



ANNUAL REPORT

2022



NORTH CAROLINA
DEPARTMENT of
COMMERCE



“

North Carolina Certified Site designation has provided clients on Ferncliff Park with all the necessary documentation and assurance they need to make decisions. We can answer questions before they arise and assure that Ferncliff can be developed without concern.”

BRITTANY BRADY

President, The Partnership, Henderson
County Economic Development

**NC Department of Commerce,
NC Certified Sites**

**Will Best
Director, NC Certified Sites**

North Carolina’s Certified Sites Program was started in 2001 in response to the rapidly changing pace of economic development and the need to have more sites immediately ready for development. It was one of the first statewide programs of its kind in the nation.

The purpose of North Carolina’s Certified Sites Program is to provide a statewide inventory of industrial sites that have undergone a rigorous pre-qualification process to ensure they meet a consistent set of standards. A Certified Site reduces the risk associated with development by providing detailed and current information about a site including price and availability, utilities, access, environmental concerns, and potential site development costs.

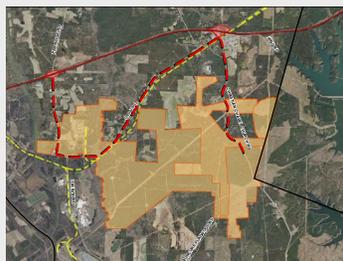
Image: Ferncliff Park in Henderson County, current tenants include Sierra Nevada Brewing Company and GF Linmar.



International Logistics Park in Brunswick County, Site selected by Precision Swiss Products

MARCH

SEPTEMBER



In March 2022, Governor Cooper announced that VinFast, the Vietnamese auto manufacturer, selected North Carolina for its first North American automotive assembly and battery manufacturing plan, creating **7,500 jobs** and investing up to **\$2 billion**. The new major manufacturing center will be located on **1,977 acres** at Chatham County's Triangle Innovation Point, an NC Certified Site since 2018.

In September 2022, Governor Cooper announced that Wolfspeed, a leading manufacturer of Silicon Carbide semiconductors, selected North Carolina for its new manufacturing campus creating **1,800 new jobs** and investing **\$5 billion**. The new manufacturing campus will be located on **445 acres** of Chatham County's Chatham-Siler City Advanced Manufacturing Site, an NC Certified Site since 2018.

CERTIFIED SITES STATISTICS

Calendar Year 2022

NORTH CAROLINA
CERTIFIED SITES*

10,201

ACRES AVAILABLE FOR
DEVELOPMENT

TIER 1 & TIER 2
COUNTIES

5,000+

ACRES AVAILABLE FOR
DEVELOPMENT



9,000+ JOBS

Announced at Certified Sites
locations.



\$7B CAPITAL INVESTMENT

Announced at Certified Sites
locations.

*Including sites pending recertification

CERTIFIED SITES PROVIDES QUALITY PRODUCT FOR PROSPECTIVE CLIENTS

30+ Due Diligence Criteria for Site Certification...

- Ensures site meets basic industrial needs
- Reduces uncertainties for prospective clients
- Speeds time required for development



AVAILABILITY

Verifying the property is available
for sale.



BUILDABILITY

Detailing technical site
due diligence.



DEVELOPMENT

Outlining development costs
and constraints.



ACCESS &
INFRASTRUCTURE

Confirming utility capacities.