



Live ~ Work ~ Play ~ Connect



Economic Development Fact Book

GROWTH IS MORE SUSTAINED IN A
PREMIER ENVIRONMENT.

FOR EXAMPLE:

35.22°N Latitude, 81.06°W Longitude.

TRANSLATION:

WATCH YOUR BUSINESS GROW IN CRAMERTON

A Premier Environment For Business Development

Location

The Town of Cramerton and the Charlotte/Gastonia/Concord MSA Region has historically profited from a strategic North American location. Today, the region's prosperity, enviable growth and economic diversity continue to benefit from a highly advantageous location.

MARKET ACCESS

Positioned in the Southeast United States (Latitude: 35.22⁰N/ Longitude: 81.06⁰W), the Town and region provide an Eastern Time Zone location for conducting worldwide business with direct access fifteen minutes away at Charlotte Douglas International Airport (CLT) to Europe and other global destinations.

ACCESSIBILITY

- Reach 60% of U.S. market in 24 hours
- Central location on eastern seaboard
- Charlotte Douglas International Airport (CLT) is nation's ninth busiest airport
- Intersection of I-85, I-77 and I-40 provides convenient highway access to points north, south and west
- CSX and Norfolk Southern run 43,000 track miles of rail and service 600 trains weekly; short rail lines service rural areas.
- All major trucking companies represented
- Port access to Charleston, Wilmington, Morehead City accessible via rail or truck
- Foreign Trade Zone (FTZ) #57 operates locally to reduce taxes and fees, and expedite customs process for imports/exports
- Two inland intermodal terminals operated by the NC State Ports Authority with service to Wilmington
- Over 300 logistics firms and more than 100 distribution centers call the region home



NORTH CAROLINA

The region is a prime gateway to the Southeast United States, ideally positioned midway between our nation's capital New York City and Miami, Florida.

CHARLOTTE/GASTONIA/CONCORD METROPOLITAN STATISTICAL AREA

The Town of Cramerton is located in the Southeast United States, in the southern piedmont of the State of North Carolina. The Town is part of the Charlotte/Gastonia/Concord MSA, the largest urban area in North Carolina. Located within Gaston County, the Town lies along the South Fork of The Catawba River between Gastonia and Charlotte.

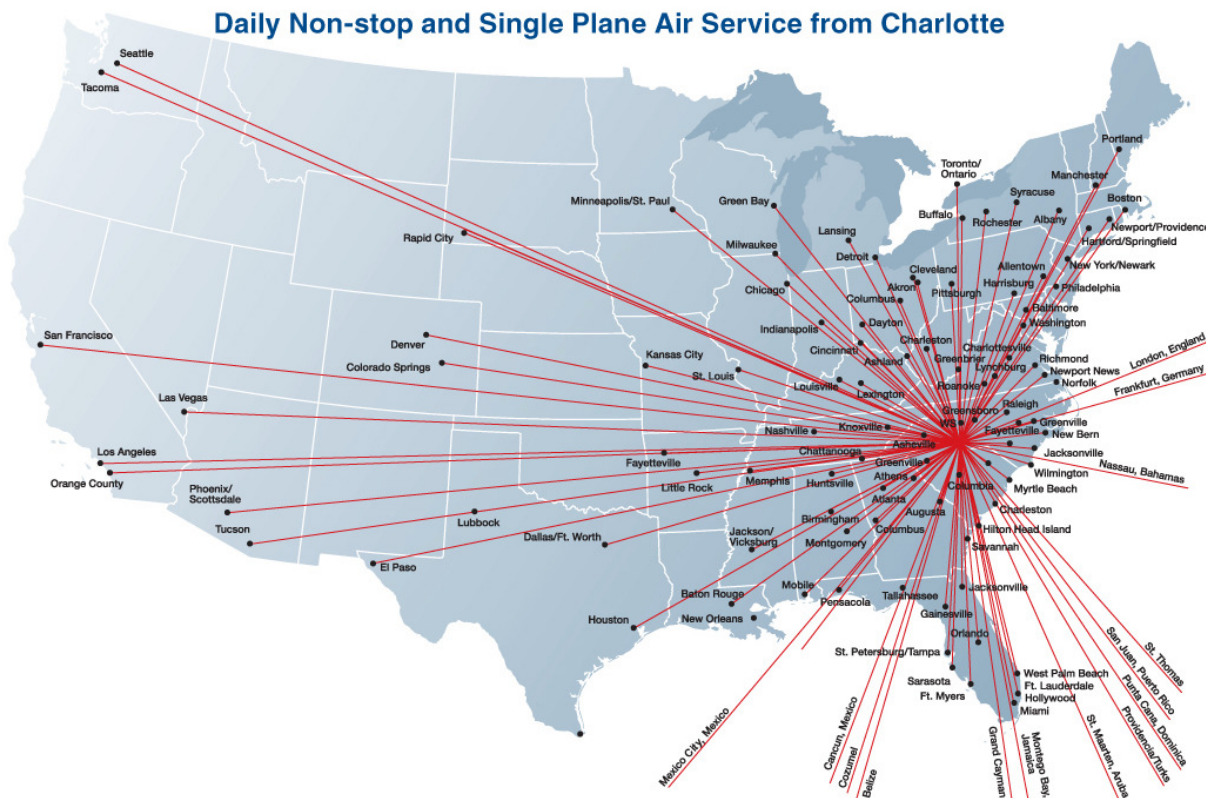
POSITIONED FOR PROFIT

The dynamic growth and economic diversity of the Town of Cramerton and Charlotte/Gastonia/Concord MSA over the last two decades is due in part to its strategic location and transportation access to well over 60% of the nation's population and industrial base. Centrally located within the major growth of the

Southeast United States, the Town of Cramerton offers an ideal location to reach major metropolitan and manufacturing centers in the South, Mid-Atlantic, Northeast and Midwest. With an integrated highway system, a growing international airport and the second busiest container port along the Atlantic and Gulf coasts, businesses located in the Town and region benefit from highly efficient access the marketplaces – by land, air and sea.

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT (CLT)

- Ranked ninth busiest in the U.S.
- Nonstop service to 134 destinations including direct international service to London, Frankfurt, Munich, Paris, Toronto, Mexico City, and Rio De Janiero service recently applied for and pending
- 644 daily departures
- Largest U.S. Airways hub airport & American HQ's
- Intermodal facility currently under construction; when complete will double capacity of existing facility; lift capacity increased to 350-390K per year
- Simultaneous landing capacity
- Fixed base operator located on site
- 10 major airlines; 7 regional carriers
- Over 500,000-sf of warehouse space in Charlotte Air Cargo Center
- 20 cargo carriers
- Domestic freight and international freight services to/from Europe, Middle East, Far East, South America and Mexico
- Major hub for small package express



DISTANCES TO MAJOR U.S. CITIES (in miles)

Atlanta, GA – 210 Augusta, GA – 133 Boston, MA – 729 Charlotte, NC – 12
Charleston, SC –176 Columbia, SC – 83 Greenville, SC – 78
Hilton Head Island, SC – 209 Miami, FL – 656 Myrtle Beach, SC – 162
New York City – 542 Norfolk, VA – 295 Savannah, GA – 219 Washington DC - 337

