



# Chatham Economic Development Corporation

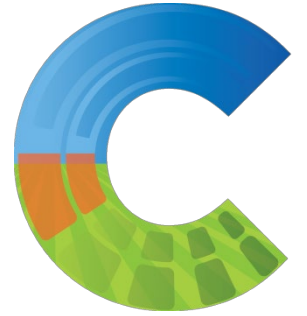
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MAY 19, 2025





# Chatham EDC Office Priorities

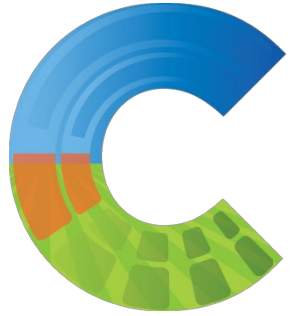


- Lead the effort to increase the tax base and new jobs in Chatham County
- Provide a triage and referral function for business assistance and workforce development
- Support existing business
- Support the economic development efforts of the county's municipalities
- Be the economic development information resource and clearinghouse for the County, towns, local businesses and citizens





# Benefits of a Strong ED Program

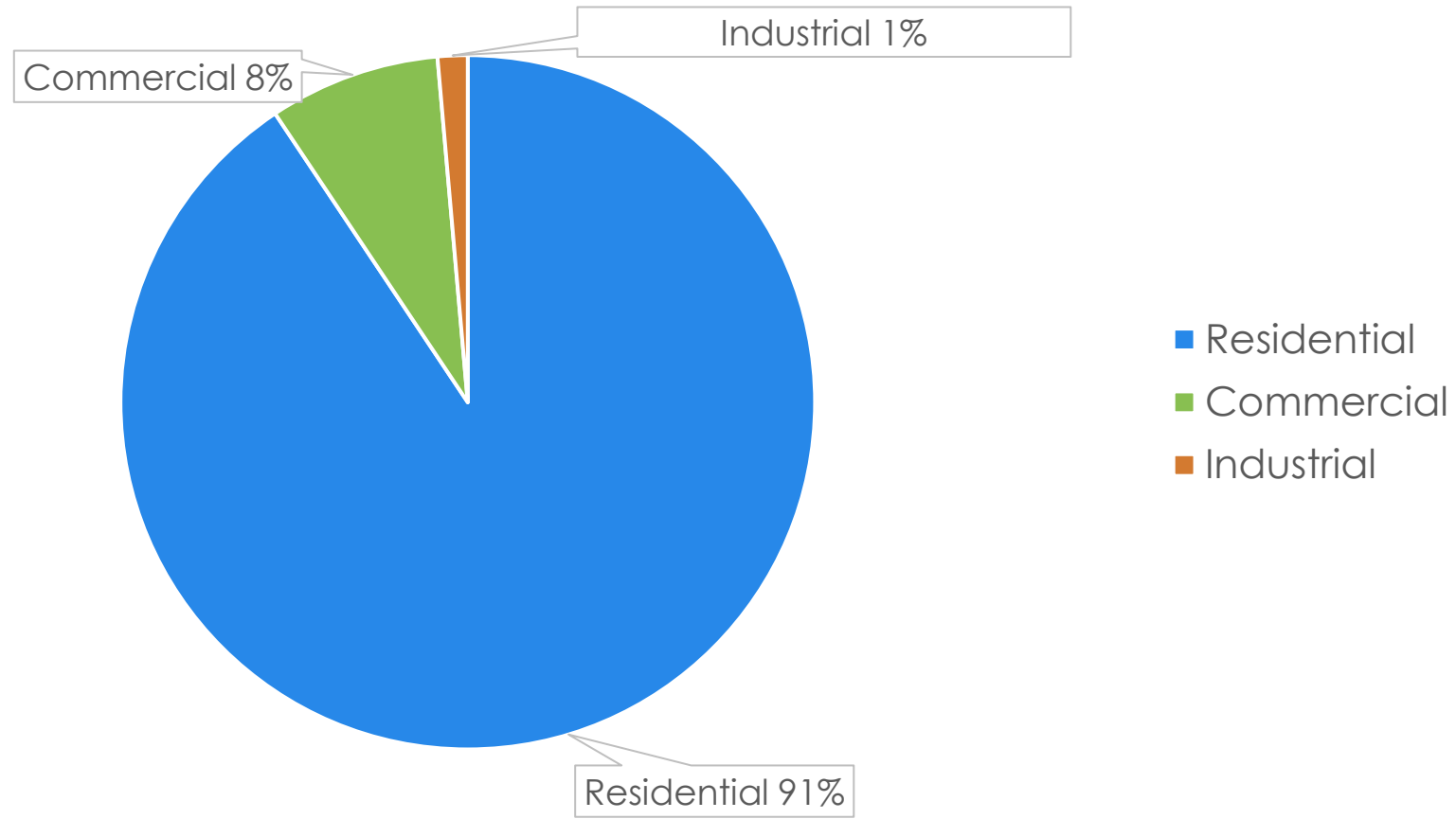
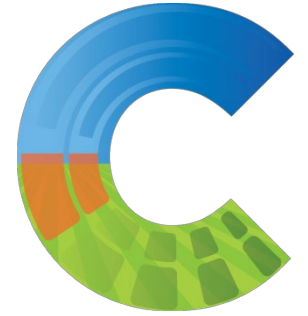


- Many citizens benefit directly from new and expanding industry
- Everyone in Chatham County benefits indirectly from these activities
- Potential lower tax burden on residents due to increased commercial & Industrial tax base
- Job opportunities
- Business opportunities





