to assist new and expanding business. For more info: www.ncsbc.net

A Special Place >>>

"As the Mayor of the City of Albemarle, I welcome your interest in the ABC. It is my sincere wish that you will find a home here for your business or industry. The City Council is committed to creating jobs and increasing investment in both the industrial and retail sectors. It's why we invested more than \$8 million in the ABC industrial park and are committed to being truly pro-business.

A good quality of life is important in any decision to locate a new facility. Albemarle has charm and is growing. While other towns and cities are building new buildings and trying to make them look old, we have the real thing. Buildings constructed as far back as 1897 along with modern buildings including the new Pfeiffer University Health Sciences Center in Five Points give the City a great mix of historic and new architecture that compliment the streetscape. Apartment, retail, and restaurant projects are underway as well as City initiatives to create public spaces and amenities to make downtown a destination. We believe downtown will return it to its glory days when it was the "go-to" place for shopping, dining, entertainment, and just being seen.

You'll find the people here friendly and welcoming. Our leadership and allies work together to create an environment where all of our business and industry can invest, grow and prosper. Come visit, once you do, we think you'll make the decision to stay."

-Mayor Ronnie Michael



City of Albemarle Economic Development

Keith Tunnell, Director

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Albemarle, NC 28001

Phone: 704.984.9419 Cell: 803.487.4531

Email: ktunnell@albemarlenc.gov

Web: www.albemarlenc.gov



DRAFT



LEGEND

PROPERTY BOUNDARY

EXISTING CONTOUR (20' INTERVAL)

EXISTING CONTOUR (5' INTERVAL)

EXISTING WETLANDS

PROPOSED WETLANDS BUFFER (30' WIDTH)

NOTES:

1. ALL LOCATIONS ARE APPROXIMATE.
2. FUTURE ROAD EXTENSION BASED ON SITE PLAN COMPLETED BY CHAMBERS ENGINEERING AND CREATIVE, DATED NOVEMBER 7, 2017.
3. BOUNDARIES BASED ON GEOSPATIAL DATA OBTAINED FROM NC ONE MAP ON FEBRUARY 12, 2021, DATED 2020.
4. TOPOGRAPHY BASED ON 2018 LIDAR OBTAINED FROM NC DATA DOWNLOAD ON FEBRUARY 12, 2021, DATED MAY 31, 2016.
5. EXISTING WETLANDS BASED ON WETLANDS DELINEATION COMPLETED BY ECS ON MARCH 31, 2017.
6. AERIAL IMAGERY OBTAINED FROM BING MAPS ON FEBRUARY 12, 2021.

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NORTH CAROLINA
Water. Air. Land. Opportunity.

KEITH TUNNEL
ECONOMIC DEVELOPMENT DIRECTOR
CITY OF ALBEMARLE
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ALBEMARLE, NC 28002
KTUNNEL@CI.ALBEMARLE.NC.US
PHONE (704) 984-9419

synTerra

CIVIL ENGINEER:
DANIEL S. WARRICK, P.E. (NC)
DWARRICK@SYNTERRACORP.COM
10430 HARRIS OAKS BOULEVARD, SUITE H
CHARLOTTE, NORTH CAROLINA 28269
PHONE 980-312-6990
www.synterrincorp.com

DRAWN BY: J. LEE
CHECKED BY: C. DEWITT
PROJECT MANAGER: D. WARRICK
LAYOUT: CONCEPTUAL SITE PLAN

DATE: 02/15/2021

GRAPHIC SCALE
75 0 75 150
1 INCH = 150 FEET

CONCEPTUAL SITE PLAN FOR A PROPOSED ±100,000-SF INDUSTRIAL BUILDING ON THE ±23.5-ACRE SITE IN THE ALBEMARLE BUSINESS CENTER LOCATED ALONG U.S. HIGHWAY 52 CITY OF ALBEMARLE, NORTH CAROLINA PARCEL ID#: 654702867363

