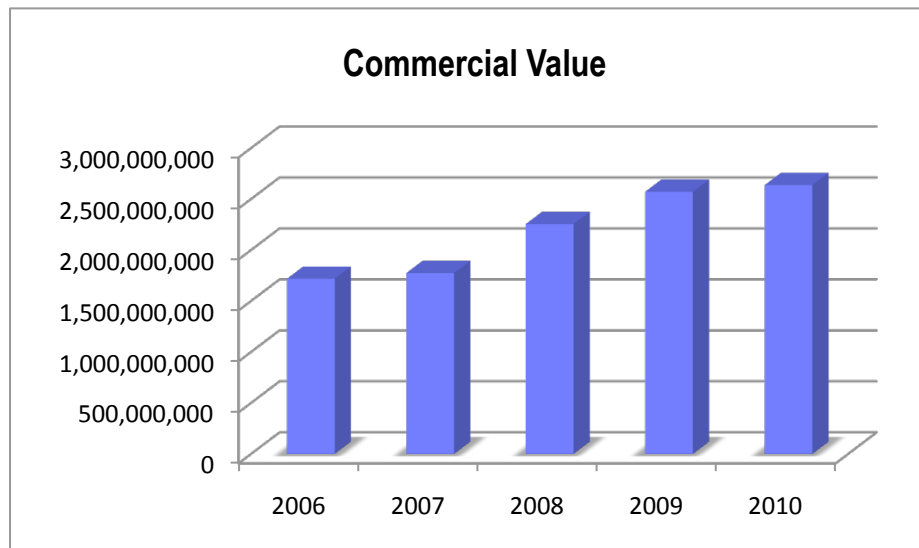




Section 4. Economy Union County Real Property Values

Year	Residential Units	Residential Value	Commercial Units	Commercial Value
2010	78,859	16,804,898,680	4,136	2,635,638,631
2009	78,826	16,721,517,689	4,128	2,570,973,166
2008	78,014	16,460,302,657	4,129	2,253,940,156
2007	78,804	12,306,223,341	4,175	1,773,675,530
2006	75,117	11,207,944,734	4,125	1,717,082,715

Union County Property Value Growth 2006-2010



Source: Union County Tax Office, June 2011.



New and Expanded Industry in Union County

DATE	CLIENT	CITY/TOWN	Investment MM	JOBS	TYPE
'05/'06	Metal Recycling	Monroe	\$5.00	40	MFG
'05/'06	Extreme Ice	Indian Trail	\$7.00	12	COM
'05/'06	Parkdale Mills	Mineral Springs	\$40.00	24	MFG
'06/'07	Allvac	Monroe	\$243.00	135	MFG
'06/'07	Bona Kemi	Monroe	\$4.00	30	MFG
'06/'07	PODS	Indian Trail	\$3.50	20	DIST
'06/'07	Best Distributing	Monroe	\$0.50	6	DIST
'06/'07	Darnel	Monroe	\$18.50	136	MFG
'06/'07	Poly Plastics	Marshille	\$5.20	20	MFG
'06/'07	Carolina Classifieds	Monroe	\$6.80	314	MFG
'07/'08	BAE/Tensylon	County	\$12.60	37	MFG
'07/'08	Turbomeca	Monroe	\$50.00	200	MFG
'07/'08	SVC Valves	Indian Trail	\$0.47	4	MFG
'07/'08	Radiator Specialty	Indian Trail	\$1.10	45	MFG
'07/'08	Goodrich	Monroe	\$5.50	70	MFG
'07/'08	Carolina Courts	Indian Trail	\$4.40	5	COM
'07/'08	Preventech	Indian Trail	\$3.50	6	DIST
'07/'08	American Wick Drain	Monroe	\$4.00	4	MFG
'08/'09	Carolina Vet Hospital	Stallings	\$0.00	0	COM
'08/'09	AEP	Stallings	\$6.00	0	MFG
'08/'09	Besam	Monroe	\$0.00	8	MFG
'09/'10	Imo Pumps	Monroe	\$5.10	20	MFG
'09/'10	Keywell	Indian Trail	\$0.00	0	MFG
'10-'11	Tyson Foods	Monroe	\$9.00	170	MFG
'10-'11	Rx Textiles	Monroe	\$0.00	0	MFG
'10-'11	Select Air USA	Indian Trail	\$0.00	16	MFG
'10-'11	Perfect Fit	Monroe	\$2.00	50	MFG
'10-'11	Stone Theaters	Indian Trail	\$11.70	74	RET
'10-'11	Bostic Packaging	Indian Trail	\$2.00	40	MFG
'10-'11	Pilgrims Pride	Marshville	\$0.00	84	MFG
'10-'11	Henry Schein Company	Indian Trail	\$0.00	7	DIST
'10-'11	Greiner Bio One	Monroe	\$12.00	85	MFG
Total Investment			\$462.87	1662	

