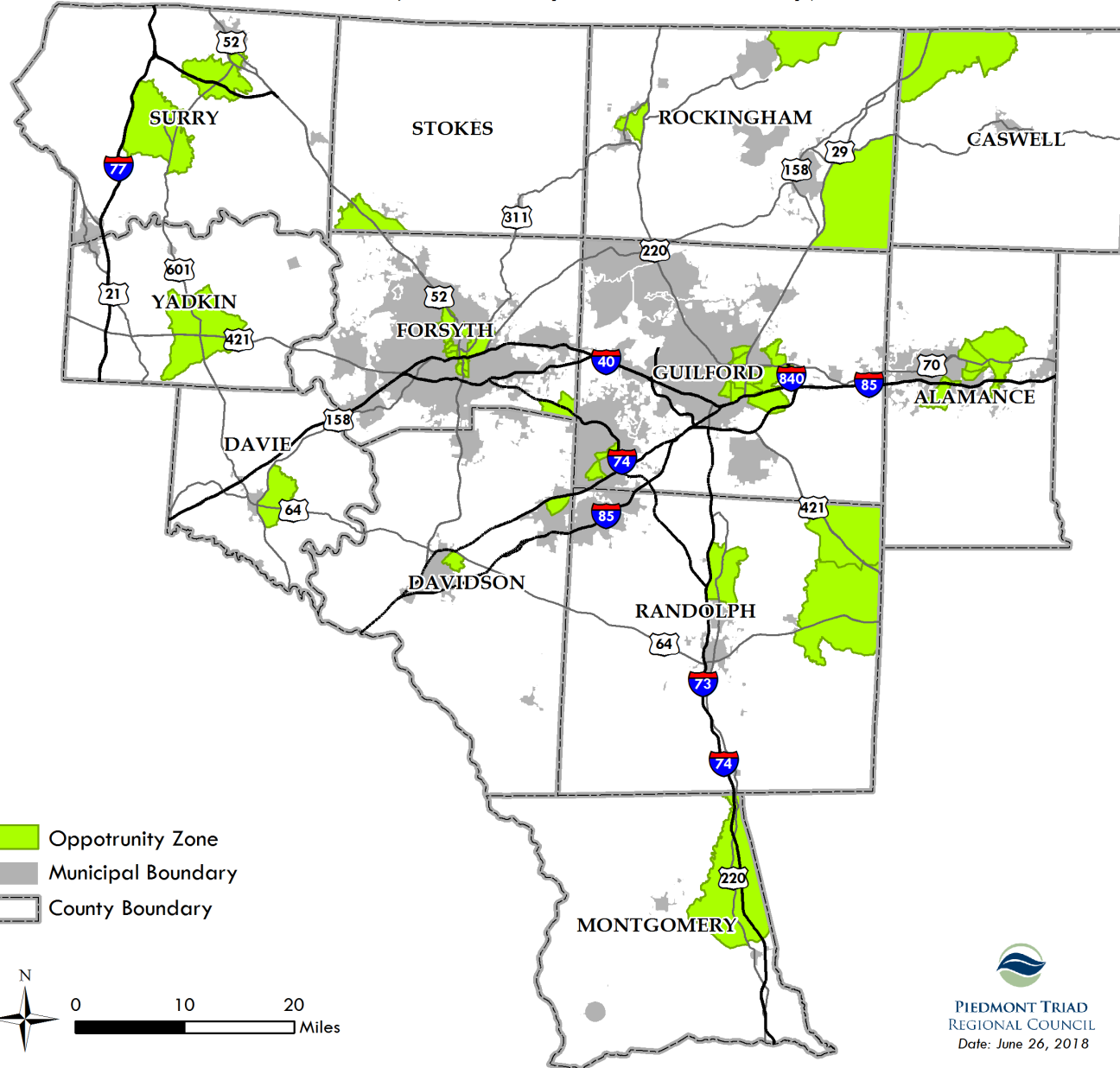
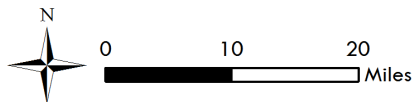


Piedmont Triad Regional Council
Opportunity Zones
(Certified by the U.S. Treasury)