Population

Population (2010)		Population (2015)			
	Total	%	Total	%	
2010 Population	4,177		2015 Population	4,677	
Sex (2010)		Sex (2015)			
	Total	%	Total	%	
Male	2,024	48.5%	Male	2,272	48.6%
Female	2,153	51.5%	Female	2,405	51.4%
Age Distribution (2010)		Age Distribution (2015)			
	Total	%	Total	%	
0-4	264	6.3%	0-4	286	6.1%
5-9	313	7.5%	5-9	348	7.4%
10-19	518	12.4%	10-19	581	12.4%
20-29	444	10.6%	20-29	484	10.3%
30-39	570	13.6%	30-39	586	12.5%
40-49	680	16.3%	40-49	726	15.5%
50-59	563	13.5%	50-59	637	13.6%
60-64	234	5.6%	60-64	275	5.9%
65+	594	14.2%	65+	757	16.2%
Race Distribution (2010)		Race Distribution (2015)			
	Total	%	Total	%	
White	3,757	89.9%	White	4,139	88.5%
Black	303	7.3%	Black	402	8.6%
American Indian	29	0.7%	American Indian	30	0.6%
Asian	59	1.4%	Asian	73	1.6%
Pacific Islander	1	0.0%	Pacific Islander	1	0.0%
Other	10	0.2%	Other	15	0.3%
Multirace	19	0.5%	Multirace	16	0.3%
Hispanic	65	1.6%	Hispanic	104	2.2%
2010 Total Households		2015 Total Households			
	Total	%	Total	%	
Households	1,605		Households	1,723	
Families	1,075	67.0%	Families	1,127	65.4%
2010 Household Income Distribution		2015 Household Income Distribution			
	Total	%	Total	%	
	121	7.5%		124	7.2%
\$10-\$20K	193	12.0%	\$10-\$20K	209	12.1%
\$20-\$30K	176	11.0%	\$20-\$30K	177	10.3%
\$30-\$40K	212	13.2%	\$30-\$40K	219	12.7%
\$40-\$50K	149	9.3%	\$40-\$50K	151	8.8%
\$50-\$60K	150	9.3%	\$50-\$60K	149	8.6%
\$60-\$75K	141	8.8%	\$60-\$75K	150	8.7%
\$75-\$100K	188	11.7%	\$75-\$100K	212	12.3%
> \$100K	274	17.1%	> \$100K	334	19.4%

Workforce

A WORLD CLASS WORKFORCE

The labor market of the Town of Cramerton and the Charlotte/Gastonia/Concord MSA is diversified and strong. The supply, quality, and cost of labor are very competitive in comparison to other metro areas. A significant pool of talent exists in the region.

LABOR MARKET OVERVIEW

The employment base of the Charlotte/Gastonia/Concord MSA is one of the fastest growing in the State. Substantial numbers of competitively priced employees, with a variety of skills, training, and high educational attainment, are available to new, expanding, or relocating business and industry. The Town's outbound commuting workforce provides fertile ground for new companies locating within the Town to attract professional, managerial and technical personnel. Many residents would readily accept positions in the Town at competitive salary levels to end or minimize the daily trek.

RADIUS WORKFORCE

In addition, transferee acceptance to the Charlotte/Gastonia/Concord MSA and the Town of Cramerton is extremely positive. Cramerton's exceptional quality of life, desirable amenities and cost of living make it easy to attract and retain key employees.

Finally, although difficult to document, is the amount of underemployment that exists in the region. Many residents value the area's highly desirable quality of life and lower cost of living and elect "not" to pursue employment opportunities outside the region.

INDUSTRY - CONTINUED ECONOMIC DIVERSIFICATION

The economy of the Town and region continues to expand and diversify. Cooperative regional economic development efforts have provided a spectrum of employment opportunities for residents. Aggressive marketing programs are attracting significant interest from office-based/information service sector operations, technology & research and development firms, and advanced manufacturing companies.

2010 Labor Force Status			2015 Labor Force Status		
	Total	%	Total	%	
Labor Force	2,074		Labor Force	2,331	
Employed	1,941	93.6%	Employed	2,233	95.8%
Unemployed	133	6.4%	Unemployed	98	4.2%
In Armed Forces	0		In Armed Forces	0	
Not In Labor Force	1,204		Not In Labor Force	1,350	

2010 Total Number of Housing			2015 Total Number of Housing		
	Total	%	Total	%	
Total Dwellings	1,804		Total Dwellings	1,938	
Owner-Occupied Dwellings	1,189	74.1%	Owner-Occupied Dwellings	1,279	74.2%
Renter-Occupied Dwellings	416	25.9%	Renter-Occupied Dwellings	444	25.8%
Housing Units Occupied	1,605	89.0%	Housing Units Occupied	1,723	88.9%

Education

A QUALITY LEARNING ENVIRONMENT

A highly educated and motivated population is found in the Town of Cramerton and the MSA Region. From doctorate, professional and advanced graduate studies to technical, industrial and continuing education, the Town is host to a wide range of key talent for relocating and expanding operations.

2010 Education Attainment

	Total	%
Population Age 25+	2,890	
< Grade 9	256	8.9%
Grade 9-12	351	12.1%
High School	755	26.1%
Some College	580	20.1%
Assoc Degree	240	8.3%
Bach Degree	486	16.8%
Grad Degree	221	7.6%

2015 Education Attainment

	Total	%
Population Age 25+	3,232	
< Gr 9	256	7.9%
Gr 9-12	323	10.0%
High School	867	26.8%
Some College	637	19.7%
Assoc Degree	296	9.2%
Bach Degree	576	17.8%
Grad Degree	277	8.6%

2010 Size of Household

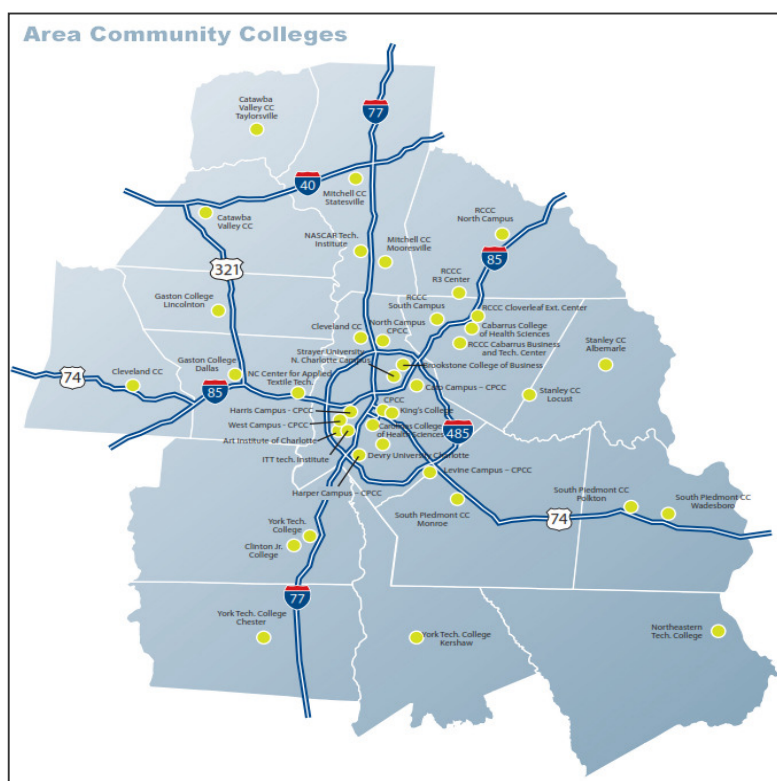
	Total	%
1 Person	467	29.1%
2 Person	434	27.0%
3 Person	231	14.4%
4 Person	305	19.0%
5 Person	131	8.2%
6+ Person	27	1.7%

2015 Size of Household

	Total	%
1 Person	533	30.9%
2 Person	380	22.1%
3 Person	202	11.7%
4 Person	390	22.6%
5 Person	170	9.9%
6+ Person	36	2.1%

HIGHER EDUCATION

More than a dozen campuses region wide provide easy access to a full spectrum of higher education opportunities, from chemical engineering to the culinary arts. Peterson's, U.S News & World Report and other respected guides regularly rank colleges in the region among the nations best.



