



**Greater
Statesville
Development
Corporation**

*Serving Statesville, Troutman
And Iredell County.*

2005

ANNUAL REPORT

115 East Front Street, Statesville, NC 28677
PHONE: 704-871-0062 FAX: 704-871-0223
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January 2006

Dear Friends:

We are pleased to present you with the 2005 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 2006 and wish you the same.

Sincerely,

A handwritten signature in black ink, appearing to read "R.B. Sloan, Jr.", written in a cursive style.

R.B. Sloan, Jr.
Chairman

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Greater Statesville Development Corporation
2006 Board of Directors

At-Large

RB Sloan, Jr., Chairman
Harry M. Tsumas, Vice Chairman
David Steele, Secretary/Treasurer
Angie Travis Roberts
David Meachem
Rick Dagenhart
Duane Smyth
Saul Gordon
Bill Leach
Don Kelly
Jeff Hall

Ex officio

Sara Tice	(Chairman, Iredell County Board of Commissioners)
Joel Mashburn	(Manager, Iredell County)
Costi Kutteh	(Mayor, City of Statesville)
Rob Hites	(Manager, City of Statesville)
Elbert Richardson	(Mayor, Town of Troutman)
Donald Duncan	(Manager, Town of Troutman)
Jean Manall	(Manager, Employment Security Commission)
Dr. Douglas Eason	(President, Mitchell Community College)
Dr. Terry Holliday	(Superintendent - Iredell/Statesville Schools)
Sheri Bistreich	(V.P. Business Development-Chamber of Commerce)
Carol Johnson	(Chairman, Chamber of Commerce)
Robb Collier	(Iredell County Homebuilders Association)

Ex officio / non-voting

David Bradley	(President-Chamber of Commerce)
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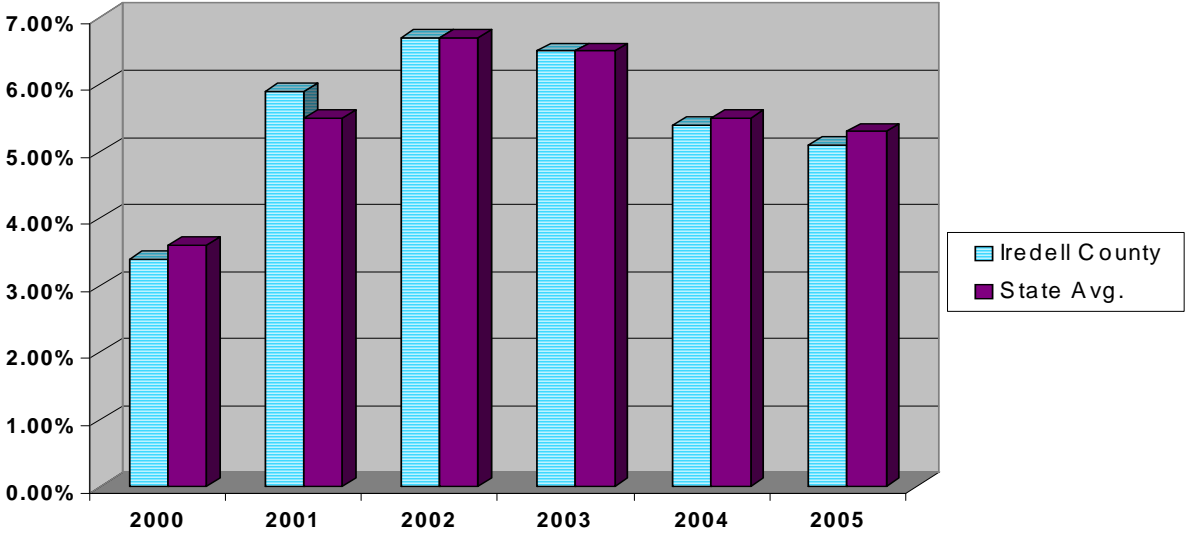
Greater Statesville Area Committee of 100
2006 Board of Directors

RB Sloan, Jr., Vice Chairman
Harry M. Tsumas, Vice Chairman
David Steele, Secretary/Treasurer
Angie Travis Roberts
Bill Leach
Sheri Bistreich, Ex-officio
Donald E. Duncan, Ex-officio
Joel Mashburn, Ex-officio
Rob Hites, Ex-officio

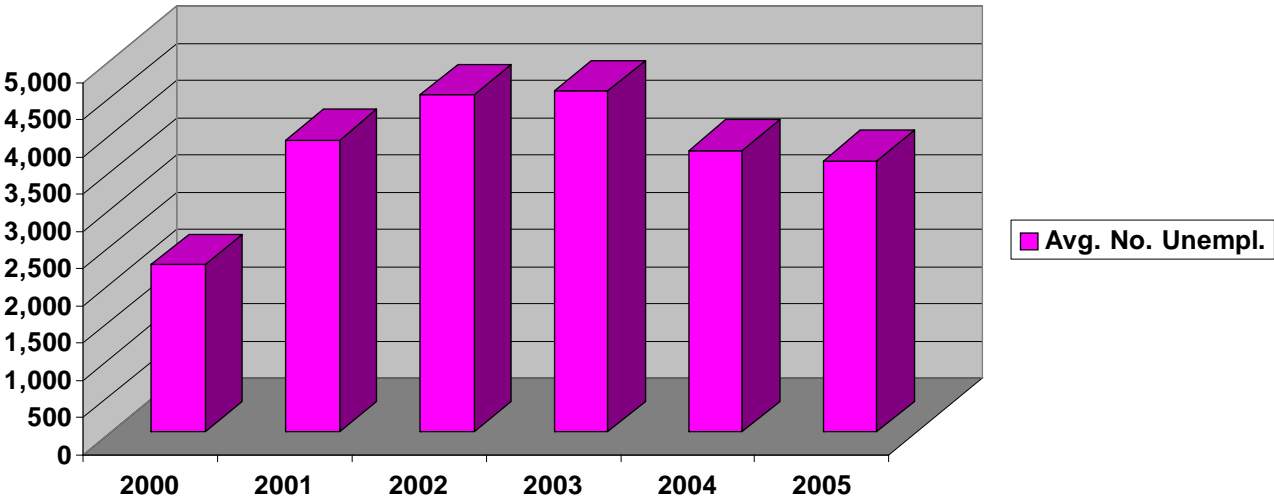
Iredell County Employment Trends

Year	Avg. Annual Unemployment Rate	Avg. Number of People Unemployed	State Avg. Annual Unemployment Rate
2000	3.4%	2,244	3.6%
2001	5.9%	3,924	5.5%
2002	6.7%	4,515	6.7%
2003	6.5%	4,577	6.5%
2004	5.4%	3,783	5.5%
2005	*5.1%	*3,642	*5.3%

*2005 rate is average for 11 months. Monthly totals for December have not yet been released.