2/15/2021 9:58 AM

CITY OF ALBEMARLE 4420 PROJECT - BIRCH - CONCEPT PLANNING

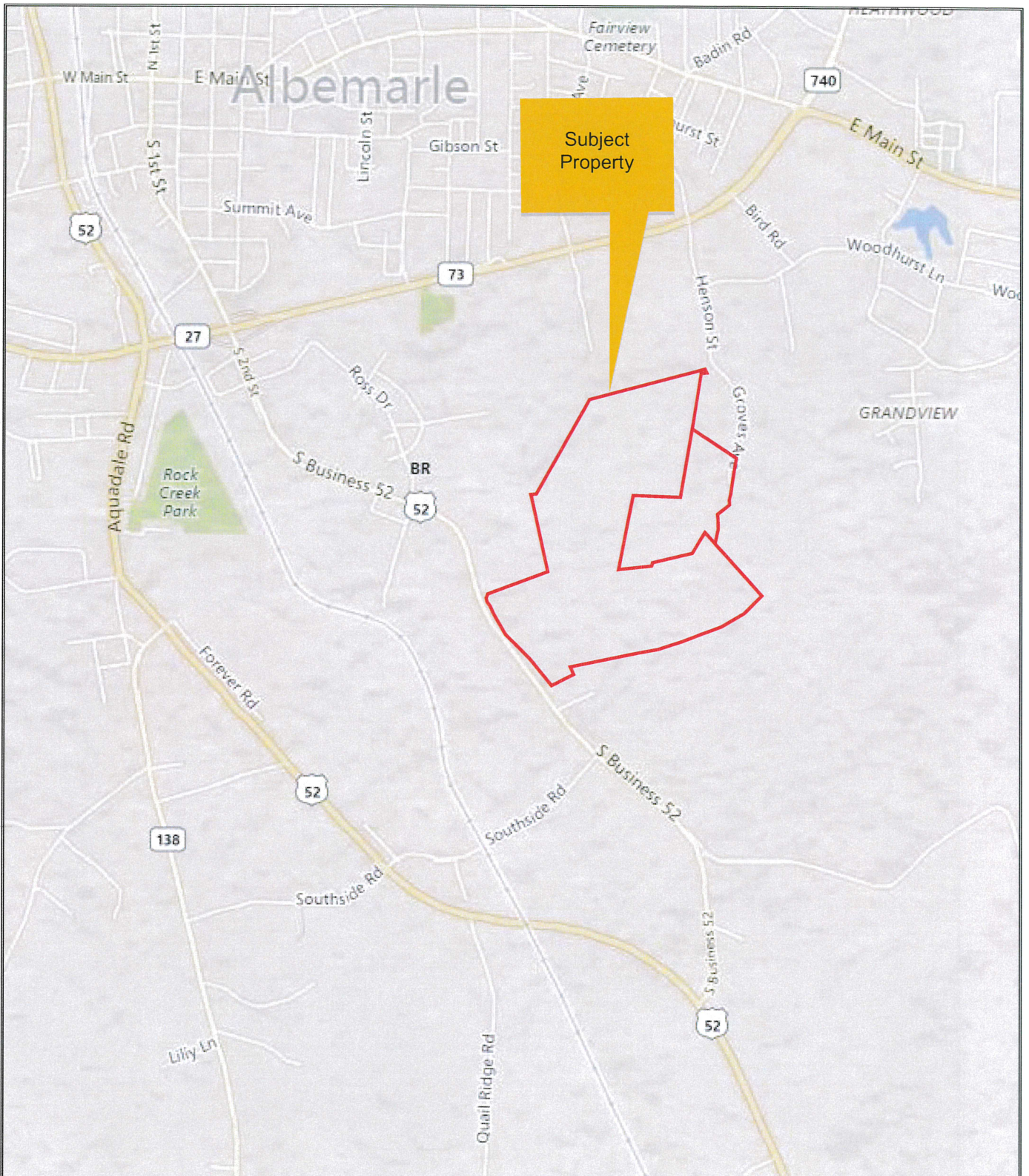


FIGURE 1 STREET MAP

Not to Scale



**CONCORD ENGINEERING
AND SURVEYING, INC.**

Project: Albemarle Corporate Center
Parcels 654702867363, 655701086047
Site: South Business Highway 52
Albemarle, NC 28001
Project: 170137.000

