



**Greater  
Statesville  
Development  
Corporation**

*Serving Statesville, Troutman  
And Iredell County.*

**2001**  
**ANNUAL**  
**REPORT**



January 2002

Dear Friends:

Once again it is time to analyze our organizational activities and review our accomplishments over the past year. With this in mind, we have put together this year's Annual Report for your review. This report reflects on some of our accomplishments throughout the year and highlights several economic indicators for the greater Statesville economy. I hope this information is beneficial to you and that you will be able to use its contents as you look back on the activity that took place within the last year. As always, we thank each of our funding entities for their support of our organization. We would also like to thank all the volunteers for the assistance and support they provided to our organization in our pursuit of strengthening and improving our local economy.

As you will see in our Annual Report, 2001 has been a solid year for our area, and we have had several new locations and existing industry expansions. However, during 2001 we experienced an overall economic downturn in the national economy, and this has affected the level of our local economic development activity. Nonetheless, we do look forward to a bright 2002 as we are presently seeing a certain level of confidence enter back into our national economy. Once again, I would like to point out that for the second time in a row the greater Statesville area was highlighted by Site Selection Magazine as the #1 small town for attracting corporate investment for 2001. We will do our best to see that we continue to receive recognition and accolades for our community in the coming years.

As always, the Greater Statesville Development Corporation continues to promote programs and activities that will enhance our position as one of the regional leaders in the economic development arena. We will also continue to work hard to position our community for continued growth and development in the coming years. We strive to carry out our pledge to you to make our organization more efficient and more effective as we serve the citizens of the community. Once again, thank you for all your assistance and support during the past year.

Sincerely,

John McCalla  
Chairman

# TABLE OF CONTENTS

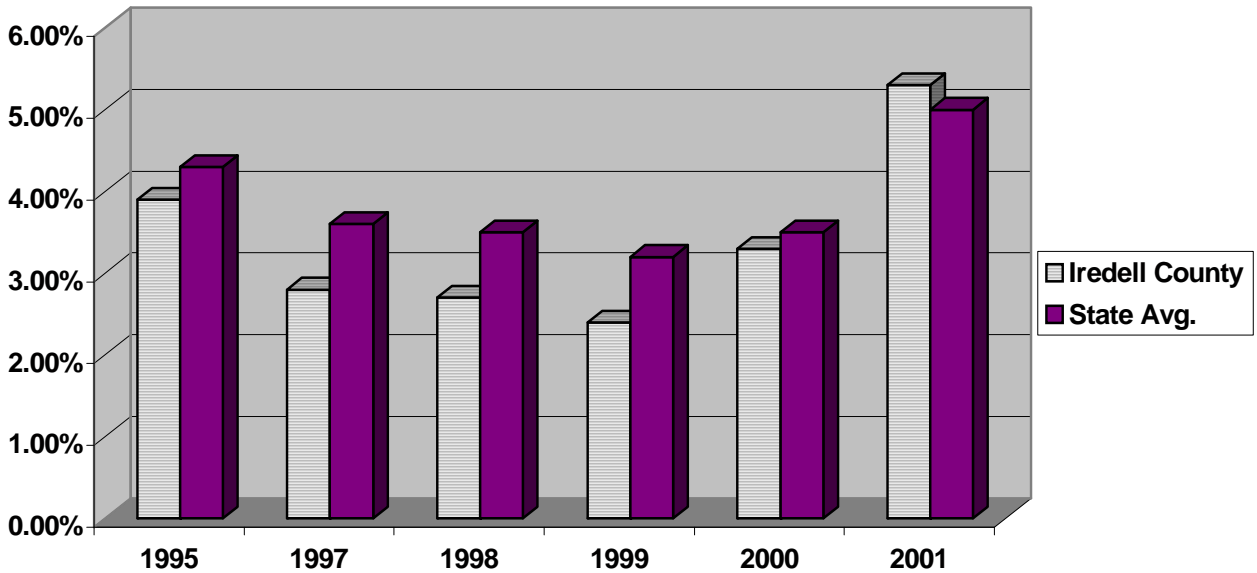
I.	Employment Trends .....	page 1
II.	Wages .....	page 8
III.	Population .....	page 13
IV.	Retail Sales .....	page 18
V.	Building Permits .....	page 20
VI.	Industrial Activity Recap.....	page 28

---

# Iredell County Employment Trends

<u>Year</u>	<u>Average Annual Unemployment Rate</u>	<u>State Average</u>
1995	3.9%	4.3%
1997	2.8%	3.6%
1998	2.7%	3.5%
1999	2.4%	3.2%
2000	3.3%	3.5%
*2001	*5.3	*5.0%

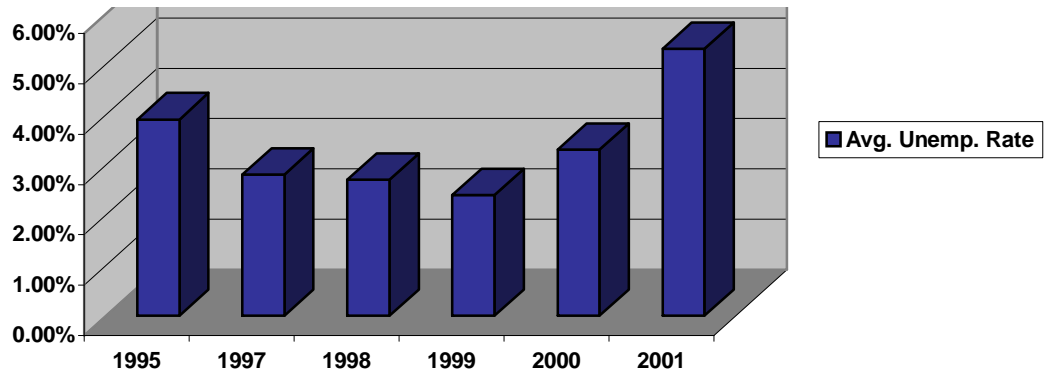
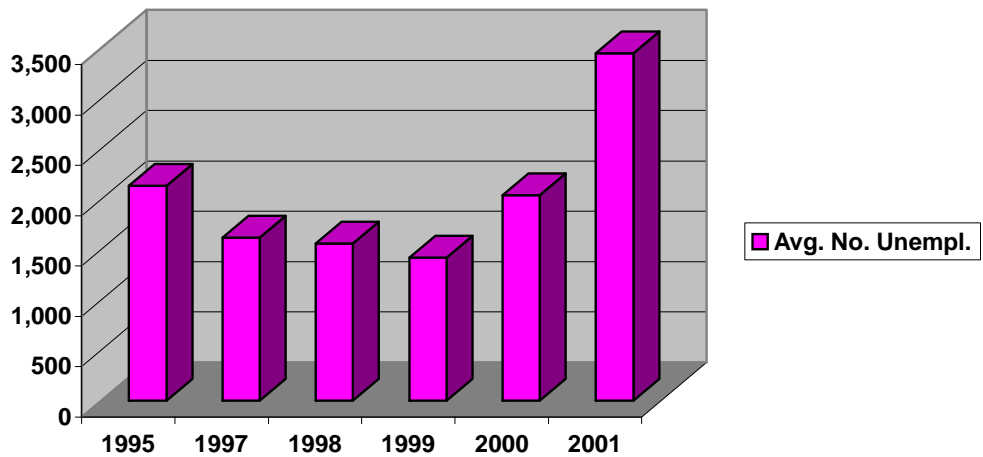
\*2001 rate is average for 11 months. Monthly total for December has not yet been released.  
 Source: Employment Security Commission [www.ncesc.com](http://www.ncesc.com)



# Iredell County

<u>Year</u>	<u>Average No. People Unemployed</u>	<u>Average Unemployment Rate</u>
1995	2,133	3.9%
1997	1,620	2.8%
1998	1,562	2.7%
1999	1,420	2.4%
2000	2,040	3.3%
*2001	*3,450	*5.3%