Belmont Abbey College Located in Belmont, NC
 Gaston College Located in Dallas, NC - Belmont Campus
 Johnson C. Smith University Located in Charlotte, NC
 UNC Charlotte, Located in Charlotte, NC
 Pfeiffer University Satellite campus in Charlotte, NC
 Wingate University Located just south of Charlotte, NC
 Winthrop University Located in Rock Hill, SC
 Gardner-Webb University Located in Boiling Springs, NC
 Lenoir-Rhyne University Located in the Hickory, NC

- Ten community colleges across 15 campuses provide instruction to 130,000+ students annually; Central Piedmont Community College in Charlotte, NC, is the largest institution.
- BioNetwork, a North Carolina-based program focused on biotechnology training in community colleges, incorporates programs in five community colleges across the region – Rowan-Cabarrus Community College, Gaston College, Central Piedmont Community College, Cleveland Community College and South Piedmont Community College
- Technical training programs that emphasize precision production, engineering technologies, mechanics and repair are offered at York Technical College, Rowan-Cabarrus Community College, Catawba Valley Community College, Cleveland Community College, South Piedmont Community College and Mitchell Community College
- Call Center training programs newly developed by York Technical College and Central Piedmont Community College offer in-depth, customized, on-site training for companies with back office operations needs; newly constructed Customer Service Training Center developed by York Technical College offers one-of-a-kind training specific to employers needs

Quality of Life

A DESIRABLE, AFFORDABLE AND SAFE LIFESTYLE

A mild climate, excellent public schools, low crime rates, abundant housing in a wide price range, ample opportunities for spousal employment, and access to artistic and cultural amenities are fueling the region’s rapid growth. These strong regional factors and the amenities found in the Town of Cramerton make it one of the premier communities to be found in the United States, just ask our residents.

From an employer prospective, the Town and the Region make it easy for companies to attract and retain key employees, while drawing on a substantial regional workforce that places a high value on area’s quality of life and cost of living. Residents elect not to pursue employment opportunities outside the region and are constantly searching for more challenging positions locally. In short, the regional workforce offers prospective employers a lifestyle that is hard to leave and a high quality of life that makes it easy for expanding and relocating companies to attract and retain key employees.

- Mild four-season climate with average of 214 days of sunshine each year
- 37 colleges and universities with 50+ campuses spread throughout region
- Cost of living 94% of national average
- Top healthcare amenities, including Carolinas Healthcare System, third-largest public healthcare system in the U.S.
- Average housing cost for 4 bedroom, 2 bath home listed at \$252,303 (Accra 2008A)
- Beaches and mountains accessible within 3 hours
- Never more than one plane change away from any global destination
- 25+ galleries and bimonthly gallery crawls
- Variety of restaurants fueled by graduates of the Charlotte-based Johnson & Wales University

Regional Sporting Events

Carolina Panthers	Sept-Dec
Charlotte Bobcats	Sept-Dec
NASCAR All Star Race	April
Coca-Cola 600/Speed Street	May
Quail Hollow Golf Tournament	May
Charlotte Knights/AAA Baseball	Oct-June
Charlotte Checkers/Hockey	Oct-Feb
CIAA Tournament/Basketball	March
Meineke Car Care Bowl	Dec
Thunder Road Marathon	Dec
Queen’s Cup Steeplechase	April
NASCAR Bank of America 500	Oct

RETAIL & SHOPPING

The Gaston area has several shopping centers and two malls that provide shopping convenience, diversity and quality. Nearby Westfield Shoppingtowne encompasses over 800,000 square feet and 100 stores, and ranks as the fourth largest mall in the Carolinas. Major retailers such as Belk, J. C. Penney, Dillards, and Sears anchor the facility.

Just a couple of miles West Franklin Square, built in five phases beginning in 1989, has over 1,000,000 square feet. With anchors such as Wal-Mart, K-Mart, Lowe’s, Sam’s, Best Buy, and Kohl’s, Franklin Square has further enhanced Gaston’s consumer appeal. Numerous small and medium sized retailers, restaurants and a movie theater with thirteen movie screens and stadium seating also populate Franklin Square. The neighboring Franklin Corners is home to Home Depot.

RESTAURANTS

Local eating establishments include family style restaurants, deli market, pizza parlor, pub, steak houses, oriental dining and fish camps.

HOUSING AVAILABILITY AND COSTS

Cramerton offers diverse and high quality housing. Residents can choose among traditional neighborhoods, mixed use developments, golf course developments, apartments and condominiums, and typical suburban housing developments.

In ACCRA Cost-Of-Living Surveys, Cramerton consistently rates as one of the communities with the lowest cost-of-living in the Southeast. Housing costs are below the national average. A new mid-management 2,400 square foot home located within Town limits with close proximity to shopping and schools costs less than \$252,000.

ACCOMMODATIONS

There are more than twenty-five hotels, motels and bed & breakfast facilities in Gaston County. Major chains located in the area include Comfort Suites, Days Inn, Fairfield Inn, Hampton Inn, Holiday Inn Express, Inn Keeper, Masters Economy Inn, Microtel, and Super 8.

HEALTH CARE

Local medical services are provided by CaroMont Health. CaroMont is a private, non-profit general, acute care hospital. It employs more than 2,500 health care and support personnel. CaroMont is licensed for 442 beds and encompasses an area of nearly 400,000 square feet. Each patient room is private. More than 250 physicians practice in Gaston County and more than 60 dentists providing services to residents from their local offices.

The Carolinas Healthcare System also serves the region. The nation's third-largest public health system, Carolinas Healthcare System, provides a full array of services in 32 CHS-affiliated hospitals that blanket the Carolinas. The system's flagship hospital, Carolinas Medical Center in Charlotte, is an 874-bed facility that includes a Level 1 Trauma Center, a research institute and numerous specialty units ranging from heart treatment to organ transplants. CMC also serves as one of North Carolina's five Academic Medical Center Teaching Hospitals, providing graduate medical education for more than 250 physicians in 18 specialties.

SPORTS & RECREATION

The Town of Cramerton has an awarding winning Parks and Recreation Department that offers a wide range of programs, athletics and special events. The Parks and Recreation Department has multiple locations throughout the Town in order to provide convenience to our residents, which has led to the Town being designated as a "Fit Community".

The staff is creative, professional, and dedicated to promoting fitness and healthy lifestyles through nutrition, leisure pursuits and athletics. The department interacts routinely with other local departments to promote area-wide recreational opportunities for residents and tourists alike.

Cramerton also offers bountiful facilities and natural settings perfect for golf, tennis, canoeing, kayaking, and fishing. Tee-off on a championship course at Cramer Mountain Country Club, or visit one of the many other regional parks that offer fun for the whole family, with playgrounds, biking, hiking, nature trails, and a fun-filled white water park minutes away in Mecklenburg County.

