

New Horizons Site

99.18 Acres

SITE DATA SHEET

City of Lenoir, Caldwell County, North Carolina

GENERAL SITE DESCRIPTION: The New Horizons Site is comprised of two parcels with access between Highway 321 and Highway 90 with a total of 99.18 acres. Access from US Highway 321 at the front of the property is via Fork Creek Place and at the rear Valway Road/US Highway 90. The James & Linda Haas Property is 24 acres and the Ray Keyes Heirs Property is comprised of 75.15 acres with a small amount divided by Highway 90. Both parcels are offered jointly or separately with a total of 99.18 acres. Depending on utilization of the property an engineering study has identified a multi-level development pad comprised of 4 parcels with a total of 41 acres buildable. There are no known environmental impacts to the property as prior use has been farming or woodlands. A Phase 1 environmental study has not been conducted. Rezoning is required as the majority of the property is zoned Rural Residential with a small portion Heavy Industrial. The property is located within the ETJ limits of the City of Lenoir and has full service utilities at the perimeter of the property.

Land Area: 99.18 Acres

Location: US Highway 321 and US Highway 90 north of the City of Lenoir, Caldwell County, North Carolina

Topography: Property is rolling with an elevation difference across the site of 1146' to 1336' with the majority cleared.
Mean Slope: 11.7° Maximum Slope: 36.8°

Zoning: I-2 (Heavy Industrial District) and R-R (Rural Residential District)

Current Land Use: Vacant farmland and woodlands

Tax Rate: County property tax rate \$.6599 per \$100 valuation,
City of Lenoir \$.6599 per \$100 valuation

Owners: James & Linda Haas Property 24 acres - NC PIN 2840587305
Ray Keyes Heirs Property 75.15 acres - NC PIN 2840483076

Sale Price: James & Linda Haas Property \$36,000 per acre
Ray Keyes Heirs Property \$12,000 per acre

UTILITIES

Water: There is a City of Lenoir 8-inch domestic water line located at Valway Drive to the intersection of Hwy 90 on the west side of the site. The location is indicated on the Utilities Map contained in this Site Brief. The City of Lenoir has an 8-inch and 12-inch line located on Hwy 321 North to the east of the site connected approximately 4 miles from a 3 million gallon storage tank which serves the area. The Valmead Fire Department & Rescue Squad is located approximately 1 mile (2 minutes) from the site.

Sewer: The site is served by the City of Lenoir municipal sewer with the nearest line located at the rear of property along Valway Drive. The 8-inch line which flows toward the intersection of Valway Drive and Main Street. Wastewater is

treated at the Lower Creek Wastewater Treatment Facility which has a capacity of 6 million gallons per day and is presently operating at around 2.8 million gallons per day.

Electrical Provider: There is the potential of customer choice from two service providers at this site. Duke Energy and Blue Ridge Electric Co-op both have service to this area. Duke Energy has a 12.5 kV 3 phase line at the site on the west side, site is located approximately 1 mile to a Duke Energy 44kV transmission line, a 44/12.5 kV electrical sub-station and multiple 12.5 kV 3 phase lines at the sub-station. Blue Ridge Electric has a 100kVa transmission line located on the East side of the site at US Hwy 321. The Blue Ridge Electric sub-station is approximately 1¼ mile with a 42kV 3 phase line at the sub-station. This offers an abundance of electrical service options for this property.

Natural Gas: Piedmont Natural Gas is the natural gas provider. A 2 inch plastic distribution line is located at the intersection of Valway Road and Main Street NW and a 4 inch" distribution line is located at the intersection of Blowing Rock Blvd/US Hwy 321 and Main Street NW. Both points are ¾ mile from the site.

TRANSPORTATION

Rail: The site is not serviced by rail.

Highway: Located on US Hwy 321 a 4-lane US Highway.
Distance to Interstate 40 from the site is 20.4 miles.

Airport: Nearest commercial airport to site is located 70.49 miles (1 hour 19 minutes) to Charlotte Douglas International Airport via US Hwy 321 and I-85. A regional general aviation airport is located 12 miles (19 minutes) from the site and Can accommodate business jets. The Hickory Airport is located 19.08 miles (24 minutes) to the SE.

Port: There are three options for port access; **Charlotte Inland Terminal (CIT)** intermodal port facility 73 miles (1 hour 24 minutes), **Piedmont Triad Inland Terminal (PTIT)** in Greensboro, NC 112 miles (1 hour 55 minutes), **Port of Charleston, SC** 277 miles (4 hours 34 minutes), **Port of Wilmington** 281 miles (5 hours 4 minutes).

Amenities: The site is located just North of the City of Lenoir, population 18,588 in the foothills of the Blue Ridge Mountains with local restaurants, hotels, shopping in Lenoir, the county seat. Caldwell County has a population of 80,688. Lenoir is approximately 75 miles northwest of Charlotte, NC, 75 miles northeast of Asheville, NC, and 92 miles southwest of Winston-Salem, NC.

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