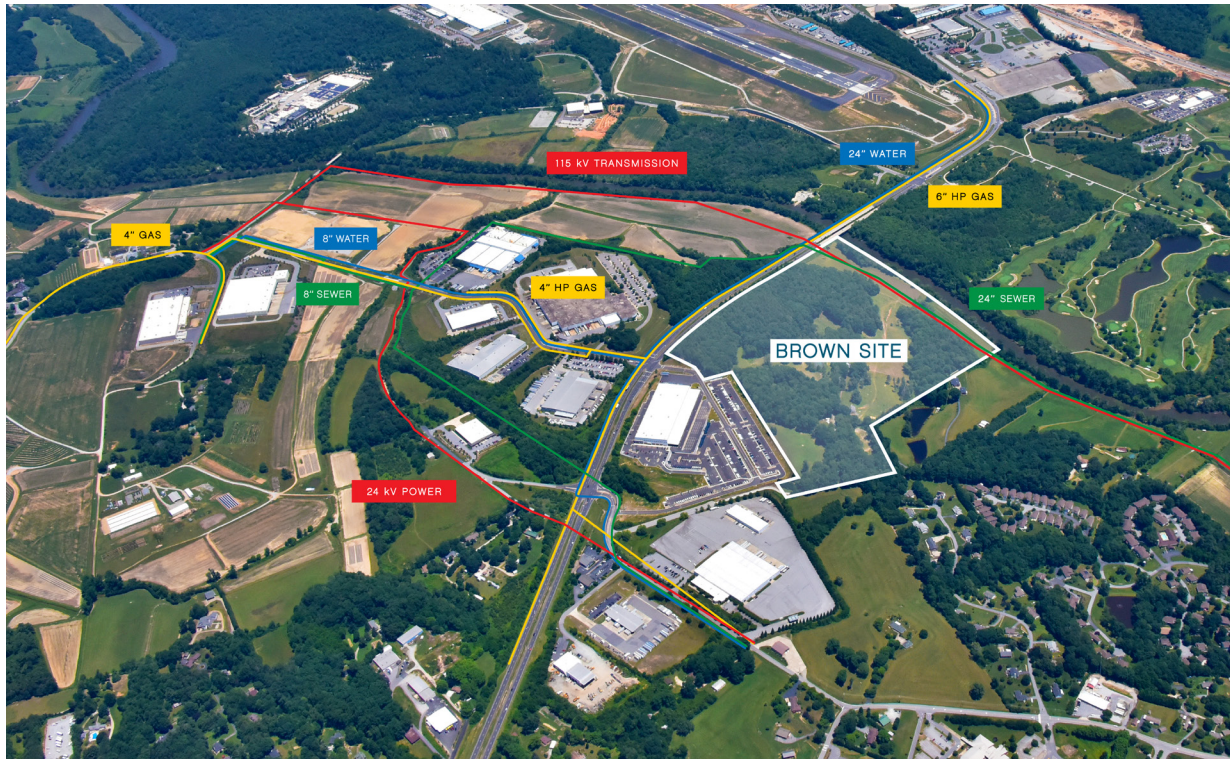




BROWN SITE

232 BROWN RIDGE ROAD
MILLS RIVER, NC 28759
35.4149706, -82.54856586
SIZE: 75 ACRES

SUMMARY



The Brown site is a 75 acre industrial site with extensive frontage along NC-280, offering sweeping views of Pisgah National Forest and the French Broad River. This property can be subdivided. Robust, industrial utilities are available at site, serving the established Broadpointe Industrial Park across the street. The property is 2.6 miles from Asheville Regional Airport and Interstate 26 (I-26), strategically located at the convergence of western North Carolina's major commercial and commuter transportation arteries.

Located in the Blue Ridge Mountains, Henderson County, North Carolina offers an unparalleled quality of life combined with a low ad valorem tax rate and a rich legacy of manufacturing. Henderson County is at the intersection of the employment market in western North Carolina. Home to Blue Ridge Community College, customized training is an option for companies to develop their workforce to fit their needs. Additionally, Western Carolina University, the University of North Carolina at Asheville, and Clemson University are all in the region and provide a pipeline of qualified engineers and labor.

