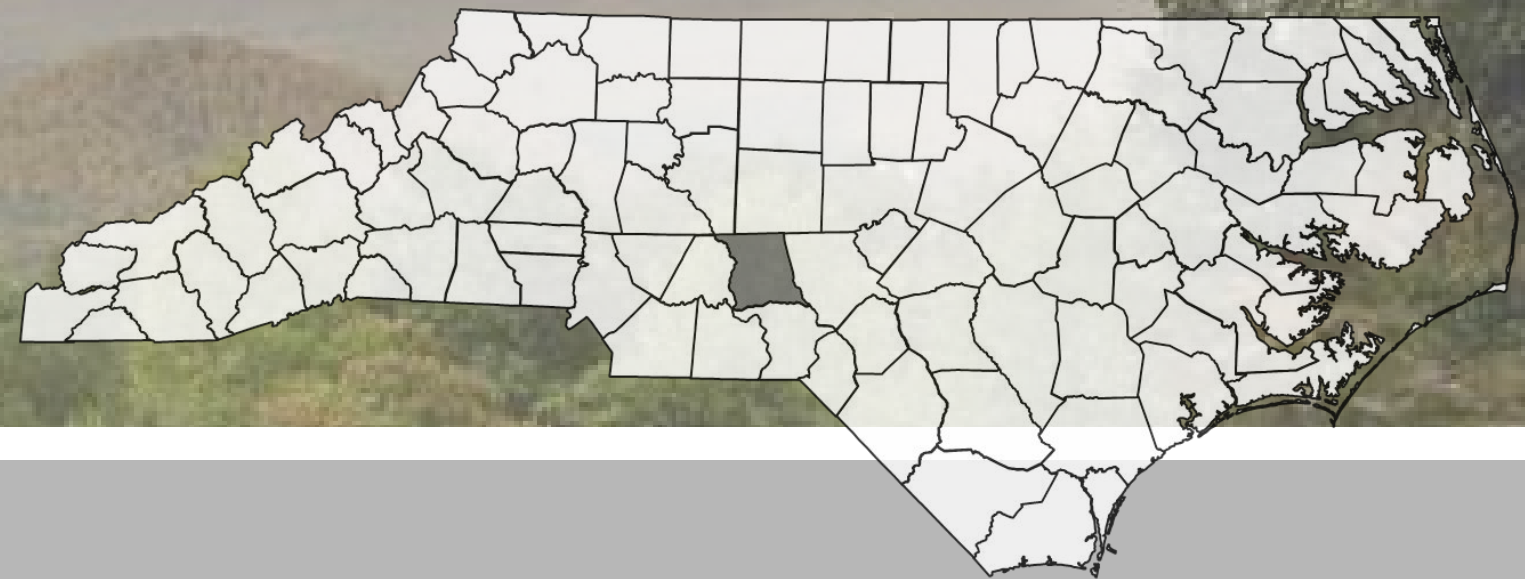


Montgomery County, North Carolina



December 2016

Industrial Development Guide

NC  growth

People • Business • Community



People • Business • Community

www.NCGrowth.unc.edu

NCGrowth@unc.edu

NCGrowth, an EDA University Center at the University of North Carolina at Chapel Hill, was founded in 2012 to help businesses create good jobs and to help communities create sustainable and equitable opportunities for their citizens. With a passionate staff and a dynamic pool of graduate student analysts, we partner with businesses, communities, governments, and other organizations to tackle outcome-based economic development and entrepreneurship projects. NCGrowth is funded by the Frank Hawkins Kenan Institute of Private Enterprise, US Economic Development Administration, GoldenLEAF Foundation, and Z Smith Reynolds Foundation.

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About This Report

The purpose of NCGrowth's partnership with Montgomery County is to assist the County in identifying and examining potential economic development sites through geographic assessments, and to provide analysis that will guide the County in prioritizing investment to focus their resources on the most developable sites.

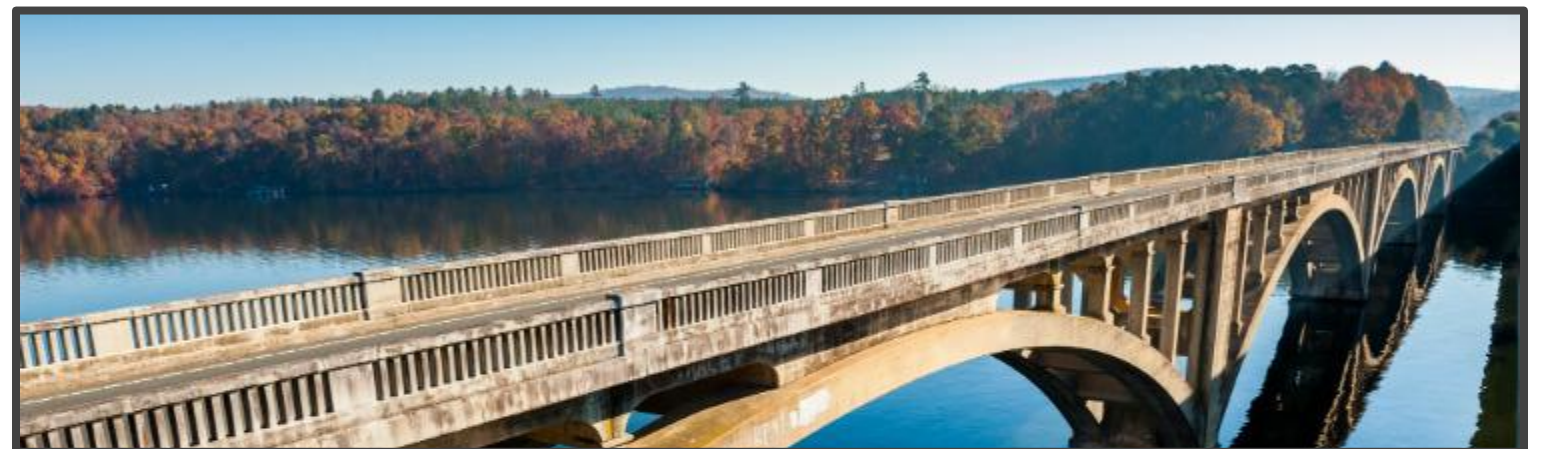
Our goal was to provide information regarding three main issues:

- Identify the location of potential sites and analyze their current status
- Identify the infrastructure needed to market the potential sites
- Estimate investment for site upgrades

Through this project NCGrowth analyzed area boundaries, natural features, transportation availability, established infrastructure and established public services for each of the sites.

The infrastructure needs examined included water, natural gas, sewer, and electricity, to provide Montgomery County a better understanding of investment needed to update these sites.

This document is meant to serve as an aid to county officials prioritizing resources for industrial development and a guide for prospective companies interested in the area.



● Montgomery County



Home to NC's first
State Historic Site:
*600 year old Creed Indian
Town Creek Burial Mound*



Home to the
Uwharrie National Forest
50,000+ acres



Home to over 250 businesses,
primarily agriculture,
manufacturing and mining.

Montgomery County is named in honor of Revolutionary War Brigadier General Richard Montgomery. Before the British adequately reinforced strongholds in Canada, Montgomery, a native of Ireland, was commissioned to capture them. Montgomery moved quickly and seized Fort St. John and Montreal, but the general died later during the harsh Battle of Quebec. Many have assumed that the county seat, Troy, is named after the ancient Trojan city, however historians have argued that the town is named after one of two Tar Heel politicians: John B. Troy or Robert Troy.

Montgomery County is situated in the Sandhills region in the southern Piedmont of North Carolina. Culled from Anson County in 1779, Montgomery County was originally inhabited by the Cheraw until German and Scottish colonists, the first Europeans in the area, settled on the land. Ether, Pekin, Steeds, Wadeville, Eldorado, Mt. Gilead, and Uwharrie are some communities and townships within the Montgomery County. Agriculture, manufacturing, and mining make up most of the county's economy. Cotton and tobacco are the most productive crops while the county's primary industries include textiles and lumber. Montgomery County is known as the "Golden Opportunity" county. Although there is no solid evidence on this nickname, it is most likely due to the presence of gold, silver, and other natural resources in the hills of Uwharrie and the rest of the county.

A rural and wooded region, Montgomery County's forests attracts hunters, fishermen, and other outdoor enthusiasts. It is home to much of the Uwharrie National Forest—approximately 50,000 acres. The Yadkin-Pee Dee River flows through the county feeding into Badin Lake, a body of water dammed from the river. Some other geographic features include Shelter Mountain, Horse Trough Mountain, Lick Fork (a historic stream in the county), Cheek Creek, and Drowning Creek.

Montgomery County is home to several historical and artistic sites. A 600-year old Indian mound known as the Town Creek Indian Mound was the first North Carolina State Historic Site. The mound was once a place where various Indian tribes of the Pee Dee region gathered, hosted feasts, and discussed tribal matters. Montgomery County hosts several annual festivals including the Indian Heritage Festival, prominent Christmas parades in Mt. Gilead and Star, and Troy Fest. Cultural venues within Montgomery County include the Montgomery Community Theater and the Roller Mill Historical Museum.

Adapted from: <http://northcarolinahistory.org/encyclopedia/montgomery-county-1779/>

Economic Development

Located at the geographic center of North Carolina, Montgomery County offers businesses unrivaled access to the region, the state, and the eastern United States. A vast transportation network, available buildings and land, a prime location, countless outdoor recreation opportunities, and small town quality of life are just a few of the reasons businesses and employees succeed here.