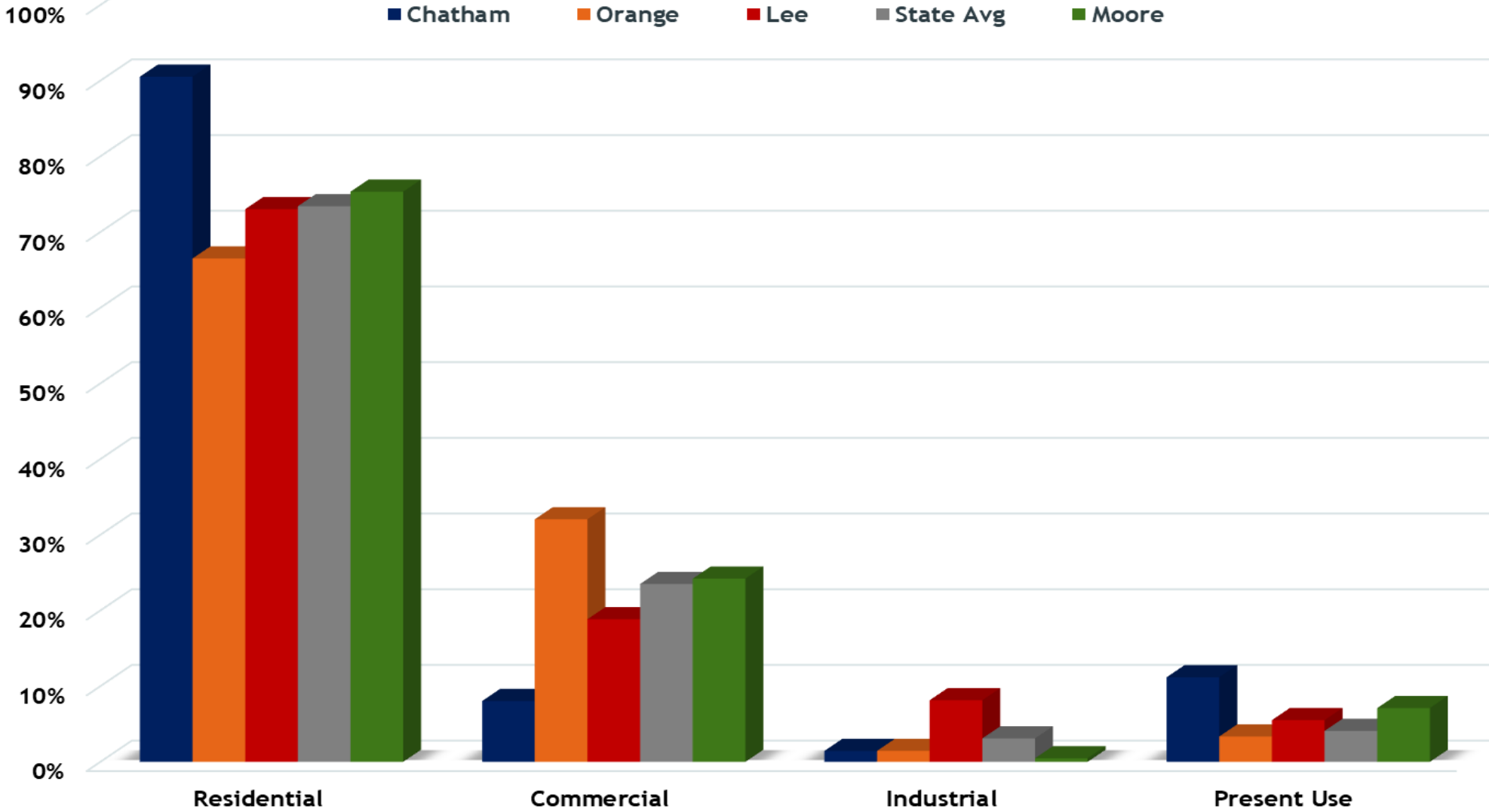
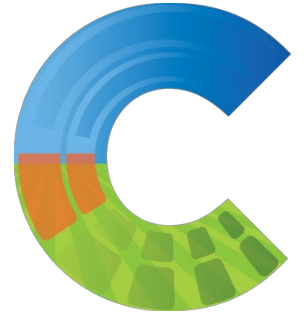
# Tax Base 2021-2022





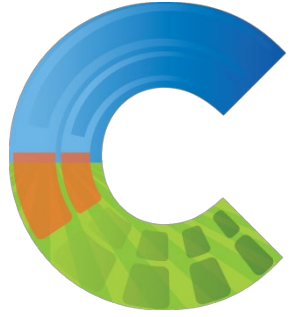
# 2022 Tax Base Comparison: Chatham v. Benchmarks & State Average (Present Use=Fully Assessed Value)

Source: NC DOR





# Cost of Community Services

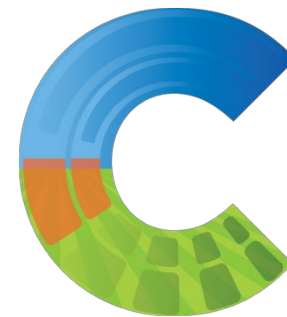


- Chatham County currently has a heavy dependence on residential tax base
- New residential is an important and necessary part of community growth, but research shows that on average this growth does not pay for itself





