

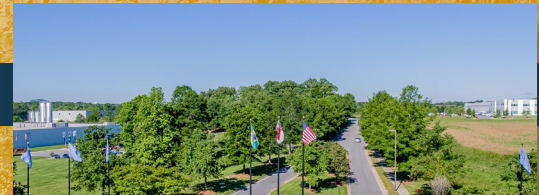


ULI Presentation

Gaston County EDC Update



FEBRUARY 2024





GASTON COUNTY
Economic Development Commission

Economic Indicators

Population



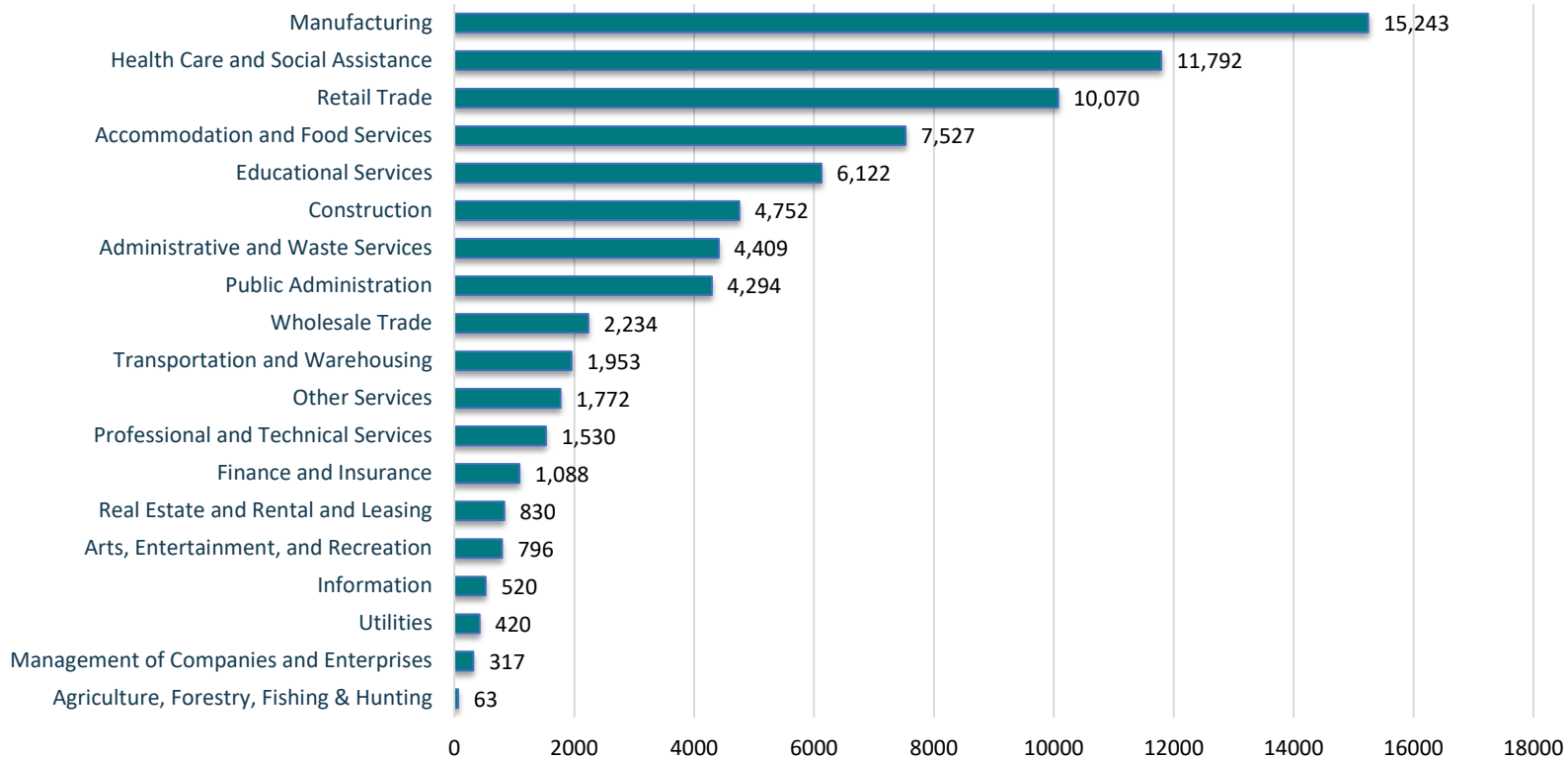
2023 Population: 235,996 *estimate*

