

# Greenville, NC Industrial Site Assessment



**Greenville**  
NORTH CAROLINA

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# Scope



- 15 sites
- Assessment
- GIS review
- Onsite evaluation/visit
- Priority sites
- Final report
- Next steps

# Analysis of the 15 Sites

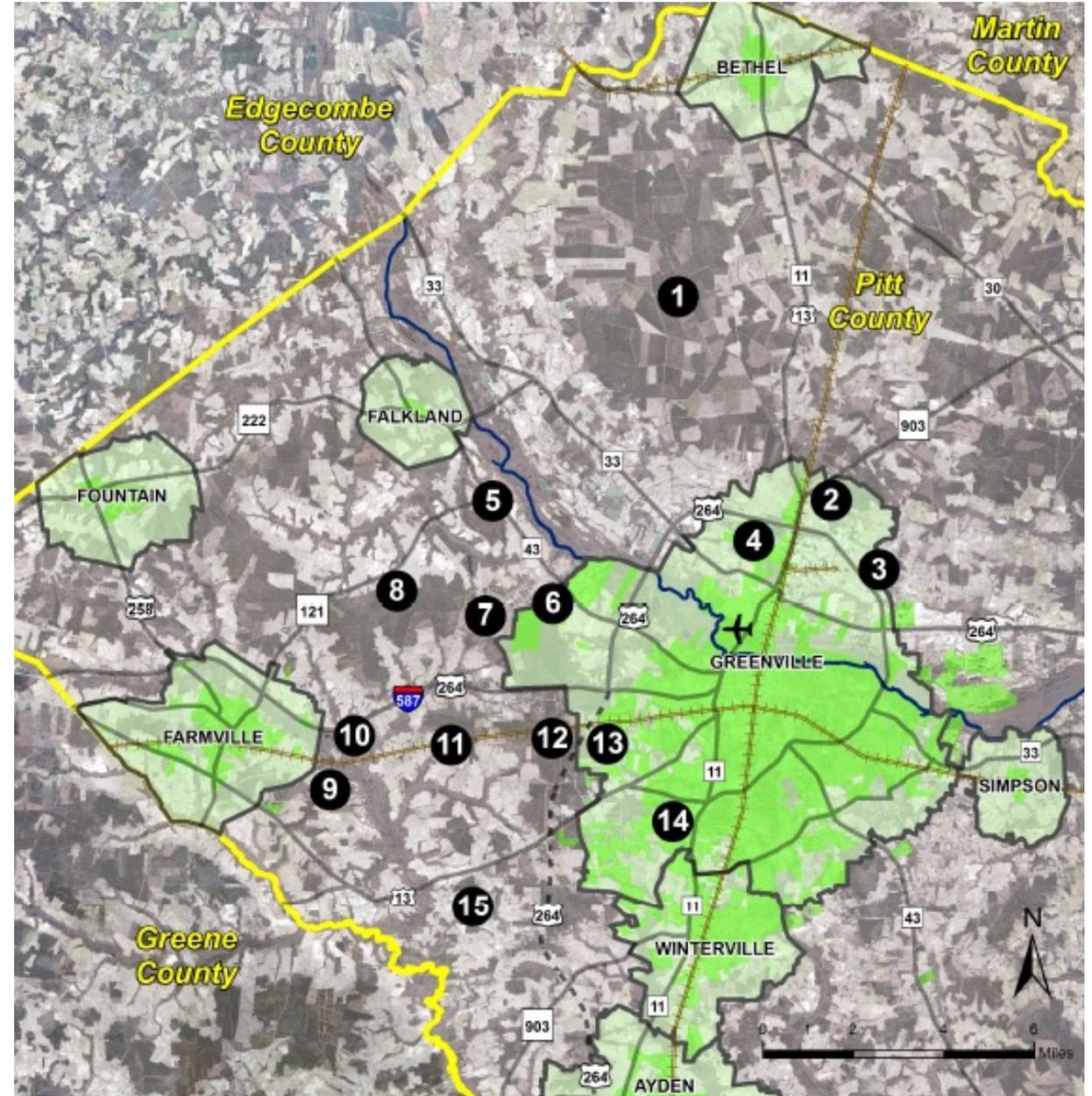
In addition to accessibility, surrounding land uses, marketability, and curb appeal, the site assessment ranked the sites based on the following criteria:

- Acreage
- Floodplain
- Zoning
- Topography
- Location of Water Bodies
- Current Use
- Watershed
- Transportation Access
- Ownership
- Tax Value
- Other Factors

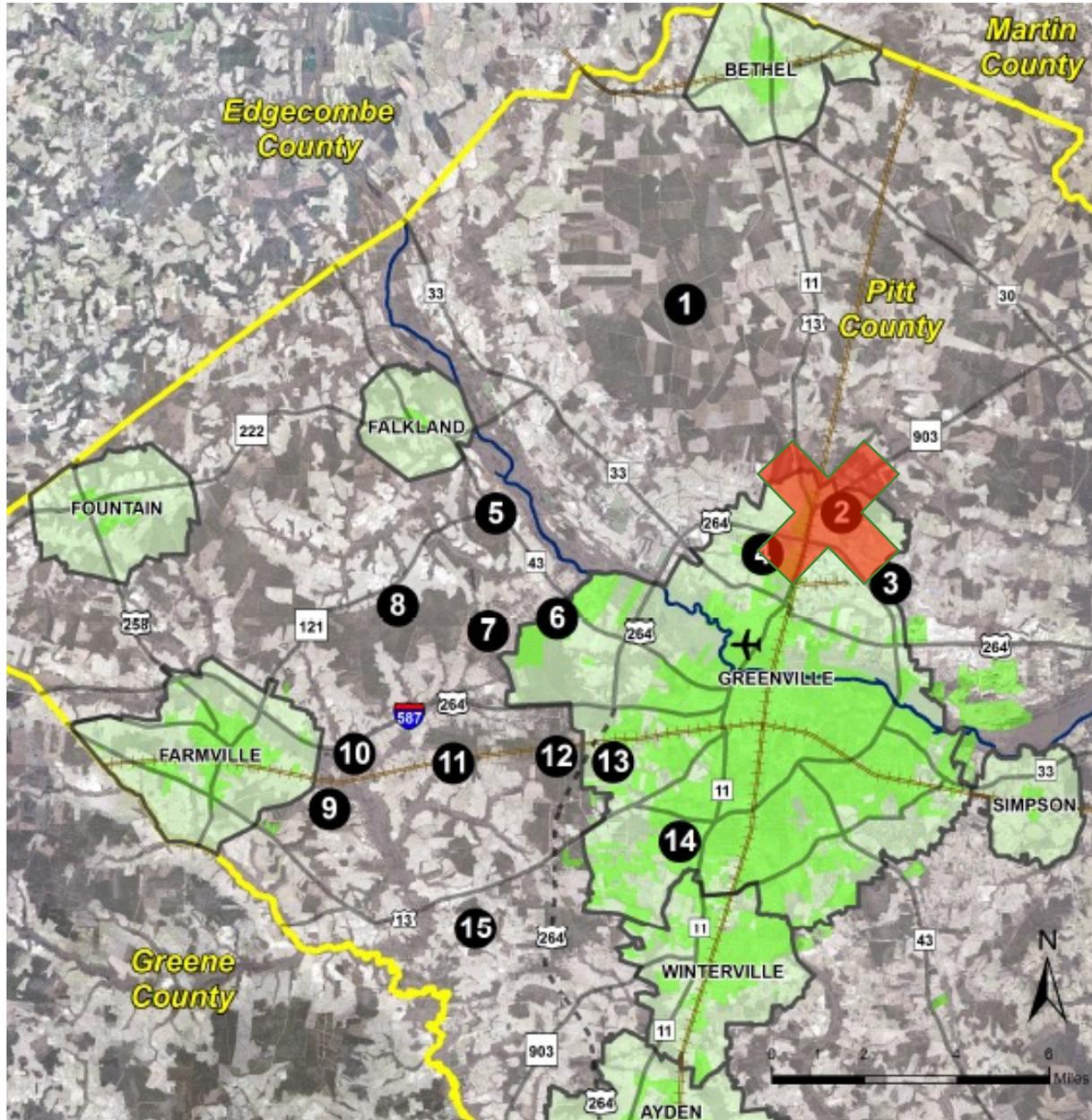
\* Sites evaluated using Creative Consulting proprietary site assessment tool called “CreativeSiteAssessment.com”:

# General Location and Size of Sites

Site #	Total Acres
1	9,964.24
2	303.13
3	89.52
4	90.99
5	1,059.94
6	635.92
7	657.42
8	1,030.07
9	211.86
10	275.32
11	205.43
12	297.88
13	175.73
14	78.50
15	977.36



