



**Greater
Statesville
Development
Corporation**

*Serving Statesville, Troutman
And Iredell County.*

2002

ANNUAL
REPORT

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January 2003

Dear Friends:

As we enter into the year 2003, it is time for us to take a moment to review our organization's activities and accomplishments for the year 2002. With this in mind, it is my pleasure to present to you the 2002 Annual Report for the Greater Statesville Development Corporation. I hope this information will provide you with certain data that you will be able to utilize as we venture into another new year. As always, the success of our organization rests within the volunteers throughout the community who support our efforts on a daily basis. I thank each of you for all you do in helping us to accomplish our goals and objectives and to ensure that our local economy remains vibrant and successful.

While 2002 has been a year in which our economy has experienced some downfalls, we certainly feel that it has also had some successes in that our activities have been rewarded with the location of several new companies and a variety of existing industry expansions. Additionally, our community continues to receive recognition from a variety of publications for our economic development efforts and the good business climate that prevails within our community. This recognition has resulted in a number of individuals contacting our organization about information regarding a greater Statesville area location. Also, many communities have contacted our organization seeking advice and assistance with their own economic development activities. This recognition speaks very well for our efforts and continues to solidify our position as one of the leading communities in the region for our economic development efforts.

Once again, I would like to point out that this recognition and our successes are a product of the hard work and dedication of our volunteers and our elected leadership along with various other individuals throughout the community.

In closing, once you have had the opportunity to review the following information in more detail please let us know your thoughts and comments regarding its contents. As always, we seek your input into our activities in order that we may become a better and more productive organization. We strive to carry out our pledge to you to make our organization more efficient and more effective as we serve the citizens of our community. Thank you for all your assistance and support throughout the past year and we look forward to continuing our efforts into the future.

Sincerely,

John McCalla
Chairman

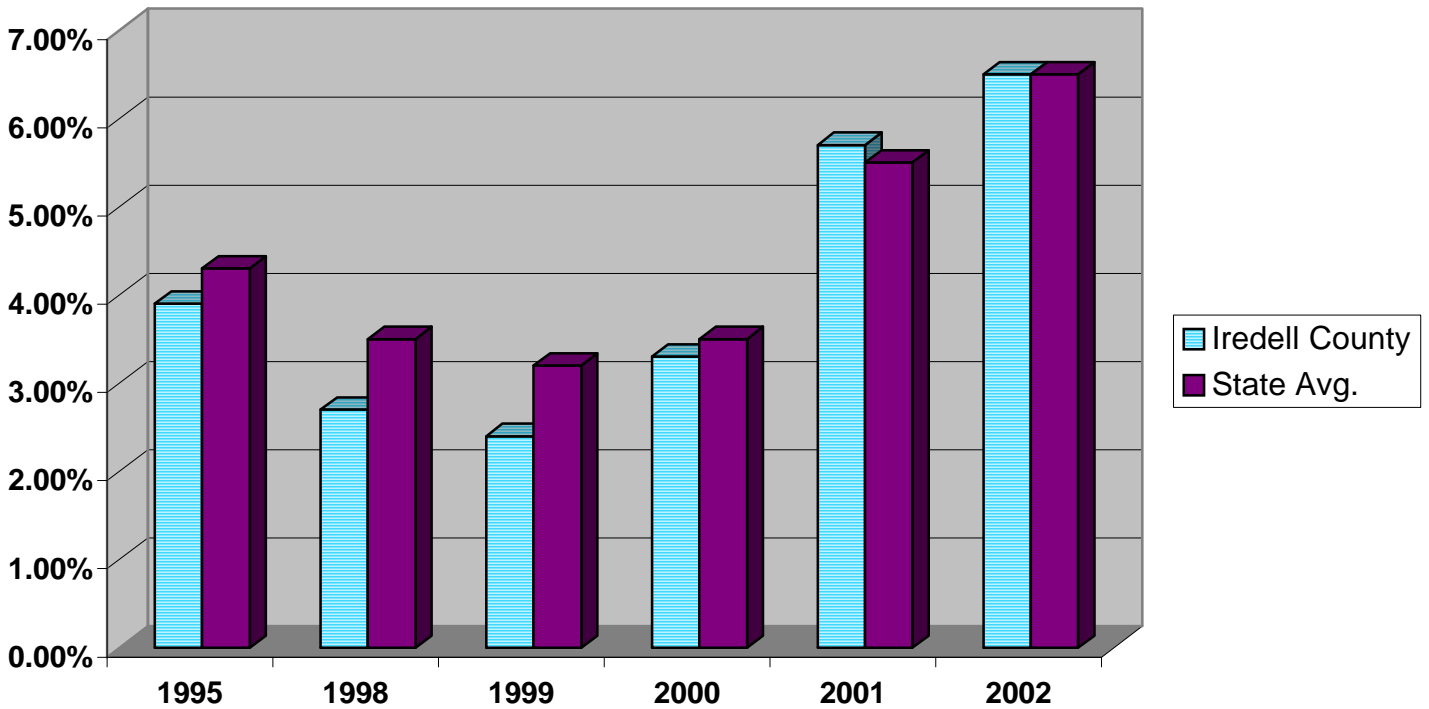
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Iredell County Employment Trends

<u>Year</u>	<u>Average Annual Unemployment Rate</u>	<u>State Average</u>
1995	3.9%	4.3%
1998	2.7%	3.5%
1999	2.4%	3.2%
2000	3.3%	3.5%
2001	5.7%	5.5%
*2002	*6.5%	*6.5%

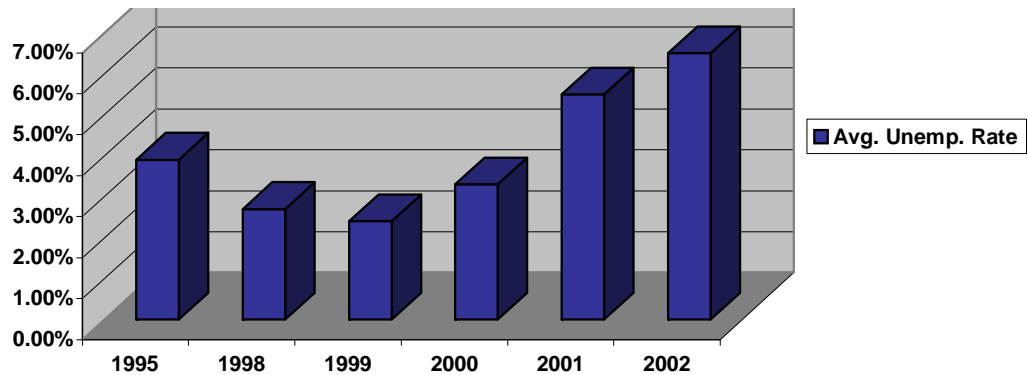
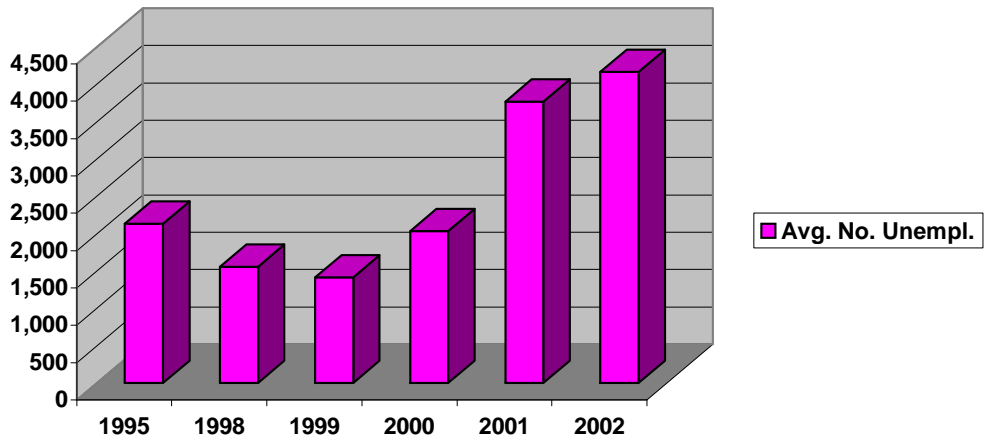
*2002 rate is average for 11 months. Monthly total for December has not yet been released.
 Source: Employment Security Commission www.ncesc.com



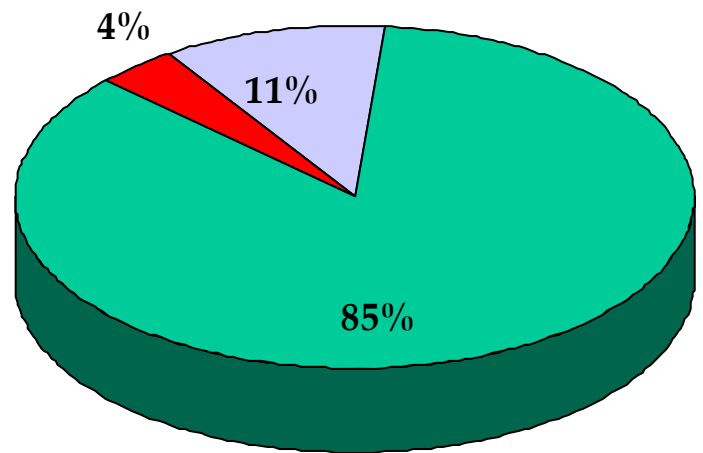
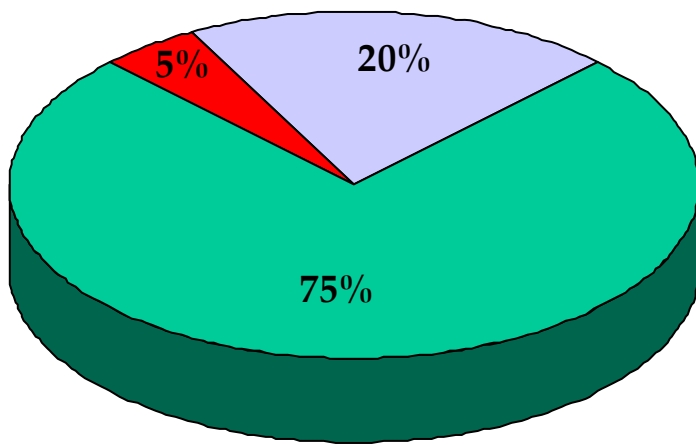
Iredell County

<u>Year</u>	<u>Average No. People Unemployed</u>	<u>Average Unemployment Rate</u>
1995	2,133	3.9%
1998	1,562	2.7%
1999	1,420	2.4%
2000	2,040	3.3%
2001	3,770	5.5%
*2002	*4,167	*6.5%

*2002 rate is average for 11 months. Monthly total for December has not yet been released.
 Source: Employment Security Commission. www.ncesc.com Each line item represents the yearly average.