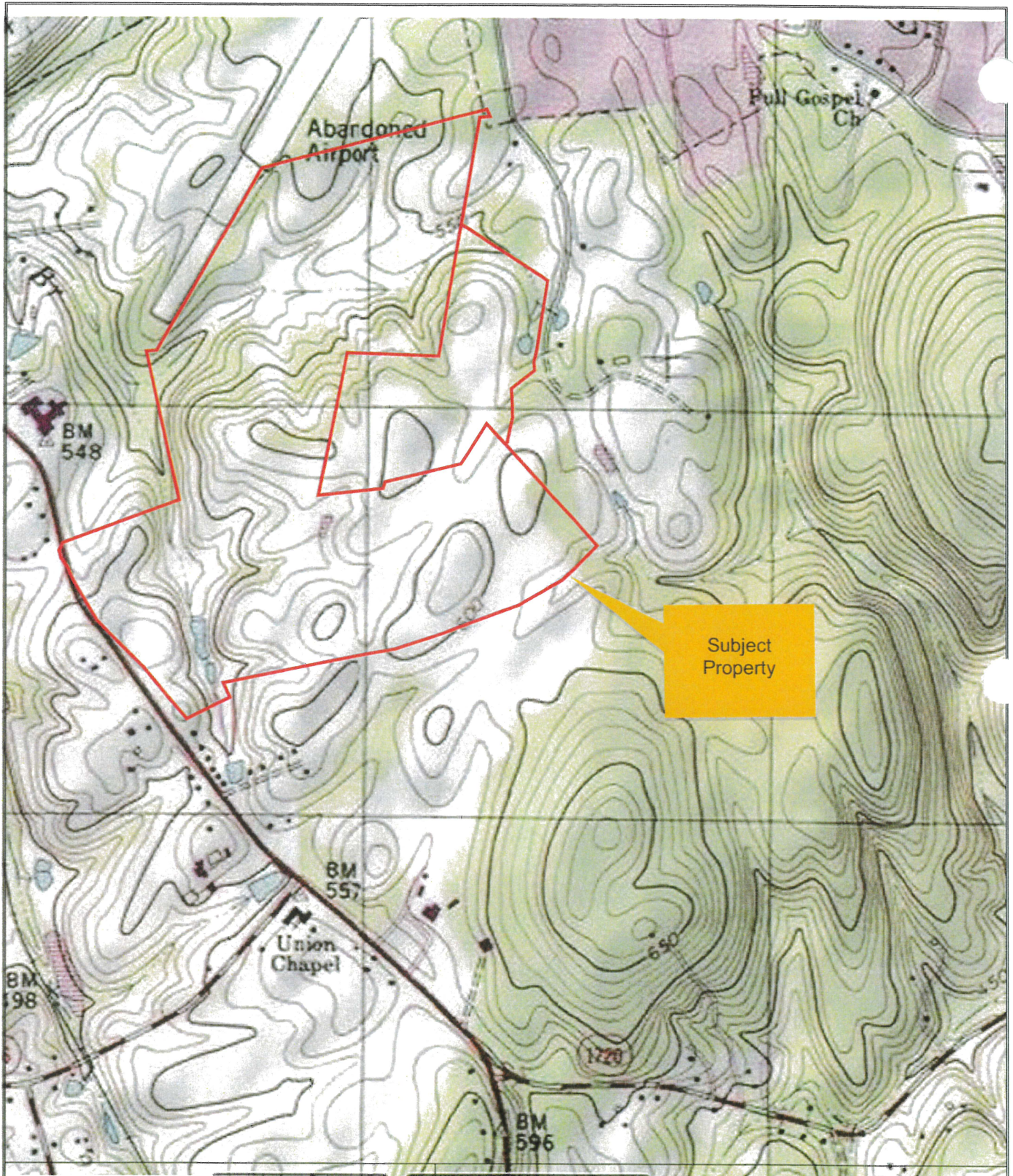


FIGURE 2 TOPOGRAPHIC MAP

Not to Scale



**CONCORD ENGINEERING
AND SURVEYING, INC.**

Project: Albemarle Corporate Center
 Parcels 654702867363, 655701086047
Site: South Business Highway 52
 Albemarle, NC 28001
Project: 170137.000