# Site # 2

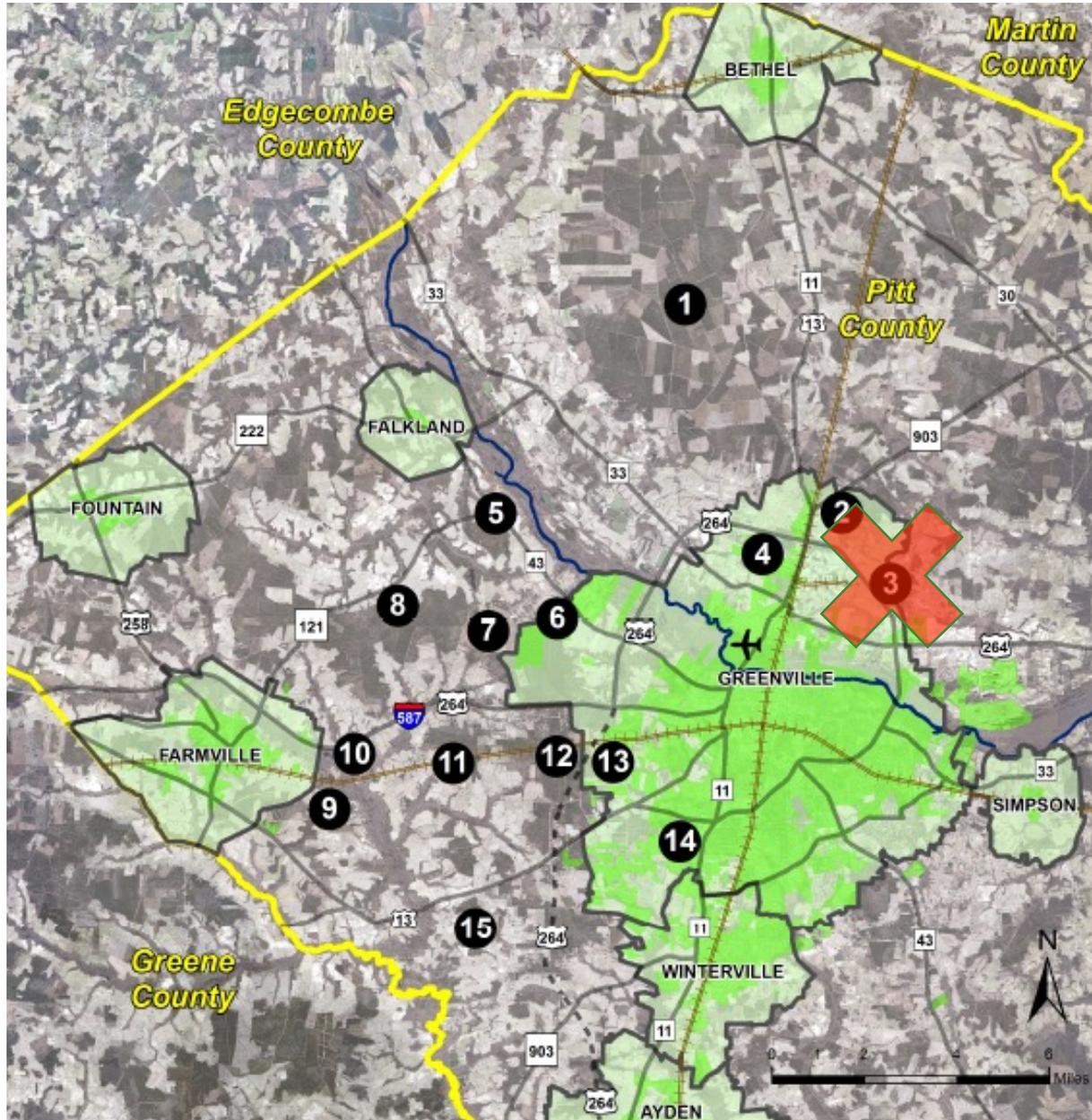


## Site Data Summary:

Acreage	303.13
Water	On site
Wastewater	0.13 miles
Electric	On site
Gas	On site
Distance to 4-lane	0.93 miles

- Greatest industrial development potential of all 15 sites.
- Industries in this area include Patheon, DSM, ASMO, Fugi, and others.
- Site is a good candidate for a multi-jurisdictional, or tax revenue sharing industrial park due to being in the "Recognized Industrial Area".

# Site # 3

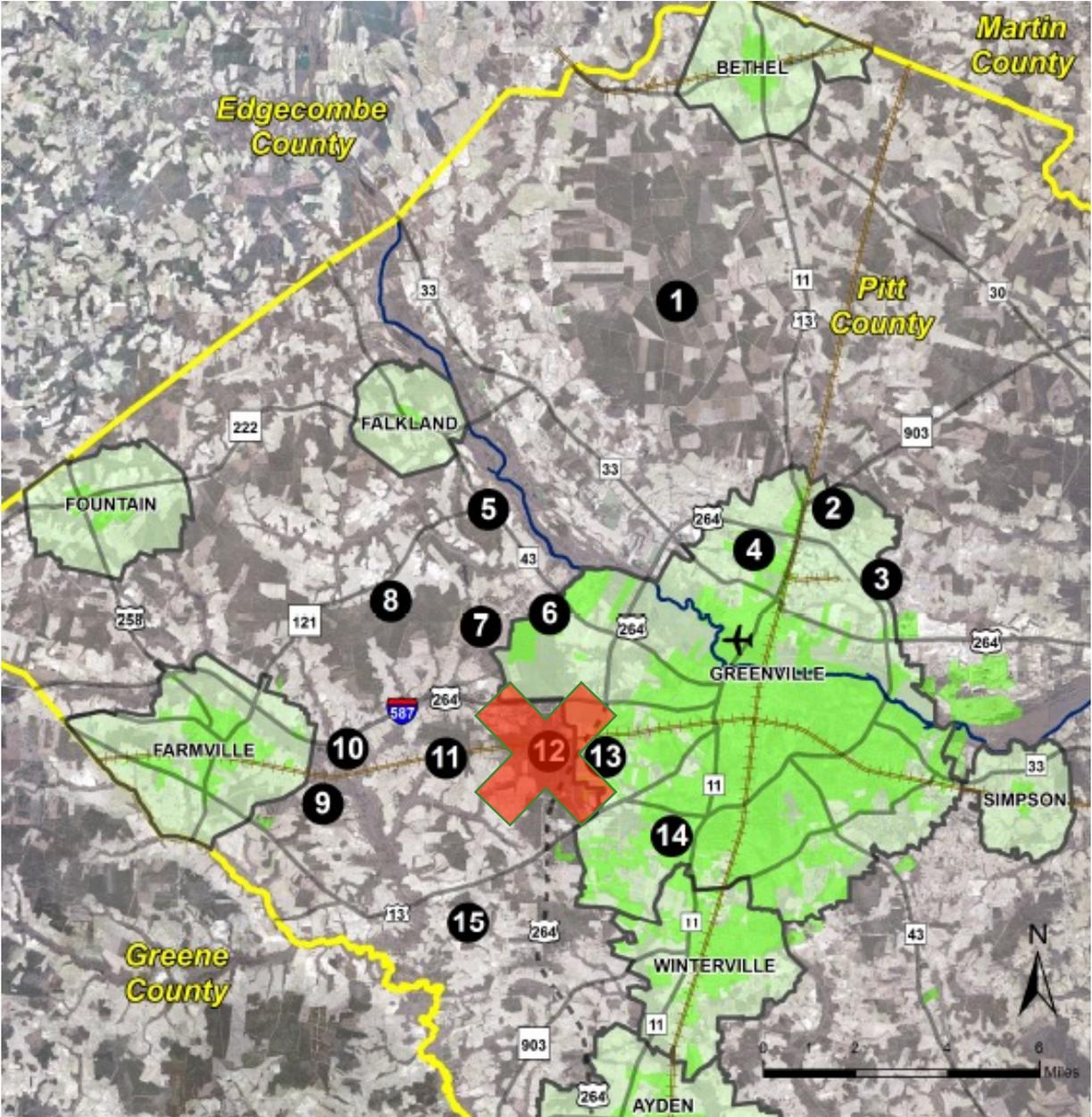


## Site Data Summary:

Acreage	89.52
Water	On site
Wastewater	On site
Electric	On site
Gas	On site
Distance to 4-lane	0.04 miles

- 2<sup>nd</sup> best site out of 15 for industrial potential.
- Site is not in the Recognized Industrial Area and is annexable.

