Table 1: Industrial Employment Base Year Estimates for the CEDS Region

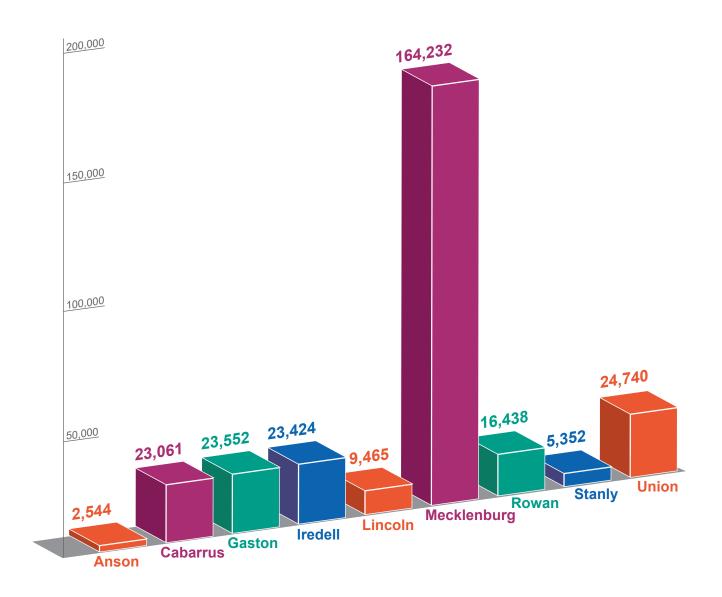


Table 2: Industrial Land Inventory, Areas Highly-Constrained for Development Removed

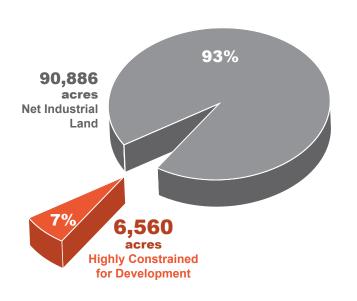
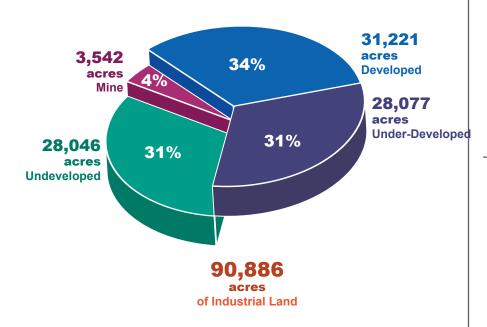


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



9-County Region

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)

2022 Industrial 2040 Projected **Industrial Employees: Employees:** 292,808 352,964 60,156 **New Industrial Employees by**

2040

Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

Table 7: Employee Space Ratios Computed for the CEDS Region





Building Area





working in **Employees**

Ratio

Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region





per employee

Employees by

2040



74,096,134 square feet Floor Area of new Industrial **Building Space Needed**

Table 9: Average Floor Area Ratios Computed for the CEDS Region

Table 10: Projected Demand for Industrial Land to Meet Future Year Needs in the CEDS Region, 2022 to 2040



Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040



for the CEDS Region, Undeveloped Parcels Only

Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region

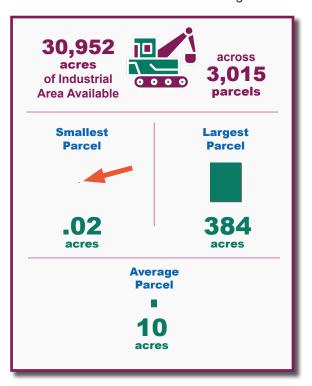


Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region

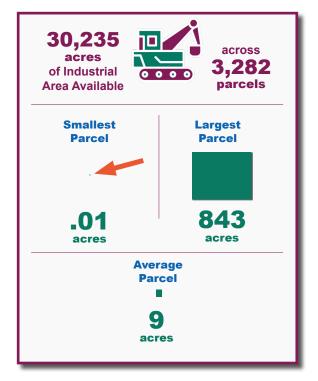
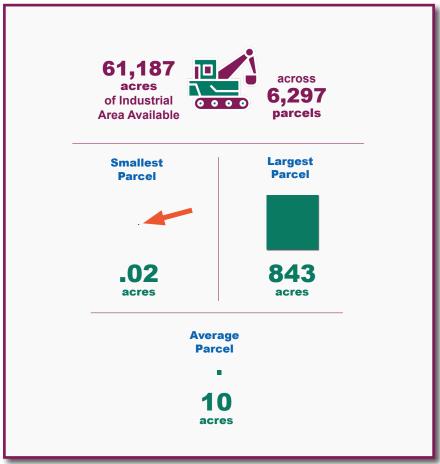


Table 14: General Characteristics for Undeveloped Industrial Land and Policy
Areas Combined in the CEDS Region



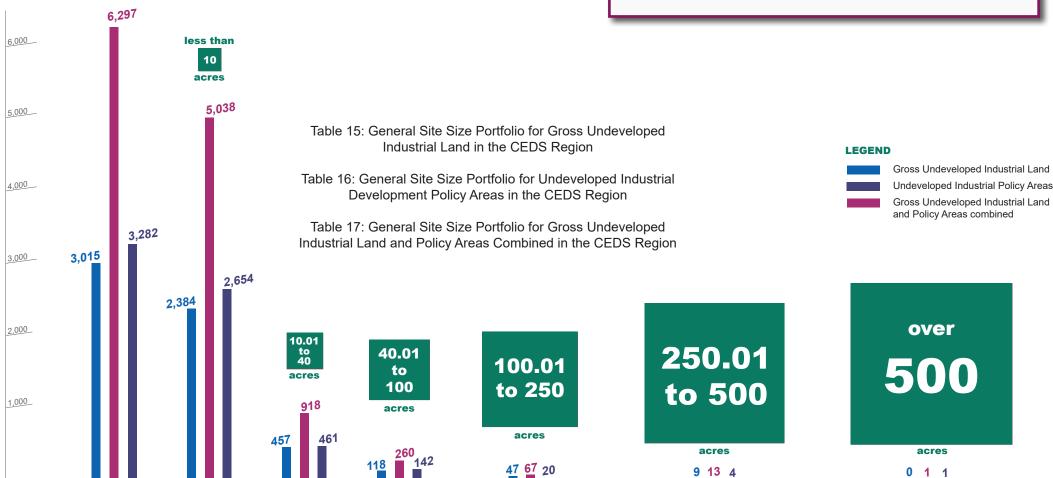


Table 2: Industrial Land Inventory, Areas Highly-Constrained for Development Removed