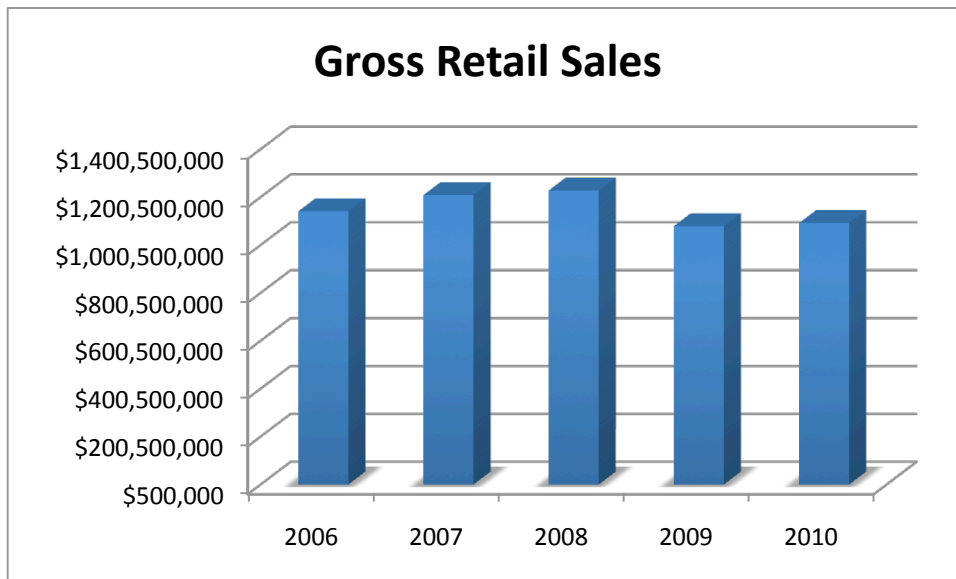
Source: Union County Partnership for Progress, 2011.

Note: Table includes aggregate company investment 1998-2009 and amounts over \$1 million.



Gross Retail Sales in Union County

	Gross Retail Sales
2006	\$1,140,654,941
2007	\$1,208,579,201
2008	\$1,227,787,266
2009	\$1,078,930,607
2010	\$1,091,878,420



Source: NC Department of Revenue, 2009.

Taxable Retail Sales – Comparison By Month And Year

	2010	2009	% Change
January	76,607,645	84,793,471	-9.65%
February	81,143,693	88,969,974	-8.80%
March	91,653,109	86,135,918	6.41%
April	95,696,374	91,124,276	5.02%
May	89,651,632	91,215,816	4.91%
June	97,963,333	107,667,882	-9.01%
July	93,595,151	78,305,113	19.53%
August	85,151,831	83,118,477	2.45%
September	93,162,264	90,921,678	2.46%
October	87,734,438	94,178,258	-6.84%
November	91,733,096	81,613,983	12.40%
December	110,050,803	100,885,761	19.09%
<i>Total</i>	<i>\$1,091,878,420</i>	<i>\$1,078,930,607</i>	<i>19.72%</i>

	2009	2008	% Change
January	84,793,471	114,463,838	-25.92%
February	88,969,974	77,620,833	14.62%
March	86,135,918	108,662,469	-20.73%
April	91,124,276	103,633,673	-12.07%
May	91,215,816	102,755,365	-11.23%
June	107,667,882	120,375,678	-10.56%
July	78,305,113	99,842,788	-21.57%
August	83,118,477	95,352,487	-12.83%
September	90,921,678	97,220,101	-6.48%
October	94,178,258	105,046,855	-10.35%
November	81,613,983	79,205,537	3.04%
December	100,885,761	123,607,642	-18.38%
<i>Total</i>	<i>\$1,078,930,607</i>	<i>\$1,227,787,266</i>	<i>-12.12%</i>