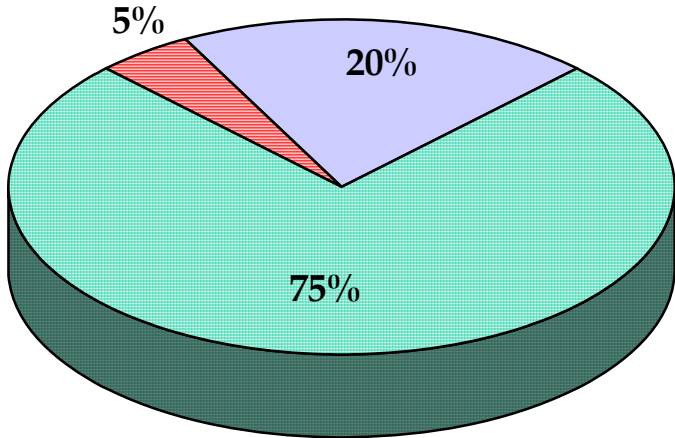


Source: NC Employment Security Commission www.ncesc.com

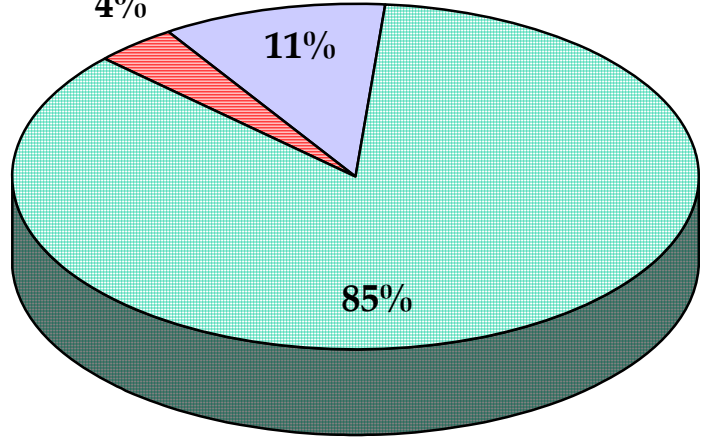


Post High School Intentions Of Iredell Graduates 1991, 2001, 2002, 2003 and 2004

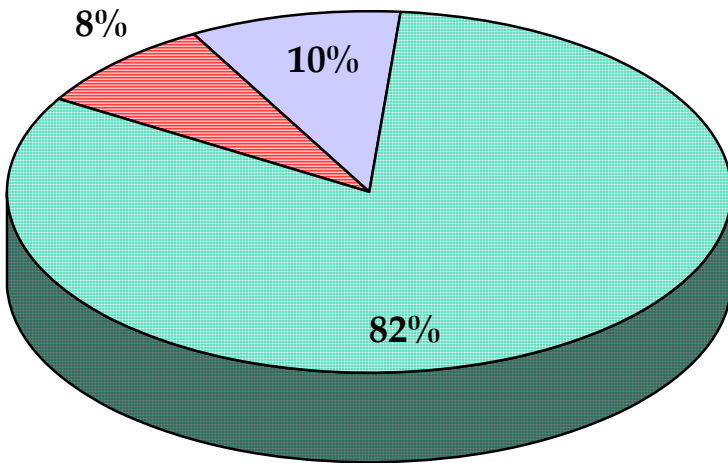
1991



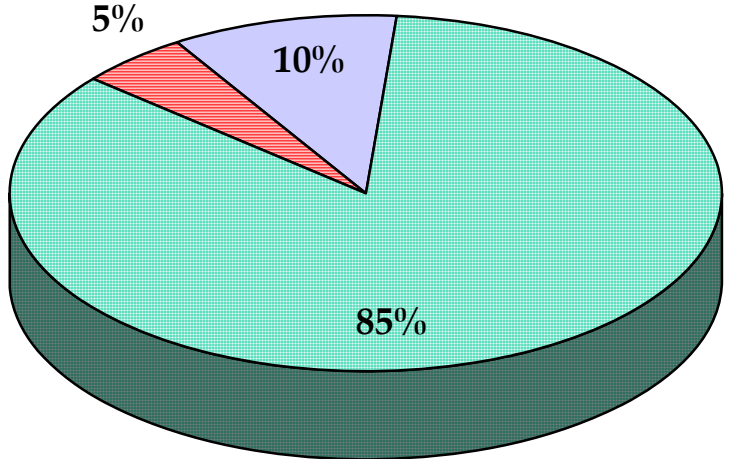
2001



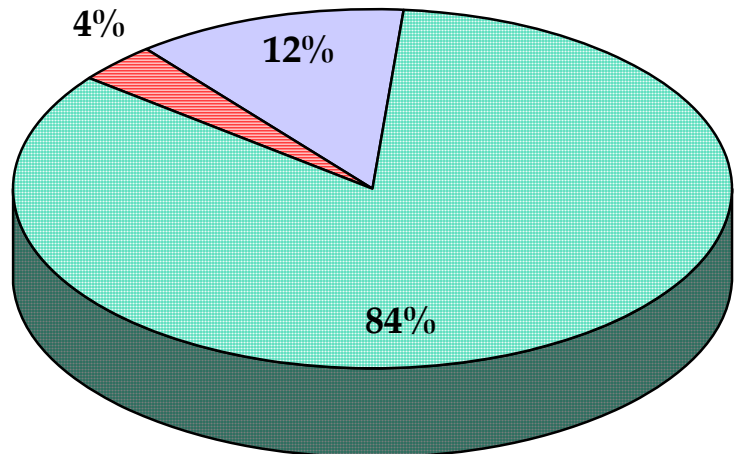
2002



2003

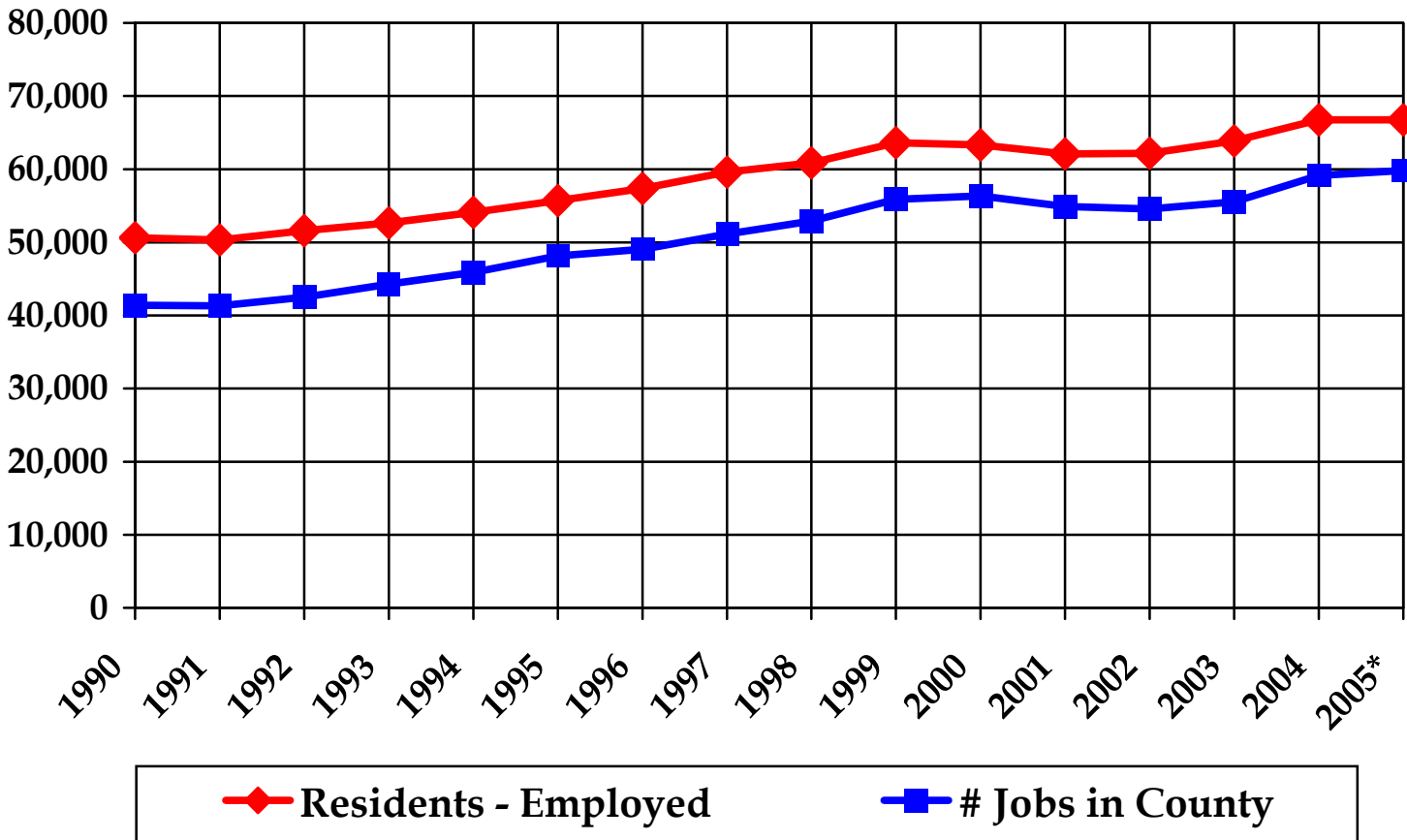


2004



Source: NC Department of Public Instruction, NC Statistical Profile, 2005.

Iredell County Employment Data Growth Comparison Employed Residents vs. Available Jobs, 1990-2005



Increase in # of Employed Residents, 1990-2005 = 31.8%
Increase in # of Jobs within County, 1990-2005 = 44.4%

* Note: Number of jobs in 2005 is an estimate from the first 2 quarters of 2005 and the number of residents employed is an average of the first 11 months of 2005.

Source: NC Employment Security Commission, 2006.