# Cost of Community Services

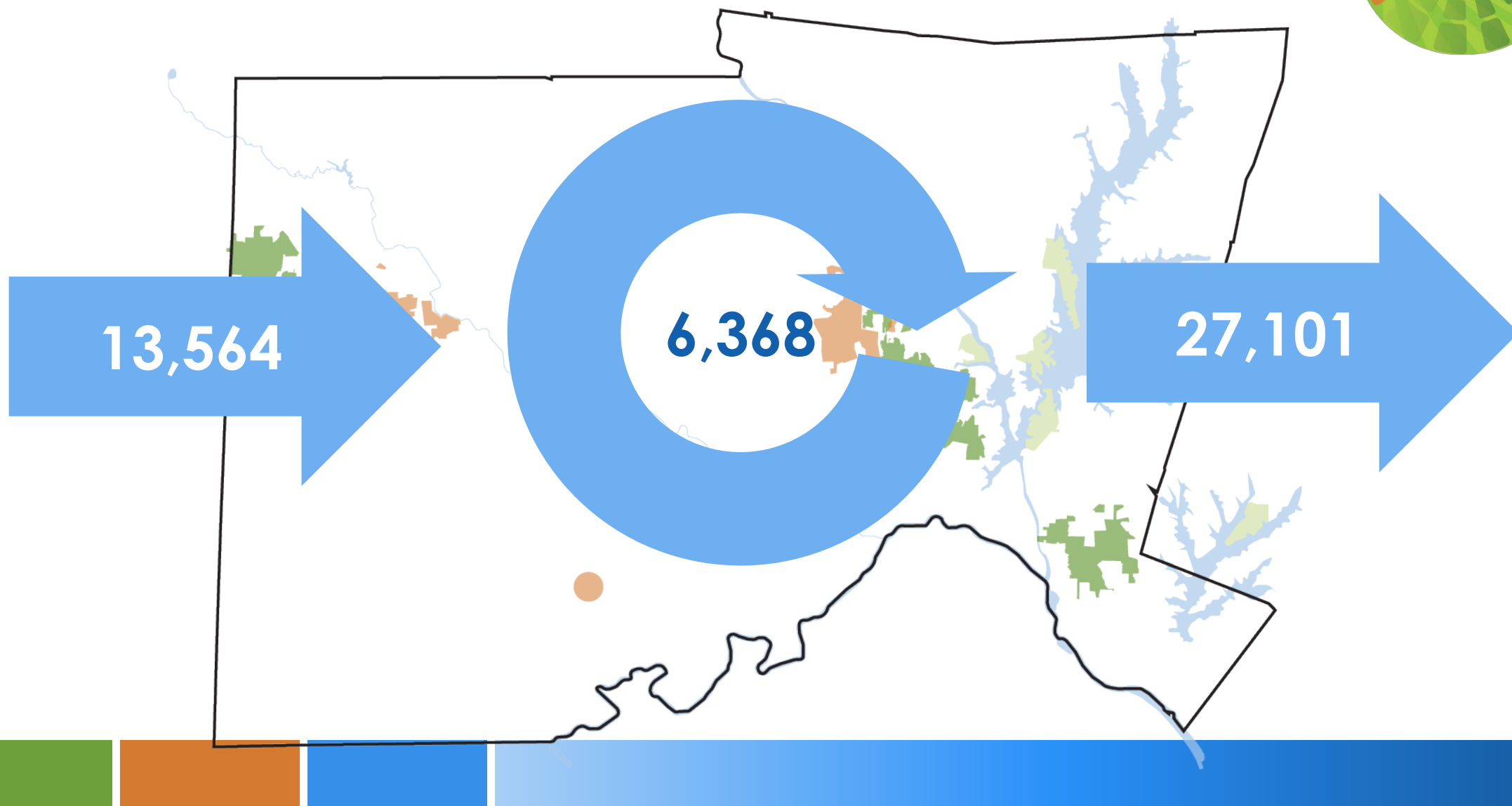
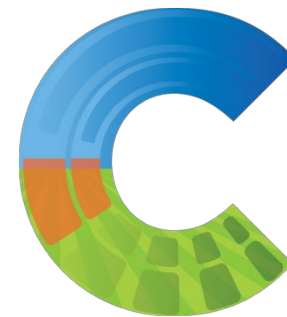


Revenue for Every Dollar of Public Services by Land Use Type





# Out-Commuting (2022)





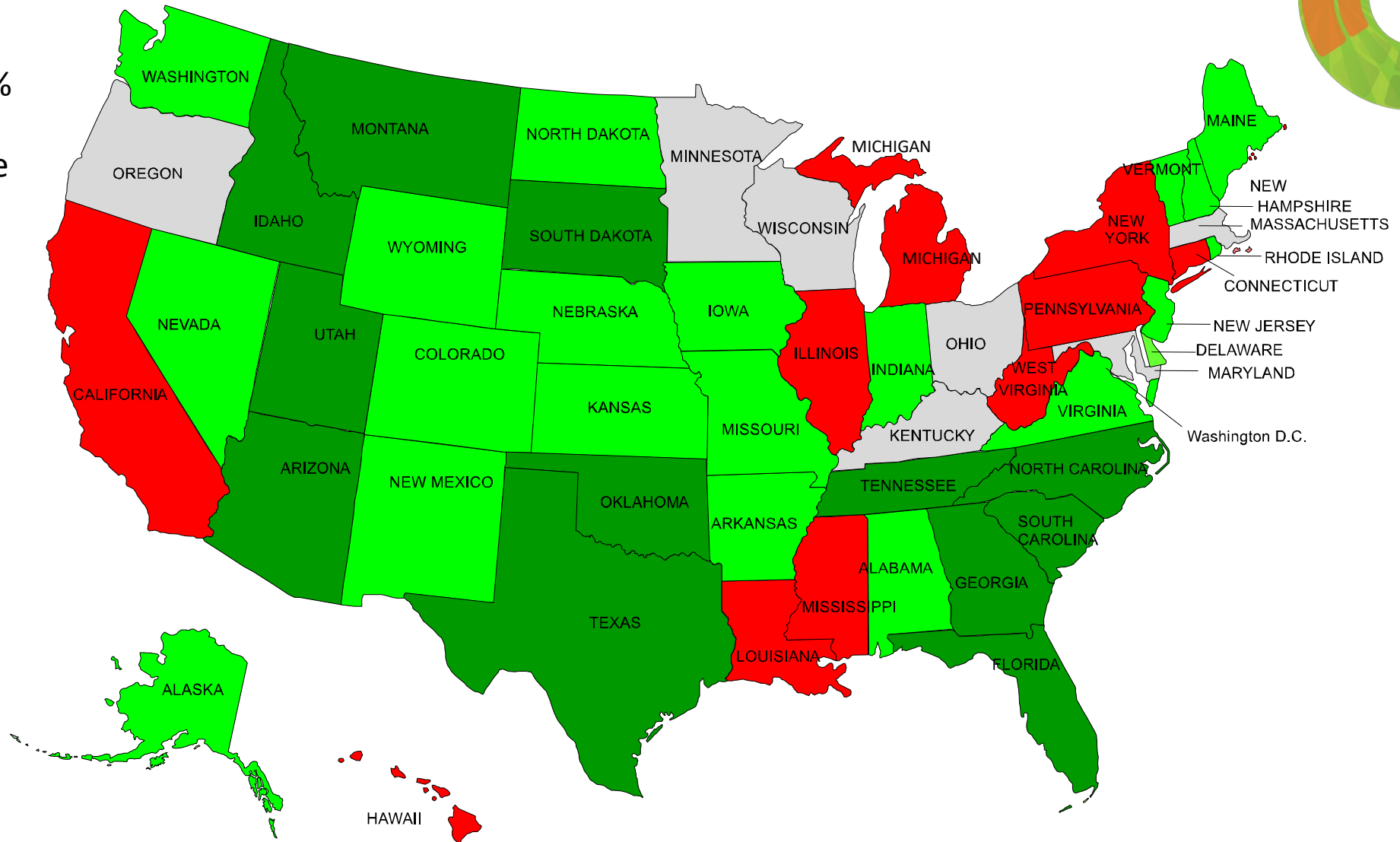
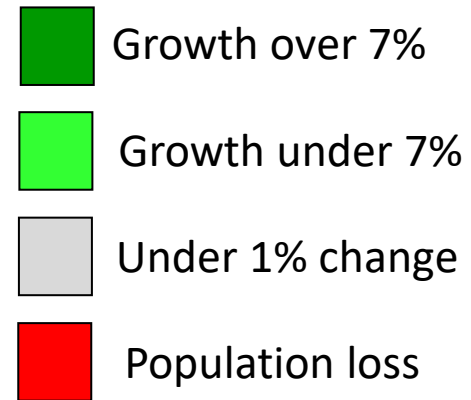
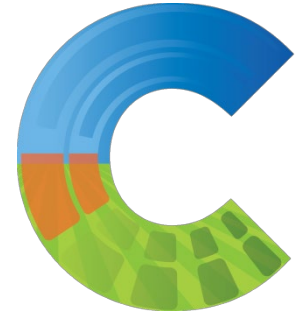
# Projected Growth & Workforce