Professional sports are a favorite for most and are accessible within thirty (30) minutes of Cramerton. The events include the Carolina Panthers NFL team, NASCAR Auto Racing, U.S. Clay Court Tennis Championships, the Charlotte Knights AAA Baseball and Charlotte Bobcats NBA team.

ARTS & CULTURE

A wide variety of cultural attractions, enriched by highly regarded regional museums, are a source of great pride to area residents. The cornerstone of the regions thriving arts community is a rich array of museums including the Schiele Museum of Natural history and Planetarium, the Gaston County Museum of Art & History, the C. Grier Beam Truck Museum, the Piedmont Railroad Museum and the American Military Museum. The 480-acre Daniel Stowe Botanical Garden, bordering on Lake Wylie, further exemplifies the diversity of the regions cultural offerings. The United Arts Council of Gaston County, along with its affiliates and associate groups, provide the community with excellent theater, dance and concerts, as well as exhibits by local and visiting artists.

Community Profile Report 5 Mile Radius Statistics



Population (2010)

	Total	%
2010 Population	72,926	

Sex (2010)

	Total	%
Male	35,450	48.6%
Female	37,476	51.4%

Age Distribution (2010)

	Total	%
0-4	4,564	6.3%
5-9	4,608	6.3%
10-19	9,333	12.8%
20-29	8,623	11.8%
30-39	10,055	13.8%
40-49	11,338	15.5%
50-59	9,973	13.7%
60-64	4,205	5.8%
65+	10,227	14.0%

Population (2015)

	Total	%
2015 Population	82,900	

Sex (2015)

	Total	%
Male	40,432	48.8%
Female	42,468	51.2%

Age Distribution (2015)

	Total	%
0-4	4,981	6.0%
5-9	5,164	6.2%
10-19	10,585	12.8%
20-29	9,648	11.6%
30-39	10,435	12.6%
40-49	12,231	14.8%
50-59	11,413	13.8%
60-64	5,141	6.2%
65+	13,302	16.0%

Race Distribution (2010)		
	Total	%
White	63,249	86.7%
Black	7,192	9.9%
American Indian	231	0.3%
Asian	1,447	2.0%
Pacific Islander	30	0.0%
Other	442	0.6%
Multirace	335	0.5%
Hispanic	4,033	5.5%
2010 Total Households		
	Total	%
Households	27,614	
Families	18,776	68.0%
2010 Household Income Distribution		
	Total	%
<\$10 K	1,839	6.7%
\$10-\$20K	3,493	12.6%
\$20-\$30K	2,974	10.8%
\$30-\$40K	3,259	11.8%
\$40-\$50K	2,783	10.1%
\$50-\$60K	2,286	8.3%
\$60-\$75K	3,261	11.8%
\$75-\$100K	3,190	11.6%
> \$100K	4,529	16.4%

Race Distribution (2015)		
	Total	%
White	70,540	85.1%
Black	9,290	11.2%
American Indian	262	0.3%
Asian	1,680	2.0%
Pacific Islander	37	0.0%
Other	733	0.9%
Multirace	358	0.4%
Hispanic	5,726	6.9%
2015 Total Households		
	Total	%
Households	30,328	
Families	20,121	66.3%
2015 Household Income Distribution		
	Total	%
<\$10 K	1,876	6.2%
\$10-\$20K	3,941	13.0%
\$20-\$30K	3,095	10.2%
\$30-\$40K	3,371	11.1%
\$40-\$50K	2,923	9.6%
\$50-\$60K	2,385	7.9%
\$60-\$75K	3,615	11.9%
\$75-\$100K	3,734	12.3%
> \$100K	5,388	17.8%

2010 Labor Force Status		
	Total	%
Labor Force	38,410	
Employed	34,623	90.1%
Unemployed	3,770	9.8%
In Armed Forces	17	
Not In Labor Force	19,776	
2010 Total Number of Housing		
	Total	%
Total Dwellings	31,315	
Owner-Occupied Dwellings	19,572	70.9%
Renter-Occupied Dwellings	8,042	29.1%
Housing Units Occupied	27,614	88.2%
2010 Education Attainment		
	Total	%
Population Age 25+	50,210	
< Grade 9	3,778	7.5%
Grade 9-12	5,368	10.7%
High School	13,931	27.7%
Some College	10,584	21.1%
Assoc Degree	4,466	8.9%
Bach Degree	8,028	16.0%
Grad Degree	4,055	8.1%
2010 Size of Household		
	Total	%
1 Person	7,730	28.0%
2 Person	7,741	28.0%
3 Person	4,216	15.3%
4 Person	5,386	19.5%
5 Person	1,820	6.6%
6+ Person	489	1.8%

2015 Labor Force Status		
	Total	%
Labor Force	43,642	
Employed	40,582	93.0%
Unemployed	3,037	7.0%
In Armed Forces	23	
Not In Labor Force	22,783	
2015 Total Number of Housing		
	Total	%
Total Dwellings	34,455	
Owner-Occupied Dwellings	21,439	70.7%
Renter-Occupied Dwellings	8,889	29.3%
Housing Units Occupied	30,328	88.0%
2015 Education Attainment		
	Total	%
Population Age 25+	57,116	
< Gr 9	3,911	6.8%
Gr 9-12	5,056	8.9%
High School	16,048	28.1%
Some College	11,840	20.7%
Assoc Degree	5,644	9.9%
Bach Degree	9,438	16.5%
Grad Degree	5,179	9.1%
2015 Size of Household		
	Total	%
1 Person	9,122	30.1%
2 Person	7,033	23.2%
3 Person	3,851	12.7%
4 Person	6,997	23.1%
5 Person	2,374	7.8%
6+ Person	655	2.2%

Community Profile Report

5 Mile Radius Statistics



Consumer Expenditures (2010)					
	\$ Per Household	Total \$000s		\$ Per Household	Total \$000s
Apparel	2,437	67,289	Personal Care	740	20,442
Men's Apparel	461	12,736	Hair Care	58	1,588
Boys' Apparel	119	3,290	Electric Personal Care Appliances	15	402
Women's Apparel	811	22,382	Personal Care Services	495	13,681
Girls' Apparel	163	4,507	Personal Care Products	173	4,771
Infants Apparel	110	3,029	Reading	167	4,604
Footwear	395	10,920	Newspapers	71	1,974
Apparel Services and Accessories	378	10,425	Magazines	34	944
Education	1,191	32,891	Books	61	1,686
Books And Supplies	167	4,607	Tobacco	344	9,490
Tuition	1,024	28,284	Cigarettes	309	8,540
Entertainment	2,844	78,524	Other Tobacco Products	34	950
Fees And Admissions	722	19,931	Transportation	10,265	283,461
Video And Audio Equipment	995	27,478	New Vehicle Purchase	2,608	72,028
Recreational Equipment And Supplies	1,127	31,116	Used Vehicle Purchase	1,676	46,294
Food and Beverages	7,869	217,287	Motorcycles (New And Used)	70	1,925
Food At Home	4,128	113,985	Vehicle Finance Charges	487	13,446
Food Away From Home	3,149	86,964	Gasoline And Oil	2,311	63,809
Alcoholic Beverages	592	16,338	Vehicle Repair And Maintenance	799	22,071
Health Care	3,162	87,316	Vehicle Insurance	1,167	32,229
Health Care Insurance	1,527	42,159	Public Transportation	574	15,848
Health Care Services	765	21,126	Other Transportation Costs	573	15,813
Health Care Supplies And Equipment	870	24,030	Utilities	3,616	99,843
Household Furnishings and Equipment	2,221	61,334	Natural Gas	506	13,969
Household Textiles	158	4,371	Electricity	1,325	36,590