Price: \$150,000/acre

INFRASTRUCTURE

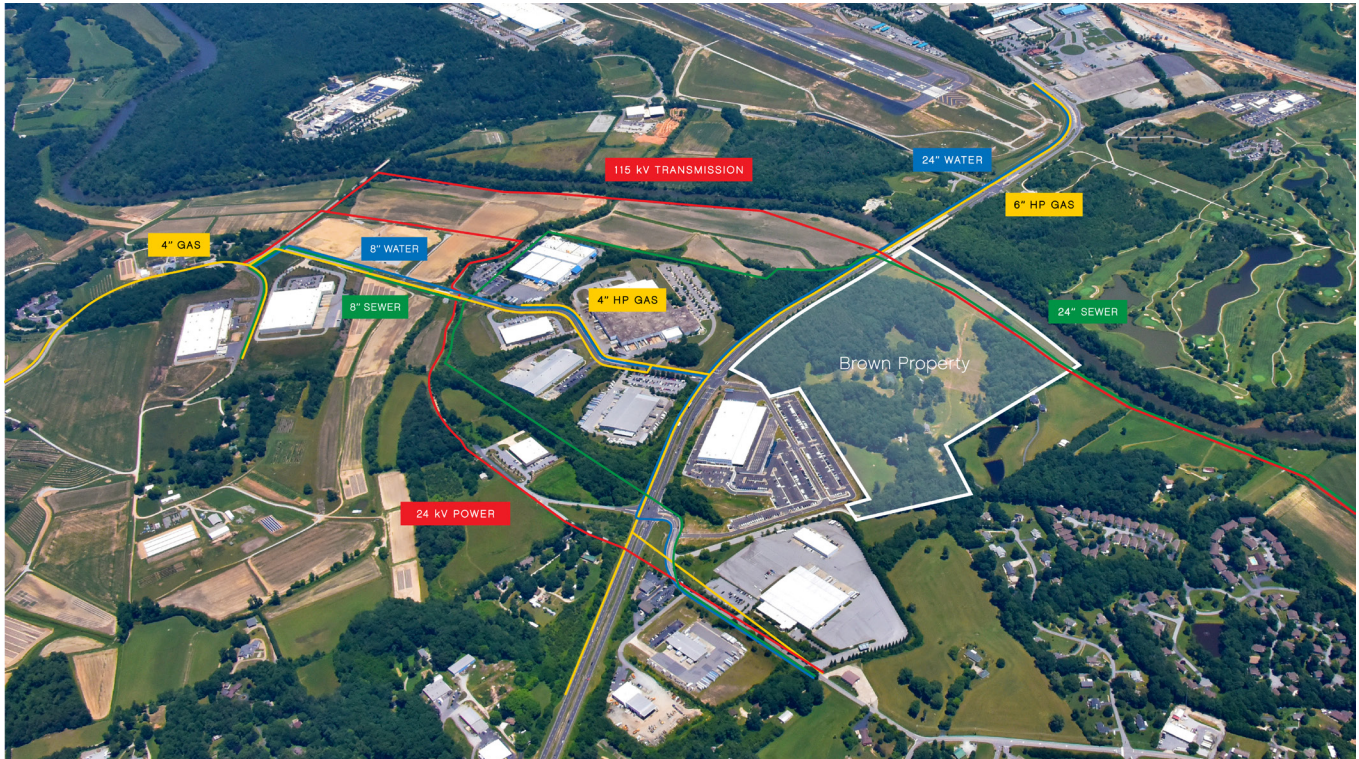


Figure 1

ELECTRICAL SERVICE

The Brown site is served by Duke Energy Carolinas. There are 24 kV and 115 kV three-phase power lines that serve the site using overhead transmission lines. Figure 1 illustrates the electrical service supporting the site.

NATURAL GAS SERVICE

Dominion Energy currently has a 2" plastic gas main operating at 60 PSI along a portion of Miles View Drive and a 4" plastic gas main operating at 60 PSI along Fanning Fields Road adjacent to the site. This main is able to supply a large industrial user. Figure 1 illustrates the gas service supporting the site.

WATER SERVICE

Water service is provided by the City of Asheville. The site is served by the City's 24" waterline along NC-280 with a capacity of 41 MGD with average utilization of 21 MGD, offering 20 MGD excess capacity. Figure 1 illustrates the water service supporting the site.

