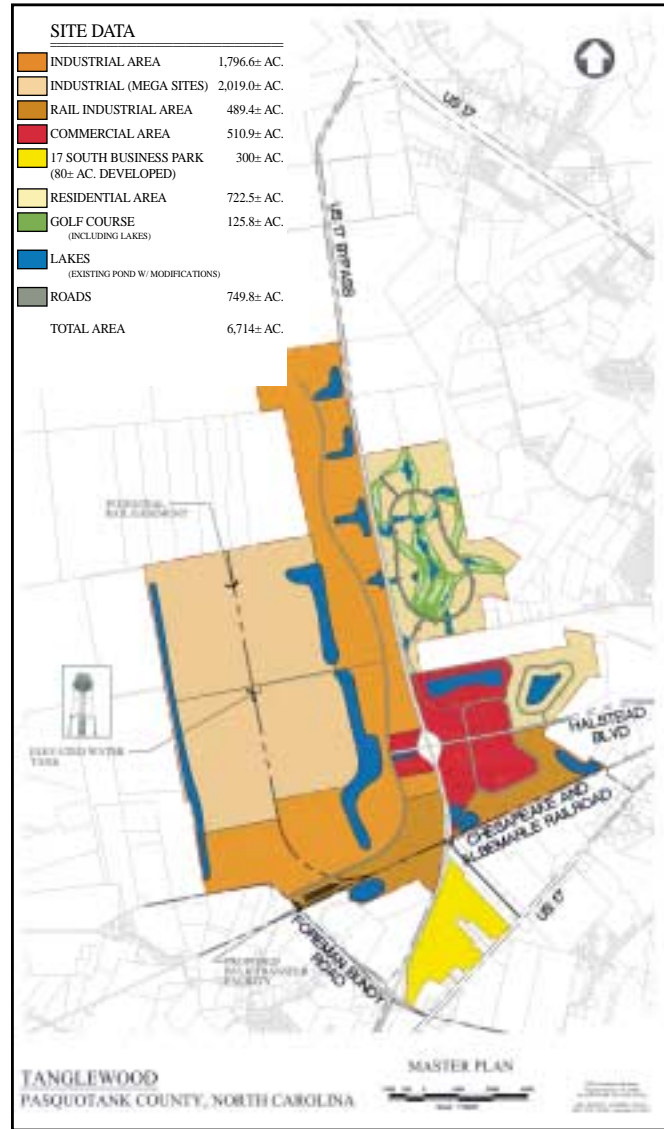


MORE THAN HALF OF THE NATION'S POPULATION AND 60% OF ITS MANUFACTURING ACTIVITY ARE WITHIN 750 MILES OF TANGLEWOOD.

Tanglewood is prime real estate for retailers, manufacturers, distributors, service industries, distributors and technology industries. You'll find eager, affordable labor; easy access to major North-South and East-West transportation routes; a business-friendly attitude; significant financial incentives; and an environment that's virtually free of competition. It's a development dream, and yours for the taking.



North Carolina's Northeast region offers a transportation network with easy access to Interstate and four-lane highways.

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

NORTHEAST NORTH CAROLINA'S *New* GROWTH CENTER



TANGLEWOOD

Northeast North Carolina's New Growth Center

Tanglewood Development, LLC

1020 Foreman Bundy Road • Elizabeth City, NC 27909 • 252-264-5400 • Fax: 252-264-5425 • Email: jon@tanglewoodnc.com

www.tanglewoodnc.com



TANGLEWOOD



TRANSPORTATION ABOUND

Whether you're transporting supplies, goods or employees, Tanglewood offers excellent access.

Rail - The Chesapeake and Albemarle Railroad has 15,000 feet of frontage along the property. A bulk transfer facility and an



additional rail spur through the middle of the four 500-acre mega-industrial sites are proposed.

Shipping - A deepwater barge site is within two miles of Tanglewood, with direct access to the

Managers at Norfolk-Southern Railroad consider Tanglewood to be one of the best rail opportunities in the Mid-Atlantic.

Intracoastal Waterway and Atlantic Ocean. Adjacent to the Chesapeake and Albemarle rail line, this site is ideal for loading and unloading cargo.

Highways - The newly opened US 17 Bypass, a four-lane highway around Elizabeth City, divides the property into two large land masses. This Bypass will connect to Elizabeth City via a four-lane limited access road, and to U.S. 64 and Interstate 95 to the west.



Just an hour away, the Port of Virginia is one of the largest shipping facilities in the world.

Air Transit - Norfolk International Airport is a 45-minute drive from Tanglewood, and Elizabeth City Regional Airport, with a 7,219-foot runway, is just minutes away.



Via U.S. 17, Tanglewood is just 45 minutes south of Norfolk, Virginia, part of the country's 31st largest MSA. Rocky Mount, North Carolina, gateway to I-95, is just 109 miles to the west.

THE INFRASTRUCTURE IS HERE, and WE'RE READY TO BUILD.

Imagine the possibilities. Six thousand seven hundred undeveloped acres zoned for a mix of industrial, commercial and residential use, with a single owner and an infrastructure in place. And you have the opportunity to hand-pick the very best parcels for your own development.



This is Tanglewood, the new growth center of Northeast North Carolina, a right-to-work state with a track record of successful multi-use developments such as Research Triangle Park.

Located just west of the Albemarle Sound, Tanglewood is divided into tracts ranging from five to 2,000 acres, with 848 acres set aside for residential use and a golf course, and 4,600 acres zoned industrial.



With excellent transportation access, tax incentives and affordable labor, Tanglewood is the development opportunity of a lifetime. Call 252-264-5400 to get in on the ground floor.

A diamond interchange on the US 17 Bypass serves as a focal point for Tanglewood's development.



A HIGHER QUALITY OF LIFE

The environs of Tanglewood offer a rare combination of low stress and high desirability.

Lifestyle - The neighboring communities of Elizabeth City, Hertford and Edenton, North Carolina, are rich in history, scenic beauty and family values. Just minutes away is Currituck, gateway to the desirable Outer Banks and one of the state's fastest-growing areas. And



nearby Norfolk, Virginia Beach and Williamsburg, Virginia, offer internationally acclaimed cultural and historic attractions.

The Albemarle Sound and nearby Outer Banks attract millions of visitors every year.

Education - Several colleges serve the region, including East Carolina University Medical School, Elizabeth City State University, College of the Albemarle and North Carolina's Community College system.

Recreation - The temperate year-round climate and abundance of water support exceptional outdoor recreation. One of the country's favorite vacation destinations, the Outer Banks of North Carolina, is just a 45-minute drive.

Medical Care - Some of the country's best medical resources are less than an hour away, including top-ranked Sentara Healthcare, Eastern Virginia Medical School and Albemarle Hospital. Duke University Medical Center is within three hours.

TANGLEWOOD VITAL STATISTICS

- 6,714 available acres
- Zoned for multi-use
- Regional population: 342,428
- Regional civilian labor force: 148,500
- Rail: 15,000 feet of existing rail lines
- Shipping – 55 minutes from the Port of Virginia
- Natural gas – A high-pressure transmission line bisects the property
- Water and Sewer – Industrial quality
- Electric – Available from three different sources, all with excess capacity
- Broadband access – A new fiber optic backbone bisects the region, running directly through Tanglewood
- Certified Industrial Mega Site
- Foreign Trade Zone Sub-Zone – Available