



**Greater
Statesville
Development
Corporation**

*Serving Statesville, Troutman
And Iredell County.*

2004

ANNUAL REPORT

115 East Front Street, Statesville, NC 28677
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info@gsdc.org www.gsd.org



January 2005

Dear Friends:

We are pleased to present you with the 2004 Greater Statesville Development Corporation Annual Report. In keeping with our tradition, as is customary, this year's annual report highlights numerous key economic indicators within our community. It is our hope that this document will assist you in making your own economic evaluation of the Greater Statesville Area economy. I hope you will agree that the indicators highlighted within the report show, that even in difficult economic times, our community continues to display many positive trends that indicate a very bright future.

I would also like to take this opportunity to thank the many volunteers and individuals who have dedicated their time and resources in making our organization successful. We clearly realize that a strong volunteer network is the backbone of our association and we are blessed with a group of supporters that is unmatched within the region. The Greater Statesville Development Corporation is continually recognized as an exemplary organization among its economic development peers and this in large part is due to the continuous hard work of our volunteers and community leaders.

Finally, we solicit your input and suggestions regarding how we can improve our organizational activities. If you have any comments or ideas on how we can better serve the citizens of our community please contact us at (704) 871-0062.

We look forward to a bright and prosperous 2005 and wish you the same.

Sincerely,

William A. Long
Chairman

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Greater Statesville Development Corporation **2004 Board of Directors**

At-Large

Bill Long, Chairman
Harry M. Tsumas, Vice Chairman
Bill Brater, Secretary/Treasurer
Mac McCombs
Wilson Martin
R.B. Sloan, Jr.
Denise Howard
Saul Gordon
Larry Harvey
Jeff Hall
Don Kelly

Standing

Steve Johnson	(Chairman, Iredell County Board of Commissioners)
Joel Mashburn	(County Manager)
John Marshall	(Mayor, City of Statesville)
Rob Hites	(City Manager, Statesville)
Elbert Richardson	(Mayor, Town of Troutman)
Donald Duncan	(Town Manager, Town of Troutman)
Jean Manall	(Manager, Employment Security Commission)
Dr. Douglas Eason	(President, Mitchell Community College)
Dr. Terry Holliday	(Iredell/Statesville School Superintendent)
Jeff Matthews	(V.P. Economic Development-Chamber of Commerce)
Carol Johnson	(Chairman of Board-Chamber of Commerce)
Robb Collier	(Iredell County Homebuilders Association)

Ex officio

Tracey Gibson	(Interim President-Chamber of Commerce)
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Greater Statesville Area Committee of 100 **2004 Board of Directors**

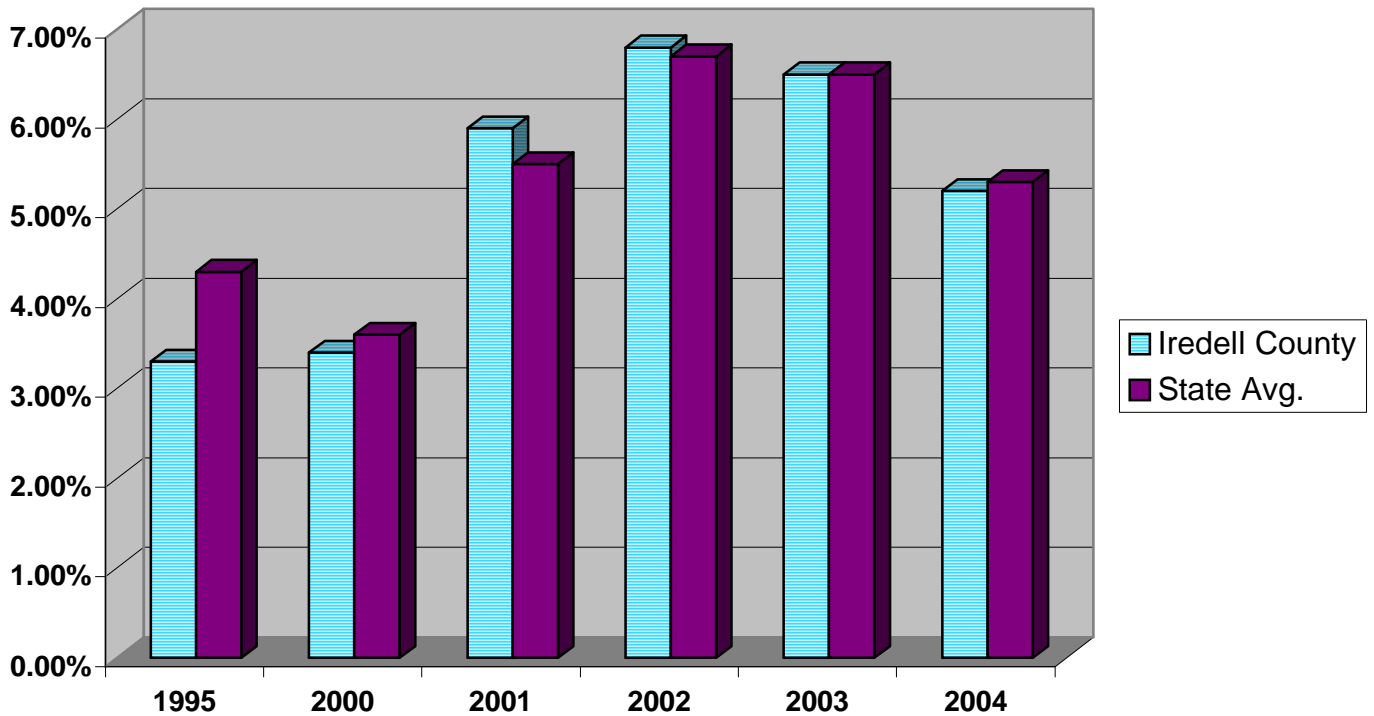
Bill Long, Vice Chairman
Harry M. Tsumas, Vice Chairman
Bill Brater, Secretary/Treasurer
Jeff Matthews
Wilson Martin
Larry Harvey
Donald E. Duncan, Ex-officio (voting member)
Joel Mashburn, Ex-officio (voting member)
Rob Hites, Ex-officio (voting member)

Iredell County Employment Trends

<u>Year</u>	<u>Average Annual Unemployment Rate</u>	<u>State Average</u>
1995	3.3%	4.3%
2000	3.4%	3.6%
2001	5.9%	5.5%
2002	6.8%	6.7%
2003	6.5%	6.5%
*2004	*5.2%	*5.3%

*2004 rate is average for 11 months
 Monthly total for December has not yet been released

Source: NC Employment Security Commission www.ncesc.com

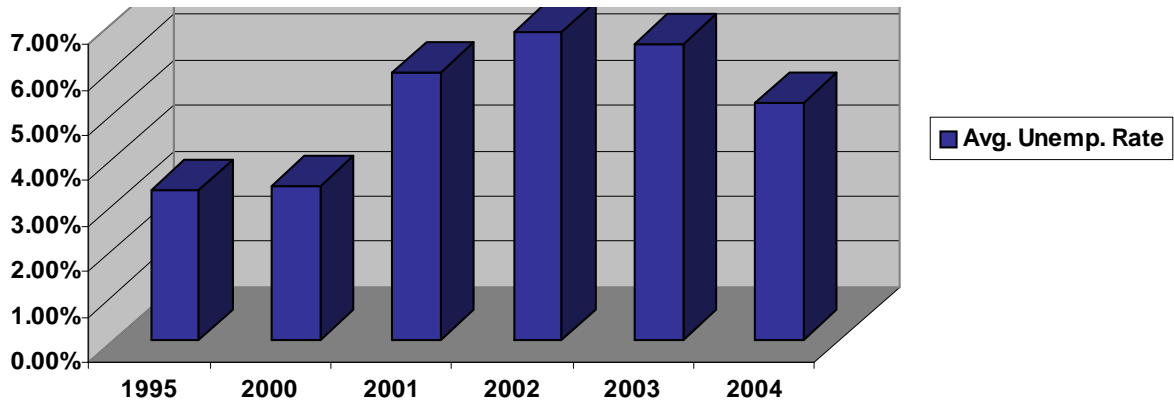
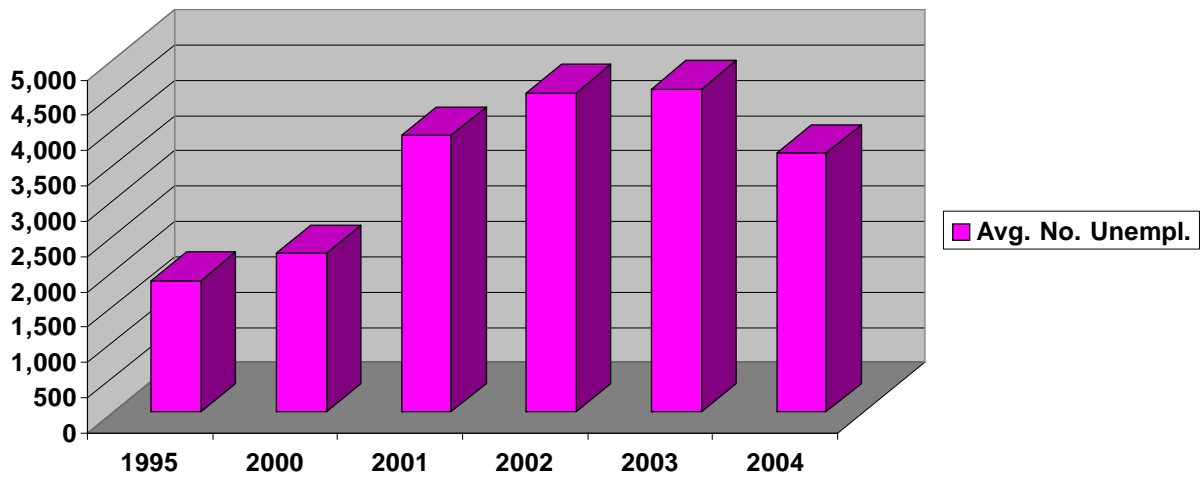


