

NCRR BUILD READY SITES

NEED

North Carolina has a substantial amount of land available for development located along active railroad corridors. The state offers multiple funding opportunities for development needs (e.g. infrastructure, building demo, etc.) when there is an active economic development client.

Often, companies aren't able to wait on these improvements—thus having a ready site becomes a key differentiator between a community and its competitors when working to attract a new company.

For more information, contact EconDev@ncrr.com or visit ncrr.com.

GOALS



Position N.C. with a distinct competitive advantage: offer development-ready rail industrial sites in varying sizes and geographies



Partner to remove development barriers which are currently reasons for site elimination



Improve site development timeline predictability through advancements in readiness

SELECTION

Priority will be given to:



Level of economic distress



Rural nature of site location



Access to industrial-grade utility infrastructure at site (e.g. power, water/sewer, gas)



Transportation access (e.g. rail, highway, interstate, ports)



Ability for NCRR funding to impact overall development readiness of site

SITE REQUIREMENTS

SIZE



50-100

CONTIGUOUS, DEVELOPABLE ACRES

OWNERSHIP



Owned by a willing seller with an established asking price, zoned industrial or able to be rezoned to industrial or local equivalent within

90 days

ENVIRONMENTAL



Must be outside of FEMA 100-year floodplain, free of wetlands, endangered species, or other environmentally unacceptable conditions that significantly impact or delay development

**insufficient or missing due diligence studies will have to be completed prior to grant award*

INFRASTRUCTURE



Must be served by industrial-grade infrastructure (water, sewer, power) within



two years

of a potential prospect selecting the location.

Documentation from utility providers required.

**Preference given to sites with natural gas access*

RAIL



Must be located within

0.5 mile or less

and potential for rail service confirmed by operating railroad

BROWNFIELDS PROGRAM



- Brownfields are eligible to apply.
- Must be no less than 15 acres.
- May have significant environmental conditions.
- Must be willing to enter the North Carolina Brownfields Program.
- Must be able to be served with industrial-grade utilities.

FUNDING

AVAILABILITY

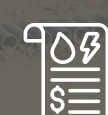


Up to **\$500,000**

(\$750,000 if site located along NCRR corridor)

or 60 percent of total proposed project cost, whichever is less. Must demonstrate ability to secure balance of funding through financial or in-kind contributions from railroads, private, non-profit, or public partners.

USES



Land preparation, speculative building construction, critical water and/or sewer service. Proposed funding improvement must be completed within

18 months

of grant award

APPLICANTS



Economic development team via county or local municipality

SUPPORT



Demonstration of community support from relevant county commissions and/or municipal councils required