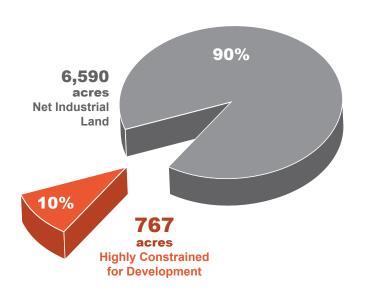
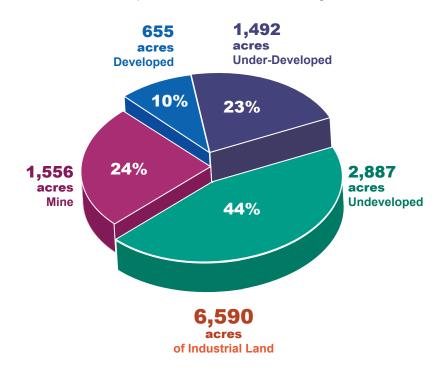


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



Anson County

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)

2022 Industrial 2040 Projected Industrial Employees: **Employees:** 2,544 3,560 1,016 **New Industrial Employees by** 2040

Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

Table 7: Employee Space Ratios Computed for the CEDS Region





in



4,285,802 square feet of Industrial **Building Area**



1.685 square feet per employee

Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region



1,016 **New Industrial Employees by** 2040





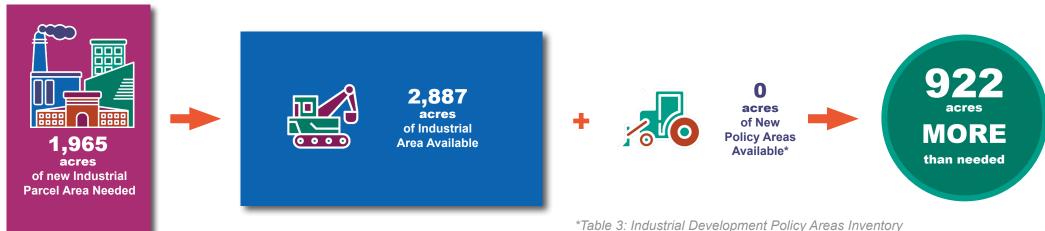


Table 9: Average Floor Area Ratios Computed for the CEDS Region

Table 10: Projected Demand for Industrial Land to Meet Future Year Needs in the CEDS Region, 2022 to 2040



Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040



for the CEDS Region, Undeveloped Parcels Only

Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region

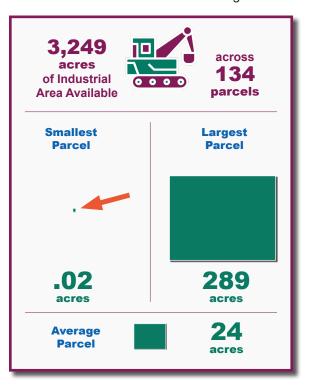


Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region

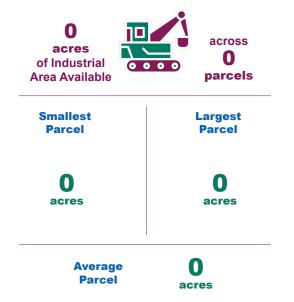
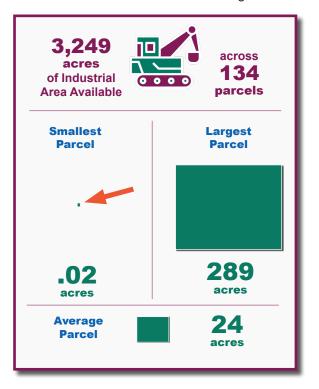


Table 14: General Characteristics for Undeveloped Industrial Land and Policy Areas Combined in the CEDS Region





Anson County

Table 2: Industrial Land Inventory, Areas Highly-Constrained for Development Removed

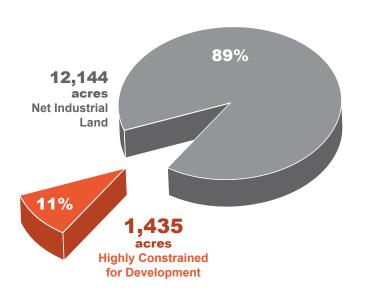
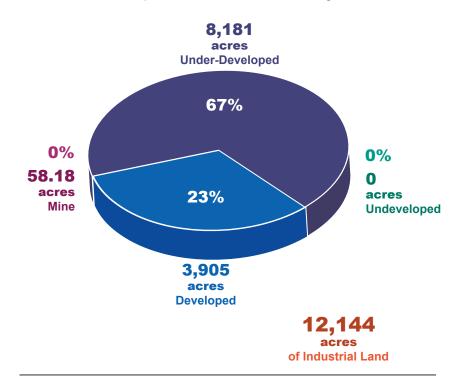


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



Cabarrus County

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)

2022 Industrial 2040 Projected **Industrial Employees: Employees:** 23,061 33,175 10,114 **New Industrial Employees by**

2040

square feet

per employee

10,114

New Industrial

Employees by

2040

Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

Table 7: Employee Space Ratios Computed for the CEDS Region



Employees





41,216,368 square feet of Industrial **Building Area**





Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region



18,076,508 square feet of new Industrial **Building Space Needed**



Ratio

Table 9: Average Floor Area Ratios Computed for the CEDS Region

Table 10: Projected Demand for Industrial Land to Meet Future Year Needs in the CEDS Region, 2022 to 2040



Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040

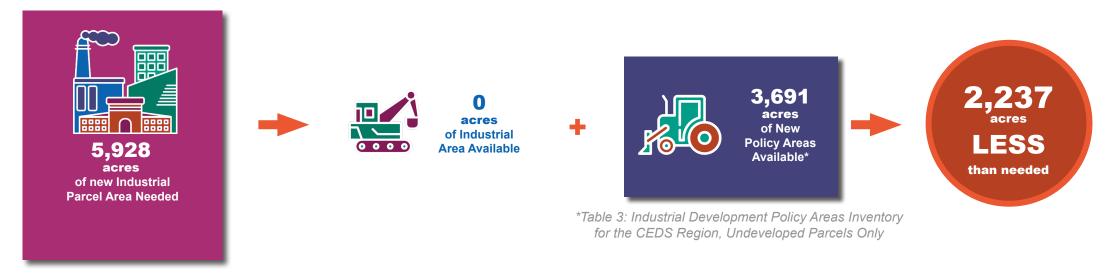


Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region

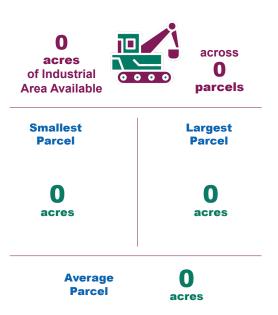


Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region

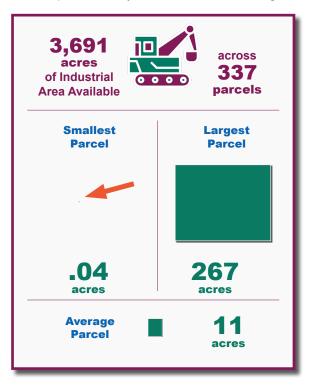
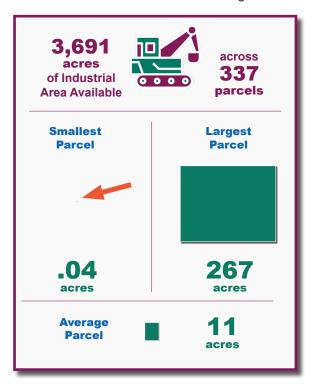
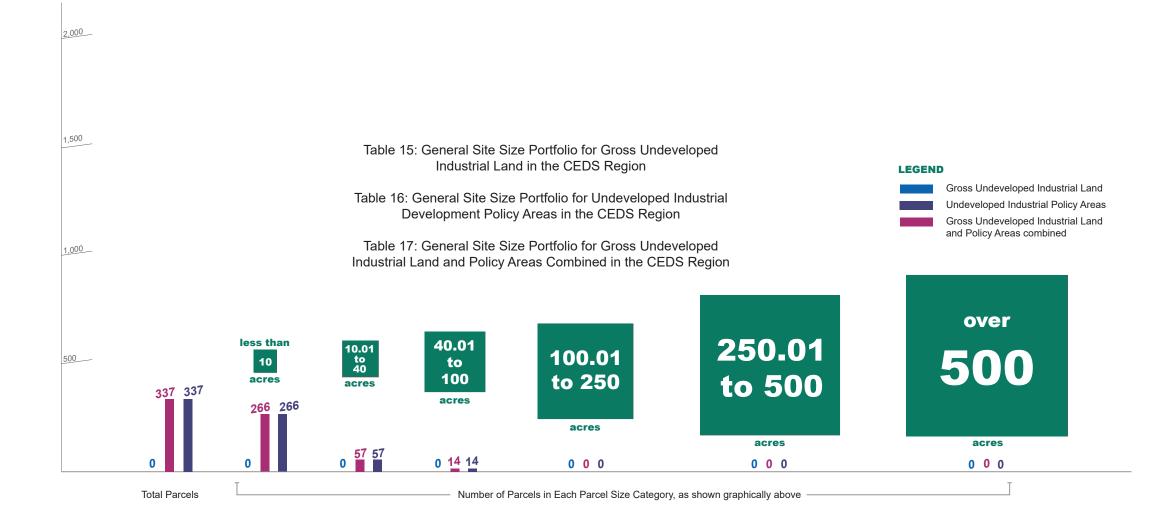


Table 14: General Characteristics for Undeveloped Industrial Land and Policy Areas Combined in the CEDS Region





Cabarrus County

Table 2: Industrial Land Inventory, Areas Highly-Constrained for Development Removed

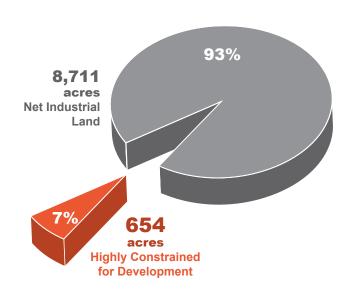
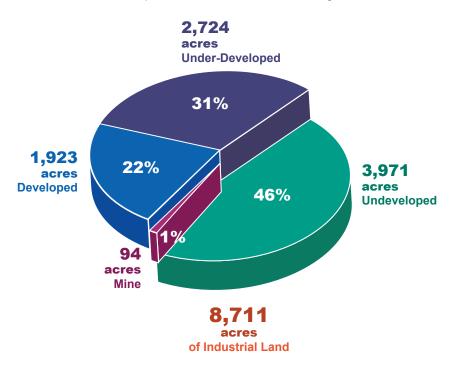


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



Gaston County

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)

2022 Industrial 2040 Projected **Industrial Employees: Employees:** 23,552 26,680 3,128 New Industrial **Employees by**

2040

Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

Table 7: Employee Space Ratios Computed for the CEDS Region





working

in



21,254,698 square feet of Industrial **Building Area**





Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region



New Industrial square feet **Employees by** per employee

3,128

2040

Parcel Area Needed





of new Industrial

Floor Area **Ratio**

Table 9: Average Floor Area Ratios Computed for the CEDS Region

Table 10: Projected Demand for Industrial Land to Meet Future Year Needs in the CEDS Region, 2022 to 2040



Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040



Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region

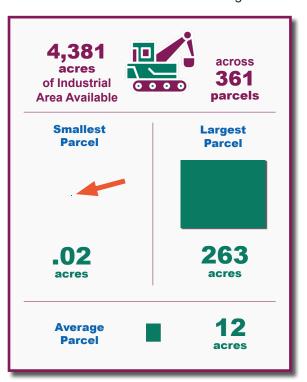


Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region

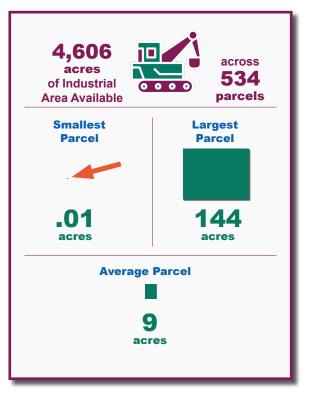
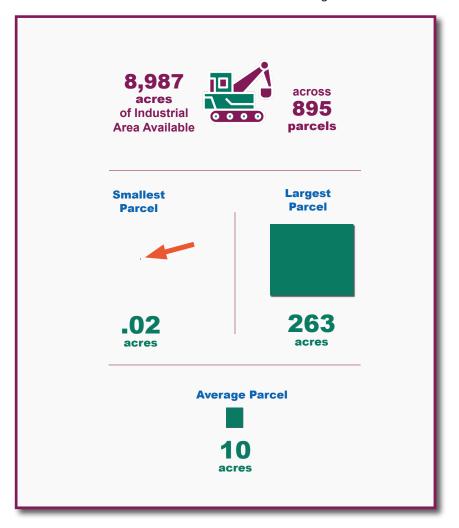


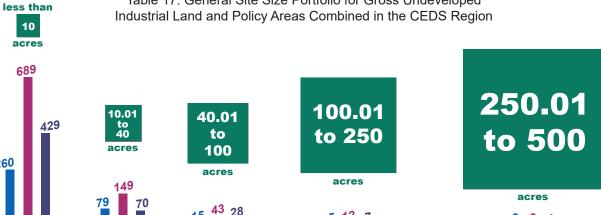
Table 14: General Characteristics for Undeveloped Industrial Land and Policy Areas Combined in the CEDS Region















Gaston County

Total Parcels

2,000

1,000

Number of Parcels in Each Parcel Size Category, as shown graphically above

2 2 0

5 12 7

Table 2: Industrial Land Inventory, Areas Highly-Constrained for Development Removed

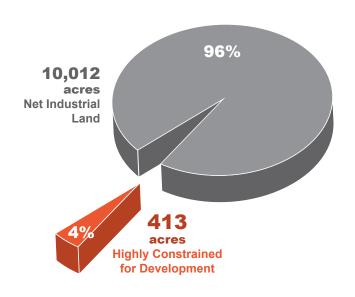
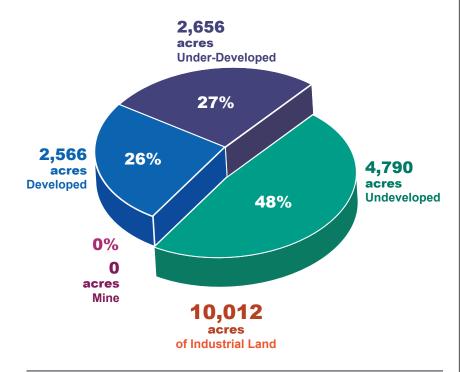


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



Iredell County

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)

2022 Industrial 2040 Projected Industrial Employees: **Employees:** 23,424 29,309 5,885 **New Industrial Employees by** 2040

5,885

New Industrial

Employees by

2040

of new Industrial

Parcel Area Needed

Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

Table 7: Employee Space Ratios Computed for the CEDS Region





in



28,553,729 square feet of Industrial **Building Area**



square feet per employee

Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region

square feet

per employee



7,173,783 square feet of new Industrial **Building Space Needed**

0.06 Floor Area Ratio

Table 9: Average Floor Area Ratios Computed for the CEDS Region

Table 10: Projected Demand for Industrial Land to Meet Future Year Needs in the CEDS Region, 2022 to 2040



Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040

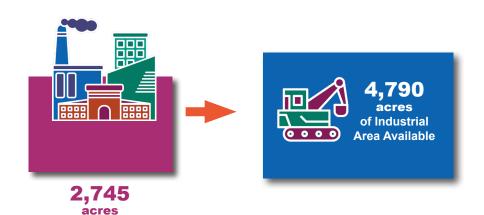
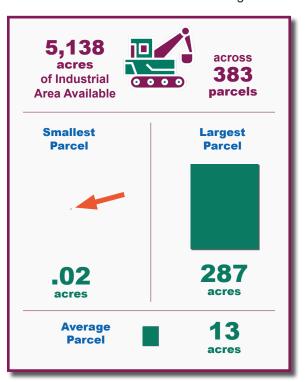






Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region



2,000

Total Parcels

Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region

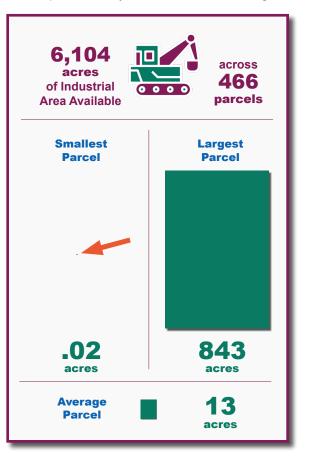
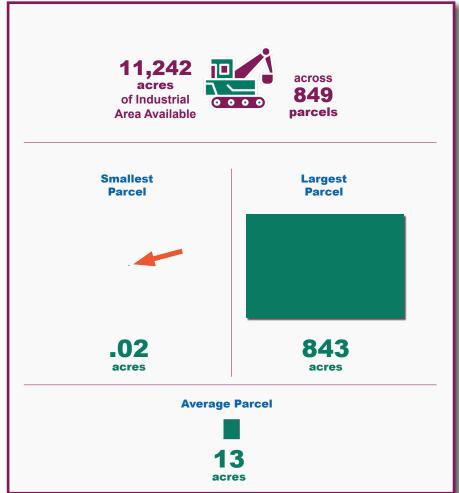
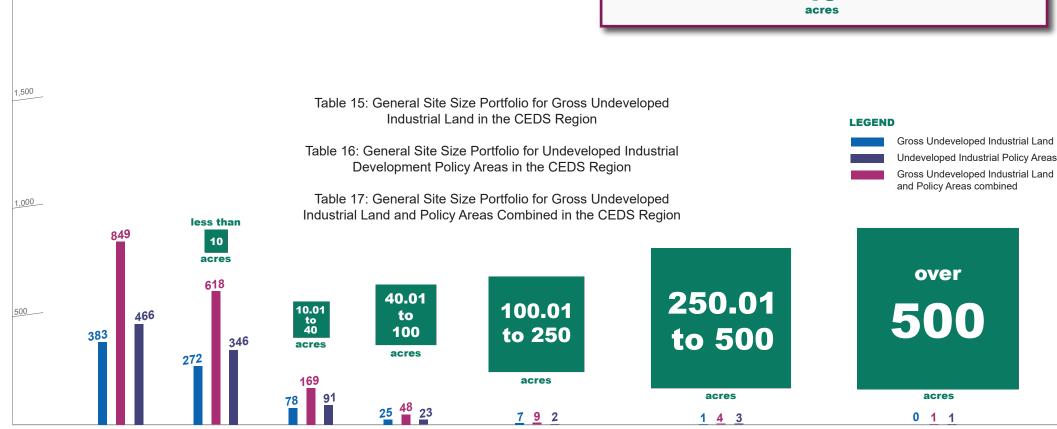


Table 14: General Characteristics for Undeveloped Industrial Land and Policy Areas Combined in the CEDS Region





Number of Parcels in Each Parcel Size Category, as shown graphically above

Iredell County

Table 2: Industrial Land Inventory, Areas Highly-Constrained for Development Removed

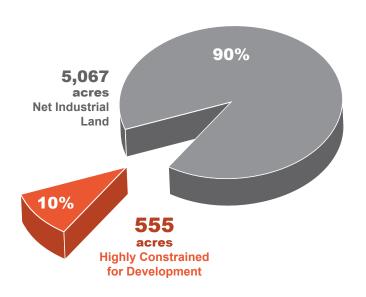
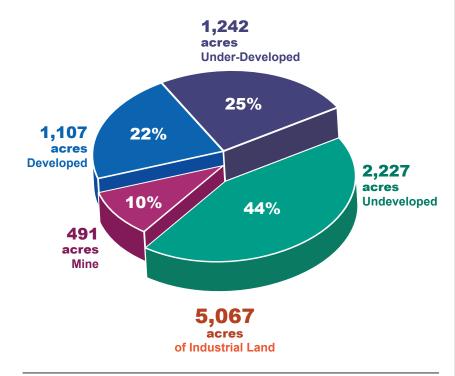


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



Lincoln County

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)

2040 Projected 2022 Industrial **Industrial Employees: Employees:** 12,615 9,465 3,150 **New Industrial Employees by** 2040

Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

Table 7: Employee Space Ratios Computed for the CEDS Region



Employees



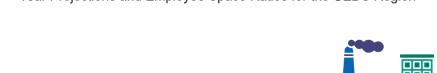


7,687,251 square feet of Industrial **Building Area**



square feet per employee

Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region





Employees by

2040







2,558,356 square feet of new Industrial **Building Space Needed** Table 9: Average Floor Area Ratios Computed for the CEDS Region

Table 10: Projected Demand for Industrial Land to Meet Future Year Needs in the CEDS Region, 2022 to 2040



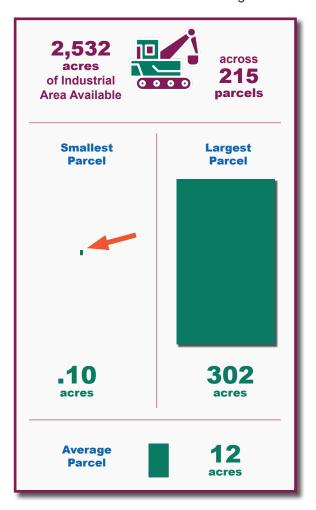
Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040

Floor Area

Ratio



Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region



2,000

1,500

1,000

Total Parcels

Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region

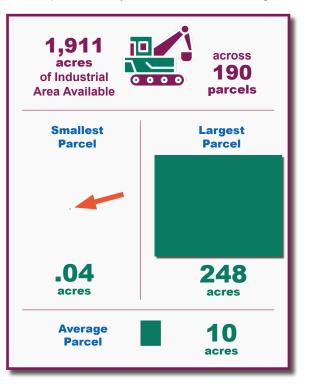


Table 14: General Characteristics for Undeveloped Industrial Land and Policy
Areas Combined in the CEDS Region

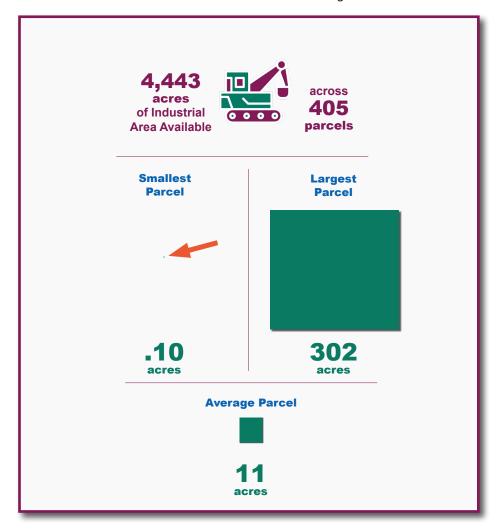




Table 16: General Site Size Portfolio for Undeveloped Industrial Development Policy Areas in the CEDS Region

Table 17: General Site Size Portfolio for Gross Undeveloped Industrial Land and Policy Areas Combined in the CEDS Region





1 1 0



Gross Undeveloped Industrial Land

Undeveloped Industrial Policy Areas

Gross Undeveloped Industrial Land and Policy Areas combined

LEGEND

Lincoln County

Number of Parcels in Each Parcel Size Category, as shown graphically above

Table 2: Industrial Land Inventory,
Areas Highly-Constrained for Development Removed