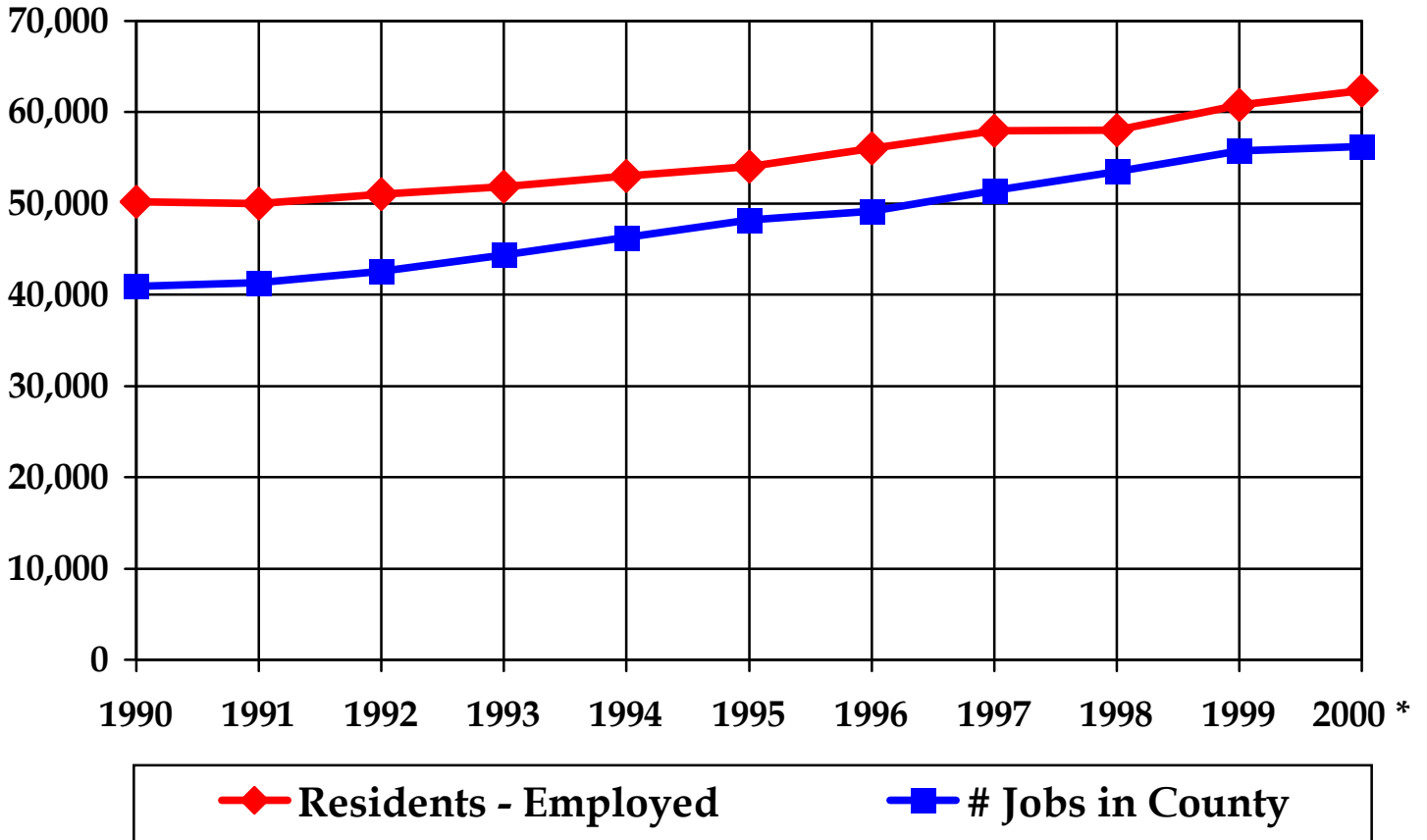
\*2001 rate is average for 11 months. Monthly total for December has not yet been released.  
 Source: Employment Security Commission. [www.ncesc.com](http://www.ncesc.com) Each line item represents the yearly average.



# Iredell County

## Employment Data Growth Comparison

### Employed Residents vs. Available Jobs, 1990-2000



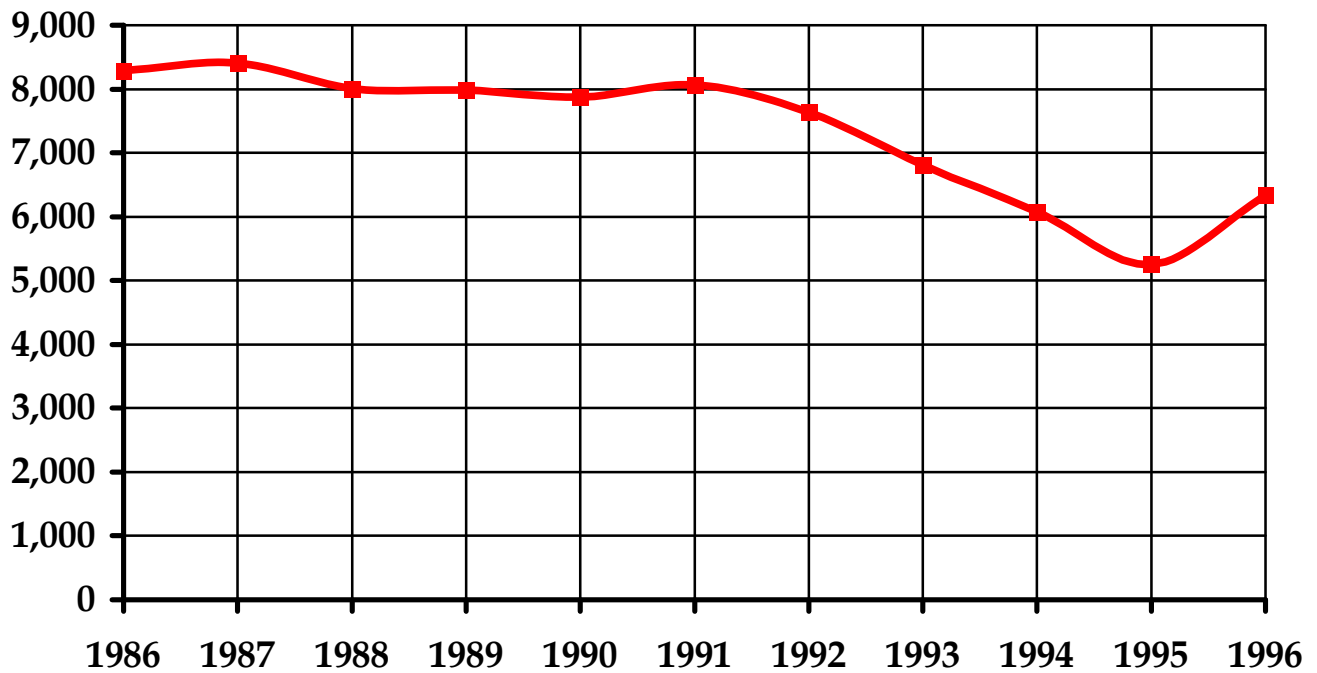
*Increase in # of Employed Residents, 1990-2000 = 24.2%*

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

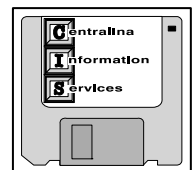
\* Note: Number of jobs in 2000 is an estimate from the first 3 quarters of 2000.