Our location makes Montgomery County a beautiful place to live and do business. We are close to everything, yet still able to maintain the small town values that make us who we are.

Companies find a welcoming business climate and employees see a great place to settle down and raise a family. Montgomery County offers companies and entrepreneurs a place to build a successful business and rewarding life. In other words, you can realize business and personal success without sacrificing one for the other.

For additional information please contact:

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Economic Development Director

Montgomery County

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Email: amanda.whitaker@montgomerycountync.com

Available Resources

Additional resources to support business growth and development:

[Market Montgomery: Chamber & Tourism](http://www.montgomerycountync.com/visit): <http://www.montgomerycountync.com/visit>

[Montgomery Community College](http://www.montgomery.edu/): <http://www.montgomery.edu/>

[North Carolina Department of Commerce](http://www.nccommerce.com/): <http://www.nccommerce.com/>

[North Carolina's Southeast Regional Economic Development](http://www.ncse.org/): <http://www.ncse.org/>

[North Carolina Economic Developers Association \(NCEDA\)](http://www.ncse.org/): <http://www.ncse.org/>

[International Economic Development Council \(IEDC\)](http://www.iedconline.org/): <http://www.iedconline.org/>

[Montgomery County Career Center](http://www.montgomery.edu/joblinkesc.html): <http://www.montgomery.edu/joblinkesc.html>

[Montgomery Community College Small Business Center](http://www.montgomery.edu/small-business-center.html):

<http://www.montgomery.edu/small-business-center.html>

[N. C. Rural Economic Development Center](http://www.ncruralcenter.org/): <http://www.ncruralcenter.org/>

[Small Business Technology Development Center](http://www.sbtcdc.org/): <http://www.sbtcdc.org/>

Incentives

Local Grant Programs

These performance-based incentives are considered on a project-by-project basis and may be offered by both the County and Town in which the project is located. [Download the Montgomery County Incentives Policy \(PDF\)*](#)

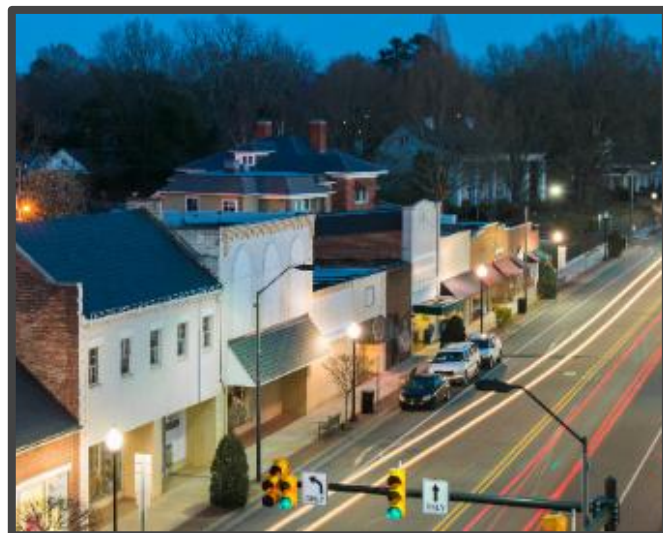
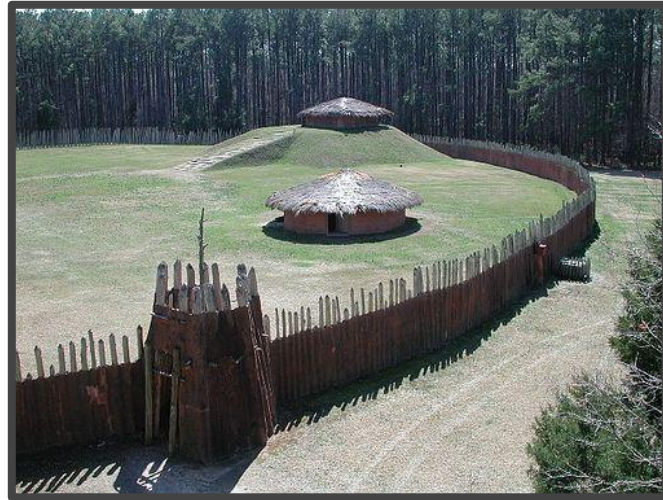
North Carolina Incentives

The State of North Carolina also offers a variety of incentives that aid companies looking to locate to the state. These incentives are often based on performance (job creation and investment). [Download the North Carolina Incentive Programs \(PDF\)**](#)

*http://files.montgomerycountync.ghifi.com/economic-development/doing-business/incentives/NC_2016_Incentives.pdf

**http://files.montgomerycountync.ghifi.com/economic-development/doing-business/largest-employers/MC_Incentives_Policy_.pdf

● Montgomery County Quick Facts



Business

- Manufacturing Employment accounts for 40% of total private sector employment
- Total retail sales in 2013: \$194 million
- Lumber and wood products are some of the largest components of the manufacturing sector

Population and Workforce

- 33% of residents work outside the county, representing a great potential labor pool for new and expanding companies
- 51% of our workforce commutes more than 20 minutes each way
- Household Income (projected) in 2013: \$33,256

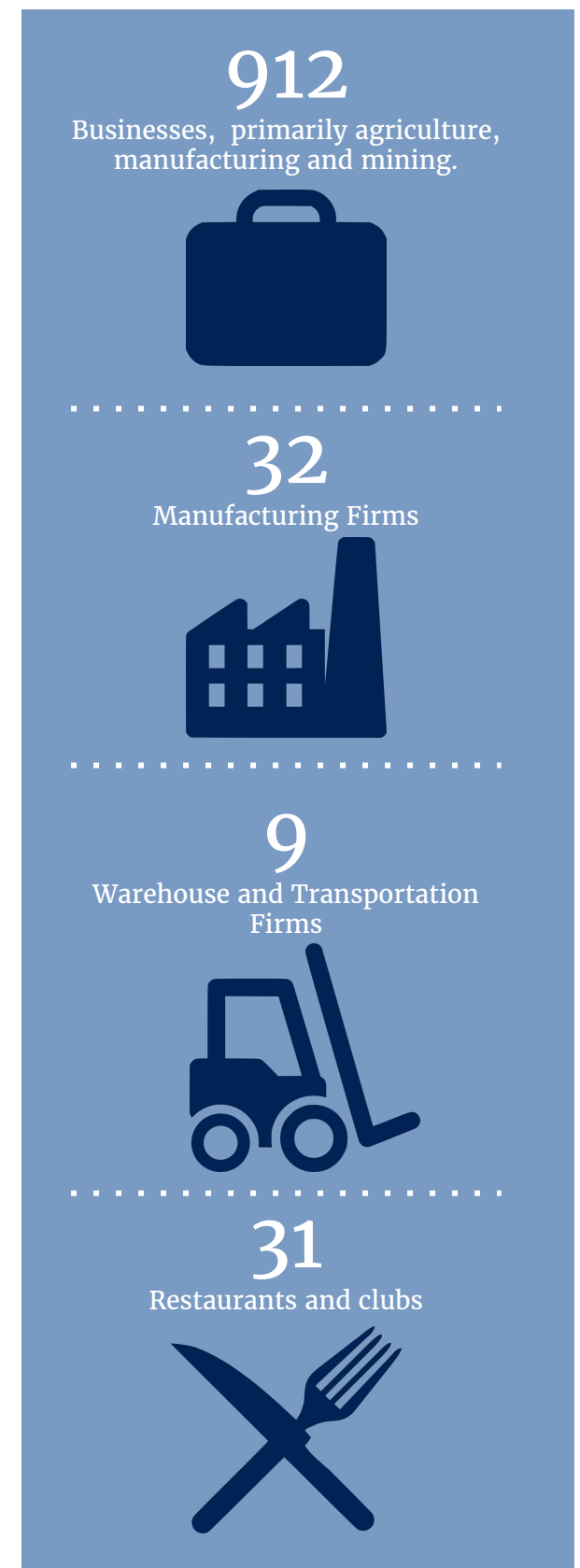
Quality of Life

- Home to the 50,000 acre Uwharrie National Forest
- Two large lakes with over 200 miles of shoreline and six boat access points
- The Montgomery County School System operates 11 schools in the County. Two high schools, two middle schools, six elementary schools and an alternative school.
- Centrally located between the Blue Ridge Mountains (3 hours west) and Atlantic Ocean (3 hours east)
- Accessible to three international airports: 1.5 hours to Charlotte Douglas (CLT) and Raleigh-Durham International (RDU), 1 hour to Piedmont Triad (GSO)

Economic Snapshot



Top 10 Employers:	# of Employees
1. Montgomery County Bd Education Education & Health Services	500-999
2. Grede II Llc Manufacturing	250-499
3. Mcrae Industries Inc Manufacturing	250-499
4. Jordan Lumber & Supply Inc Manufacturing	250-499
5. Nc Dept Of Public Safety Public Administration	250-499
6. Klaussner Furniture Industries Inc Manufacturing	250-499
7. First Bank (A Corp) Financial Activities	250-499
8. County Of Montgomery Public Administration	100-249
9. Family First Home Care Llc Education & Health Services	100-249
10. Wal-Mart Associates Inc Trade, Transportation, & Utilities	100-249



Population
27,548 (2015 estimate)
63.4% White,
19% Black/African American,
15.5% Hispanic/Latino,
2.1% Other
(8.1% Foreign Born)

