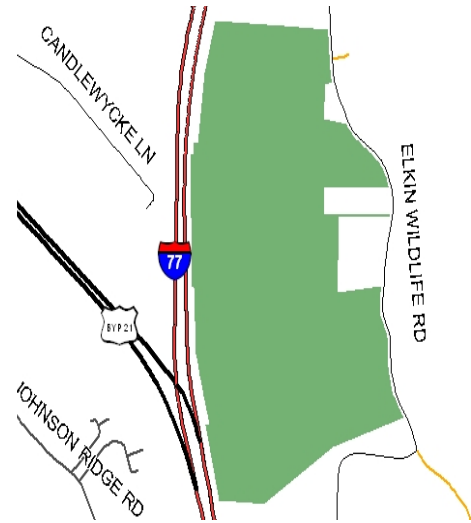




ELKIN INDUSTRIAL SITE

Surry County, NC



General Information

Site Address:	Elkin Industrial Site, Wildlife Road Elkin, NC 28621
Site Size:	197.00 Acres
Price	\$22,500 per Acre
Zoning:	M-2 Industrial

Utilities

Electric:	Duke Energy – 100 kV line is located at the north end of the site and a 12 kV line is located 2000' east of the site. The nearest substation is 1.6 miles northwest of the site.
Water:	Town of Elkin – 1.7 mgd excess capacity
Wastewater:	Town of Elkin – 700,000 gpd excess capacity
Natural gas:	Frontier Energy
Telecom Fiber:	Embarq

Transportation Accessibility

Rail:	No
Nearest Commercial Airport:	Piedmont Triad International Airport
Distance to Airport:	75 miles
Distance to Interstate:	0.50 miles
Highway:	I-77

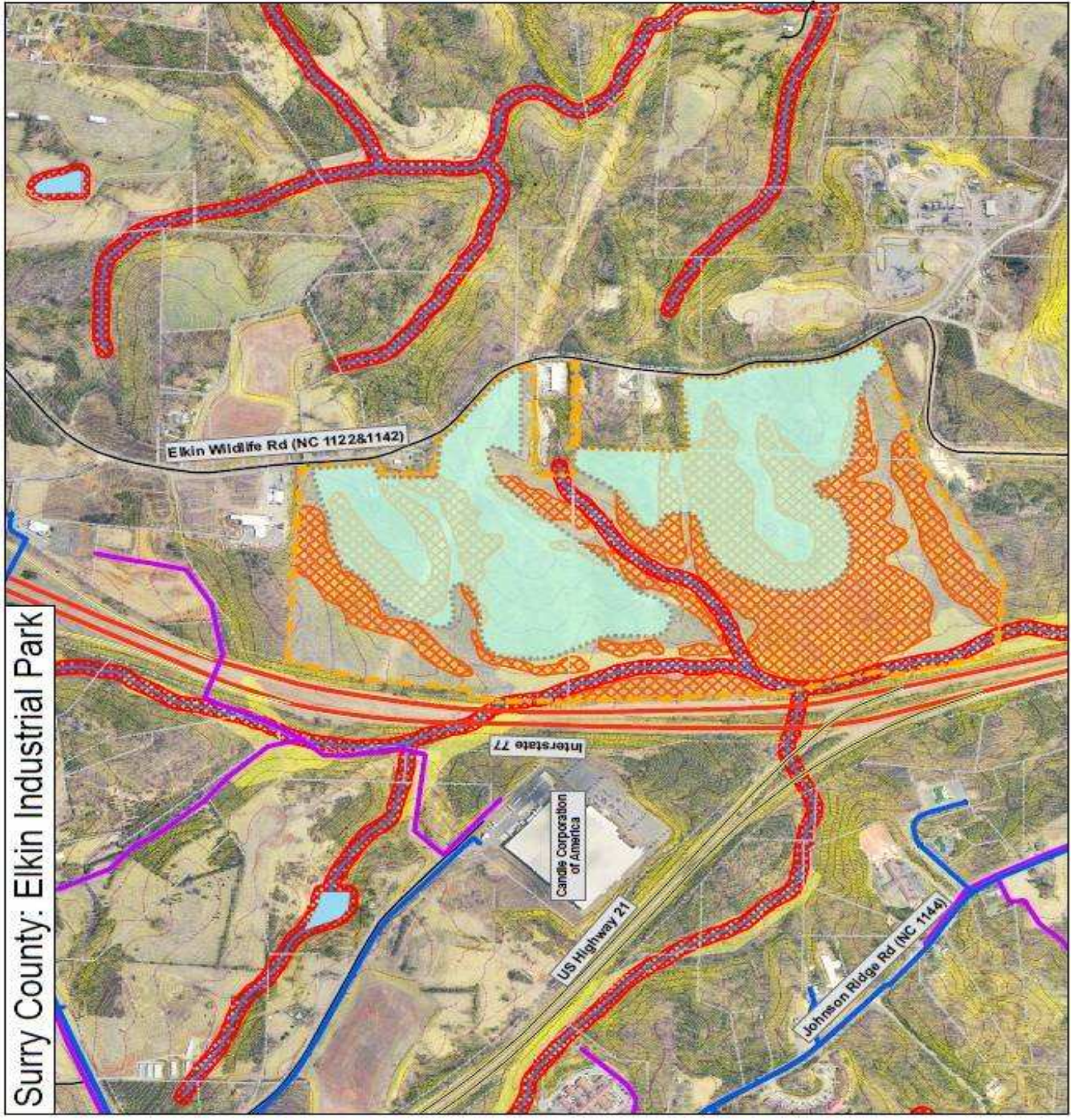
Additional Information

Site Prep/Due Diligence:	A Phase I ESA, Geotechnical Assessment and Wetlands Determination have been conducted
Air Quality:	Attainment
Other:	A stream bisects the site; Need to confirm acres located in wetlands

For further information, contact the Duke Energy Business Development Team

This site has participated in Duke Energy's Site Readiness Program. See www.ConsiderTheCarolinas.com for more information regarding Duke Energy's Site Readiness Program.

Buildable Area



Surry County: Elkin Industrial Park

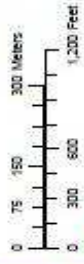


Vicinity Map

Legend

- Site Boundary
- Parcels
- Allowing Wetlands
- Buildable Area
- Water Lines
- Sewer Lines
- Roads**
 - Interstate
 - US Highway
 - US Highway Ramp
 - NC Highway
 - State Route
 - Watercourse
 - Stream
- FEMA Floodplains**
 - 100-Year Flood
 - 200-Year Flood
 - 500-Year Flood
 - 1000-Year Flood
- Hydro Soils**
 - 2' Contour
 - 20' Contour
 - 20' Stream Buffer
 - 100' Stream Buffer
- Other**
 - Priority Hydro
 - Water

Site Area = 207 Acres
Buildable Area = 96.5 Acres



This site has participated in Duke Energy's Site Readiness Program. See www.ConsiderTheCarolinas.com for more information regarding Duke Energy's Site Readiness Program.