Source: NC Employment Security Commission

# Net Out-Commuting Patterns Iredell County, 1986 - 1996



Source: NC Employment Security Commission



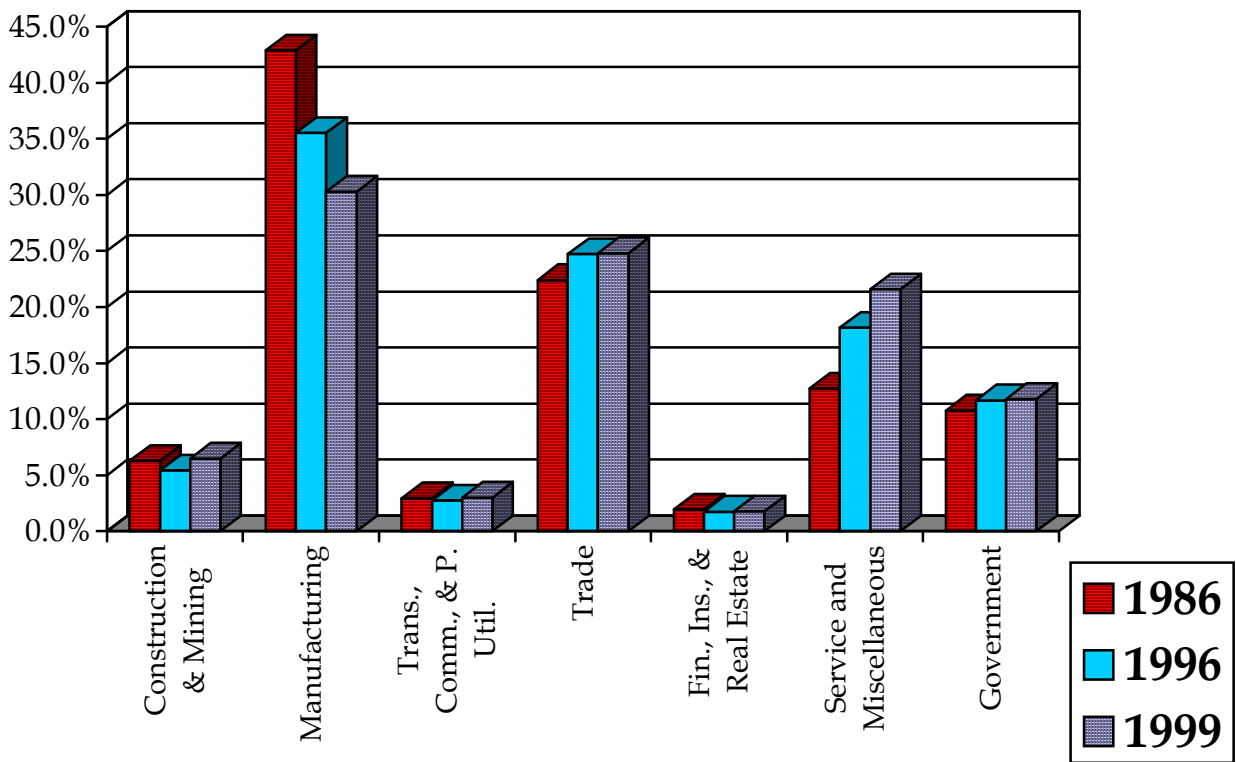
**IREDELL COUNTY  
MONTHLY LABOR FORCE REVIEW**

Month	Labor Force Data	1990	1995	1996	1997	1998	1999	2000	2001
<b>JAN.</b>	Monthly Labor Force	51,004	53,890	56,440	56,640	57,260	57,480	59,930	63,550
	Monthly Employment	48,339	52,450	54,110	55,000	55,670	55,910	58,380	60,840
	Monthly Unemployment	2,665	1,440	2,330	1,640	1,590	1,570	1,550	2,710
	Monthly Unemployment Rate	5.2	2.7	4.1	2.9	2.8	2.7	2.6	4.3
<b>FEB.</b>	Monthly Labor Force	51,269	54,360	57,320	57,160	57,750	57,300	60,400	63,910
	Monthly Employment	49,232	52,710	54,690	55,330	55,720	55,710	58,640	60,780
	Monthly Unemployment	2,037	1,650	2,630	1,830	2,030	1,590	1,760	3,130
	Monthly Unemployment Rate	4.0	3.0	4.6	3.2	3.5	2.8	2.9	4.9
<b>MAR.</b>	Monthly Labor Force	51,556	54,490	57,100	57,370	57,830	57,530	61,120	64,490
	Monthly Employment	49,746	52,860	54,930	56,030	56,100	56,310	59,480	60,920
	Monthly Unemployment	1,810	1,630	2,170	1,340	1,730	1,220	1,640	3,570
	Monthly Unemployment Rate	3.5	3.0	3.8	2.3	3.0	2.1	2.7	5.5
<b>APR.</b>	Monthly Labor Force	50,947	54,540	58,130	57,960	58,090	57,970	61,610	63,950
	Monthly Employment	49,295	52,940	55,630	56,790	56,350	56,930	59,960	61,150
	Monthly Unemployment	1,652	1,600	2,500	1,170	1,740	1,040	1,650	2,800
	Monthly Unemployment Rate	3.2	2.9	4.3	2.0	3.0	1.8	2.7	4.4
<b>MAY</b>	Monthly Labor Force	53,059	55,000	58,120	58,550	58,010	58,530	61,710	65,720
	Monthly Employment	50,831	53,280	56,420	57,090	56,650	57,330	60,210	61,290
	Monthly Unemployment	2,228	1,720	1,700	1,460	1,360	1,200	1,500	4,430
	Monthly Unemployment Rate	4.2	3.1	2.9	2.5	2.3	2.1	2.4	6.7
<b>JUNE</b>	Monthly Labor Force	53,621	56,250	59,020	59,380	58,720	59,420	63,040	65,270
	Monthly Employment	51,477	53,890	57,130	57,560	57,340	58,080	61,280	62,160
	Monthly Unemployment	2,144	2,360	1,890	1,820	1,380	1,340	1,760	3,110
	Monthly Unemployment Rate	4.0	4.2	3.2	3.1	2.4	2.3	2.8	4.8
<b>JULY</b>	Monthly Labor Force	52,820	56,960	60,470	60,420	58,970	60,050	63,300	65,800
	Monthly Employment	50,589	54,580	58,110	58,360	57,530	58,570	61,610	62,200
	Monthly Unemployment	2,231	2,380	2,360	2,060	1,440	1,480	1,690	3,600
	Monthly Unemployment Rate	4.2	4.2	3.9	3.4	2.4	2.5	2.7	5.5
<b>AUG.</b>	Monthly Labor Force	52,109	56,310	58,890	59,770	58,780	59,550	63,700	65,460
	Monthly Employment	50,148	54,250	57,280	57,930	56,830	57,790	60,520	61,840
	Monthly Unemployment	1,961	2,060	1,610	1,840	1,950	1,760	3,180	3,620
	Monthly Unemployment Rate	3.8	3.7	2.7	3.1	3.3	3	5	5.5
<b>SEPT.</b>	Monthly Labor Force	51,717	55,710	58,580	59,290	57,850	58,920	62,420	64,550
	Monthly Employment	49,714	53,810	56,840	57,780	56,500	57,680	60,770	61,250
	Monthly Unemployment	2,003	1,900	1,740	1,510	1,350	1,240	1,650	3,300
	Monthly Unemployment Rate	3.9	3.4	3.0	2.5	2.3	2.1	2.6	5.1
<b>OCT.</b>	Monthly Labor Force	51,520	55,840	59,150	59,290	58,530	60,680	64,460	64,780
	Monthly Employment	48,923	54,010	57,120	57,810	57,230	59,270	61,100	61,030
	Monthly Unemployment	2,597	1,830	2,030	1,480	1,300	1,410	3,360	3,750
	Monthly Unemployment Rate	5.0	3.3	3.4	2.5	2.2	2.3	5.2	5.8
<b>NOV.</b>	Monthly Labor Force	52,134	55,850	58,830	59,460	58,950	60,930	63,620	64,870
	Monthly Employment	49,011	54,050	56,940	57,920	57,310	59,510	61,100	60,930
	Monthly Unemployment	3,123	1,800	1,890	1,540	1,640	1,420	2,520	3,940
	Monthly Unemployment Rate	6.0	3.2	3.2	2.6	2.8	2.3	4	6.1
<b>DEC.</b>	Monthly Labor Force	52,303	55,850	58,620	58,890	58,644	60,540	63,230	
	Monthly Employment	49,173	53,900	56,890	57,490	57,411	59,280	61,070	
	Monthly Unemployment	3,130	1,950	1,730	1,400	1,233	1,260	2,160	
	Monthly Unemployment Rate	6.0	3.5	3.0	2.4	2.1	2.1	3.4	

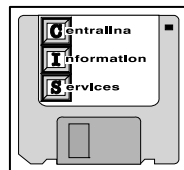
Source: North Carolina Employment Security Commission

Centralina Information Services, Centralina Council of Governments, 2001.