- Opportunity Zone
- Municipal Boundary
- County Boundary



PIEDMONT TRIAD
REGIONAL COUNCIL

Piedmont Triad Opportunity Zones

David Putnam



PIEDMONT TRIAD
REGIONAL COUNCIL
Date: June 26, 2018



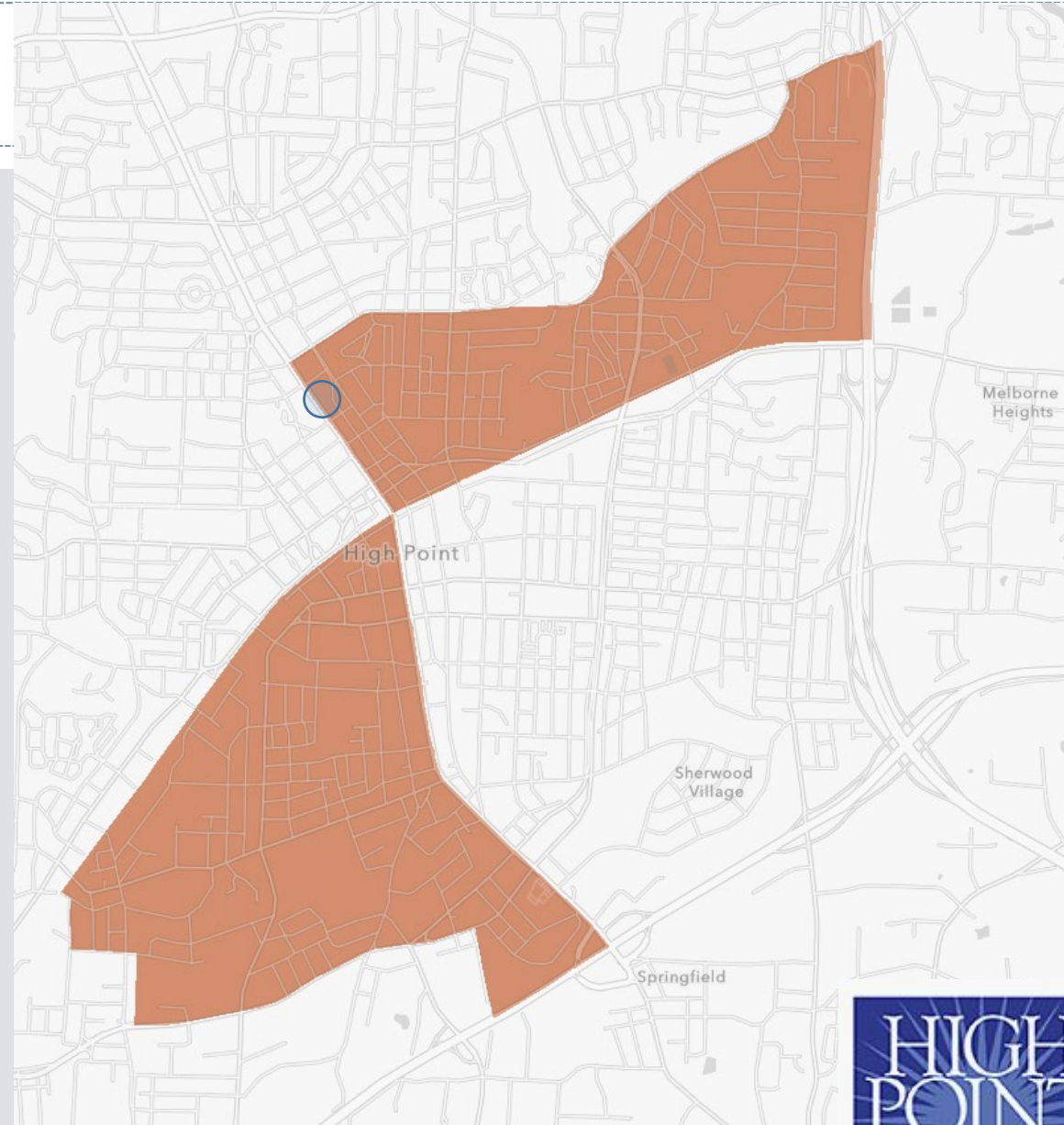
Main Street Station

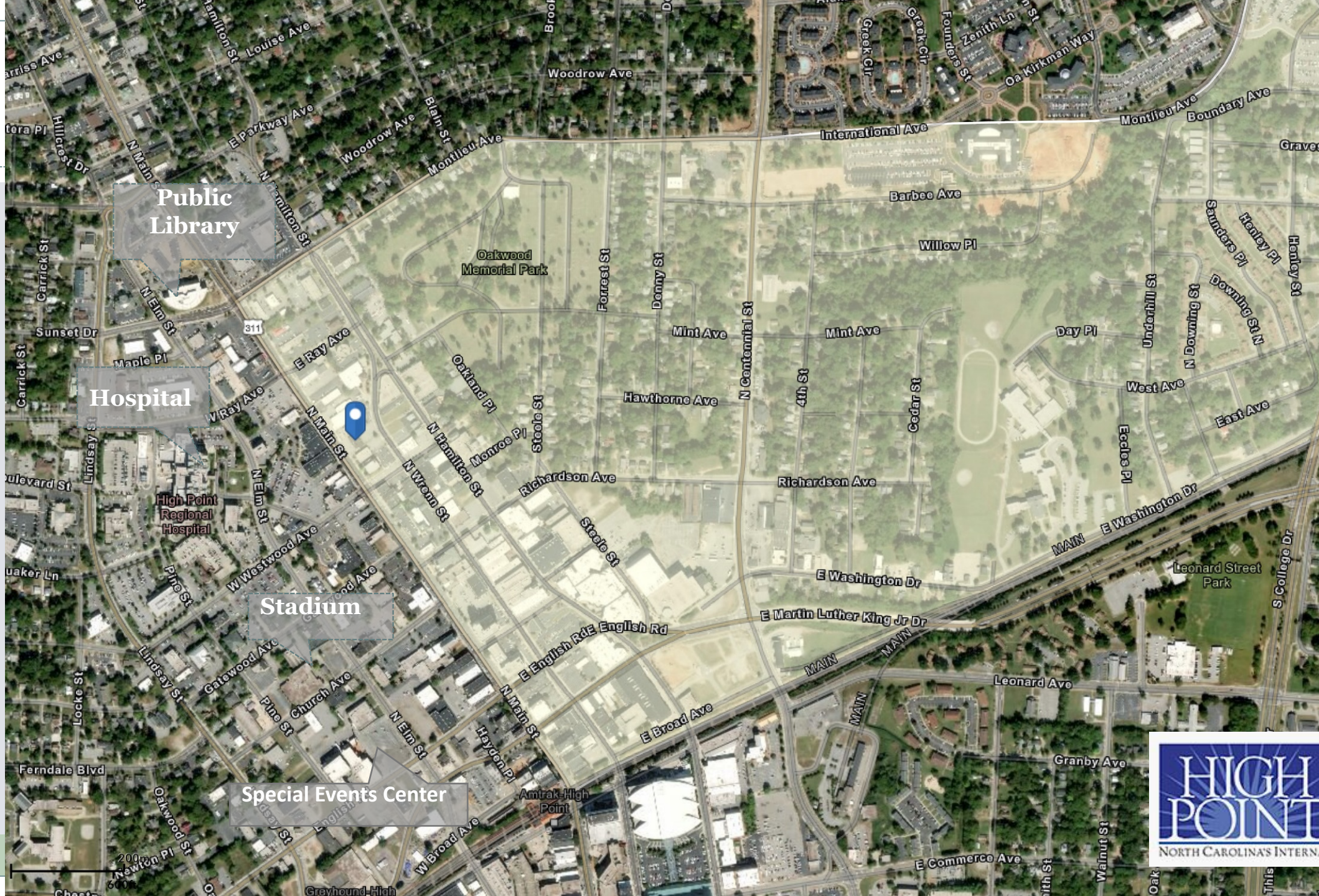
Census Tract 37081013800

- High Point | Guilford County
- Population: 4,722
- Median Household Income: 24,295
- Households in Poverty: 37%
- Total Jobs: 1,335
- Total Businesses: 157

Asset

- 1 block from Wake Forest Baptist – High Point Medical Center
- 2 blocks from the downtown Multi-Purpose Stadium to be complete in May 2019
- 2 blocks from the High Point Public Library and Downtown Farmer's Market
- Located adjacent to the High Point Furniture Market area – the largest Home Furnishings show in the world, held twice a year in the Spring and Fall with average attendance at each show at around +/- 75,000
- 4 blocks from the future Congdon Special Events Center





Public Library

Hospital

High Point Regional Hospital

Stadium

Special Events Center



Main Street Station | High Point



General Information

- **Size:** 2.14 Acres
 - 32,000 SF Retail/Restaurant/Professional
 - 20,000 SF Class A Office
 - 120-150 Residential
- **Price:** Negotiable
- **Address:** 700 Block – S. Main Street, High Point, NC
- **Ownership:** Forward High Point

Transportation

- **Highway:**
 - I-74/US 311 - 3 miles
 - I-85 Business – 1 mile
- **Airport:**
 - Raleigh Durham International – 80 miles
 - Piedmont Triad International – 16 miles



Main Street Station | High Point



Utilities & Additional Information

- **Electric:** Provided by City of High Point, 12.47KV line capacity, 1 mile from Filer substation. Dual feed is possible, circuit backup potential.
- **Water:** Provided by City of High Point, 8-inch line.
- **Wastewater:** Provided by City of High Point, 8-inch line.
- **Natural Gas:** Provided by Piedmont Natural Gas
 - 4-inch steel line, 15 PSI on Main St
 - 2-inch steel line, 15 PSI on Wrenn St
- **Telecom:** NorthState Fiber is available

Main Street Station



Mixed Use Development
32,000 SF Retail/Restaurant/Professional
20,000 SF Class A Office
120-150 Residential Units