Iredell County

<u>Year</u>	<u>Average No. People Unemployed</u>	<u>Average Unemployment Rate</u>
1995	1,861	3.3%
2000	2,244	3.4%
2001	3,924	5.9%
2002	4,521	6.8%
2003	4,577	6.5%
*2004	*3,662	*5.2%

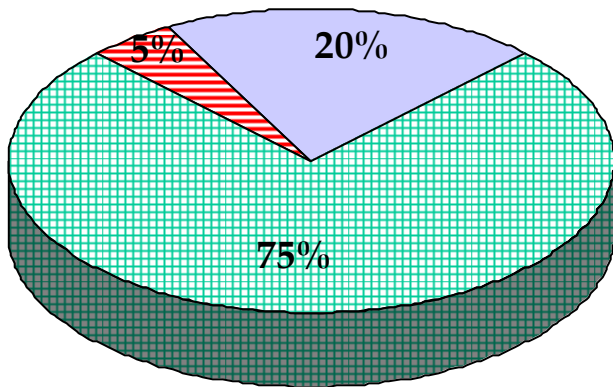
*2004 rate is average for 11 months
 Monthly total for December has not yet been released

Source: NC Employment Security Commission www.ncesc.com
 Each line item represents the yearly average

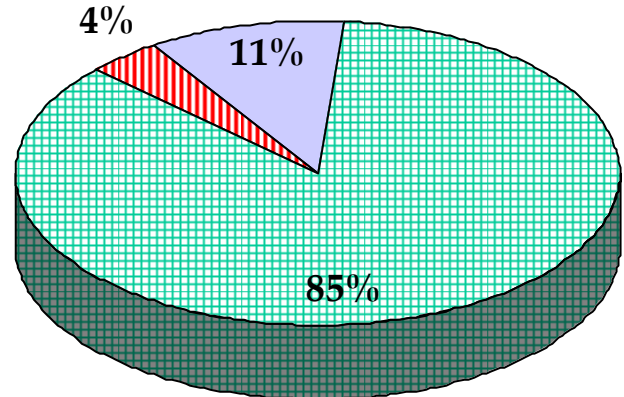


Post High School Intentions Of Iredell Graduates 1991, 2001, 2002 and 2003

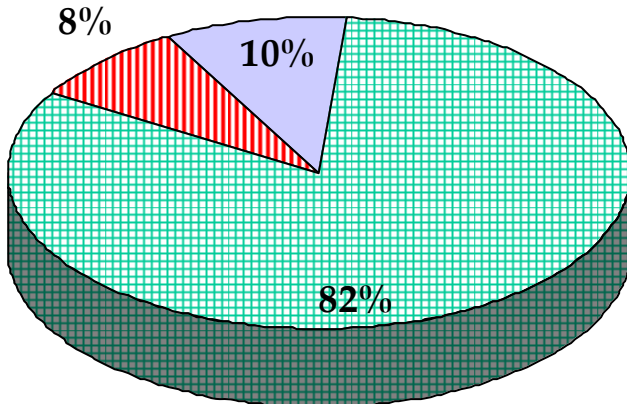
1991



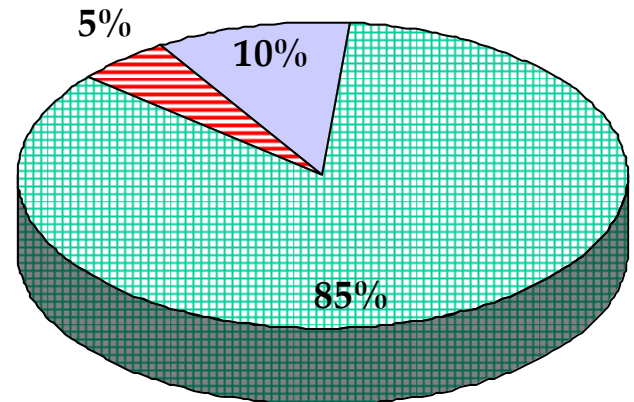
2001



2002



2003

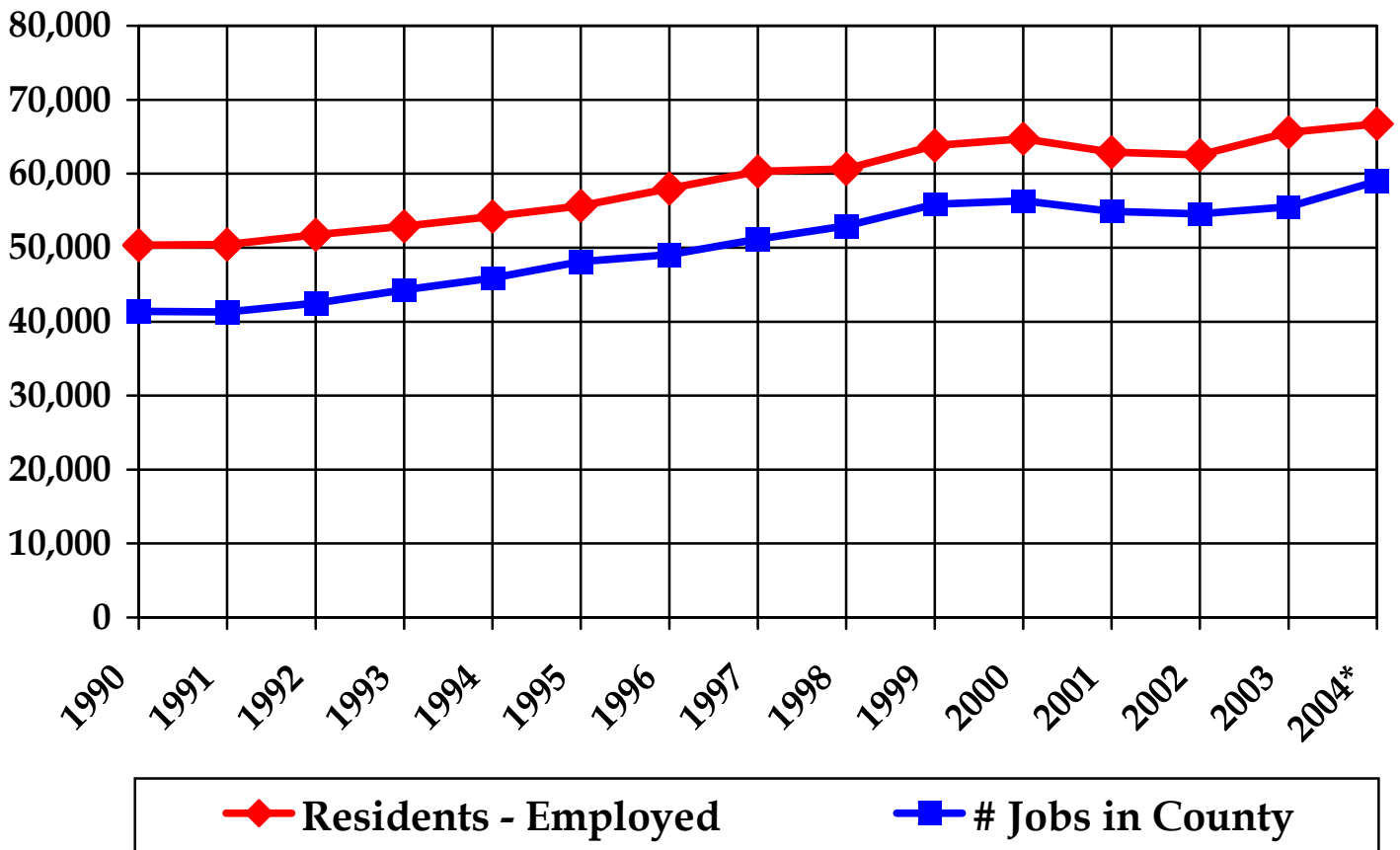


Source: NC Department of Public Instruction, NC Statistical Profile, 2003.

Iredell County

Employment Data Growth Comparison

Employed Residents vs. Available Jobs, 1990-2004



Increase in # of Employed Residents, 1990-2004 = 32.6%

Increase in # of Jobs within County, 1990-2004 = 42.4%

* Note: Number of jobs in 2004 is an estimate from the first 2 quarters of 2004 and the number of residents employed is an average of the first 11 months of 2004.