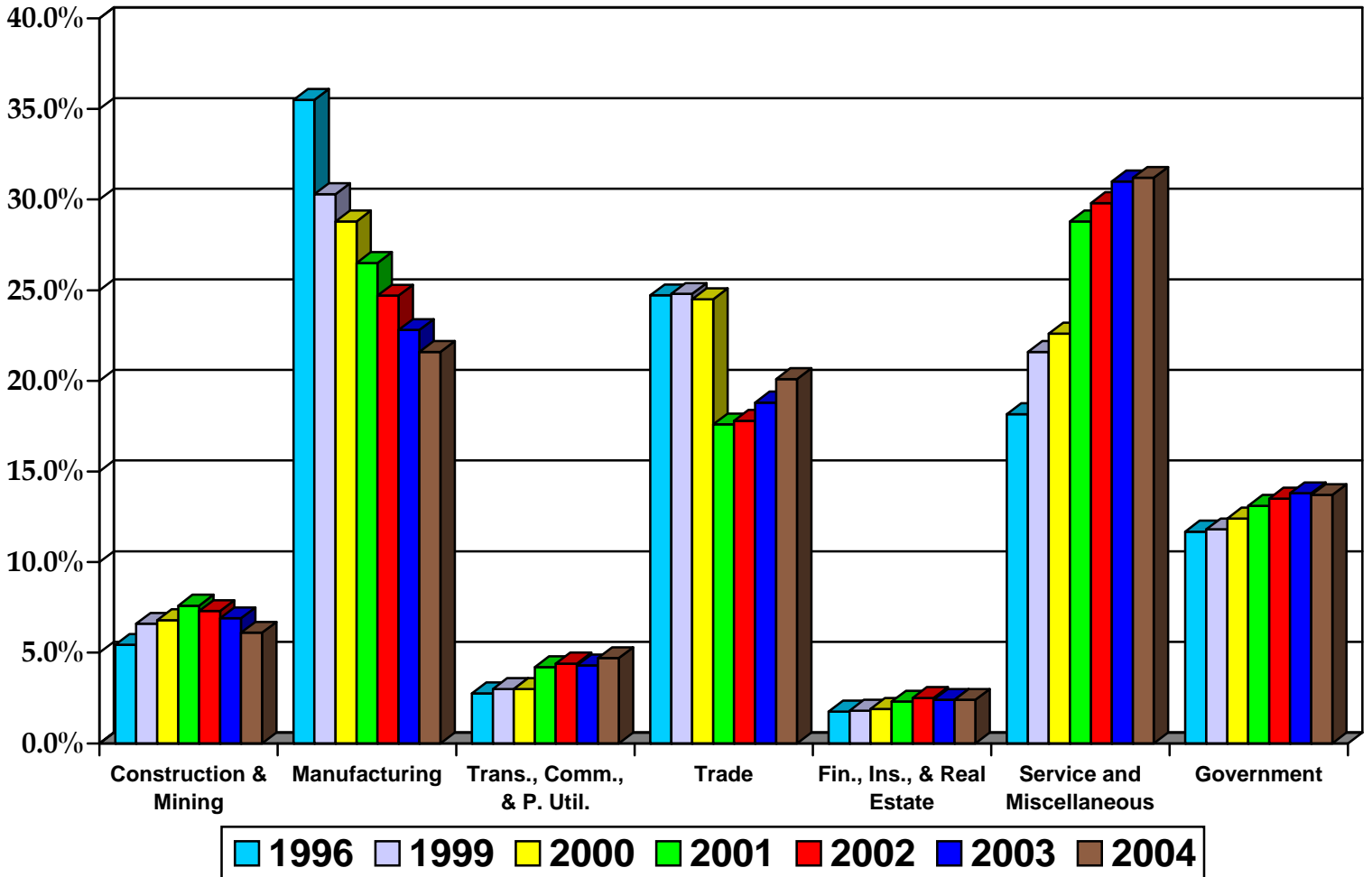
IREDELL COUNTY MONTHLY LABOR FORCE REVIEW

Month	Labor Force Data	1990	2000	2001	2002	2003	2004	2005
JAN.	Monthly Labor Force	51,389	64,867	65,839	67,373	67,516	69,845	69,220
	Monthly Employment	48,969	63,197	62,867	61,288	62,788	65,421	65,437
	Monthly Unemployment	2,420	1,670	2,972	6,085	4,728	4,424	3,783
	Monthly Unemployment Rate	4.7	2.6	4.5	9.0	7.0	6.3	5.5
FEB.	Monthly Labor Force	51,531	65,245	66,663	66,258	68,033	69,985	69,344
	Monthly Employment	49,638	63,401	63,234	61,295	63,503	65,796	65,297
	Monthly Unemployment	1,893	1,844	3,429	4,963	4,530	4,189	4,047
	Monthly Unemployment Rate	3.7	2.8	5.1	7.5	6.7	6	5.8
MAR.	Monthly Labor Force	51,538	65,620	67,274	66,110	68,466	70,373	69,660
	Monthly Employment	49,997	63,940	63,231	61,446	64,123	66,420	66,106
	Monthly Unemployment	1,541	1,680	4,043	4,664	4,343	3,953	3,554
	Monthly Unemployment Rate	3.0	2.6	6.0	7.1	6.3	5.6	5.1
APR.	Monthly Labor Force	51,265	66,006	65,979	66,279	69,216	70,140	69,699
	Monthly Employment	49,869	64,134	62,973	61,894	64,786	66,451	66,248
	Monthly Unemployment	1,396	1,872	3,006	4,385	4,430	3,689	3,451
	Monthly Unemployment Rate	2.7	2.8	4.6	6.6	6.4	5.3	5.0
MAY	Monthly Labor Force	52,719	66,127	67,992	66,941	70,108	70,485	70,202
	Monthly Employment	50,860	64,476	63,148	62,503	65,468	66,751	66,840
	Monthly Unemployment	1,859	1,651	4,844	4,438	4,640	3,734	3,362
	Monthly Unemployment Rate	3.5	2.5	7.1	6.6	6.6	5.3	4.8
JUNE	Monthly Labor Force	52,996	67,517	66,409	68,007	70,270	70,549	70,650
	Monthly Employment	51,386	65,603	62,870	63,415	65,300	66,624	66,848
	Monthly Unemployment	1,610	1,914	6,539	4,592	4,970	3,925	3,802
	Monthly Unemployment Rate	3.0	2.8	5.3	6.8	7.1	5.6	5.4
JULY	Monthly Labor Force	52,799	68,142	67,641	67,603	71,400	71,410	71,789
	Monthly Employment	51,076	66,270	63,578	63,261	66,521	67,636	67,886
	Monthly Unemployment	1,723	1,872	4,063	4,342	4,879	3,774	3,903
	Monthly Unemployment Rate	3.3	2.7	6.0	6.4	6.8	5.3	5.4
AUG.	Monthly Labor Force	52,604	69,724	67,587	67,832	71,727	70,966	71,241
	Monthly Employment	50,845	66,146	63,421	63,555	66,970	67,391	67,520
	Monthly Unemployment	1,759	3,578	4,166	4,277	4,757	3,575	3,721
	Monthly Unemployment Rate	3.3	5.1	6.2	6.3	6.6	5.0	5.2
SEPT.	Monthly Labor Force	52,467	67,227	66,395	66,887	71,220	70,458	70,727
	Monthly Employment	50,278	65,387	62,585	63,059	66,779	67,244	67,268
	Monthly Unemployment	2,189	1,840	3,810	3,828	4,441	3,214	3,459
	Monthly Unemployment Rate	4.2	2.7	5.7	5.7	6.2	4.6	4.9
OCT.	Monthly Labor Force	52,915	68,762	67,173	67,106	71,670	70,714	71,126
	Monthly Employment	50,316	64,998	62,881	62,900	67,201	67,149	67,612
	Monthly Unemployment	2,599	3,764	4,292	4,206	4,469	3,565	3,514
	Monthly Unemployment Rate	4.9	5.5	6.4	6.3	6.2	5.0	4.9
NOV.	Monthly Labor Force	53,481	67,642	66,934	67,256	71,375	70,961	70,803
	Monthly Employment	50,591	64,823	62,484	62,886	66,902	67,265	67,338
	Monthly Unemployment	2,890	2,819	4,450	4,370	4,473	3,696	3,465
	Monthly Unemployment Rate	5.4	4.2	6.6	6.5	6.3	5.2	4.9
DEC.	Monthly Labor Force	53,186	66,863	66,261	66,925	70,983	70,659	
	Monthly Employment	50,335	64,418	61,851	62,894	66,716	66,997	
	Monthly Unemployment	2,851	2,445	4,410	4,031	4,267	3,662	
	Monthly Unemployment Rate	5.4	3.7	6.7	6.0	6.0	5.2	

Source: North Carolina Employment Security Commission

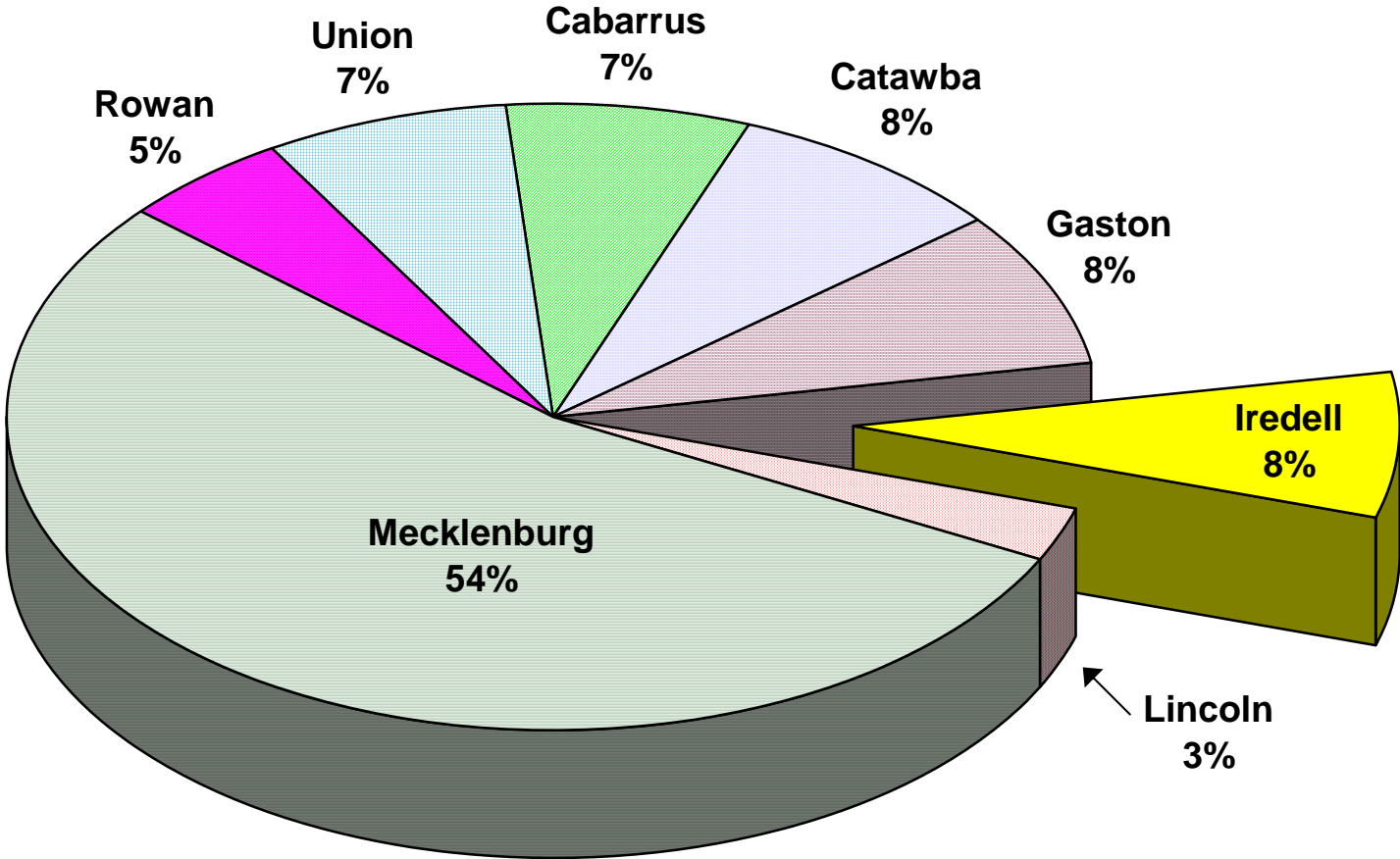
Compiled by: Centralina Council of Governments, 2005.