# Site # 12

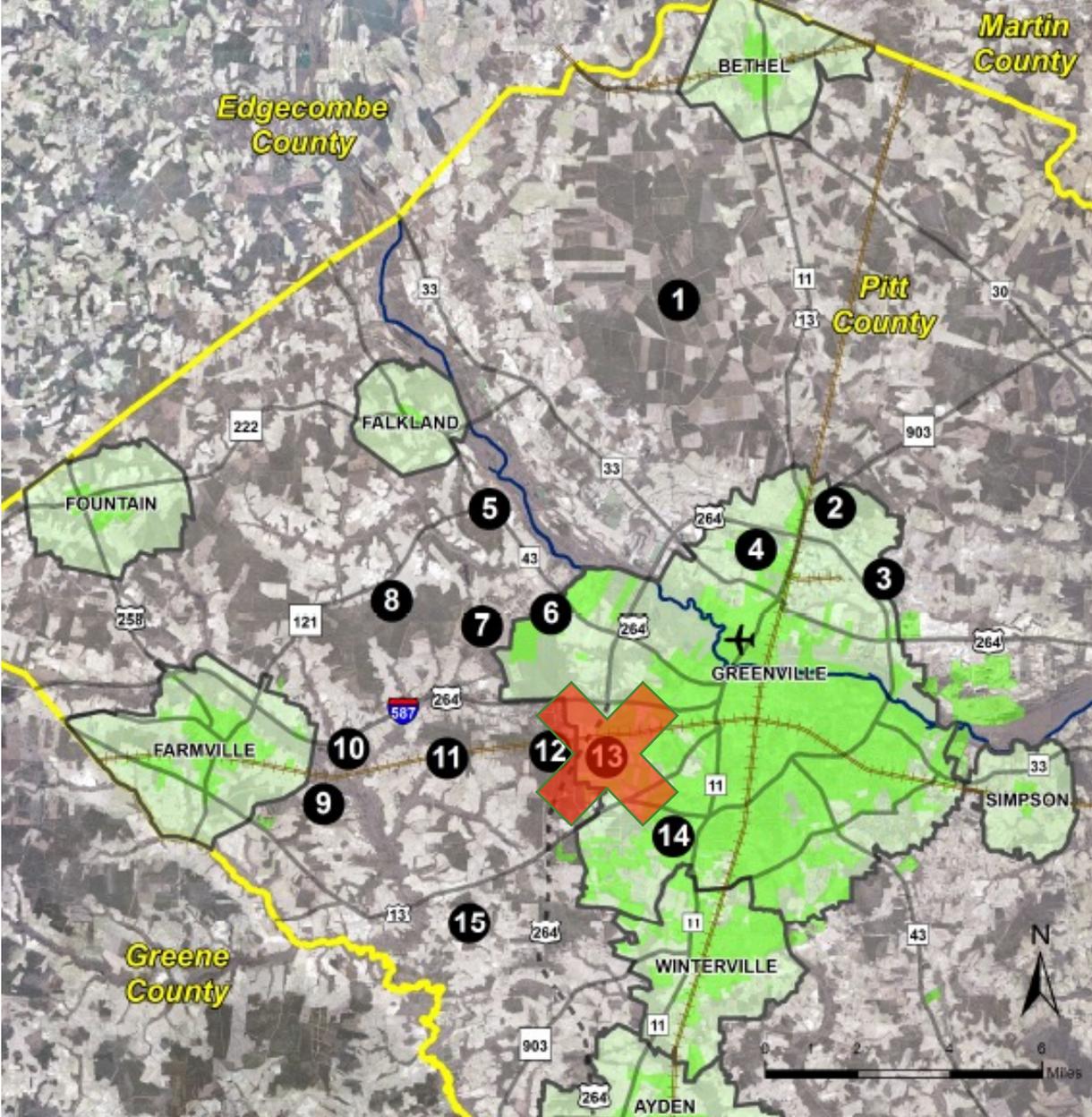


Site Data Summary:

Acreeage	297.88
Water	0.38 miles
Wastewater	0.37 miles
Electric	On site
Gas	1.9 miles
Distance to 4-lane	0.1 miles

- Site is near Future SW Bypass and is recommended to pursue for industrial development (ranks 3<sup>rd</sup>).
- Site has the potential for rail service, but also has some potential wetlands.
- Recommend analyzing this site along with Site # 13 to understand full potential.

# Site # 13

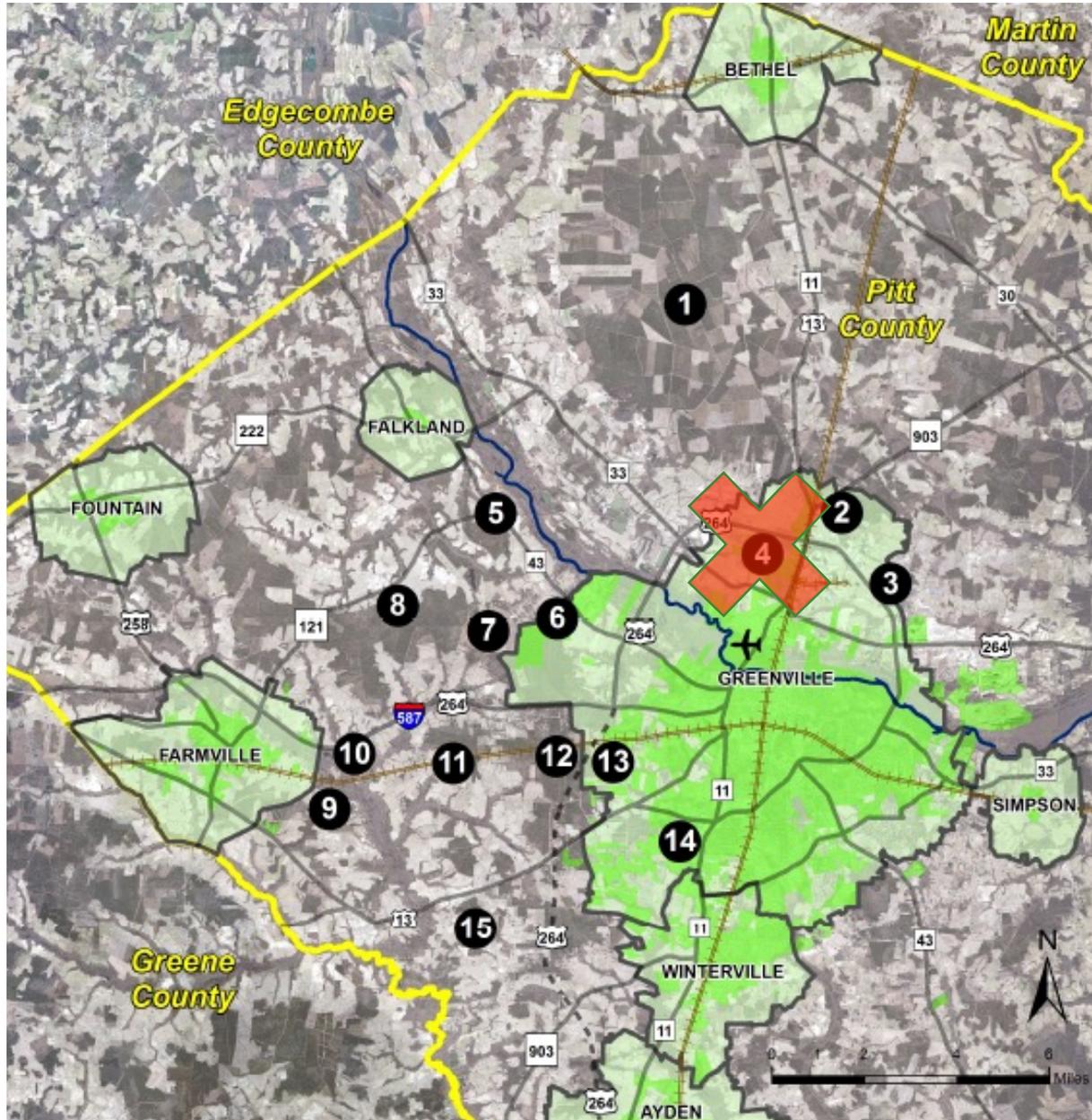


### Site Data Summary:

Acreage	175.73
Water	On site
Wastewater	On site
Electric	On site
Gas	On site
Distance to 4-lane	0.1 miles

- Located near Future SW Bypass (ranks 3<sup>rd</sup>).
- Recommend wetlands identification to confirm suspected water are streams and not wetlands.
- Recommend analyzing this site along with Site # 12 to understand full potential.