Post High School Intentions Of Iredell Graduates 1991 and 2001



■ Continuing Education

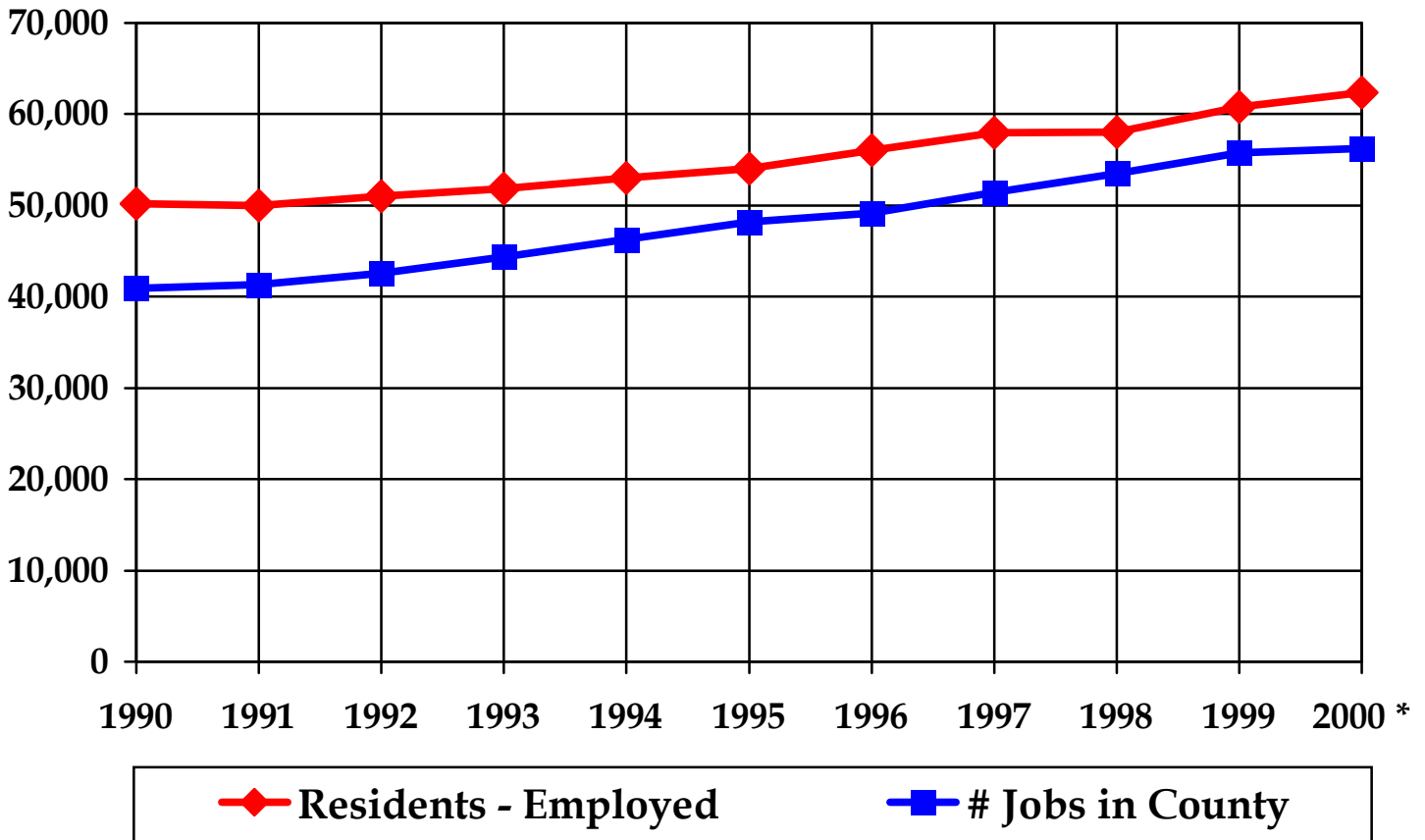
■ Military Service

■ Labor Force

Iredell County

Employment Data Growth Comparison

Employed Residents vs. Available Jobs, 1990-2000



Increase in # of Employed Residents, 1990-2000 = 24.2%

Increase in # of Jobs within County, 1990-2000 = 37.4%

* Note: Number of jobs in 2000 is an estimate from the first 3 quarters of 2000.

Source: NC Employment Security Commission

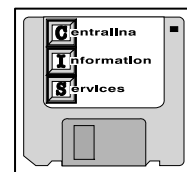
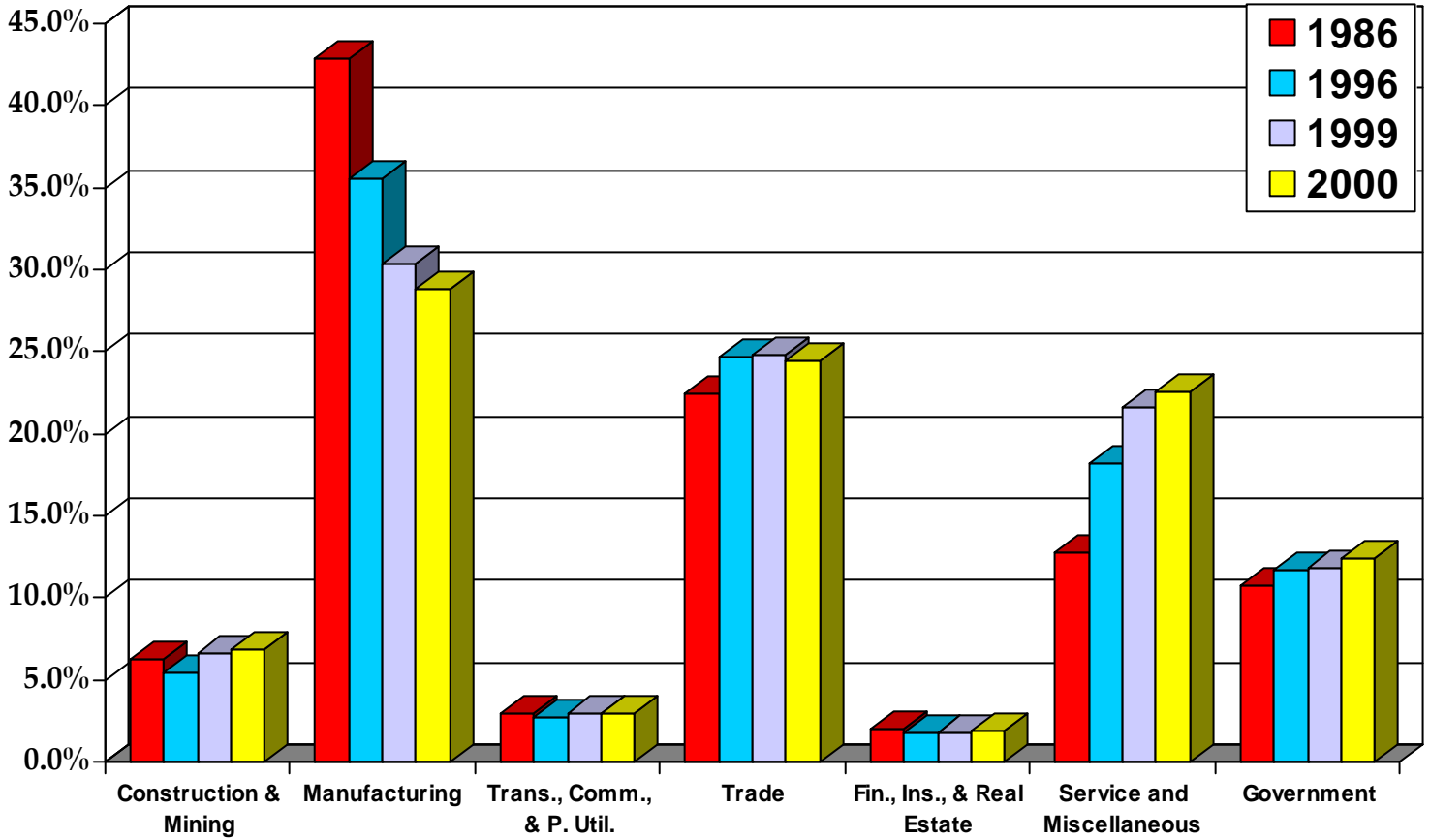
IREDELL COUNTY MONTHLY LABOR FORCE REVIEW

