SITE DATA SHEET 1 of 7

#### PHYSICAL CHARACTERISTICS

SIZE: 40.34 Acres

**LOCATION:** This site is located on this southern edge of the Fayetteville Metro Area. It offers

excellent accessibility to many areas of the city, including I-95. It is approximately 1.5

miles from downtown Fayetteville, in Cumberland County. Site is within the

Fayetteville City Limits.

**TOPOGRAPHY:** Site slopes from its northwest corner to its southeast corner, with an elevation change

of approximately 12 to 14 feet a distance of 1,200 feet.

**STORM WATER:** Cumberland County has no storm water quality and management requirements.

**ZONING:** M2 - Heavy Industrial

**CURRENT USE:** This land is currently used as forestry and open field.

PRICE: \$50,000 per acre. Not subdividable

<u>UTILITIES</u>

**WATER:** The Public Works Commission of the City of Fayetteville (PWC).

A 12-inch water line serves this site.

PWC operates 2 water treatment plants, with a combined:

System Capacity - 58.0 MGD Average Demand - 41.0 MGD Excess Capacity - 17.0 MGD

**SEWER:** The Public Works Commission of the City of Fayetteville (PWC).

A 12-inch sewer line serves this site.

SITE DATA SHEET 2 of 7

#### **UTILITIES** (con't)

PWC operates two waste water treatment plants, with the following:

Combined System Capacity - 41.0 MGD
Combined System Demand - 23.3 MGD
Combined Available Supply - 17.7 MGD
2007 Expansion will add additional capacity

NATURAL GAS: Piedmont Natural Gas Company.

This site can be served via a 6-inch distribution line located along Gillespie Street, or

a 2 inch line on Elementary Drive.

**ELECTRICITY:** The Public Works Commission of the City of Fayetteville (PWC)

**FIBER:** The Fayetteville area is rich in the availability of state-of-the-art telecommunications,

especially fiber. Fiber service is available from the Cumberland Industrial Center. Below is a brief overview of telecommunications service in Cumberland County.

Local service providers offering Digital / Fiber / ISDN / DSL: EMBARQ

**TELCOVE** 

Long distance carriers with local, fiber, point of presence (POP): AT&T

EMBARQ MCI/Worldcom

Competitive Local Exchange Carrier (CLEC): TELCOVE
Incumbent Local Exchange Carrier (ILEC): EMBARQ
Number of Internet Service Provider in the Favetteville MSA: 20

#### **TRANSPORTATION**

**RAIL:** Rail service is provided to this site by the Aberdeen & Rockfish Railroad.

Additional rail service is provided to Fayetteville by mail lines of:

- CSX Transportation,

- Norfolk Southern Railroad.

**HIGHWAY:** Site has immediate access onto four lane, interstate quality, NC-87, the east/west

boulevard through central Fayetteville. An entrance ramp for NC-87 is located less than

1,200 feet from this site.

#### TRANSPORTATION (con't)

**INTERSTATE 95** 

I-95 is easily accessible:

I-95 Exit 46.....5 miles east of site by traveling four lane, interstate quality, NC-87.

Fayetteville MSA

SITE DATA SHEET 3 of 7

HIGHWAY: I-95 BUSINESS / US-30

Four lane I-95 Bus./US-301 is located 0.5 mile east of this site.

GILLESPIE STREET

Five lane Gillespie street provides immediate access to this site, as well as access to

downtown Fayetteville.

AIRPORT: Fayetteville Regional Airport

2.5 miles south via Gillespie Street and I-95 Business/US-301

5 minutes driving time

24 daily flights

Raleigh-Durham International Airport 83 miles northwest on I-95 and I-40 approximately 90 minutes driving time

500 daily flights to 41 cities

**Update**: Beginning June 2005, US Airways will be adding one daily flight to Charlotte, NC, bringing the total daily flights to 9. In addition they will add two round trip flights from Fayetteville "direct" to Philadelphia, PA.