# Site # 4



## Site Data Summary:

Acreage	90.99
Water	On site
Wastewater	On site
Electric	On site
Gas	On site
Distance to 4-lane	0.8 miles

- 4<sup>th</sup> best site for industrial development.
- Site is fully served by all utilities.
- Should do a wetlands identification on this site due to a stream bisecting the site from east to west.

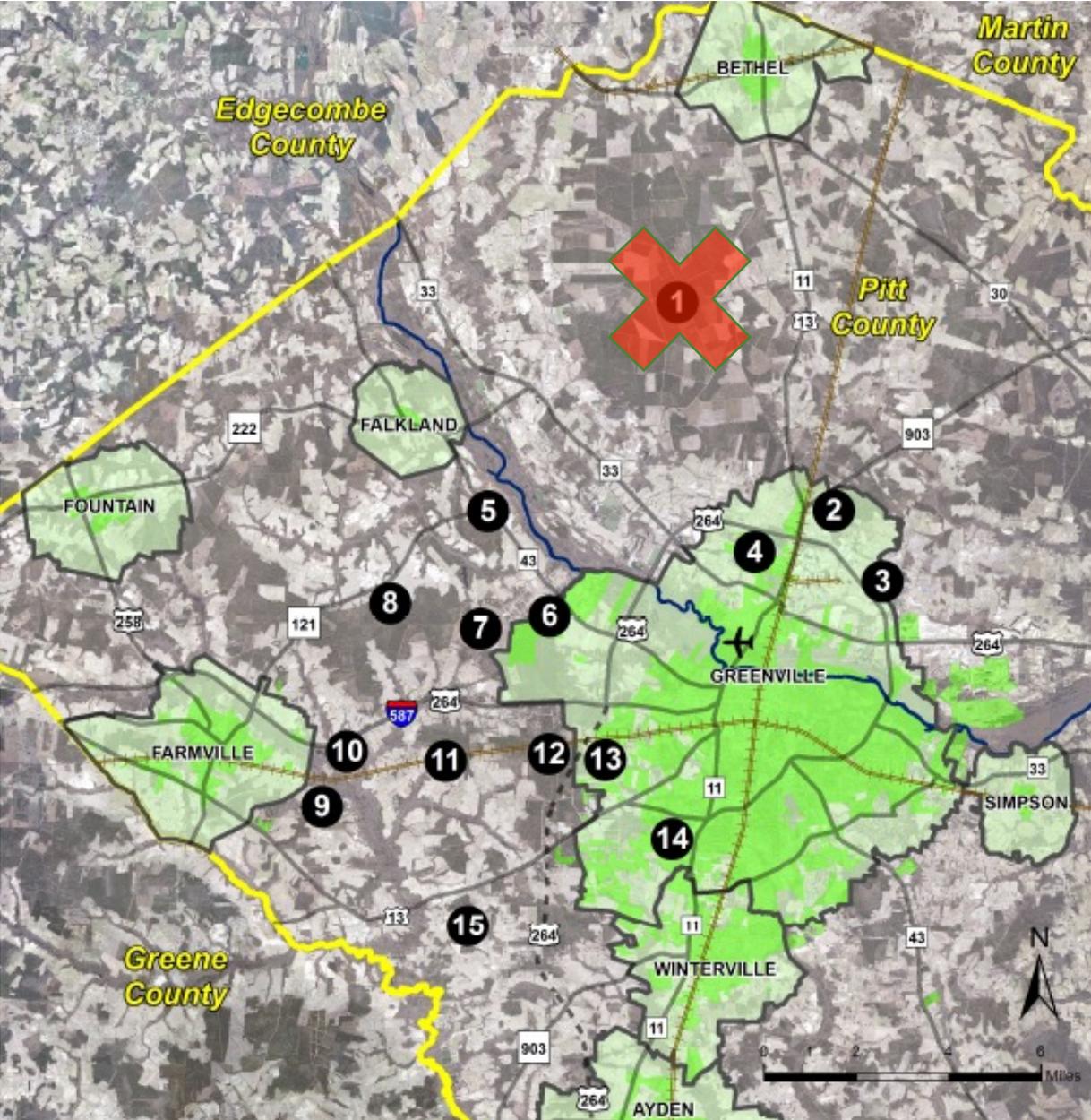
# Remaining Sites

**Low Development Potential**

**Moderate Development  
Potential**

**High Development Potential**

# Site # 1

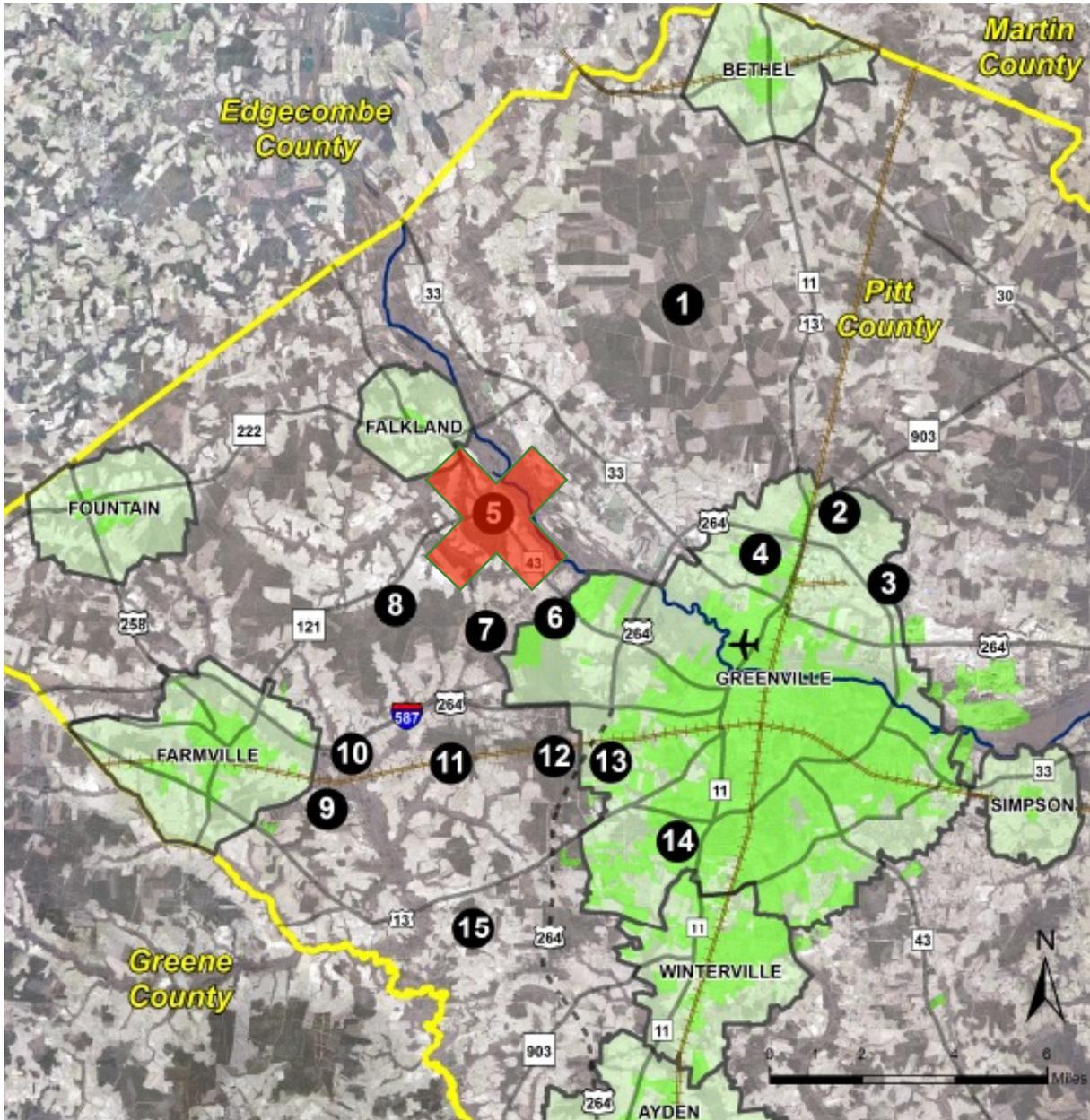


Site Data Summary:

Acreage	9.964.24
Water	On site
Wastewater	Not available*
Electric	On site
Gas	0.4 miles
Distance to 4-lane	7.2 miles

- As County continues to develop, wastewater services will become available (\$1M cost for GUC to serve).
- Improvements to NC 43 & NC 33 could change the potential site access in the future.
- Keep this site on the radar for the future.