Radius: 5 miles

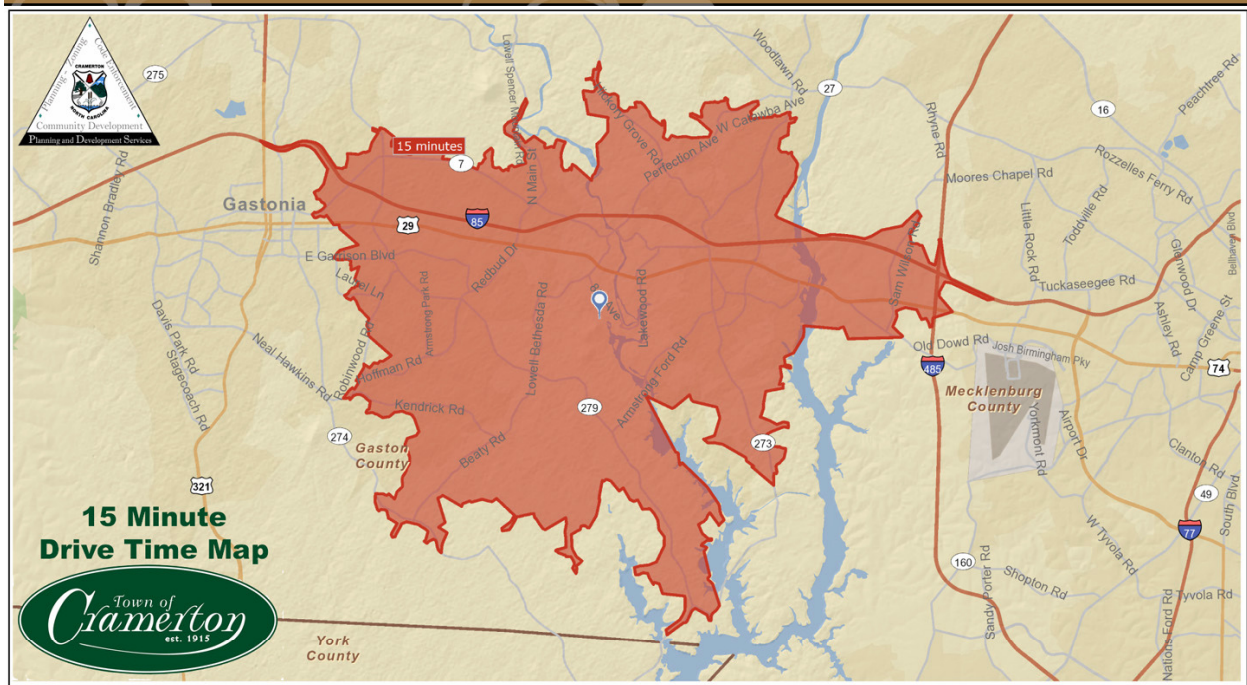
Consumer Expenditures Continued

Consumer Expenditures (2010)					
Furniture	603	16,658	Fuel Oil And Other Fuels	135	3,716
Floor Coverings	74	2,043	Telephone Service	1,233	34,050
Major Appliances	258	7,137	Other Utilities	417	11,519
Housewares And Small Appliances	1,127	31,126	Gifts	1,322	36,494
Shelter	9,837	271,635	Gifts Of Apparel	263	7,265
Mortgage Interest	3,921	108,274	Gifts Of Apparel Accessories	33	919
Property Taxes	1,705	47,086	Gifts Of Education	266	7,346
Miscellaneous Owned Dwelling Costs	1,330	36,723	Gifts Of Recreation	90	2,487
Rental Costs	2,321	64,102	Gifts Of Food And Beverages	123	3,383
Other Lodging	560	15,451	Gifts Of Household Furnishings And Equipment	217	5,983
Household Operations	1,805	49,832	Gifts Of Household	57	1,566
Babysitting And Elderly Care	423	11,691	Gifts Of Transportation	70	1,940
Household Services	324	8,951	Gifts Elsewhere Unspecified	203	5,604
Alimony And Child Support	262	7,243	Personal Insurance	514	14,195
Household Supplies	795	21,947	Contributions	1,849	51,053
Miscellaneous Expenses	856	23,645			
Legal And Accounting	103	2,855			
Funeral And Cemetery	94	2,608			
Finance Charges Excluding Mortgage And Vehicle	552	15,246			
Other Miscellaneous Expenses	106	2,936			

Source: Applied Geographic Solutions, Thousand Oaks, CA, 2010

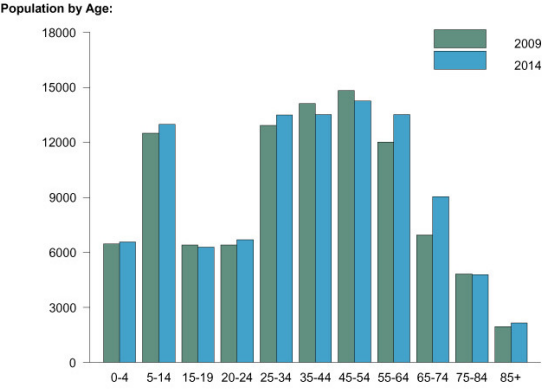
Community Profile Report

15 Minute Drive Time Statistics



Population

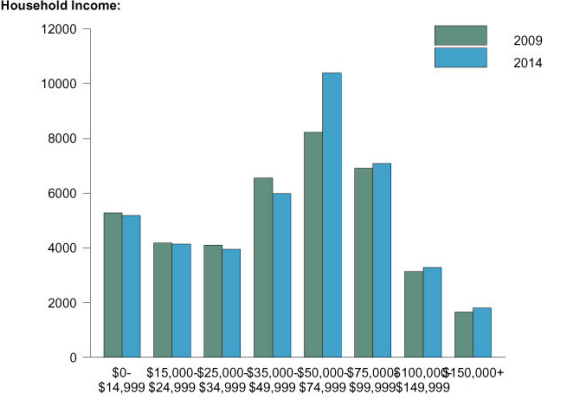
2009 Population: 99,372
 2014 Population: 103,370
 Projected Change: 3.9%



	Current	Future
20-24	6,405	6,703
25-34	12,916	13,496
35-44	14,108	13,528
45-54	14,826	14,264
55-64	12,009	13,514

Housing & Income

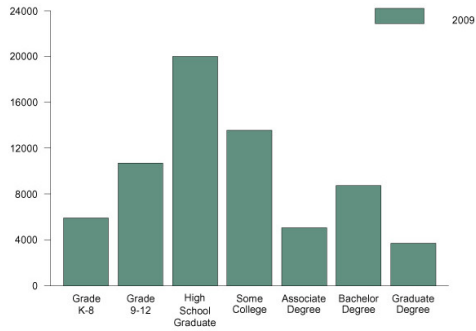
Total Households: 40,023
 Average Home Value:



Average Households Income: \$56,663
 Per Capita Income: \$23,323

Output based on census block group level geography
 Source: ESRI, Inc.

