



SERVICE INDUSTRY OPPORTUNITIES

Businesses providing administrative, back-office, technological support, research or call center services will find the perfect setting at Tanglewood. The region offers ample, affordable labor, aggressive business incentives and plentiful land – along with workers who value their quality of life and seek employment close to home.

SIZE: Tanglewood 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, is a 45-minute drive.

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, and employers report low turnover and absenteeism. Employees here tend to be very loyal because they value their lifestyle. Currently, 24,000 people commute outside the region, but the majority would prefer to work closer to home. Service industries make up one of the region's largest job categories, with an average weekly wage of \$377.

BUSINESS INCENTIVES: The state of North Carolina, Albemarle Economic Development Commission and North Carolina's Northeast Partnership for Economic Development support new business. 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.

BROADBAND ACCESS: A high-speed fiber optic backbone is being installed between Norfolk, Virginia, and Wilmington, North Carolina, running directly through the region surrounding Tanglewood. Fiber will be available for lease at very competitive rates and will allow businesses considerable flexibility in selecting private service providers.

EDUCATION AND TRAINING: North Carolina's community college system provides customized training and development services to new and expanding businesses. Several four-year colleges and universities in neighboring communities support workforce training with many technical and degree programs.

COST OF LIVING: The region around Tanglewood offers a very affordable cost of living, comparing favorably with other cities. The region's cost of living index is 94.7, compared to one of 140 in Boston, Massachusetts, and 151.5 in Newark, New Jersey. The average home price and health insurance costs are significantly below other East Coast cities.

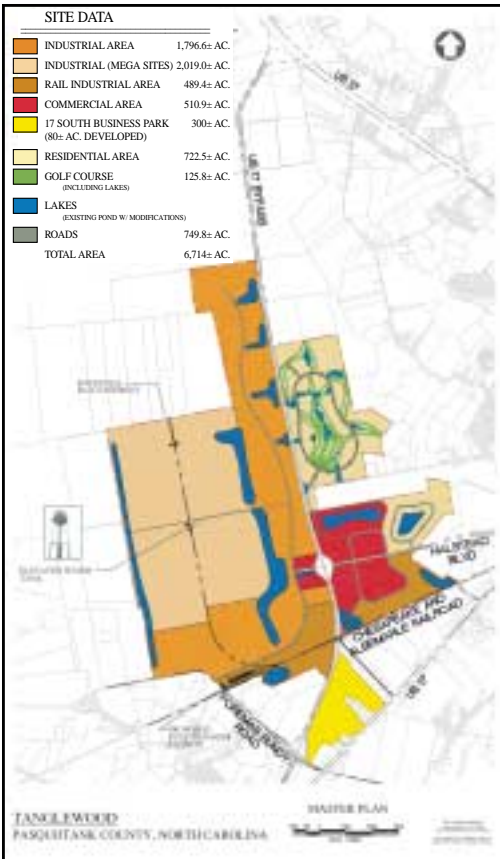
HIGHWAYS: The four-lane U.S. 17 Bypass, a highway around Elizabeth City, divides Tanglewood into two large land masses and links the property with population centers in Virginia and throughout North Carolina. This Bypass connects to Elizabeth City via a four-lane limited access road. Frequently traveled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



TANGLEWOOD

Northeast North Carolina's New Growth Center

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



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