

# 321 Enterprise Centre

189 Acres

## SITE DATA SHEET

Town of Granite Falls and City of Hickory

**GENERAL SITE DESCRIPTION:** The 321 Enterprise Centre is a planned new business park development. 189 acres/76 hectares with 98 acres/40 hectares to be developed. To be competitively priced at an incentive rate to attract investors or businesses. Property owned by Caldwell County, Town of Granite Falls, and City of Hickory. Site is generally rectangular in shape with individual parcels to be defined by development plan. Building sizes shown on development plan vary from 20,000 square feet/1,858 square meters to 203,000 square feet/18,859 square meters. Previous and current use farming and woodlands with development plans for business park. There are no known environmental impacts to the property as prior use has been farming or woodlands. Planned development has full service utilities at the perimeter of the property. Environmental Phase One completed by county and municipalities. Surrounding developments east is residential, west is commercial, north is residential, and south is industrial. Technology Park is in preliminary development with approval of \$7,400,000 for highway construction. Site has immediate access from US Highway 321.

**Land Area:** 189 Acres

**Location:** US Highway 321, located in the southern portion of Caldwell County with property falling under the jurisdiction of two municipalities; The Town of Granite Falls and the City of Hickory.

**Topography:** Property is rolling to steep, site elevation varies across the 198 acre planned development. Individual parcels to be graded for building pad.

**Zoning:** Zoning is M-1 PD, Industrial Planned Development which is a district that allows uses normally permitted in M-1 as planned developments and residential with the City of Hickory ownership.

Acreage falls within protective watershed basin with a defined build upon allowance. Each site would be looked at on a total protected critical area and impervious acreage allotted on a reserved balance in the business park. For example for a 10 acre/4 hectare parcel a company would be permitted to max out a buildable acreage on the site as land is reserved elsewhere in the park for the watershed critical area.

Portion of property falls within 24% build upon and balance at 33% build upon with aggregate of acreage reserved for watershed compliance. Thus build upon area for individual sites to exceed these percentages.

**Current Land Use:** Vacant farmland and woodlands

**Tax Rate:** County property tax rate \$.6599 per \$100 valuation, City of Hickory \$.50 per \$100 valuation, and Town of Granite Falls \$.42 per \$100 valuation.

**Owners:** Caldwell County, Town of Granite Falls, and City of Hickory

**Sale Price:** To be determined by development plan.

## **UTILITIES**

**Water:** 10' water line with service provided by Granite Falls at business park and City of Hickory for sewer. Adequate fire flow and pressure available to both locations. Both locations are built up areas with surrounding industrial and commercial development. The Town of Granite Falls currently has three elevated storage tanks with a combined capacity of 1.05 MG. Construction of a new 0.75 MG elevated storage tank is scheduled to begin in January, 2011. This tank will be located on US 321-A, approximately one mile from the site. Water capacity of 2.5 million gallons per day with an excess capacity of 1.4 million gallons per day.

**Sewer:** The planned development is served by City of Hickory municipal sewer which has a capacity of 6 million gallons per day and is presently operating at around 3.1 million gallons per day (excess capacity 2.9 mad).

**Electrical Provider:** Dual Service to defined areas of business park: City of Granite Falls an ElectriCities municipal provider and Duke Energy investor owned utility, 3 phase 277/480 Volt or greater available to site by both utilities. Delivery based on electrical service requirements with transformers set by the utility.

Sub-station is located less than a mile/2 kilometers from the site by Duke Energy with delivery at customer's requirement. Town of Granite Falls Capacity is 20 MegaWatts. Duke Energy has a 100/12.5kV electrical substation located 5,000 feet from the property, with multiple 12.5kV 3-phase electrical circuits around the site. Dual feed electrical service is available at this site.

**Natural Gas:** Piedmont Natural Gas is the natural gas provider. A distribution line is located at US Hwy 321.

**Fiber:** Fiber optic providers AT&T, Cogent, DukeNet, Palmetto Net, Charter

## **TRANSPORTATION**

- Rail:** The site is not serviceable by rail.
- Highway:** Located on US Hwy 321 a 4-lane US Highway. Distance to Interstate 40 from the site is 7.1 miles/11.4 kilometers.
- Airport:** Nearest commercial airport to site is located 56 miles/90 kilometers (1 hour) to Charlotte Douglas International Airport via US Hwy 321 and I-85. The Hickory Regional Airport is located 4.8 miles (6 minutes) from the planned development and can accommodate business jets.
- Port:** There are three options for port access; **Charlotte Inland Terminal (CIT)** intermodal port facility 66 miles/106 kilometers (1 hour 16 minutes), **Piedmont Triad Inland Terminal (PTIT)** in Greensboro, NC 105 miles/169 Kilometers (1 hour 47 minutes), **Port of Charleston, SC** 262 miles/422 kilometers (4 hours 17 minutes), **Port of Wilmington** 267 miles/430 kilometers (4 hours 47 minutes).
- Amenities:** The planned development is located adjacent to the Town of Granite Falls, population 4,845, just north of the City of Hickory, population 41,469, south of Lenoir, the county seat population 18,588 in the foothills of the Blue Ridge Mountains with local restaurants, hotels, shopping in Hickory, Granite Falls, and Lenoir, the county seat. Caldwell County has a population of 80,688. Lenoir is approximately 13 miles northwest of the development, Charlotte, NC is 61 miles southeast, Asheville, NC is 81 miles west, and Winston-Salem, NC is approximately 78 miles northeast.

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