Month	Labor Force Data	1990	1995	1997	1998	1999	2000	2001	2002
JAN	Monthly Labor Force	51,004	53,890	56,640	57,260	57,480	59,930	64,510	64,670
	Monthly Employment	48,339	52,450	55,000	55,670	55,910	58,380	61,620	59,320
	Monthly Unemployment	2,665	1,440	1,640	1,590	1,570	1,550	2,890	5,350
	Monthly Unemployment Rate	5.2	2.7	2.9	2.8	2.7	2.6	4.5	8.3
FEB	Monthly Labor Force	51,269	54,360	57,160	57,750	57,300	60,400	65,240	63,870
	Monthly Employment	49,232	52,710	55,330	55,720	55,710	58,640	61,900	59,480
	Monthly Unemployment	2,037	1,650	1,830	2,030	1,590	1,760	3,340	4,390
	Monthly Unemployment Rate	4.0	3.0	3.2	3.5	2.8	2.9	5.1	6.9
MAR	Monthly Labor Force	51,556	54,490	57,370	57,830	57,530	61,120	65,970	63,610
	Monthly Employment	49,746	52,860	56,030	56,100	56,310	59,480	62,040	59,380
	Monthly Unemployment	1,810	1,630	1,340	1,730	1,220	1,640	3,930	4,230
	Monthly Unemployment Rate	3.5	3.0	2.3	3	2.1	2.7	6.0	6.6
APR	Monthly Labor Force	50,947	54,540	57,960	58,090	57,970	61,610	64,670	63,700
	Monthly Employment	49,295	52,940	56,790	56,350	56,930	59,960	61,750	59,620
	Monthly Unemployment	1,652	1,600	1,170	1,740	1,040	1,650	2,920	4,080
	Monthly Unemployment Rate	3.2	2.9	2	3.0	1.8	2.7	4.5	6.4
MAY	Monthly Labor Force	53,059	55,000	58,550	58,010	58,530	61,710	66,350	63,850
	Monthly Employment	50,831	53,280	57,090	56,650	57,330	60,210	61,660	59,640
	Monthly Unemployment	2,228	1,720	1,460	1,360	1,200	1,500	4,690	4,210
	Monthly Unemployment Rate	4.2	3.1	2.5	2.3	2.1	2.4	7.1	6.6
JUNE	Monthly Labor Force	53,621	56,250	59,380	58,720	59,420	63,040	66,150	65,060
	Monthly Employment	51,477	53,890	57,560	57,340	58,080	61,280	62,720	60,780
	Monthly Unemployment	2,144	2,360	1,820	1,380	1,340	1,760	3,430	4,280
	Monthly Unemployment Rate	4.0	4.2	3.1	2.4	2.3	2.8	5.2	6.6
JULY	Monthly Labor Force	52,820	56,960	60,420	58,970	60,050	63,300	66,630	65,060
	Monthly Employment	50,589	54,580	58,360	57,530	58,570	61,610	62,720	60,930
	Monthly Unemployment	2,231	2,380	2,060	1,440	1,480	1,690	3,910	4,130
	Monthly Unemployment Rate	4.2	4.2	3.4	2.4	2.5	2.7	5.9	6.3
AUG	Monthly Labor Force	52,109	56,310	59,770	58,780	59,550	63,700	66,320	64,830
	Monthly Employment	50,148	54,250	57,930	56,830	57,790	60,520	62,290	60,850
	Monthly Unemployment	1,961	2,060	1,840	1,950	1,760	3,180	4,030	3,980
	Monthly Unemployment Rate	3.8	3.7	3.1	3.3	3	5	6.1	6.1
SEPT	Monthly Labor Force	51,717	55,710	59,290	57,850	58,920	62,420	65,220	63,400
	Monthly Employment	49,714	53,810	57,780	56,500	57,680	60,770	61,560	59,900
	Monthly Unemployment	2,003	1,900	1,510	1,350	1,240	1,650	3,660	3,500
	Monthly Unemployment Rate	3.9	3.4	2.5	2.3	2.1	2.6	5.6	5.5
OCT	Monthly Labor Force	51,520	55,840	59,290	58,530	60,680	64,460	65,650	63,890
	Monthly Employment	48,923	54,010	57,810	57,230	59,270	61,100	61,540	60,100
	Monthly Unemployment	2,597	1,830	1,480	1,300	1,410	3,360	4,110	3,790
	Monthly Unemployment Rate	5.0	3.3	2.5	2.2	2.3	5.2	6.3	5.9
NOV	Monthly Labor Force	52,134	55,850	59,460	58,950	60,930	63,620	65,510	63,640
	Monthly Employment	49,011	54,050	57,920	57,310	59,510	61,100	61,300	59,760
	Monthly Unemployment	3,123	1,800	1,540	1,640	1,420	2,520	4,210	3,880
	Monthly Unemployment Rate	6.0	3.2	2.6	2.8	2.3	4	6.4	6.1
DEC	Monthly Labor Force	52,303	55,850	58,890	58,644	60,540	63,230	65,060	
	Monthly Employment	49,173	53,900	57,490	57,411	59,280	61,070	60,930	
	Monthly Unemployment	3,130	1,950	1,400	1,233	1,260	2,160	4,130	
	Monthly Unemployment Rate	6.0	3.5	2.4	2.1	2.1	3.4	6.3	

Source: North Carolina Employment Security Commission

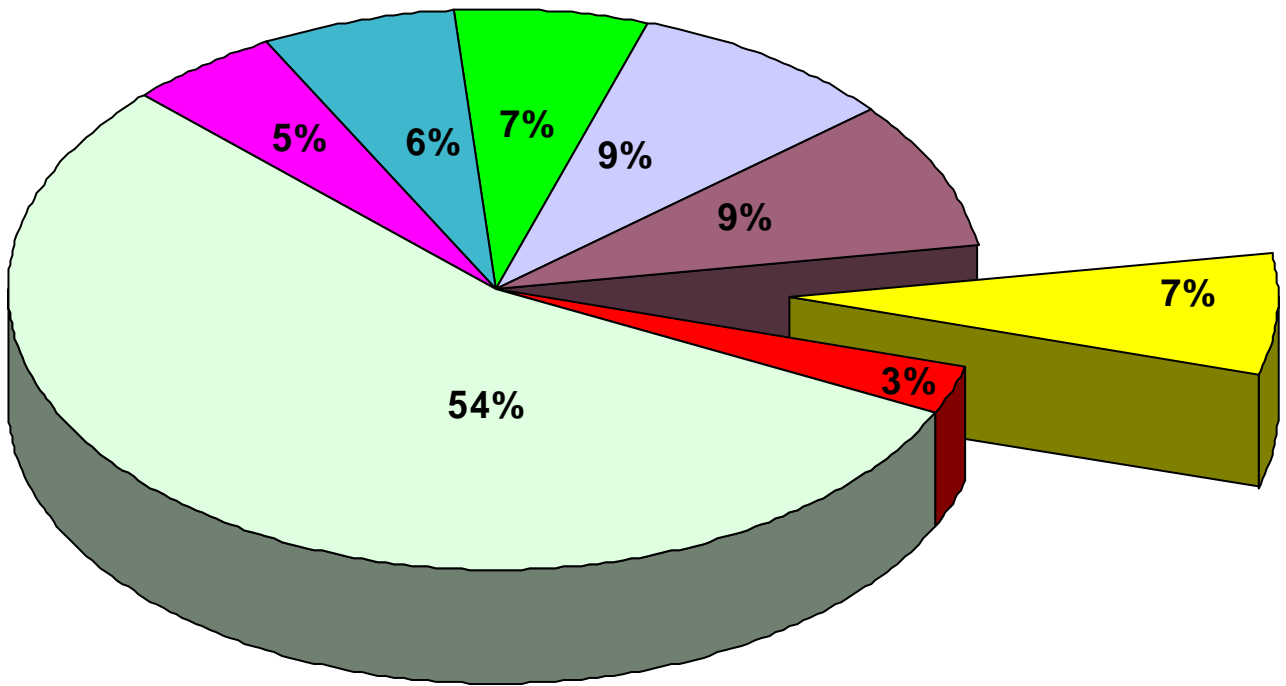
Compiled by: Centralina Council of Governments, 2002

Percent of Jobs By Type Iredell County, 1986, 1996, 1999 and 2000



Source: NC Employment Security Commission

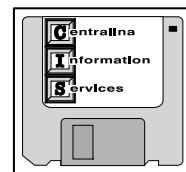
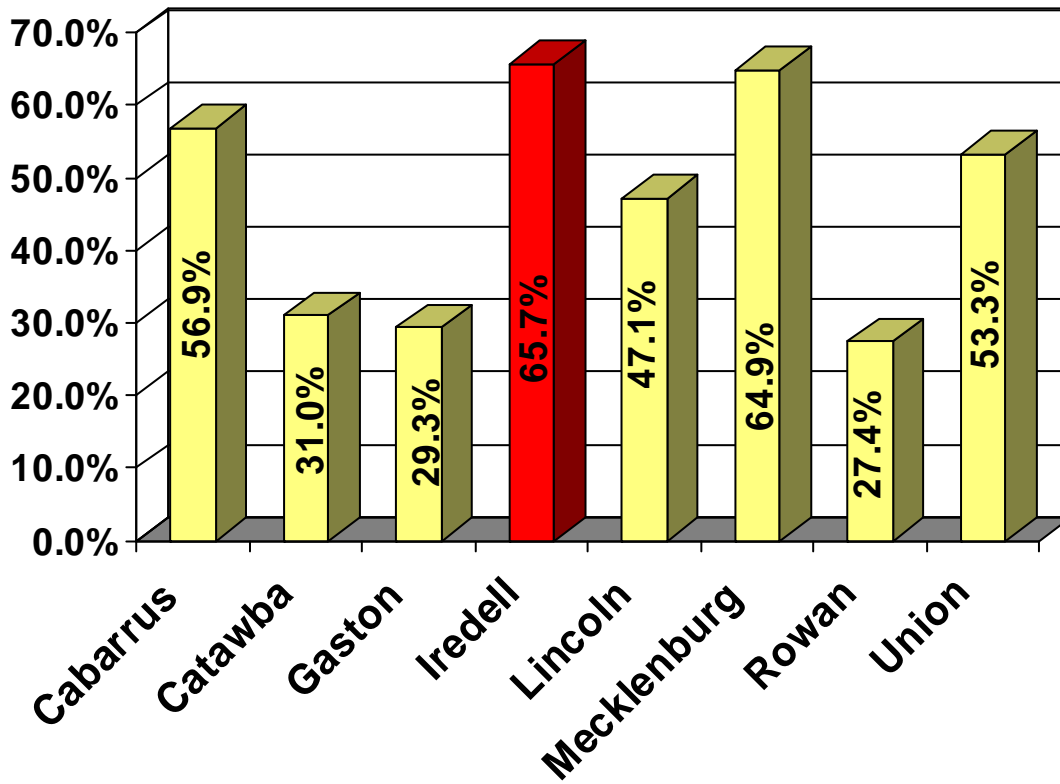
Total Number of Establishments 2000