PIN: 654702867363
 TAX RECORD 32787
 ACRES: 233.338

PIN: 655701086047
 TAX RECORD 4737
 ACRES: 46.835

Legend

- DWQ 303d Streams
- Project Parcels
- City Limits**
- City of Albemarle



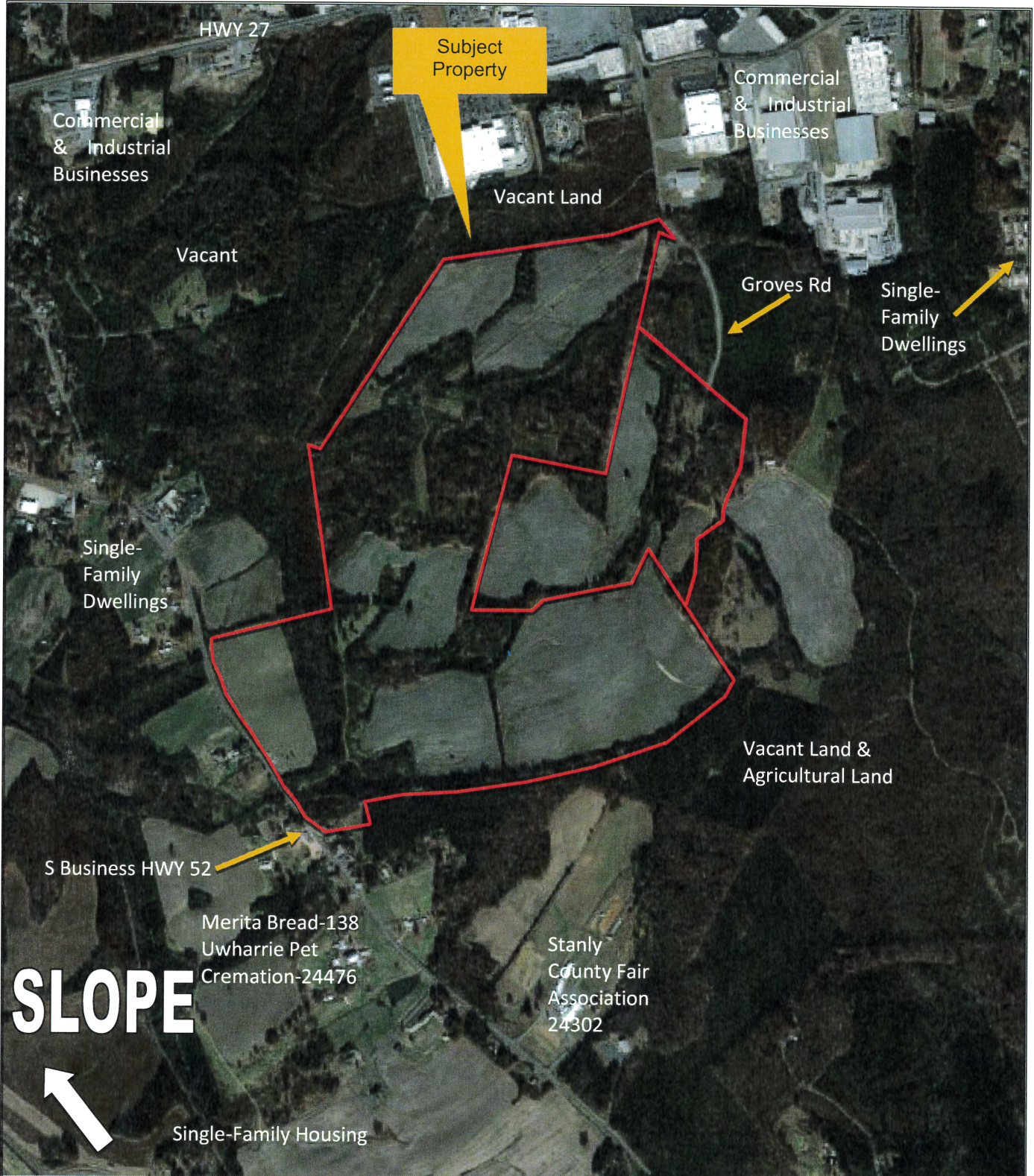


FIGURE 3 Site Map

Not to Scale

N↑

**CONCORD ENGINEERING
AND SURVEYING, INC.**

Project: Albemarle Corporate Center
Parcels 654702867363, 655701086047
Site: South Business Highway 52
Albemarle, NC 28001
Project: 170137.000



ALBLEMARLE, NC
 CONCEPTUAL PLAN

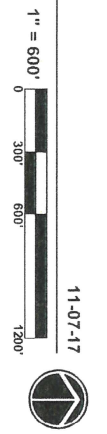




A	- 11.11 AC
B	- 12.26 AC
C	- 28.93 AC
D	- 52.68 AC
E	- 10.08 AC
F	- 11.74 AC
G	- 18.85 AC
H	- 21.85 AC
K	- 15.41 AC
I	- 18.49 AC
J	- 14.92 AC
L	- 11.42 AC
M	- 10.43 AC
N	- 26.62 AC