2020 Population: 227,943

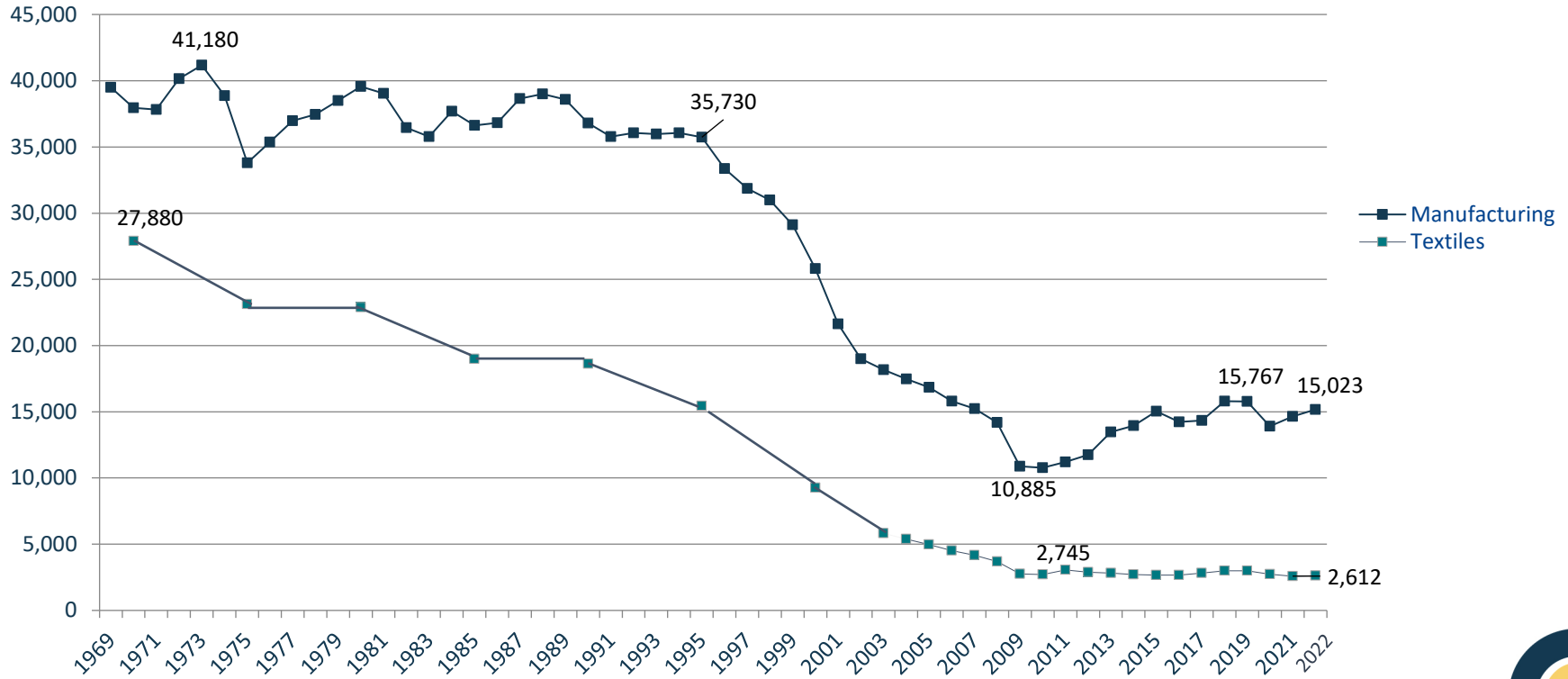
2010 Population: 206,086

Annual growth: + 2.0 %

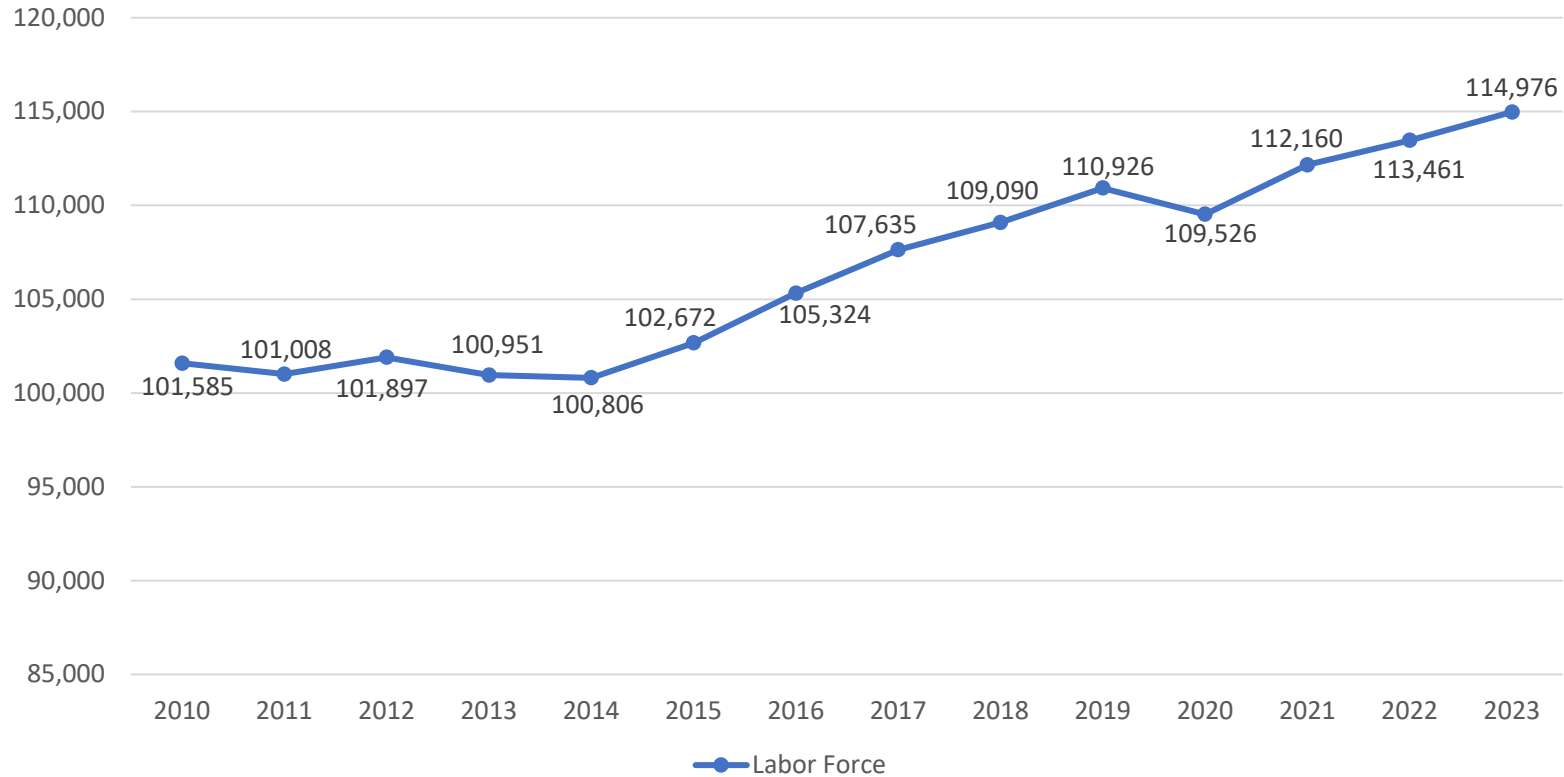
Industry Share



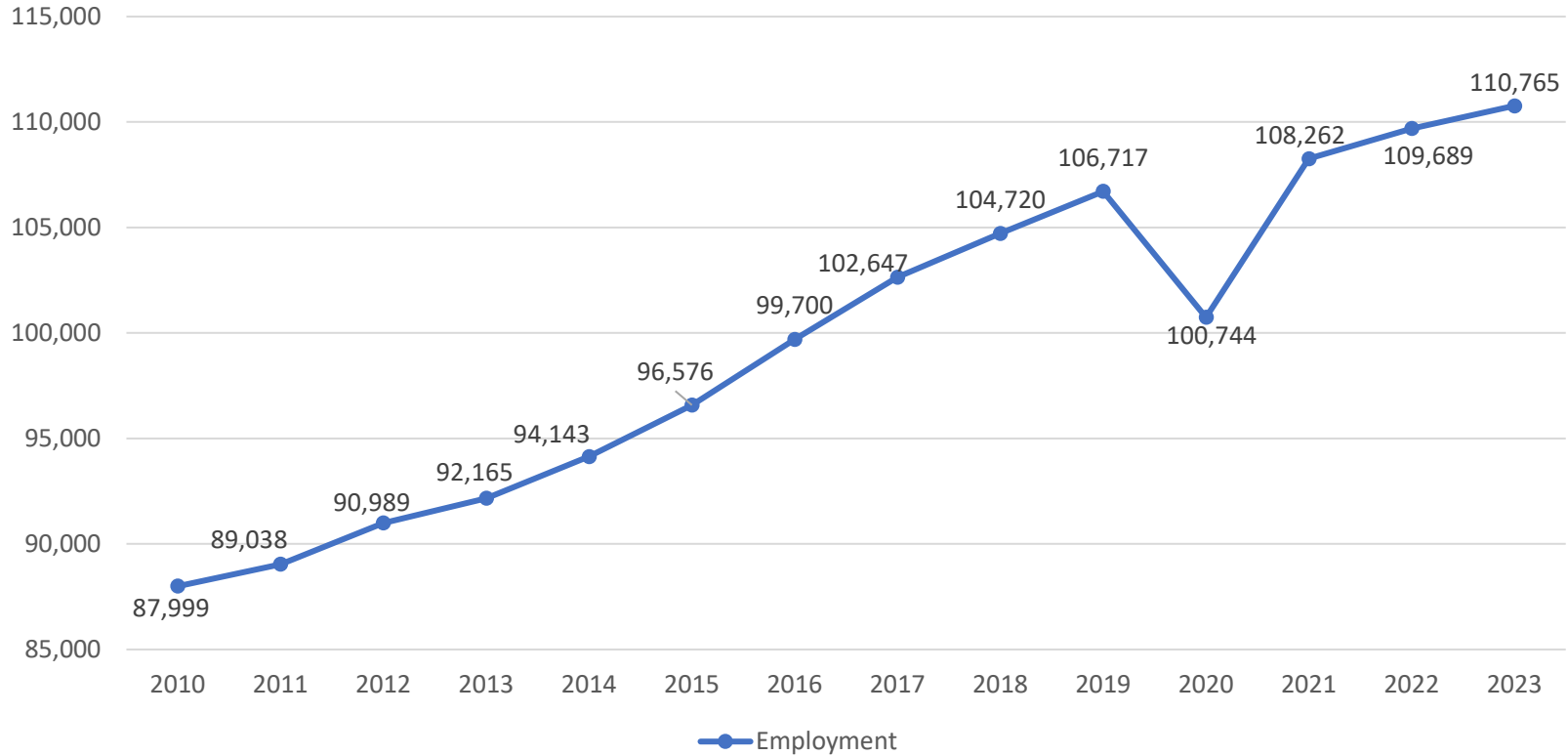
Industry Employment