	2008	2007	% Change
January	114,463,838	108,664,731	5.34%
February	77,620,833	101,626,472	-23.62%
March	108,662,469	101,721,776	6.82%
April	103,633,673	102,843,513	0.77%
May	102,755,365	100,551,015	2.19%
June	120,375,678	111,071,722	8.38%
July	99,842,788	82,960,751	20.35%
August	95,352,487	113,432,782	-15.94%
September	97,220,101	79,526,897	22.25%
October	105,046,855	97,059,572	8.23%
November	79,205,537	105,325,212	-24.80%
December	123,607,642	103,794,758	19.09%
<i>Total</i>	<i>\$1,227,787,266</i>	<i>\$1,208,579,201</i>	<i>1.59%</i>

	2007	2006	% Change
January	108,664,731	79,507,952	36.67%
February	101,626,472	88,462,240	14.88%
March	101,721,776	89,727,149	13.37%
April	102,843,513	102,613,637	0.22%
May	100,551,015	78,260,208	28.48%
June	111,071,722	102,853,202	7.99%
July	82,960,751	112,851,720	-26.49%
August	113,432,782	94,063,233	20.59%
September	79,526,897	90,350,758	-11.98%
October	97,059,572	104,364,915	-7.00%
November	105,325,212	95,828,010	9.91%
December	103,794,758	101,771,917	1.99%
<i>Total</i>	<i>\$1,208,579,201</i>	<i>\$1,140,654,941</i>	<i>5.95%</i>

Source: NC Department of revenue, monthly sales tax statistics, December 2010.



Cost of Living Index – Charlotte Region vs. Comparable Areas

Rank	City	All Items Index
1	Nashville, TN	88.9
2	St. Lois, MO	90.4
3	Pittsburgh, PA	91.5
4	Dallas, TX	91.8
5	Columbus, OH	91.9
6	Houston, TX	92.1
7	Tampa, FL	92.4
8	Jacksonville, FL	92.9
9	Charlotte, NC	93.2
10	Cincinnati, Ohio	93.8
11	Austin, TX	95.5
12	Atlanta, GA	95.5
13	San Antonio, TX	95.6
14	Orlando, FL	97.7
15	Kansas, City, MO	97.7
16	Detroit, MI	99.3
17	Phoenix, AZ	100.6
18	Cleveland, OH	101.0
19	Milwaukee, WI	101.7
20	Las Vegas, NV	101.8
21	Denver, CO	103.1
22	Miami, FL	106.0
23	Minneapolis, MN	110.9
24	Portland, OR	111.2

Sources: Demographics USA, 2008; Year End 2010. ACCRA Cost of Living Index, courtesy of Charlotte Chamber of Commerce. Limited to cities with population of 400,000 to 1,000,000 only.



ACCRA Cost of Living Index
Charlotte-Gastonia-Concord NC-SC Metro

Item	Charlotte, NC	Gastonia, NC
100% Composite Index	94.7	88.3
12.49% Grocery Items	101.2	94.1
28.84% Housing	79.9	78.0
9.94% Utilities	94.5	92.9
10.73% Transportation	99.6	95.1
4.07% Healthcare	111.3	95.5
32.93% Misc. G&S	102.0	90.9

Source: C2ER, The Council for Community and Economic Research, First Quarter 2008, courtesy of Charlotte Chamber of Commerce

Note: The ACCRA Cost of Living Index measures relative price levels for consumer goods and services in participating areas. The average for all participating urban areas, both metropolitan and nonmetropolitan, equals 100, and each participant's index is read as a *percentage* of the average for all urban areas. The Index does not measure inflation.



Construction Cost Index – Major Metro Areas

Charlotte	80.0	Portland	101.0
Dallas	85.4	Kansas City	102.1
Memphis	86.0	Detroit	103.2
Atlanta	90.2	Seattle	103.9
Cincinnati	92.3	Los Angeles	108.3
Baltimore	93.1	Newark	109.5
Denver	95.0	Minneapolis	109.8
Pittsburgh	97.6	Chicago	114.9
Cleveland	99.5	Boston	115.4
Washington, DC	99.7	San Francisco	123.8
		New York City	130.7

Source: Charlotte Chamber of Commerce, R.S. Means Company City Cost Index, 2009.