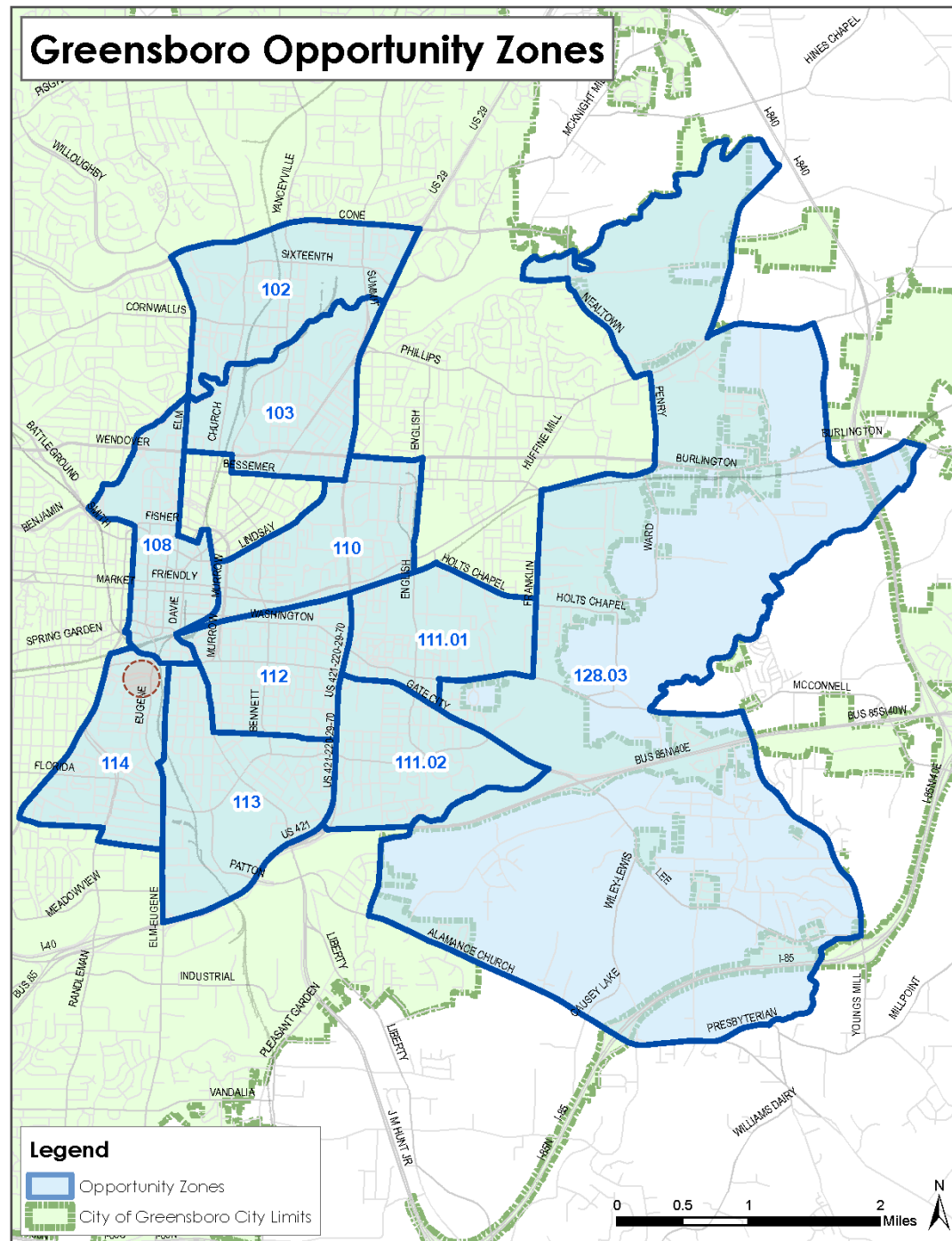
South Eugene-West Bragg

Census Tract 37081011400

- Greensboro, Guilford County
- Population: 5,659
- Median Household Income: 13,173
- Households in Poverty: 58%
- Total Jobs: 1,037
- Total Businesses: 133

Asset

- Downtown Greenway runs east-west through the site.
- Convenient location to public transit
- Surrounding area includes a mix of commercial, institutional, residential, and light industrial
- Close proximity to entertainment, event, and diverse residential uses.





South Eugene-West Bragg | Greensboro



General Information

- **Size:** 5+ Acres
- **Assessed Tax Value:** \$630,500
- **Addresses:** 1201 South Eugene St; 1015 South Eugene St; and 107 West Bragg St
- **Ownership:** Redevelopment Commission of Greensboro
- **Zoning:** Central Business District

Transportation

- **Highway:**
 - 2 miles away from I-40
 - 2.5 miles away from US 220
- **Airport:**
 - Raleigh Durham International Airport – 68 miles
 - Piedmont Triad International – 12 miles
 - Burlington Alamance Regional – 22 miles

South Eugene-West Bragg | Greensboro



Utilities & Additional Information

○ Available Utilities:

- Power, Telephone, Public Water and Sewer, Natural Gas, and Fiber Optic Cable
- Sufficient capacity for dense, multi-use project

○ Environmental:

- Environmental Site Assessment and Remediation Reports are available for review.
- Application for a Brownfields Agreement initiated with NC DEQ.

South Eugene-West Bragg | Greensboro





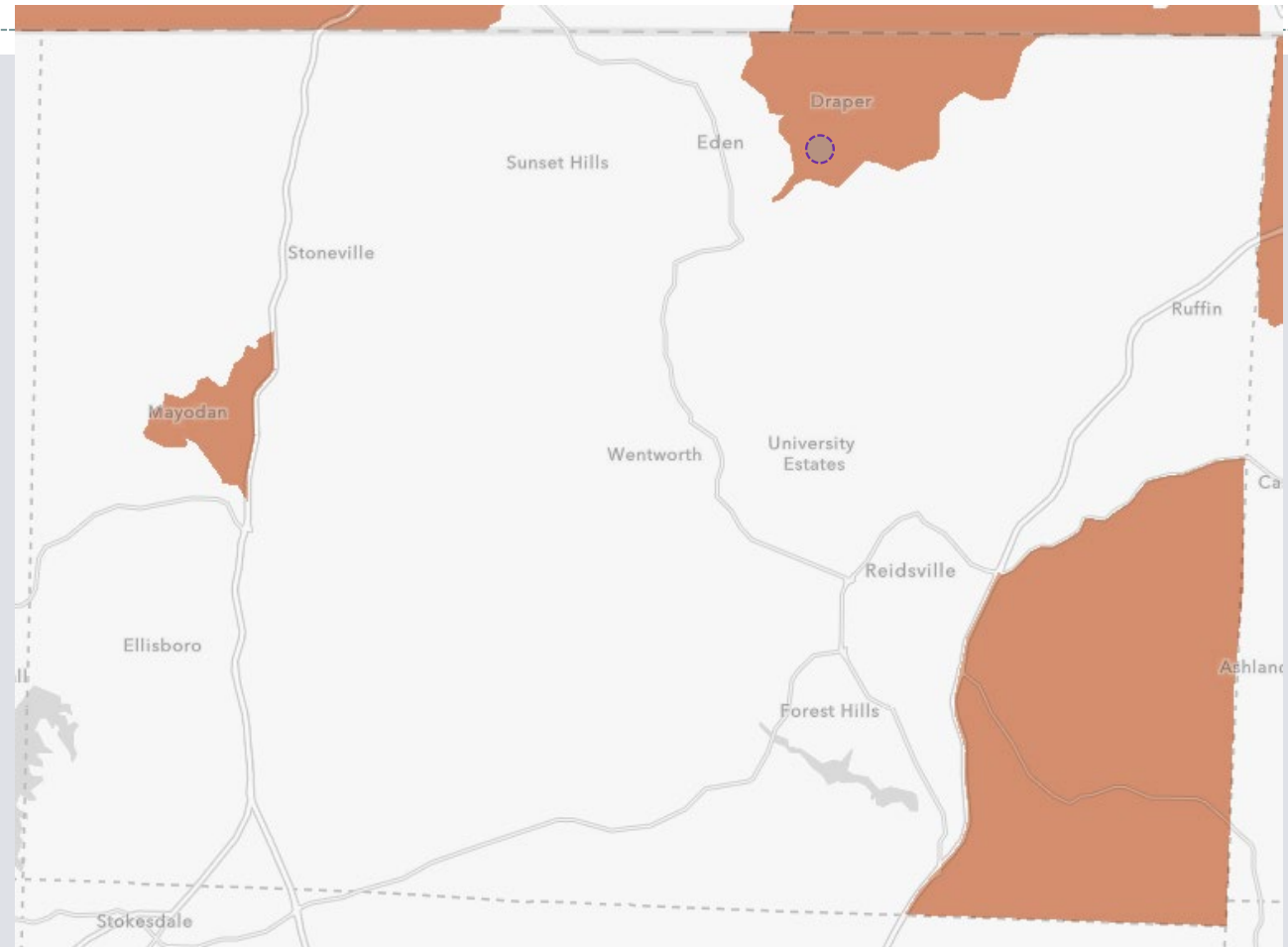
Eden-Rockingham East

Census Tract 37157040200

- Eden, Rockingham County
- Population: 3,785
- Median Household Income: 32,053
- Households in Poverty: 25%
- Total Jobs: 1,464
- Total Businesses: 91

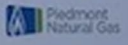
Asset

- This site was a finalist for the Google, Microsoft, and Yahoo data center in 2008.
- This property sits adjacent to the Weil-McLain and Gildan facilities at the end of South New Street.
- Partnership between Eden and Rockingham County.
- The site has close proximity to robust water and power resources.
- Desired industry: Data Center





204 Acre Eden Industrial Site
For More...
Information Contact:
City of Eden Economic Development
336-613-4941
Rockingham Co. Economic Development
336-342-8138
Partners In Progress



Eden-Rockingham East Site | Rockingham County



General Information

- **Size:** 204.8 Acres Available
- **Price:** \$7,324.22 per acre (negotiable)
- **Address:** New St., Eden, NC
- **Ownership:** City of Eden
- **Zoning:** Heavy Industrial I2 ED

Transportation

- **Highway:**
 - Closest – NC Hwy 770
 - To Interstate – US 220 10 miles
- **Airport:**
 - Raleigh Durham International Airport – 97 miles
 - Piedmont Triad International – 40 miles
 - Shiloh – 16 miles