Source: NC Employment Security Commission

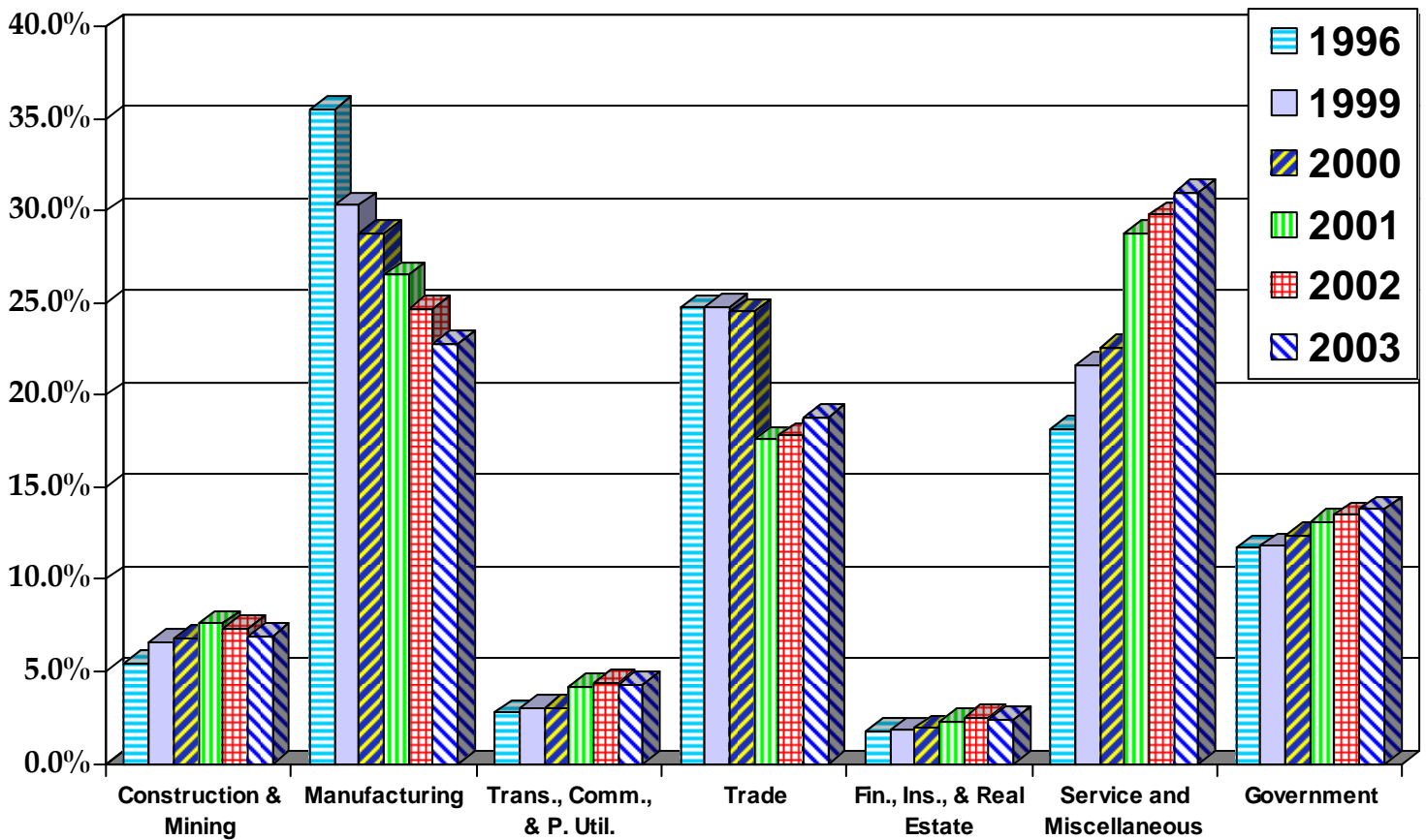
IREDELL COUNTY MONTHLY LABOR FORCE REVIEW

Month	Labor Force Data	1990	2000	2001	2002	2003	2004
JAN.	Monthly Labor Force	51,346	64,005	65,759	67,188	67,516	70,186
	Monthly Employment	48,936	62,350	62,779	61,148	62,788	65,677
	Monthly Unemployment	2,410	1,655	2,990	6,040	4,728	4,509
	Monthly Unemployment Rate	4.7	2.6	4.5	9.0	7.0	6.4
FEB.	Monthly Labor Force	51,444	64,634	66,678	66,134	68,033	70,002
	Monthly Employment	49,559	62,799	63,221	61,196	63,503	65,552
	Monthly Unemployment	1,885	1,835	3,457	4,938	4,530	4,450
	Monthly Unemployment Rate	3.7	2.8	5.2	7.5	6.7	6.4
MAR.	Monthly Labor Force	51,352	65,146	67,252	65,959	68,466	70,068
	Monthly Employment	49,833	63,480	63,197	61,333	64,123	66,480
	Monthly Unemployment	1,519	1,666	4,055	4,626	4,343	3,588
	Monthly Unemployment Rate	3.0	2.6	6.0	7.0	6.3	5.1
APR.	Monthly Labor Force	51,072	65,771	66,078	66,362	69,216	70,232
	Monthly Employment	49,667	63,910	63,059	62,005	64,786	66,798
	Monthly Unemployment	1,405	1,861	3,019	4,357	4,430	3,434
	Monthly Unemployment Rate	2.8	2.8	4.6	6.6	6.4	4.9
MAY	Monthly Labor Force	52,552	65,972	67,974	66,752	70,108	70,442
	Monthly Employment	50,703	64,323	63,114	62,341	65,468	66,874
	Monthly Unemployment	1,849	1,649	4,860	4,411	4,640	3,568
	Monthly Unemployment Rate	3.5	2.5	7.1	6.6	6.6	5.1
JUNE	Monthly Labor Force	52,933	67,659	66,686	68,214	70,270	70,824
	Monthly Employment	51,294	65,753	63,139	63,635	65,300	66,969
	Monthly Unemployment	1,639	1,906	3,547	4,579	4,970	3,855
	Monthly Unemployment Rate	3.1	2.8	5.3	6.7	7.1	5.4
JULY	Monthly Labor Force	52,764	68,252	67,787	67,977	71,400	71,393
	Monthly Employment	51,062	66,383	63,720	63,645	66,521	67,775
	Monthly Unemployment	1,702	1,869	4,067	4,332	4,879	3,618
	Monthly Unemployment Rate	3.2	2.7	6	6.4	6.8	5.1
AUG.	Monthly Labor Force	52,567	69,970	67,839	67,588	71,727	71,187
	Monthly Employment	50,820	66,391	63,664	63,299	66,970	67,854
	Monthly Unemployment	1,747	3,579	4,175	4,289	4,757	3,333
	Monthly Unemployment Rate	3.3	5.1	6.2	6.3	6.6	4.7
SEPT.	Monthly Labor Force	52,359	67,463	66,548	66,138	71,220	69,890
	Monthly Employment	50,160	65,618	62,735	62,288	66,779	66,882
	Monthly Unemployment	2,199	1,845	3,813	3,850	4,441	3,008
	Monthly Unemployment Rate	4.2	2.7	5.7	5.8	6.2	4.3
OCT.	Monthly Labor Force	52,718	69,000	67,320	66,861	71,670	70,165
	Monthly Employment	50,119	65,210	63,024	62,597	67,201	66,801
	Monthly Unemployment	2,599	3,790	4,296	4,264	4,469	3,364
	Monthly Unemployment Rate	4.9	5.5	6.4	6.4	6.2	4.8
NOV.	Monthly Labor Force	53,241	67,848	67,095	66,718	71,375	70,155
	Monthly Employment	50,351	65,026	62,670	62,286	66,902	66,599
	Monthly Unemployment	2,890	2,822	4,425	4,432	4,473	3,556
	Monthly Unemployment Rate	5.4	4.2	6.6	6.6	6.3	5.1
DEC.	Monthly Labor Force	52,905	66,992	66,448	65,919	70,983	
	Monthly Employment	50,088	64,537	62,064	61,784	66,716	
	Monthly Unemployment	2,817	2,455	4,384	4,135	4,267	
	Monthly Unemployment Rate	5.3	3.7	6.6	6.3	6.0	

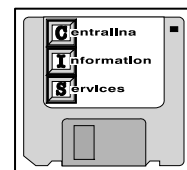
Source: North Carolina Employment Security Commission

Compiled by: Centralina Council of Governments, 2004.

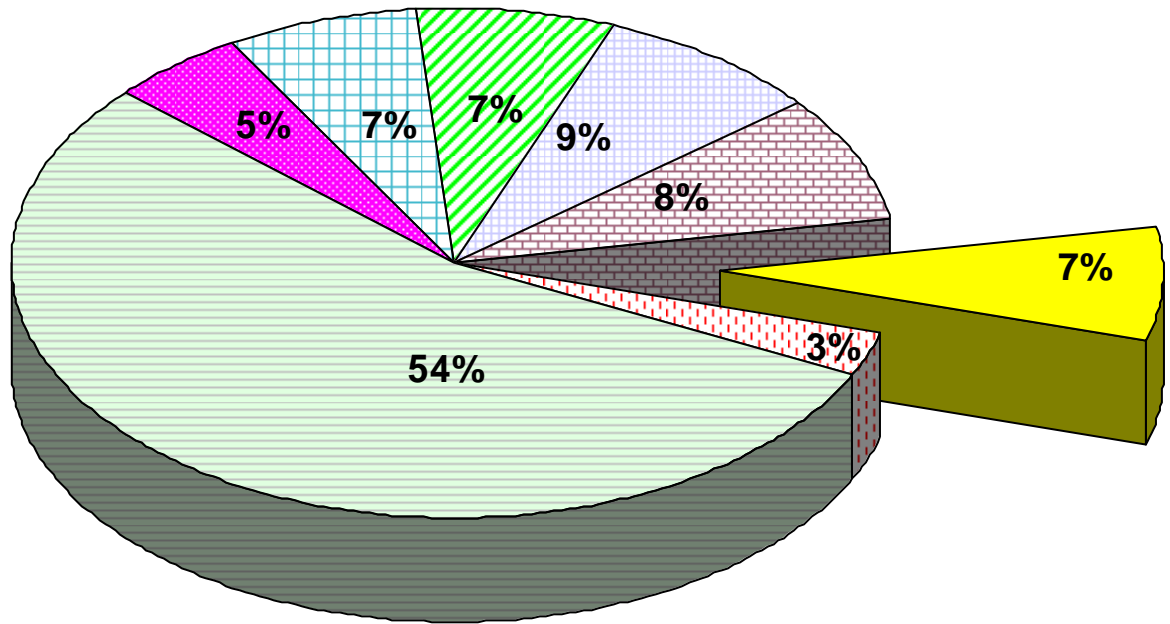
Iredell County : Percent of Jobs By Type 1996, 1999, 2000, 2001, 2002 and 2003