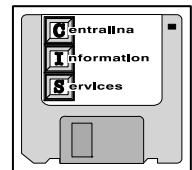
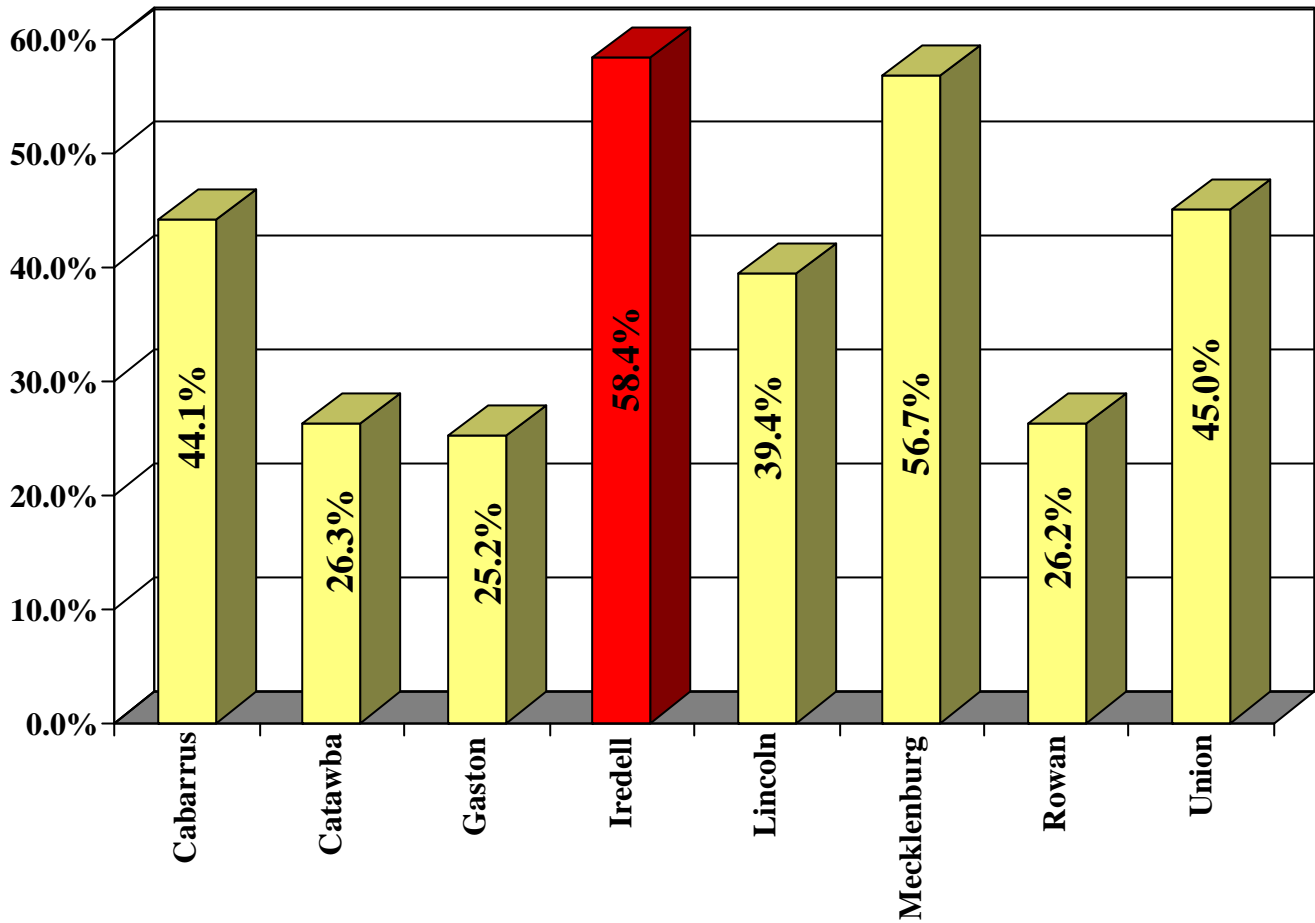
# Percent of Jobs By Type Iredell County, 1986, 1996, and 1999