Iredell County : Percent of Jobs By Type 1996, 1999, 2000, 2001, 2002, 2003 and 2004



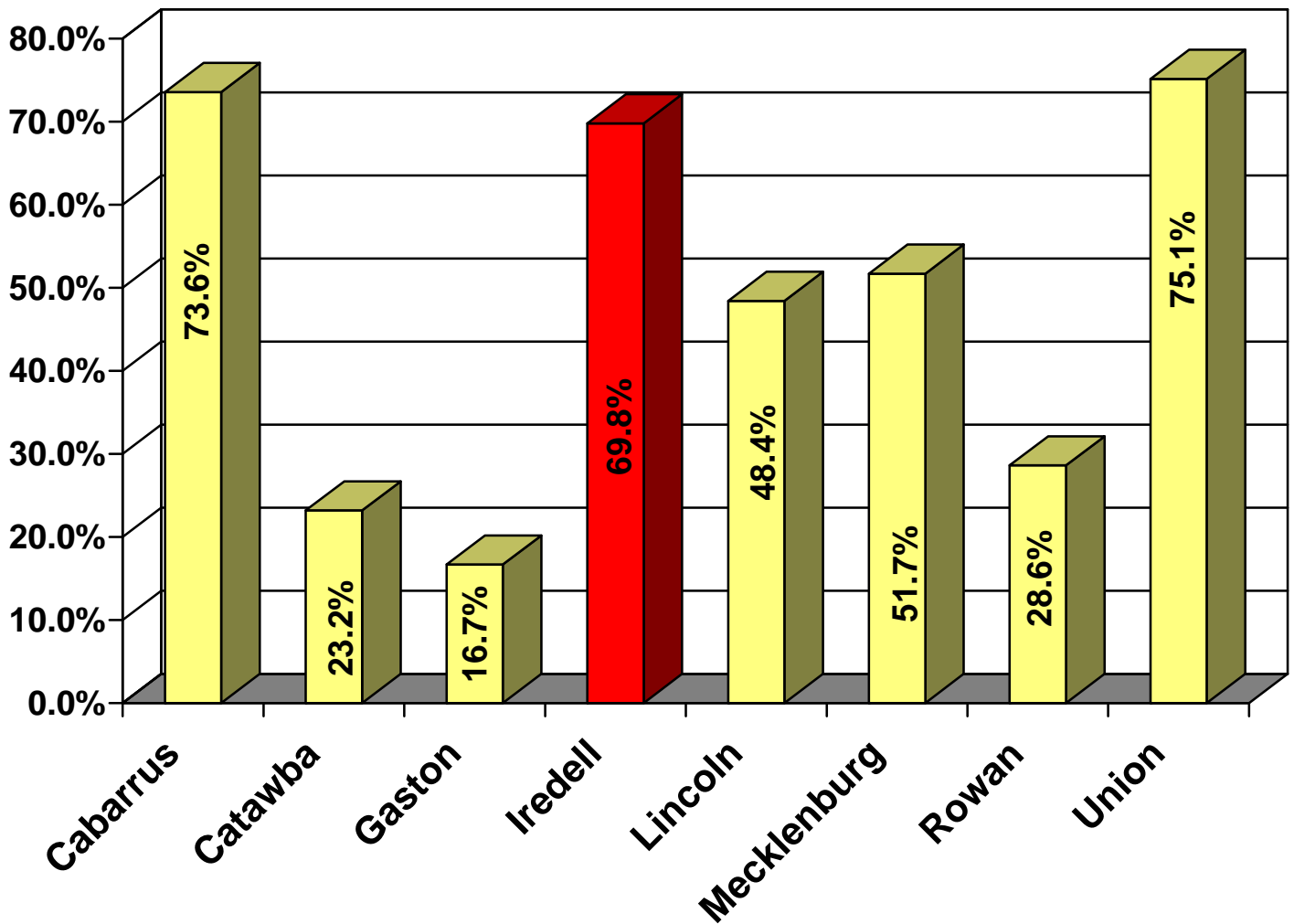
Source: NC Employment Security Commission, 2006

Total Number of Establishments 2004



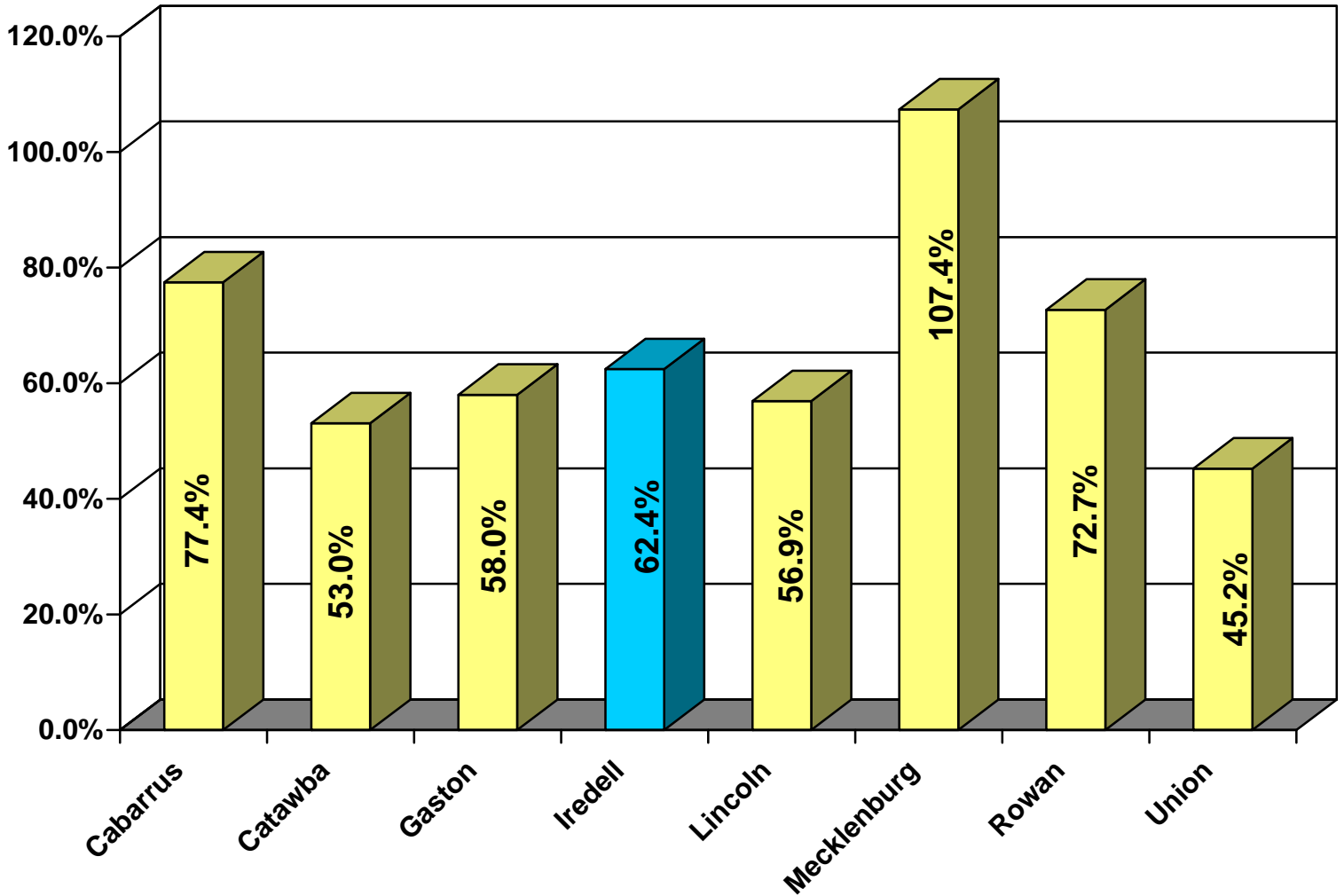
Source: Employment Security Commission of North Carolina, 2006

Percent Change in Number of Establishments 1992 - 2004



Source: Employment Security Commission of North Carolina, 2006.