Educational Attainment



25 years and older	
with at least a High School Diploma	51%
with at least an Associates Degree	18%
with at least a Bachelor's Degree	12%

Output based on census block group level geography
Source: ESRI, Inc.

Other Statistics

Average Commuting Time	23 minutes
Commuting time less than 15 minutes	47%
Commuting time 15-30 minutes	36%
Commuting time more than 30 minutes	16%
Total # of commuters	42,276
Climate & Weather	
Average Annual Temperature	57°
Average January Temperature	39°
Average July Temperature	78°
Weather Risk Index (100 US Avg)	117

Output based on census block group level geography
Sources: ESRI, Inc.; Applied Geographic Solutions: weather risk index indicates hurricanes, tornados, hail and damaging winds relative to the U.S.

Businesses

Total Private Establishments	35,862
Total Private Employees	499,144
Total Manufacturing Businesses	1,320
Total Manufacturing Employees	41,641

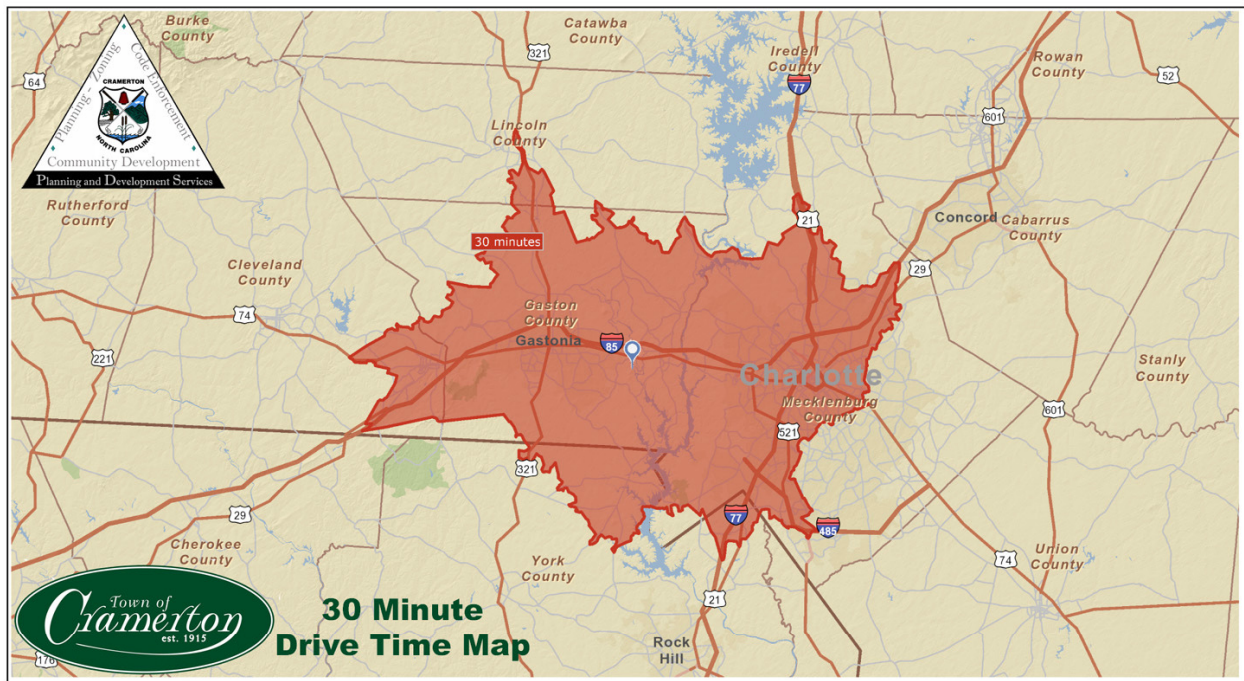
Wages

Average Weekly Wage	\$17.58/hr
Average Weekly Manufacturing Wage	\$21.46/hr

Output based on county geographic area
Source: US Bureau of Labor Statistics

Community Profile Report

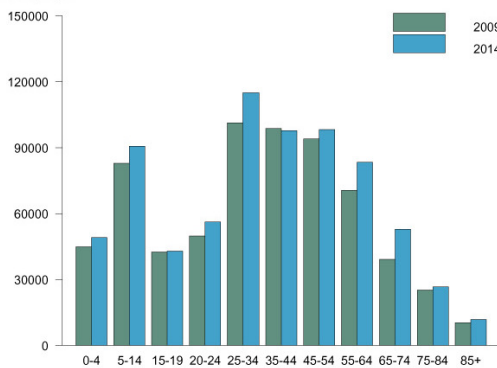
30 Minute Drive Time Statistics



Population

2009 Population: 660,082
 2014 Population: 725,296
 Projected Change: 9.0%

Population by Age:

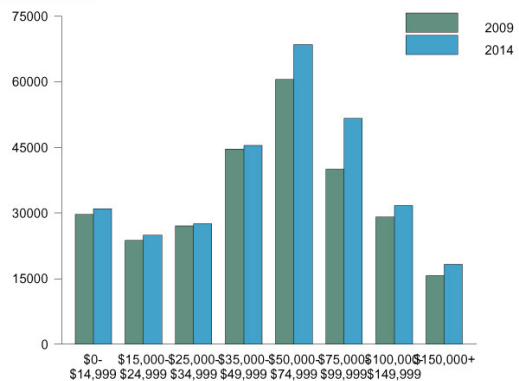


	Current	Future
20-24	49,833	56,332
25-34	101,393	115,056
35-44	98,874	97,733
45-54	94,114	98,372
55-64	70,573	83,392

Housing & Income

Total Households: 270,233
 Average Home Value:

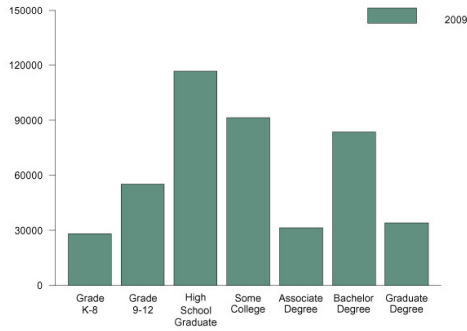
Household Income:



Average Households Income: \$63,219
 Per Capita Income: \$26,755

Output based on census block group level geography
 Source: ESRI, Inc.

Educational Attainment



25 years and older
 with at least a High School Diploma 54%
 with at least an Associates Degree 23%
 with at least a Bachelor's Degree 18%

Output based on census block group level geography
 Source: ESRI, Inc.

Other Statistics

Gaston County Property Tax Rate	0.8350
Average Commuting Time	24 minutes
Commuting time less than 15 minutes	44%
Commuting time 15-30 minutes	40%
Commuting time more than 30 minutes	16%
Total # of commuters	269,798
Climate & Weather	
Average Annual Temperature	58°
Average January Temperature	40°
Average July Temperature	78°
Weather Risk Index (100 US Avg)	128

Output based on census block group level geography
 Sources: ESRI, Inc.; Applied Geographic Solutions: weather risk index indicates hurricanes, tornados, hail and damaging winds relative to the U.S.

