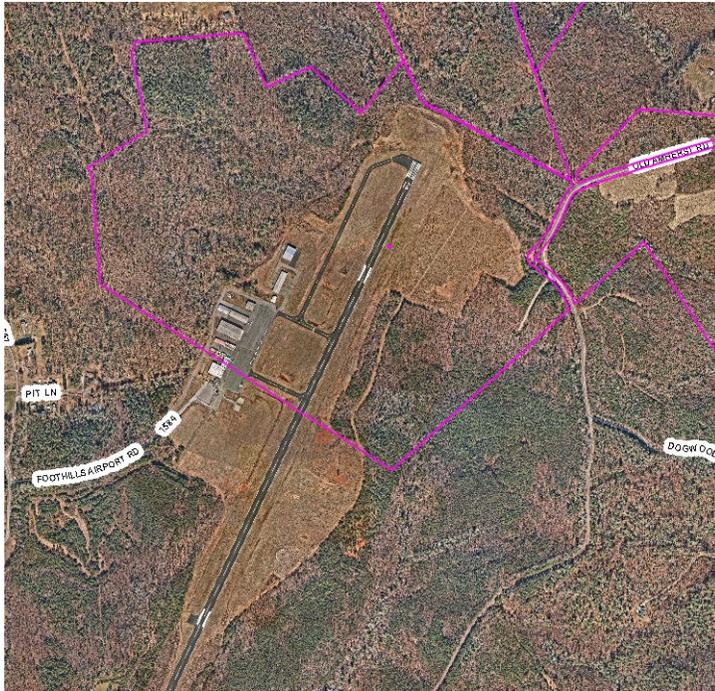




Foothills Regional Airport – Gamewell NC, 1,051.21 Acres



Availability

For Sale: N/A
For Lease: N/A
Zoning: Industrial
Price: N/A

Utilities

Capacity:
Electricity Provider: Duke Energy
Natural Gas Provider: Piedmont Natural Gas
Water Provider: Caldwell County
Sewer Provider: None at this time
Rail Access: No
NC Pin #: 2726652528

Transportation:

Commercial Airport: Charlotte-Douglas International
Regional Airport: Hickory Regional Airport
Nearest Interstate: (I-40)

Distance: 73.3 Miles (One Way)
Distance: 13.80 Miles (One Way)
Distance: 11 Miles (One Way)

Description:

Straddling the Caldwell/Burke County lines, this property is located at the Foothills Regional Airport and has been evaluated for an industrial park. Very convenient to Interstate 40, the property is already supplied with public water.

Contact Information:

Caldwell County Economic Development

Phone: (828) 728-0768

Foothills Airport

Parcel 1 – 6.46 acres, Unincorporated

Parcel 2 – 8.41 acres, Unincorporated

Parcel 3 – 8.76 acres, Unincorporated

Parcel 4 – 112.08 acres, Unincorporated

Parcel 5 – 15.04 acres, Unincorporated

Parcel 6 – 31.25 acres, Unincorporated

Parcel 7 – 20.85 acres, Unincorporated

Parcel 8 – 10.41 acres, Unincorporated

Parcel 9 – 33.24 acres, Unincorporated

Parcel 10 – 88.82 acres, Unincorporated

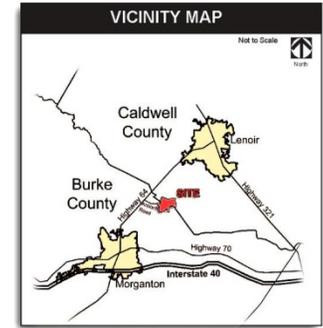
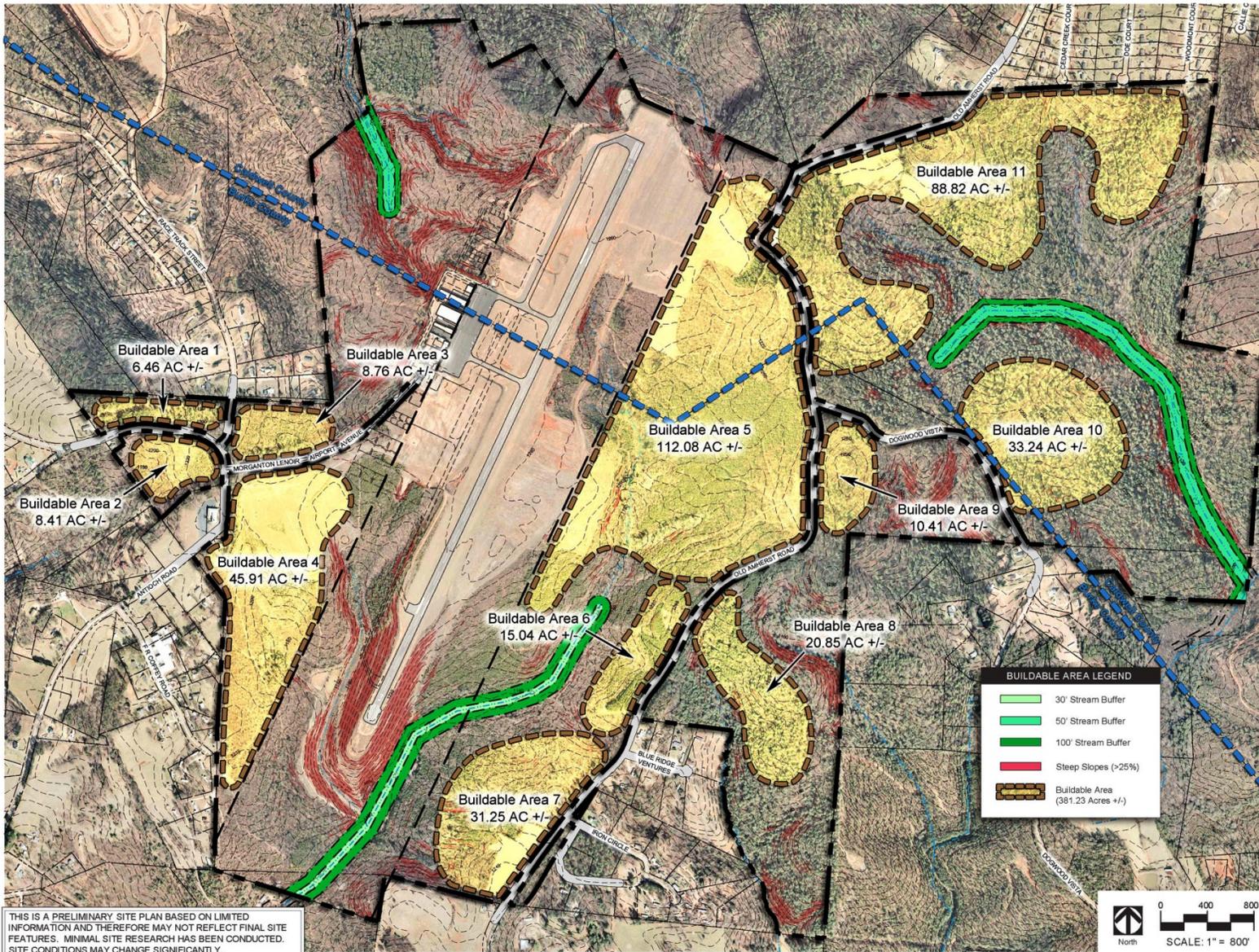
Water: 12-inch line at site; Caldwell County service

Sewer: None at site

Electrical service: Duke Energy

Nearest substation: 5 miles (Duke Energy)

Natural gas: Piedmont Natural Gas



SITE DATA

Burke & Caldwell County, NC

SITE ACREAGES:

Total Parcel Acreage: 1,051.21 Acres +/-
(per Burke/Caldwell County GIS data - does not include Right of Ways of Old Amherst Road, Morganton Lenoir Airport Avenue, Antioch Road, Race Track Street, and Dogwood Vista)

ZONING:

EXISTING ZONING: IND (Industrial)
AO (Airport Overlay District)
RM-U (Rural Mixed Use)

WATERSHED:

RIVER BASIN: Catawba
STREAM NAME: Lake Rhodhiss
PCA CLASS: WS-IV P

Blue Ridge Aerospace & Industrial Park

Burke County & Caldwell County, NC 08/06/10

Buildable Area Map

Prepared For:



THIS SITE HAS BEEN EVALUATED AS PART OF
DUKE ENERGY'S SITE READINESS PROGRAM

Project #: 10-017

Prepared By:



601 N. Trade Street
Suite 200
Winston Salem, NC
27101-2916
P: 336.723.1067
F: 336.723.1069

Foothills Airport – 335.32 total acres (for development)