Cabarrus	Catawba	Gaston	Iredell
Lincoln	Mecklenburg	Rowan	Union

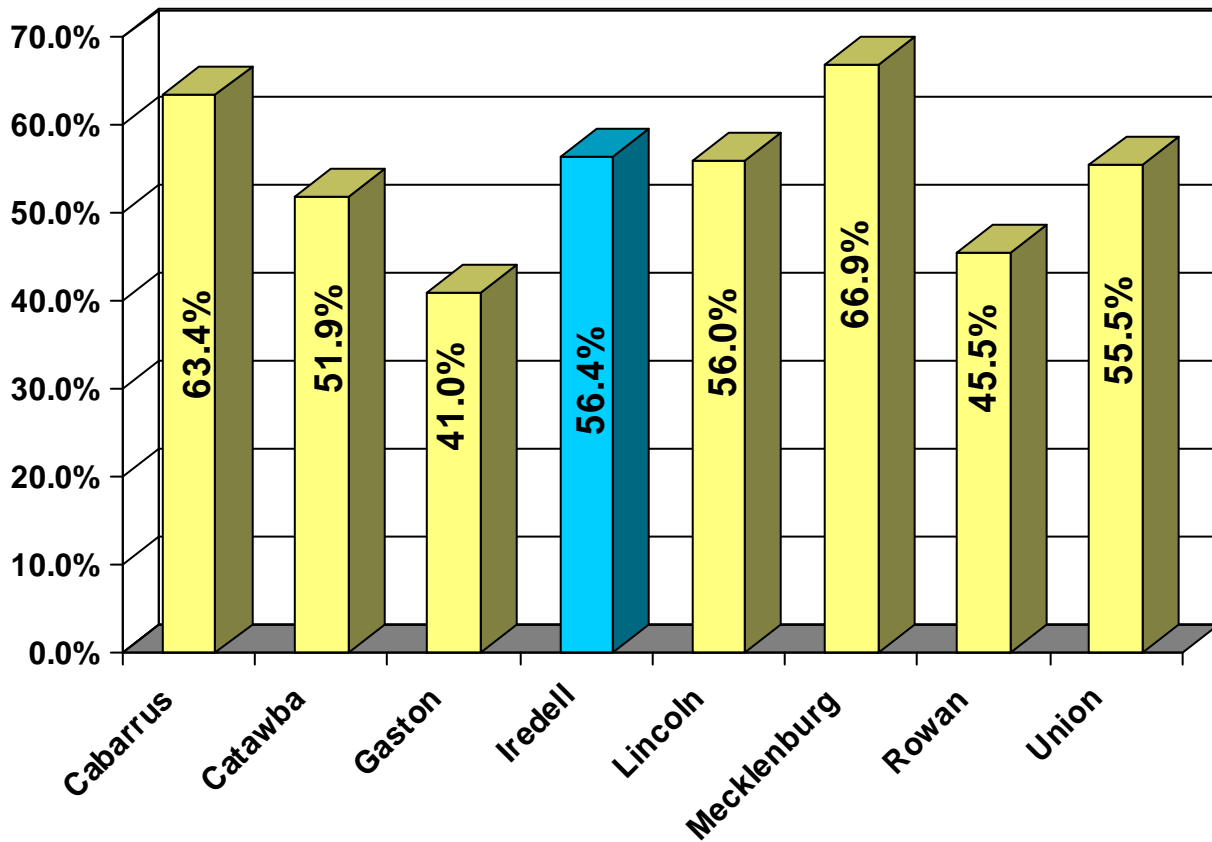
Source: Employment Security Commission of North Carolina

Percent Change in Number of Establishments 1990 - 2000

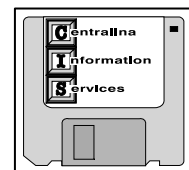


Source: Employment Security Commission of North Carolina

Percent Change in Annual Wage Per Worker 1990 - 2000



Source: Employment Security Commission of North Carolina



Iredell County Insured Employment And Wages In 2001

Industry	No of Units	Annual Avg Empl	Annual Wages Paid	Avg Annual Wage Per Employee
MANUFACTURING	313	14,504	\$477,949,554	\$32,953
Food Manufacturing	15	666	\$22,001,341	\$33,035
Textile Product Mills	3	150	\$3,974,673	\$26,498
Apparel Manufacturing	5	998	\$28,464,798	\$28,522
Wood Product Manufacturing	18	649	\$19,431,250	\$29,940
Paper Manufacturing	10	1,127	\$41,405,904	\$36,740
Printing and Related Support Activities	9	59	\$1,604,176	\$27,189
Plastics & Rubber Products Manufacturing	18	937	\$29,810,379	\$31,815
Nonmetallic Mineral Product Mfg	22	399	\$12,882,481	\$32,287
Primary Metal Manufacturing	5	350	\$12,884,049	\$36,812
Fabricated Metal Product Manufacturing	48	956	\$33,429,616	\$34,968
Machinery Manufacturing	32	1,176	\$48,177,202	\$40,967
Computer and Electronic Product Mfg	7	270	\$8,957,210	\$33,175
Transportation Equipment Manufacturing	22	1,546	\$59,097,287	\$38,226
Furniture and Related Product Mfg	30	1,052	\$26,616,987	\$25,301
RETAIL TRADE	563	8,078	\$172,447,519	\$21,348
WHOLESALE TRADE	260	2,034	\$83,010,261	\$40,811

Iredell County

Insured Employment And Wages In 2000

	<u>No.</u>	<u>Annual Avg.</u>	<u>Annual</u>	<u>Avg. Annual</u>	<u>% Increase</u>
	<u>of Units</u>	<u>Employment</u>	<u>Wage Paid</u>	<u>Wage/Worker</u>	<u>From</u>
					<u>Previous Yr.</u>
Manufacturing	306	16,230	524,672,687	32,327	1%
Food & Kindred					
Products	13	655	22,416,029	34,223	1%
Textile Mill Products	36	2,486	70,791,919	28,476	-1%
Apparel & Other					
Finished Products	7	1,228	32,489,906	26,458	-.2%
Lumber & Wood					
Products	31	1,186	32,829,936	27,681	.3%
Furniture & Fixtures	22	1,244	32,161,689	25,853	5%
Paper & Allied					
Products	11	1,109	40,846,015	36,507	2%
Printing & Publishing	11	148	3,454,322	23,340	-6%
Rubber & Misc. Plastic					
Products	19	1,332	39,412,572	29,589	3%
Stone, Clay, Glass &					
Concrete	19	430	12,667,344	29,459	2%
Primary Metal Industries	6	395	16,704,014	42,289	17%
Fabricated Metal					
Products	23	833	28,710,094	34,466	-4%
Industrial Machinery					
& Equip.	56	2,219	79,604,875	35,874	-3%
Electronic & Other					
Electrical Eqpmt.	6	974	33,214,204	34,101	1%
Transportation Equip.	19	949	43,613,832	45,958	8%
Instruments &					
Related Products	8	775	26,152,484	33,745	-.5%
Retail Trade	751	11,288	196,843,139	17,438	5%
Wholesale Trade	357	2,504	97,846,495	39,076	2%
Services	1,213	12,096	349,188,799	28,868	7%

Iredell County

Insured Employment And Wages In 1999

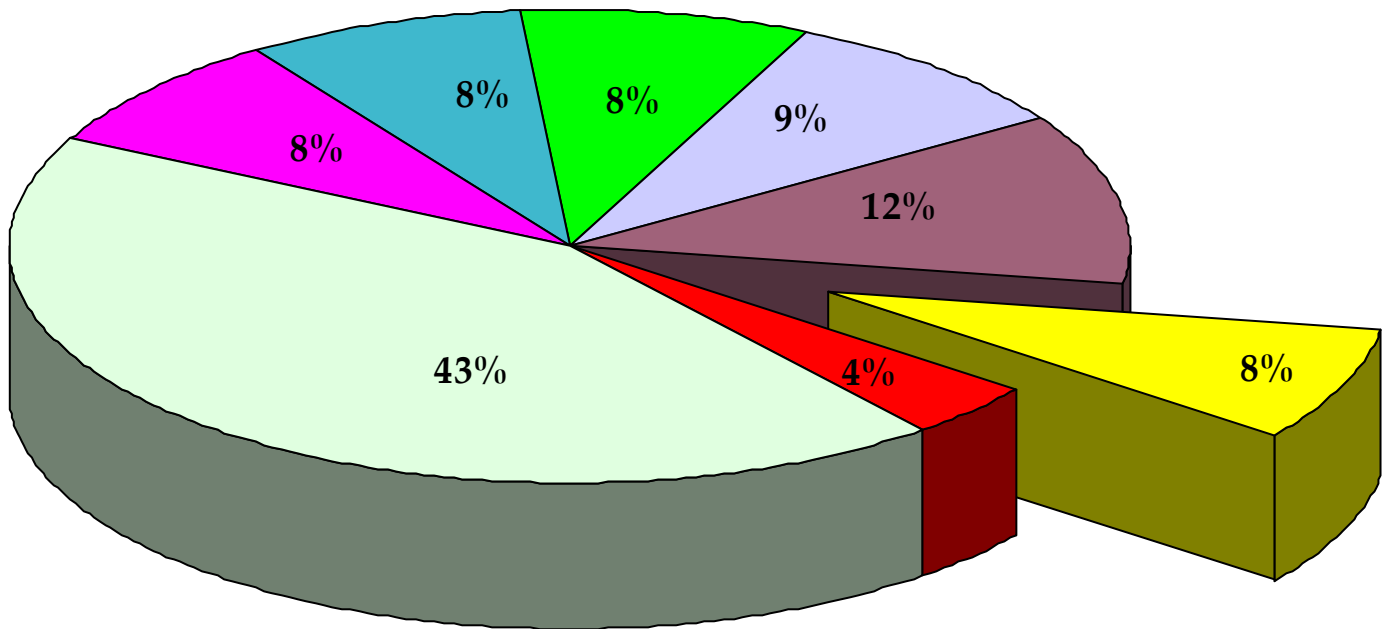
	<u>No.</u>	<u>Annual Avg.</u>	<u>Annual</u>	<u>Avg. Annual</u>	<u>% Increase</u>
	<u>of Units</u>	<u>Employment</u>	<u>Wage Paid</u>	<u>Wage/Worker</u>	<u>From</u>
					<u>Previous Yr.</u>
Manufacturing	299	16,895	537,246,261	31,799	4%
Food & Kindred					
Products	11	619	20,933,792	33,819	3%
Textile Mill Products	36	2,934	84,587,158	28,830	8%
Apparel & Other					
Finished Products	10	1,254	33,256,321	26,520	13%
Lumber & Wood					
Products	30	1,358	37,472,418	27,594	-0.2%
Furniture & Fixtures	24	1,326	32,572,167	24,564	3%
Paper & Allied					
Products	12	1,029	36,824,485	35,787	4%
Printing & Publishing	14	170	4,237,681	24,928	13%
Rubber & Misc. Plastic					
Products	18	1,223	34,909,622	28,544	-4%
Stone, Clay, Glass &					
Concrete	17	468	13,480,605	28,805	4%
Primary Metal Industries	9	405	14,635,687	36,137	3%
Fabricated Metal					
Products	26	820	29,451,361	35,916	11%
Industrial Machinery					
& Equip.	51	2,349	87,036,373	37,053	2%
Electronic & Other					
Electrical Eqpmt.	6	1,050	35,194,753	33,519	5%
Transportation Equip.	15	917	38,864,932	42,383	2%
Instruments &					
Related Products	8	791	26,846,021	33,939	-5%
Retail Trade	714	11,254	186,379,294	16,561	3%
Wholesale Trade	335	2,584	98,090,243	37,961	2%
Services	1,160	11,357	305,359,142	26,887	4%

