



# DISTRIBUTION OPPORTUNITIES

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**A** strategic location in the U.S. mid-Atlantic region and vast acreage with an infrastructure in place make Tanglewood an ideal location for distribution and shipping concerns. Ample and varied transportation, access to Foreign Trade Zones and proximity to major deepwater barge and shipping ports create an unmatched setting for success.

**SIZE:** The property is 6,714 acres of former farmland, with parcels from five to 2,000 acres available. The level ground and existing infrastructure enable businesses to build facilities and mobilize operations very quickly. Staff recruitment assistance is available through local economic partnerships.

**LOCATION AND POPULATION:** Tanglewood is strategically located in Northeast North Carolina, which is midway between New York and Florida and just west of Elizabeth City, a picturesque community on the Intracoastal Waterway. The property is 45 minutes from Norfolk and Virginia Beach, Virginia, which are part of the country's 31st largest MSA and home to 1.5 million people. Regional population is 342,428. Raleigh, the state capital of North Carolina, with a population of 276,093, is 167 miles to the west, and the metropolitan hubs of Greenville and Rocky Mount, North Carolina, both with approximately 60,000 residents, are less than two hours away via highway. The Outer Banks of North Carolina, with 40,800 residents and 7 million visitors each year, is a 45-minute drive.

**HIGHWAYS:** The four-lane U.S. 17 Bypass, a highway around Elizabeth City, divides Tanglewood into two large land masses and links the property with population centers in Virginia and throughout North Carolina. This Bypass connects to Elizabeth City via a four-lane limited access road. Frequently traveled U.S. 17, used by more than 8,030,000 vehicles per year, provides highway access to Interstates 64, 95 and 85. The region offers same-day trucking service to over half the nation's consumer and industrial markets.

**AIR TRANSPORTATION:** Commercial service is available through Norfolk International Airport, less than an hour's drive from Tanglewood. Elizabeth City Regional Airport, just eight miles away, can accommodate helicopters, Lear Jets and 747s.

**SHIPPING:** The Port of Virginia offers rail access to Tanglewood and Foreign Trade Zone status, with significant advantages for companies importing or exporting merchandise or manufacturing materials. Tanglewood can offer a Foreign Trade Zone Sub-Zone status. The Port of Virginia also offers three of the world's largest and fastest container cranes and 30 miles of on-dock rail. A deepwater barge site is within two miles of Tanglewood, with direct access to the Intracoastal Waterway and Atlantic Ocean. Adjacent to the Chesapeake and Albemarle rail line, this site is ideal for loading and unloading cargo.

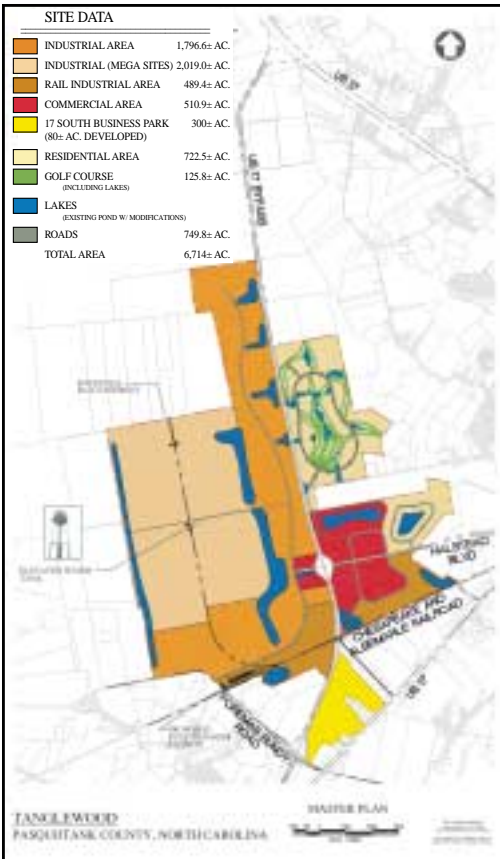
**RAIL SERVICE:** The Chesapeake and Albemarle Railroad, an active short-line railroad operating between Northeastern North Carolina and Hampton Roads, Virginia, has 15,000 feet of frontage along Tanglewood's entire south border. In addition, 500 acres of Tanglewood are zoned exclusively for rail access. Both a proposed bulk transfer facility that can be shared by several businesses, and a rail spur through the middle of the four 500-acre mega-industrial sites are planned.

**LABOR:** The region's civilian labor force consists of more than 148,500 people. Wage rates in this right-to-work state are extremely competitive, with an average annual wage for the region, excluding agricultural jobs, of \$20,215. Employers report low turnover and absenteeism. Employees here tend to be very loyal because they value their lifestyle and want to work close to home.

**BUSINESS INCENTIVES:** The state of North Carolina, the Albemarle Economic Development Commission and North Carolina's Northeast Partnership for Economic Development offer significant new business incentives. Our team will help you access the most attractive financing package possible through cash grants, low-interest loans, equity partnerships, tax credits and innovative financial arrangements. Businesses operating here may also enjoy the benefits of a Foreign Trade Zone Sub-Zone.



252-264-5400



These 6,714 acres are zoned for a mix of industrial, commercial, retail and residential use, with an infrastructure in place and an aggressively supportive business climate.

The diamond interchange on Tanglewood property is the only exit off the new U.S.17 Bypass that connects Tanglewood to Elizabeth City, North Carolina, while U.S. 17 connects to major East-West and North-South transportation corridors.

### PROPERTY HIGHLIGHTS

- Total Land Available: 6,714 acres
- Parcels Available: From 5 acres to 2,000 acres
- Single Owner: Tanglewood Development, LLC
- Regional Population: 342,428
- Regional Civilian Labor Force: 148,500
- Utilities: Natural gas, water, sewage treatment and electricity are in place, with excess capacity available.



### KEY DISTANCES

- 109 miles to Rocky Mount, NC & I-95
- 167 miles to Raleigh, NC & I-85/I-40
- 48 miles to Norfolk, VA & I-64
- 400 miles to New York, NY
- 926 miles to Chicago, IL
- 569 miles to Atlanta, GA
- 274 miles to Baltimore, MD



# TANGLEWOOD

Northeast North Carolina's New Growth Center

Tanglewood Development, LLC

252-264-5400

1020 Foreman Bundy Road • Elizabeth City, NC 27909 • Fax: 252-264-5425 • Email: jon@tanglewoodnc.com

www.tanglewoodnc.com