Source: NC Employment Security Commission

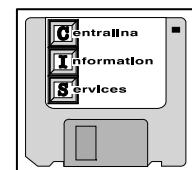
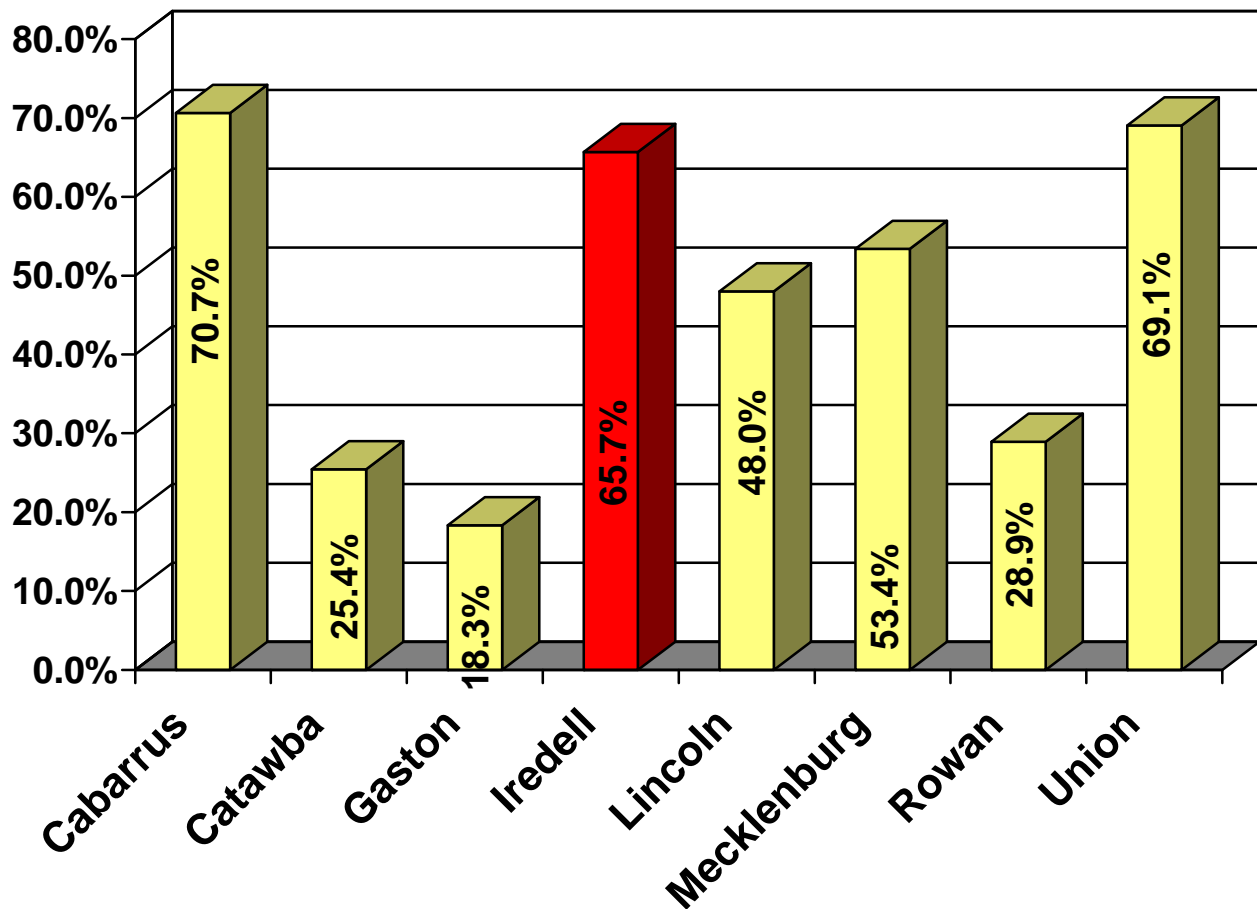


Total Number of Establishments 2003



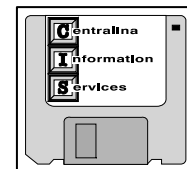
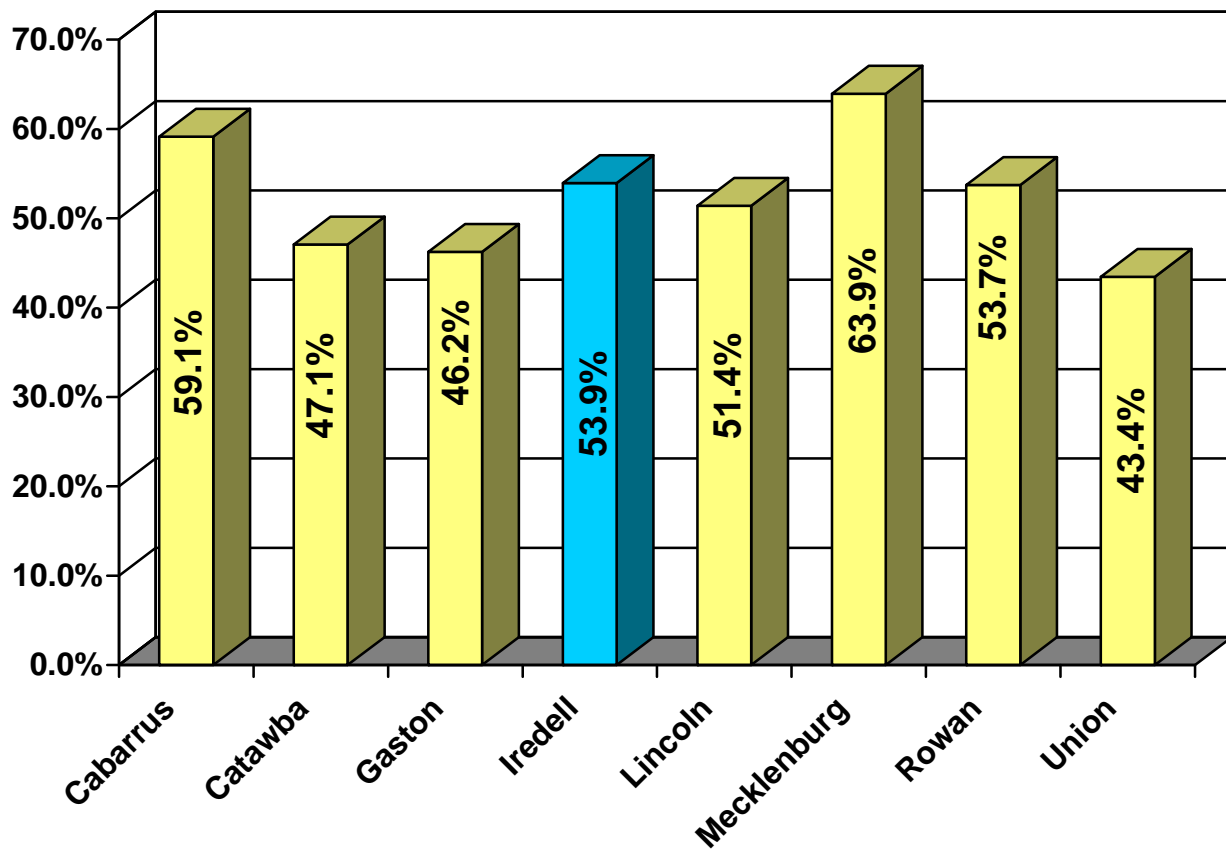
Source: Employment Security Commission of North Carolina

Percent Change in Number of Establishments 1992 - 2003



Source: Employment Security Commission of North Carolina, 2005.

Percent Change in Annual Wage Per Worker 1992 - 2003



Source: Employment Security Commission of North Carolina, 2005.