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# Projected Population Change 2024–2034 Ages 25-64



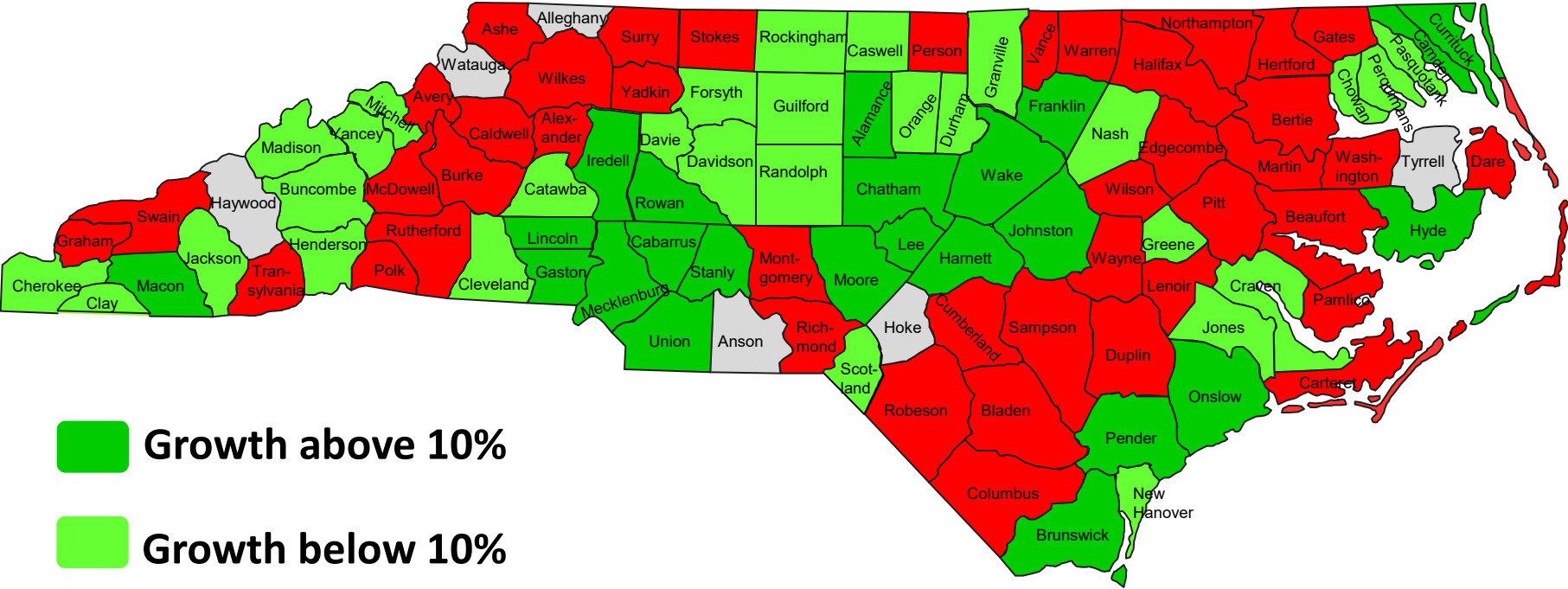
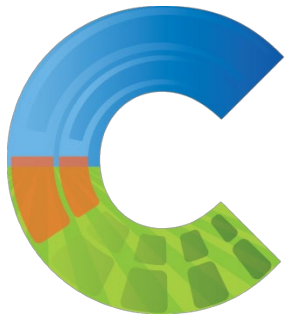






# PROJECTED CHANGE IN LABOR FORCE AGE POPULATION

Ages 25 – 64                      2024 - 2034

North Carolina state average 8.2%

Chatham County 17.3%



-  Growth above 10%
-  Growth below 10%
-  Losing population
-  Less than 1% or less than 100 person change