Household Income
Median: **\$32,715**
Per Capita: **\$19,193**








Education
74.5% High School
14.9% Bachelor's (over age 25)

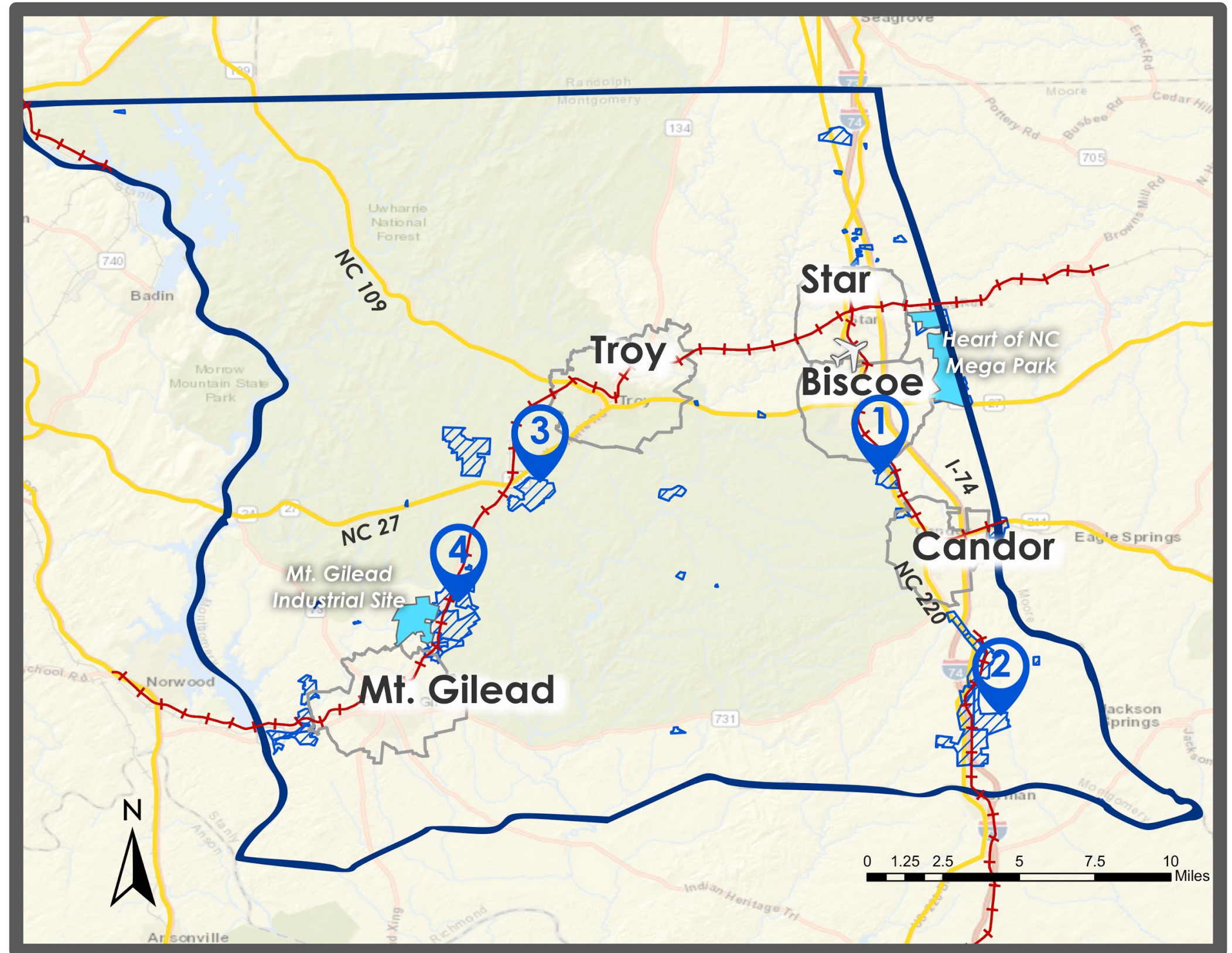
Housing Units
16,041 Housing Units
69.6% Owner Occupied
Median Value: **\$88,600**

*Interpretations based on data retrieved from census.gov and ReferenceUSA.com.

Overview Street Map

- ★ 5 Towns/Cities
- ★ Interstate 74 and 2 major NC roadways
- ★ 2 Railways
- ★ 1 Municipal Airport
- ★ 50,000 acres of National Forest
- ★ 2 Certified Industrial Sites
- ★ 4 Potential Industrial Sites

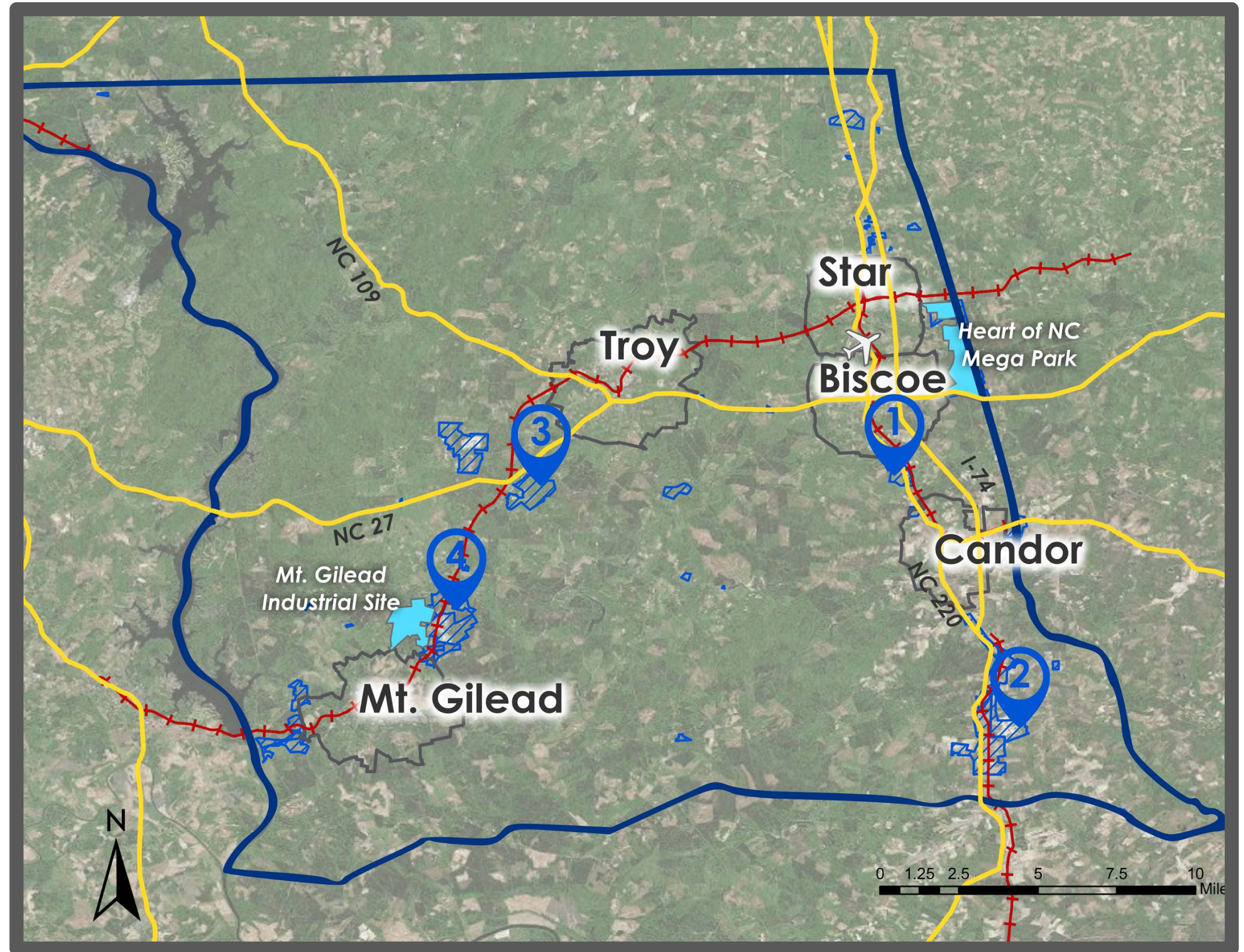
	National Highway
	Railway Lines
	Municipal Airport
	Industrial Zoning
	Municipal Zoning
	Certified Industrial Site
	County Boundary
	Potential Industrial Site