Iredell County

Insured Employment and Wages In 2003

for Aggregate of all types by Subsector (3 digit)

Industry	No of Units	Annual Avg Empl	Annual Wages Paid	Avg Annual Wage Per Employee
MANUFACTURING	310	12,672	\$455,140,101	\$35,916
Food Manufacturing	16	588	\$21,237,858	\$36,118
Textile Product Mills	4	119	\$3,693,699	\$31,039
Apparel Manufacturing	7	667	\$21,681,429	\$32,505
Wood Product Manufacturing	18	536	\$15,487,932	\$28,895
Paper Manufacturing	10	1,065	\$45,086,563	\$42,335
Printing and Related Support Activities	12	62	\$1,485,292	\$23,956
Plastics & Rubber Products Manufacturing	14	892	\$30,142,788	\$33,792
Nonmetallic Mineral Product Mfg	20	609	\$21,551,930	\$35,389
Primary Metal Manufacturing	7	460	\$16,753,126	\$36,420
Fabricated Metal Product Manufacturing	48	971	\$35,631,004	\$36,695
Machinery Manufacturing	28	752	\$34,301,391	\$45,614
Computer and Electronic Product Mfg	8	206	\$8,400,024	\$40,777
Transportation Equipment Manufacturing	25	1,284	\$55,439,895	\$43,177
Furniture and Related Product Mfg	25	799	\$22,023,013	\$27,563
WHOLESALE TRADE	282	2,433	\$99,655,573	\$40,960
RETAIL TRADE	564	8,024	\$178,842,634	\$22,288

Source: NC Employment Security Commission www.ncesc.com

Iredell County

Insured Employment and Wages In 2002

for Aggregate of all types by Subsector (3 digit)

Industry	No of Units	Annual Avg Empl	Annual Wages Paid	Avg Annual Wage Per Employee
MANUFACTURING	315	13,454	\$467,476,290	\$34,746
Food Manufacturing	18	688	\$23,201,777	\$33,724
Textile Product Mills	3	119	\$3,448,943	\$28,983
Apparel Manufacturing	5	880	\$28,445,583	\$32,324
Wood Product Manufacturing	16	565	\$15,423,916	\$27,299
Paper Manufacturing	10	1,062	\$43,171,901	\$40,652
Printing and Related Support Activities	11	55	\$1,489,778	\$27,087
Plastics & Rubber Products Manufacturing	17	836	\$27,285,508	\$32,638
Nonmetallic Mineral Product Mfg	23	604	\$20,958,967	\$34,700
Primary Metal Manufacturing	7	423	\$15,680,347	\$37,069
Fabricated Metal Product Manufacturing	51	974	\$36,319,332	\$37,289
Machinery Manufacturing	25	725	\$29,767,031	\$41,058
Computer and Electronic Product Mfg	8	223	\$7,969,266	\$35,737
Transportation Equipment Manufacturing	27	1,609	\$65,934,408	\$40,979
Furniture and Related Product Mfg	26	814	\$22,484,484	\$27,622
WHOLESALE TRADE	272	2,127	\$85,267,114	\$40,088
RETAIL TRADE	566	7,558	\$165,310,378	\$21,872

Source: NC Employment Security Commission www.ncesc.com

Iredell County

Insured Employment and Wages In 2001

for Aggregate of all types by subsector (3 digit)

Industry	No of Units	Annual Avg Empl	Annual Wages Paid	Avg Annual Wage Per Employee
MANUFACTURING	312	14,517	\$476,351,869	\$32,813
Food Manufacturing	16	674	\$22,180,530	\$32,909
Textile Product Mills	3	150	\$3,974,673	\$26,498
Apparel Manufacturing	4	962	\$27,428,511	\$28,512
Wood Product Manufacturing	17	632	\$17,439,627	\$27,594
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	\$12,868,201	\$32,251
Primary Metal Manufacturing	5	350	\$12,884,049	\$36,812
Fabricated Metal Product Manufacturing	48	961	\$33,488,174	\$34,847
Machinery Manufacturing	31	1,176	\$48,177,202	\$40,967
Computer and Electronic Product Mfg	8	271	\$9,108,147	\$33,609
Transportation Equipment Manufacturing	22	1,599	\$60,153,108	\$37,619
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

Source: NC Employment Security Commission www.ncesc.com

Iredell County

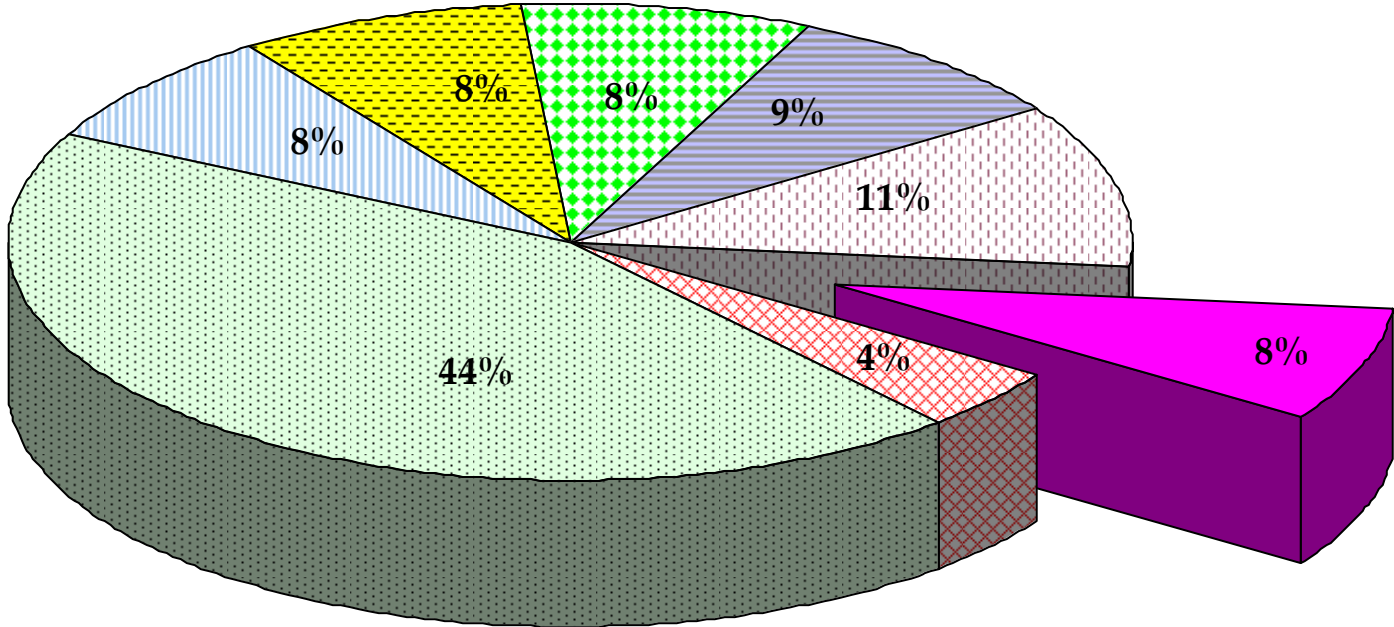
Insured Employment and Wages In 2000

for Aggregate of all types by subsector (3 digit)









Industry	No. of Units	Annual Avg. Empl	Annual Wages Paid	Avg. Annual Wage Per Employee
MANUFACTURING	312	16,547	\$542,054,124	\$32,758
Food Manufacturing	13	670	\$22,849,486	\$34,104
Textile Product Mills	4	165	\$4,393,868	\$26,630
Apparel Manufacturing	5	1,082	\$31,436,981	\$29,055
Wood Product Manufacturing	18	826	\$22,019,826	\$26,658
Paper Manufacturing	11	1,109	\$40,486,015	\$36,507
Printing & Related Support Activities	6	42	\$1,071,228	\$25,505
Plastics & Rubber Products Mfg.	17	975	\$30,014,866	\$30,784
Nonmetallic Mineral Product Mfg.	21	471	\$13,513,614	\$28,691
Primary Metal Manufacturing	6	382	\$13,263,959	\$34,722
Fabricated Metal Product Mfg.	46	1,013	\$36,481,686	\$36,014
Machinery Manufacturing	35	1,867	\$78,043,576	\$41,802
Computer & Electronic Product Mfg.	6	276	\$9,198,388	\$33,327
Transportation Equipment Mfg.	22	1,751	\$64,776,743	\$36,994
Furniture and Related Product Mfg.	31	1,235	\$30,197,605	\$24,452
WHOLESALE TRADE	277	2,062	\$80,299,899	\$38,943
RETAIL TRADE	541	7,538	\$154,900,080	\$20,549

