

SANFORD – One of the Sanford Area Growth Alliance’s biggest successes stories so far is perhaps better known outside Lee County than in it.

Central Carolina Enterprise Park, a roughly 700-acre site for industrial development located off Colon Road in Lee County, is one of 11 state certified sites in North Carolina and the state’s fourth largest. When it comes to playing the economic development game, CCEP is certainly one of the county’s most valuable assets, and for good reason: in at least 80 percent of SAGA proposals, CCEP is currently being pitched as a target site to site consultants inquiring on behalf of their clients, a product marketed to small, medium and large campus-type users.

Donnie Oldham, president of Sanford Contractors, calls CCEP “a great industrial site.”

“Its location makes it attractive to a variety of potential industry,” he said. “CCEP is in close proximity to U.S. 1, the Raleigh Exec Jetport and Central Carolina’s Community College’s Innovation Center, which offers industrial training.”

CCEP’s story testifies to the effective collaboration between private and public interests. Private investment worked closely with the City of Sanford and Lee County to bring CCEP to fruition. Combined, the city and county contributed more than \$10 million in support of the formation of CCEP. That investment included building a road connecting Colon Road and Clyde Rhyne Drive; providing water and sewer service and extensions; extending Broadplex 10GB per second ultra-high speed fiber service to the site; installing a walking path; providing grants to support image setting (including road improvements, signage, lighting and landscaping), supporting power and natural gas service installation; and offering flexible, project-oriented incentive policies competitive with surrounding counties.

CCEP has many factors pointing to its impending success, but location is certainly a top draw, according to developer Kirk Bradley.

“Being seven minutes away from the Moncure Megasite and less than 40 minutes from two other Megasites in tandem with being located adjacent to U.S. 1, makes CCEP close to many drivers of economic development that are unique to the State of North Carolina and the Southeast,” he said. “Site selectors are becoming increasingly aware of this rare combination of economic development assets.”

Adjacent to U.S. 1, a four-lane, divided high-speed highway, CCEP is only a 15-minute drive to I-540, making both RDU International Airport and Raleigh’s urban core accessible in 30 minutes. Another nearby amenity is Lee County’s own Raleigh Executive Jetport, just five minutes from the CCEP entrance.

Perhaps the best benefit of CCEP is its proximity to the 2,285-acre piece of land known as the Moncure Megasite, described by Bob Joyce as one of the best-located, shovel-ready megasites in the U.S.

“Location within easy commuting distance of Research Triangle Park is the primary attribute of this site,” Joyce said. “The site also boasts ease of development because of its relatively flat topography, and being serviced by rail, highway, abundant water and sewer capacity as well as electric power make it shovel-ready.”

With a sizeable Original Equipment Manufacturer (OEM), comes suppliers; only seven minutes away, CCEP could easily deliver supplier space.

According to Joyce, the potential benefits of CCEP to the City of Sanford and Lee County are immense. This project will build the city's and county's tax base, attract new jobs and retain existing jobs; at full build-out and occupancy and with continued city and county support, CCEP is positioned to deliver more than \$200,000,000 in tax base growth for the community as well as 2,000+ jobs in the next 10 years.

A competitive economic development product, CCEP enables the City of Sanford and Lee County to compete in the marketplace for top industrial, manufacturing and distribution projects.