

ECO-INDUSTRIAL PARK:

new energy. new vision.



The Camden County Eco-Complex is an innovative and environmentally conscious multi-phased development effort. The 20-year vision for the large regional complex will include 300 acres of land for commercial, professional, research and development, residential and industrial development efforts. Phase I of the complex offers development opportunities in the **Camden County Eco-Industrial Park**, which encompasses 70 acres of land with lots of varying sizes and comprehensive infrastructure improvements. The Eco-Complex will induce the creation of a mixed-use corridor for gathering, working, shopping and experiencing all that life in Camden County has to offer. There are also several major



housing developments planned in the immediate area that will provide the needed residential elements of the Eco-Complex vision.

Camden County is a growing community that has maintained its serene atmosphere and beautiful environment throughout its years of change. This progressive approach to development supports the County's goals for making decisions that will shape the future of our area based on local strengths

and historical values without compromising the quality of life we have come to enjoy in this beautiful region. The Eco-Industrial Park is focused on preserving the County's unique natural resources while providing attractive development opportunities for businesses and residents.

"Through this industrial park, Camden County is able to provide the highest level of tax credits for jobs and investment creation offered in North Carolina."

- Governor Beverly Perdue



Eco-Industrial Park Highlights:

- An ideal environment for businesses focused on renewable energy, improving air quality, improving water quality, recycling, environmental research, sustainable environmental practices and eco-tourism
- Easily accessible from U.S. Highway 17, just across from the Dismal Swamp State Park
- 18 lots of varying sizes available in Phase I
- Proximity to major markets and global connectivity
- Economic incentives available in the form of Renewable Energy Investment Credits, Research and Development Credits, and Sales and Use Tax Refund
- Infrastructure improvements underway that include water, sewer and roadway
- Future development phases being planned



Camden County's Eco-Industrial Park is located along the four-lane U.S. 17 Coastal Highway, which serves as the primary artery connecting the northern end of the County to Norfolk, Virginia. The Park is also just one mile north of the Dismal Swamp Welcome Center and easily accessible from several major business centers, including:

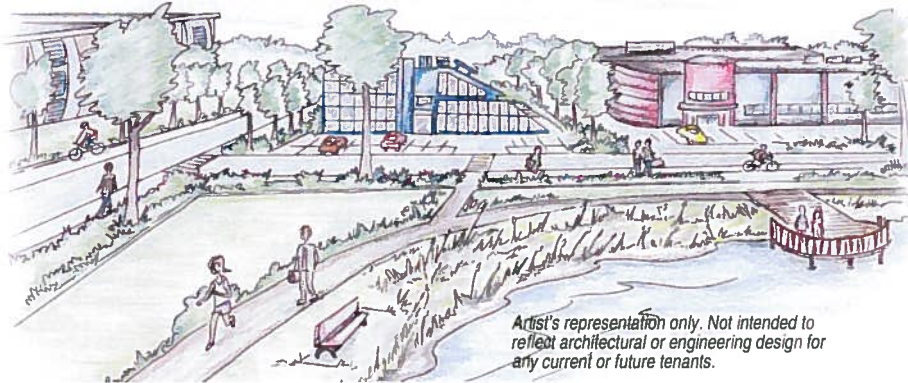
- **Elizabeth City, North Carolina - Approximately 19 miles**
- **Downtown Norfolk, Virginia - Approximately 26 miles**
- **Suffolk, Virginia - Approximately 35 miles**

Well Trained and Available Workforce

Camden County has experienced a steady population increase since the mid-1980s and is home to a well trained and available workforce. Currently, more than 76.3% of workers commute to jobs outside of the County and many residents would welcome local employment opportunities. A partnership with the College of The Albemarle is in place to offer specialized training programs that can be tailored to meet the particular needs and interests of new businesses.

Quality Services

Even though the progressive Camden County school system is one of the smallest in North Carolina, our students have consistently scored well above the state-wide average on their end-of-grade and end-of-course tests. We are also proud of maintaining the lowest teacher turnover rate in North Carolina for the last five years.



The Eco-Industrial Park has 70 acres of customizable, buildable land centered around a 30-acre pond with full infrastructure improvements.

Camden County Quick Facts:

- Population: 9,980
- Comprised of about 240 square miles
- Median household income: \$46,786 (2010)
- Home ownership: 82%
- Median home value: \$176,835 (2010)
- Well trained, available work force
- Minutes away from Elizabeth City
- 26 miles to downtown Norfolk, Virginia

Incentives

Camden County recently secured state legislation defining an Eco-Industrial Park. The Camden County Eco-Industrial Park conforms to this definition, making special state incentives available to businesses that locate there. Potential economic incentives for businesses in the Park include:

- **Renewable Energy Investment Credits**
- **Research and Development Credit**
- **Sales and Use Tax Refund**

Additional incentives include North Carolina's Article 3J tax credits, which were recently extended. North Carolina's Article 3J provides three types of tax credits to eligible taxpayers that undertake qualifying activities in North Carolina:

- **Credit for Creating Jobs**
- **Credit for Investing in Business Property**
- **Credit for Investment in Real Property (Tier 1 designated counties only)**

Camden County is designated a Tier 1 county and qualifies for all three activity types.

For additional information, visit:

- Camden County - www.camdencountync.gov
- North Carolina Northeast Economic Development Commission - www.ncnortheast.com
- North Carolina Department of Commerce - www.nccommerce.com



With a well-trained and available workforce, low cost of living, numerous

incentives, and convenient access to major ports and the Hampton Roads region, the Camden County Eco-Industrial Park is an ideal location for your business. The pristine natural environment combined with proximity to many major markets and global connectivity offer businesses many attractive development opportunities.



- 40 miles to Outer Banks beaches
- Plentiful outdoor recreation opportunities
- Home of the Dismal Swamp State Park and Historic Dismal Swamp Canal

Sources: 2010 census, ThriveNC

Camden County Economic Development

Charles Bauman, Economic Development Director

Office: (252) 338-6363 ext. 163 | Cell: (252) 339-3797 | Email: cbauman@camdencountync.gov