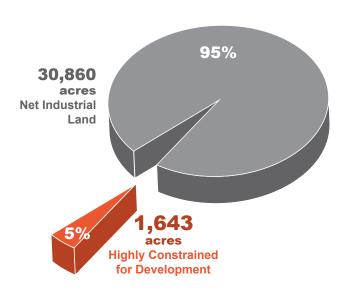
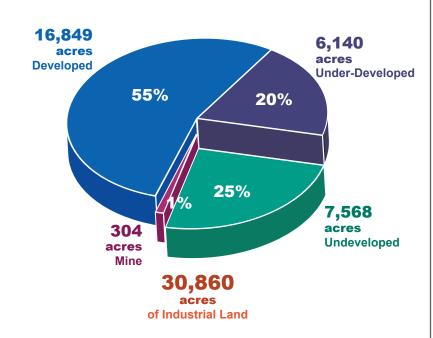


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



Mecklenburg County

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)

2022 Industrial Employees:

164,232

2040 Projected Industrial Employees:
194,639

30,407
New Industrial Employees by 2040

Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

Table 7: Employee Space Ratios Computed for the CEDS Region







180,424,628 square feet of Industrial Building Area





Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region



New Industrial

Employees by

1,099
square feet
per employee

33,405,010
square feet
of new Industrial
Building Space Needed

Future Year Needs in the CEDS Region, 2022 to 2040

working

in

0.13
Floor Area
Ratio



Table 9: Average Floor Area Ratios Computed for the CEDS Region

Table 10: Projected Demand for Industrial Land to Meet

Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040

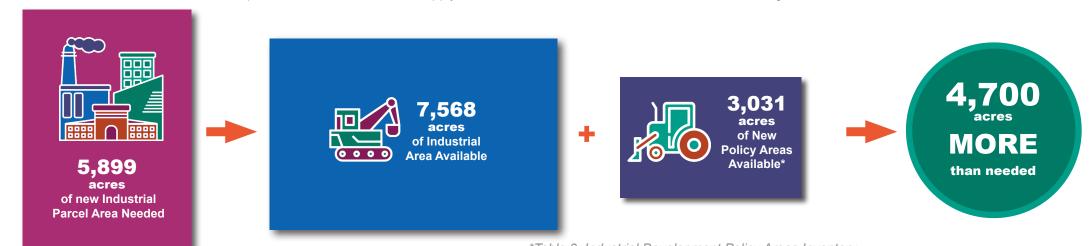


Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region

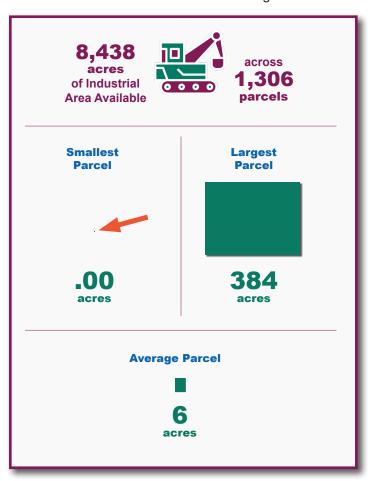


Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region



less than

Total Parcels

11,469
acres
of Industrial Area Available

Smallest
Parcel

Largest
Parcel

384
acres

Average Parcel

Average Parcel

6
acres

LEGEND

Gross Undeveloped Industrial Land

Undeveloped Industrial Policy Areas

Gross Undeveloped Industrial Land and Policy Areas combined

over

acres

0 0 0

Table 14: General Characteristics for Undeveloped Industrial Land and Policy

Areas Combined in the CEDS Region

1.988 10 acres 1,736 Table 15: General Site Size Portfolio for Gross Undeveloped Industrial Land in the CEDS Region 1,306 Table 16: General Site Size Portfolio for Undeveloped Industrial Development Policy Areas in the CEDS Region 1,125 Table 17: General Site Size Portfolio for Gross Undeveloped 1,000 Industrial Land and Policy Areas Combined in the CEDS Region 250.01 40.01 10.01 to 40 100.01 to 100 to 250 to 500 acres

Mecklenburg County

Number of Parcels in Each Parcel Size Category, as shown graphically above

acres

2 2 0

acres

7 8 1

Table 2: Industrial Land Inventory, Areas Highly-Constrained for Development Removed

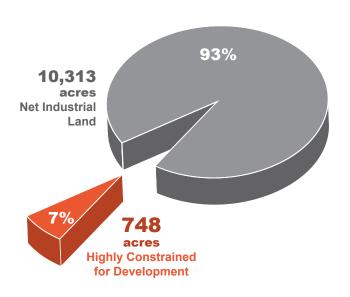
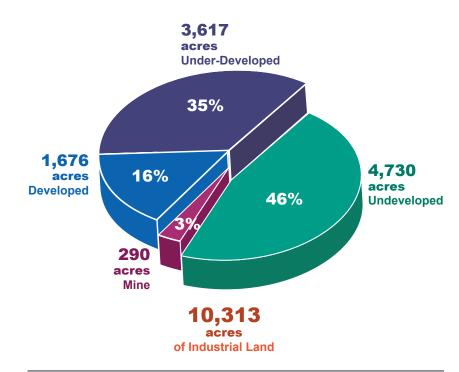


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



Rowan County

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)

2022 Industrial 2040 Projected **Industrial Employees: Employees:** 16,438 19,897 3,459 **New Industrial Employees by** 2040

Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

Table 7: Employee Space Ratios Computed for the CEDS Region







25,992,200 square feet of Industrial **Building Area**



square feet per employee

Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region



3,459 **New Industrial Employees by** 2040







Table 9: Average Floor Area Ratios Computed for the CEDS Region

Table 10: Projected Demand for Industrial Land to Meet Future Year Needs in the CEDS Region, 2022 to 2040



Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040



*Table 3: Industrial Development Policy Areas Inventory for the CEDS Region, Undeveloped Parcels Only

Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region

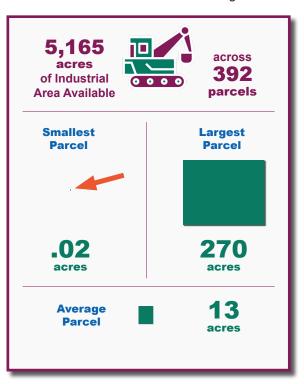
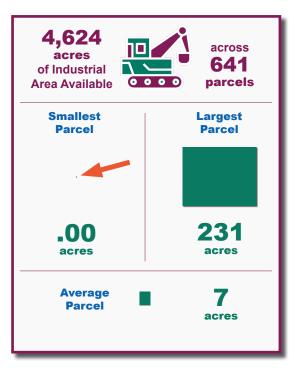
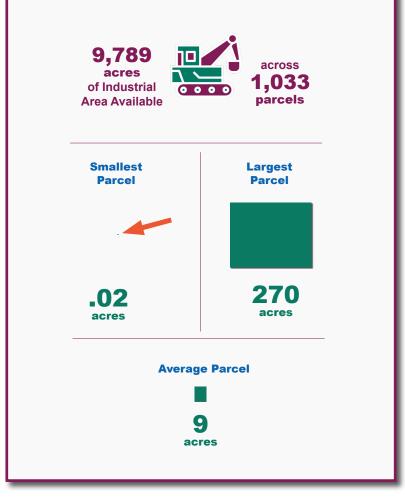


Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region



Total Parcels

Table 14: General Characteristics for Undeveloped Industrial Land and Policy Areas Combined in the CEDS Region



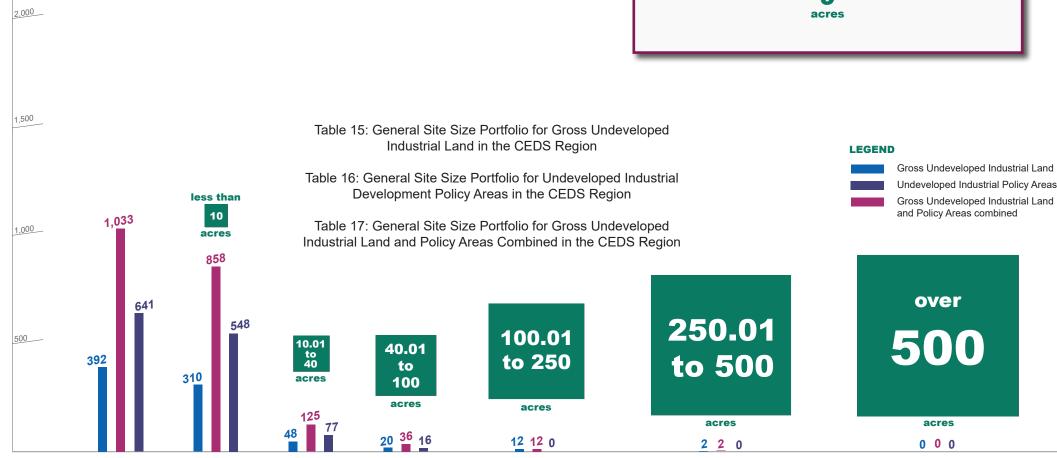


Table 2: Industrial Land Inventory, Areas Highly-Constrained for Development Removed

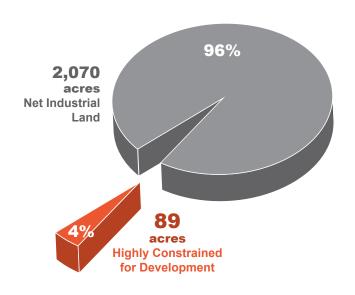
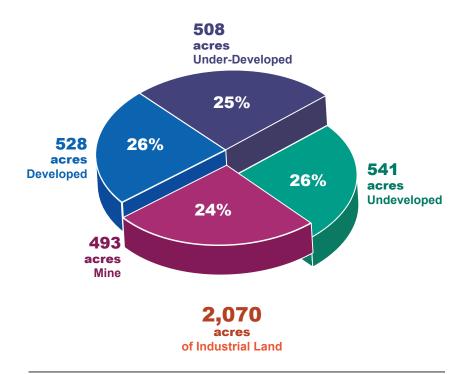


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



Stanly County

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)

2022 Industrial 2040 Projected Industrial Employees: **Employees:** 5,352 6,496 1,144 **New Industrial Employees by** 2040

Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

Table 7: Employee Space Ratios Computed for the CEDS Region







6,505,967 square feet of Industrial **Building Area**



square feet per employee

Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region



square feet per employee

1,144

New Industrial

Employees by

2040



1,390,663 square feet of new Industrial **Building Space Needed**

Table 9: Average Floor Area Ratios Computed for the CEDS Region

Table 10: Projected Demand for Industrial Land to Meet Future Year Needs in the CEDS Region, 2022 to 2040



Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040



*Table 3: Industrial Development Policy Areas Inventory for the CEDS Region, Undeveloped Parcels Only

Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region





across 20 parcels

2,000



Average Parcel

28
acres

Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region

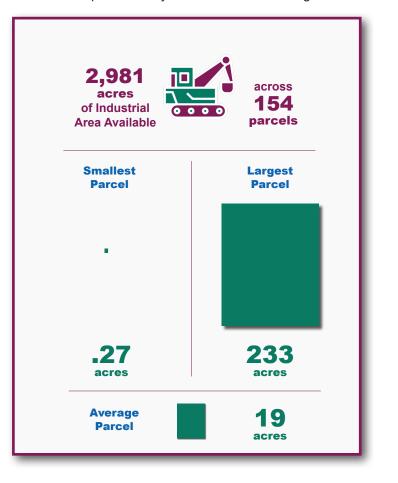
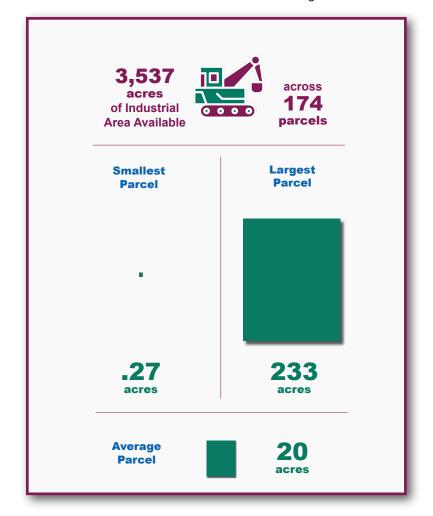