Source: NC Employment Security Commission www.ncesc.com

Regional Population Distribution 2003

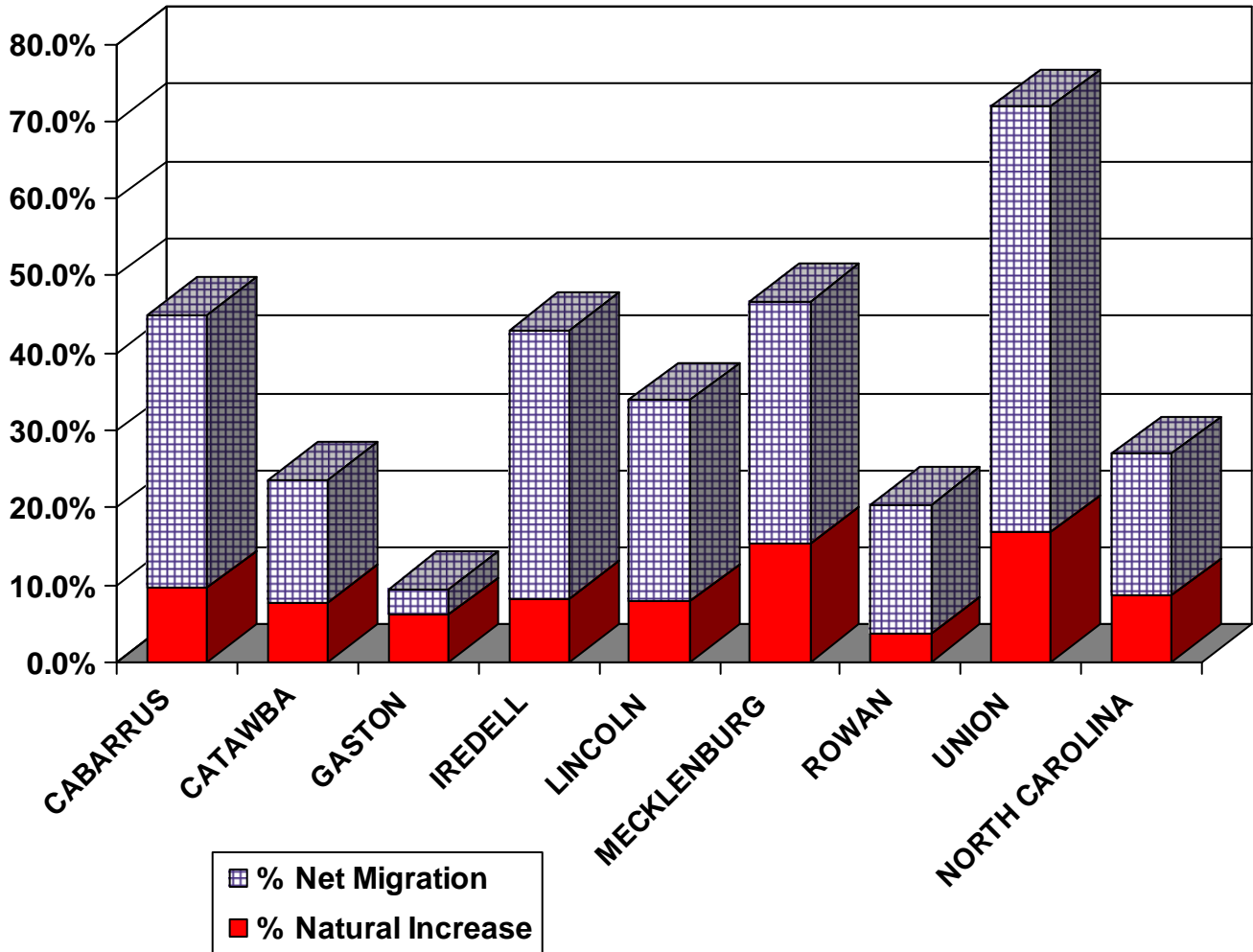


Total Region Population = 1,709,864

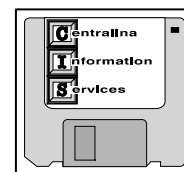
 Cabarrus	 Catawba	 Gaston	 Iredell
 Lincoln	 Mecklenburg	 Rowan	 Union

Source: NC State Data Center, 2005

Population Growth By Counties 1990 - 2003



Source: NC State Data Center

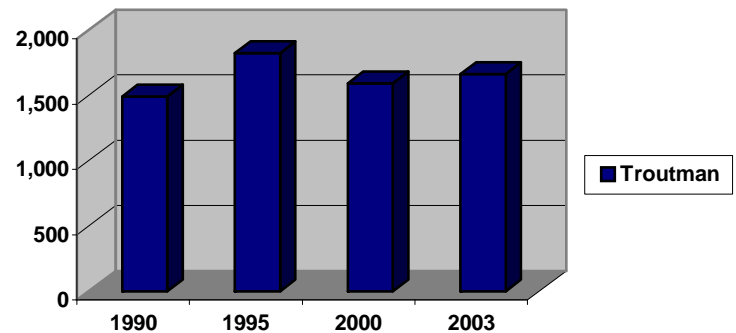
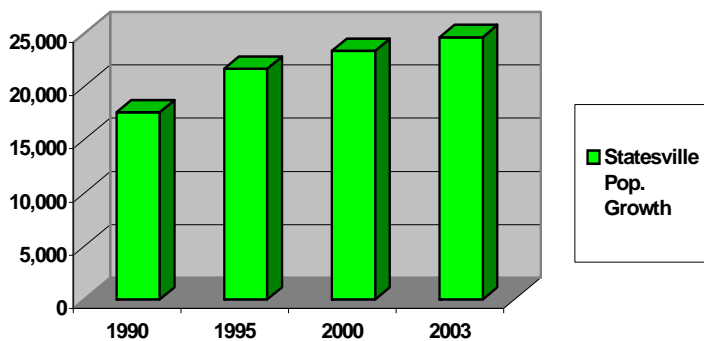
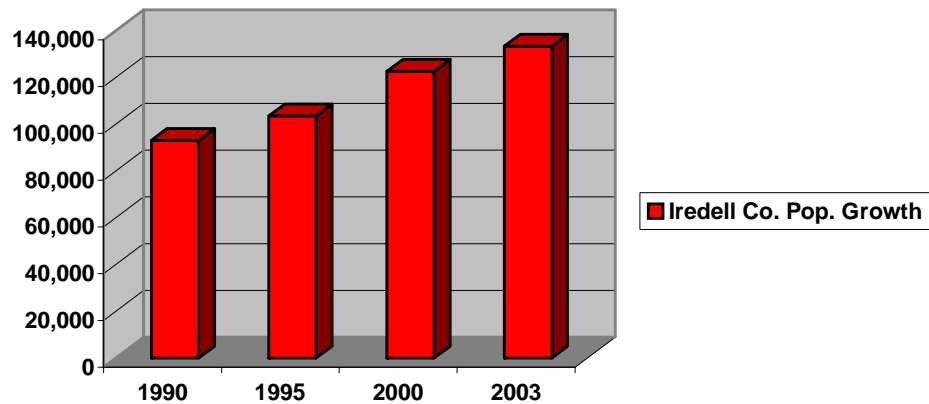


Population Growth - Iredell County/Greater Statesville Area

	<u>Apr-90</u>	<u>Jul-95</u>	<u>Apr-00</u>	<u>Percent Change 1990-2000</u>	<u>Jul-03</u>	<u>Percent Change 2000-2003</u>
Iredell County	93,205	103,462	122,660	31.6%	133,280	8.7%
Statesville*	17,567	21,655	23,320	32.7%	24,622	5.6%
Troutman	1,493	1,826	1,592	6.6%	1,663	4.5%
Harmony	502	548	526	4.8%	556	5.7%
Love Valley	67	75	30	-55.2%	50	66.7%

*Statesville ranks as the state's 27th most populated city.

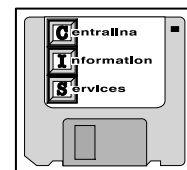
Source: NC State Data Center <http://www.demog.state.nc.us>



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

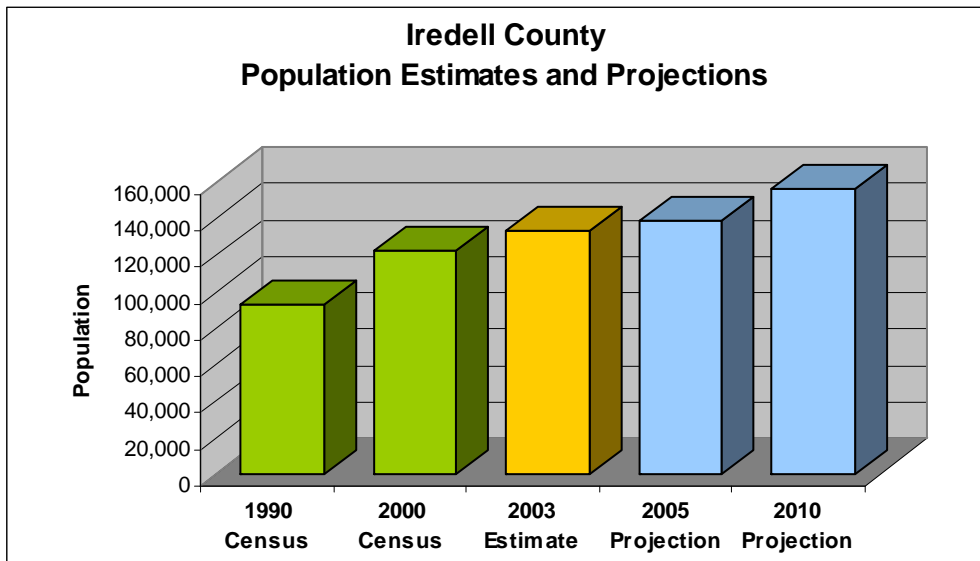
Source: US Census.