OB/A
OWNER'S PLAN

ALBLEMARLE, NC
SUBDIVISION TRACT

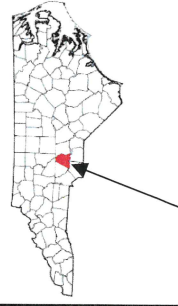




Client:
CITY OF ALBEMARLE

Project:
ALBEMARLE
CORPORATE CENTER
STANLY COUNTY,
NORTH CAROLINA

Title:
WATERS
LOCATION MAP



STANLY COUNTY,
NORTH CAROLINA

Drawn By:
DEV

Checked By:
WBF

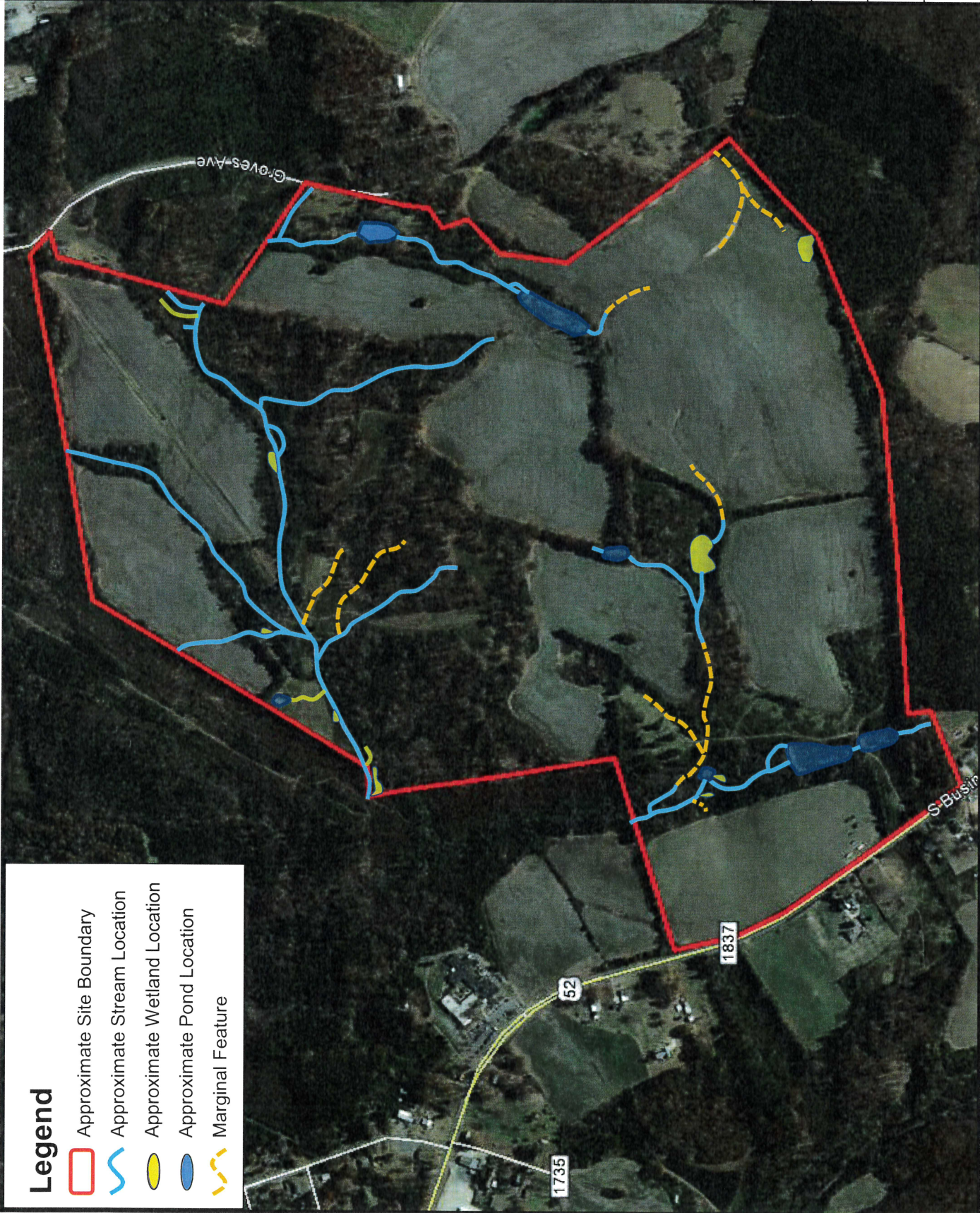
Approved By:
WBF

Date:
3/31/2017






ECS Project No:
49-4202

FIGURE 6

THE STREAM WETLAND/POND LOCATIONS SHOWN ARE APPROXIMATE. THEY HAVE NOT BEEN DELINEATED BY ECS. THEY HAVE NOT BEEN VERIFIED BY THE USACE OR THE NCDENR-DWR. THEY HAVE NOT BEEN SURVEYED. THIS FIGURE SHOULD BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY.



Legend

-  Approximate Site Boundary
-  Approximate Stream Location
-  Approximate Wetland Location
-  Approximate Pond Location
-  Marginal Feature



Client:

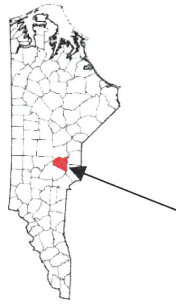
CITY OF ALBEMARLE

Project:

ALBEMARLE
CORPORATE CENTER
STANLY COUNTY,
NORTH CAROLINA

Title:

USFWS
NATIONAL WETLANDS
INVENTORY MAP



STANLY COUNTY,
NORTH CAROLINA

Drawn By:

DEV

Checked By:

WBF

Approved By:

WBF

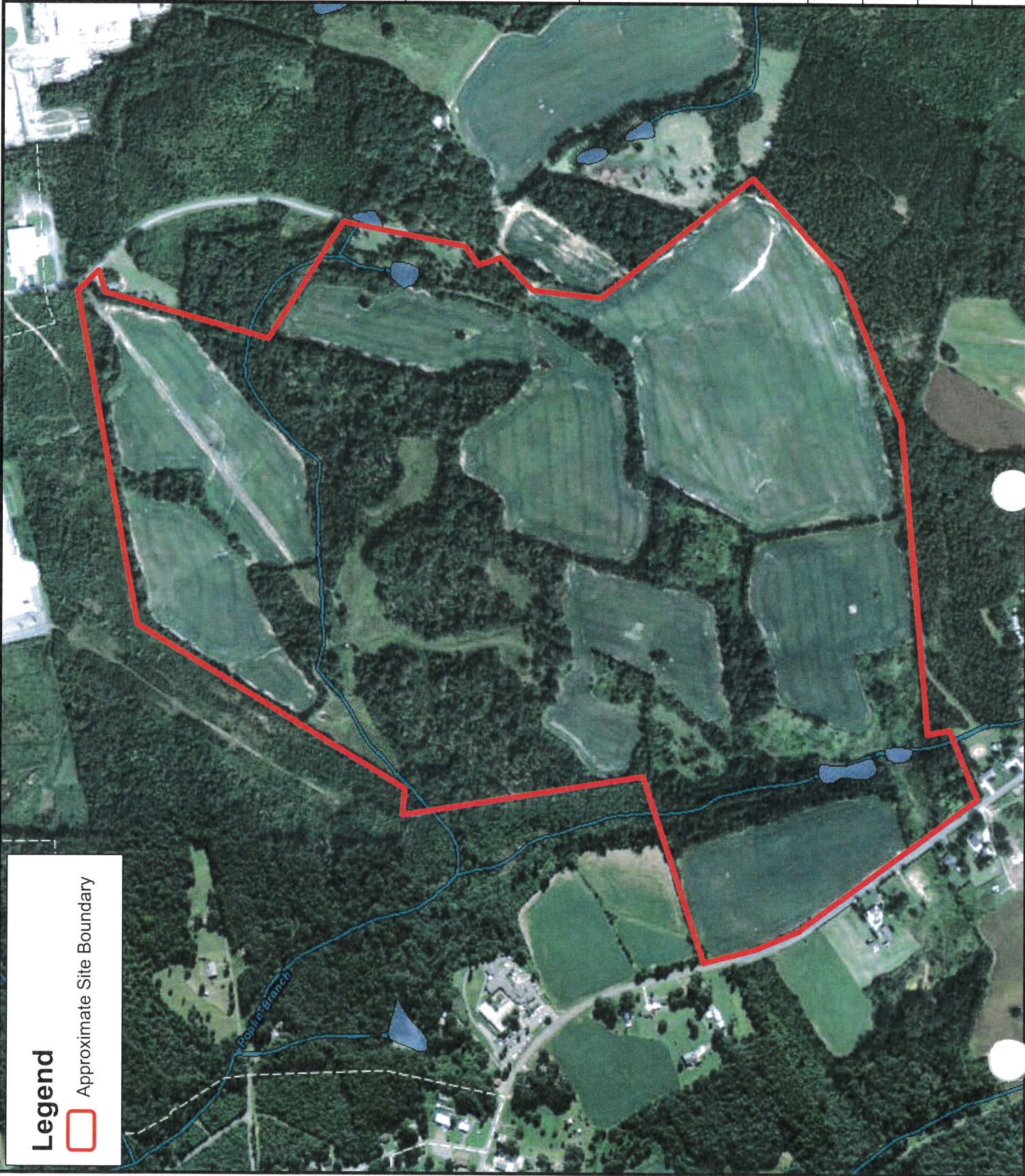
Date:

3/31/2017

ECS Project No:

49-4202

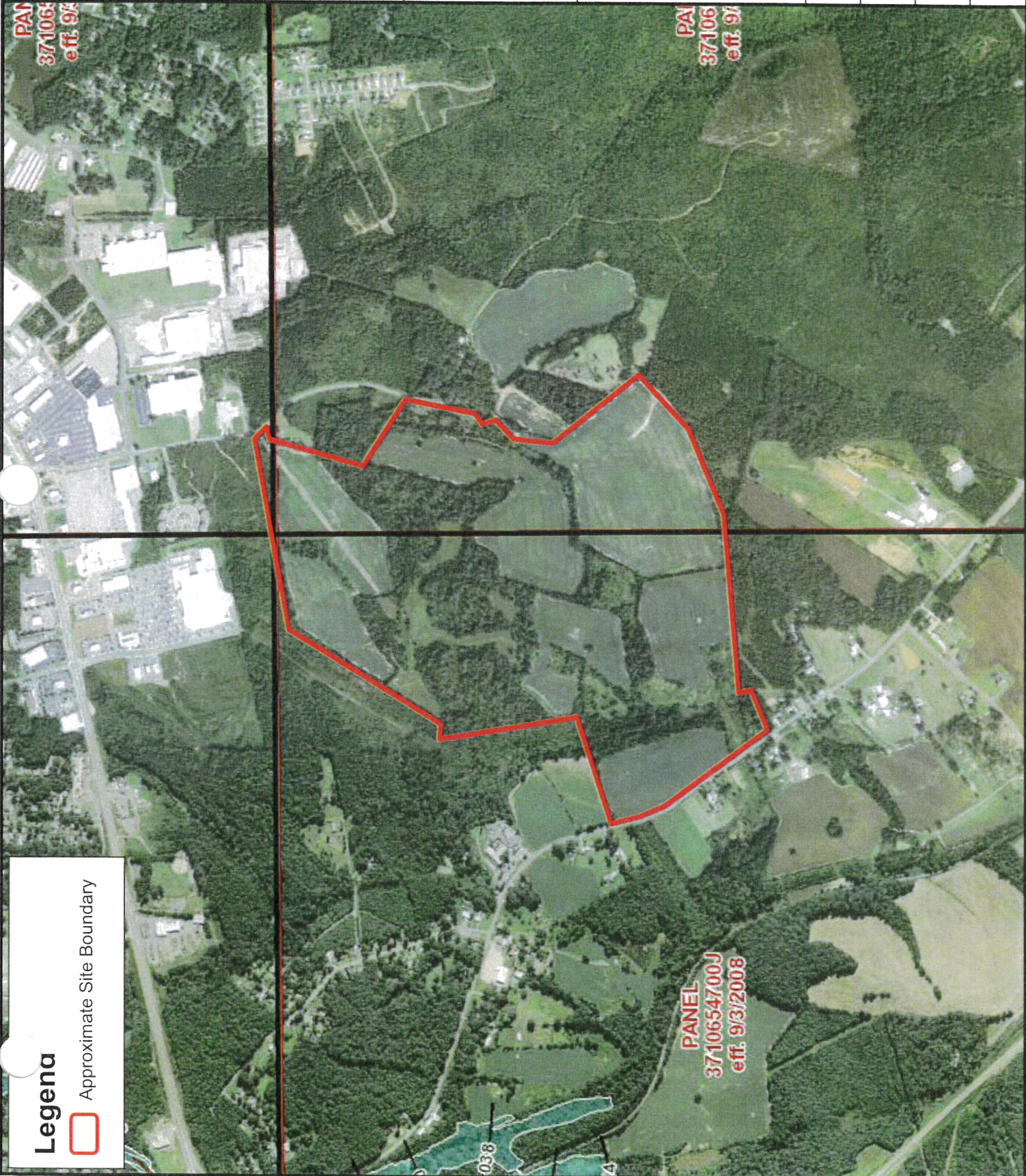
FIGURE 5



Legend



Approximate Site Boundary



Client:
CITY OF ALBEMARLE

Project:
ALBEMARLE
CORPORATE CENTER
STANLY COUNTY,
NORTH CAROLINA

Title:
FEMA FIRM
MAP PANELS:
3710654800J
3710655800J
3710654700J
3710655700J

STANLY COUNTY,
NORTH CAROLINA

Drawn By:
DEV

Checked By:
WBF

Approved By:
WBF

Date:
3/31/2017

ECS Project No:
49-4202

FIGURE 4

Legena

Approximate Site Boundary



Legend

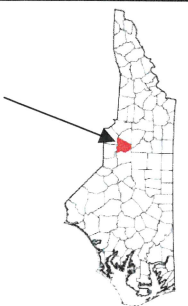
- Approximate Site Boundary
- BaB = Badin channery silt loam
- BaD = Badin channery silt loam
- GoC = Goldston very channery silt loam
- Gof = Goldston very channer silt loam
- KkB = Kirksey silt loam
- MhB = Misenhower channery silt loam
- OaA = Oakboro silt loam
- W = Water



Client:
CITY OF ALBEMARLE

Project:
ALBEMARLE
CORPORATE CENTER
STANLY COUNTY,
NORTH CAROLINA

Title:
NRCS WEB SOIL MAP
SOIL SURVEY OF
STANLY COUNTY,
NORTH CAROLINA



STANLY COUNTY,
NORTH CAROLINA

Drawn By: DEV	Checked By: WBF
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Approved By: WBF	Date: 3/31/2017
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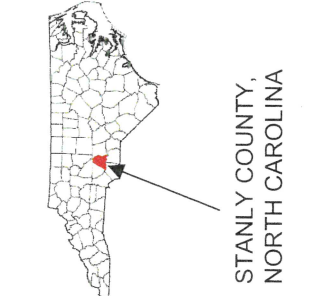
ECS Project No:
49-4202