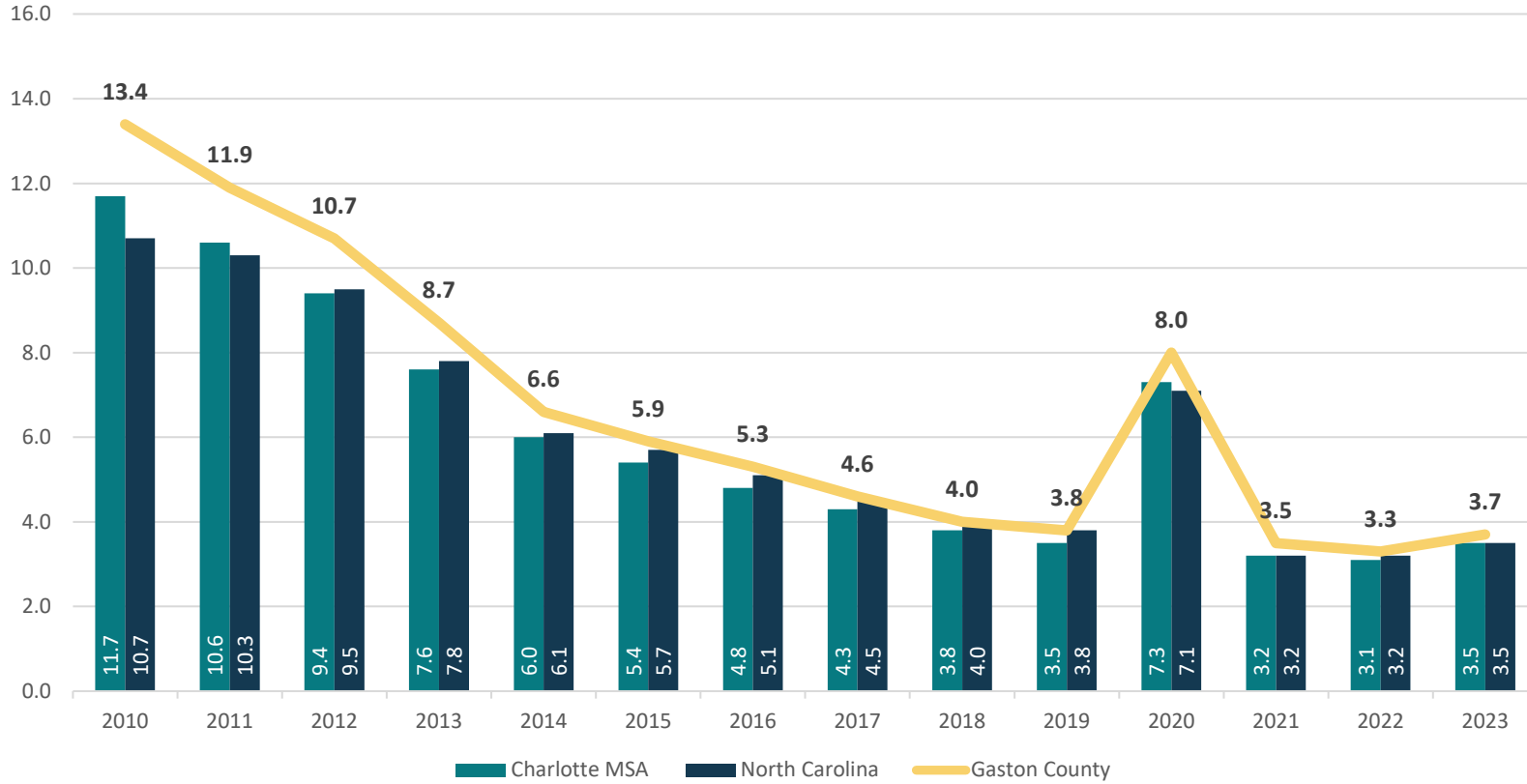
Labor Force



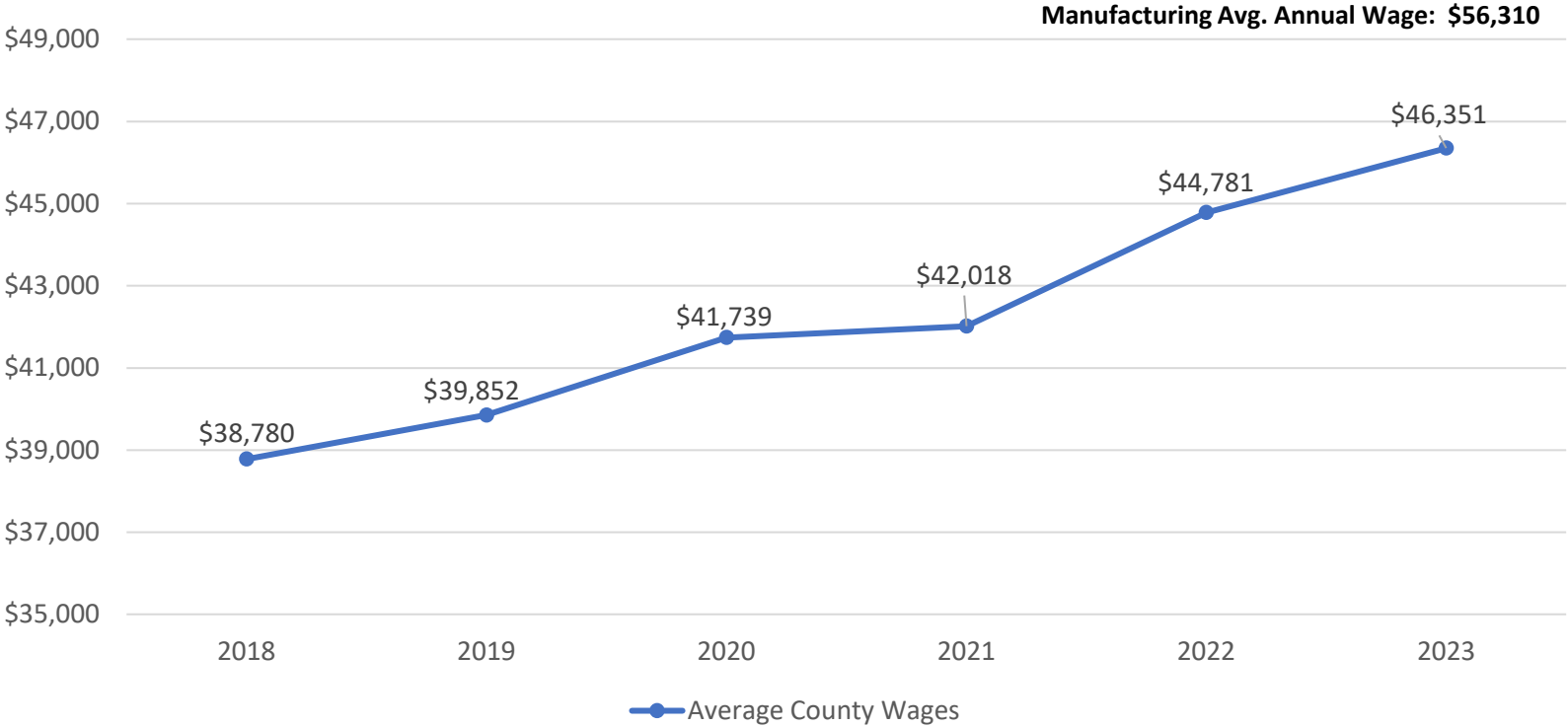
Employment



Unemployment



Average Annual Wage



AAA Bond Rating

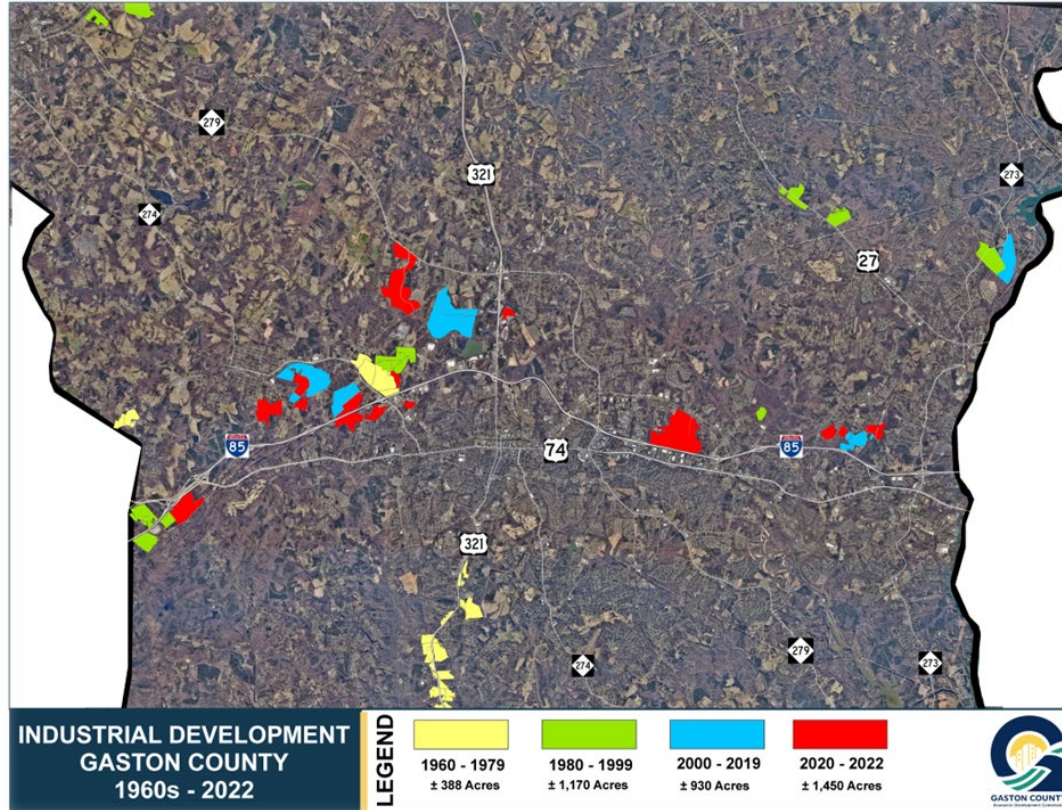
- **Gaston County receives AAA Bond Rating**