Source: NC Employment Security Commission

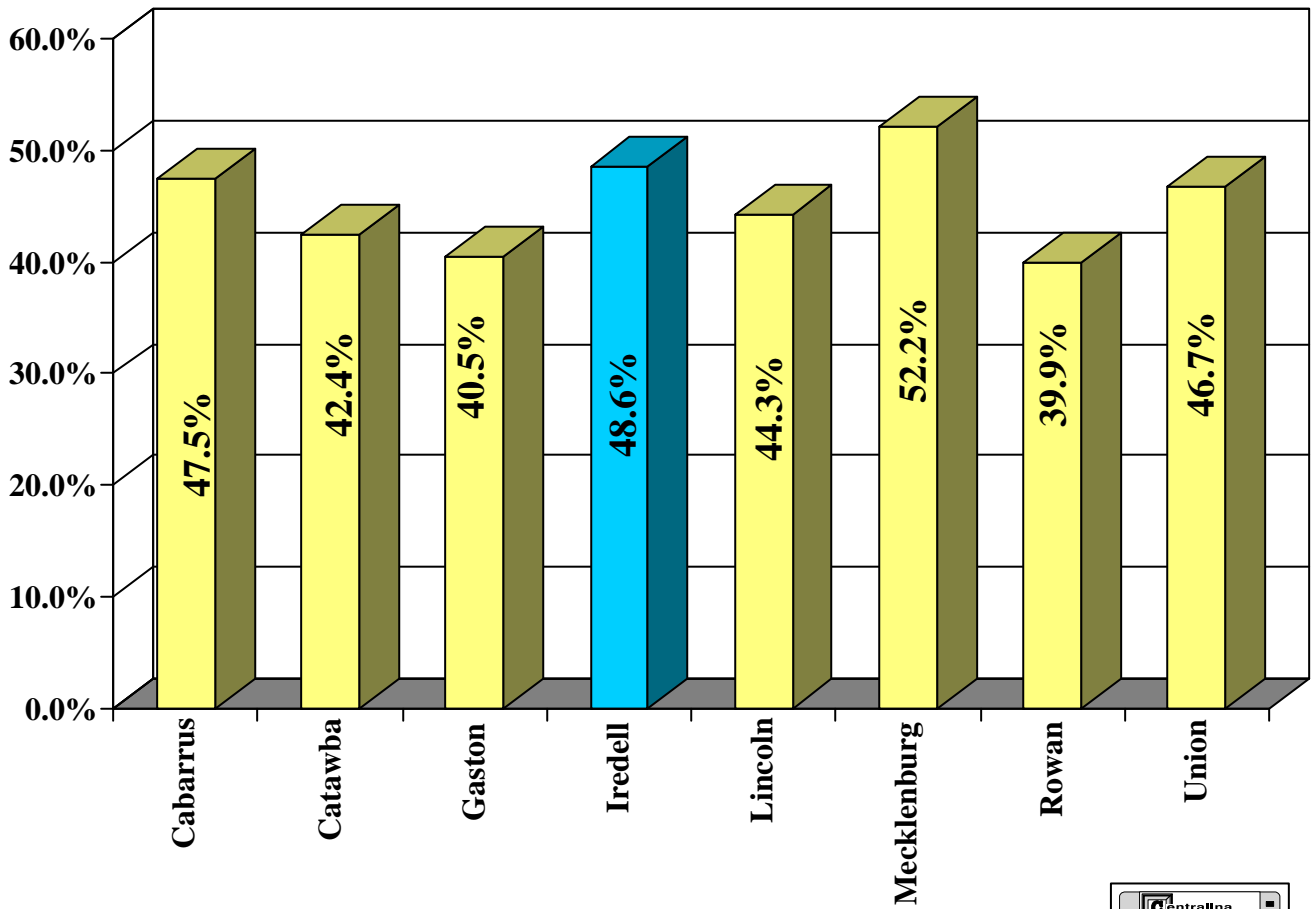


# Percent Change in Number of Establishments 1990 - 1999

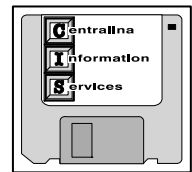


Source: Employment Security Commission of North Carolina

# Percent Change in Annual Wage Per Worker 1990 - 1999



Source: Employment Security Commission of North Carolina



# 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>
<b>Manufacturing</b>	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%
<b>Retail Trade</b>	751	11,288	196,843,139	17,438	5%
<b>Wholesale Trade</b>	357	2,504	97,846,495	39,076	2%
<b>Services</b>	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>
<b>Manufacturing</b>	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%
<b>Retail Trade</b>	714	11,254	186,379,294	16,561	3%
<b>Wholesale Trade</b>	335	2,584	98,090,243	37,961	2%
<b>Services</b>	1,160	11,357	305,359,142	26,887	4%

# Iredell County

## Insured Employment And Wages In 1998

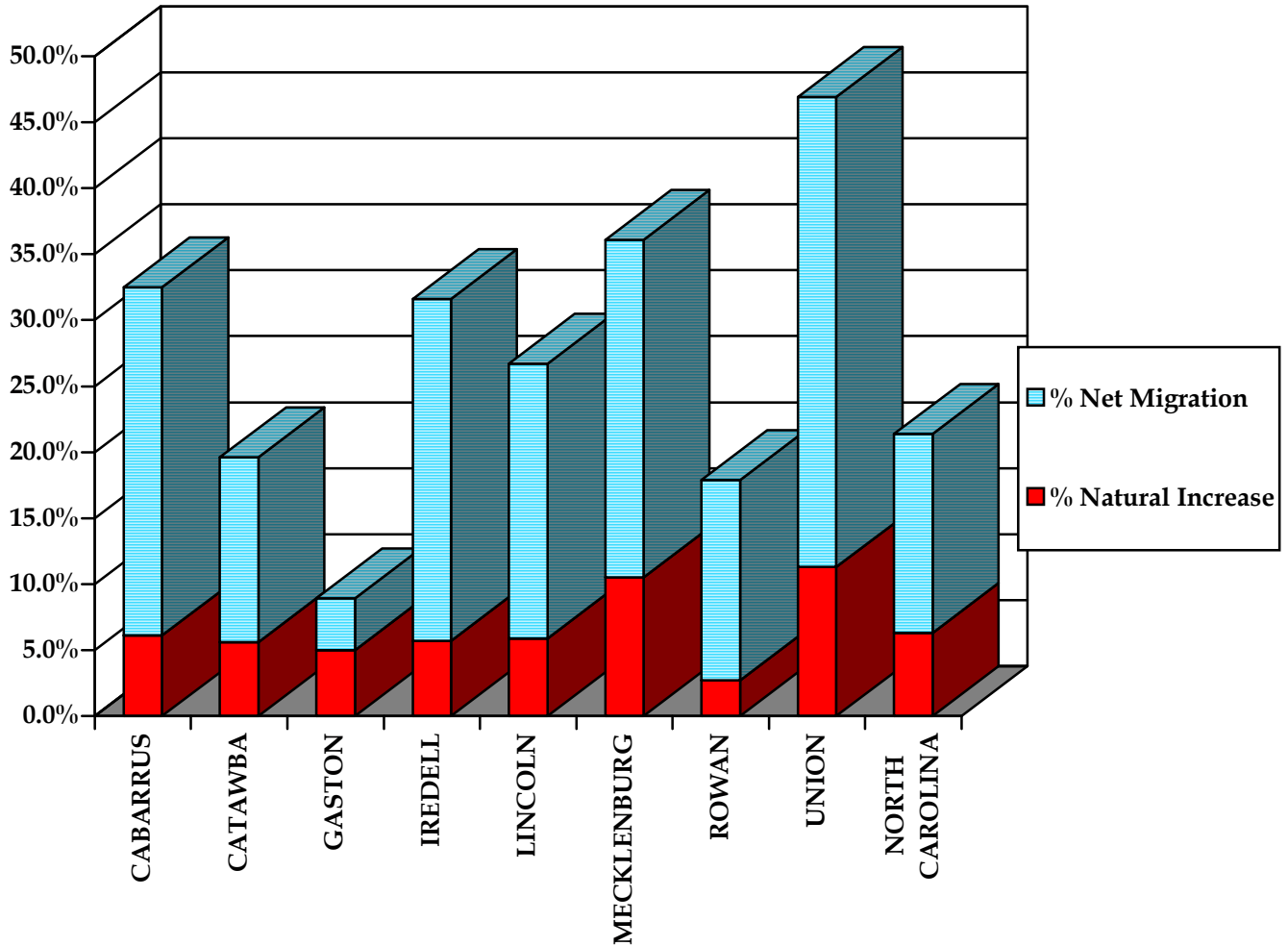
	<u>No. of Units</u>	<u>Annual Avg. Employment</u>	<u>Annual Wage Paid</u>	<u>Avg. Annual Wage/Worker</u>	<u>% Increase From Previous Yr.</u>
<b>Manufacturing</b>	293	17,185	524,843,167	30,541	6%
Food & Kindred Products	11	565	18,518,456	32,776	7%
Textile Mill Products	37	3,397	91,083,082	26,813	3%
Apparel & 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%
<b>Retail Trade</b>	690	10,618	170,538,623	16,061	8%
<b>Wholesale Trade</b>	308	2,418	90,193,659	37,301	-.35%
<b>Services</b>	1,042	10,211	264,431,841	25,897	4%

# Iredell County

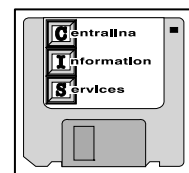
## Insured Employment And Wages For 1997

<u>Industry</u>	<u># of Units</u>	<u>Annual Avg. Employment</u>	<u>Annual Wage Paid</u>	<u>Avg. Annual Wage/Work</u>	<u>% inc. From Previous Year</u>
<b>Manufacturing</b>	283	17,381	501,659,167	28,863	7%
Food & Kindred Products	12	539	16,518,636	30,647	8%
Textile Mill Products	36	3,479	91,048,986	26,171	5%
Apparel & Other Finished Products	11	1,572	33,916,948	21,576	14%
Lumber & Wood Products	28	1,273	33,223,271	26,098	1%
Furniture & Fixtures	21	1,571	35,301,785	22,471	5%
Paper & Allied Products	11	928	31,841,165	34,312	7%
Printing & Publishing	12	173	3,901,053	22,549	-1%
Rubber & Plastic Products	18	980	29,438,278	30,039	12%
Stone, Clay, Glass & Concrete	14	477	12,629,317	26,477	3%
Primary Metal Ind. Fabricated Metal	8	281	8,973,146	31,933	5%
Products	20	732	23,531,202	32,146	5%
Industrial Machinery & Equip.	51	2,527	83,683,510	33,116	4%
Electronic & Other Electrical	5	1,088	32,250,062	29,642	9%
Transportation Equip. Instruments & Related Products	16	882	36,956,902	41,901	6%
	9	742	23,525,967	31,706	13%
<b>Retail Trade</b>	676	10,698	159,509,976	14,910	8%
<b>Wholesale Trade</b>	300	2,215	82,908,587	37,431	.1%
<b>Services</b>	937	9,258	230,882,817	24,939	5%