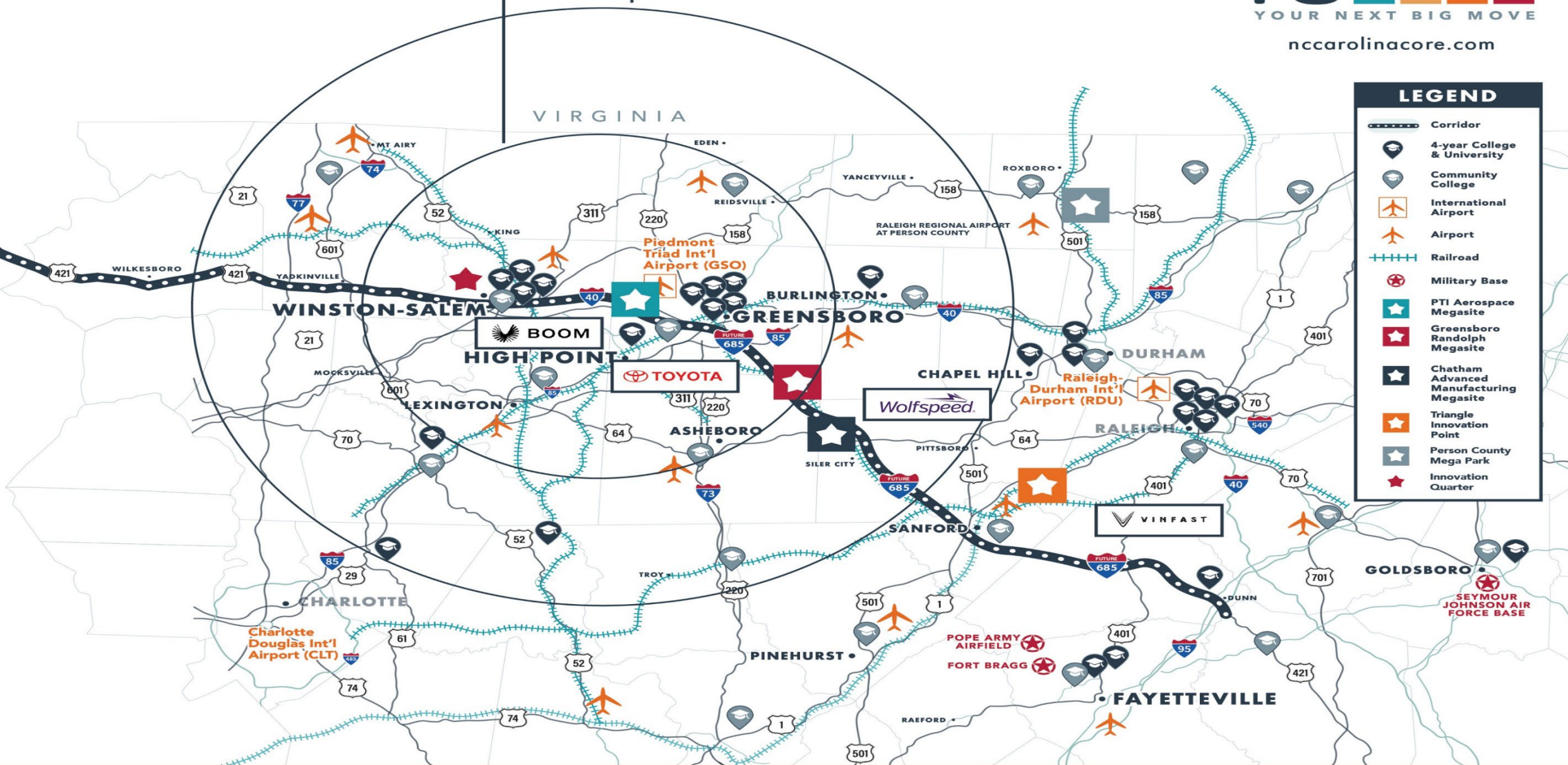


30 Miles from Greensboro  
800,000+ in Labor Force

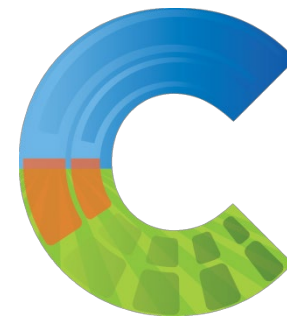
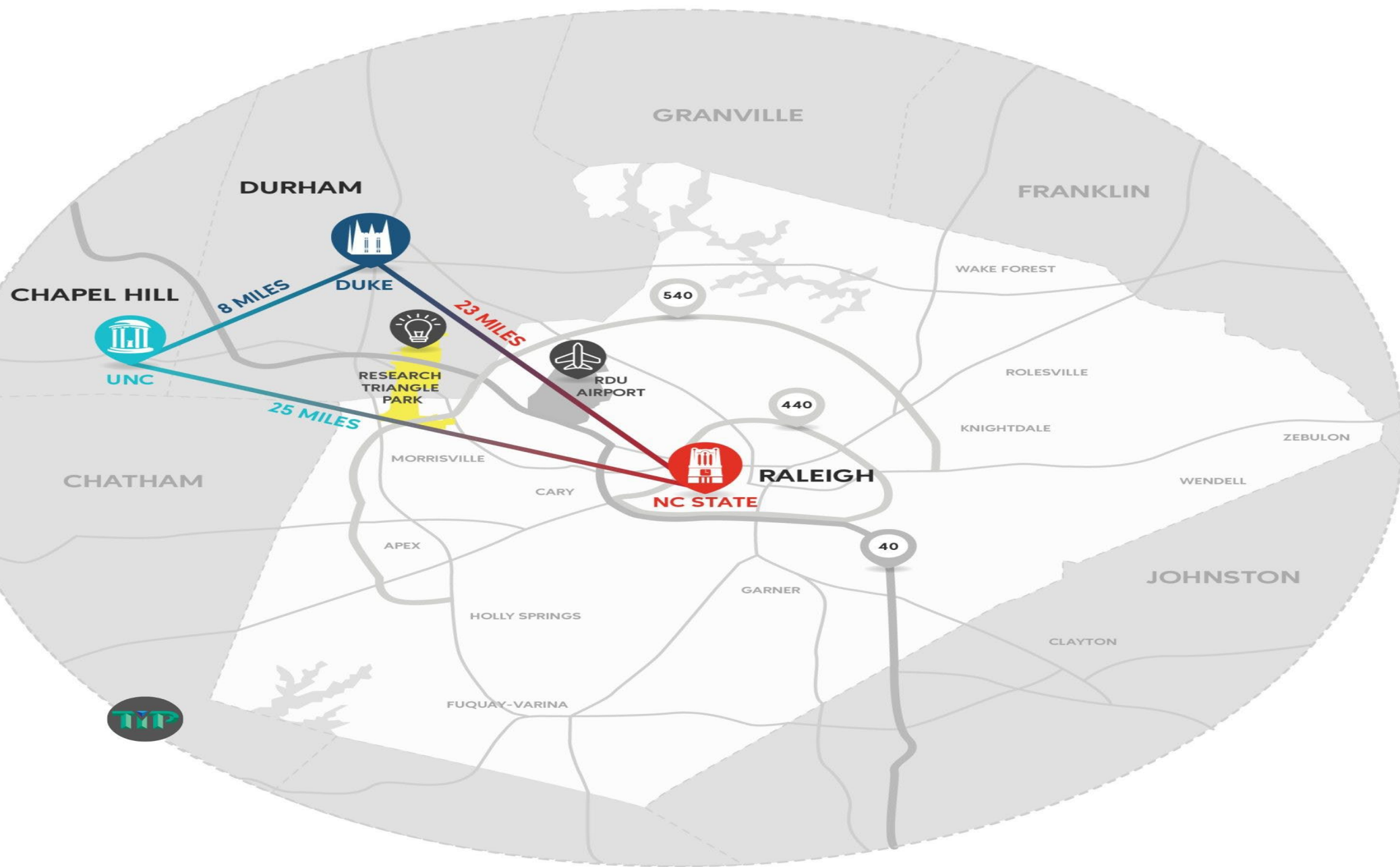
60 Miles from Greensboro  
2.2 million+ in Labor Force