WASTEWATER SERVICE

The site is served by Cane Creek Sewer District via a 10" gravity line running adjacent to the site along Fanning Bridge Rd. Wastewater is treated by the Metropolitan Sewerage District located in Woodfin, North Carolina approximately 15 miles from the property. The current capacity for the regional system is 40 MGD. Peak utilization of the facility is approximately 19 MGD, resulting in excess capacity of 21 MGD. Figure 1 illustrates the wastewater service supporting the site.

TELECOMMUNICATIONS

AT&T fiber optic cable is located along Hwy 280 and Fanning Fields Road. They offer a full range of U-verse commercial services including internet transport speeds up to 75 Mbps. AT&T can pair bonding of their fiber optic lines which will double the speeds available up to 1.5 Gbps. Morris Broadband and ERC Broadband are also available within the immediate area.

ACCESS ROAD

The Brown site is 2.6 miles from I-26 via NC-280 which runs adjacent to the site. The site's primary access road is Miles View Drive via Fanning Fields Rd which also serves as the access road for Pepsi-Cola Bottling's Distribution center and Fed-Ex Freight. A drive with Amazon off of HWY 280 at the intersection of Broadpointe is also available.

LAND USE

MILLS RIVER ZONING

The site, as well as the adjacent properties, are zoned MR-Light Industrial which accommodates manufacturing, production, distribution, and other industrial uses. Adjacent properties to the site are also dedicated for industrial employment purposes.

TRANSPORTATION & ACCESS

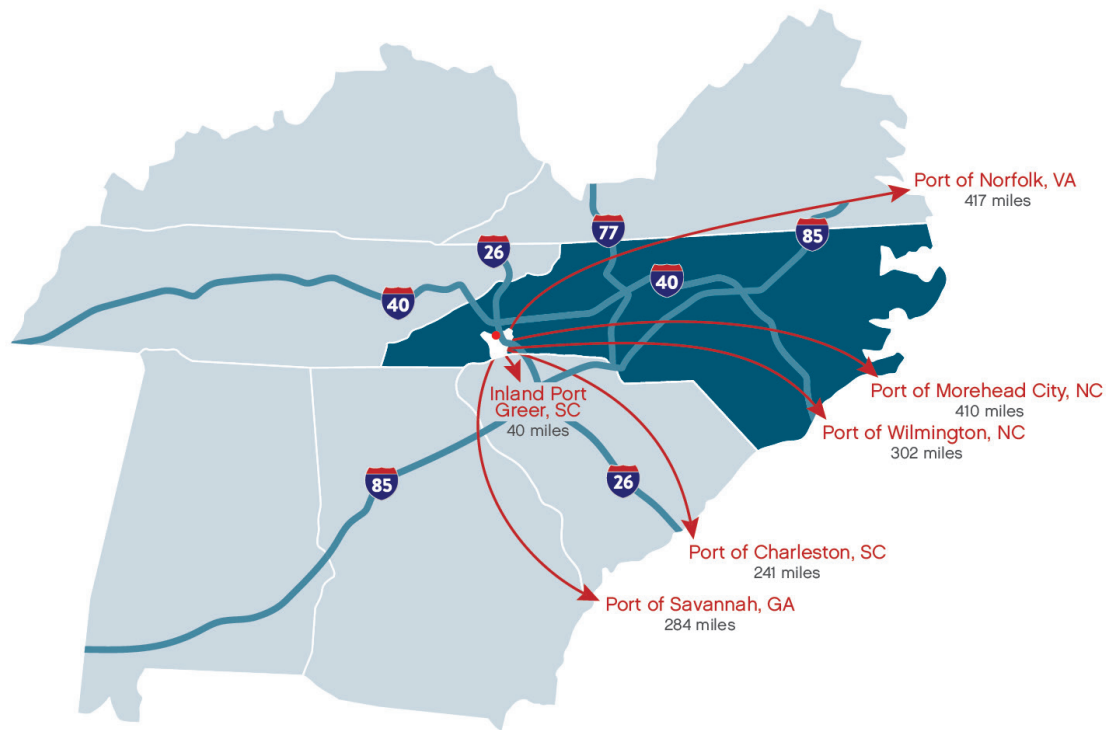


Figure 3

INTERSTATE ACCESS

Interstate 26 serves as the primary transportation route to service the region. I-26 is located 0.35 miles away via four-lane highway Upward Road. Other nearby interstates include I-40 (10 miles), I-85 (50 miles), I-81 (85 miles), I-77 (111 miles), I-75 (123 miles), and I-20 (140 miles). Figure 3 illustrates interstate access to the site.