Client:
CITY OF ALBEMARLE

Project:
ALBEMARLE
CORPORATE CENTER
STANLY COUNTY,
NORTH CAROLINA

Title:
USGS TOPOGRAPHIC
MAP
ALBEMARLE, NC
DATED 1993



Drawn By:
DEV

Checked By:
WBF

Approved By:
WBF

Date:
3/31/2017

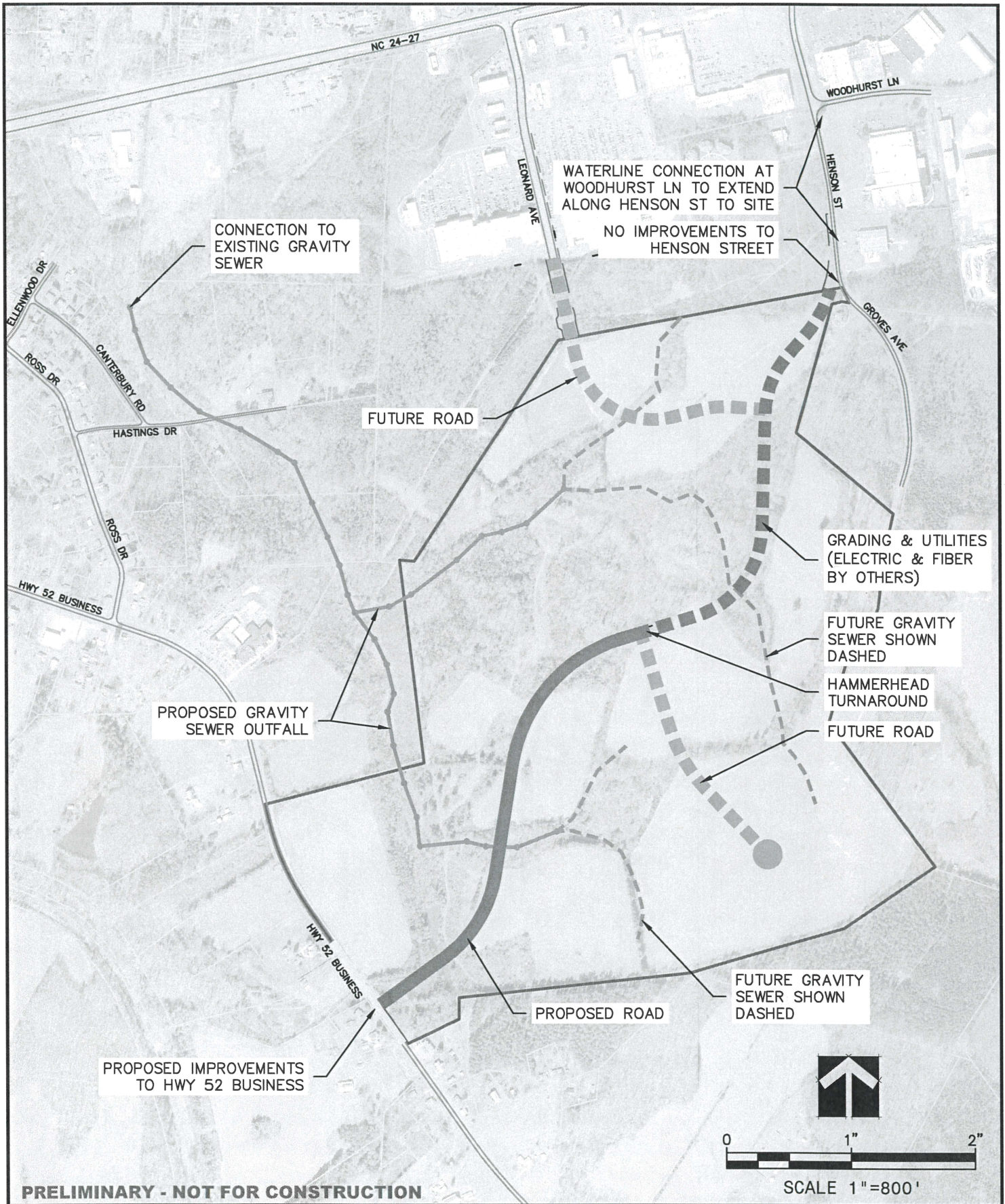
ECS Project No:
49-4202

FIGURE 2



Legena

-  Approximate Site Boundary



PRELIMINARY - NOT FOR CONSTRUCTION

Scale: 1" = 800'

Date: December, 2020

Drawn By: drb

Checked By: sgc



Chambers Engineering, PA

129 North First St., Albemarle, NC 28001 704-984-6427
NCBELS Firm License No. C-1660

**Option 1 - Partial Road
From Hwy 52 Business**

Albemarle Business Center
Albemarle, NC

PROJECT NO: 2018-1170

SHEET

1