Overview Satellite Map

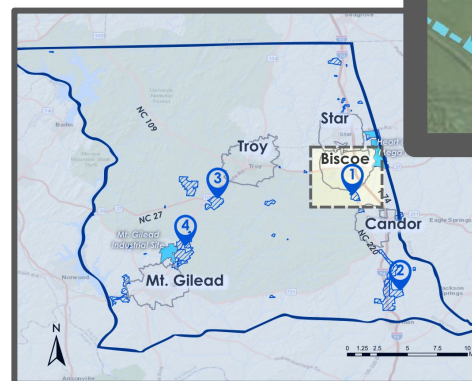
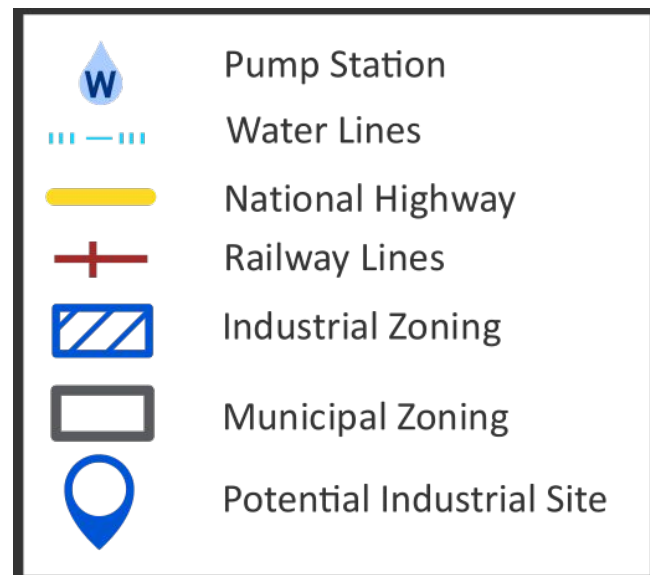
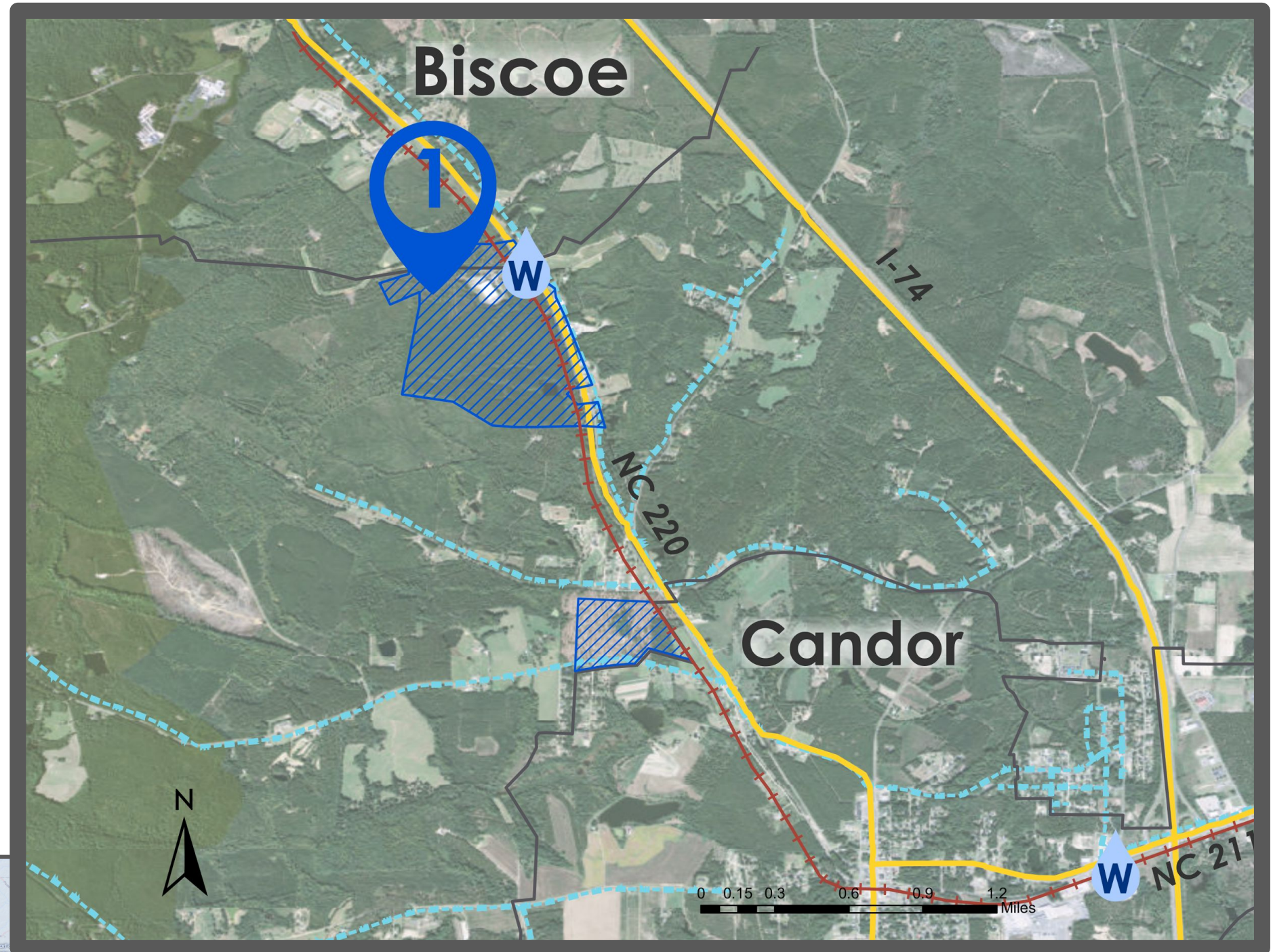
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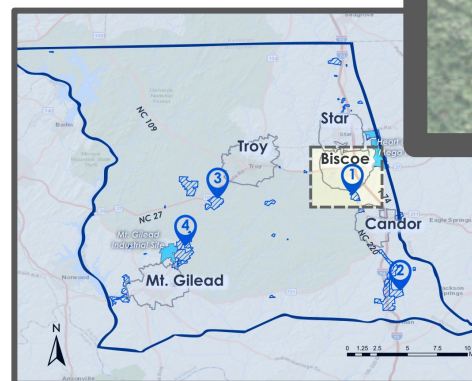
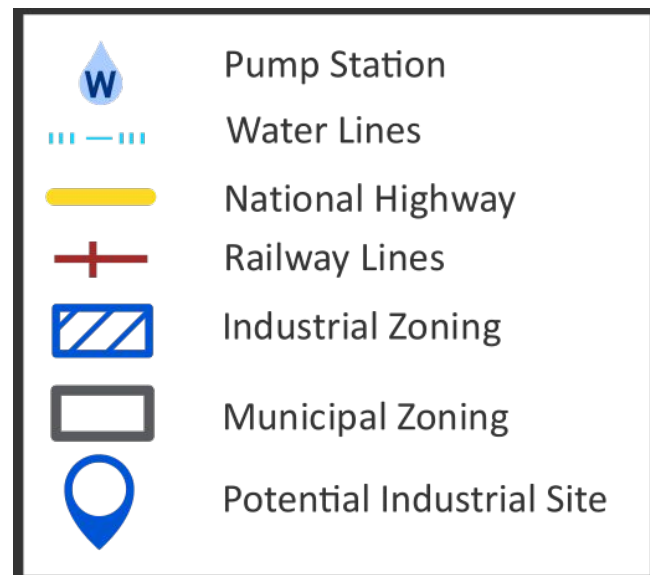
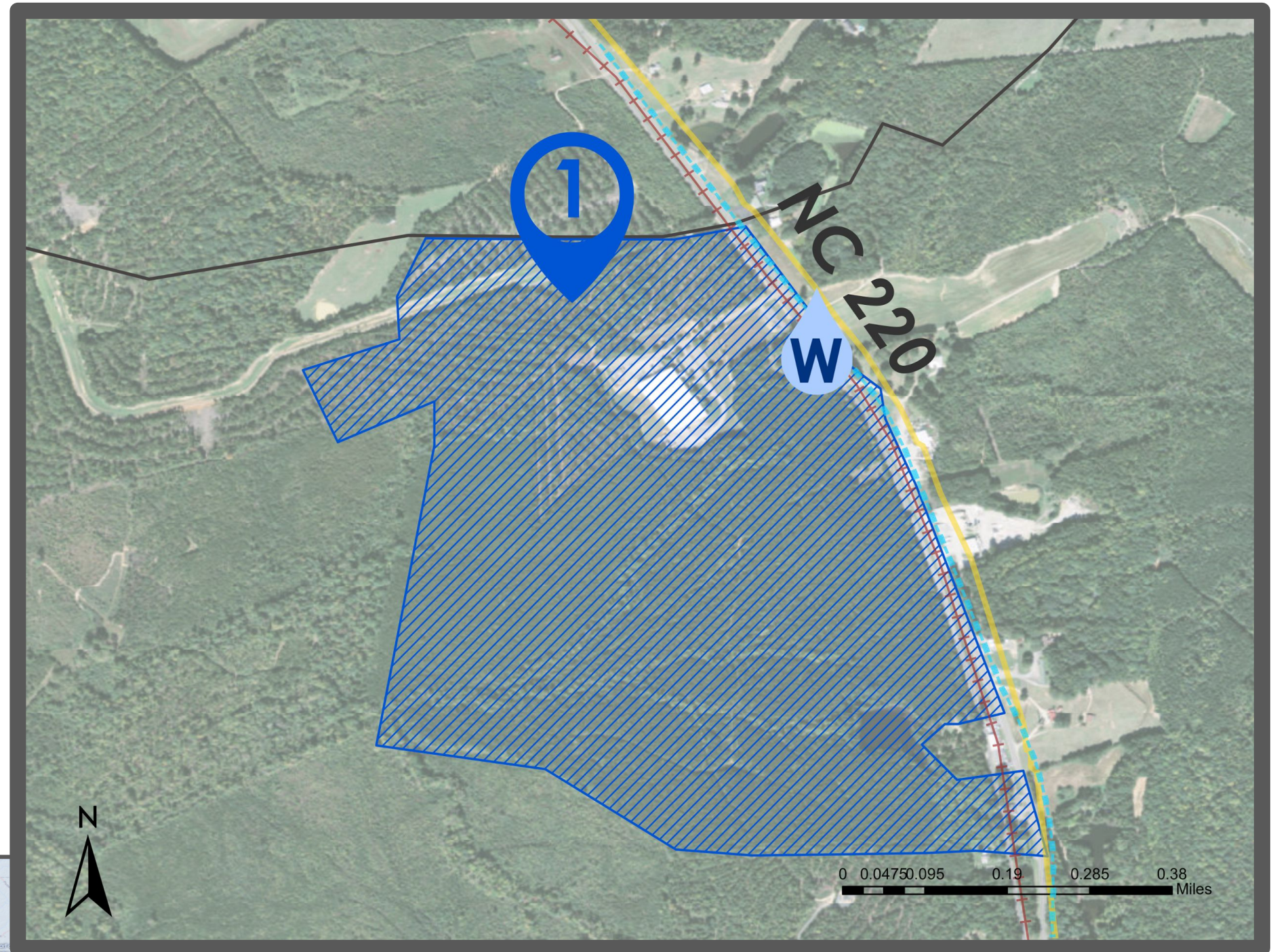
● Overview: Potential Site 1