**NC CAROLINA**  
**CORE**  
YOUR NEXT BIG MOVE

nccarolinacore.com









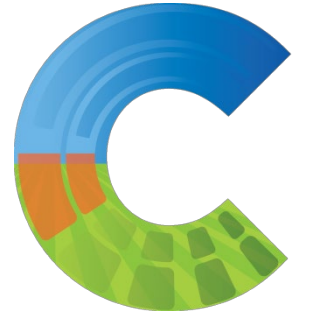
# Local Talent – Higher Education



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL

Duke  
UNIVERSITY

NC STATE  
UNIVERSITY



Three tier-one  
research universities  
make major contributions to  
North Carolina through  
education and research.



UNC GREENSBORO



HIGH POINT UNIVERSITY



ELON  
UNIVERSITY



WAKE FOREST  
UNIVERSITY



NC Central  
UNIVERSITY

MEREDITH  
COLLEGE



NORTH CAROLINA AGRICULTURAL  
AND TECHNICAL STATE UNIVERSITY

CAMPBELL  
UNIVERSITY



CENTRAL CAROLINA  
COMMUNITY COLLEGE



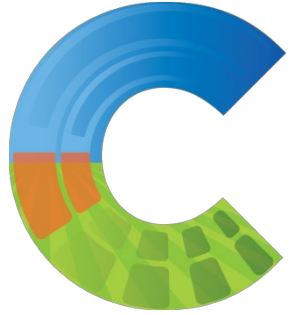
WAKE TECH  
COMMUNITY COLLEGE



DURHAM  
TECH



8,000 Exiting Military Personnel  
Annually. 45 minutes away.







# New Project Activity

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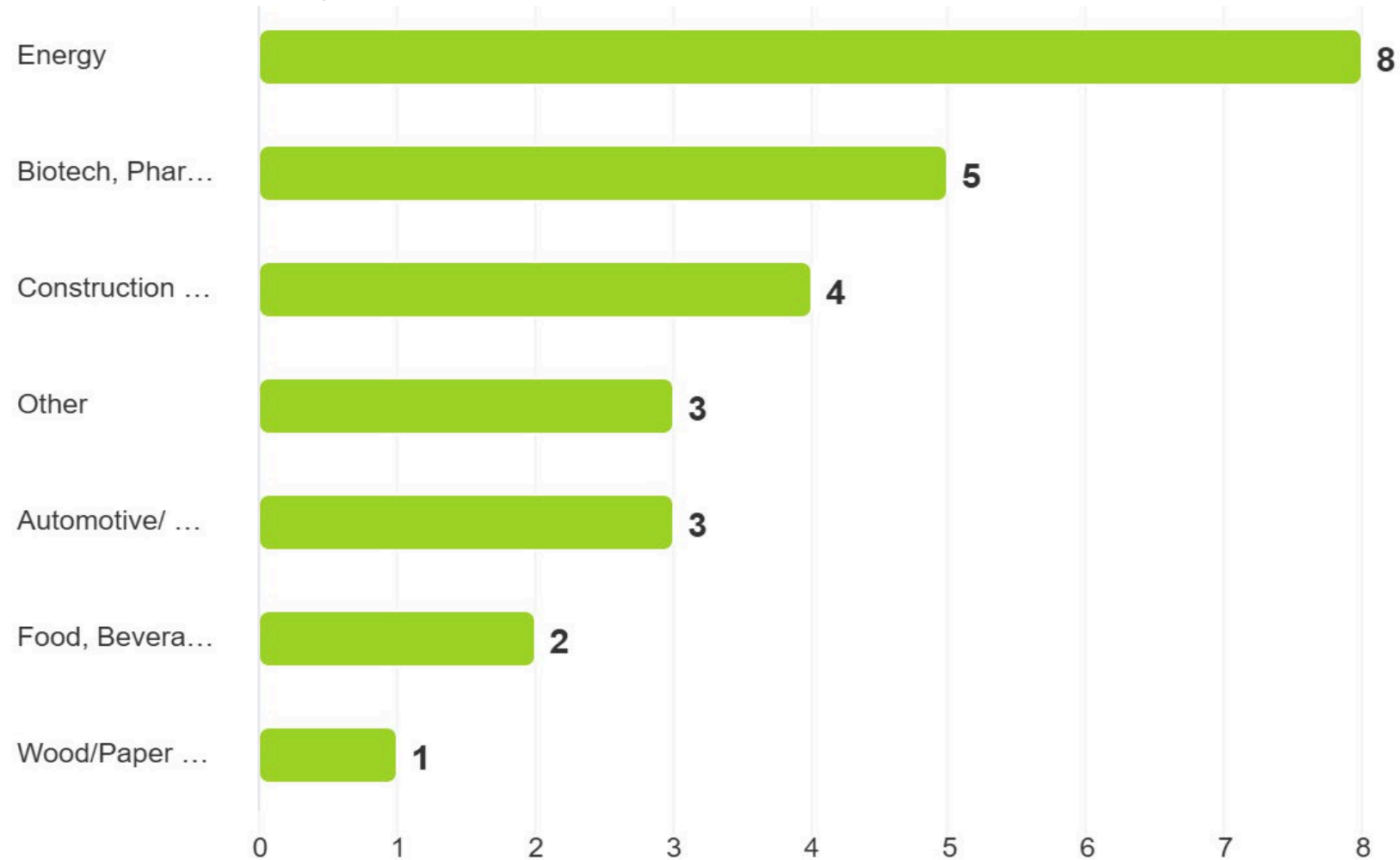
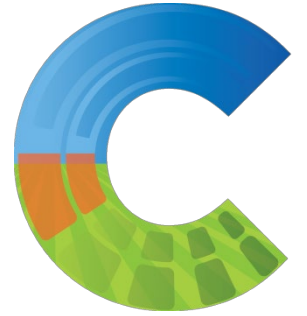
JULY 2024-CURRENT





