

THE NORTH CAROLINA BUSINESS PARK ON I-40

1,350+ TOTAL ACRES | BURKE COUNTY | NORTH CAROLINA

The Advantages of Two Regions. The Strength of One Community.

Few communities can offer direct access to the economic engine of the Charlotte Region, while also providing the manufacturing heritage and quality of life associated with North Carolina's Western Region. **Burke County, North Carolina delivers both.**

BDI
BURKE DEVELOPMENT INCORPORATED

Operational Drivers and Regional Logistics Data

- Within a 45-minute drive: Population of *885,250* and labor force of *424,430*
- Western North Carolina has a manufacturing workforce that is *77% more* concentrated than the national average
- Convenient access to Norfolk Southern intermodal in Charlotte, NC and ports of Charleston, SC and Wilmington, NC
- Approximately 1 hour's drive to both: Charlotte Douglas International Airport (CLT) and Asheville Airport. (AVL)
- Reliable, robust, and competitively priced utilities
- Home to NC School of Science and Math - Morganton Campus (NCSSM):
  #1 Public High School in the US
- Home to Western Piedmont Community College (WPCC):
  #1 Community College in NC and #3 in US
- Variety of recreational amenities such as Lake James, Pisgah National Forest, Linville Gorge and the South Mountains State Park

SITE HIGHLIGHTS

- **1,350 + Total Acres**
- **$50,000/Acre**
- **Ownership: BDI**
- **Located on I-40**
- **Lat/Long: 35.6916, -81.8410**
- **Norfolk Southern Rail Access**
- **Electrical: Duke Energy**
- **Water & Sewer: City of Morganton**
- **All Due Diligence Completed**
- **Multiple Site Plans Available**
- **Tier 1 County: Aggressive NC Financial Incentives**


Hickory Regional Airport


Linville Gorge

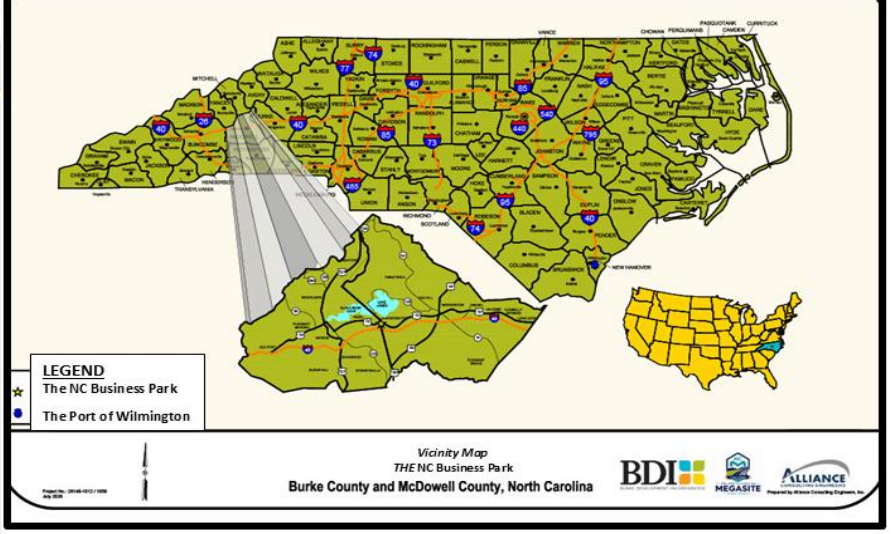


SCAN TO REQUEST MORE INFO OR SCHEDULE A TOUR

Brandon Ruppe | President/CEO of BDI
2128 South Sterling St., Suite 150
Morganton, NC 28655
(704) 418-1898 | Brandon@burkedevinc.com
burkedevinc.com

NC BP 40 1,350 ACRES
The NORTH CAROLINA BUSINESS PARK
BURKE COUNTY





Access to Talent, Businesses, and Consumer Markets in ALL Directions Via Road, Rail, Air, and Sea

DEMOGRAPHICS



TOP SECTORS EMPLOYMENT

- Manufacturing: 21.8%
- Government: 20.5%
- Health Care: 14.5%
- Retail: 9.6%
- Accommodations & Food: 8.8%



COST OF LIVING

- 15.2% Lower Than US Average
- 6.8% Lower Than US Average



HOUSING

- Home - 38.7% Lower Than US Average and 44.8% Lower Than US Average
- Rent - 44.8% Lower Than US Average



EDUCATION

- HS Graduation Rate: 86%
- Bachelor's Degree: 21.8%
- Some College: 19.8%
- Associate's Degree: 12.8%
- Graduate Degree: 7.9%



POPULATION (2024)

- 87,795
- 1.4 + Million (45-M in Drive)
- Median Age: 44.9



LABOR FORCE

- 42,542
- 642,000 + (45-Minute Drive)



INCOME (2025)

Median: $49,020
Med. Household: $60,131

- Average Wage: $23.56/Hour



UNEMPLOYMENT (AUGUST 2026)

3.4%

NC BP 40 1,350 ACRES
The NORTH CAROLINA BUSINESS PARK
BURKE COUNTY

SCAN TO REQUEST MORE INFO OR SCHEDULE A TOUR

Brandon Ruppe | President/CEO of BDI
2128 South Sterling St., Suite 150
Morganton, NC 28655
(704) 418-1898 | Brandon@burkedevinc.com
burkedevinc.com

BURKE COUNTY, NORTH CAROLINA