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Economic Development Commission

Development Activity

Development Overview

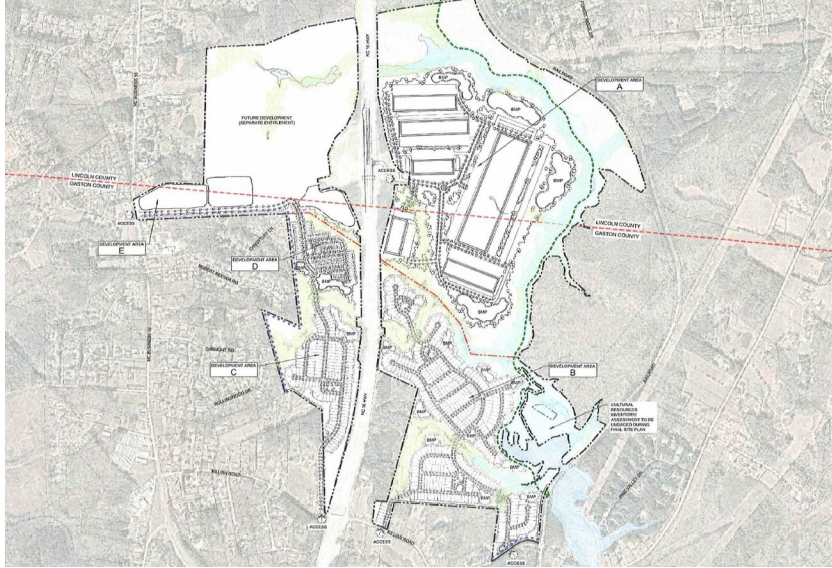


Development Overview

Construction Completed 2021 - 2023	
Investment	\$ 744,176,680
Square Feet	8,357,394

Under Construction 2024 & Beyond	
Investment	\$ 390,700,010
Square Feet	4,102,165

Riverbend Farms



CaroMont Regional Medical Center - Belmont



Mt. Holly Medical Gateway Center



Kings Mountain Corp. Center (Keith Corp.)