Business/Industrial Parks in Union County

Name	Size/Acres
AeroPointe Industrial Centre	80
Industrial Ventures (I & II)	380
Monroe Corporate Center	500
Old Hickory	270
Union West Business Park	85

Source: Union County Partnership for Progress, December 2009.



Average Commercial Building Cost

Average Office Building Cost of Mid-Sized Cities* (\$ per square foot)				
City	Class A	Class B	Class C	Class D
Dallas	120.05	114.52	84.54	79.85
Houston	122.72	117.06	84.54	79.85
Memphis	124.05	118.33	86.40	81.62
Atlanta	126.36	124.08	86.23	83.16
Charlotte	127.74	125.43	87.18	84.07
Lexington	128.06	120.88	86.40	82.51
Richmond	129.11	125.43	90.02	87.73
Cincinnati	132.06	124.70	91.04	87.83
Denver	132.07	129.80	92.90	87.83
Jacksonville	135.98	134.87	94.76	90.47
Portland	139.99	136.22	99.40	95.82
Cleveland	141.39	134.87	98.47	94.04
Kansas City	142.64	138.79	102.19	98.48
Washington DC	142.85	140.27	97.60	93.21
Pittsburgh	144.22	140.27	98.55	95.95
Baltimore	145.59	141.62	97.60	94.12
St. Louis	146.73	139.96	103.12	99.37
Detroit	150.73	143.78	104.98	102.03
Minneapolis	150.73	143.78	106.84	101.14
Seattle	154.52	151.64	109.62	103.80
Chicago	161.40	155.23	949.44	110.01
Los Angeles	162.45	155.50	113.34	109.13
Philadelphia	168.94	163.20	114.66	111.49
Boston	171.69	167.24	120.34	117.88
Newark	178.56	173.99	122.24	118.88
San Francisco	179.62	174.78	126.34	119.77
New York	189.55	183.43	130.77	129.76

Source: Charlotte Chamber of Commerce, 2009.
Marshall and Swift, January 2009, population between 400,000 and 1,000,000.



Average Commercial Building Cost (cont'd)

Average Commercial Building Cost of the Largest U.S. Distribution Cities*

City	Distribution Warehouse Class C	Industrial Light Manufacturing Class C	Industrial Flex Building Class C	Discount Retail Class C	Store Class C
Houston	\$37.95	\$38.78	\$38.77	\$62.28	\$49.94
Dallas	38.33	38.78	38.77	62.28	49.94
Atlanta	38.71	39.56	39.54	63.53	50.94
Lexington	38.78	39.64	39.62	63.65	51.04
Memphis	38.78	39.64	39.62	63.65	51.04
Charlotte	39.13	39.99	39.98	64.22	51.50
Richmond	40.41	41.30	41.28	66.32	53.70
Cincinnati	40.87	41.77	41.75	67.07	53.78
Denver	41.70	42.62	42.60	68.44	54.88
Jacksonville	42.53	43.47	43.45	69.81	55.98
Baltimore	43.81	44.78	44.76	71.90	57.66
Washington DC	43.81	44.78	44.76	71.90	57.66
Cleveland	44.20	45.18	45.16	72.55	58.17
Pittsburgh	44.24	45.21	45.19	72.60	58.22
Portland	44.62	45.60	45.58	73.23	58.72
Kansas City	45.87	46.88	46.86	75.28	60.37
St. Louis	46.29	47.31	47.29	75.97	60.92
Detroit	47.12	48.16	48.14	77.34	62.01
Minneapolis	47.96	49.01	48.99	78.71	63.11
Seattle	49.21	50.29	50.27	80.76	64.76
Chicago	50.87	52.00	51.97	83.50	66.95
Los Angeles	50.87	52.00	51.97	83.50	66.95
Philadelphia	52.48	52.60	52.58	84.47	67.73
Boston	54.02	55.21	55.18	88.66	71.09
Newark	54.87	56.08	56.05	90.05	72.21
San Francisco	56.71	57.96	57.94	93.08	74.64
New York	58.70	59.99	59.96	96.34	77.25

Source: Marshall and Swift, January 2009; *Population between 400,000 and 1,000,000

Source: Charlotte Chamber of Commerce, 2009.
Marshall and Swift, January 2009, population between 400,000 and 1,000,000.