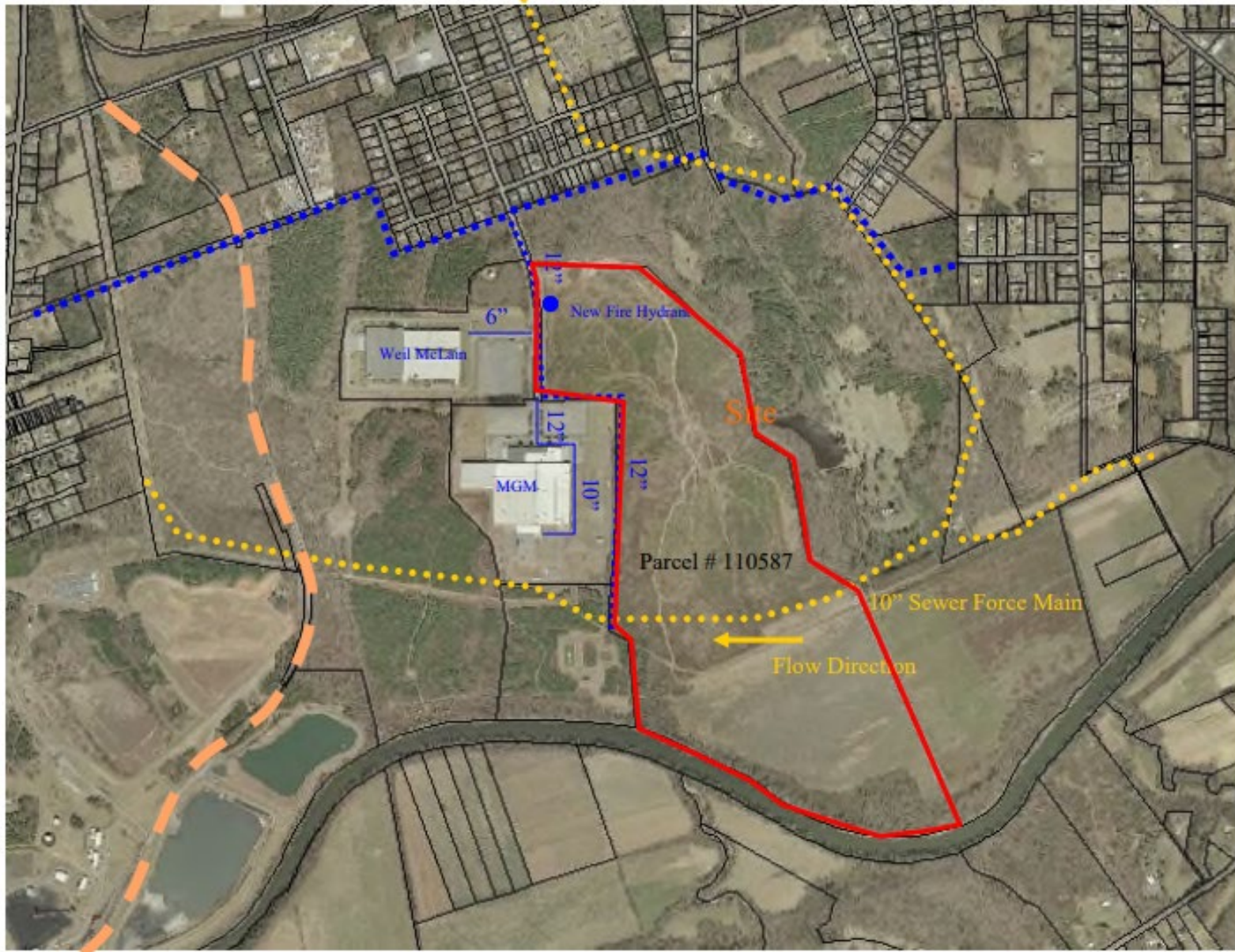
Eden-Rockingham East Site | Rockingham County



Utilities & Additional Information

- **Electric:** Duke Power.
- **Water:** City of Eden, Access to 12-inch line
- **Wastewater:** City of Eden, Access to 10-inch line, Westward flow
- **Gas:** Piedmont Natural Gas Service
- **Telecom:** Century Link
- **Sub-dividable:** Yes
- **Rail:** Norfolk Southern





■ ■ ■ Water Line
 ● Fire Hydrant

● ● ● Sewer Line

— — — Railway





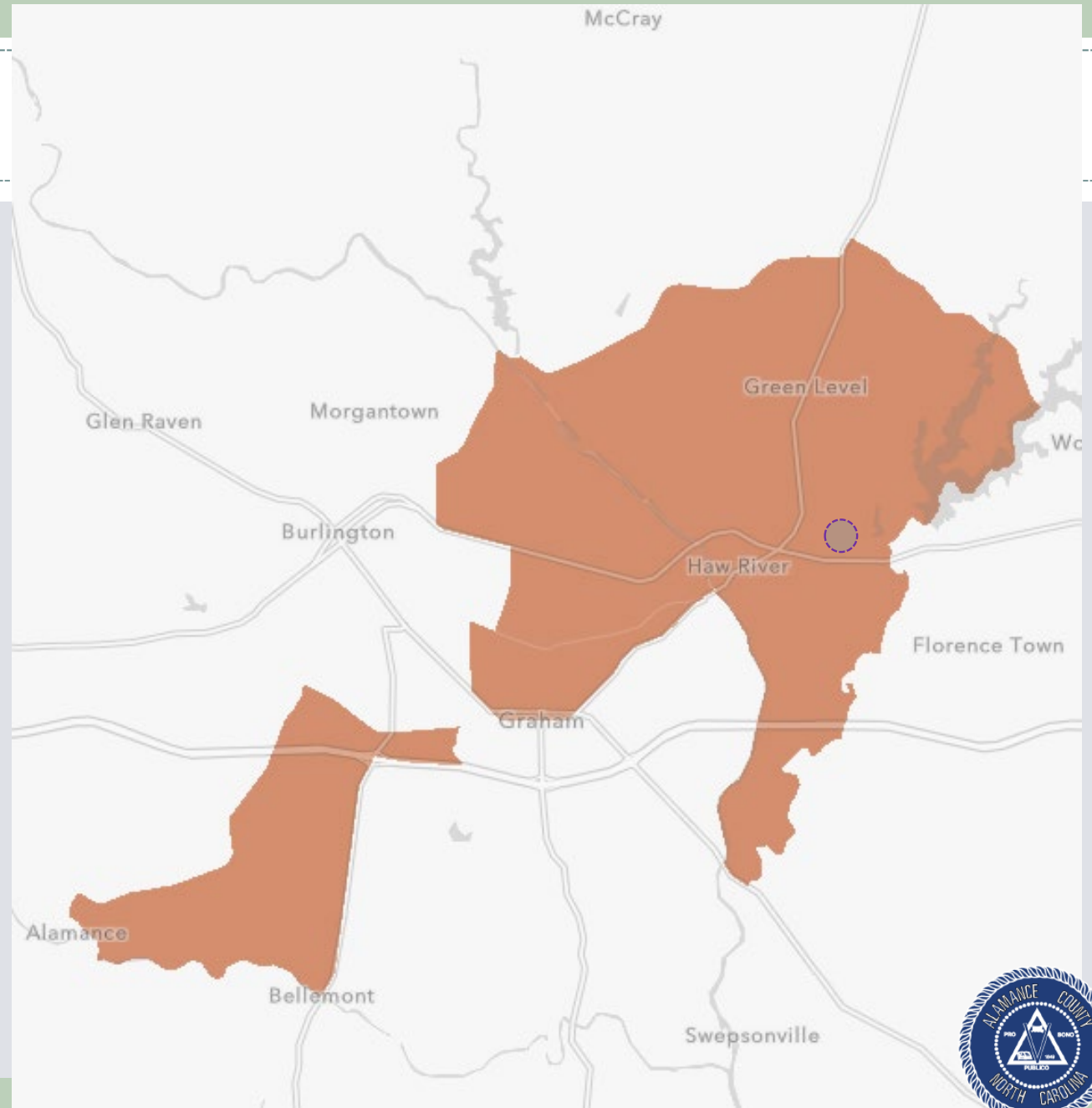
Newlin Farm Site

Census Tract 37001021201

- Alamance County
- Population: 5,482
- Median Household Income: 36,715
- Households in Poverty: 21%
- Total Jobs: 2,222
- Total Businesses: 142

Asset

- 200+ Acres of contiguous, flat, open, land near utilities
- Great site for one or two large end users or for an industrial park site for smaller users.
- Located in an area of needed investment and jobs.
- Desired Industry: Well suited for Logistics and/or Advanced Manufacturing Operations.