- ★ 222 acres
- ★ 3 miles to Biscoe and 3 miles to Candor
- ★ 3 miles to I-74
- ★ Number of owners: 5
- ★ Number of parcels: 5
- ★ Next to 12 inch AC water lines
- ★ Next to BPS #4 pump station
- ★ Access to 4 major highways and 1 railway
- ★ Forested
- ★ Outside city limits



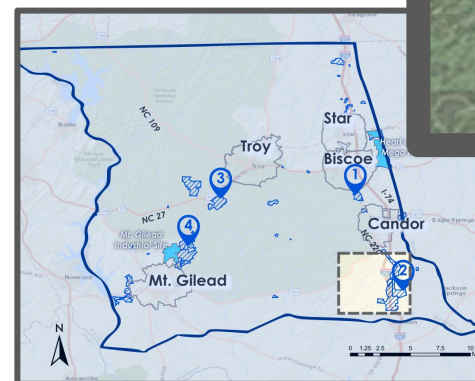
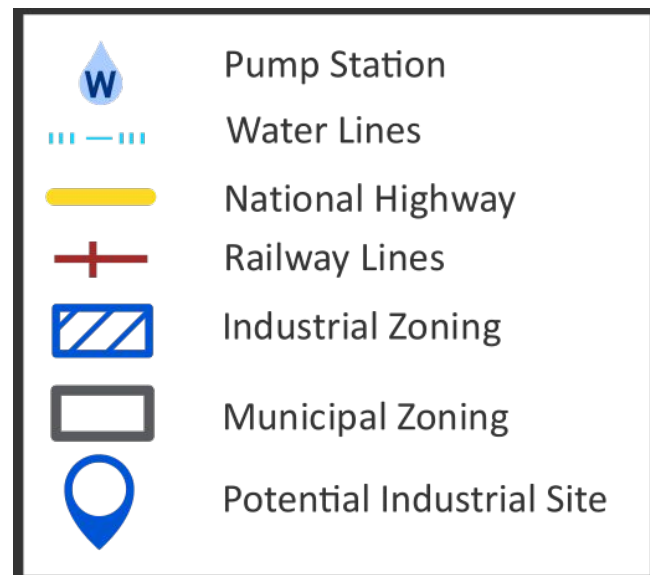
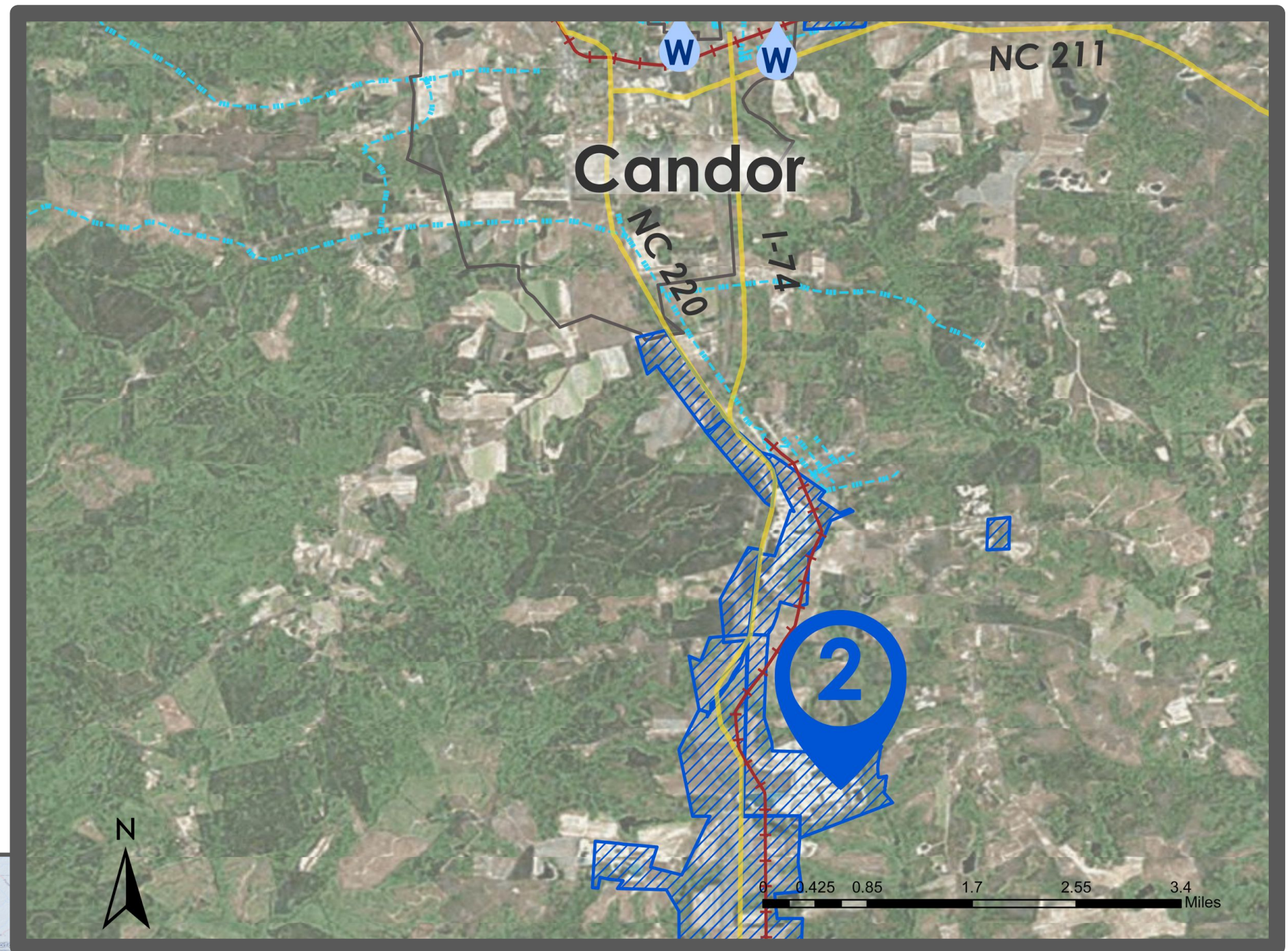
● Detailed View: Potential Site 1