DEEP WATER PORTS

The site is located 241 miles from the Port of Charleston, 284 miles from the Port of Savannah, and 302 miles from the Port of Wilmington. Figure 3 illustrates deep water ports located near the site.

SOUTH CAROLINA INLAND PORT

Garrison Industrial Park is located 40 miles from the South Carolina Inland Port, an intermodal facility owned and operated by the South Carolina Ports Authority. Located 212 miles from the Charleston Port, rail service is provided by Norfolk Southern five days a week and the facility can provide 40,000 lifts per year with the ability to double the capacity. Figure 3 illustrates the location of the South Carolina Inland Port.

AIR SERVICE

The Asheville Regional Airport (AVL) is 15 miles north of the site via I-26. The airport serves over 4,400 passengers a day, inbound and outbound, with an average of 130 daily flights on Allegiant, American, Delta, Spirit, and United.

Direct flights are offered from Asheville to 21 cities:

- Atlanta, GA
- Austin, TX
- Baltimore, MD
- Boston, MA
- Charlotte, NC
- Chicago, IL
- Dallas-Fort Worth, TX
- Denver, CO
- Fort Lauderdale, FL
- Houston, TX
- Minneapolis, MN
- Newark, NJ
- New York, NY
- Orlando, FL
- Philadelphia, PA
- Punta Gorda, FL
- St. Pete-Clearwater, FL
- Sarasota, FL
- Sanford, FL
- Washington, DC
- West Palm Beach, FL

The Greenville Spartanburg Airport (GSP) is only 51 miles away, and the Charlotte Douglas International Airport (CLT) is 92 miles away.

PERMITTING TIMELINE

HENDERSON COUNTY

Finalize Site Plan: Client driven, 30 days

Survey of Property, Grading Plan: Client driven, 30 days

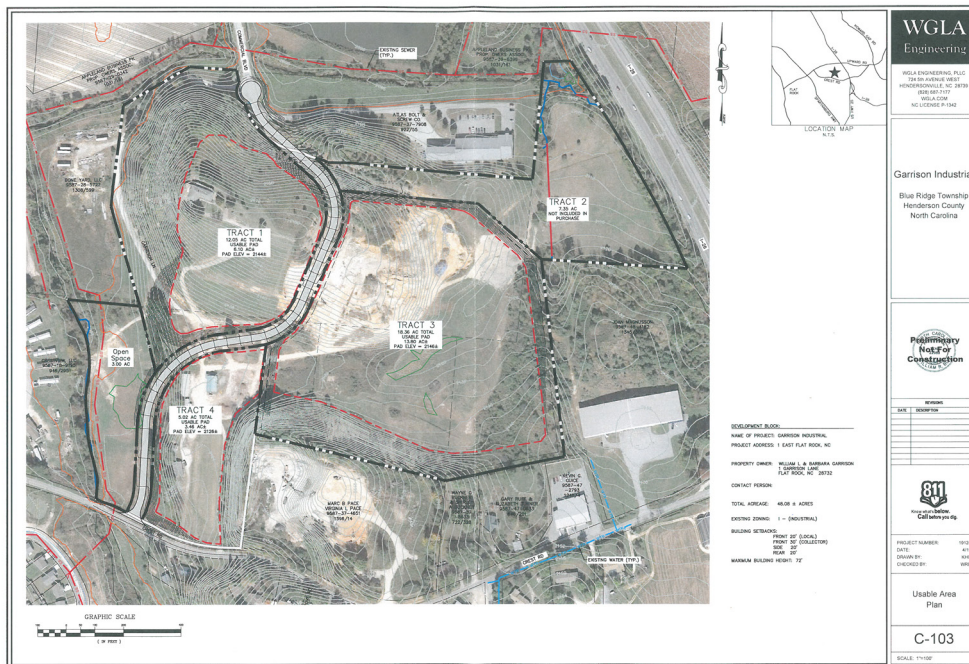
NCDEQ Expedited Grading Permit: 2 weeks or less (as soon as grading plan is complete)

Clearing & Grading: 8-12 weeks

NCDEQ Stormwater Permit: 30 days (initiate as grading is completed)

NCDOT Driveway Permit: 30 days (initiate during grading so that construction can start at grading completion)

Henderson County Building Permit: 30 days (initiate during grading so that construction can start at grading completion)



EDUCATION & WORKFORCE

Henderson County is at the intersection of the employment market in western North Carolina with a ready and available workforce.