Newlin Farm Site | Alamance County



General Information

- **Size:** 200 acres; +/- 180 buildable
- **Price:** \$15,000 per acre
- **Address:** Roxboro Road (N.C. 49)
- **Ownership:** Group of family members
- **Zoning:** Currently zoned Residential and General Business.
 - Rezoning would likely be to LI requiring a time frame of up to 60 days

Transportation

- **Highway:** Interstate 85/40 – 2.6 miles North
- **Airport:**
 - Raleigh Durham International Airport – 40 miles
 - Piedmont Triad International – 40 miles
 - Burlington-Alamance Regional – 7 miles



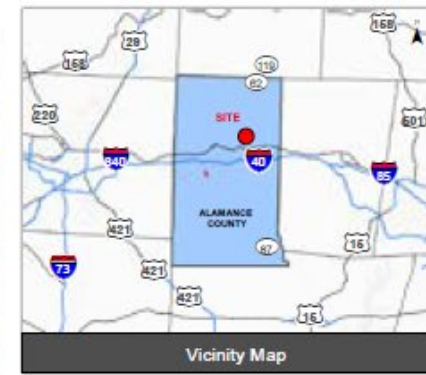
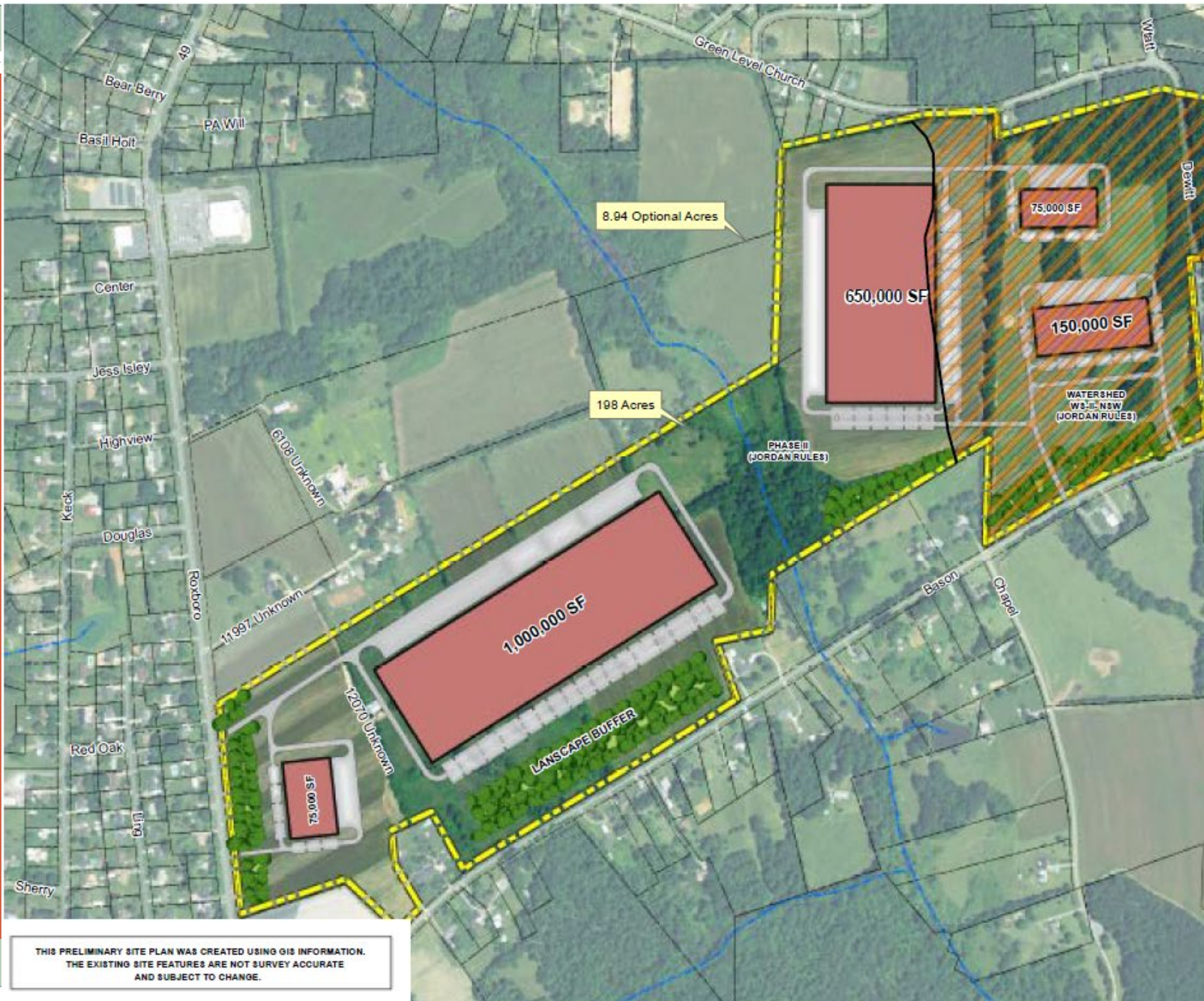
Newlin Farm Site | Alamance County



Utilities & Additional Information

- **Electric:** 12kV distribution on site. 44kV transmission adjacent and 100 kV transmission .6 mile South.
- **Water:** 8-inch line serves western portion of site. Extension of 12-inch line needed to serve eastern portion
- **Wastewater:** 8-inch line serves western portion of site. Extension of 8-inch line needed to serve eastern portion.
- **Natural Gas:** 4-inch line at N.C. 49 and Bason Road.
- **Telecom:** AT&T
- **Air Quality Status:** Attainment





Newlin Farm Site

ALAMANCE COUNTY, NC

07/21/17

CONCEPTUAL LAYOUT

PREPARED FOR:



PREPARED BY:

PROJECT #: 39560

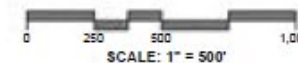


TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

RALEIGH OFFICE

5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com



THIS PRELIMINARY SITE PLAN WAS CREATED USING GIS INFORMATION.
THE EXISTING SITE FEATURES ARE NOT SURVEY ACCURATE
AND SUBJECT TO CHANGE.