Businesses

Total Private Establishments	43,892
Total Private Employees	594,834
Total Manufacturing Businesses	1,829
Total Manufacturing Employees	59,882

Wages

Average Weekly Wage	\$17.58/hr
Average Weekly Manufacturing Wage	\$21.46/hr

Output based on county geographic area
 Source: US Bureau of Labor Statistics

Incentives

The Town of Cramerton supports and participates through Gaston County and the State of North Carolina in grant and incentive programs that provide financial support to strengthen and diversify the Town's economy. Tax base development is a key concern for the Town's fiscal health. It is essential not only to attract new investment but also encourage existing business to expand and reinvest in their local operations.

State Incentives	
<ul style="list-style-type: none">• Credits for Growing Businesses (Article 3J Credits)<ul style="list-style-type: none">- Credits for Jobs Created- Credits for Business Property Investment• Research & Development Tax Credit (Article 3F Credits)• Industrial Development Fund	<ul style="list-style-type: none">• Industrial Revenue Bonds• One NC Fund• Job Development Investment Grant Program (JDIG)
Local Incentives	
Local Investment Grant Program	
<ul style="list-style-type: none">• Industrial Grant I — A five-year property tax grant beginning at 90%, decreasing 10% each year.• Industrial Grant II — A nine-year grant beginning at 90%, decreasing 10% each year. .• Industrial Grant III — A ten-year grant beginning at 90%, decreasing 5% each year.• Industrial Grant IV— A ten-year grant beginning at 85% for five years and decreases to 70% for the last five years.	

The Community and its History

Beautiful mountains highlight the topography of this small community. A turn of the century “model mill village” built by Stuart Cramer has become one of the premier residential communities in the Charlotte-Metro area.



Stuart Warren Cramer 1868-1940, a graduate of the U.S. Naval Academy, married Bertha Hobart Berry Cramer. Stuart and Bertha had one son Stuart Jr. and one daughter Katherine. After Bertha’s death, Stuart married Rebecca Warren and had another son, George Bennett Cramer.

Stuart, a legend in the textile world in the late 19th and early 20th century, was responsible for the design of 150 mills – nearly one third of the mills in the South during this period. He founded eleven mills, and was the inventor and patent holder for the Cramer System of Air Conditioning for mills.

Having earned a great deal of money, he bought a large interest in several local mills and soon became the most powerful textile leader in the area. In 1906, he was one of the original incorporators; stockholders and directors of Mays Mfg. Co. and in 1910 became owner and president. The Mays Mfg. Co. was changed to Mays Mills, Inc. in 1915.



It was Cramer’s intent to build a model mill village. It followed naturally, the village would be known as Mayworth, reminders of which are still visible today, on the front of the Town Hall and Mayworth School, which was converted for reuse in 2006 to senior apartments.



At the persuasion of friends, the Town’s name was changed to Cramerton. The company name was changed to Cramerton Mills, Inc. **Textile World** magazine exclaimed, “the business of town building is the accomplishment of this corporation”. The next phase was to build a weave mill and finishing plant achieving a complete package from bale opening to finished fabric all in one location.

The model village was one of the finest of its kind and set the standard for the rest of the South with paved streets, concrete sidewalks, and homes with all the modern conveniences such as electricity and indoor plumbing. The village was built around the Mays and Mayflower Plants along the south fork of the Catawba River. The Southern Railroad ran directly through the property and connected Charlotte with Atlanta.



Cramer built a modern dairy and chicken farm on the mountain as well as numerous orchards to provide fresh eggs, pure milk and fresh fruits for the health and happiness of the Town’s people.

On a European trip, Cramer saw a classic English manor house and decided he wanted one like it for his summer home. In 1917, it was built atop the mountain using the mountain’s native materials in the construction. It was perched 1400 feet above sea level, and one could look out over the expanse of the Town below.

The mountain soon became known as Cramer Mountain, and the manor as Maymont. During the prime years of Maymont, Presidents Herbert Hoover and Dwight Eisenhower attended parties on the mountain.

Mr. Cramer had a 60-foot yacht brought into the South Fork River. Although the sailing area was limited it was a beautiful spot for boating. The boat slip remains today in the sharp curve traveling Cramer Mountain Road into downtown.

Cramer built Cramerton's first golf course on Goat Island, which is behind the Cramerton Drug Store. Later, he built Cramerton Golf Club, which opened in 1927, along the shores of the South Fork River and what was known at that time as Cramerton Lake, a body of water created by the Southern Power Company known now as Duke Energy.

The company first manufactured Cramerton's famous 8.2-ounce "Army khaki" in 1929. There is no doubt that his son; Major Stuart W. Cramer, Jr. an officer in the US Army strongly influenced the decision to develop an improved fabric for military uniforms. Developed out of necessity after the failure of the "doughboy" uniforms used by the military in World War I, Cramerton Army Cloth became the standard basic uniform cloth throughout the armed forces. This fabric saw service through World War II, the Korean and Vietnam Wars.

At the beginning of World War II, Cramer voluntarily released the technical know-how to allow other producers to duplicate his fabric as "Cramerton Army Cloth". Today the famous name has been registered and reintroduced by Dockers as "Cramerton Khaki".

In 1946, all Cramer family properties in the Town of Cramerton were sold to Burlington Industries. In 1984, the mountain and surrounding properties were sold and development soon began on a championship golf course and country club surrounded by mountainside homes.

Cramerton has transitioned from mill village to residential community over the years since Cramer's vision of a "model mill village" and has become a "place to call home" for many area commuters.

What Matters Most

Site Selection's annual survey of corporate real estate executives reveals which factors are most important to them when making site location decisions.

1. Work force skills
2. State and local tax scheme
3. Transportation infrastructure
4. Flexibility of incentive programs
5. Availability of incentives
5. Utility infrastructure
7. Land/building costs and supply
8. State economic development strategy
9. Permitting and regulatory structure
10. Higher education resources

Site Selection's 2010 Top State Business Climate Rankings

Overall Ranking	Executive Survey Rank	2009 New Plant Rank	New Plant Rank per Million Pop.	Competitiveness Rank	2010 New Plant Rank (Jan. - Aug.)	Final Total Points	
1	North Carolina	1	7	10	6	2	379
2	Tennessee	4	5	2	4	10	371
3	Texas	2	2	21	3	9	365
4	Virginia	8	9	8	1	1	357
5	South Carolina	5	16	14	11	4	343
T6	Georgia	3	17	29	15	7	328
T6	Ohio	14	1	3	7	12	328
8	Indiana	11	10	5	7	14	326.5
9	Louisiana	7	15	11	2	27	326
10	Alabama	9	14	9	12	20	317
11	Kentucky	15	12	4	18	3	309
12	Pennsylvania	17	4	7	5	17	306.5
13	Kansas	13	22	12	10	22	290
14	Florida	6	18	40	31	11	284
15	Michigan	24	3	1	9	22	275
16	Illinois	21	8	20	22	5	267
17	Arizona	10	28	36	25	28	251.5
18	Missouri	15	21	28	32	14	251
19	Colorado	12	34	41	20	17	247.5
20	California	20	13	44	26	8	237
T21	New York	30	6	23	17	6	236
T21	Mississippi	21	25	17	28	16	236
T23	Utah	19	30	24	19	27	233
T23	Oklahoma	18	27	25	21	30	233
25	Maryland	26	20	26	29	22	207

Source: Conway Data New Plant Database

2010 Executive Survey Business Climate Rankings

Top Ten States

1. North Carolina
2. Texas
3. Georgia
4. Tennessee
5. South Carolina
6. Florida
7. Louisiana
8. Virginia
9. Alabama
10. Arizona

Source: Site Selection survey of corporate real estate executives, October 2010

SITE Selection

The top five states with North Carolina at the top of the list for the ninth time in 10 years are solidly southern, three more also made the list, for a total of eight, in the top 10.