Gaston Commerce Center (Crow Holdings)



Delta Business Park (Trinity Partners)



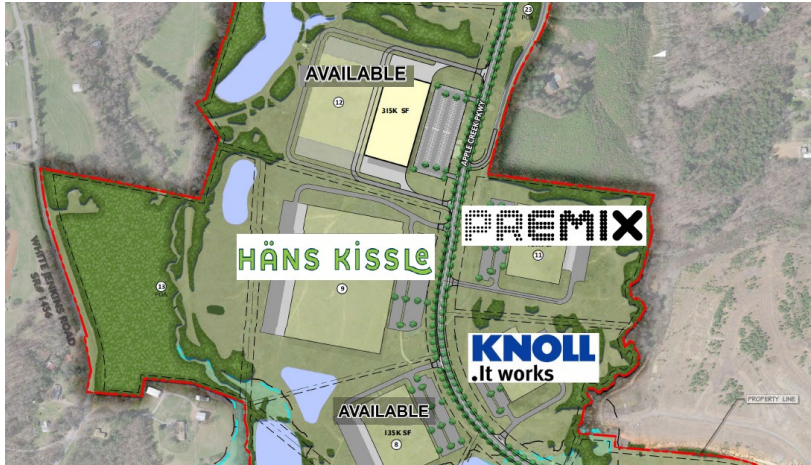


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Announcements

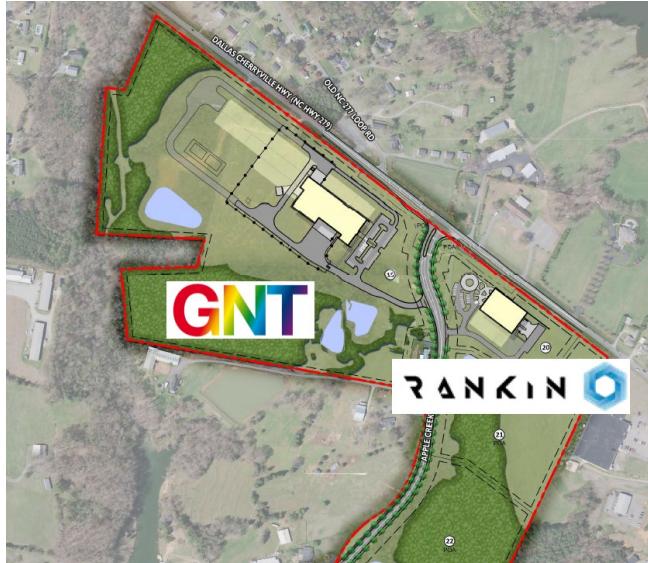
Hans Kissle

- Located in Apple Creek
- 219 New Jobs
- Investment of more than \$42.2 million
- Manufactures a wide variety of high quality fresh prepared foods for supermarkets and foodservice customers throughout the United States.



Rankin Industries

- Located in Apple Creek
- Investment of over \$5 million to build a new 30,000 sq ft facility
- Automation component manufacturer and distributor to the textile industry.



Premix

- Located in Apple Creek
- 30 new Jobs
- Investment of \$47 million
- Manufactures electrically conductive plastics serving the automotive, diagnostics, electronics, life sciences, and other industrial sectors.



GNT USA

- 70,000 SF industrial space, US headquarters
- Announced investment of \$30,000,000
- Operational – Plans to create 35 new jobs
- Expansion planned
- Manufactures organic, vibrant colors from fruits and vegetables for the food and beverage industry



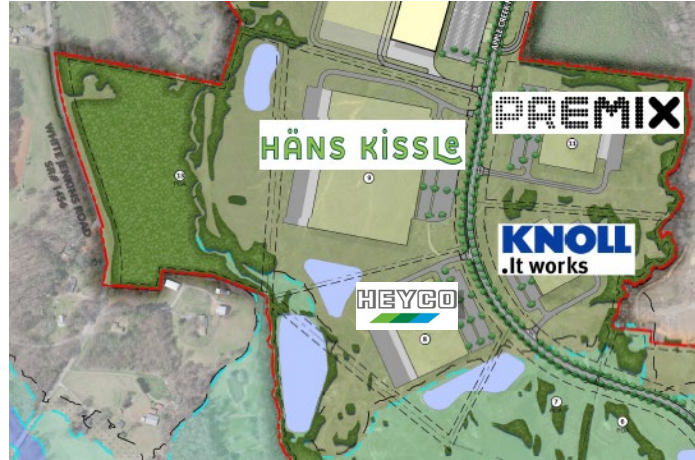
Knoll America, LLC

- Purchased approximately 12 acres within the Apple Creek Corporate Center
- Plans to construct a 60,000 square foot headquarters operation and production facility.
- Initial investment of more than \$7.89 million
- Intends to create approximately 31 new jobs
- Engineers, manufactures, and distributes premier conveying, filter-systems and pumps for chips and cooling lubricants used in the metal processing industry



HEYCO-Werk USA Inc.