Iredell County

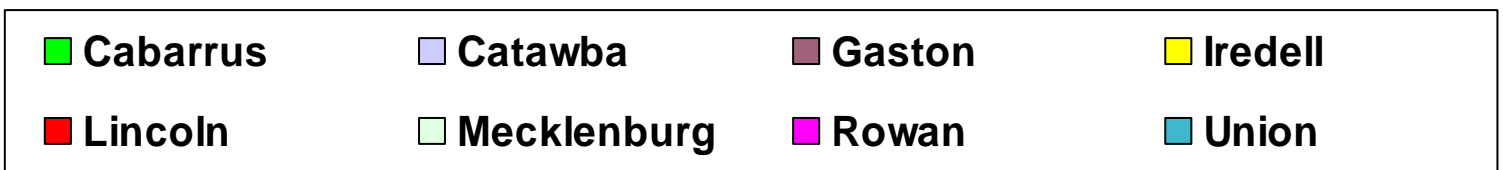
Insured Employment And Wages In 1998

	<u>No. of Units</u>	<u>Annual Avg. Employment</u>	<u>Annual Wage Paid</u>	<u>Avg. Annual Wage/Worker</u>	<u>% Increase From Previous Yr.</u>
Manufacturing	293	17,185	524,843,167	30,541	6%
Food & Kindred Products	11	565	18,518,456	32,776	7%
Textile Mill Products	37	3,397	91,083,082	26,813	3%
Apparel & Other Finished Products	10	1,298	30,416,794	23,434	9%
Lumber & Wood Products	28	1,219	33,710,263	27,654	6%
Furniture & Fixtures	24	1,566	37,239,438	23,780	6%
Paper & Allied Products	14	963	33,053,769	34,324	.03%
Printing & Publishing	12	166	3,646,009	21,964	-3%
Rubber & Misc. Plastic Products	19	1,020	30,478,583	29,881	-.53%
Stone, Clay, Glass & Concrete	17	440	12,158,196	27,632	4%
Primary Metal Industries	8	343	12,016,741	35,034	10%
Fabricated Metal Products	24	755	24,510,675	32,464	1%
Industrial Machinery & Equip.	51	2,486	90,330,080	36,336	10%
Electronic & Other Electrical Eqpmt.	5	1,080	34,531,922	31,974	8%
Transportation Equip.	14	941	39,131,336	41,585	-.75%
Instruments & Related Products	8	791	28,243,405	35,706	13%
Retail Trade	690	10,618	170,538,623	16,061	8%
Wholesale Trade	308	2,418	90,193,659	37,301	-.35%
Services	1,042	10,211	264,431,841	25,897	4%

Regional Population Distribution 2001

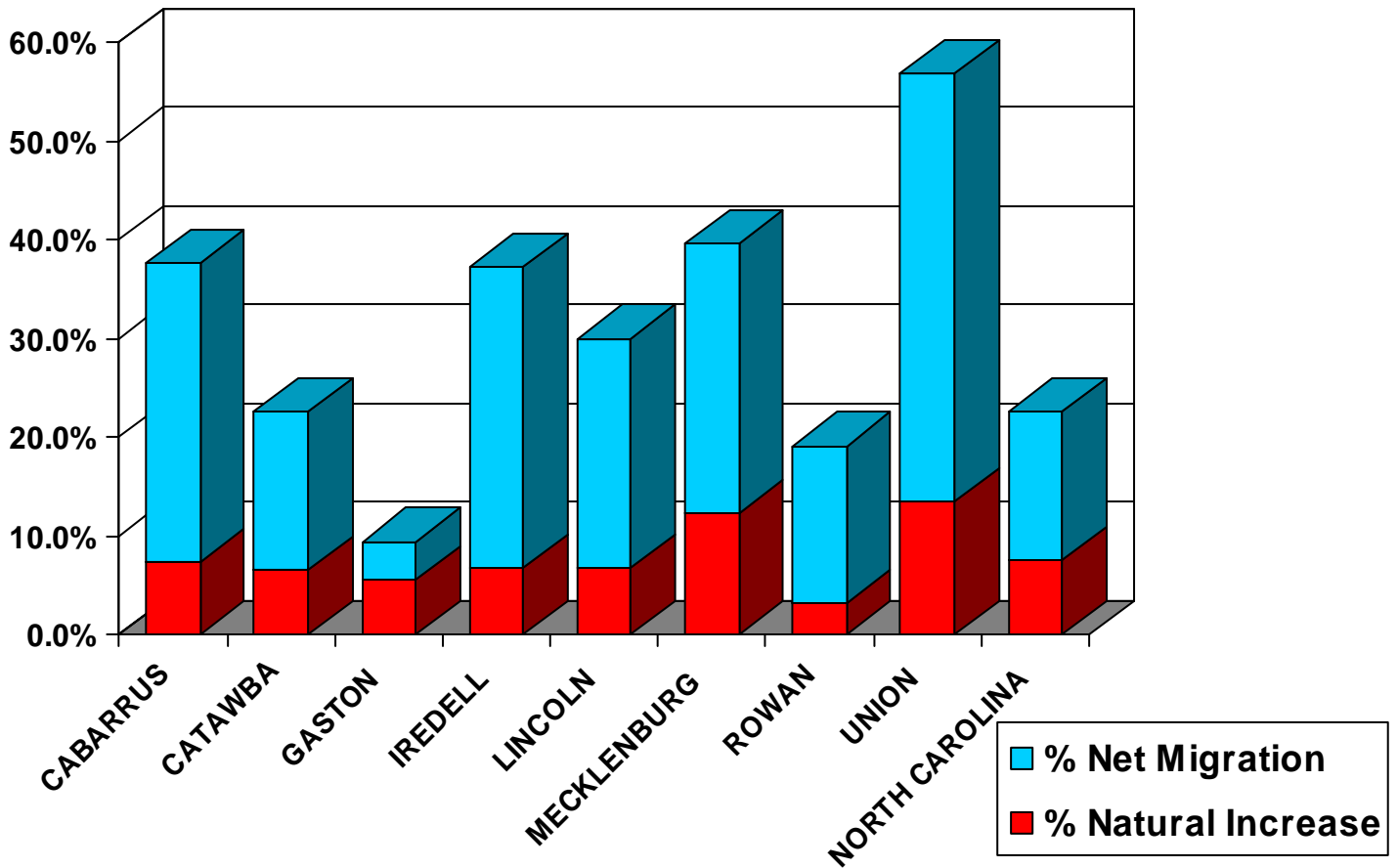


Total Region Population = 1,643,430

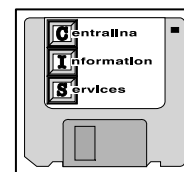


Source: NC State Data Center

Population Growth By Counties 1990 - 2001



Source: NC State Data Center

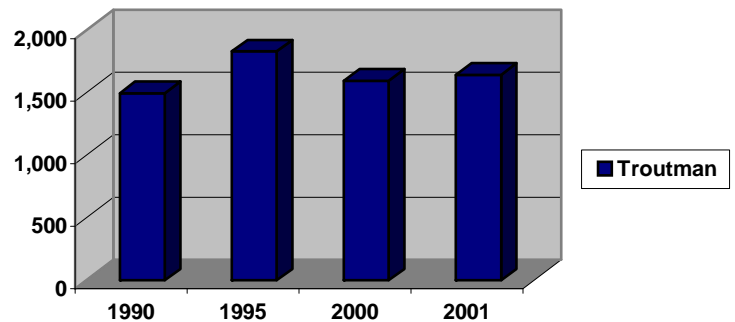
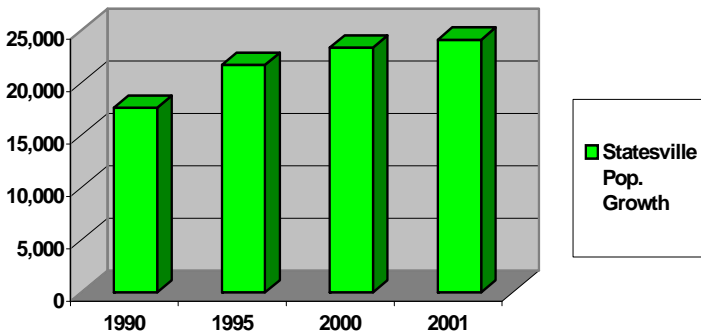
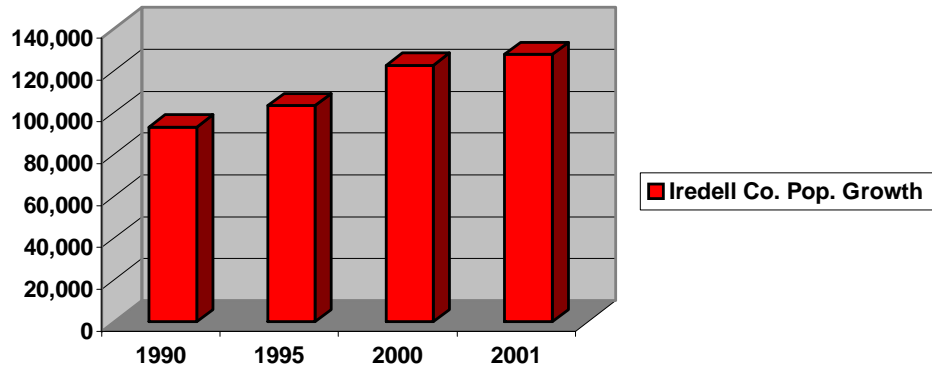


Population Growth

	<u>April 1990</u>	<u>July 1995</u>	<u>July 1999</u>	<u>July 2000</u>	<u>Percent Change 1990-2000</u>	<u>July 2001</u>	<u>Percent Change 2000-2001</u>
Iredell County	93,205	103,462	117,804	122,660	31.6%	127,896	4.3%
Statesville*	17,567	21,655	22,843	23,320	32.7%	24,064	3.2%
Troutman	1,493	1,826	2,102	1,592	6.6%	1,642	3.1%
Harmony	502	548	604	526	4.8%	541	2.9%
Love Valley	67	75	83	30	-55.2%	30	0%

*Statesville ranks as the state's 25th most populated city.