Population: Age Breakdowns for Iredell County

Age	1990 Census	April 2000 Census	July 2003 Estimate	July 2005 Projection	July 2010 Projection
Under 3	3,904	5,062	5,834	5,806	6,336
3-4	2,472	3,379	3,764	4,204	4,461
5	1,216	1,737	1,878	1,983	2,272
6-9	4,867	7,601	7,540	7,868	9,379
10-13	4,909	7,145	7,912	8,119	8,876
14	1,180	1,677	1,829	1,952	2,144
15	1,279	1,535	1,785	1,951	2,086
16-17	2,745	3,186	3,530	3,626	4,514
18-19	2,771	2,639	3,335	3,582	4,152
20-24	6,478	6,590	7,623	8,359	9,395
25-34	15,090	17,615	18,014	18,056	18,522
35-44	13,923	20,762	21,810	22,177	23,394
45-54	10,761	16,881	18,749	20,305	23,824
55-59	4,596	6,476	7,595	8,256	9,628
60-64	4,534	5,225	5,997	6,485	8,161
65-74	7,218	8,393	8,793	9,167	10,843
75-84	3,969	5,137	5,424	5,633	6,116
85-94	955	1,514	1,733	1,786	2,117
95 and Older	68	106	135	153	201
Total	92,935	122,660	133,280	139,468	156,421
Median Age	34.70	36.53	36.82	36.97	37.78

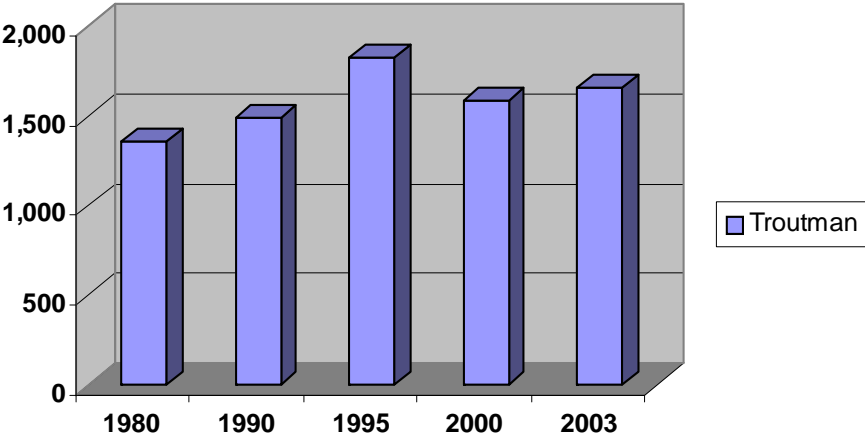
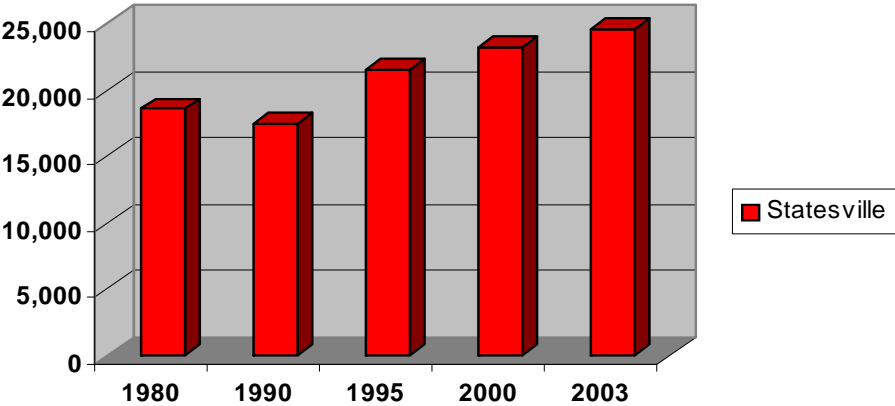
Sources: US Census, NC State Data Center, 2005.



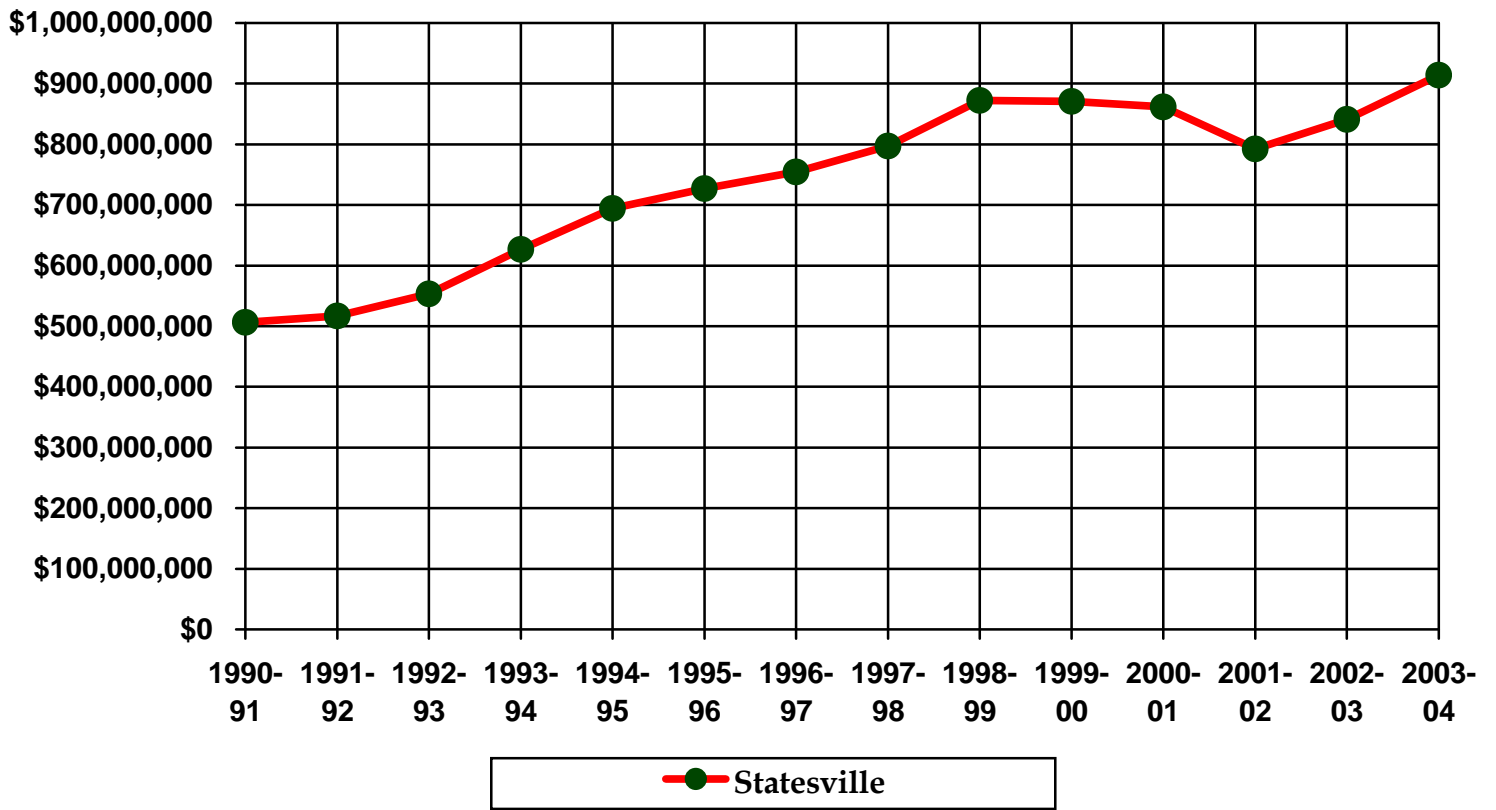
Population - Statesville/Troutman

<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
23,320	2000	1,592
24,064	2001	1,642
24,292	2002	1,648
24,622	2003	1,663

Source: NC State Data Center <http://www.demog.state.nc.us>



City of Statesville Gross Retail Sales FY 1990 - 91 Through FY 2003 - 04



Source: North Carolina Department of Revenue, 2005.

Retail Sales Analysis

<u>Year</u>	<u>Statesville</u>	<u>Iredell County</u>
99/2000	870,486,276	1,710,149,576
00/01	861,555,135	1,759,103,732
01/02	792,543,629	1,677,426,365
02/03	841,291,369	1,821,224,825
03/04	913,907,496	2,079,577,615

<u>Increase</u>				
99-00/00-01	-1%	(-8,931,141)	2%	(48,954,156)
00-01/01-02	-.08%	(-69,011,506)	-.04%	(-81,677,367)
01-02/02-03	.06%	(48,747,740)	.09%	(143,798,460)
02-03/03-04	.08%	(72,616,127)	.12%	(258,352,790)

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

1. Mecklenburg	16.7	5. Durham	4.6	9. Catawba	2.5
2. Wake	13.4	6. Buncombe	3.6	10. Cabarrus	2.3
3. Guilford	8.7	7. New Hanover	3.5	11. Gaston	2.16
4. Forsyth	5.8	8. Cumberland	3.3	12. Pitt	2.14
				<u>13. Iredell</u>	<u>2.0</u>

Iredell County (\$Millions) Retail Sales

	<u>2000/2001</u>	<u>2001/2002</u>	<u>2002/2003</u>	<u>2003/2004</u>
1%, 2% and 3% retail sales	69.7	57.7	59.3	86.0
Apparel	28.4	27.8	29.1	38.0
Automotive	297.5	248.0	227.2	221.6
Food	350.7	346.3	388.8	445.1
Furniture	38.2	45.5	53.6	58.1
General merchandise	504.0	517.2	571.4	635.6
Lumber & Building materials	254.5	244.2	239.6	287.7
Unclassified Group	<u>215.9</u>	<u>190.3</u>	<u>251.8</u>	<u>306.9</u>
TOTALS	1,758.9	1,677.0	1,820.8	2,079.0

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

<http://www.dor.state.nc.us/publications/fiscalyearsales.html>

2003-2004 TOP 20 N.C. CITIES GROSS RETAIL SALES (Populations In Excess Of 5,000)¹

City	Gross Collections*	Gross Retail Sales**
1. Charlotte	361,637,456	12,819,642,741
2. Raleigh	241,098,798	7,822,924,893
3. Greensboro	161,223,234	5,947,188,265
4. Winston-Salem	113,396,801	4,234,409,388
5. Durham	132,500,580	4,036,033,117
6. Wilmington	81,548,129	2,765,320,560
7. Asheville	84,900,481	2,686,034,592
8. Fayetteville	81,651,524	2,680,161,606
9. Cary	53,667,458	2,115,156,354
10. Hickory	48,174,728	1,707,247,623
11. High Point	38,625,883	1,693,128,926
12. Greenville	45,013,406	1,655,726,840
13. Concord	39,051,061	1,538,542,132
14. Gastonia	42,498,091	1,413,261,552
15. Burlington	33,870,926	1,134,356,237
16. Rocky Mount	30,035,855	1,112,487,057
17. Jacksonville	34,210,292	1,078,038,399
18. Goldsboro	29,575,526	932,625,666
19. Chapel Hill	25,409,017	931,556,802
20. Statesville	23,592,939	913,907,496

¹ Estimated population as of April 1, 2000 prepared by the U.S. Department of Congress, Bureau of the Census.