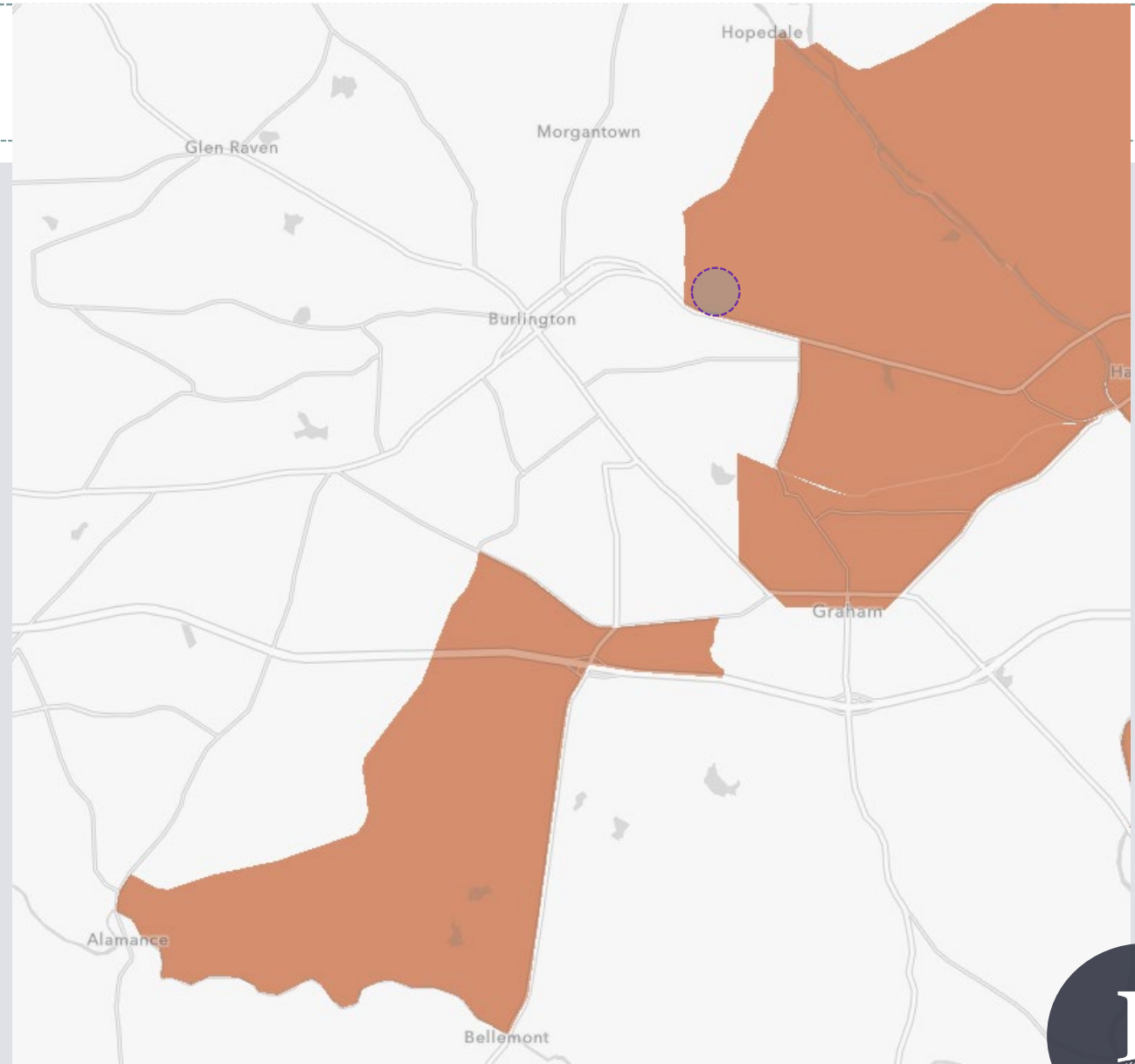
Western-Electric

Census Tract 37001020300

- Burlington, Alamance County
- Population: 8,523
- Median Household Income: 33,869
- Households in Poverty: 22%
- Total Jobs: 3,793
- Total Businesses: 300

Asset

- Selected by the American Institute of Architects to receive a 2018 Sustainable Design Assistance Team (SDAT) grant.
- Placed on the National Register of Historic Places in 2016
- Can take advantage of federal and state tax credits totaling 45 percent, in addition to Opportunity Zone incentives.
- 2 miles to Burlington and Graham downtowns





Western-Electric | Burlington



General Information

- **Size:** 22 acres; 760, 000 square feet of space with 16 buildings
- **Price:** Negotiable for Sale
- **Address:** 204 North Graham Hopedale Road
- **Ownership:** Central Park Burlington LLC
- **Zoning:** I-2

Transportation

- **Highway:** 4 miles to I-40/85
- **Airport:**
 - Raleigh Durham International Airport – 46 miles
 - Piedmont Triad International – 37 miles
 - Burlington-Alamance Regional – 6 miles



Western-Electric | Burlington



Utilities & Additional Information

- **Electric:** Duke Power, 3 phase service, decommissioned transformer stations
- **Water:** City of Burlington, 8-inch lines, water tower on site
- **Wastewater:** City of Burlington, 12-inch lines
- **Natural Gas:** Piedmont Natural Gas, 4-inch lines
- **Telecom:** AT&T and Spectrum service area; City and NCDOT fiber at site







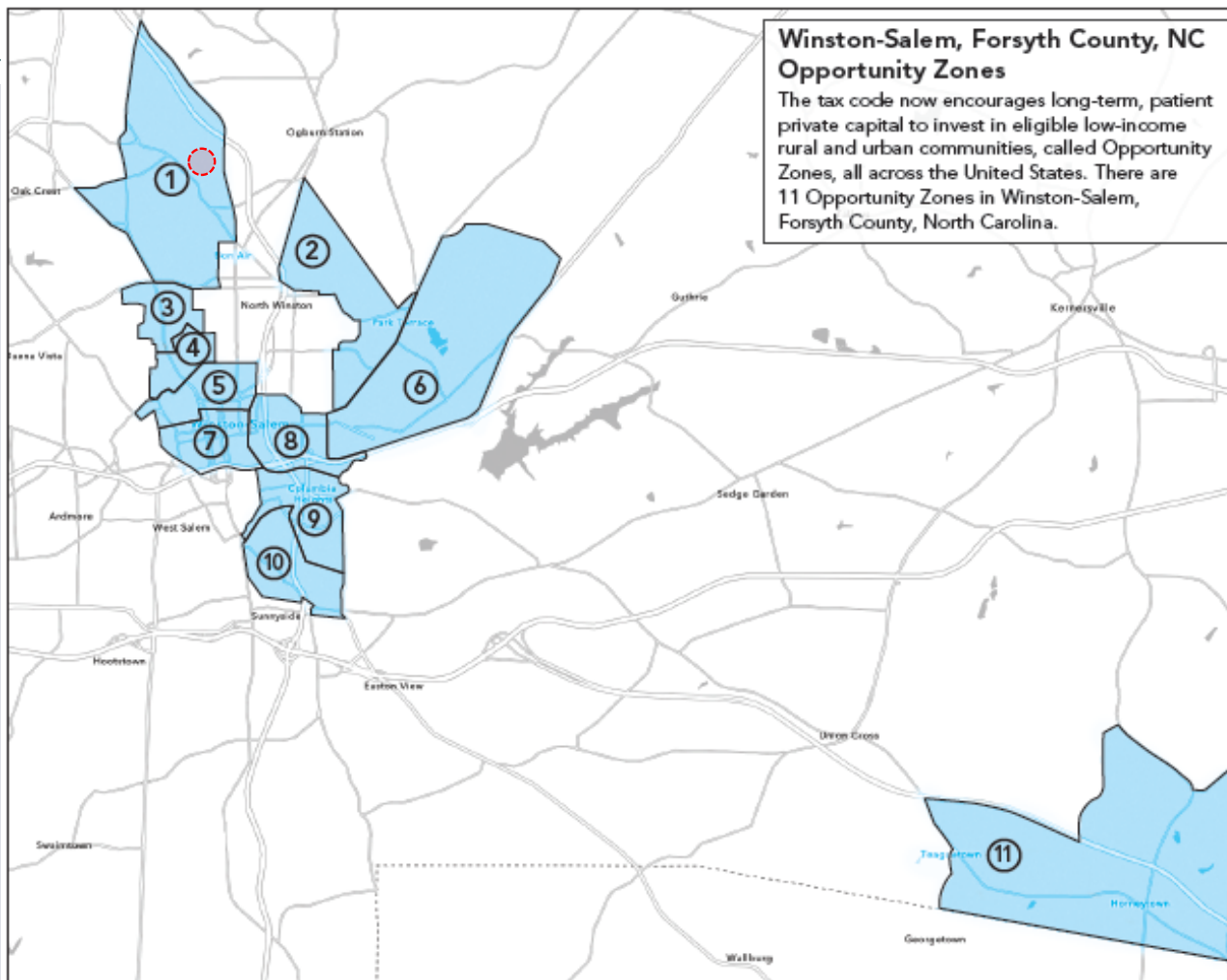
Whitaker Park

Census Tract 37067001400

- Winston-Salem, Forsyth County
- Population: 3,815
- Median Household Income: 28,048
- Households in Poverty: 34%
- Total Jobs: 4,103
- Total Businesses: 204

Asset

- Whitaker Park is the former RJ Reynolds manufacturing campus.
- Over 1.7 million square feet
- Whitaker Park Development Authority plans to transform this campus into a magnet for manufacturing, industrial, warehousing, and distribution operations.
- Potential to create more than 10,000 high-quality jobs for the region.





