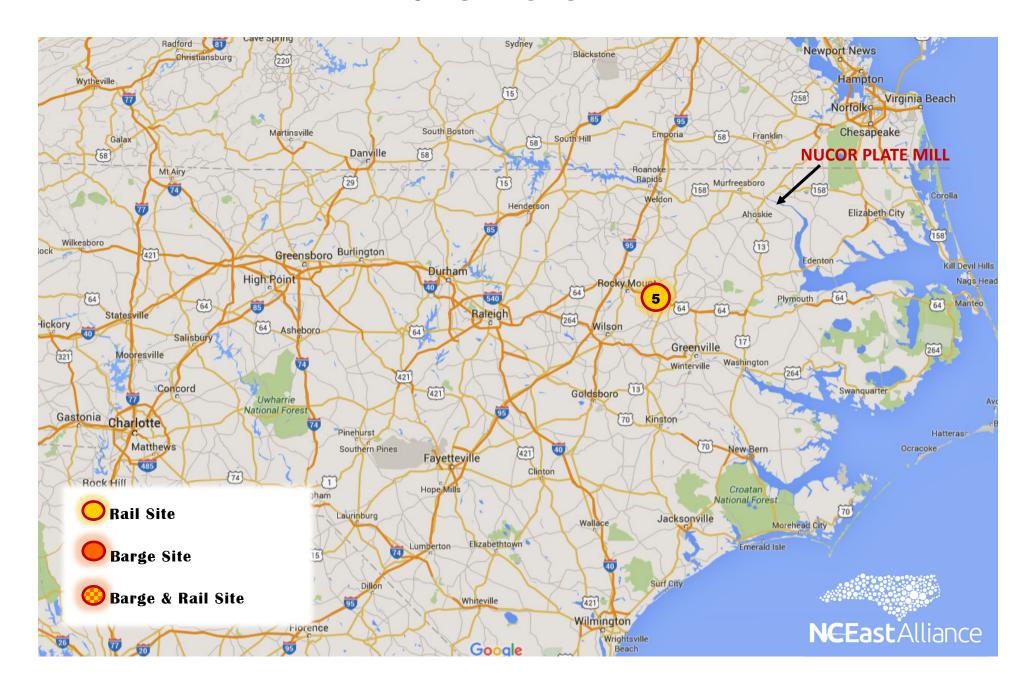
# **MAJESTIC STEEL**



## KINGSBORO-LONG SITE Edgecombe County, North Carolina "A Certified Industrial Site"

### **Location and Ownership:**

The 155-acre site is located in the Kingsboro area of Edgecombe County, NC, 5 miles east of Rocky Mount and 6 miles west of Tarboro. The site is owned by Edgecombe County. The cost per acre is \$15,000.

### **Site Description and Characteristics:**

Site is triangular in shape, and approximate dimensions are 1800'x3500'. The site's topography is generally level with a maximum grade of 112 feet/34.04 meters, and lowest grade of 84 feet/25.53 meters. The site is bounded on the north by interstate quality US 64, on the south by a CSX rail line, on the west by Kingsboro Road, and on the east by agricultural and woods land.

### **Zoning:**

The site is zoned M-2 (Heavy Industrial). Surrounding area zoning include agriculture, commercial and industrial.

### **Existing Structures or Easements:**

A sanitary pump station is located at the northwest corner of site along Kingsboro Road. The only easements are those normally associated with utilities and transportation.

### **Environmental / Geological:**

All environmental and geotechnical studies have been completed. Soil bearing pressures range from 2000 to 3000 psf. Site is not located within a mapped flood plain. There are 3.21 acres of wetlands that have been delineated and confirmed by the US COE, and are confined primarily adjacent to streams. There are no archaeological issues or evidence of hazardous or toxic substances on the site.

### **Site Access:**

Access to site is at intersection of Kingsboro Road (SR 1225) and CSX Rail line. An unpaved road runs parallel to the rail tracks in an easterly direction. There is also a small dirt drive entering property from Kingsboro Road, approximately ¼ mile southeast of US 64-Kingsboro Road intersection (Exit 478). This would give construction access to the site.

US 64, a 4-lane highway built to interstate standards, is approximately ½ mile from site along site's northern boundary. Access is from Kingsboro Road, site's western boundary. Interstate 95 is approximately 10 miles west of site via US 64.

CSX Transportation's rail right-of-way is located along site's southern boundary.