# Population Growth By Counties 1990 - 2000



Source: NC State Data Center

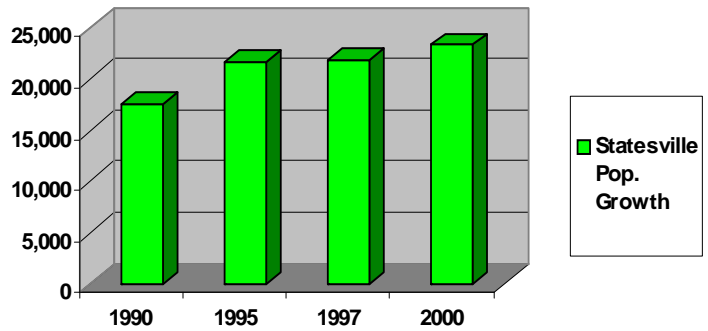
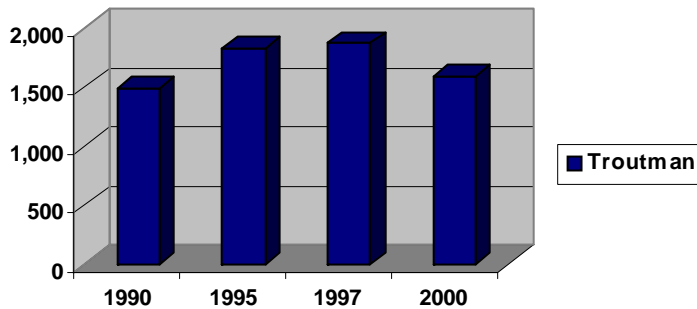
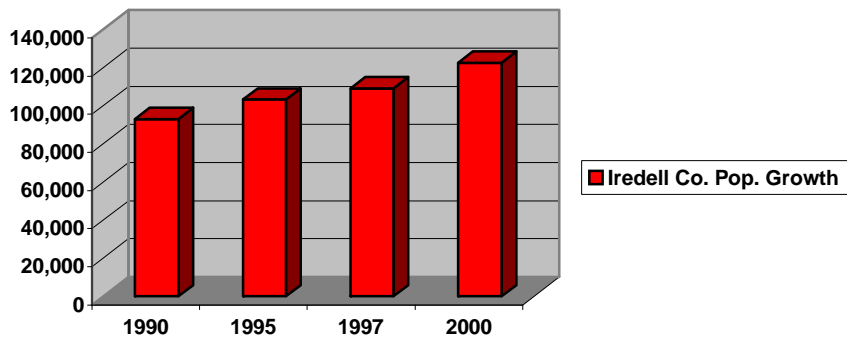


# Population Growth

	<u>April 1990</u>	<u>July 1995</u>	<u>July 1997</u>	<u>July 1999</u>	<u>April 2000</u>	<u>*Percent Change</u>
<b>Iredell County</b>	93,205	103,462	109,261	117,804	122,660	31.6%
<b>Statesville</b>	17,567	21,655	21,867	22,843	23,320**	32.7%
<b>Troutman</b>	1,493	1,826	1,868	2,102	1,592	6.6%
<b>Harmony</b>	502	548	570	604	526	4.8%
<b>Love Valley</b>	67	75	76	83	30	-55.2%

\*Source: North Carolina Office of State Planning (Internet address: [www.ospl.state.nc.us](http://www.ospl.state.nc.us)). Percent change based on 1990 and 2000 figures.

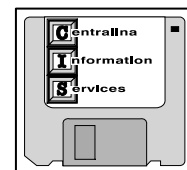
\*\*Statesville ranks as the state's 26th most populated city.



# 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
<b>23,320</b>	<b>TOTAL</b>	<b>1,592</b>

Source: US Census.

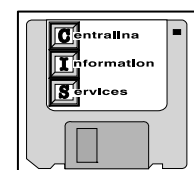
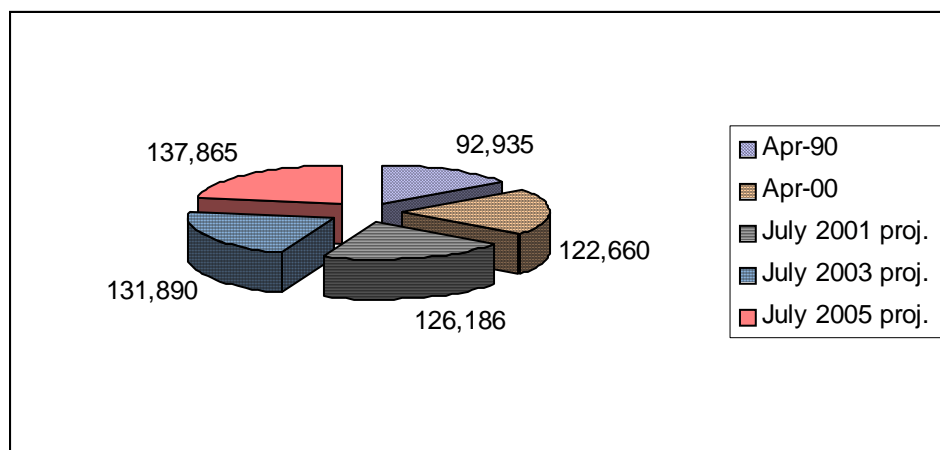


# Population: Age Breakdowns for Iredell County

Age	April 1990	April 2000 Census	July 2001 Projections	July 2003 Projections	July 2005 Projections
Under 2	3,904	5,062	5,829	5,795	5,978
3-4	2,472	3,379	3,782	4,064	3,971
5	1,216	1,737	1,872	2,028	2,087
6-9	4,867	7,601	7,371	7,674	8,223
10-13	4,909	7,145	6,997	7,521	7,826
14	1,180	1,677	1,636	1,698	1,948
15	1,279	1,535	1,650	1,659	1,849
16-17	2,745	3,186	3,084	3,321	3,398
18-19	2,771	2,639	2,988	3,147	3,357
20-24	6,478	6,590	7,057	7,670	7,960
25-34	15,090	17,615	16,702	16,796	16,870
35-44	13,923	20,762	19,341	19,583	20,117
45-54	10,761	16,881	17,639	18,470	19,523
55-59	4,596	6,476	7,042	7,933	8,687
60-64	4,534	5,225	5,929	6,456	6,899
65-74	7,218	8,393	9,522	9,795	10,377
75-84	3,969	5,137	5,729	6,096	6,470
85-94	955	1,514	1,867	2,007	2,120
95 and Older	68	106	149	177	205
<b>Total</b>	<b>92,935</b>	<b>122,660</b>	<b>126,186</b>	<b>131,890</b>	<b>137,865</b>

Median Age	34.70	36.53	37.21	37.50	37.76
------------	-------	-------	-------	-------	-------

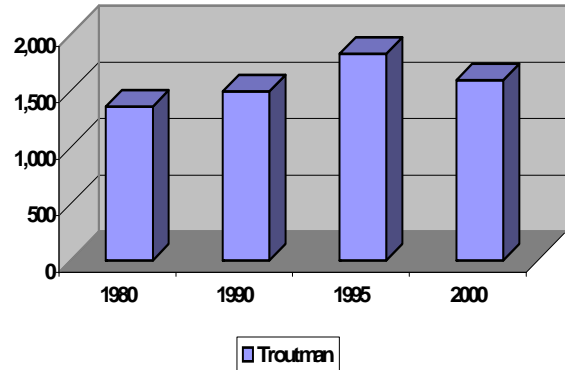
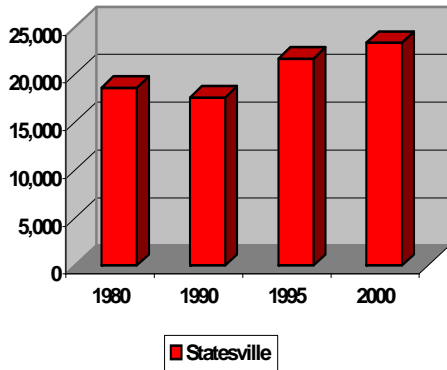
Sources: US Census, NC State Data Center.