Table 14: General Characteristics for Undeveloped Industrial Land and Policy Areas Combined in the CEDS Region





40.01

to

100

acres

2 20 18

less than

10

acres

104 95

174 154

Total Parcels

10.01 to 40



250.01

to 500

acres

0 0 0

Stanly County

Number of Parcels in Each Parcel Size Category, as shown graphically above

100.01

to 250

acres

2 7 5

Table 2: Industrial Land Inventory,
Areas Highly-Constrained for Development Removed

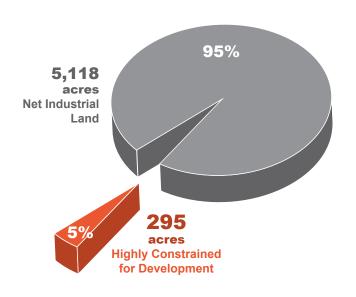
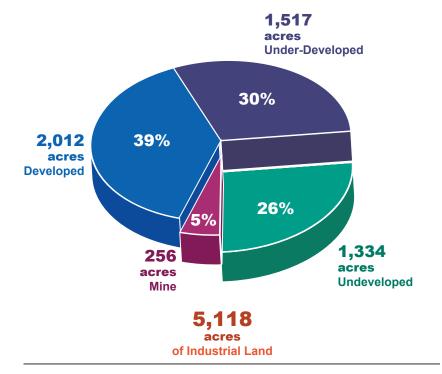


Table 3: Net Industrial Land Inventory, Categorized by Development Status for the CEDS Region



Union County

Table 5: Industrial Employee Future Year Projections for the CEDS region, 2022 to 2040 (Aggressive)



Table 6: Industrial Building Square Feet Reported by Tax Assessor Office for the CEDS Region

&

Table 7: Employee Space Ratios Computed for the CEDS Region







19,864,588 square feet of Industrial Building Area



803 square feet per employee

MORE

than needed

Table 8: Demand for New Industrial Building Square Feet Based on Future Year Projections and Employee Space Ratios for the CEDS Region



square feet

per employee

New Industrial

Employees by

2040

1,487,837
square feet
of new Industrial
Building Space Needed

0.08
Floor Area
Ratio

Table 9: Average Floor Area Ratios Computed for the CEDS Region &

Table 10: Projected Demand for Industrial Land to Meet Future Year Needs in the CEDS Region, 2022 to 2040



Table 11: Computed Demand vs. Available Supply to Meet Future Year Industrial Needs in the CEDS Region, 2022 vs. 2040

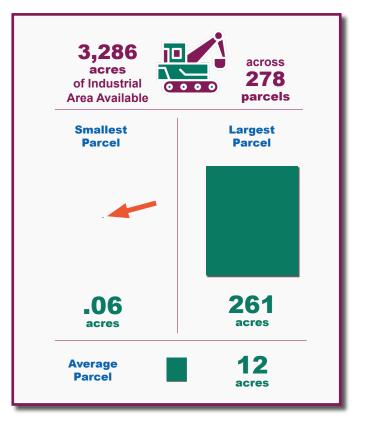


*Table 3: Industrial Development Policy Areas Inventory for the CEDS Region, Undeveloped Parcels Only

Table 12: General Characteristics for Gross Undeveloped Industrial Land in the CEDS Region

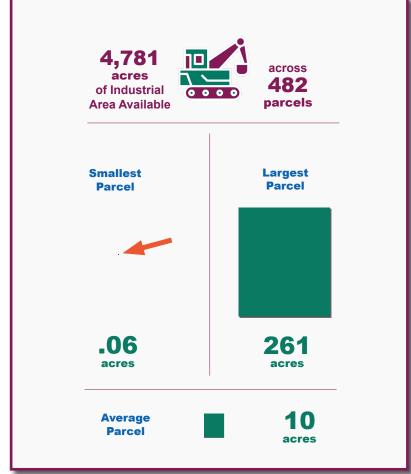


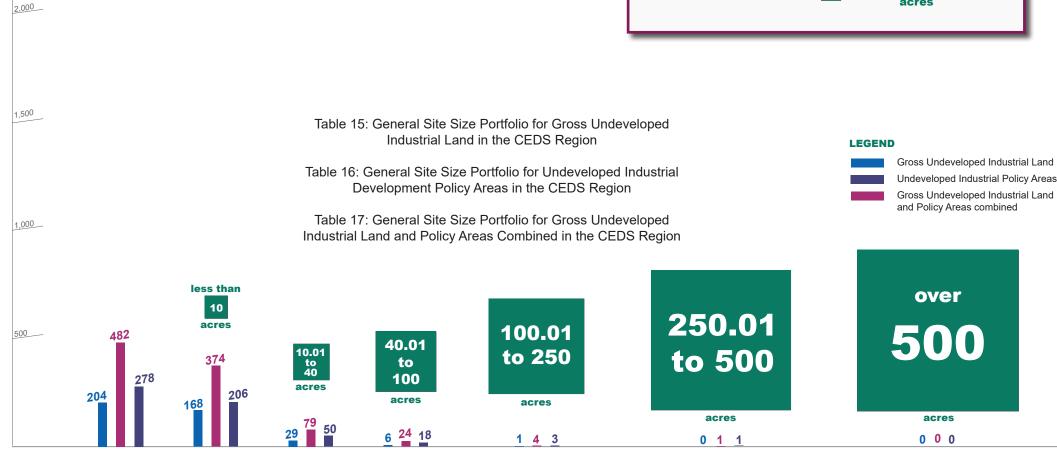
Table 13: General Characteristics for Undeveloped Industrial Development Policy Areas in the CEDS Region



Total Parcels

Table 14: General Characteristics for Undeveloped Industrial Land and Policy
Areas Combined in the CEDS Region





Number of Parcels in Each Parcel Size Category, as shown graphically above

Union County