Percent Change in Annual Wage Per Worker 1992 - 2004



Source: Employment Security Commission of North Carolina, 2006.

Iredell County

Insured Employment and Wages In 2004

for Aggregate of all types by Sector (3 digit)

Industry	No of Units	Annual Avg Empl	Annual Wages Paid	Avg Annual Wage Per Employee
*MANUFACTURING	300	12,481	\$474,486,101	\$38,016
Food Manufacturing	14	603	\$22,651,976	\$37,565
Textile Product Mills	4	174	\$5,133,478	\$29,502
Apparel Manufacturing	6	565	\$19,823,475	\$35,085
Wood Product Manufacturing	19	638	\$19,890,233	\$31,175
Paper Manufacturing	10	934	\$43,927,039	\$47,031
Printing and Related Support Activities	13	72	\$1,786,487	\$24,812
Plastics & Rubber Products Manufacturing	14	721	\$24,893,679	\$34,527
Nonmetallic Mineral Product Mfg	18	604	\$22,352,791	\$37,007
Primary Metal Manufacturing	7	515	\$18,213,443	\$35,365
Fabricated Metal Product Manufacturing	46	1,154	\$44,041,845	\$38,164
Machinery Manufacturing	26	733	\$34,280,147	\$46,766
Computer and Electronic Product Mfg	9	209	\$9,000,307	\$43,063
Transportation Equipment Manufacturing	26	1,258	\$62,133,606	\$49,390
Furniture and Related Product Mfg	22	731	\$18,973,169	\$25,955
*WHOLESALE TRADE	311	3,454	\$133,651,538	\$38,694
*RETAIL TRADE	555	8,169	\$187,180,215	\$22,913

*wage information taken from Subsector (2 digit) report.