Whitaker Park | Winston-Salem



General Information

- **Size:** Two Facilities
 - 601-1 (850,000sq/ft)
 - 601-11 (426,000sq/ft)
- **Price:** Negotiable for Sale
- **Address:** 1001 Reynolds Blvd, Winston-Salem, NC
- **Ownership:** Winston-Salem
- **Zoning:** LI & GI (Light and General Industrial)

Transportation

- **Highway:** I-40: 2.6 miles North
- **Airport:**
 - Smith-Reynolds Airport: 2 miles
 - Piedmont Triad International: 27 miles
 - Charlotte Douglas Regional: 87 miles

Whitaker Park | Winston-Salem



Utilities & Additional Information

- **Electric:** bounded with 12kv distribution lines that can serve power at roughly 1-2 MW. Potential 100KV transmission lines.
- **Water:** Provided by City of Winston-Salem, 12-inch main line, service capacity is 97 MGD with average daily use of 42 MGD.
- **Wastewater:** Private pump station, service capacity is 46K gallons per day. Can be upgraded. System capacity is 51 MGD with average daily use of 35 MGD.
- **Natural Gas:**
 - West Campus: 6-inch 60 PSI
 - East Campus: 4-inch 60 PSI planned
- **Telecom:** Provider AT&T, fiber, several dark fiber lines





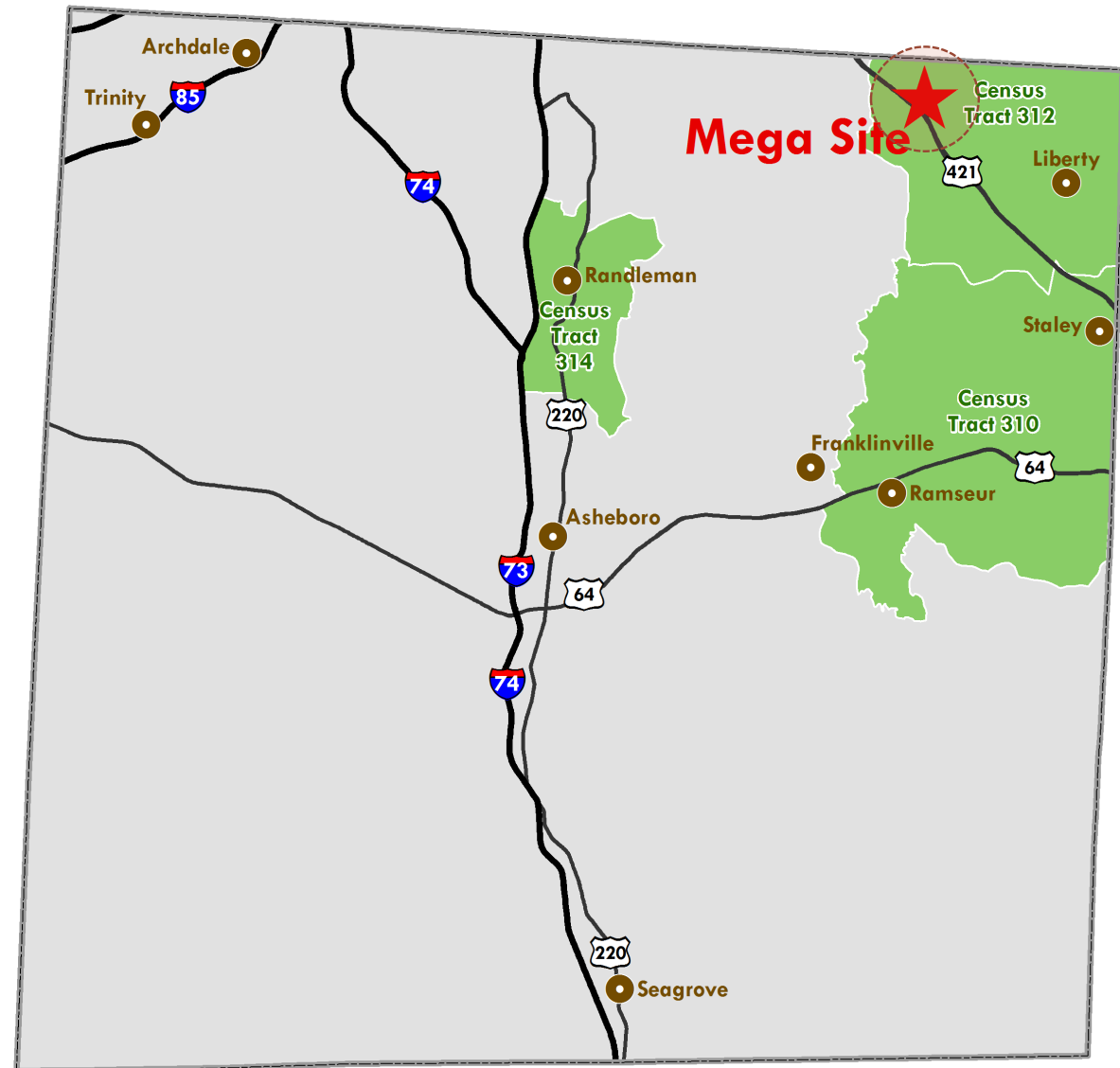
Greensboro-Randolph Megasite

Census Tract 37151031200

- Randolph County
- Population: 5,521
- Median Household Income: 41,661
- Households in Poverty: 23%
- Total Jobs: 1,989
- Total Businesses: 251

Greensboro Randolph Mega Site

- Regional collaboration between government, business, and education
- Excellent access to workforce with a legacy of manufacturing
- Outstanding Transportation Infrastructure
- Strategic location to the US East Coast





Transportation

- **Regional Interstates:** I-40, I-85, I-77, I-73, and I-74.
- Strategically located 9 miles from I-85.
- **Ports:**
 - Wilmington: 210
 - Morehead City: 215
 - Norfolk: 235

- **Airport:**
 - Piedmont Triad International Airport: 30 miles
 - Raleigh Durham Airport: 60 miles
 - Charlotte Douglass: 100 miles
- **Rails:**
 - Greensboro Intermodal Pomona: 25 miles
 - Charlotte Multimodal: 100 miles



Utilities & Additional Information

- **Electric:** Provided by Duke Energy, Dual Feed Service available to the mega site, existing transmission line currently feeds through.
- **Water:** Provided by City of Greensboro, 16" dual fed water line will serve the site with 4 million gallons daily capacity.
 - Dual fed water
- **Wastewater:** Provided by City of Greensboro, 16" sewer line will serve the site with one million gallons daily capacity, 1 MGD pump lift station
- **Natural Gas:** Provided by Piedmont Natural Gas, 12" gas line proposed with 400 PSI delivered.
- **Telecom:** Randolph Communications, 288 & 96 Fiber Cable at site, connects two switch centers for alternate routing



- Electricity Supplier**
Duke Energy
1000 Kv Line
- Water Supplier**
City of Greensboro
16" Water Line - 1.5 MGD (Future)
- Sewer Supplier**
City of Greensboro
12" Sewer Line - 1.0 MGD (Future)
- Natural Gas Supplier**
Piedmont Natural Gas
12" Pipeline (Future)
- Telecom Supplier**
Randolph Communications



Supply Chain

- Near the state's 160 companies in automotive, transportation, and heavy trucking industries.
- Manufacturing Heritage! More than 13% of employees engaged in manufacturing in the Piedmont Triad.
- Superior ground, rail, and intermodal transportation means supply chain connectivity through the southeastern US.
- OEM manufacturers in the Piedmont include: Daimler Buses, Daimler Trucks, GKN, IAC, Mack Trucks, Thomas Built Buses, Volvo Truck, Deere Hitachi Construction Machinery, and Beta Fueling Systems