Site Selection magazine, November 2010

Site Selection Profile Report



651 Eagle Road - Industrial Zoned Site



Building Information

651 Eagle Road
 Street Address: 651 Eagle Road
 City: Cramerton Zip: 28032 In City Limits: Yes
 County: Gaston State: NC
 Total Square Footage (SF): 374,370
 Total Square Meters (SM): 34,780
 Number of Acres: 67
 Type: Manufacturing, Office

	SF/SM	Ceiling Height		Columns
		Min	Max	
Manufacturing:	361,570/ 33,591	24	29	
Warehouse:	0/ 0			
Office:	12,800/ 1,189			
Year Built: 1966		Additions:		
Building Quality:		Multi-tenant: No		
# of Floors:		Shell Spec Building: No		
# of Buildings:		Dimensions:		
# of Dock High Doors:		Dimensions:		
# of Drive-In Doors:		HVAC System: G		
ESFR System:		A/C	Sprinkler	

Manufacturing:
 Warehouse:
 Office:
 Primary Exterior Wall Materials: Precast Concrete
 Roofing Materials:
 Zoning: Industrial
 Permitted Use Type:
 Indus/Bus. Park: Stand-Alone
 # of Parking Spaces: 300

Former Use: Manufacturing
 Park Name:
 Paved Parking: Yes

Lease / Sale Information

For Sale: Yes Sale Price: \$10,000,000
 For Lease: Yes Lease Price: \$2.5
 Terms: NNN

Utilities

Electrical Service Provider: Duke Energy
 Natural Gas Provider: PSNC Energy
 Main Size (inch): 8
 Water Provider: Town of Cramerton
 Wastewater Provider: Town of Cramerton
 Telecom Provider: AT&T Fiber Optic:

Transportation

Primary Access Road: Lakewood Road

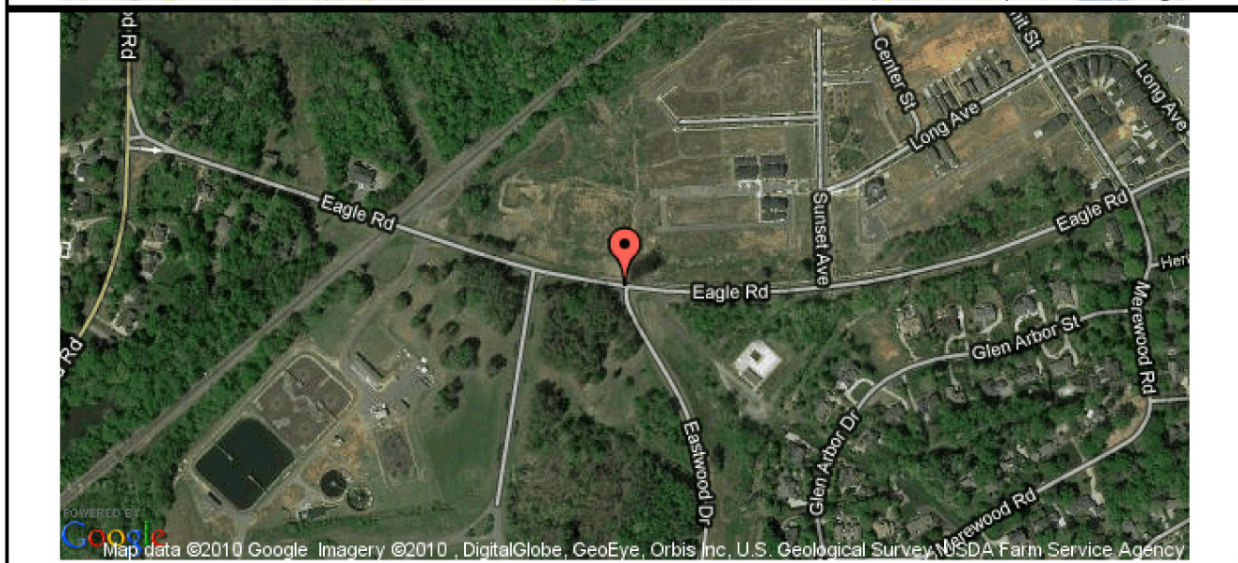
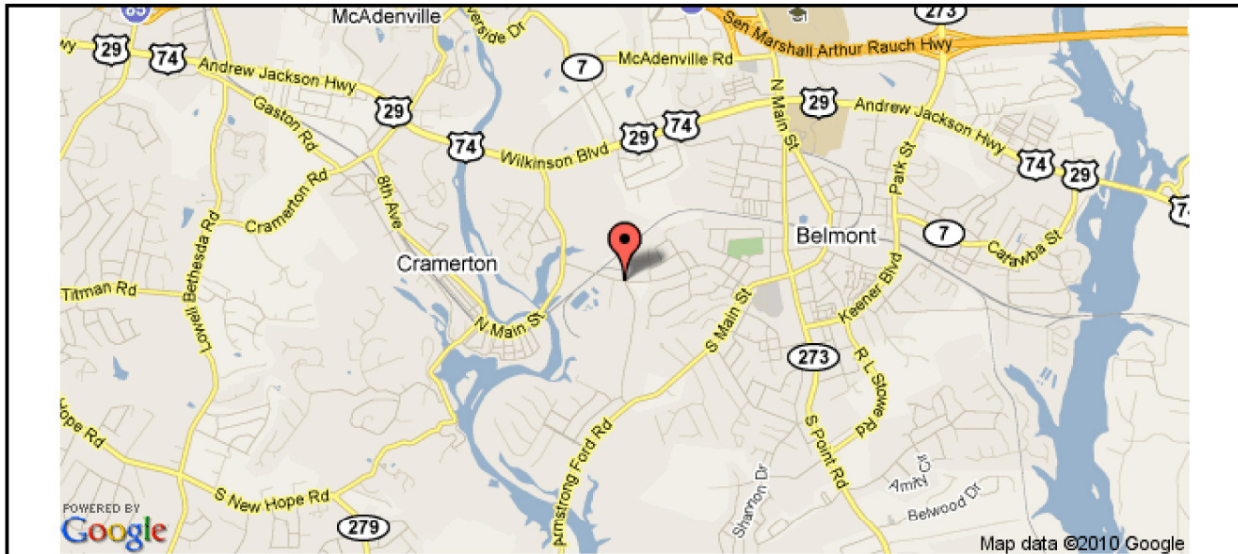
Distance To:	Miles	Kilometers
Closest 4 Lane Hwy/Interstate: (29)	0.92	1.47
I-40:		
I-485:		
I-77:		
I-85:	2.27	3.63
I-95:		
US Hwy 74:		
US Hwy 321:		
Closest Airport: Gastonia Municipal	8.35	13.36
Charlotte-Douglas Intl Airport:	10.47	16.75
Port of Wilmington:		
Port of Charleston:	209.37	334.99
Rail Service Available: Yes	Potential for Rail:	
Rail Provider:	Distance to Rail: 0.13	

Comments:

High quality facility w/excellent Interstate access. Suitable for manufacturing and distribution.

651 Eagle Road





Local Contact Information



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