- Locating in Apple Creek
- Plans to construct a 60,000 square foot production facility for high-end injection molding and showroom.
- Initial investment of more than \$12.75 million
- Intends to create approximately 34 new jobs



Lynddahl Telecom

- Locating at 408 Brook Street, Belmont
- Plastics extrusion facility – conduit for telecom industry
- Initial investment of more than \$5.6 million
- Intends to create approximately 54 new jobs





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Housing Market

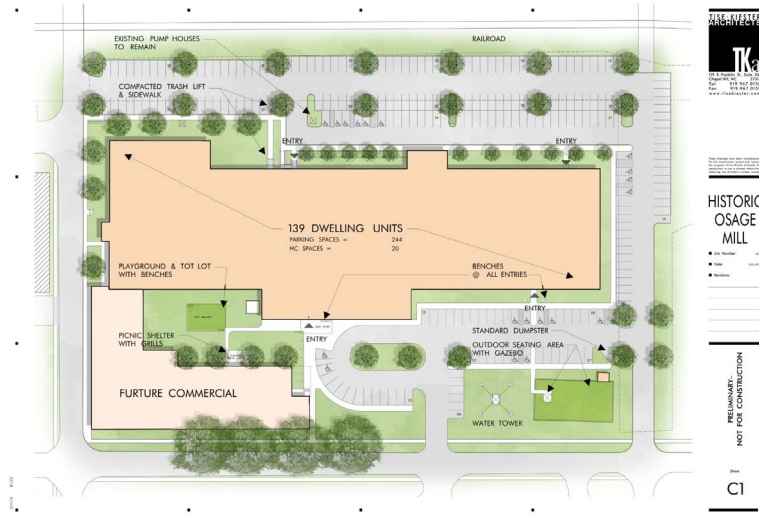
Chronicle Mill

- 238 units
- Studio, one, & two-bedroom options ranging from 460 sq. ft. to 1,133 sq.ft.
- Multiple retailers and a co-working space open to the public



Osage Mill

- 139 units
- one, two, and three bedroom options
- Commercial spaces



Trenton Mill

- 85 units
- one, two, and three bedroom options



Center City Crossings

- 90 units
- Studio, one, two, and three bedroom options
- Expected to be completed by early 2024



Franklin Yards

- 250 units
- Commercial Space
- Expected to be completed 2026



Foundry

- 220 - 260 units
- Parking Deck
- Projected groundbreaking in 2024-2025





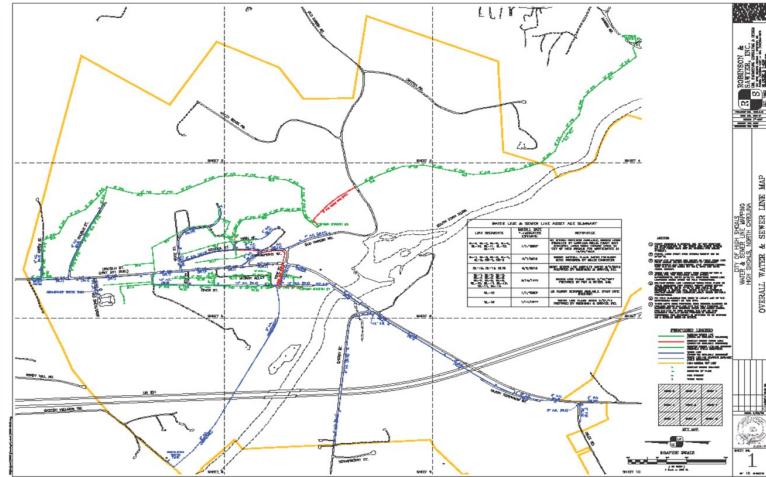
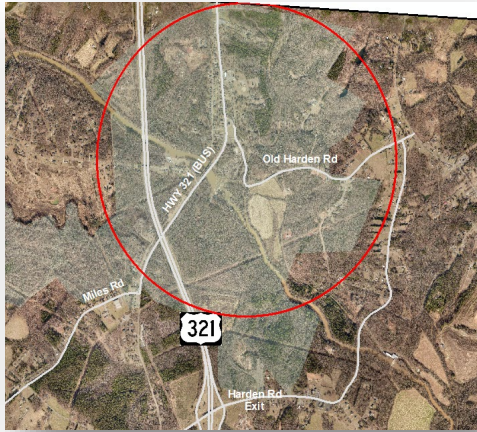
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Water/Sewer Improvements

Dallas/High Shoals Water and Sewer Lines

Study area included two sites with development interest with 345 acres total.