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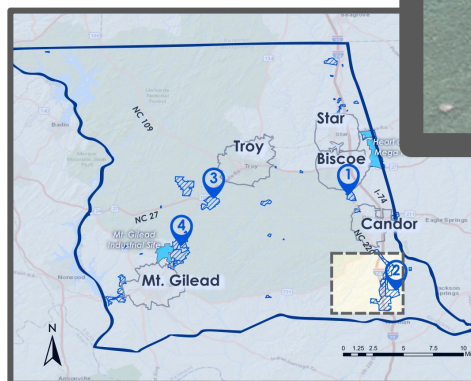
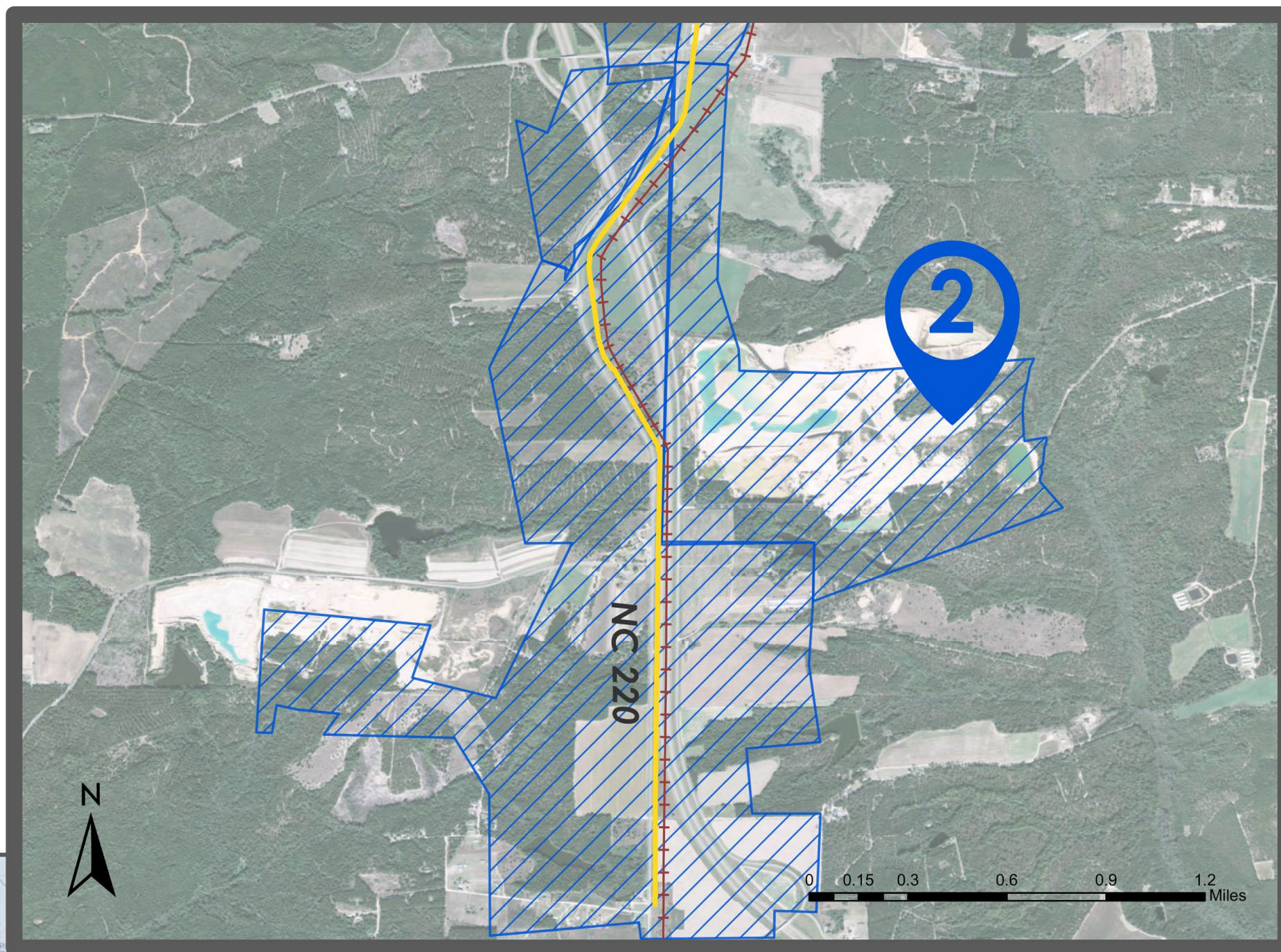
● Overview: Potential Site 2

- ★ 1665 acres
- ★ 4 miles to Candor
- ★ 2 miles to I-74
- ★ Number of owners: 21
- ★ Number of parcels: 52
- ★ Close to 8 inch PVC water lines
- ★ Access to 3 major highways and 1 railway
- ★ Forested
