



FOOTHILLS REGIONAL AIRPORT – Gamewell, NC 1,051.21 Acres

SALE PRICE: N/A

LEASE PRICE: N/A

ZONING: Industrial

ELECTRICITY PROVIDER: Duke Energy NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: Caldwell County (12-inch main) SEWER PROVIDER: None at this time

COMMERCIAL AIRPORT: Charlotte-Douglas International

DISTANCE: 73.3 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 11.7 Miles

NCPIN: 2726652528

ADDITIONAL INFORMATION

Straddling the Caldwell/Burke county lines, this property is located at the Foothills Regional Airport and has been evaluated for an industrial park. Very convenient to Interstate 40, the property already is supplied with public water.

CONTACT: Caldwell County EDC

CONTACT: (828) 728-0768

Foothills Airport

Parcel 1 – 6.46 acres, Unincorporated

Parcel 2 – 8.41 acres, Unincorporated

Parcel 3 – 8.76 acres, Unincorporated

Parcel 4 – 112.08 acres, Unincorporated

Parcel 5 – 15.04 acres, Unincorporated

Parcel 6 – 31.25 acres, Unincorporated

Parcel 7 – 20.85 acres, Unincorporated

Parcel 8 – 10.41 acres, Unincorporated

Parcel 9 – 33.24 acres, Unincorporated

Parcel 10 – 88.82 acres, Unincorporated

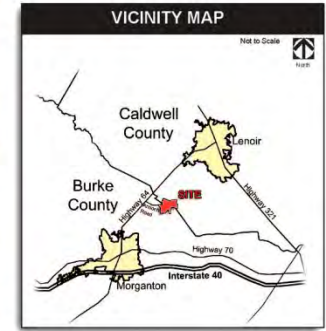
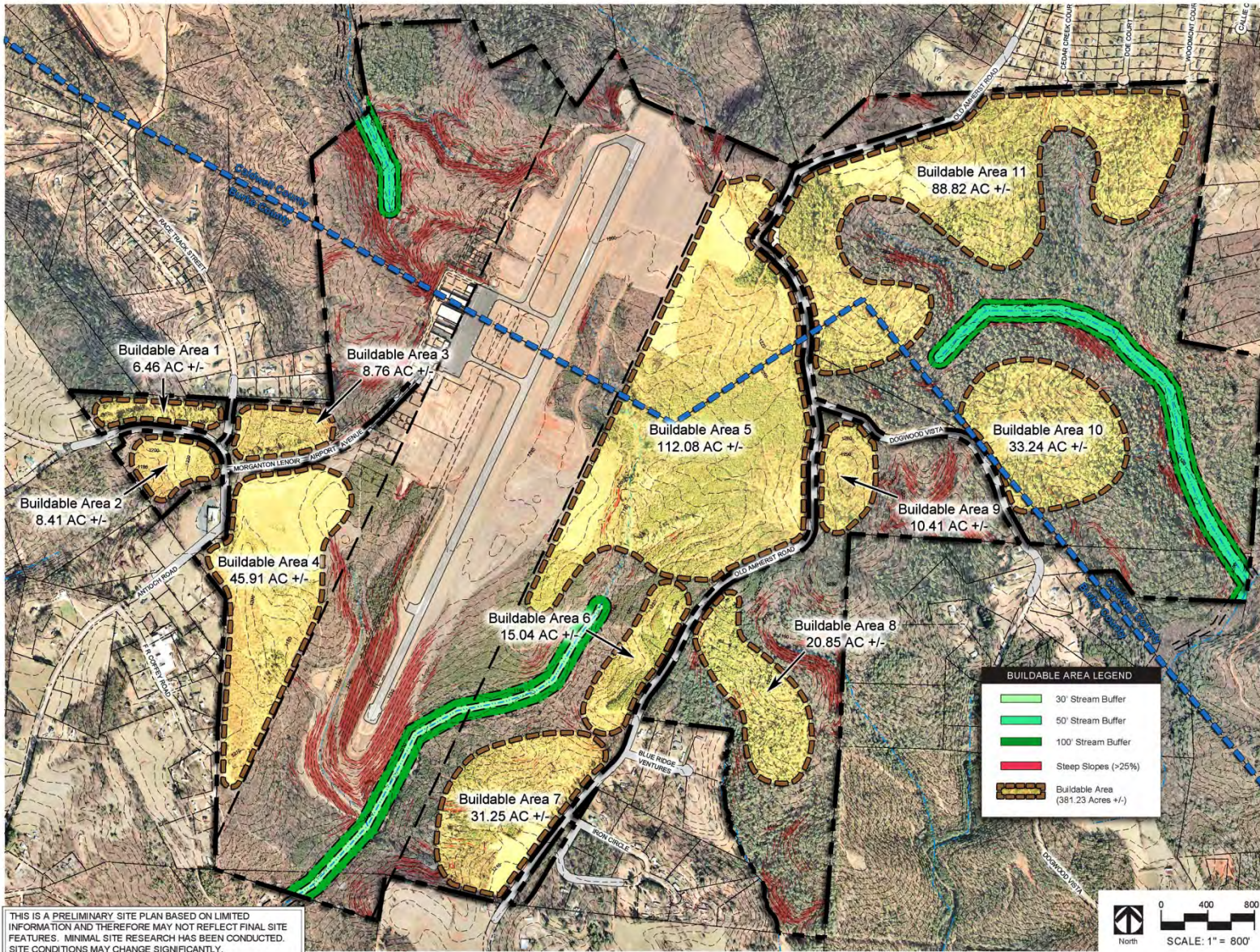
Water: 12-inch line at site; Caldwell County service

Sewer: None at site

Electrical service: Duke Energy

Nearest substation: 5 miles (Duke Energy)

Natural gas: Piedmont Natural Gas



SITE DATA

Burke & Caldwell County, NC

SITE ACREAGES:

Total Parcel Acreage: 1,051.21 Acres +/-
(per Burke/Caldwell County GIS data - does not include Right of Ways of Old Amherst Road, Morganton Lenoir Airport Avenue, Antioch Road, Race Track Street, and Dogwood Vista)

ZONING:

EXISTING ZONING: IND (Industrial)
AO (Airport Overlay District)
RM-U (Rural Mixed Use)

WATERSHED:

RIVER BASIN: Catawba
STREAM NAME: Lake Rhodhiss
PCA CLASS: WS-IV P

Blue Ridge Aerospace & Industrial Park

Burke County & Caldwell County, NC 08/06/10

Buildable Area Map

Prepared For:



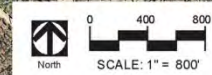
THIS SITE HAS BEEN EVALUATED AS PART OF
DUKE ENERGY'S SITE READINESS PROGRAM

Project #: 10-017

Prepared By:



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Foothills Airport – 335.32 total acres (for development)