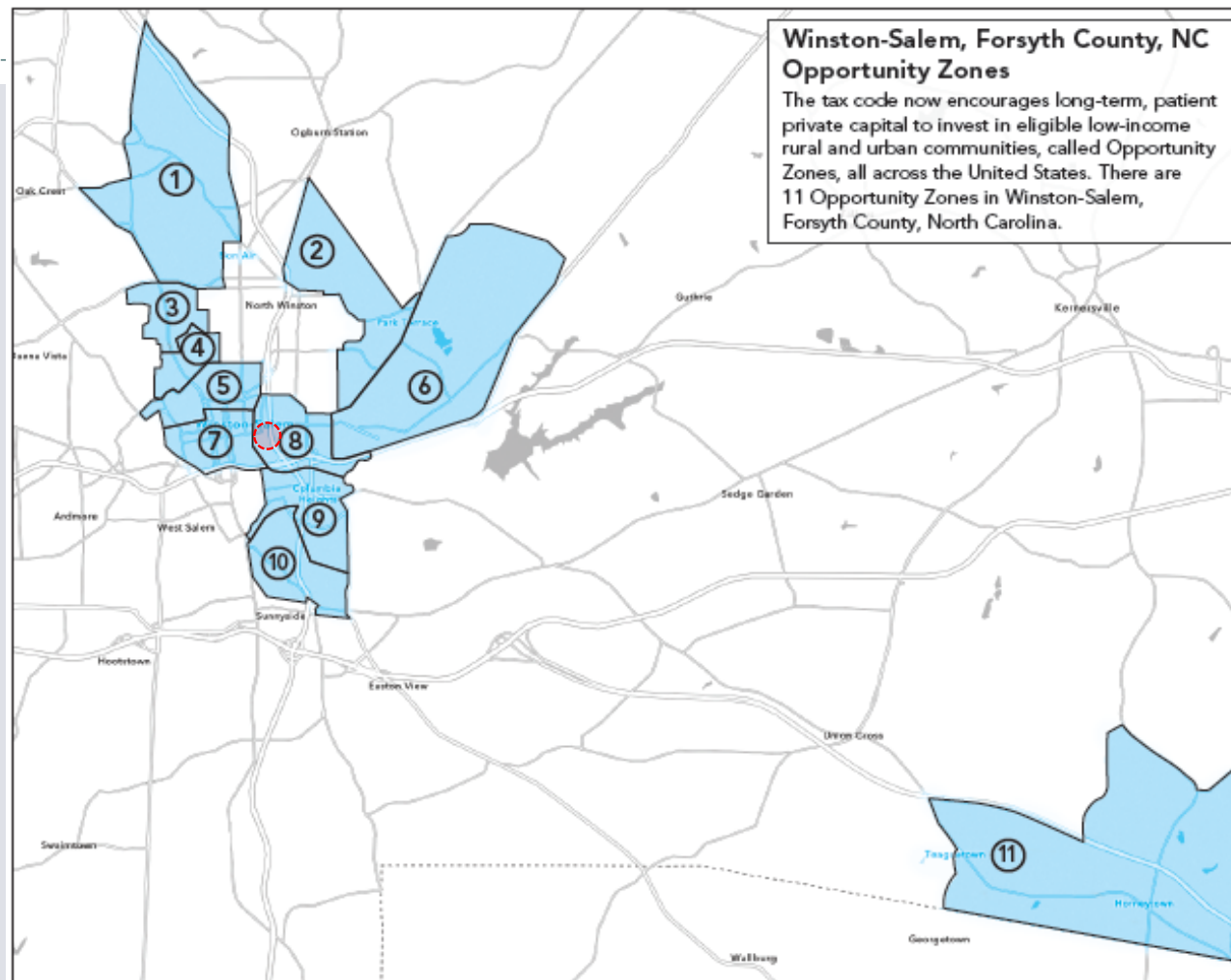
East End

Census Tract 37067000700

- Winston-Salem, Forsyth County
- Population: 2,109
- Median Household Income: 13,181
- Households in Poverty: 51%
- Total Jobs: 1,561
- Total Businesses: 93

Asset

- Collaboration between Winston-Salem and S.G. Atkins Community Development Corporation
- Promotion of Inclusive Growth and Increased Density
- Create long-term benefits to the community
- Expand economic opportunities
- Already has an established master plan that is heavily committed to neighborhood revitalization.





East
End



East End | Winston-Salem



General Information

- **Community Engagement**
 - Visioning Workshop
 - Listening & Learning Workshop
 - Testing Ideas
 - Consensus Plan
 - Master Plan Report
 - Plan Adoption

Neighborhood's Vision

- Create small walkable blocks
- Locate parking behind buildings
- Public vs. private spaces
- Complete streets
- Leverage neighborhood strengths
- Improve workforce connections
- Prioritize people!

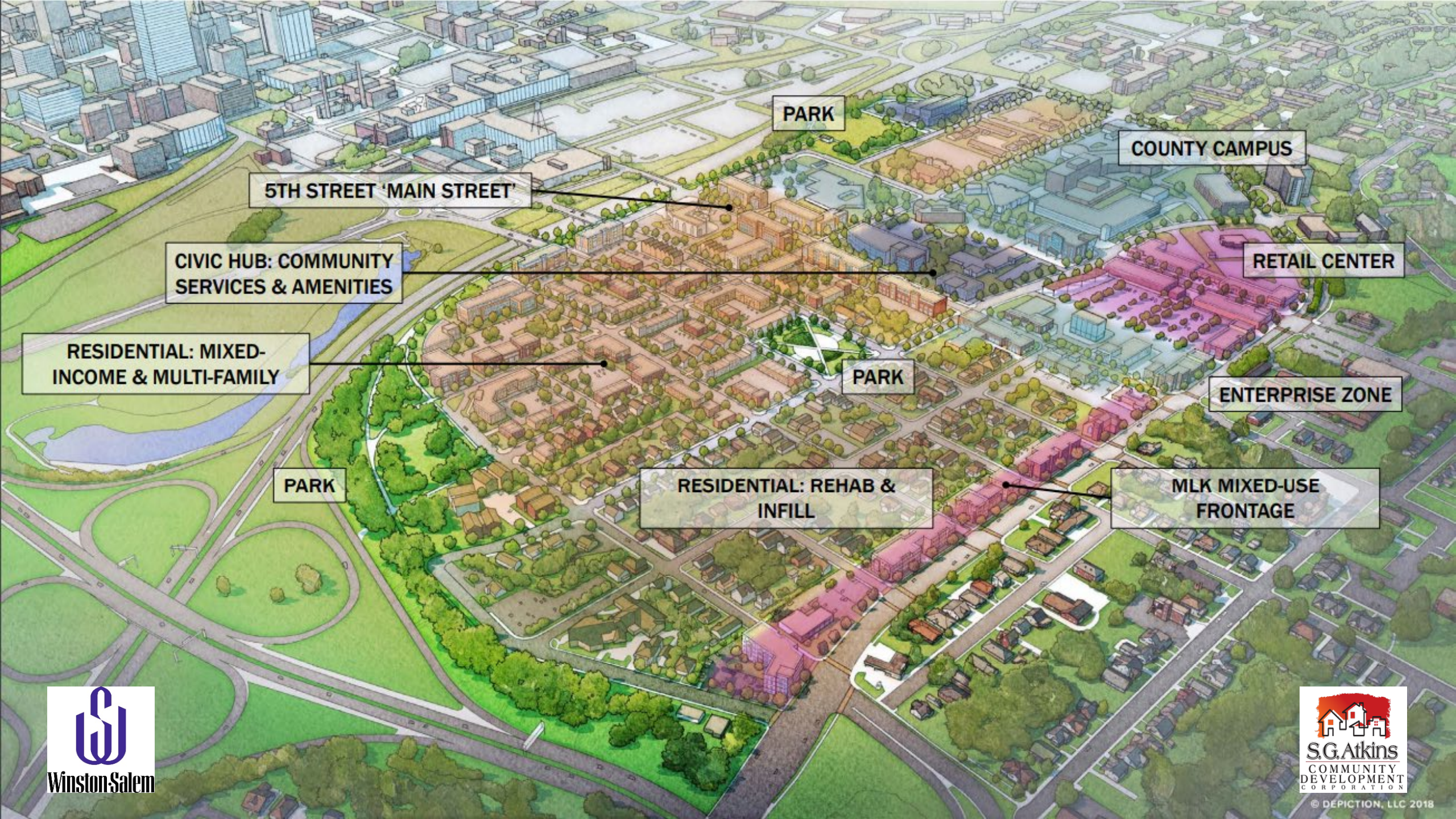
East End | Winston-Salem



Ensuring Inclusive Growth

- Equitable opportunities
- Increase minority ownership
- Attainable housing
- Multigenerational housing
- Expand arts and library programs
- Buy local and buy diverse
- Hire and train local





PARK

COUNTY CAMPUS

5TH STREET 'MAIN STREET'

CIVIC HUB: COMMUNITY SERVICES & AMENITIES

RETAIL CENTER

RESIDENTIAL: MIXED-INCOME & MULTI-FAMILY

PARK

ENTERPRISE ZONE

PARK

RESIDENTIAL: REHAB & INFILL

MLK MIXED-USE FRONTAGE



Thank You



CONTACTS PER SITE:

Mega Site: **Kevin Franklin** | 336.626.2233 | kfranklin@rcedc.com

Rockingham: **Leigh Cockram** | 336.342.8138 | lcockram@co.rockingham.nc.us

Burlington: **Peter Bishop** | 336.222.5147 | pbishop@burlingtonnc.gov

Greensboro: **Dyan Arkin** | 336.433.7377 | dyan.arkin@greensboro-nc.gov

Winston-Salem: **Robert Leak Jr.** | 336.723.8955 | rleak@wsbusinessinc.com

Winston-Salem: **Evan Raleigh** | 336.397.7701 | evanr@cityofws.org

Alamance: **Mac Williams** | 336.228.1338 | mac@alamancechamber.com

High Point: **Sandy Dunbeck** | 336.883.3116 | sandy.dunbeck@highpointnc.gov