# 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
21,193	1991	1,547
20,876	1992	1,553
20,996	1993	1,603
21,274	1994	1,798
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

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



# Retail Sales Analysis

<u>Year</u>	<u>Statesville</u>	<u>Iredell County</u>
1996/97	754,674,353	1,492,321,508
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

<u>Increase</u>				
96-97/97-98	5.63%	(\$42,465,687)	10.57%	(\$157,771,577)
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)
99-2000/00-01	-1%	(\$-8,931,141)	2%	(48,954,156)

## Ranking of Top 13 counties in Retail

1. Mecklenburg	16.4	5. Durham	3.6	9. Catawba	2.4
2. Wake	12.3	6. Buncombe	3.38	10. Gaston	2.1
3. Guilford	9.3	7. New Hanover	3.31	11. Pitt	1.97
4. Forsyth	5.4	8. Cumberland	3.0	12. Cabarrus	1.90
				<b><u>13. Iredell</u></b>	<b><u>1.75</u></b>

## Iredell County (\$Millions) Retail Sales

	<u>1997/98</u>	<u>1998/99</u>	<u>1999/2000</u>	<u>2000/2001</u>
1%, 2% and 3% retail sales	58.1	64.1	67.7	69.7
Apparel	30.3	29.0	25.6	28.4
Automotive	271.8	291.8	299.9	297.5
Food	228.8	225.3	326.4	350.7
Furniture	52.5	37.9	36.6	38.2
General merchandise	488.1	571.4	504.8	504.0
Lumber & Building materials	194.4	243.1	264.0	254.5
Unclassified Group	<u>189.5</u>	<u>173.8</u>	<u>184.6</u>	<u>215.9</u>
	1,513.5	1,636.4	1,709.6	1,758.9

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

# 2000-2001 TOP 20 N.C. CITIES GROSS RETAIL SALES (Populations In Excess Of 5,000)\*

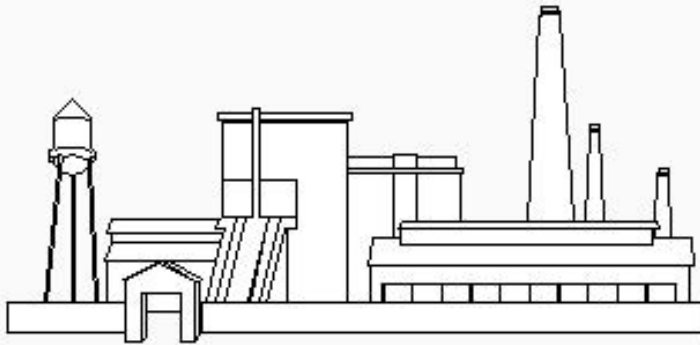
City	Gross Collections**	Gross Retail Sales***
1. Charlotte	342,577,463	13,471,025,519
2. Raleigh	210,084,849	7,524,444,394
3. Greensboro	157,518,595	6,573,713,784
4. Winston-Salem	105,703,619	4,350,660,033
5. Durham	107,882,520	3,054,974,342
6. Wilmington	66,556,069	2,679,876,356
7. Fayetteville	63,421,593	2,499,389,722
8. Asheville	71,784,063	2,503,372,346
9. Cary	44,844,312	1,837,740,338
10. High Point	33,350,894	1,729,003,292
11. Greenville	35,807,040	1,576,506,002
12. Hickory	41,514,124	1,567,967,076
13. Gastonia	34,000,281	1,373,646,384
14. Concord	27,622,492	1,215,035,197
15. Burlington	29,336,013	1,182,331,220
16. Rocky Mount	28,573,004	1,121,811,488
17. Goldsboro	24,634,412	885,653,282
18. Statesville	19,057,147	861,555,135
19. Wilson	20,265,825	839,469,226
20. Monroe	20,536,938	831,584,773

\* 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, 2000 through June 15, 2001 for merchants filing semimonthly reports.

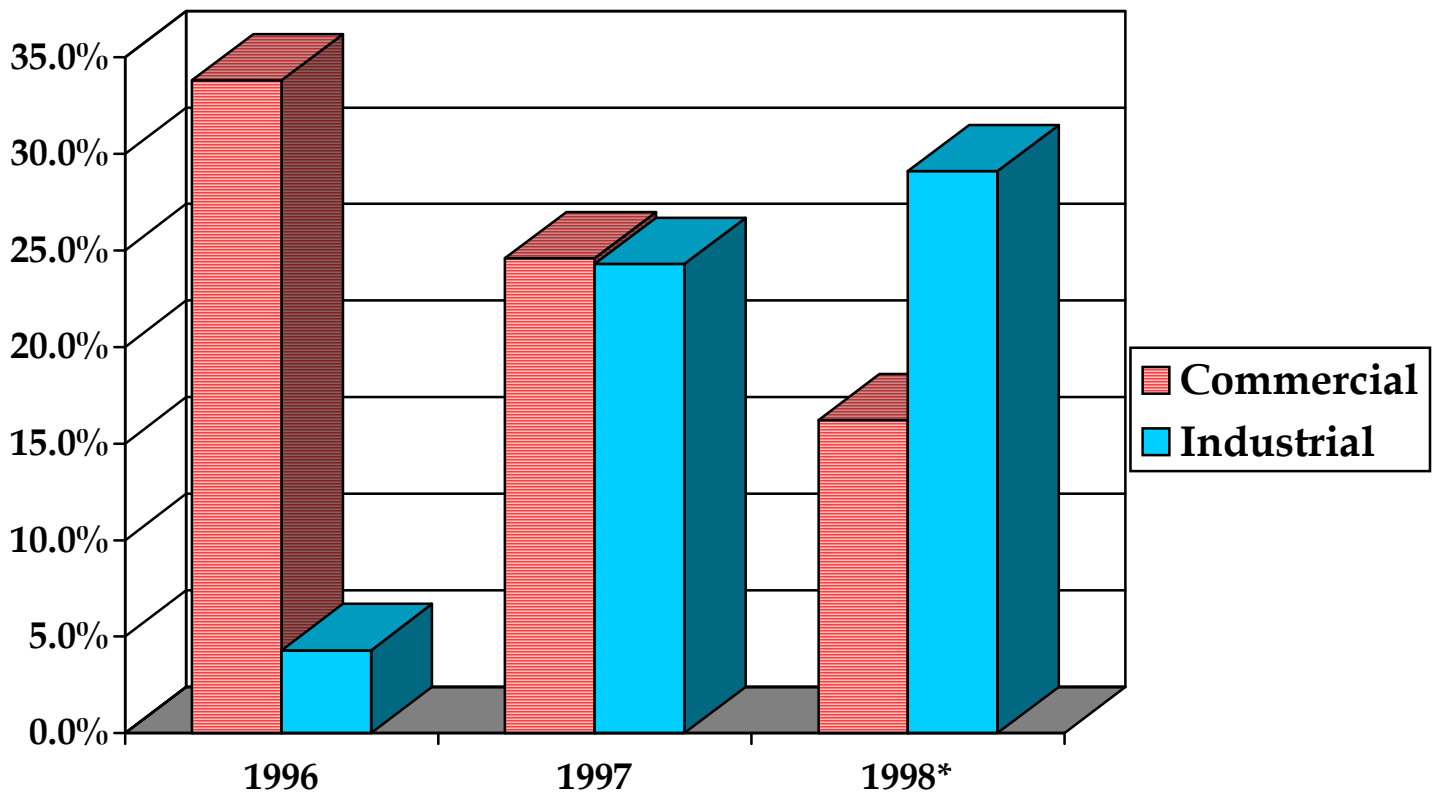
# IREDELL COUNTY



**BUILDING PERMIT ACTIVITY**

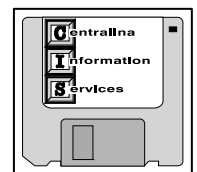


# Percentage of Permits Issued in Statesville Of The Total Permits in Iredell County By Type of Permit



Percentage based on the permit value of buildings

\* 1998 data is through August



### 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
<b>Total</b>	<b>2,655</b>	<b>\$324,832,544</b>	<b>2,617</b>	<b>\$396,952,712</b>	<b>2,702</b>	<b>\$383,907,548</b>

