

Strength in Numbers

A business development plan can't overlook spheres of influence and connectivity. So, take a closer look at the circles and at what a Rowan County location delivers.

Are you looking to improve workforce management and develop new markets? Rowan County puts you within sixty miles of 3.9 million people, many more than any other city in North Carolina. But it's not just numbers. It's networks. You're less than forty minutes to the central Charlotte financial district, the nation's second largest. Ninety minutes the other direction, you will find the key government decision-makers and influencers in Raleigh. Plus, you're at the nexus of interstate and rail systems which can deliver your goods virtually anywhere east of the Mississippi within a half-day while your executives are within easy reach of the Charlotte-Douglas and Greensboro International Airports.



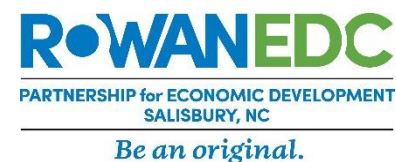
A Talented and Innovative Workforce

Local public and private school options are excellent. North Carolina's community college system – of which Rowan-Cabarrus Community College is a leader – is considered among the best in the nation. Professional sports, including the Carolina Panthers, Charlotte Hornets and Carolina Hurricanes, are close at hand.

Manufacturers like Hexagon Agility and Henkel have taken advantage of our local workforce. Retail giants, including Food Lion, Aldi and Dillard's have profited from the logic of Rowan County as a distribution hub. But size doesn't matter. Small manufacturers have also discovered that joining our circle yields the same advantages that accrue to the big players.

North Carolina Research Campus - NCRC

The campus, located in Kannapolis, straddles the line between Rowan and Cabarrus Counties. The NCRC is the vision of David H. Murdock, owner of Castle & Cooke, Inc. and Dole Food Company, Inc. Murdock, who has a long-time interest in health, wellness and economic development, is investing approximately \$1 billion in development and construction, and another \$100 million to fund strategic biotechnology ventures.



contact
 Scott Shelton
 Rowan EDC
 204 E. Innes Street
 Salisbury, NC 28144
scott@rowanedic.com

ROWANEDC

PARTNERSHIP for ECONOMIC DEVELOPMENT
 SALISBURY, NC

Be an original.



join
 North Carolina's Inner Circle

Unparalleled
 Opportunity

Summit Corporate Center

Are you seeking a more competitive cost structure? Rowan County's Summit Corporate Center is a North Carolina Certified Site, with utilities already in place and ready to build to your standards. Water, sewer, natural gas and power are plentiful and affordable. Pricing is negotiable for sites in Summit Corporate Center.



Development Availability

- Ten (10) available parcels.
- Parcel sizes range from 2.16 to 26.31 acres.
- Potential building sizes range from 6,711 to 272,000 square feet.

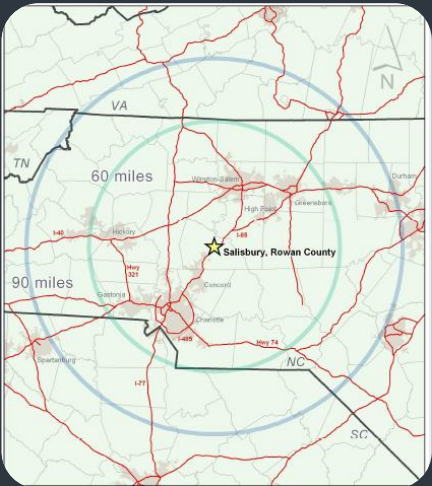
DEVELOPMENT DATA						
PARCEL NUMBER	LAND AREA (ACRES)	BUILDING AREA (S.F.)	FOOTPRINT AREA RATIO	PAVEMENT AREA (S.F.)	% BUILT UPON AREA	PARKING SPACES
1	26.31	96,000	8%	379,975	33%	1048
1A	2.16	6,711	7%	42,498	52%	101
1B	2.20	24,111	25%	39,128	66%	62
1C	3.45	15,136	10%	67,236	55%	114
1D	18.50	172,500	21%	186,490	45%	248
2	17.52	137,500	18%	125,528	34%	140
3	26.13	272,000	23%	230,646	44%	364
3A	12.00	120,000	23%	95,791	41%	88
3B	14.13	30,000+	29%	15,500+	51%	109
		112,500	18%	83,443	32%	
		50,000+	26%	26,000+	44%	
4	9.56	60,000	14%	43,143	25%	46
5	3.80	20,000	12%	31,855	31%	40
6	14.65	180,000	28%	93,248	43%	86
6A	14.65	152,000	24%	146,164	47%	181
7	5.54	20,000	8%	43,352	26%	40
8	2.82	20,000	16%	26,867	38%	22
9	2.84	15,000	12%	26,109	33%	45
10	3.96	20,000	12%	34,755	32%	46
TOTAL SITE	113.13					

LEGEND

	EXISTING BUILDING OR DEVELOPMENT UNDER CONTRACT
	PROPOSED COMMERCIAL BUILDING
	PROPOSED OFFICE BUILDING
	PAVEMENT

Powerful Demographics

With over an estimated workforce rapidly approaching 2 million, within 60 miles of the Salisbury, we have the workforce, customers and resources available to meet the needs of your business.



Fact:

Up to one-third more people live within a 60-mile radius of Salisbury-Rowan County than our better known neighbors, including Charlotte, Greensboro, Raleigh or Greenville, SC.

YOU CAN GET THERE FROM HERE!

- Located on Interstate I-85 with multiple interchanges, 8 lane cross section, 75,000 ADT
- Four Lane Access, direct to I-77 and I-40 via US 70
- 4 miles from the Mid Carolina Regional Airport
- 45 miles from the Charlotte International Airport
- 50 minutes to the Piedmont Triad International Airport