Area Property Tax Rate Comparison
 (Rates per \$100 assessed value)
 20011-2012

County	City/Town/Village	2011-2012 Tax Rate	Fire Tax Rate 2011-2012	Downtown Tax Rate 2011-2012	County Tax 2011-2012	Total Combined Tax
UNION	Unincorporated		0.0493*		0.6650	0.7143
	Fairview	0.0200	0.0493		0.6650	0.7343
	Hemby Bridge	0.0000	0.0493		0.6650	0.7143
	Indian Trail	0.1450	0.0493*		0.6650	0.8593
	Lake Park	0.2300	0.0493		0.6650	0.9443
	Marshville	0.4100	none (fee)		0.6650	1.0750
	Marvin	0.0500	0.0372*		0.6650	0.7643
	Mineral Springs	0.0250	0.0372*		0.6650	0.7272
	Mint Hill	0.2700	none (fee)		0.6650	0.9350
	Monroe	0.5550	none		0.6650	1.2200
	Monroe (Downtown)	0.5550	none	0.2000	0.6650	1.4200
	Stallings	0.2150	0.0493*		0.6650	0.9293
	Unionville	0.0200	none (fee)		0.6650	0.6850
	Waxhaw	0.3400	0.0372*		0.6650	1.0422
	Weddington	0.0300	0.0220		0.6650	0.6950
	Wesley Chapel	0.0165	0.0428*		0.6650	0.7243
Wingate	0.3900	none		0.6650	1.0550	
ANSON	Unincorporated		0.0500		0.7670	0.8170
	Ansonville	0.2500	0.0500		0.7670	1.0670
	Lilesville	0.4800	0.0500		0.7670	1.2970
	McFarlan	0.2400	0.0500		0.7670	1.0570
	Morven	0.4400	0.0500		0.7670	1.2570
	Peachland	0.3000	0.0500		0.7670	1.1170
	Polkton	0.2500	0.0500		0.7670	1.0670
	Wadesboro	0.4960	0.0560		0.7670	1.3190
CABARRUS	Unincorporated		0.075*		0.6300	0.7050
	Concord (Rural FD)	0.4200	0.0350		0.6300	1.0850
	Concord (Downtown)	0.4200		0.1800	0.6300	1.2300
	Harrisburg (City FD)	0.1350	0.0950		0.6300	0.8600
	Kannapolis	0.4900	0.0305		0.6300	1.1550
	Locust	0.3600	0.0600*		0.6300	1.0500
	Midland	0.1400	0.0550		0.6300	0.8250
	Mt. Pleasant	0.4400	0.0550		0.6300	1.1250



UNION COUNTY PARTNERSHIP FOR PROGRESS

County	City/Town/Village	2011-2012 Tax Rate	Fire Tax Rate 2011-2012	Downtown Tax Rate 2011-2012	County Tax 2011-2012	Total Combined Tax
IREDELL	Unincorporated		0.070*		0.4850	0.5550
	Harmony	0.1000	none		0.4850	0.5850
	Love Valley	0.2500	none		0.4850	0.7350
	Mooresville	0.5800	none		0.4850	1.2000***
	Mooresville (Downtown)	0.5800	none	0.1600	0.4850	1.3600***
	Statesville	0.3800	none		0.4850	0.8650
	Statesville (Downtown)	0.3800	none	0.1000	0.4850	0.9650
	Troutman	0.4400	none		0.4850	0.9250
	Davidson	0.3500	none		0.4850	0.8350
MECKLENBURG	Unincorporated				0.8166	1.0032**
	Cornelius	0.2500	none		0.8166	1.0666
	Charlotte	0.4370	none		0.8166	1.2536
	Charlotte District 1	0.4370	none	0.0168	0.8166	1.2704
	Charlotte District 2	0.4370	none	0.0401	0.8166	1.2937
	Charlotte District 3	0.4370	none	0.0526	0.8166	1.3062
	Charlotte District 4	0.4370	none	0.0668	0.8166	1.3204
	Charlotte District 5	0.4370	none	0.0279	0.8166	1.2815
	Davidson	0.3500	none		0.8166	1.1666
	Huntersville	0.2825	none		0.8166	1.0991
	Matthews	0.3025	none		0.8166	1.1191
	Mint Hill	0.2700	none		0.8166	1.0866
	Pineville	0.3200	none		0.8166	1.1366
	Stallings	0.2150	none		0.8166	1.0316
STANLY	Unincorporated		0.10*		0.6700	0.7700
	Albemarle	0.5600			0.6700	1.2300
	Albemarle (Downtown)	0.5600		.100	0.6700	1.3300
	Badin	0.3800	0.080		0.6700	1.1300
	Locust	0.3600	0.080		0.6700	1.1100
	Misenheimer	0.2200	0.070		0.6700	0.9600
	New London	0.1600	0.050		0.6700	0.8800
	Norwood	0.4000			0.6700	1.1400****
	Oakboro	0.4100	0.040		0.6700	1.1200
	Red Cross	0.1600	0.090*		0.6700	0.9200
	Richfield	0.1500	0.070		0.6700	0.8900
	Stanfield	0.3800	0.080		0.6700	1.1300