- ★ Outside municipal limits



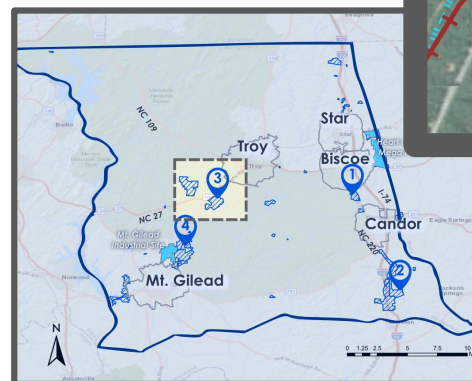
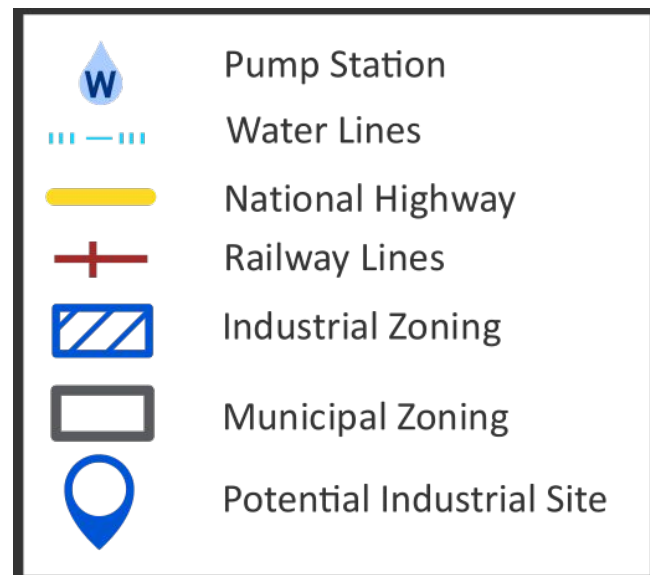
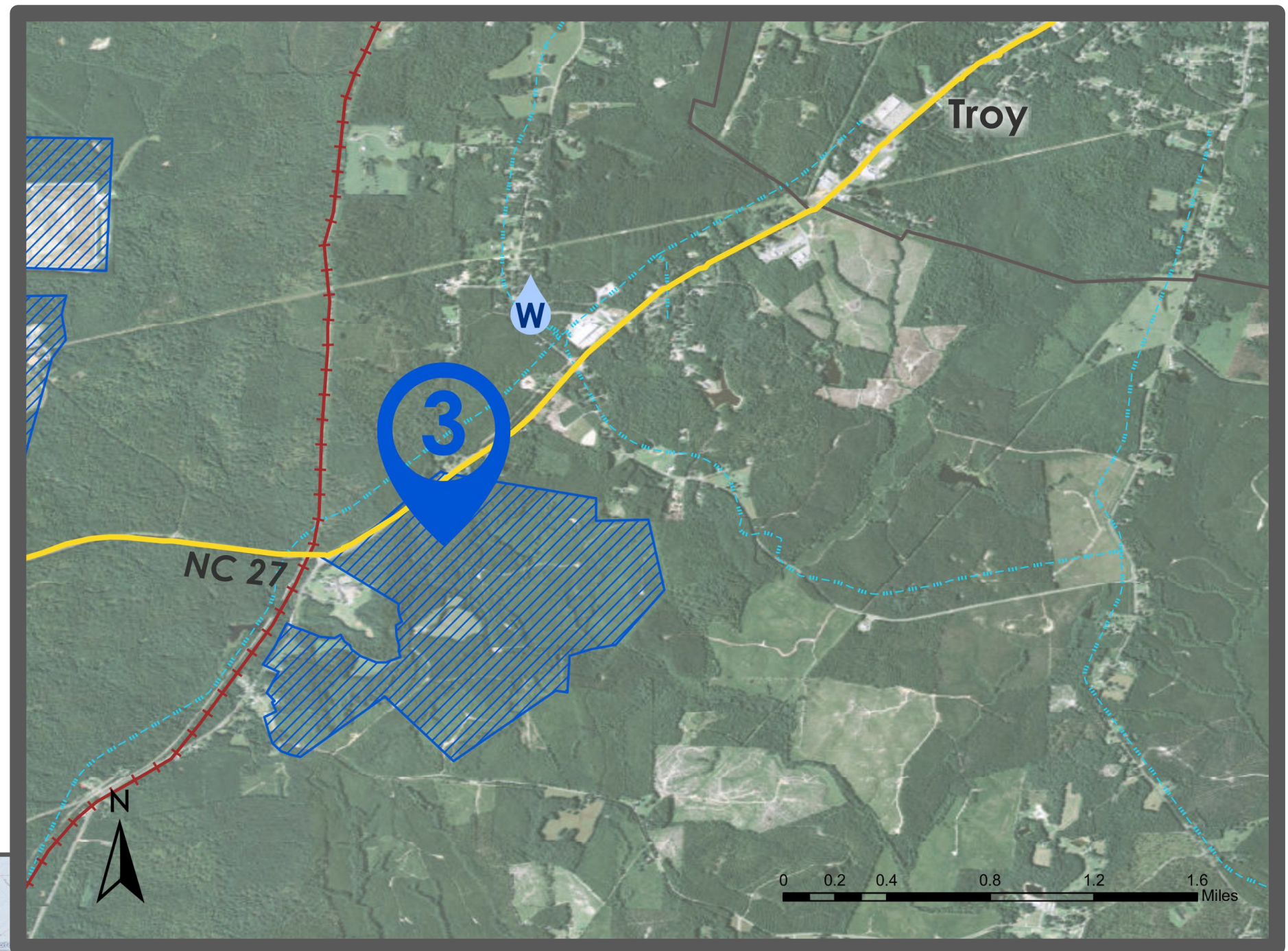
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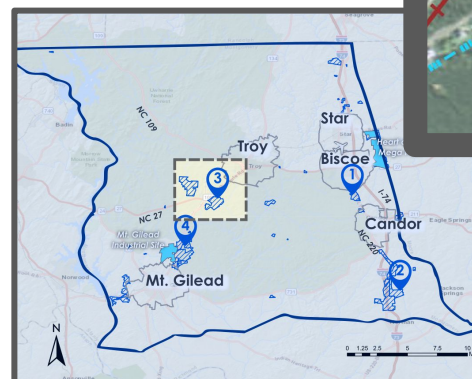
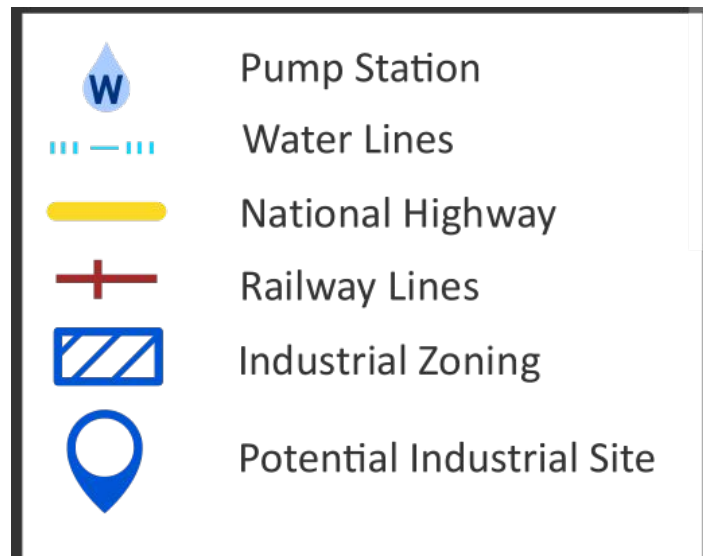
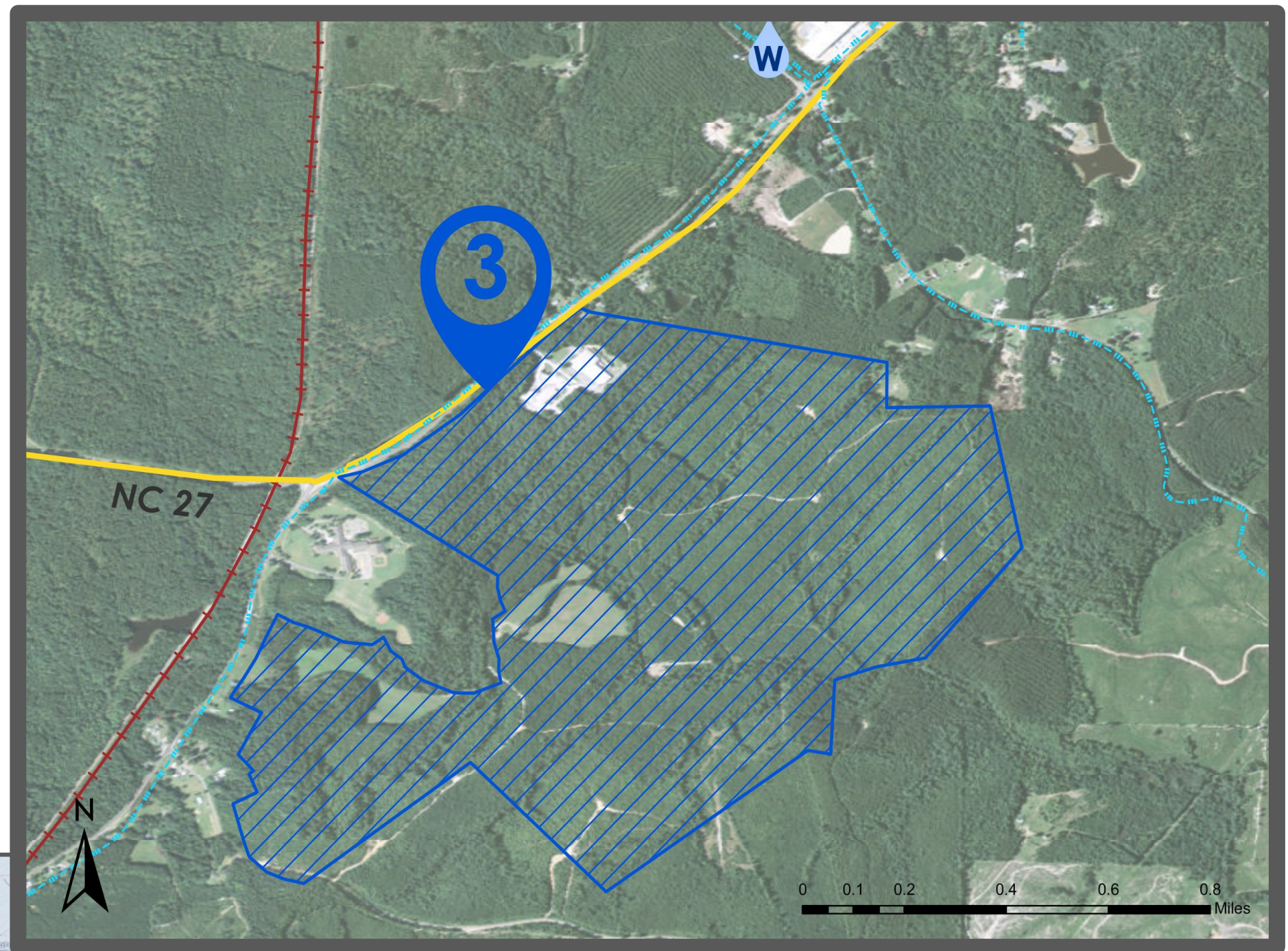
● Overview: Potential Site 3