Source: NC Employment Security Commission www.ncesc.com

For a direct link: <http://eslmi23.esc.state.nc.us/ew/EWYear.asp?Report=1>

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

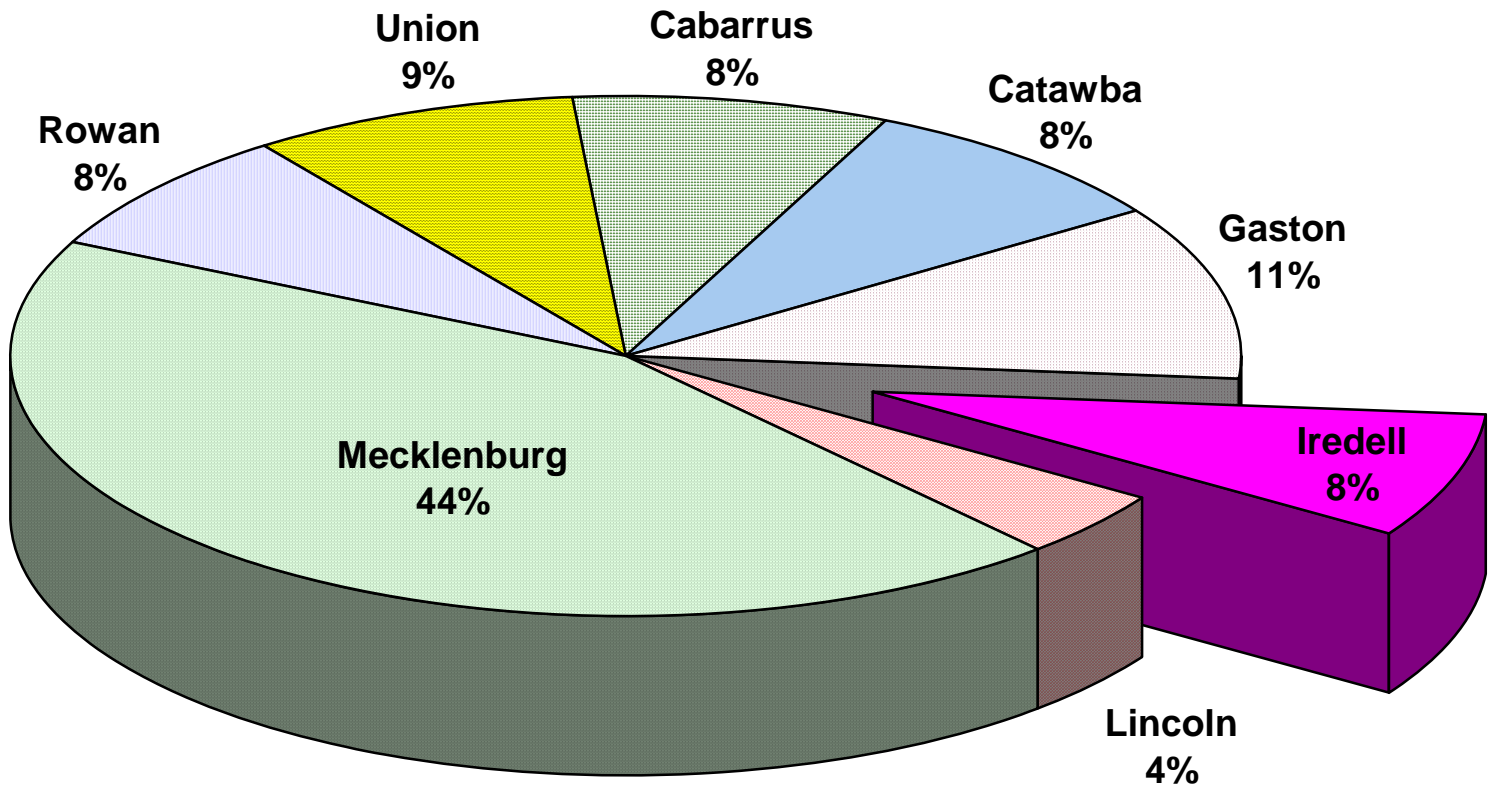
Insured Employment and Wages In 2001

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

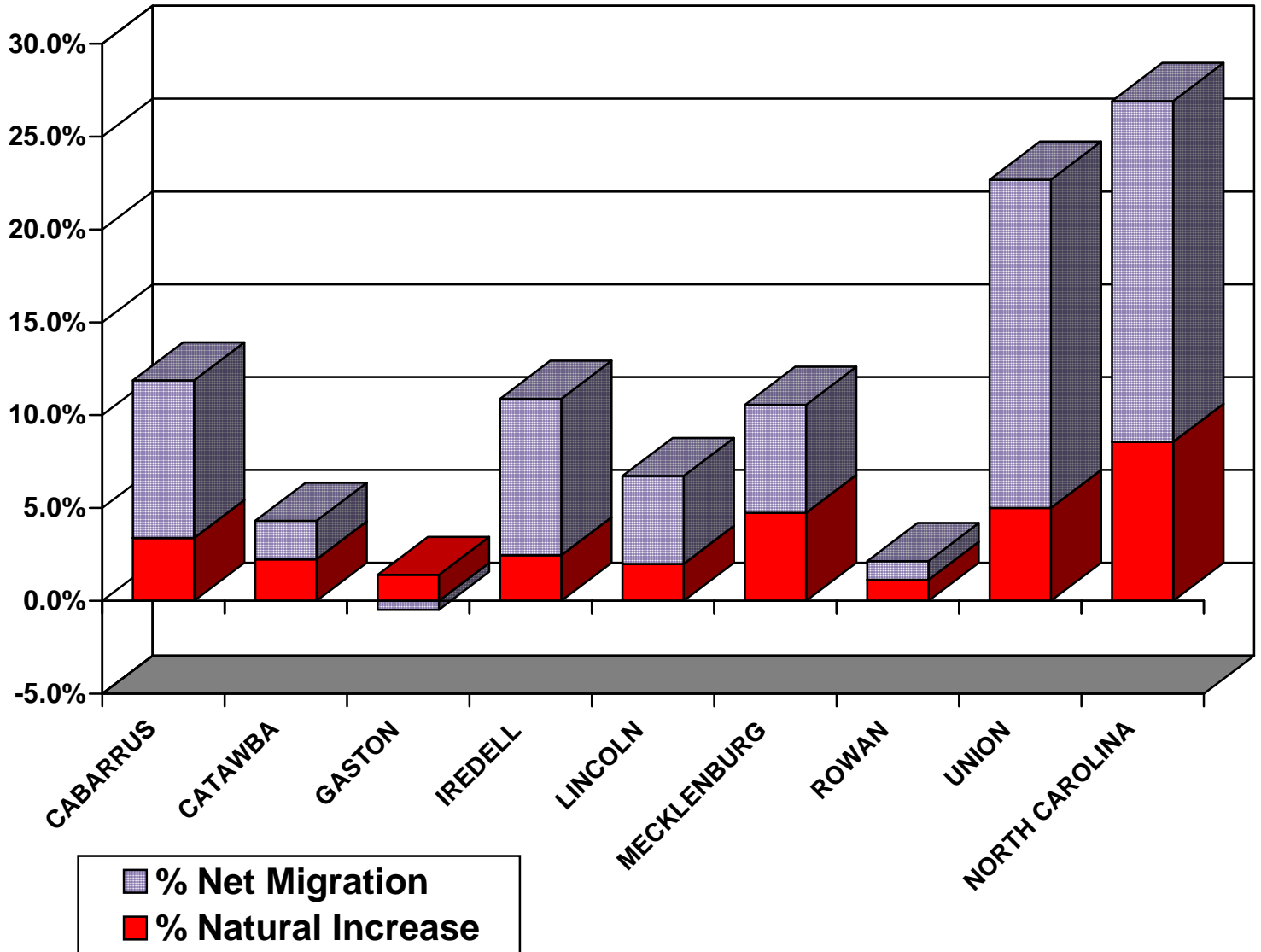
Regional Population Distribution 2004



Total Region Population = 1,744,309

Source: NC State Data Center, 2006

Population Growth By Counties 1990 - 2004

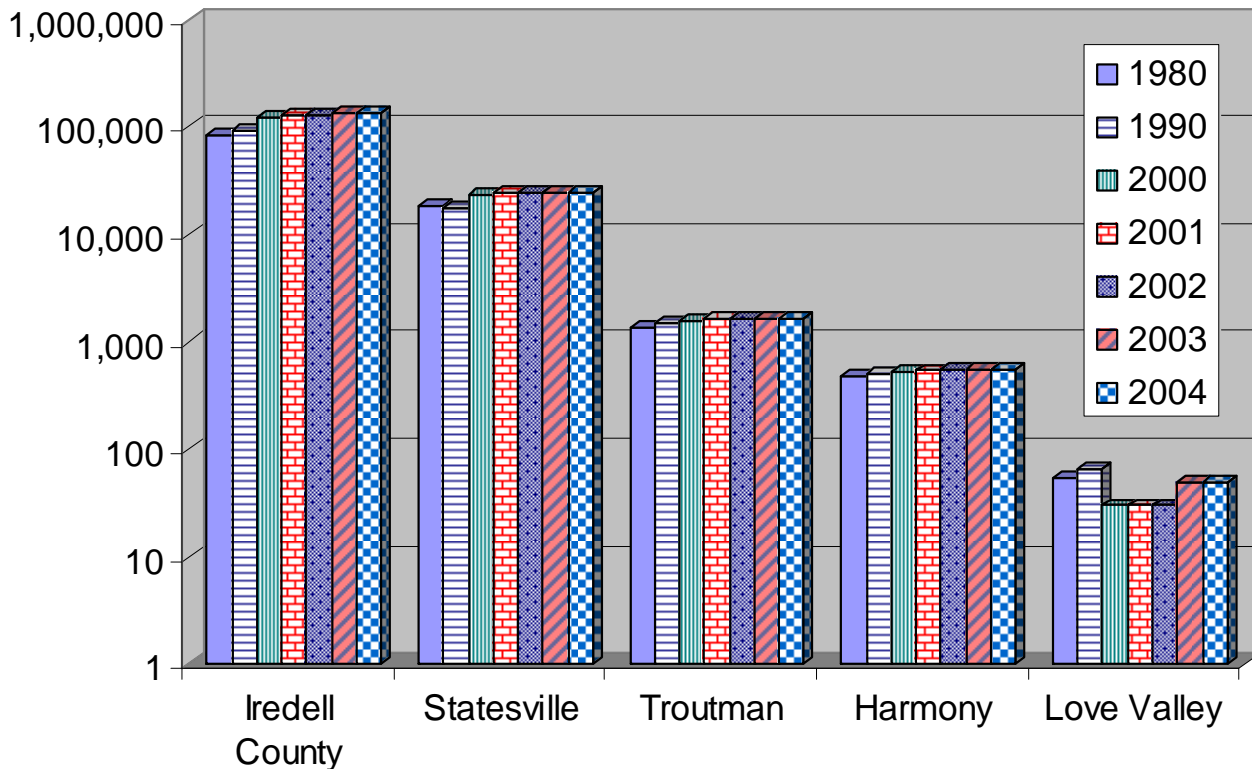


Source: NC State Data Center, 2006

Population Growth - Iredell County/Greater Statesville Area

	Apr-80	Apr-90	Apr-00	Jul-01	Jul-02	Jul-03	Jul-04	Percent Change 1990-2000	Percent Change 2000-2004
Iredell County	82,538	93,205	122,660	127,948	130,468	133,312	136,008	31.6%	10.9%
Statesville*	18,622	17,567	23,320	24,064	24,292	24,622	24,911	32.7%	6.8%
Troutman	1,360	1,493	1,592	1,642	1,648	1,663	1,676	6.6%	5.3%
Harmony	470	502	526	541	548	556	563	4.8%	7.0%
Love Valley	55	67	30	30	30	50	50	-55.2%	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

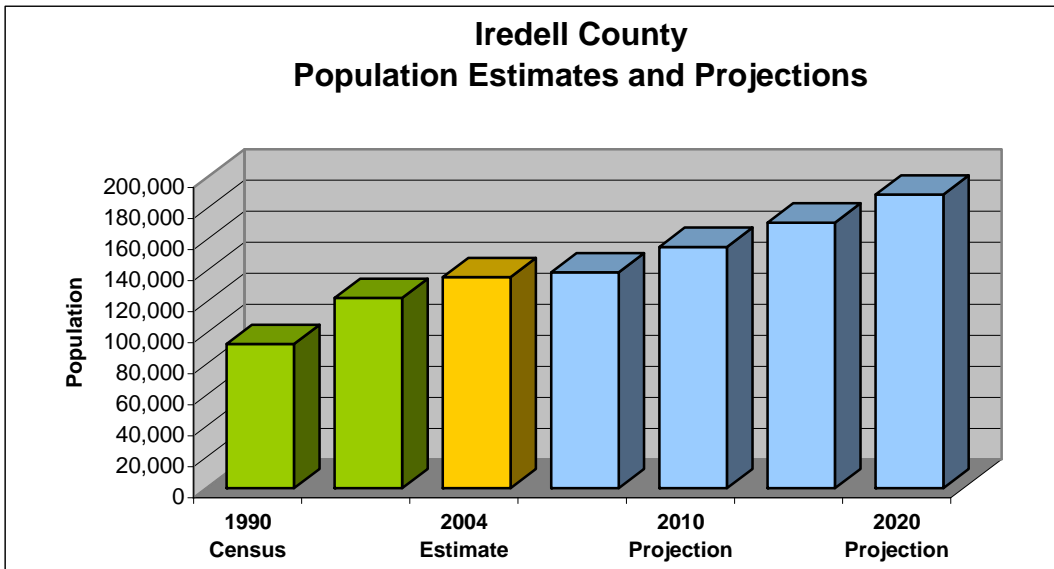
Statesville	Age	Troutman
1,631	Under 5 years	81
1,644	5 to 9 years	103
1,522	10 to 14 years	127
901	15 to 17 years	80
506	18 and 19 years	33
304	20 years	21
283	21 years	12
947	22 to 24 years	59
1,747	25 to 29 years	89
1,537	30 to 34 years	96
1,589	35 to 39 years	129
1,659	40 to 44 years	131
1,521	45 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.