* Gross collections reported during the period July 1 through June 30 including collections of penalties, interest, and sales and use tax.

** Amounts shown are total taxable and nontaxable retail sales reported on sales and use tax returns filed during the period July 1 through June 30. The returns received from monthly merchants reflect sales for the period June 1 through May 31. Note: Detail may not add to totals due to rounding.

This fiscal year sales and use tax reports are not comparable to fiscal years reports prior to 2002-03. Effective October 16, 2001, the general state sales and use tax rate increased from 4% to 4.5%, requiring changes to the return. Prior to the change use taxes were separately stated and taxable sales were not calculated for use taxes. The new return combines sales and use taxes, and taxable sales are computed on the total. Therefore, gross collections reflect the ½% tax rate increase, and gross retail sales reflect taxable sales computed on the combined total of sales and use taxes.

Source: NC Dept of Revenue <http://www.dor.state.nc.us/publications/fiscalyearsales.html>

IREDELL COUNTY



Total Building Permits Issued in Iredell County

Permit Type	1998	1999	2000	2001	2002	2003	2004
SF Residential	1,300	1,299	1,454	2,502	2,494	2,696	2,833
Duplex	19	5	10	12	13	32	13
Mobile Home	718	521	810	299	339	322	318
Residential	38	51	58	359	158	53	79
Assembly	11	23	14	43	36	50	73
Business	39	74	64	210	165	152	157
Educational	25	32	52	23	21	18	39
Mercantile	18	21	42	68	61	48	67
Industrial	29	30	14	37	28	11	39
Storage	0	0	0	86	113	191	98
Utility	0	0	0	0	4	19	21
Totals	2,197	2,056	2,518	3,640	3,432	3,592	3,737

Source: Iredell County Building Inspections Department

POPULATIONS	1970	1980	1990	2000	2002	2003
IREDELL	72,197	82,538	93,205	123,753	130,375	133,280
CABARRUS	74,629	85,895	98,935	132,060	139,892	143,433
CATAWBA	90,873	106,544	118,412	142,459	146,098	146,458
LINCOLN	32,682	42,372	50,319	64,133	66,291	67,394
ROWAN	90,035	99,186	110,605	130,659	132,763	133,134
ALEXANDER	19,466	24,999	27,544	33,685	34,202	34,532
DAVIE	18,855	24,599	27,859	35,109	36,672	37,222
WILKES	49,524	58,657	59,393	65,773	66,660	66,909

Source: US Census

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	(July) 2000	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,

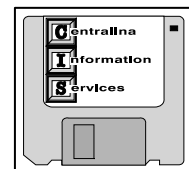
Greater Statesville - Bethany, Chambersburg, Cool Springs, Statesville Outside, Shiloh, Concord

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

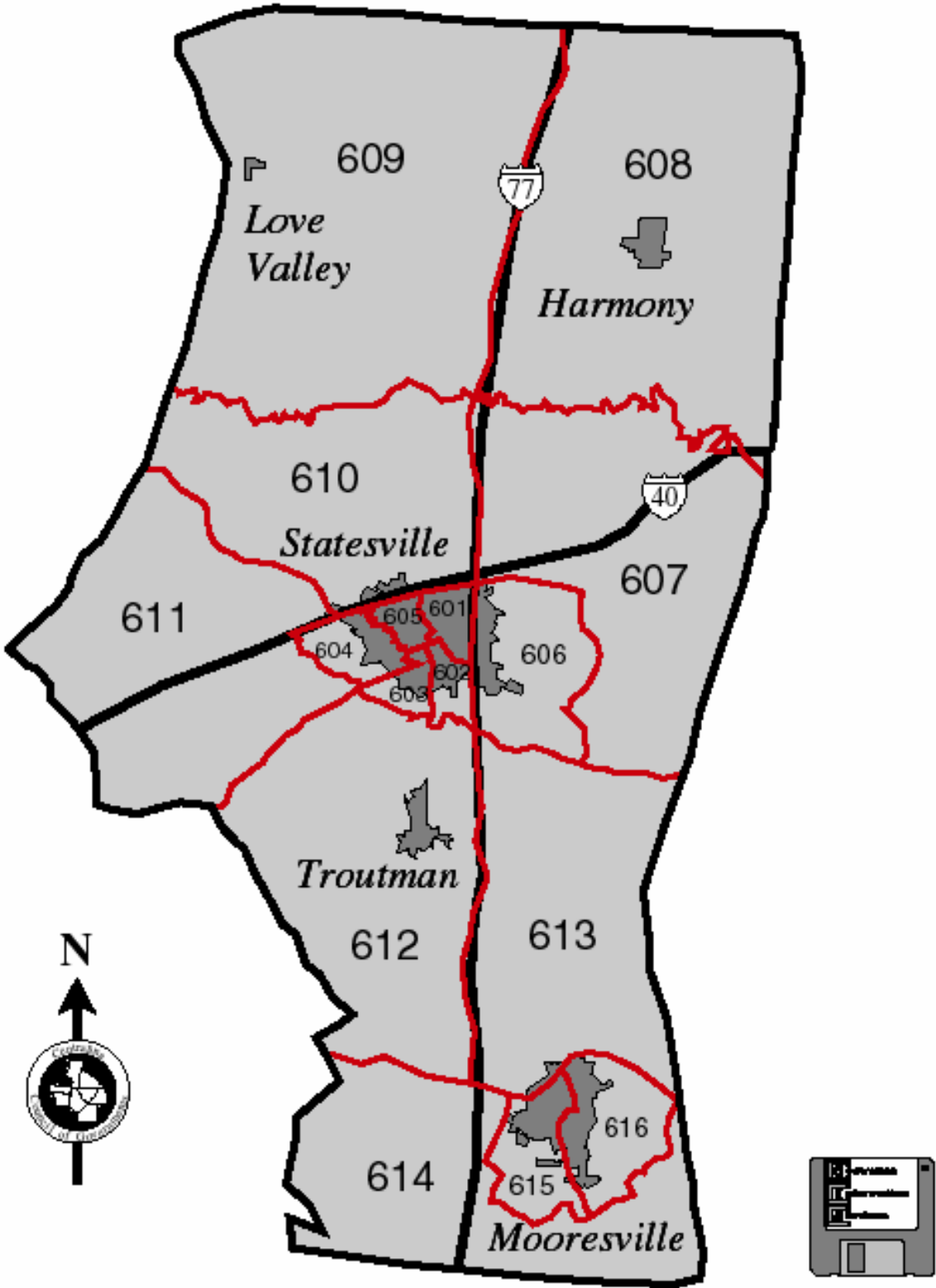
The following statistical profile is a detailed analysis of the building permit activity in Iredell County from January 1990 through December 1997. Data on the type of permits issued and the estimated construction value for development is provided on the County and the Census Tract level in order to 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.

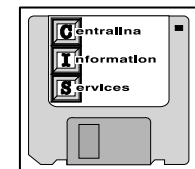


IREDELL COUNTY CENSUS TRACT LOCATION MAP



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%

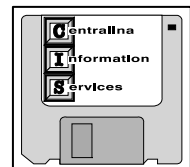


Iredell County Residential Building Permit Activity, 1990-1997

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



2004 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>
The Ad Kitchen	30	N/A	Existing	15,000
Morgan-Dollar MotorSports	25	N/A	Existing	34,200
The Big Red, Inc.	10	N/A	Existing	20,000
The Building Center	35	\$3 million	New	50,000
Lowe's Company (hanger)	22	\$9 million	New	94,000
Cintas	5	N/A	Existing	11,250
International Perforating	8	N/A	Existing	15,000
Morrowcroft Village	0	\$100 million	New	1,000,000
Shadow Mountain Furniture	n/a	N/A	Existing	10,000
LaZBoy	100	N/A	Existing	639,000

Expansions

<u>Company Name</u>	<u>Jobs</u>	<u>Investment</u>	<u>Square Footage</u>
Porches & Yards – Storage	N/A	N/A	20,000
Tube.tec	35	N/A	52,000
LeBleu Bottled Water	2-4	\$750,000	10,800
C.W. Williams Fire Equipment	1-7	N/A	16,000
Star Linen	1	N/A	60,000
ASMO North Carolina (investment increase)	0	\$1million +	0
The Ad Kitchen	1-8	N/A	7,000
C.R. Onsrud	20	\$4 million	40,000

Closings

<u>Company Name</u>	<u>Jobs</u>	<u>Reason</u>
Garden Ridge Distribution Center	85	Economy
Smurfit Stone Container	36	Economy
Thomasville Furniture (Statesville plant)	118	Reduced company sales
LesCare Kitchens	108	Parent Decision