### **Utilities:**

### Power:

Service provided by Edgecombe-Martin Electric Membership Corporation (EMC), an electric membership cooperative. EMC serves the site with 12.47 kV 3-phase electricity from the Kingsboro substation located directly across Kingsboro Road from the site. There is also a 115 kV transmission line that feeds from the substation. A dual circuit is constructed on property along Kingsboro Road from the substation toward US 64 Alternate.



### **KINGSBORO-LONG SITE** (con't)

### Water:

Site is served by Edgecombe County Water & Sewer District #1. An existing 16-inch water main is located along Kingsboro Road (site's western boundary) that connects to an 8-inch water main located south of the site on SR 1224 forming a loop allowing the possibility of water feeding in two directions. Edgecombe County is the owner of the water lines. The existing water infrastructure consists of a 16" water main and 1 million gallon elevated water tank on Kingsboro Road. Providers are the City of Rocky Mount and the Town of Tarboro. Edgecombe County purchases water from these two entities for resale through the county's water distribution system. The County has a long term water purchase contract with the suppliers which allow the supply to be increased by mutual agreement.

### Sewer:

Service provided by Edgecombe County Water & Sewer District #1. There is a 10-inch force main along Kingsboro Road, site's western boundary. There is a 12-inch gravity sewer and wastewater pumping station near the site on Kingsboro Road. The wastewater is pumped to Rocky Mount's Regional Wastewater Treatment Plant located approximately 5 miles from site. The treatment facility has a current operating capacity of 21 MGD, and is currently operating at a daily maximum of 12 MGD.

### Gas:

Service is provided by Piedmont Natural Gas Corporation. There is a 6-inch line underground along Kingsboro Road, site's western boundary.

### **Telecommunications:**

Service provided by CenturyLink (Embarq), the area's local exchange carrier. Telecommunication cable is located along Kingsboro Road, site's western boundary. A Next Generation Digital Loop Carrier system is located on US 64 Alternate, approximately ½ mile north of Kingsboro Road. It is a fiber fed switch on a fully redundant SONET ring. Fiber cables extend along both US 64 Alt. and Kingsboro Road. There are spare fibers available which can be extended into site for DS3, Ethernet and other broadband applications.



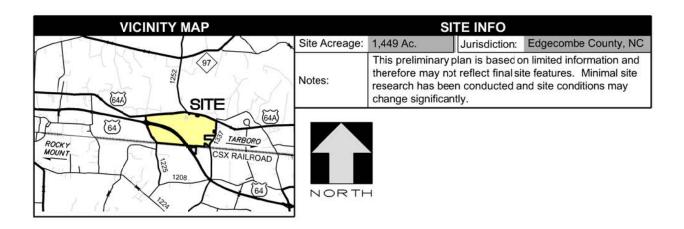
# Kingsboro-Long Site Areial Photos

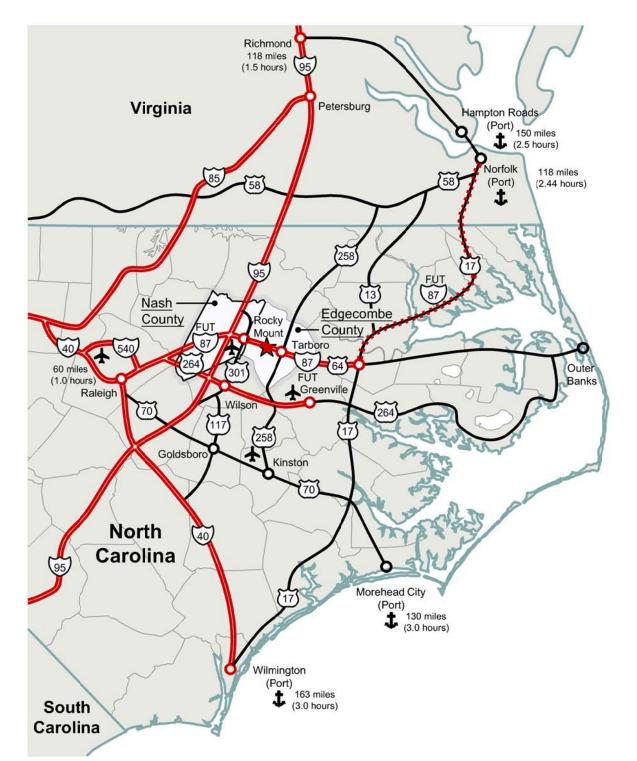




# Kingsboro Industrial Park Maps

Kingsboro-Long Site (Pads D&E)





## **KINGSBORO** CSX SELECT SITE

Edgecombe County, N.C. September, 2017

# MAP 2 VICINITY / REGIONAL MAP

Prepared for:



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