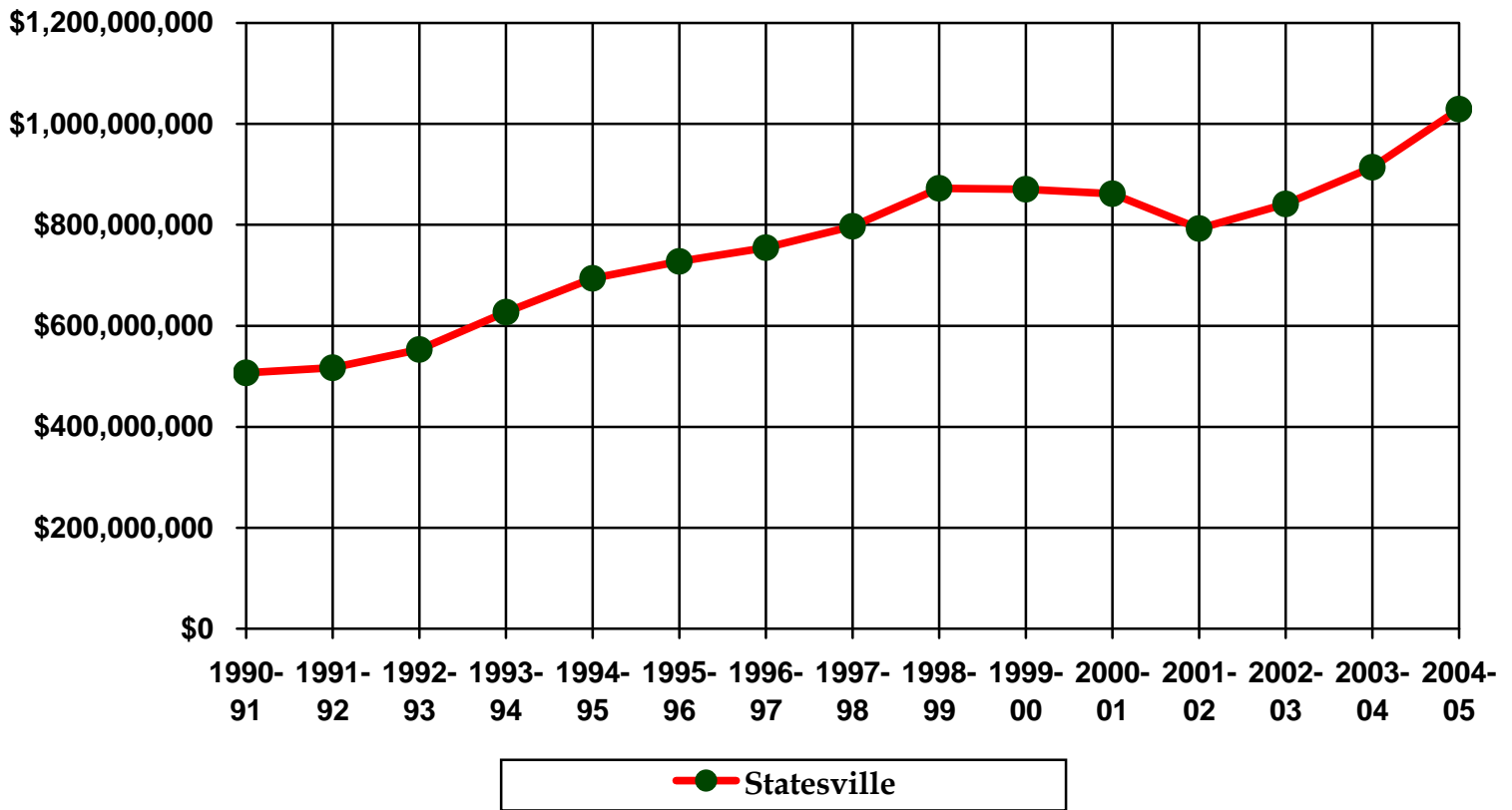
Population: Age Breakdowns for Iredell County

Age	1990 Census	2000 Census	2004 Estimate	2005 Projection	2010 Projection	2015 Projection	2020 Projection
Under 3	3,904	5,062	5,774	5,739	6,266	6,976	7,686
3-4	2,472	3,379	4,006	4,199	4,404	4,772	5,318
5	1,216	1,737	1,933	1,980	2,242	2,288	2,673
6-9	4,867	7,601	7,607	7,853	9,276	9,606	10,737
10-13	4,909	7,145	8,034	8,107	8,832	9,840	10,421
14	1,180	1,677	1,941	1,948	2,133	2,346	2,636
15	1,279	1,535	1,829	1,949	2,075	2,240	2,573
16-17	2,745	3,186	3,555	3,618	4,492	4,438	5,352
18-19	2,771	2,639	3,447	3,576	4,133	4,456	4,928
20-24	6,478	6,590	8,058	8,340	9,352	11,442	11,360
25-34	15,090	17,615	18,024	18,018	18,440	21,376	24,213
35-44	13,923	20,762	21,905	22,132	23,283	22,958	24,052
45-54	10,761	16,881	19,447	20,263	23,707	25,040	26,082
55-59	4,596	6,476	7,839	8,239	9,581	11,355	12,865
60-64	4,534	5,225	6,286	6,472	8,123	9,390	11,169
65-74	7,218	8,393	8,925	9,147	10,792	13,369	16,053
75-84	3,969	5,137	5,515	5,621	6,087	6,607	8,024
85-94	955	1,514	1,739	1,781	2,110	2,418	2,701
95 +	68	106	144	153	201	265	349
Total	92,935	122,660	136,008	139,135	155,529	171,182	189,192
Median Age	34.70	36.53	36.88	36.98	37.82	37.77	37.76

Sources: US Census, NC State Data Center, 2006.



City of Statesville Gross Retail Sales FY 1990 - 91 Through FY 2004 - 05



Source: North Carolina Department of Revenue, 2006.

Retail Sales Analysis

STATESVILLE				IREDELL COUNTY			
Year	Retail Sales	Year	% Change	Year	Retail Sales	Year	% Change
01/02	792,543,629	00-01/01-02	-.08% (-69,011,506)	01/02	1,677,426,365	00-01/01-02	-.04% (-81,677,367)
02/03	841,291,369	01-02/02-03	.06% (48,747,740)	02/03	1,821,224,825	01-02/02-03	.09% (143,798,460)
03/04	913,907,496	02-03/03-04	.08% (72,616,127)	03/04	2,079,577,615	02-03/03-04	.12% (258,352,790)
04/05	1,029,466,922	03/04-04/05	.11% (115,559,426)	04/05	2,370,070,398	03/04-04/05	.12% (290,492,783)

Top 11 N.C. Counties in Retail Sales (2004-2005)

Ranking	County	Sales
1	Mecklenburg	\$18,884,313,359
2	Wake	14,611,287,767
3	Guilford	9,518,385,994
4	Forsyth	6,266,564,345
5	Durham	5,085,955,806
6	Buncombe	4,123,101,836
7	New Hanover	3,931,546,152
8	Cumberland	3,683,503,849
9	Catawba	2,782,689,081
10	Cabarrus	2,623,752,549
11	Iredell	\$2,370,070,398

Iredell County Retail Sales Use Tax (\$Millions)

	2001-2002	2002-2003	2003-2004	2004-2005
*1%, 2% and 3% tax	57.7	59.3	86.0	83.6
Apparel	27.8	29.1	38.0	37.0
Automotive	248.0	227.2	221.6	264.7
Food	346.3	388.8	445.1	485.5
Furniture	45.5	53.6	58.1	80.6
General merchandise	517.2	571.4	635.6	714.6
Lumber & Building materials	244.2	239.6	287.7	356.6
Unclassified Group	190.3	251.8	306.9	346.8
TOTALS	\$1,677.0	\$1,820.8	\$2,079.0	\$236.9

*1%, 2%, and 3% tax group: Manufactured homes, airplanes, boats, farm, mill, laundry, machinery, fuel to farmers, manufacturers, laundries, other

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

2004-2005 TOP 20 N.C. CITIES GROSS RETAIL SALES (Populations In Excess Of 5,000)¹

Ranking	City	Gross Collections*	Gross Retail Sales**
1	Charlotte	\$396,916,983	\$14,542,978,330
2	Raleigh	248,457,285	8,460,818,942
3	Greensboro	180,184,454	6,582,550,668
4	Winston-Salem	131,945,792	4,807,602,299
5	Durham	142,594,805	4,504,814,320
6	Wilmington	91,580,633	3,125,002,944
7	Asheville	94,122,073	3,066,748,907
8	Fayetteville	88,339,071	2,986,871,674
9	Cary	53,495,622	2,057,560,719
10	Hickory	51,805,271	1,918,767,063
11	High Point	41,885,979	1,882,378,866
12	Concord	45,057,174	1,784,968,882
13	Greenville	47,238,829	1,716,307,372
14	Gastonia	45,250,101	1,542,613,860
15	Burlington	36,092,980	1,251,304,740
16	Rocky Mount	30,486,467	1,173,542,326
17	Jacksonville	37,038,723	1,126,070,508
18	Goldsboro	32,063,297	1,052,448,279
19	Statesville	\$26,337,070	\$1,029,466,922
20	Wilson	22,355,482	981,680,535

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

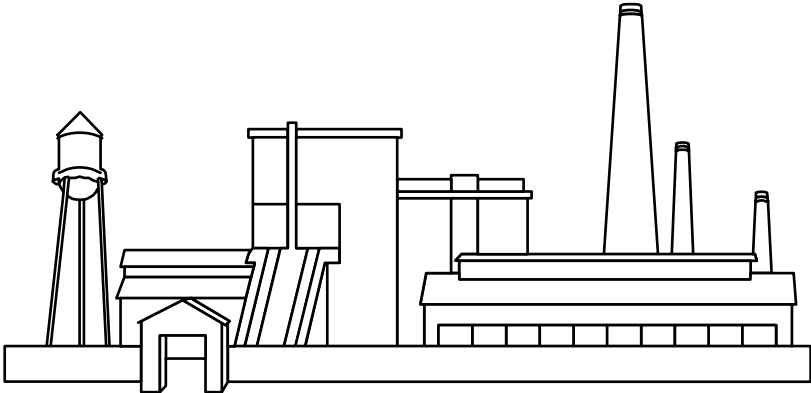
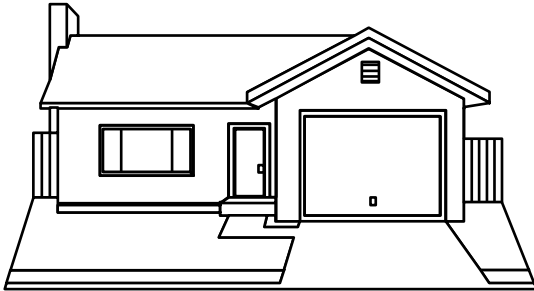
* Gross collections reported during the period July 1 through June 30 including collections of penalties, interest, and sales and use tax.