# Site # 5

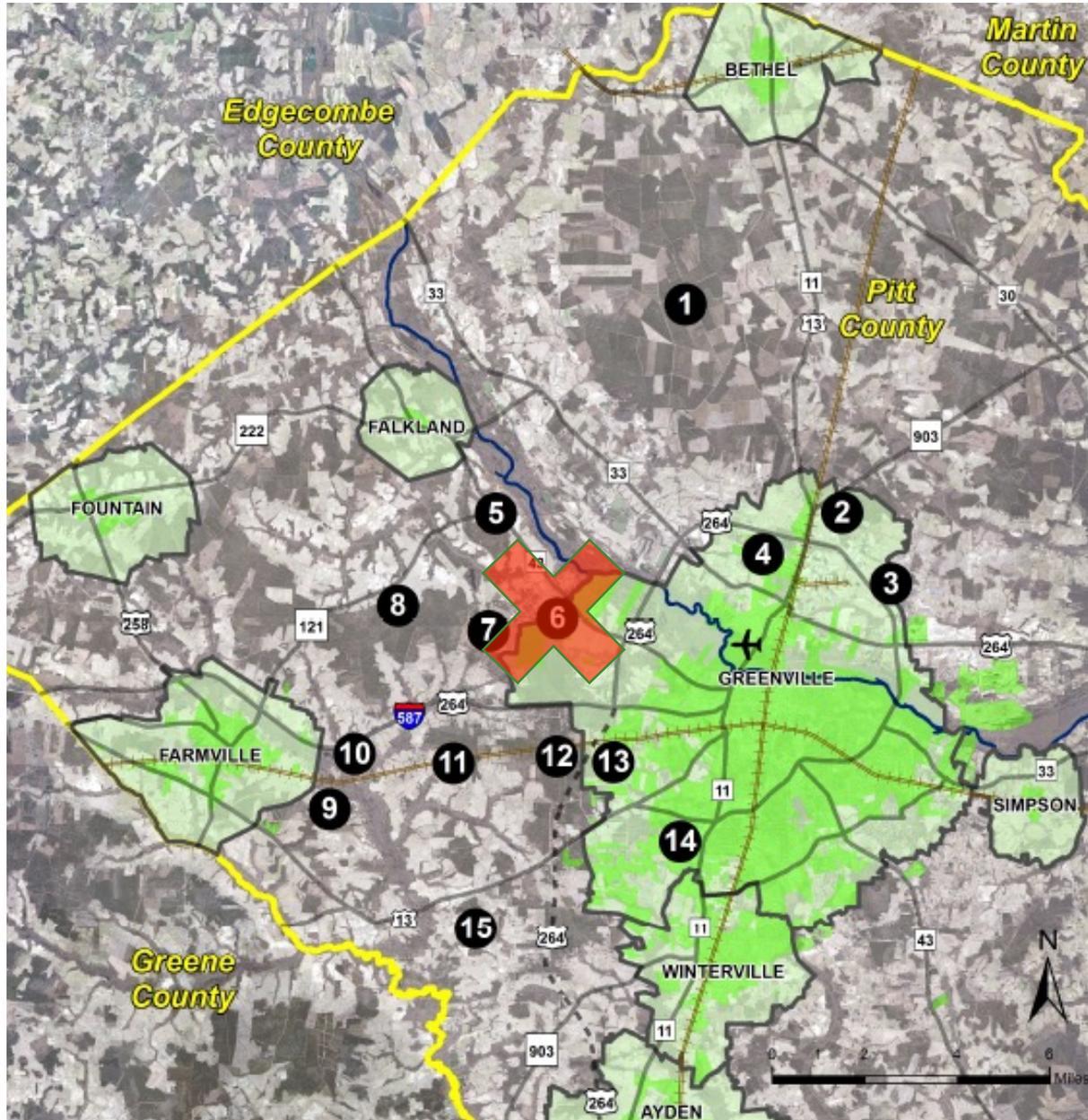


## Site Data Summary:

Acreage	1,059.94
Water	0.5 miles
Wastewater	Not available*
Electric	On site
Gas	1.4 miles
Distance to 4-lane	3.3 miles

- Could be accessed via NC 43, but truck traffic would pass by several residential neighborhoods.
- Alternate access is via NC 121
- Site is better suited for residential development.
- Served by Bell Arthur Water & sewer is not available.

# Site # 6

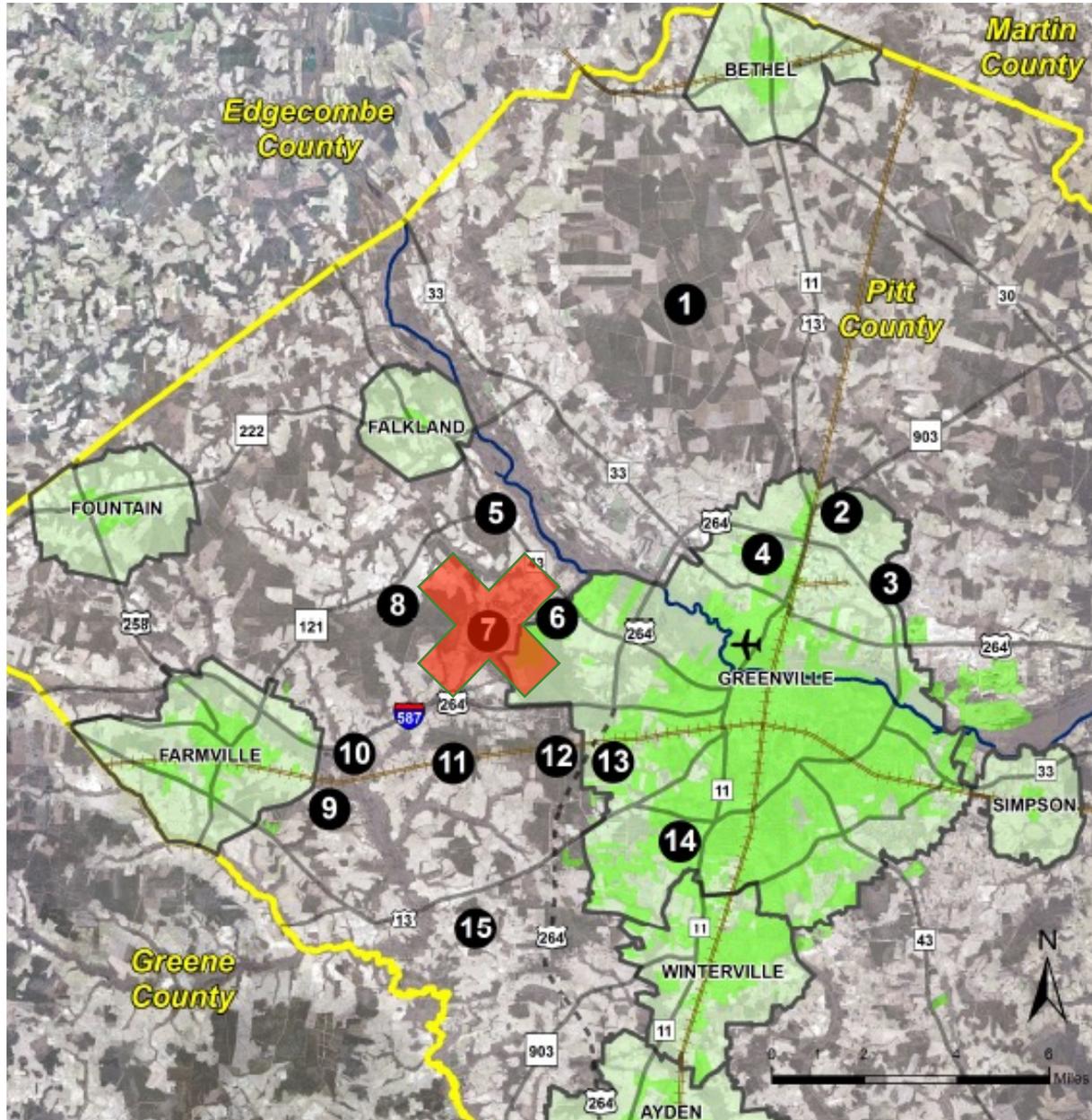


## Site Data Summary:

Acreage	635.92
Water	On site
Wastewater	0.11 miles
Electric	On site
Gas	On site
Distance to 4-lane	1.13 miles

- Do not recommend pursuing this site for industrial development.
- Highest potential for site is residential.
- Truck access would too close to existing residential neighborhoods.