# Industry Sectors

## New Location Projects





# Top Industry Sectors



## **Automotive/Motor Vehicle**

\$100,000,000 Median Investment  
250 Median Jobs  
5 Projects

## **Biotech, Pharma & Life Sciences**

\$450,000,000 Median Investment  
380 Median jobs  
7 Projects

## **Construction Materials**

\$25,000,000 Median Investment  
150 Median Jobs  
4 Projects

## **Energy**

\$100,000,000 Median Investment  
250 Median Jobs  
11 Projects

## **Food, Beverage & Agriculture**

\$22,500,000 Median Investment  
100 Median Jobs  
5 Projects

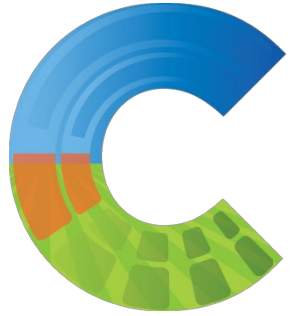
## **Other**

\$25,000,000 Median Investment  
85 Median Jobs  
6 Projects

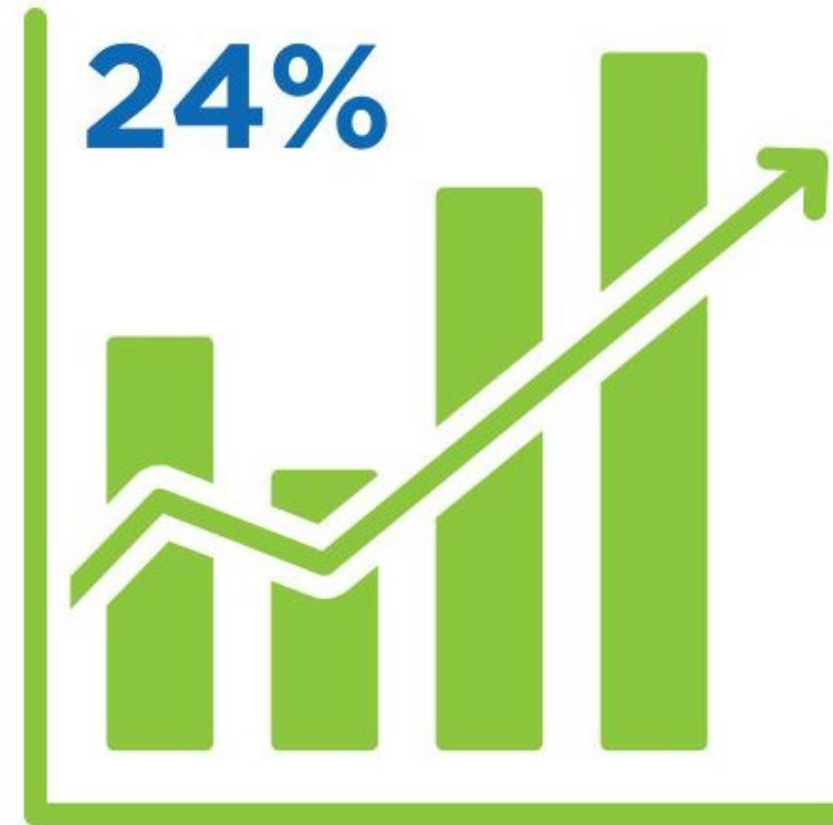




# Chatham County's Commercial & Industrial Growth



- Chatham County's commercial and industrial sectors saw a significant 24% revenue increase, reflecting strong economic momentum and business expansion.





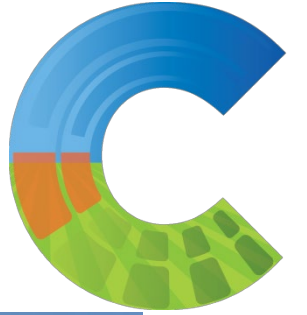
# Ongoing Projects & Recent Announcements

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# VinFast



- Steel has been purchased for vertical construction.
- Start of production planned for 2028.
- Currently, a vehicle is at CCCC for training purposes.