** 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



BUILDING PERMIT ACTIVITY

Building Permits Issued in Iredell County by Type of Permit, 1998-2005

Permit Type	1998	1999	2000	2001	2002	2003	2004	2005	Totals
SF Residential	1300	1299	1454	2502	2494	2696	2833	2893	17471
Duplex	19	5	10	12	13	32	13	7	111
Mobile Home	718	521	810	299	339	322	318	135	3,462
Residential	38	51	58	359	158	53	79	47	843
Assembly	11	23	14	43	36	50	73	37	287
Business	39	74	64	210	165	152	157	164	1025
Educational	25	32	52	23	21	18	39	35	245
Mercantile	18	21	42	68	61	48	67	47	372
Industrial	29	30	14	37	28	0	39	33	210
Storage	0	0	0	86	113	191	98	336	824
Utility	0	0	0	0	4	19	21	59	103
Totals	2197	2056	2518	3639	3432	3581	3737	3793	24953

Source: Iredell County Department of Planning & Enforcement

Subdivision Building Permits Issued in Iredell County by Township / Geographic Area 1998-2005

Township	1998	1999	2000	2001	2002	2003	2004	2005	Total
Barringer	100	182	71	29		26	91	82	581
Bethany	97	81	101	32	74	19	138	9	551
Chambersburg	125	86	118	74	12	14	6	54	489
Coddle Creek	33	22	159	12	64	37	109	129	565
Concord	130	148	84	143	5	63	0	39	612
Cool Springs	48	60	163	12	4	0	1	10	298
Davidson	666	447	268	231	185	489	390	423	3099
Eagle Mills	3	65	7	4	8	12	5	2	106
Fallstown	269	70	164	27	60	75	53	88	806
New Hope	16	0	2	0	22	0	15	0	55
Olin	22	2	0	8	3	0	12	32	79
Sharpesburg	0	39	22	8	13	14	4	3	103
Shiloh	381	152	208	64	21	35	46	232	1139
Turnersburg	41	150	43	22	3	14	3	2	278
Union Grove	88	21	2	26	1	0	0	15	153
Statesville Outside	5	105	56	29	3	19	0	0	217
Totals	2024	1630	1468	721	478	817	873	1120	9131
*Geographic Area	1998	1999	2000	2001	2002	2003	2004	2005	Total
South Iredell	1068	721	662	299	309	627	643	722	5051
North Iredell	170	277	76	68	50	40	39	54	774
Greater Statesville	786	632	730	354	119	150	191	344	3036
Totals	2024	1630	1468	721	478	817	873	1120	9131

Source: Iredell County Department of Planning & Enforcement:

*South Iredell – Davidson, Coddle Creek, Barringer, Fallstown

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

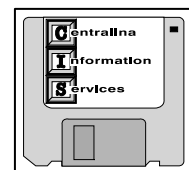
*Greater Statesville – Bethany, Chambersburg, Cool Springs, Statesville Outside, Shiloh, Concord

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

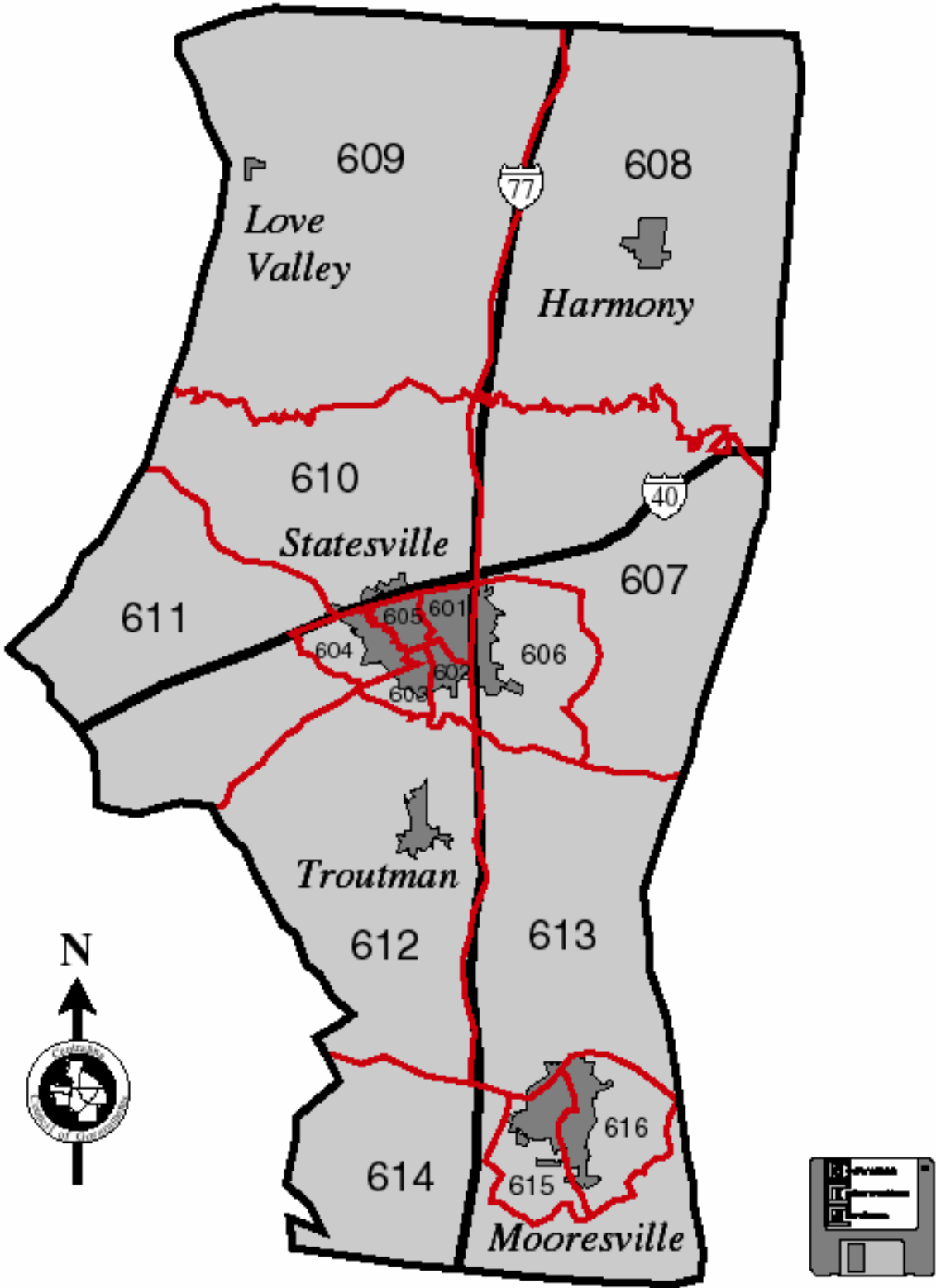
The following statistical profile is a detailed analysis of the building permit activity in Iredell County from January 1990 through December 1997. Data on the type of permits issued and the estimated construction value for development is provided on the County and the Census Tract level in order to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

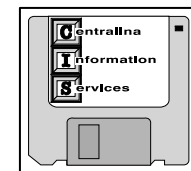


IREDELL COUNTY CENSUS TRACT LOCATION MAP



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%

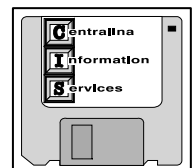


Iredell County Residential Building Permit Activity, 1990-1997

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



2005 Industrial Activity Recap Greater Statesville Area

New Locations

Company Name	Jobs	Investment	New Const./ Existing Facility	Square Footage
Peak Performance Motorsports (1-05)	10	N/A	Existing	35,000
Lakeside Doors & Millwork (4-05)	0	N/A	Existing	5,250
Canac Kitchens (4-05)	450	\$20 million	Existing	310,000
Tarheel Yarn (8-05)	7	N/A	Existing	17,200
Marlowe Racing Chassis (8-05)	2	N/A	Existing	7,844
Robinson Steel (10-05)	20	\$3 million	Existing	62,502

Expansions

Company Name	Jobs	Investment	Square Footage (New vs. Existing)
RP Machine/Abundant Mfg. (2-05)	20	N/A	160,000 - existing
DeJong Enterprises (Trucking) (3-05)	3	N/A	19,000 - existing
Henry A. Petter Supply Co. (3-05)	0	N/A	20,000 - existing
Thorlo (3-05)	0	N/A	35,000- existing
Nationwide Express (4-05)	N/A	N/A	50,000 - new
Twisted S Customs (4-05)	0	N/A	10,000 – existing
Exterior Vinyl Wholesale (4-05)	2	N/A	30,000 – new
Elmers Products Distribution (4-05)	40	N/A	122,000 – new
Lowe's Companies, Inc. Distribution (7-05)	50	\$12 million	324,000 – new
Slade, Inc. (10-05)	15	N/A	61,352 - existing

Closings

Company Name	Jobs	Reason
Spicer Off Highway Components (9-05)	300	Economy
Frostee Beverage	n/a	Economy