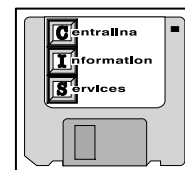
Source: North Carolina State Data Center <http://www.demog.state.nc.us/demog/munpop01.html>



Population By Age 2000

Statesville	Age	Troutman
1,631	Under 5 years	81
1,644	5 to 9 years	103
1,522	10 to 14 years	127
901	15 to 17 years	80
506	18 and 19 years	33
304	20 years	21
283	21 years	12
947	22 to 24 years	59
1,747	25 to 29 years	89
1,537	30 to 34 years	96
1,589	35 to 39 years	129
1,659	40 to 44 years	131
1,521	45 to 49 years	151
1,358	50 to 54 years	102
1,147	55 to 59 years	84
413	60 and 61 years	23
562	62 to 64 years	36
385	65 and 66 years	23
533	67 to 69 years	33
1,005	70 to 74 years	69
886	75 to 79 years	46
664	80 to 84 years	34
576	85 years and over	30
23,320	TOTAL	1,592

Source: US Census.

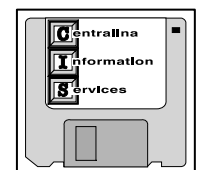
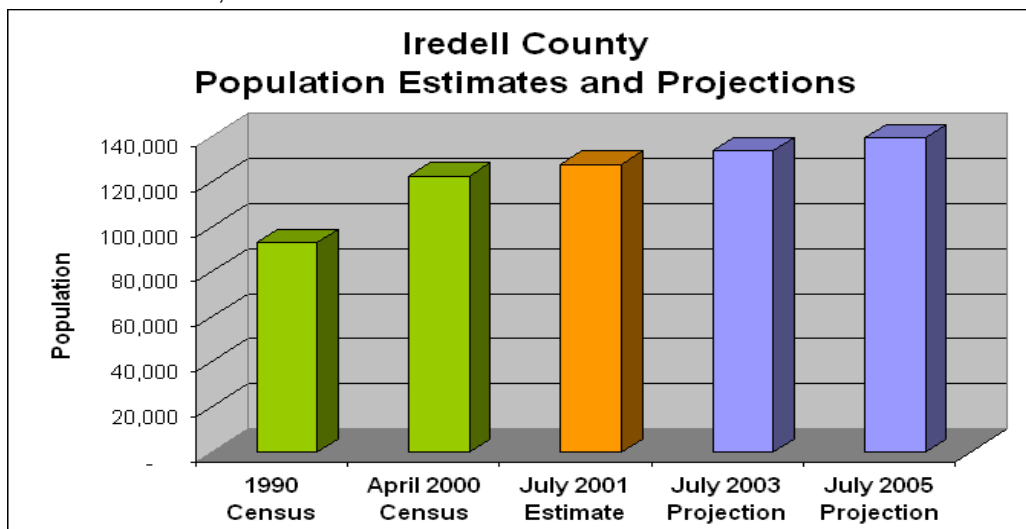


Population: Age Breakdowns for Iredell County

Age	1990 Census	April 2000 Census	July 2001 Estimate	July 2003 Projection	July 2005 Projection
Under 2	3,904	5,062	5,459	5,725	5,669
3-4	2,472	3,379	3,558	3,782	4,105
5	1,216	1,737	1,771	1,889	1,991
6-9	4,867	7,601	7,613	7,582	7,900
10-13	4,909	7,145	7,514	7,957	8,151
14	1,180	1,677	1,760	1,840	1,961
15	1,279	1,535	1,733	1,794	1,962
16-17	2,745	3,186	3,255	3,548	3,644
18-19	2,771	2,639	3,141	3,349	3,595
20-24	6,478	6,590	6,868	7,667	8,393
25-34	15,090	17,615	17,884	18,107	18,133
35-44	13,923	20,762	21,483	21,922	22,266
45-54	10,761	16,881	17,912	18,848	20,388
55-59	4,596	6,476	6,827	7,635	8,295
60-64	4,534	5,225	5,459	6,029	6,514
65-74	7,218	8,393	8,644	8,834	9,206
75-84	3,969	5,137	5,246	5,451	5,657
85-94	955	1,514	1,651	1,741	1,792
95 and Older	68	106	118	138	155
Total	92,935	122,660	127,896	133,838	139,777

Median Age	34.70	36.53	36.65	36.86	37.04
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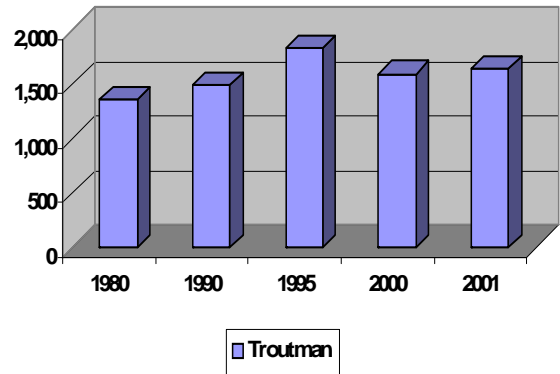
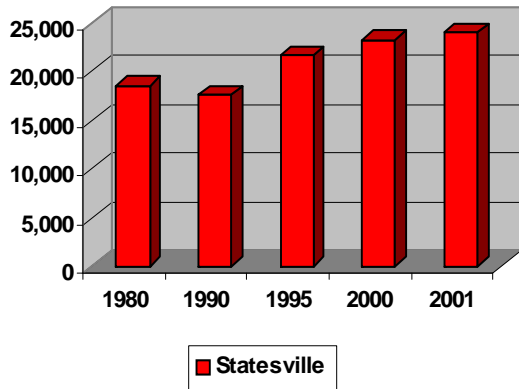
Sources: US Census, NC State Data Center.



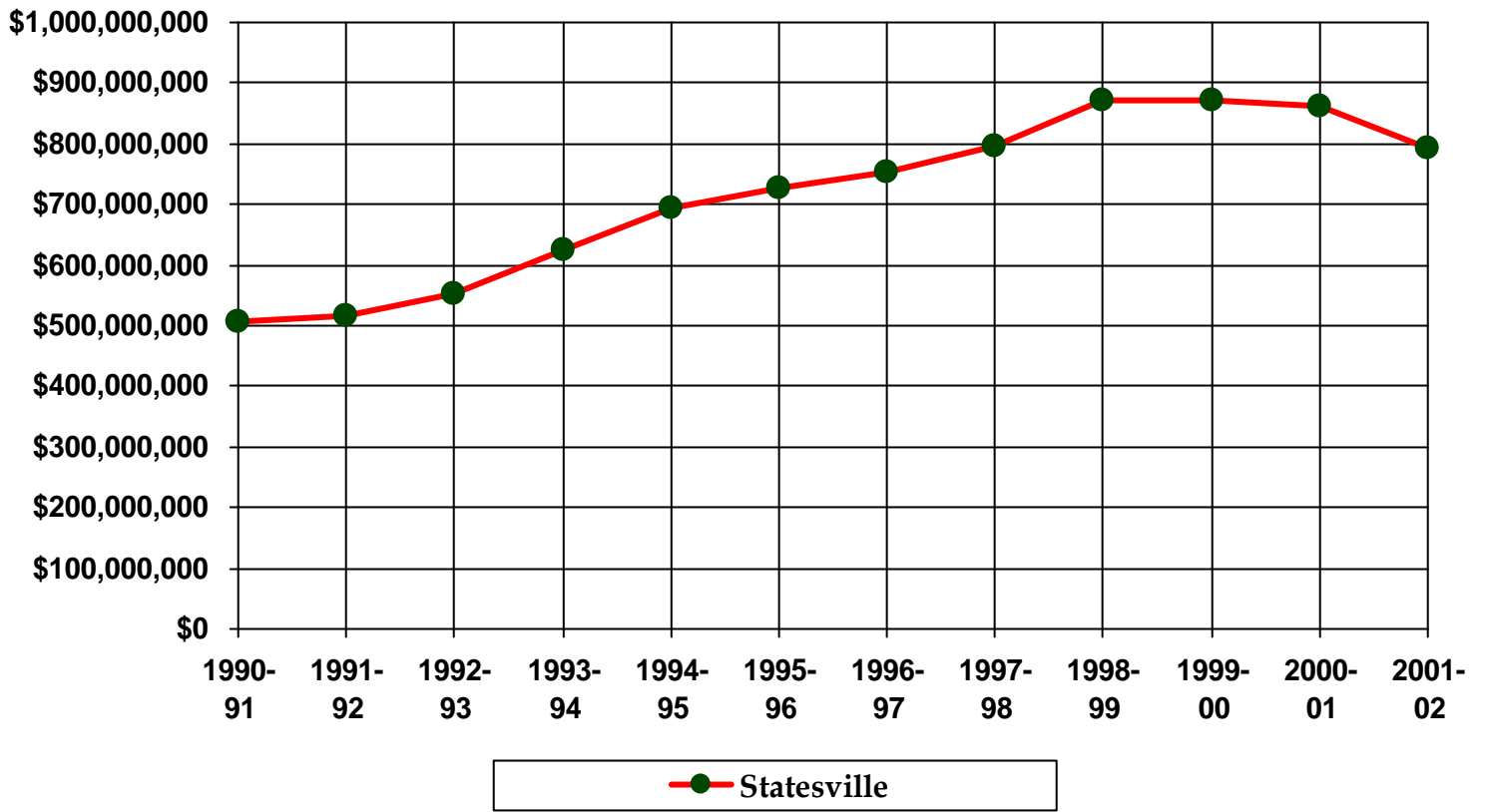
Population

<u>STATESVILLE</u>	<u>YEAR</u>	<u>TROUTMAN</u>
18,622	1980	1,360
19,249	1985	1,473
17,567	1990	1,493
21,655	1995	1,826
21,658	1996	1,792
21,867	1997	1,868
22,094	1998	1,901
22,843	1999	2,102
23,320	2000	1,592
24,064	2001	1,642

Source: North Carolina Office of State Planning (www.ospl.state.nc.us)



Gross Retail Sales FY 1990 - 91 Through FY 2001 - 02



Retail Sales Analysis

<u>Year</u>	<u>Statesville</u>	<u>Iredell County</u>
1997/98	797,140,040	1,650,093,085
1998/99	872,066,308	1,766,992,730
1999/2000	870,486,276	1,710,149,576
2000/2001	861,555,135	1,759,103,732
2001/2002	792,543,629	1,677,426,365
<u>Increase</u>		
97-98/98-99	9.40% (\$74,926,268)	7.08% (\$116,899,645)
98-99/99-2000	-.2% (-\$1,580,092)	-3.22% (-\$56,843,154)
99-2000/2000-2001	-1% (-8,931,141)	2% (48,954,156)
2000-2001/2001-2002	-.08% (-69,011,506)	-.04% (-81,677,367)