# Site # 7

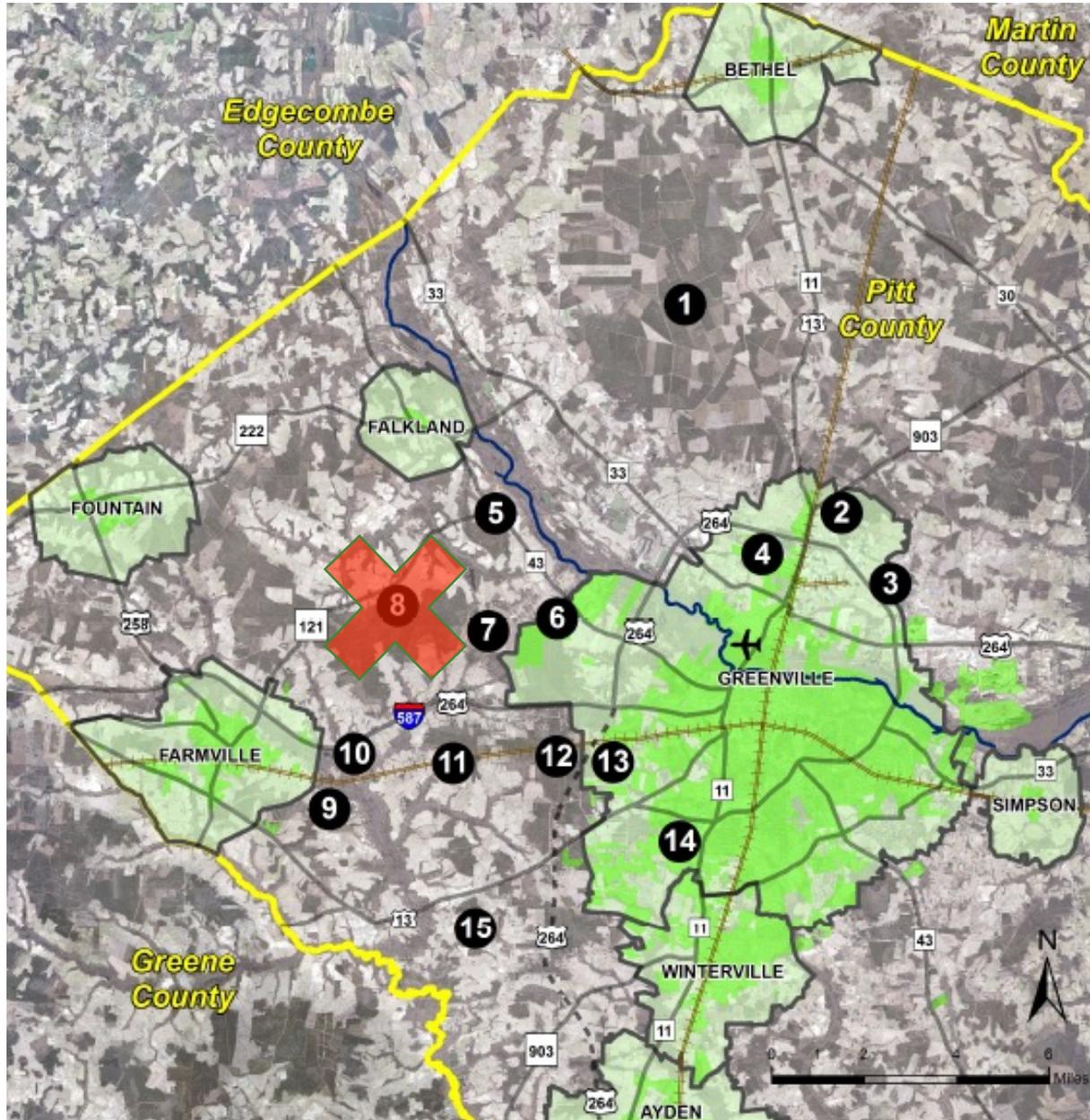


## Site Data Summary:

Acreage	657.42
Water	Uncertain*
Wastewater	1.4 miles
Electric	On site
Gas	2.3 miles
Distance to 4-lane	3.7 miles

- Served by Bell Arthur water.
- Uncertainty due to ownership plans for site takes this out of consideration.

# Site # 8



## Site Data Summary:

Acreeage	1,030.07
Water	Not available*
Wastewater	Not available*
Electric	Not GUC territory*
Gas	4 miles
Distance to 4-lane	7.28 miles

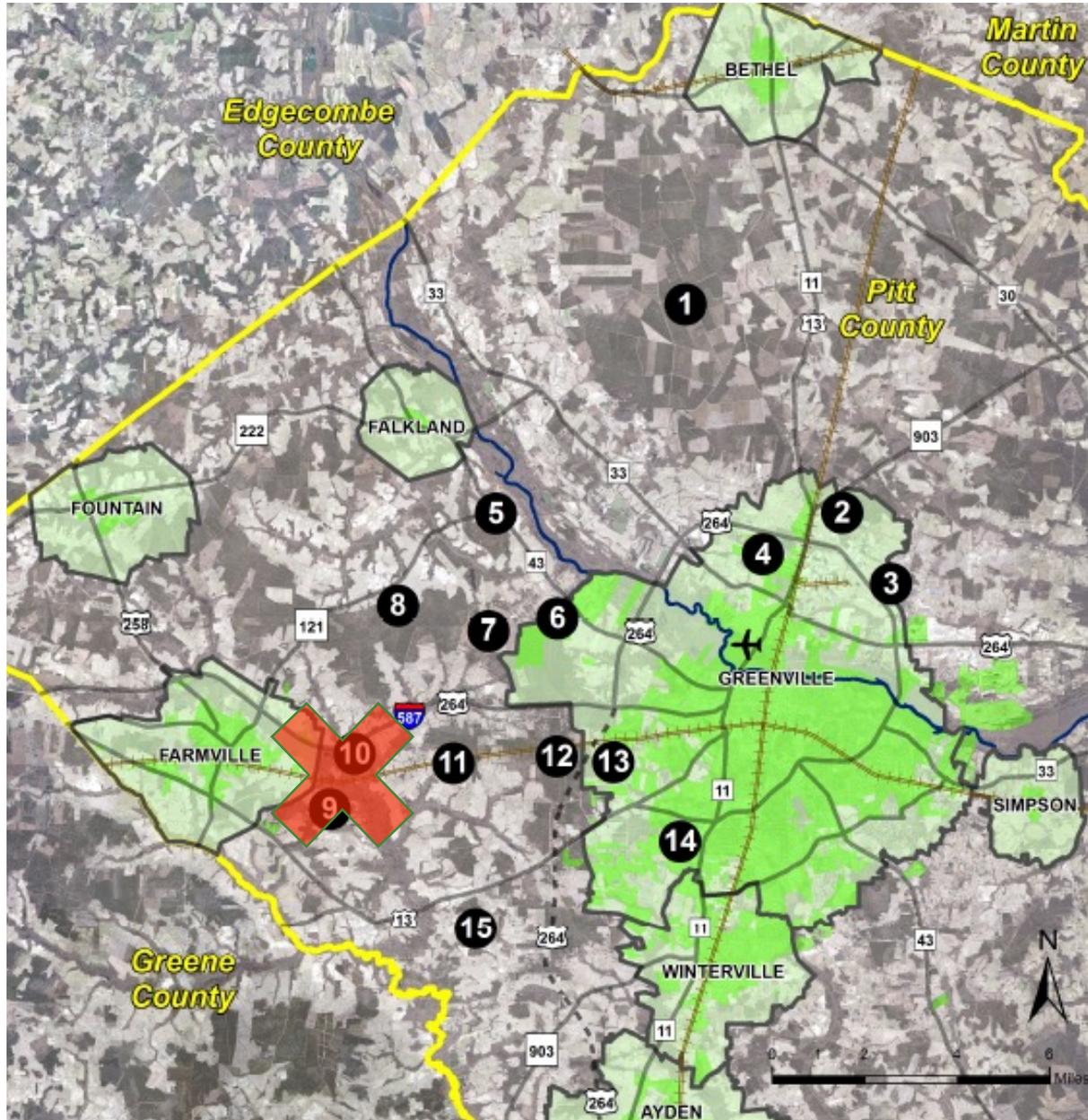
- Recommend not pursuing site (remote & rural)
- GUC does not serve this site for electricity, water, or wastewater.
- Access road is not up to industrial standards.