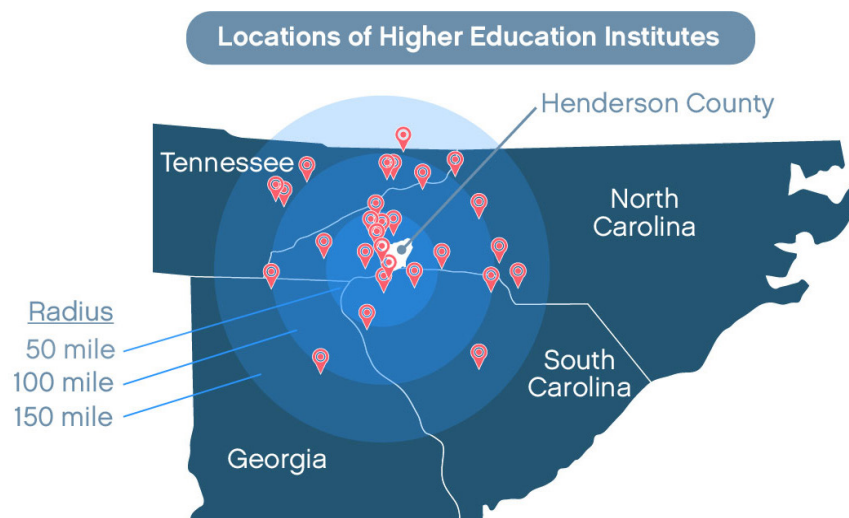
BLUE RIDGE COMMUNITY COLLEGE & CUSTOMIZED TRAINING

In partnership with Blue Ridge Community College (BRCC), customized training is a robust training incentive program available through the North Carolina Community College System. It provides education, training, and support services for new, expanding, and existing industry, based on the specific demands and needs of the employer. Customized training is commonly utilized to create training programs for skillsets that previously did not exist in the community or to create a training curriculum around a process specific or unique to an individual employer.

BRCC is also home to the Southeastern Advanced Molding Technology Education Center (SAMTEC) that provides quality workforce training in high-pressure die cast of aluminum parts and in the production of plastic molding processes.

COLLEGES & UNIVERSITIES

There are an abundance of four-year colleges and universities within a 150 mile radius of Henderson County, ranging from major public research universities to small liberal arts colleges. There is no shortage of higher educational opportunities in western North Carolina.



LOCAL (<60 MILES)	REGIONAL (<150 MILES)
Brevard College	Appalachian State University
Clemson University	Carson-Newman University
Furman University	East Tennessee State University
Gardner Webb University	Johnson University
Lenoir-Rhyne University at Asheville	King University
Mars Hill University	Lees-McRae College
Montreat College	Lenoir-Rhyne University
North Greenville University	Milligan College
University of North Carolina at Asheville	University of Georgia
University of South Carolina - Upstate	University of North Carolina at Charlotte
Warren Wilson College	University of South Carolina at Columbia
Western Carolina University at Asheville	University of Tennessee
Wingate University - Hendersonville	Western Carolina University

MADE IN HENDERSON COUNTY PROGRAM

Since 2012, Henderson County has been strategically growing the pipeline of our future workforce through the Made in Henderson County (MIHC) initiative. This program is a coordinated effort to connect industry with education in partnership with Henderson County Public Schools (HCPS). The program markets manufacturing positions to middle and high school students through manufacturing tours, career readiness and workforce training seminars, and by hosting a job fair for graduating seniors.

More recently, the program established a Made in Henderson County Apprenticeship Program focused on advanced manufacturing workforce training. In partnership with HCPS, Blue Ridge Community College (BRCC), and local manufacturers, students receive both on-the-job training and in-the-classroom education through the apprenticeship program that provides them with the necessary skills to work in advanced manufacturing. The program is open to anyone over 18 years of age.

TAXES & DEMOGRAPHICS

TAXES

The cost of doing business at a specific location often outweighs even the most aggressive incentive offerings, sometimes in only a matter of years. Once the value of incentives has been received, you will have significant ongoing costs related to utilities and infrastructure, payroll and property taxes. Both Henderson County and the Town of Mills River have aggressive tax rates which minimizes the cost of doing business.