SEAPORTS: Wilmington, NC - 92 Miles Charleston, SC - 190 Miles

Morehead City, NC - 144 Miles Norfolk, VA - 208 Miles

#### **CONTACTS**

#### **CUMBERLAND COUNTY BUSINESS COUNCIL**

Phyllis M. Owens, CEcD, Executive Vice President 201 Hay Street - 4<sup>th</sup> Floor PO Box 9 Fayetteville, NC 28302 1-800-396-4210

Phone: 910-484-4242 ext. 246 E-main: powens@ccbusinesscouncil.org

Fax: 910-483-4042 Web site: ccbusinesscouncil.org

## Orthophotography

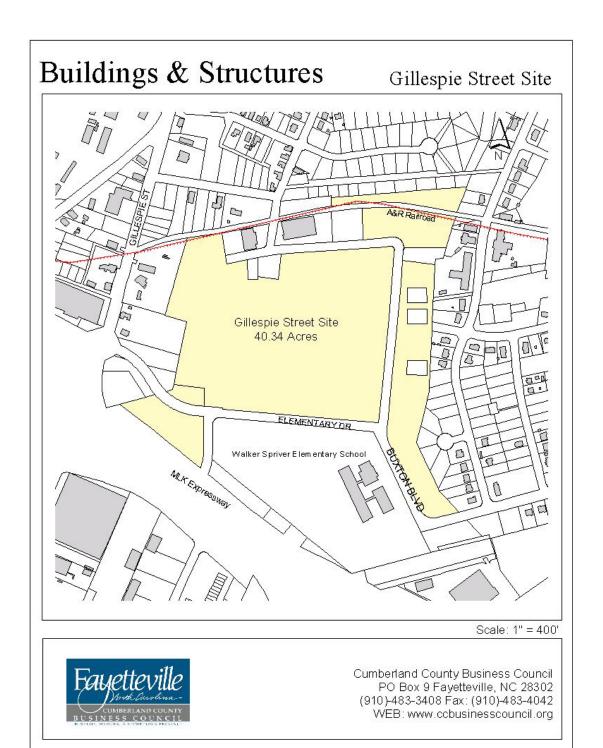
### Gillespie Street Site

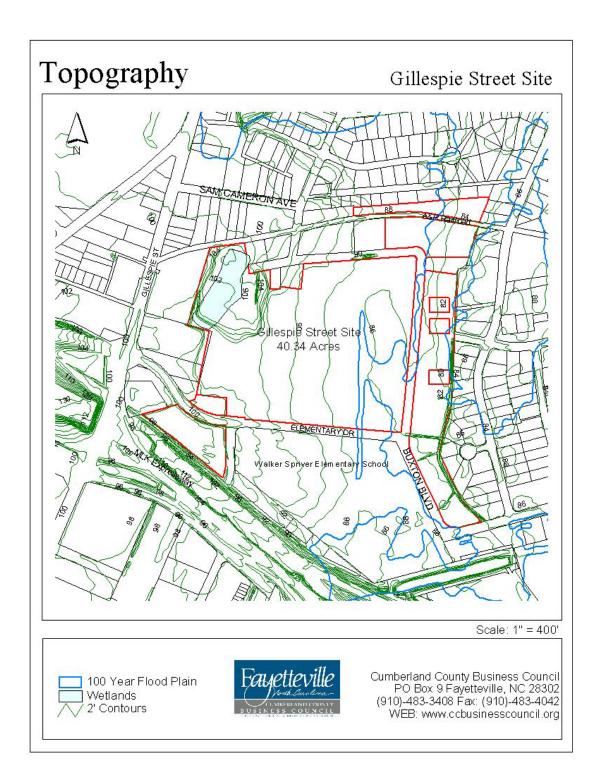


Scale: 1" = 400'



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# Zoning Gillespie Street Site R5 R5 Gillespie Street Site 40.34 Acres M2 R5 MA Expressions Walker Spriver Elementary School Cnty C3 Scale: 1" = 400'

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