Ranking of Top 13 counties in Retail (\$ Billions)

1. Mecklenburg	15.3	5. Durham	4.0	9. Catawba	2.2
2. Wake	12.0	6. Buncombe	3.4	10. Gaston	2.04
3. Guilford	8.5	7. New Hanover	3.1	11. Cabarrus	2.03
4. Forsyth	5.4	8. Cumberland	2.9	12. Pitt	1.87
				<u>13. Iredell</u>	<u>1.67</u>

Iredell County (\$Millions) Retail Sales

	<u>1998/99</u>	<u>1999/2000</u>	<u>2000/2001</u>	<u>2001/2002</u>
1%, 2% and 3% retail sales	64.1	67.7	69.7	57.7
Apparel	29.0	25.6	28.4	27.8
Automotive	291.8	299.9	297.5	248.0
Food	225.3	326.4	350.7	346.3
Furniture	37.9	36.6	38.2	45.5
General merchandise	571.4	504.8	504.0	517.2
Lumber & Building materials	243.1	264.0	254.5	244.2
Unclassified Group	<u>173.8</u>	<u>184.6</u>	<u>215.9</u>	<u>190.3</u>
	1,636.4	1,709.6	1,758.9	1,677.0

1%, 2%, and 3% Retail Sales Group: Manufactured homes, airplanes, boats, farm, mill, laundry, machinery, fuel to farmers, manufacturers, laundries

2001-2002 TOP 20 N.C. CITIES GROSS RETAIL SALES (Populations In Excess Of 5,000)*

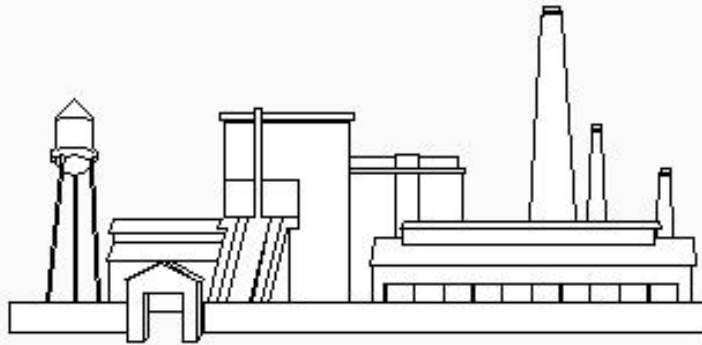
City	Gross Collections**	Gross Retail Sales***
1. Charlotte	334,572,864	12,227,084,221
2. Raleigh	201,123,716	7,011,817,687
3. Greensboro	151,159,481	5,929,164,086
4. Winston-Salem	110,079,543	4,277,867,209
5. Durham	117,871,945	3,382,496,555
6. Asheville	75,966,401	2,543,012,573
7. Wilmington	69,495,186	2,527,322,987
8. Fayetteville	67,247,479	2,419,886,274
9. Cary	47,075,550	1,856,265,769
10. High Point	33,544,065	1,602,530,770
11. Hickory	43,656,744	1,510,200,319
12. Greenville	36,419,049	1,437,495,459
13. Gastonia	37,264,339	1,337,495,859
14. Concord	30,683,814	1,277,405,667
15. Burlington	30,698,098	1,134,581,171
16. Rocky Mount	28,152,377	1,052,761,446
17. Goldsboro	25,951,801	880,122,307
18. Monroe	19,954,059	872,857,584
19. Jacksonville	25,222,783	855,163,134
20. Statesville	19,946,739	792,543,629

* Estimated population as of July 1, 1994 prepared by the U.S. Department of Congress, Bureau of the Census.

** Amounts shown are gross collections reported during the period July 1 through June 30. Gross collections include registration fees, penalties, interest, and sales and use tax.

*** Amounts shown are total taxable and nontaxable sales reported on sales and use tax report forms. Data reflect sales during the period June 1 through May 31 for merchants filing monthly reports, and sales during the period June 16, 2001 through June 15, 2002 for merchants filing semimonthly reports.

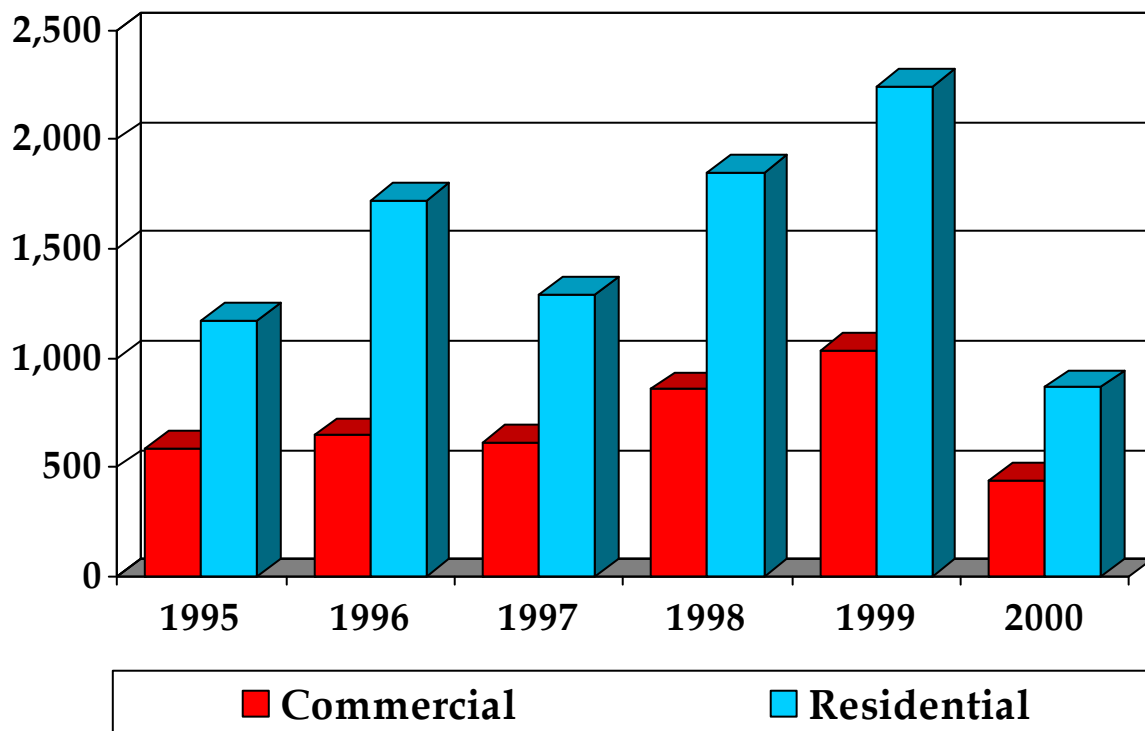
IREDELL COUNTY



BUILDING PERMIT ACTIVITY



Total Building Permits Issued in Iredell
County
by Type of Permit, 1995-2000



Source: NC Employment Security Commission

Permit Type	1998	1999	2000	2001 (9 mos.)	2001 (all year)	2002 (10 mos.)	2002 (all year)
SF Residential	1300	1299	1454	2034	2502	2132	2494
Duplex	19	5	10	10	12	11	13
Mobile Home	718	521	810	243	299	290	339
Residential	38	51	58	292	359	135	158
Assembly	11	23	14	35	43	31	36
Business	39	74	64	171	210	141	165
Educational	25	32	52	19	23	18	21
Mercantile	18	21	42	55	68	52	61
Industrial	29	30	14	30	37	24	28
Storage	0	0	0	70	86	97	113
Utility	0	0	0	0	0	3	4
Other Non-Res	205	171	88				
Structures other than Buildings	367	381	528				
Residential	2075	1876	2332	2579	3172	2568	3005
Non Residential	122	180	186	380	467	366	428
Total	2197	2056	2518	2959	3640	2934	3433

Source: Iredell County Planning Department

Building Permits (New Construction) Per Year by Type

	1998	Value	1999	Value	2000	Value
Single Family	1,432	\$184,360,928	1,439	\$222,038,944	1,454	\$223,352,984
Multi Family	56	\$27,335,107	55	\$43,401,631	68	\$38,950,300
Mobile Homes	799	\$28,727,893	767	\$30,979,585	810	\$33,847,300
Non Residential	368	\$84,408,616	356	\$100,532,552	370	\$87,756,964
Total	2,655	\$324,832,544	2,617	\$396,952,712	2,702	\$383,907,548

Total Building Permits (New Construction) 1998-2000

	Number	Total Value	Average Value
Single Family	4,325	\$629,755,749	\$145,608
Multi Family	179	\$38,950,300	
Mobile Homes	2,376	\$93,556,355	
Non Residential	1,094	\$272,698,858	
Total	7,974	\$1,034,961,262	

Subdivision Activity By Township (1997-2001)

Township	Subs	Lots	1997	1998	1999	2000	2001
Barringer	52	445	63	100	182	71	29
Bethany	28	328	17	97	81	101	32
Chambersburg	46	433	30	125	86	118	74
Coddle Creek	36	263	37	33	22	159	12
Concord	39	555	50	130	148	84	143
Cool Springs	20	283	0	48	60	163	12
Davidson	159	1,788	176	666	447	268	231
Eagle Mills	8	77	0	3	65	7	4
Fallstown	55	668	138	269	70	164	27
New Hope	4	25	7	16	0	2	0
Olin	7	41	9	22	2	0	8
Sharpesburg	10	73	4	0	39	22	8
Shiloh	76	860	55	381	152	208	64
Turnersburg	27	256	0	41	150	43	22
Union Grove	11	137	0	88	21	2	26
Statesville Outside	18	238	0	5	105	56	29
	596	6,470					

Subdivision Activity by Geographic Area (1997-2001)

	Subs	Lots	1997	1998	1999	2000(July)	2001
South Iredell	302	3,164	414	1,068	721	662	299
North Iredell	67	609	13	154	277	74	68
Greater Statesville	227	2,697	152	786	632	730	354

South Iredell - Davidson, Coddle Creek, Barringer, Fallstown

North Iredell - Olin, New Hope, Eagle Mills, Union Grove, Turnersburg, Sharpesburg,