# Sites # 9 & 10

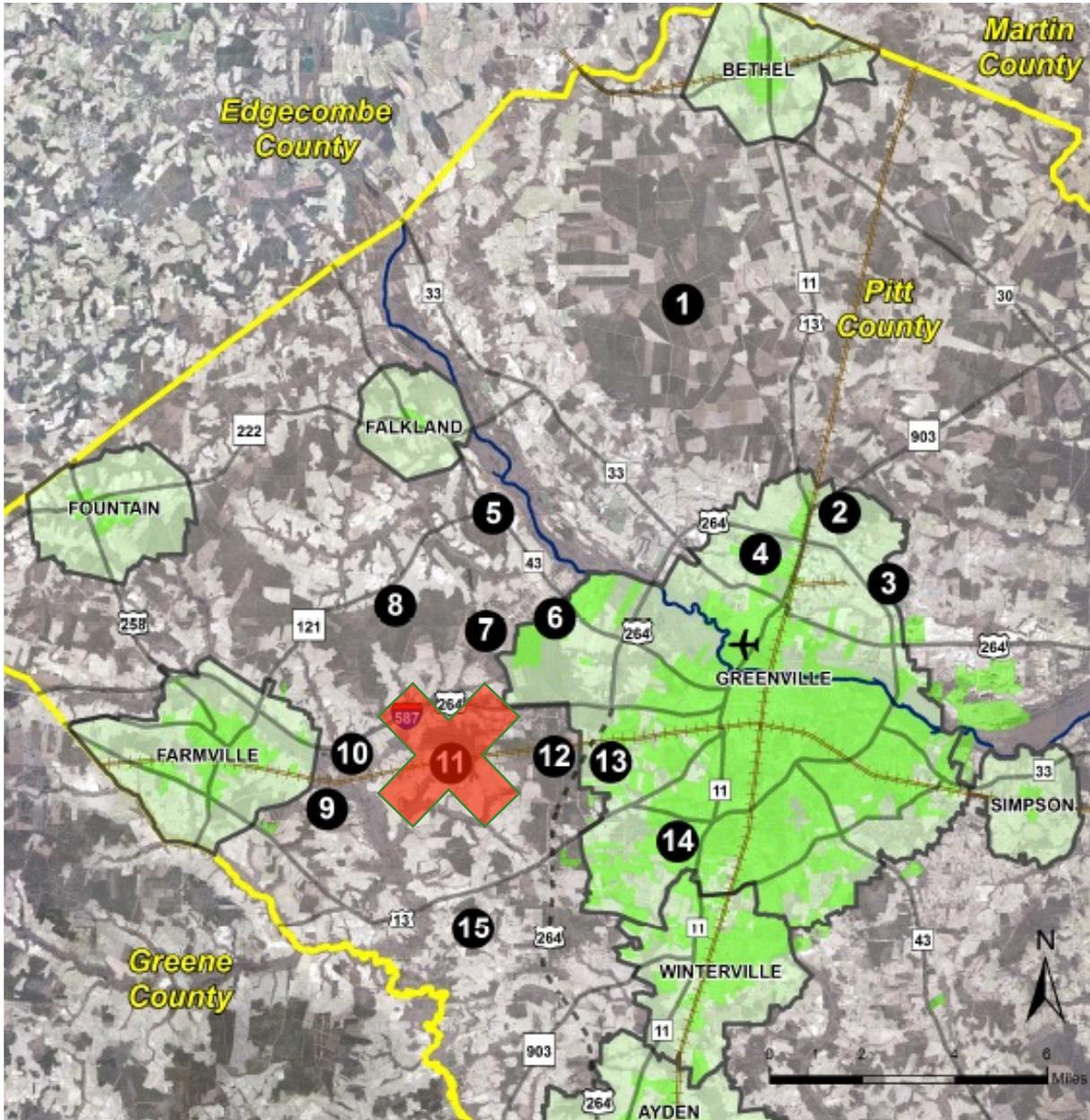
Site Data Summary:

	Site #9	Site #10
Acreage	211.86	275.32
Water	Not available	Not available*
Wastewater	Not available	Not available*
Electric	Not GUC territory	On site
Gas	2. miles	1.9 miles
Distance to 4-lane	1.2 miles	1.1 miles

- Sites were included due to rail access and proximity to the future interstate.
- Recommend not pursuing these sites due to water and sewer not being available.
- Not served by GUC water and sewer.
- Potential service from Farmville or Bell Arthur Water.



# Site # 11

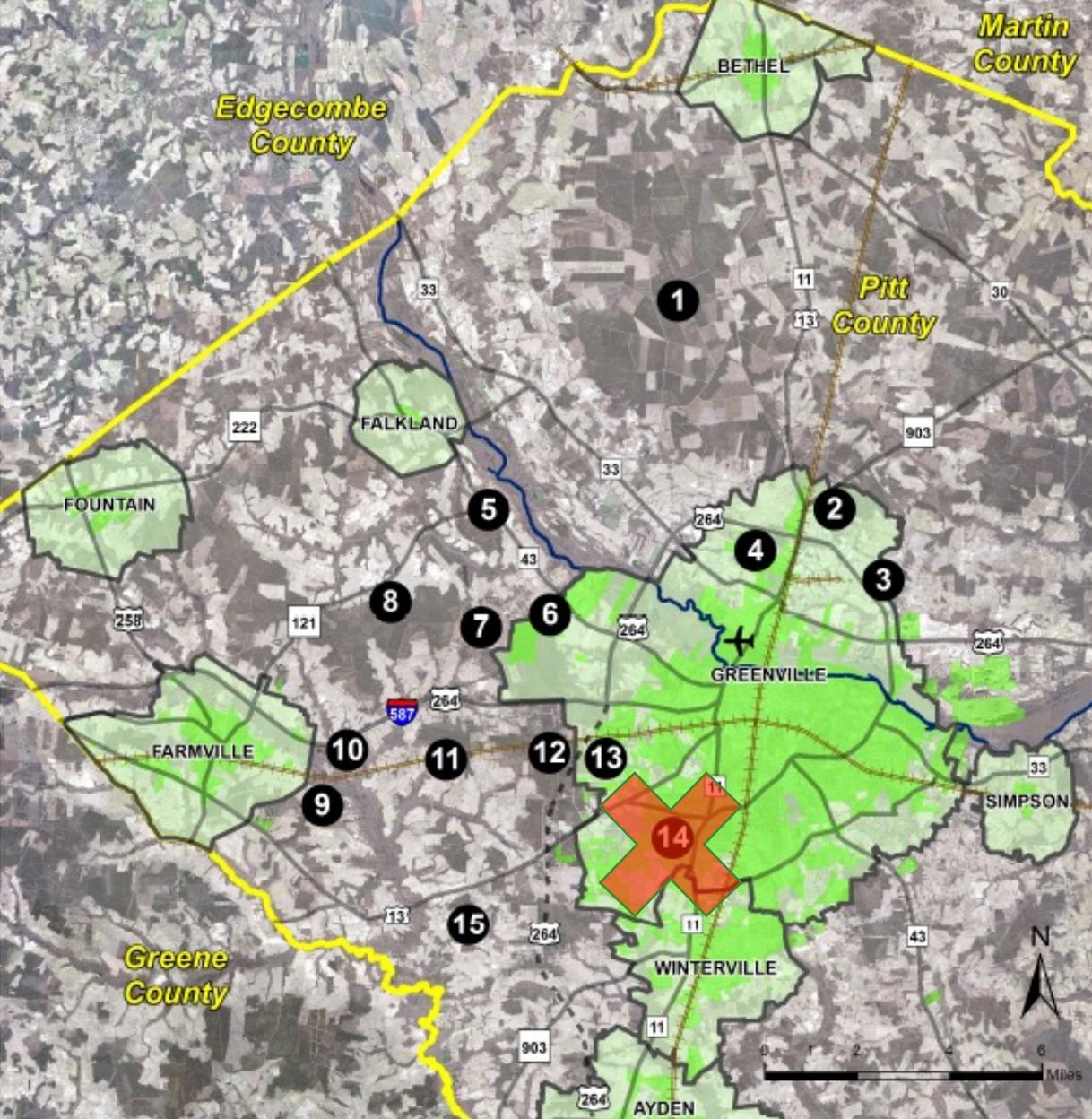


## Site Data Summary:

Acreage	205.43
Water	Not available*
Wastewater	Not available*
Electric	On site
Gas	1.9 miles
Distance to 4-lane	1.9 miles

- Recommend not pursuing this site at this time.
- Site not served by GUC water and sewer.
- Bell Arthur Water & no sewer service.
- Possible future rail-served site when utilities are closer and become feasible.