- 30 acre site on Harden Rd estimated water/sewer demand of less than 50,000 gallons per day
- 315 acre site expected water/sewer flow at buildout is between 100,000 and 200,000 gallons per day (based on current residential zoning)





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Transportation

Funded Transportation Projects

- I-85/US 321 Interchange Improvements
- I-85 Widening (Build/Design: Start 2024, End 2030)
- NC 279 (S New Hope Rd) Widening
- US 74 Catawba River Bridge
- US-273 Widening
- NC-7 Improvements
- US-74/NC-273 Intersection Improvements
- I-85 Widening: Statewide Mobility Tier
- I-85 /I-485 Interchange Improvements: Statewide Mobility Tier
- NC 279/US 74 Interchange Improvement: Regional Impact Tier
- Redbud Drive Connector: Regional Impact Tier
- US 74 Widening/South Fork River Bridge Replacement: Regional Impact Tier

Funded Transportation Projects

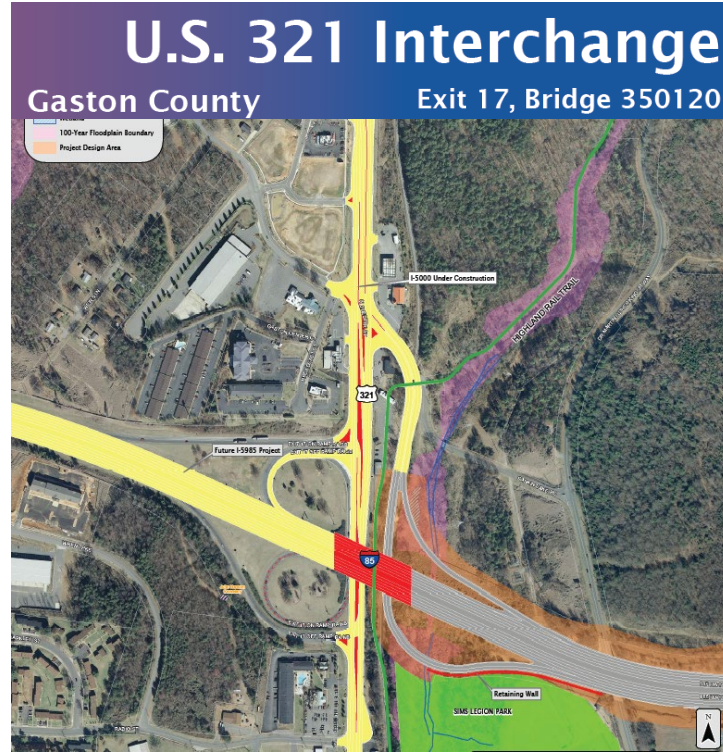
I-85 Widening

Design-Build:
Start – 2024
End – 2030



US 74/NC 7 Intersection Improvements

Construction:
Start – 2024
End – 2027

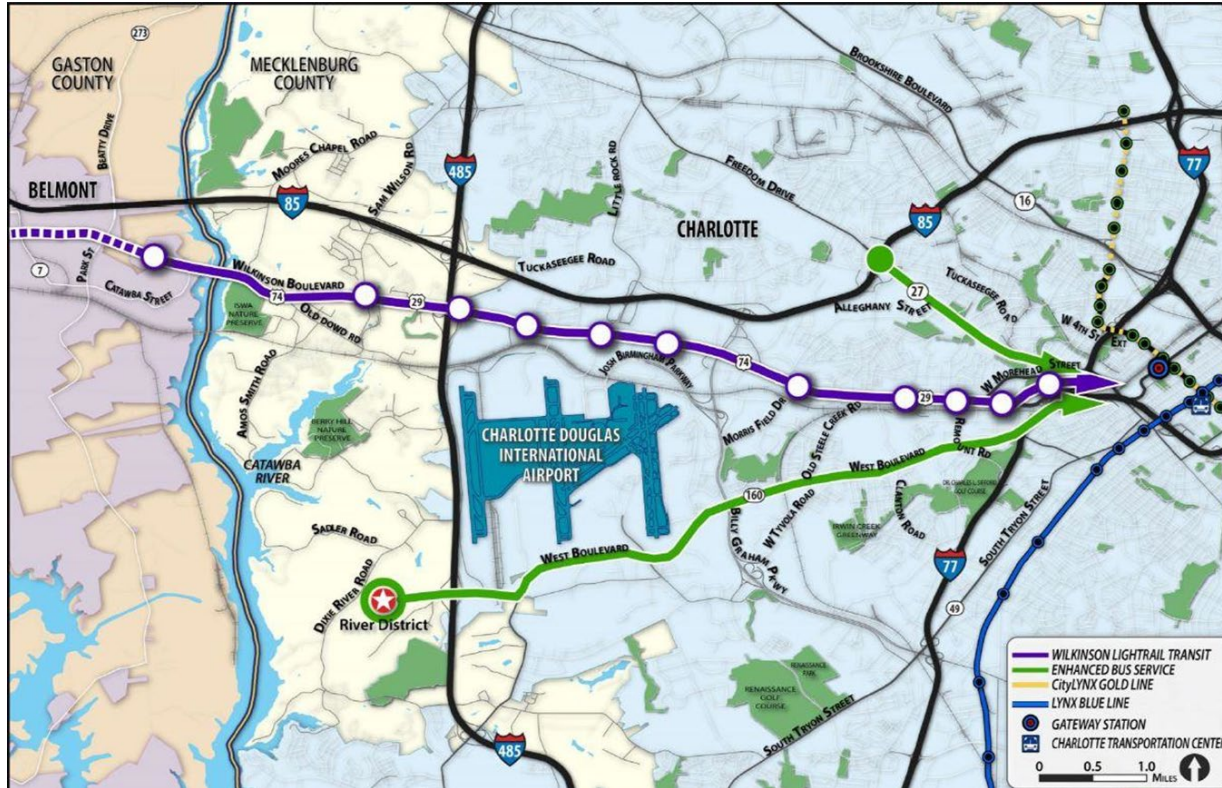


I-485 Project

- The state of North Carolina will spend \$45 million to alleviate traffic problems where I-485 merges onto I-85 South
- Construction is expected to start in 2025



Wilkinson Lightrail Line (CATS)





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Questions ?