Greater Statesville - Bethany, Chambersburg, Cool Springs, Statesville Outside, Shiloh, Concord

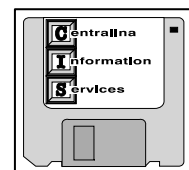
Source: Iredell County Planning Department

Iredell County Building Permit Activity January 1, 1990 - December 31, 1997

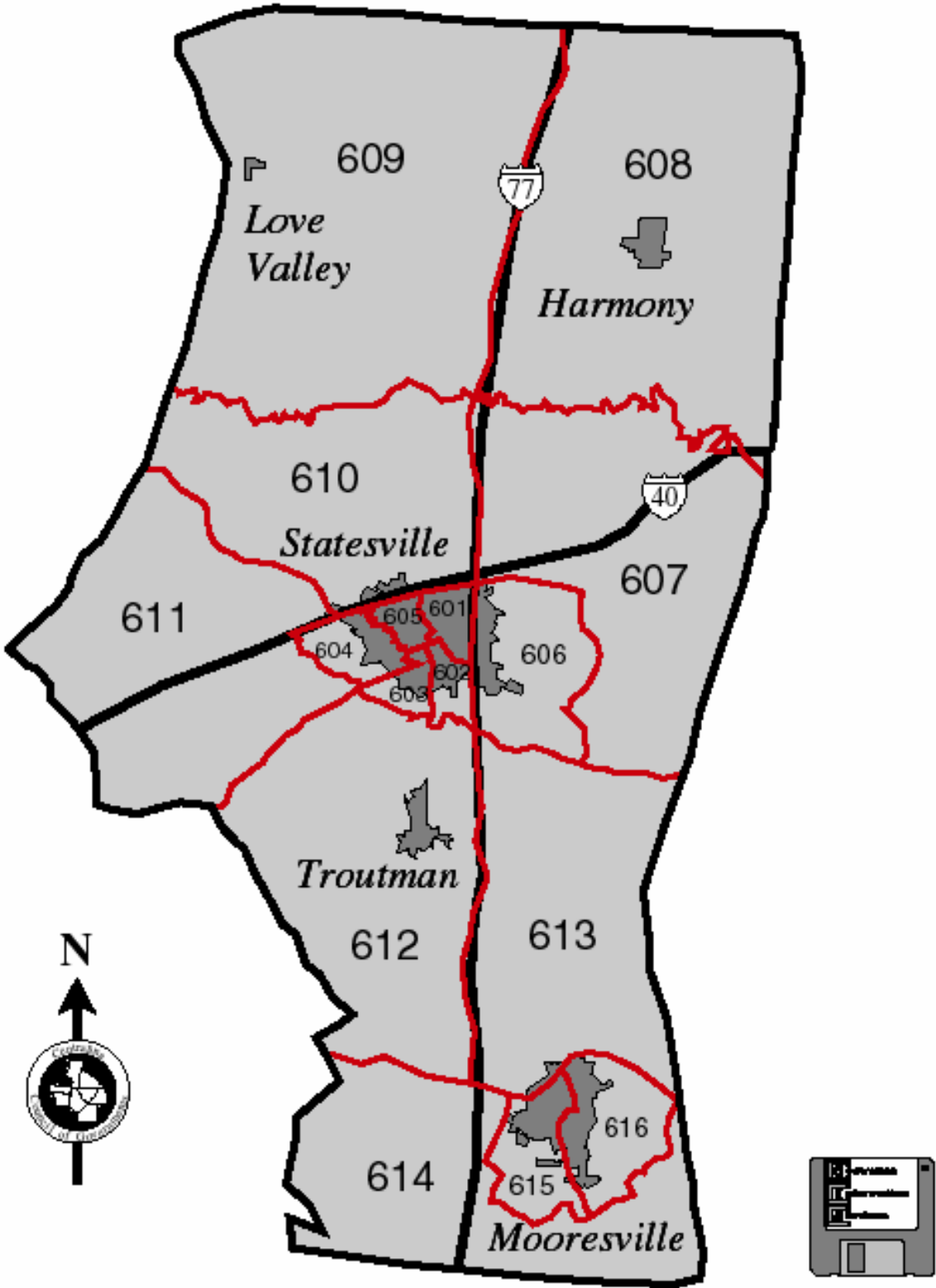
The following statistical profile is a detailed analysis of the building permit activity in Iredell County from January 1990 through December 1997. Data on the type of permits issued and the estimated construction value for development is provided on the County and the Census Tract level in order to determine development activity on a sub-county level. The tabular report serves to provide a detailed look at the breakdown of development type within the broader categories of residential and non-residential permit activity.

The report is divided into two sections; residential and non-residential permit activity. Most of the categories listed are standard classifications used by the US Census Bureau. Major residential upfits constitute any improvement or addition valued at \$20,000 or more. The non-residential upfits (Industrial, Commercial, and Institutional) represent improvements or additions valued at \$50,000 or more.

Attached is a Census Tract map showing the location of the sixteen tracts making up Iredell County. This map provides a reference to the statistical information provided in this report.

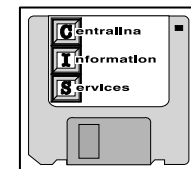


IREDELL COUNTY CENSUS TRACT LOCATION MAP



IREDELL COUNTY
RESIDENTIAL BUILDING PERMIT ACTIVITY BY CENSUS TRACT
1990-1997

Census Tract	Single-Family Units	Single-Family Average Value	Multi-Family Units	Total Multi-Family Value	Mobile/Modular Units	Total Mobile/Modular Value	Total Residential Units	Total Housing Units 1990	Percent of Total 1990
601.00	31	\$66,356	76	\$1,548,510	3	\$176,492	110	2,324	4.7%
602.00	11	\$95,133	0	\$0	2	\$100,000	13	826	1.6%
603.00	18	\$57,651	0	\$0	58	\$962,795	76	1,313	5.8%
604.00	6	\$71,631	0	\$0	11	\$430,800	17	1,941	0.9%
605.00	4	\$68,215	10	\$287,520	7	\$237,500	21	1,751	1.2%
606.00	137	\$96,190	92	\$1,540,090	285	\$4,190,614	514	2,526	20.3%
607.00	286	\$86,301	0	\$0	619	\$12,315,704	905	2,661	34.0%
608.00	128	\$87,489	4	\$198,576	684	\$12,080,933	816	2,062	39.6%
609.00	202	\$84,707	0	\$0	577	\$9,602,751	779	2,254	34.6%
610.00	595	\$76,926	78	\$1,620,771	322	\$4,661,233	995	2,696	36.9%
611.00	264	\$81,827	10	\$169,984	783	\$15,098,083	1,057	3,005	35.2%
612.00	818	\$85,600	30	\$530,844	494	\$9,698,907	1,342	4,165	32.2%
613.00	505	\$72,318	226	\$8,002,332	999	\$21,917,204	1,730	2,551	67.8%
614.00	2,253	\$105,401	662	\$16,627,099	409	\$7,531,662	3,324	3,985	83.4%
615.00	482	\$78,196	182	\$3,704,926	232	\$3,682,794	896	2,631	34.1%
616.00	295	\$91,354	342	\$11,023,507	140	\$2,083,623	777	2,500	31.1%
Total	6,035	\$90,637	1,712	\$45,254,159	5,625	\$104,771,095	13,372	39,191	34.1%

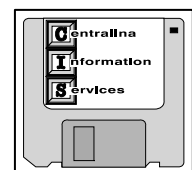


Iredell County Residential Building Permit Activity, 1990-1997

Single Family Detached	6036	Total Value	\$547,084,988
Single Family Attached	50	Total Value	\$0
Two-Family Buildings	575	Total Value	\$22,563,706
3 & 4 Family Buildings : Total Units	84	Total Value	\$2,745,844
5+ Family Buildings : Total Units	478	Total Value	\$19,944,609
Manufactured Homes	5628	Total Value	\$104,874,295
Modular Homes	2	Total Value	\$24,000
Hotels, Motels, and Tourist Cabins	5	Total Value	\$4,392,679
Other Non-Housekeeping Shelters	481	Total Value	\$6,096,475
Major Residential Upfits	454	Total Value	\$18,074,718

Iredell County Non-Residential Building Permit Activity, 1990-1997

Amusement & Recreation	384	Total Value	\$10,546,409
Churches/Religious Buildings	52	Total Value	\$12,520,706
Industrial Buildings	155	Total Value	\$99,608,986
Service Station/Garage	47	Total Value	\$8,257,289
Hospital/Institutions	15	Total Value	\$34,396,953
Office, Bank, Professional Buildings	162	Total Value	\$22,412,979
Public Works/Utilities	4	Total Value	\$197,456
Schools/Educational Buildings	60	Total Value	\$19,906,621
Stores/Mercantile Buildings	142	Total Value	\$36,838,640
Other Non-Residential Buildings	187	Total Value	\$15,818,424
Structure Other Than Building	131	Total Value	\$5,968,655
Upfit Industrial	78	Total Value	\$26,779,823
Upfit Commercial	103	Total Value	\$24,581,172
Upfit Institutional	100	Total Value	\$28,879,976



2002 Industrial Activity Recap Greater Statesville Area

New Locations

<u>Company Name</u>	<u>Jobs</u>	<u>Investment</u>	<u>New Const./ Existing Facility</u>	<u>Square Footage</u>
LesCare Kitchens, Inc.	150-560	\$6,000,000	Existing	307,000
Millard Refrigeration	30	\$6,000,000	Existing	80,000
Frostee Beverage Company	7	N/A	Existing	4,000
Stover Precision Tooling	5	N/A	Existing	10,500
Teknix Powder Coating	5	N/A	Existing	18,000
Panther Plastics	2	N/A	Existing	12,500

Expansions

<u>Company Name</u>	<u>Jobs</u>	<u>Investment</u>	<u>Square Footage</u>
Garden Ridge Distribution	50	\$6,000,000	351,000
PolyOne Distribution	N/A	N/A	62,065
International Paper-Container Div.	N/A	\$2,000,000	100,000
Kewaunee Scientific	N/A	\$3,500,000	100,000
Kontane Logistics	2-6	N/A	300,000
Trim Systems	50	N/A	N/A
Southeast Tubular Products	18	N/A	53,038
Plastiflex NC, Inc.	N/A	\$300,000	N/A

Closings

<u>Company Name</u>	<u>Jobs</u>	<u>Reason</u>
	NONE	