# Site # 14

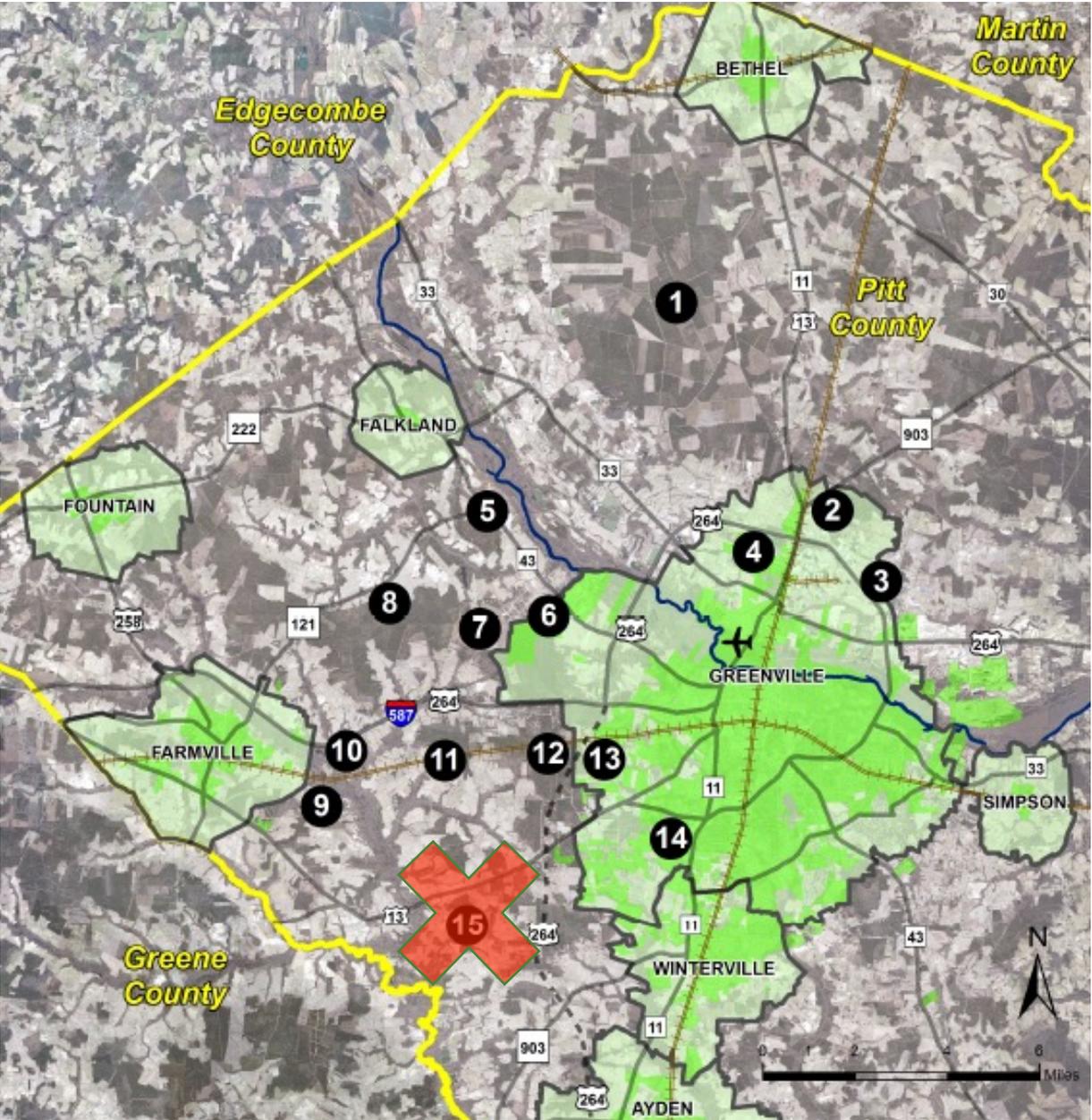


Site Data Summary:

Acreage	78.5
Water	On site
Wastewater	On site
Electric	On site
Gas	On site
Distance to 4-lane	3.6 miles

- Site has all utilities, but is best suited for residential and commercial development.

# Site # 15



### Site Data Summary:

Acreage	977.36
Water	Not available*
Wastewater	Not available*
Electric	On site
Gas	2.3 miles
Distance to 4-lane	6.03 miles

- Site eliminated from consideration because it is actively being farmed.
- Served by Bell Arthur water.
- No wastewater.

# Recommended Sites

1. Site # 2

- 303.13 acres
- Close to Patheon, DSM, ASMO, Fugi, and others.

2. Site # 3

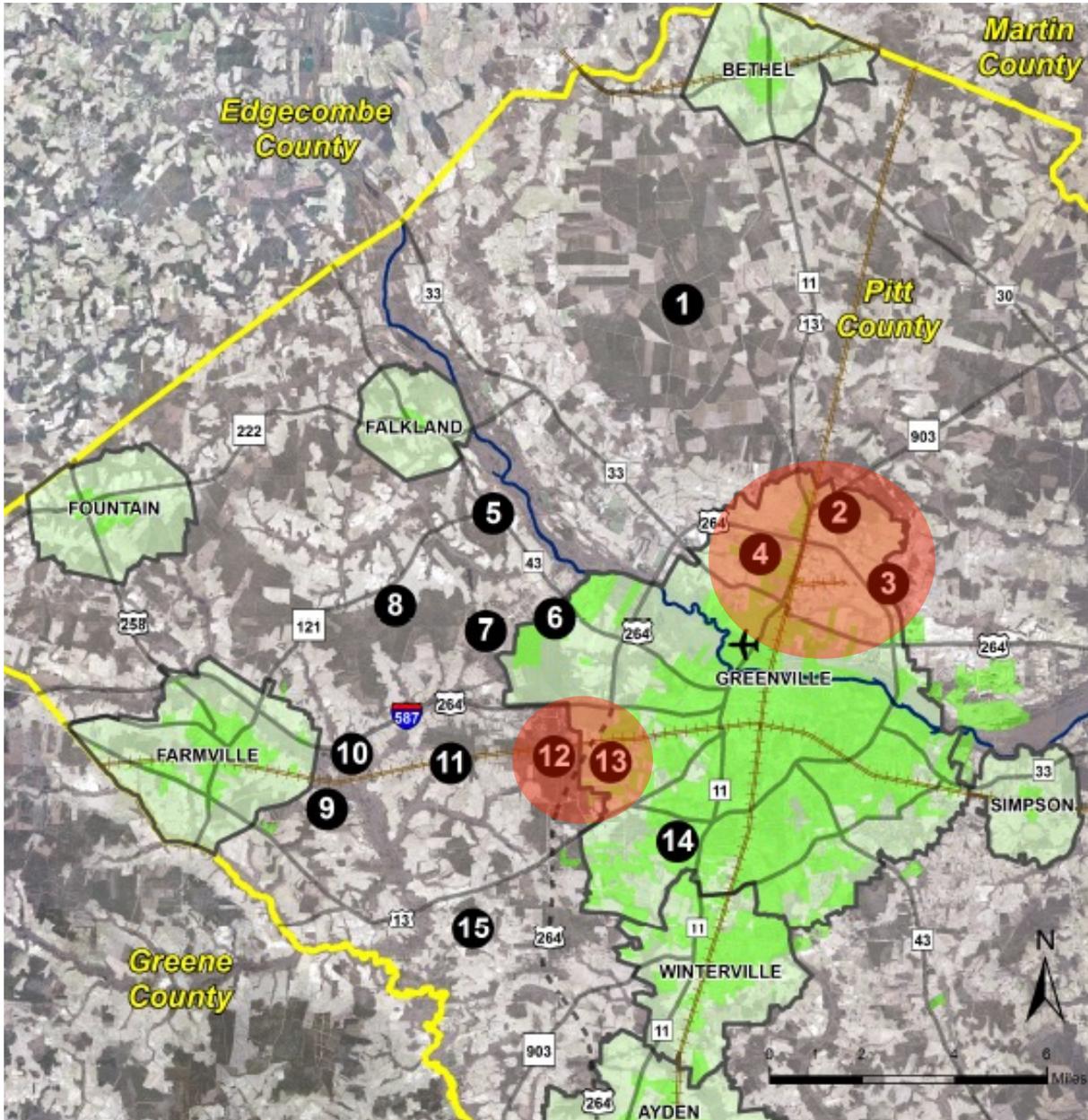
- 89.52 acres
- Site contains all utilities and is annexable.

3. Site #'s 12 & 13

- Site 12: 297.88 acres
- Site 13: 175.73 acres
- Close to Future SW Bypass

4. Site # 4

- 90.99 acres
- Fully served by utilities and easily accessed by US 264 and NC 11.



# Next Steps

## #1

- Confirm sales price and availability
- Marketing
- Control of Property
- Inventory and complete due diligence
- Development



**Questions?**



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