*There is a range, but for the purposes of this document, the highest rate has been used. Union County ranges:

Unincorporated Union County: 0.0220-0.0493
 Indian Trail: 0.0220-0.0493
 Marvin: 0.0220-0.0372
 Mineral Springs: 0.0315-0.0372
 Stallings: 0.0315-0.0493
 Waxhaw: 0.0220-0.0372
 Wesley Chapel: 0.0220-0.0428

** Unincorporated Mecklenburg County Total Combined Tax includes Police Service District Tax of 0.1866
 *** Mooresville (Iredell County) Total Combined Tax includes Mooresville School Tax of 0.1350
 **** Norwood (Stanly County) Total Combined Tax includes Norwood Special Tax of 0.0700



Union County Household Income

Union County Household Income Projections

Year	Median HHI	PCI
2000	\$50,622	\$21,978
2010	\$66,043	\$26,642
2015	\$75,260	\$29,460

Median Household Income and Per Capita Income.

Union County Households by Income

Income Base	2000	2010	2014
<\$15,000	10.9%	7.9%	7.3%
\$15,000-\$24,999	8.9%	5.9%	5.5%
\$25,000-\$34,999	11.1%	7.2%	6.5%
\$35,000-\$49,999	18.2%	13.7%	12.6%
\$50,000-\$74,999	25.0%	23.3%	21.7%
\$75,000-\$99,999	12.2%	22.4%	25.9%
\$100,000-\$149,999	9.4%	12.9%	12.2%
\$150,000-\$199,999	2.3%	3.8%	4.8%
\$200,000+	2.0%	3.0%	3.5%

Source: Charlotte Regional Partnership, May 2011.



**Union County Largest Companies by Employment
(Top 25)**

Company Name	Industry	Employment Range
Union County Schools	Education	1,000+
Tyson Farms, Inc	Manufacturing	1,000+
Union Memorial Center	Education & Health Services	1,000+
ATI Allvac	Manufacturing	1,000+
County Of Union	Public Administration	1,000+
Wal-Mart Associates Inc	Trade, Transportation, & Utilities	500-999
McGee Brothers Co Inc	Construction	500-999
Harris Teeter	Trade, Transportation, & Utilities	500-999
City of Monroe	Public Administration	500-999
Charlotte Pipe & Foundry Company	Manufacturing	500-999
Scott Technologies	Manufacturing	250-499
Wingate College	Education	250-499
Food Lion	Trade, Transportation, & Utilities	250-499
Consolidated Metco Inc	Manufacturing	250-499
Pilgrims Pride Corporation	Manufacturing	250-499
Lowes Home Centers Inc	Trade, Transportation, & Utilities	250-499
Charlotte Mecklenburg Hospital	Professional & Business Services	250-499
Yale Security Inc	Manufacturing	250-499
Target Stores Div	Trade, Transportation, & Utilities	250-499
Perfect Fit Industries Inc.	Manufacturing	250-499
A E P Industries Inc	Manufacturing	250-499
Decore-Active Specialties	Manufacturing	100-249
United Parcel Service	Trade, Transportation, & Utilities	100-249
South Piedmont Community College	Education	100-249
Boggs Paving Inc	Construction	100-249

Source: Union County Chamber of Commerce, April 2011.