- ★ 507 acres
- ★ 3 miles to Troy and 9 miles to Mt. Gilead
- ★ 11 miles to I-74
- ★ Number of owners: 5
- ★ Number of parcels: 8
- ★ Next to 20 inch DI water lines
- ★ Next to BPS 2 pump stations
- ★ Access to 2 major highways and 1 railway
- ★ Forested
- ★ Outside municipal limits



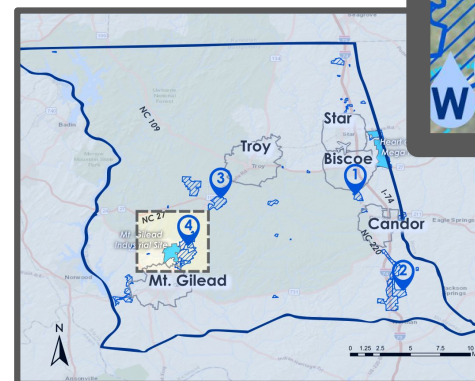
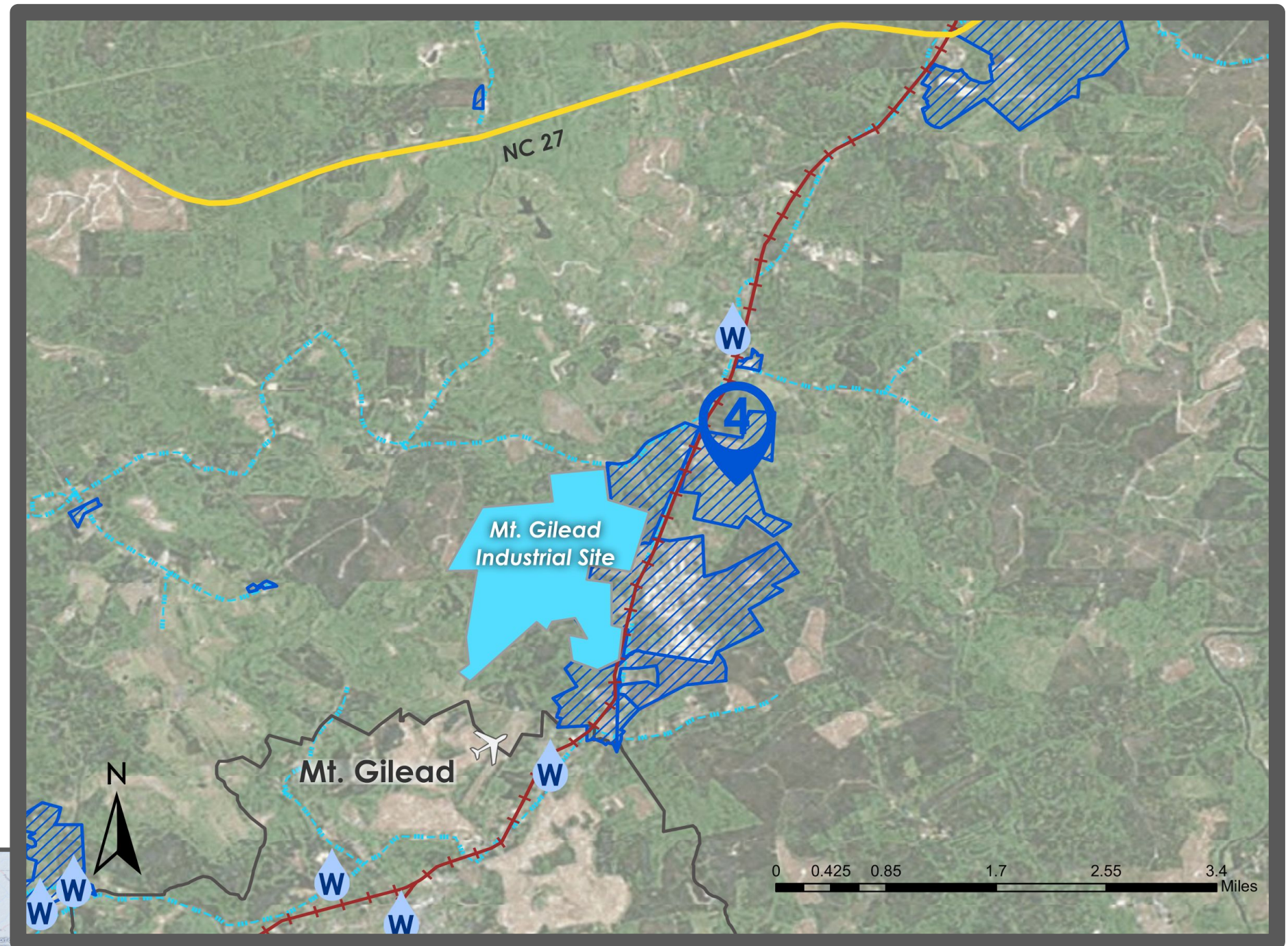
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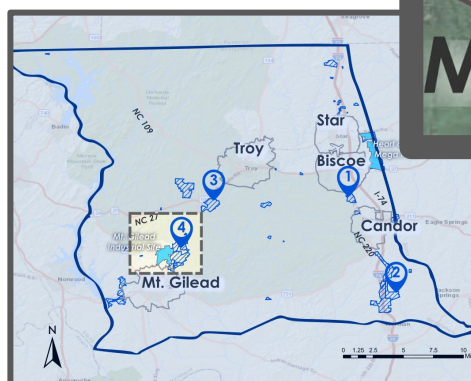
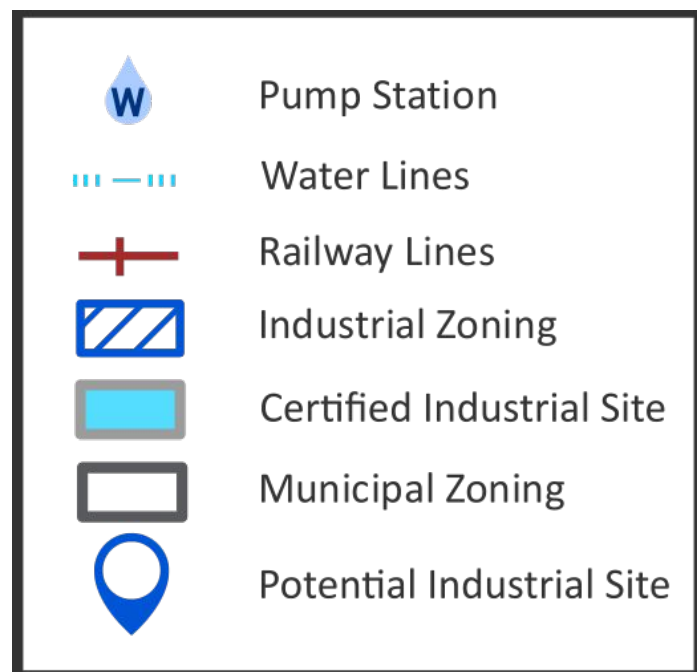
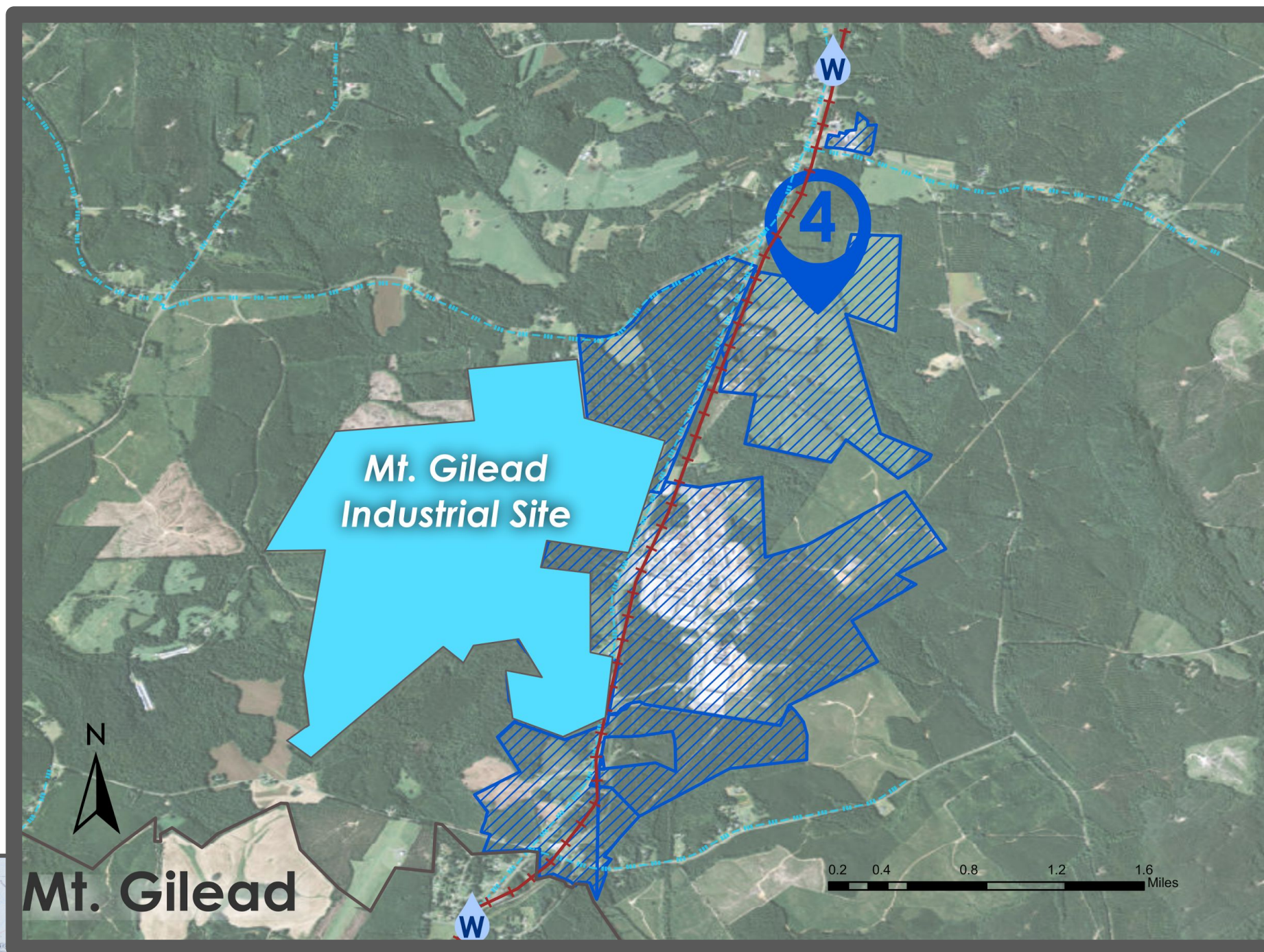
Overview: Potential Site 4

- ★ 1434 acres
- ★ 4 miles to Mt. Gilead
- ★ Number of owners: 58
- ★ Number of parcels: 104
- ★ Next to 20 inch DI water lines
- ★ Close to pump stations
- ★ 4 miles to natural gas transmission pipeline
- ★ Cleared
- ★ Outside municipal limits



Detailed View: Potential Site 4

- ★ 1434 acres
- ★ 4 miles to Mt. Gilead
- ★ Number of owners: 58
- ★ Number of parcels: 104
- ★ Next to 20 inch DI water lines
- ★ Close to pump stations
- ★ 4 miles to natural gas transmission pipeline
- ★ Cleared
- ★ Outside municipal limits



Potential Sites Comparison Table

	Site 1	Site 2	Site 3	Site 4	Mt. Gilead Industrial Site	Heart of NC MegaPark
Mileage to Nearest Towns	3 miles to Biscoe 3 miles to Candor	4 miles to Candor	3 miles to Troy 9 miles to Mt. Gilead	4 miles to Mt. Gilead	3 miles to Mt. Gilead	1 mile to Star 1 mile to Biscoe
Acreage	222	1665	507	1434*	809	118
Rail Access	Aberdeen Carolina & Western Railway	Undefined Owner	Aberdeen Carolina & Western Railway	Aberdeen Carolina & Western Railway	Aberdeen Carolina & Western Railway	Aberdeen Carolina & Western Railway
Rail Distance	Adjacent	Adjacent	Adjacent	Adjacent	Adjacent	Adjacent
Highway Access	NC 220 I 74 NC 221 NC 27	NC 220 NC 221 I 74	NC 109 NC 27	NC 109	NC 109	I 74 NC 27
Highway Distance	Adjacent	Adjacent	Adjacent	Adjacent	Adjacent	Adjacent
Parcels	5	52	8	104	N/A	N/A
Number of Owners	5	21	5	58	N/A	N/A
Existing Building	Yes	No	Yes	Yes	Yes	Yes
Water Location	Adjacent	1 mile	Adjacent	Adjacent	Adjacent	Adjacent
Water Capacity	12" Water line	8" Water line	20" Water line	20" Water line	20" Water line	6" Water line
Sewer Location	Adjacent	4 miles	1 mile	1 mile	Adjacent	Adjacent
Sewer Capacity	BPS #4 pump station	?	BPS #2 pump station	?	8" Sanitary Sewer Force Main	8" Sanitary Sewer
Natural Gas Pipeline Access	Limited	Limited	Limited	Feasible	Feasible	Limited
Electric Access					25 kV/14400 Volt three-phase, four-wire distribution feeder (Randolph Electric)	
Airport Distance	5 miles	14 miles	7 miles	1 mile	1 mile	1 mile
Forested or Cleared	Forested	Cleared	Forested	Cleared	Cleared	Cleared
Clearing/Grading Cost** (per acre)	\$3000 - \$6000	\$200 - \$1000	\$3000 - \$6000	\$200 - \$1000	N/A	N/A
Site Certification	N	N	N	N	Y DATE: 2015	Y DATE: 2013

Note: Please refer to the Appendix for water/sewer connection fees.

*Site includes part of the Mt. Gilead Industrial Site.
**The clearing/grading cost is an estimate and is subject to change based on actual site condition.



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