### 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	
<b>Total</b>	<b>7,974</b>	<b>\$1,034,961,262</b>	

### 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
	<b>596</b>	<b>6,470</b>					

### 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

---

**Average Residential Construction Costs 1996-2000**

	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
<b>Jan</b>	\$86,549	\$96,963	\$94,556	\$143,158	\$153,579
<b>Feb</b>	\$87,165	\$96,058	\$94,124	\$161,003	\$154,666
<b>March</b>	\$99,246	\$96,847	\$104,326	\$154,148	\$149,103
<b>April</b>	\$93,366	\$94,364	\$100,203	\$152,283	\$153,497
<b>May</b>	\$84,083	\$87,368	\$144,745	\$163,591	\$164,351
<b>June</b>	\$86,426	\$95,140	\$149,751	\$163,591	\$154,917
<b>July</b>	\$93,848	\$92,590	\$135,075	\$149,688	\$143,830
<b>Aug</b>	\$86,411	\$87,859	\$132,134	\$150,837	\$144,954
<b>Sept</b>	\$91,168	\$94,034	\$140,128	\$178,394	\$171,437
<b>Oct</b>	\$102,158	\$89,900	\$142,568	\$149,185	\$143,367
<b>Nov</b>	\$82,906	\$94,618	\$154,891	\$150,606	\$144,732
<b>Dec</b>	\$92,725	\$92,246	\$150,809	\$150,745	\$144,866
<b>Average</b>	\$90,504	\$93,166	\$128,609	\$155,602	\$151,942
			<b>Total Aver.</b>		<b>\$123,965</b>

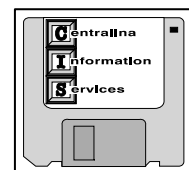
Source: Iredell County Planning Department (at present time 2001 information is incomplete)

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

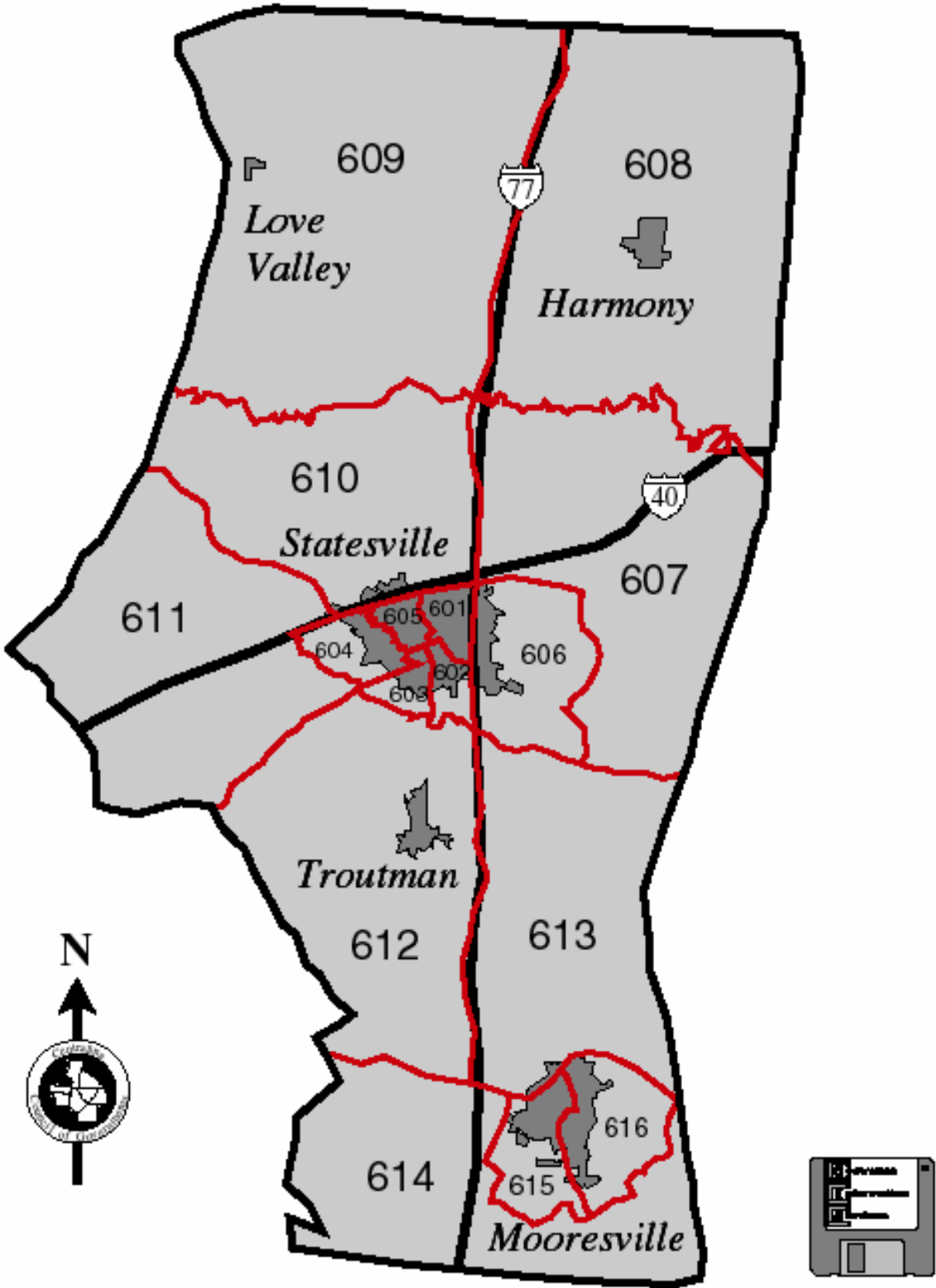
The following statistical profile is a detailed analysis of the building permit activity in Iredell County from January 1990 through December 1997. Data on the type of permits issued and the estimated construction value for development is provided on the County and the Census Tract level in order to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

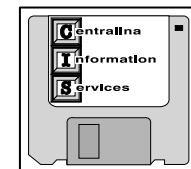


# IREDELL COUNTY CENSUS TRACT LOCATION MAP



**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%
<b>Total</b>	<b>6,035</b>	<b>\$90,637</b>	<b>1,712</b>	<b>\$45,254,159</b>	<b>5,625</b>	<b>\$104,771,095</b>	<b>13,372</b>	<b>39,191</b>	<b>34.1%</b>

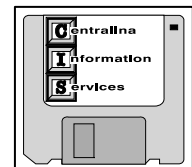


## Iredell County Residential Building Permit Activity, 1990-1997

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



# 2001 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 Home Company	25	Confidential	Existing	52,500
WFP (Westside Forest Prod.)	10	N/A	Existing	40,000

## Expansions

<u>Company Name</u>	<u>Jobs</u>	<u>Investment</u>	<u>Square Footage</u>
Lowes Home Center	30	\$12,000,000	260,000
Evernham Motorsports	45-60	\$8,100,000	45,000
Building Materials Wholesale & Retail	13	N/A	15,000
BSI (Balance Systems)	25	N/A	18,000
Trim Systems	60-80	N/A	N/A

## Closings

<u>Company Name</u>	<u>Jobs</u>	<u>Reason</u>
Furst McNess	20	Consolidation
King Arthur/Thonet	220	Economy