# Wolfspeed

- Begun hiring plant employees onsite
- 2,600 construction workers on site
- 2.2 Million SF under roof
- Customized training underway with Central Carolina Community College



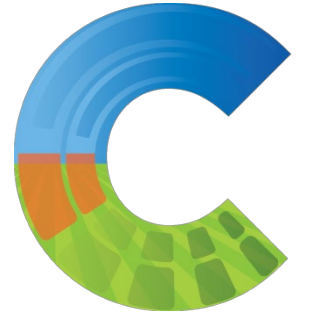


# Wolfspeed John Palmour Facility in Siler City





# Innovative Construction Group

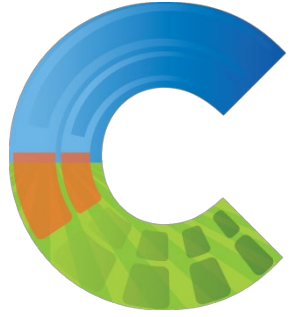


- Locating at the Chatham-Siler City Advanced Manufacturing Site
- 157 new jobs, \$39M investment
- Over \$8.3 million in annual payroll at full build out





# MetOx International



- Manufacturer's high-temperature superconducting wire, which can make energy transmission up to ten times more efficient than traditional copper cables
- 333 new jobs, \$193.7M investment







# Available Industrial Land

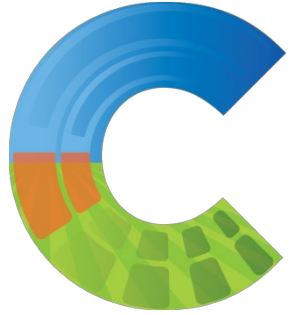
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MARKETED TO NEW USERS





# Apex Gateway



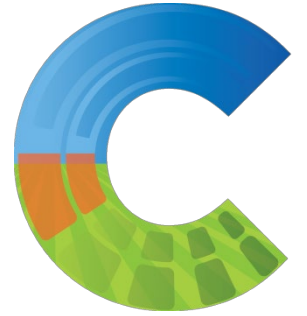
- 375-acre commercial and industrial development
- Durham Coca-Cola Bottling HQ now open and operational
- Recently acquired additional acreage for the second phase
- Marketed towards Life Science industry with multiple +100K sq.ft. buildings under development



205,776 SF Available April 2025



# Triangle Innovation Point West



- 360-acre heavy industrial site, FedEx completed construction on a 338,000 sq.ft. facility. Now operational.
- Located adjacent to the VinFast site.
- Marketed towards advanced manufacturing and life science users.
- Multiple cleared pads ready for users and utilities in place.
- 1 of 15 Sites to earn the North Carolina SelectSite Designation, which identifies the most industrial development-ready sites in the State.







UNC Greensboro  
NC A&T State University



**GREENSBORO**  
(30 minutes)

**#1 BEST BUSINESS CLIMATE**  
Business Facilities Magazine, 2022

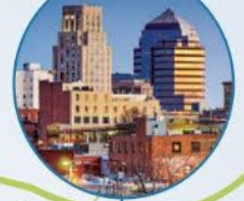
**TOP STATE FOR BUSINESS**  
CNBC, 2022 & 2023



**CHATHAM-SILER CITY ADVANCED MANUFACTURING SITE**  
**1,400** Acres Available  
30 minutes to I-85 in Greensboro



**CHAPEL HILL**  
THE UNIVERSITY of NORTH CAROLINA at CHAPEL HILL



Duke UNIVERSITY

**DURHAM**

**RTP** IS THE LARGEST RESEARCH PARK IN THE NATION. 7K ACRES, 300+ COMPANIES, 55K EMPLOYEES.



Research Triangle Park (25 minutes)



**NC STATE UNIVERSITY**

**RALEIGH**

**Dozens** OF COLLEGES & UNIVERSITIES WITHIN AN HOUR DRIVE  
**130K+** STUDENTS ENROLLED IN 4 YEAR PROGRAMS

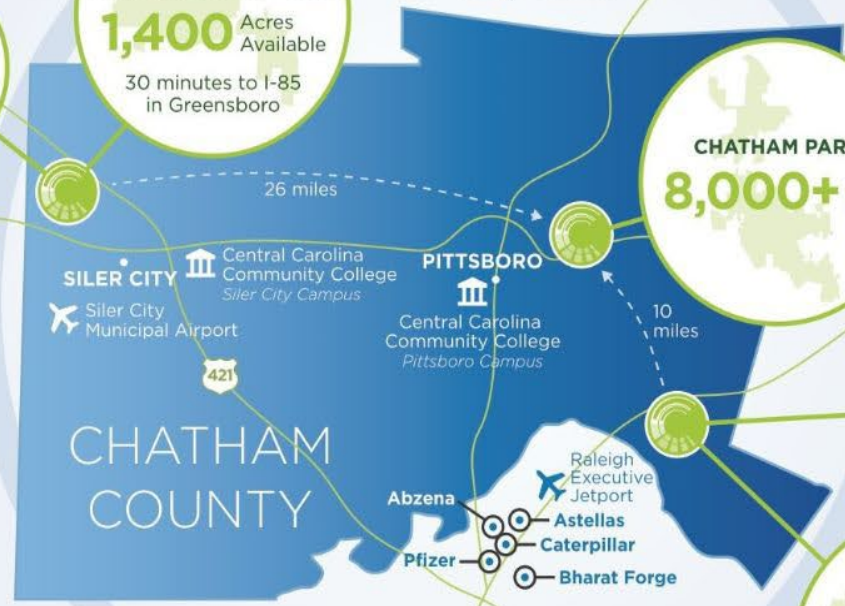
**1M+** REGIONAL LABOR FORCE IN RESEARCH TRIANGLE REGION  
US Census, Emsi



CHATHAM COUNTY IS HOME TO 16,000-ACRE JORDAN LAKE AS WELL AS HUNDREDS OF ACRES OF PARKS & PUBLIC GREENWAYS.



THE RALEIGH-CARY METRO IS ONE OF THE FASTEST GROWING IN THE NATION. SO IS THE DURHAM-CHAPEL HILL METRO.  
US Census Bureau



**SILER CITY**  
Central Carolina Community College Siler City Campus  
Siler City Municipal Airport

**PITTSBORO**  
Central Carolina Community College Pittsboro Campus

**Abzena**  
**Astellas**  
**Caterpillar**  
**Bharat Forge**  
**Pfizer**

**SANFORD**

**CHATHAM PARK**  
**8,000+** Acres



**TRIANGLE INNOVATION POINT WEST**  
**350** Acres Available  
15 minutes to Raleigh's Outer Loop (NC540)

**22K** HOMES PLANNED IN CHATHAM PARK



EASY ACCESS TO MULTIPLE DEEPWATER PORTS



EXITING MILITARY PERSONNEL ARE AN OUTSTANDING SOURCE OF TRAINED WORKERS FOR AREA COMPANIES

Fort Bragg Military Installation





# Thank You

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