ENTITY	TAX RATE
Henderson County	\$0.431 per \$100 of assessed valuation
Town of Mills River	\$0.080 per \$100 of assessed valuation
Town of Mills River Fire District	\$0.110 per \$100 of assessed valuation
North Carolina Corporate Income Tax	2.5%
North Carolina Personal Income Tax	5.25%
Inventory Tax	None
Sales Tax on Utilities	None



DEMOGRAPHICS

FACTS

	HENDERSON COUNTY	ASHEVILLE METROPOLITAN STATISTICAL AREA
Population, 2021 Census Estimate	118,445	459,344
Labor Force Population	56,271	227,978
High School Graduate or Higher, Age 25-64	91.2%	91.3%
Associate’s Degree or Higher, Age 25-64	41%	46.9%
Bachelor’s Degree or Higher, Age 25-64	28.6%	35.9%
Median Household Income	\$58,928	\$55,169
Total Housing Units	58,196	230,794
Median House Value	\$232,000	\$233,052
Mean Commute Time (Minutes)	21.8	21.5

INCENTIVES

Henderson County Economic Development Assistance is a performance-based grant program offered at the discretion of the Henderson County Board of Commissioners. Companies that meet the requirements as a result of the incentivized project are eligible to receive a certain percentage of each year’s property taxes generated in the form of an annual grant. Most of the local municipalities have adopted similar programs that could also be utilized to support new investment and job creation.

Incentives Summary:

- The project must involve a minimum investment of \$1,500,000 in capital investment (real or business personal property) and create new jobs with an average meeting or exceeding Henderson County’s current median wage standard of \$47,949.
- The chart below outlines how the percentage of each year’s property taxes (generated as a result of the project for which the incentives are granted) that the project is eligible to receive back in the form of an annual grant.

Number of Jobs Created	Points		Wages* (2023 average is \$47,949)	Points	
5-25	20	+	100% of Median (\$47,949)	20	= X% of taxes back
26-49	30		105% of Median (\$50,346)	30	
50-75	40		110% of Median (\$52,744)	40	
76-149	50		120% of Median (\$57,539)	50	
150+	60		150% of Median (\$71,924)	60	

BROADPOINTE INDUSTRIAL PARK & IMMEDIATE AREA

EXISTING PARK TENANTS

UPM RAFLATAC is a Finnish company that produces pressure sensitive labels. The facility is currently 237,135 square feet in size.

GAIA HERBS, a grower and producer of high quality herbal supplements and medicines, broke ground in 2018 with future plans to construct a 140,000 square foot facility.

EMPIRE DISTRIBUTORS is a 171,833 square foot beer and wine distribution, with construction completed in 2014.

PRINCE MANUFACTURING, a contract manufacturer and Tier 2 automotive supplier providing fabrication, forming, finishing, and assembly of metal and composite products. The facility is 107,550 square feet in size.

SMART PRODUCTS, INC. was announced in 2016 and is a manufacturer of check and pressure relief valves and related components. The facility is 33,550 square feet in size.

RAUMEDIC, a German manufacturing company making polymer components for the medical industry, is building a 75,000 square foot initial phase and plans for a 75,000 square foot expansion.

PEPSI-COLA BOTTLING CO. is the regional distribution facility for Pepsi products. Constructed in 2005, the facility is currently 138,800 square feet.

AMAZON DISTRIBUTION is a regional distribution facility that serves the Asheville Metropolitan Statistical Area with “last mile” delivery services. It was constructed in 2020 and is 200,000 square feet.

AREA COMPANIES

SIERRA NEVADA BREWING COMPANY (SNBCO), established in 1981, specializes in the development and production of craft beer. The North Carolina facility represents the company's east coast brewing and distribution and was designed according to LEED Silver Standards. SNBCo and an affiliate land-holding company own and control 100.73 acres of the park, in addition to 83 adjacent acres outside of the park. SNBCo encompasses approximately 300,000 square feet of office, production, warehouse, and visitor experience facilities. Estimated cost of development exceeded \$175 million.

LINAMAR LIGHT METALS was completed in October 2017 and is a state-of-the-art aluminum die casting operation providing components to the automotive industry. In August 2018, the facility was certified LEED Silver by the US Green Building Council.

FEDERAL EXPRESS GROUND DISTRIBUTION located in a 250,000 square foot facility.

FOR MORE INFORMATION, PLEASE CONTACT:

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the
partnership

Henderson County, NC
Economic Development