



Carolina Core

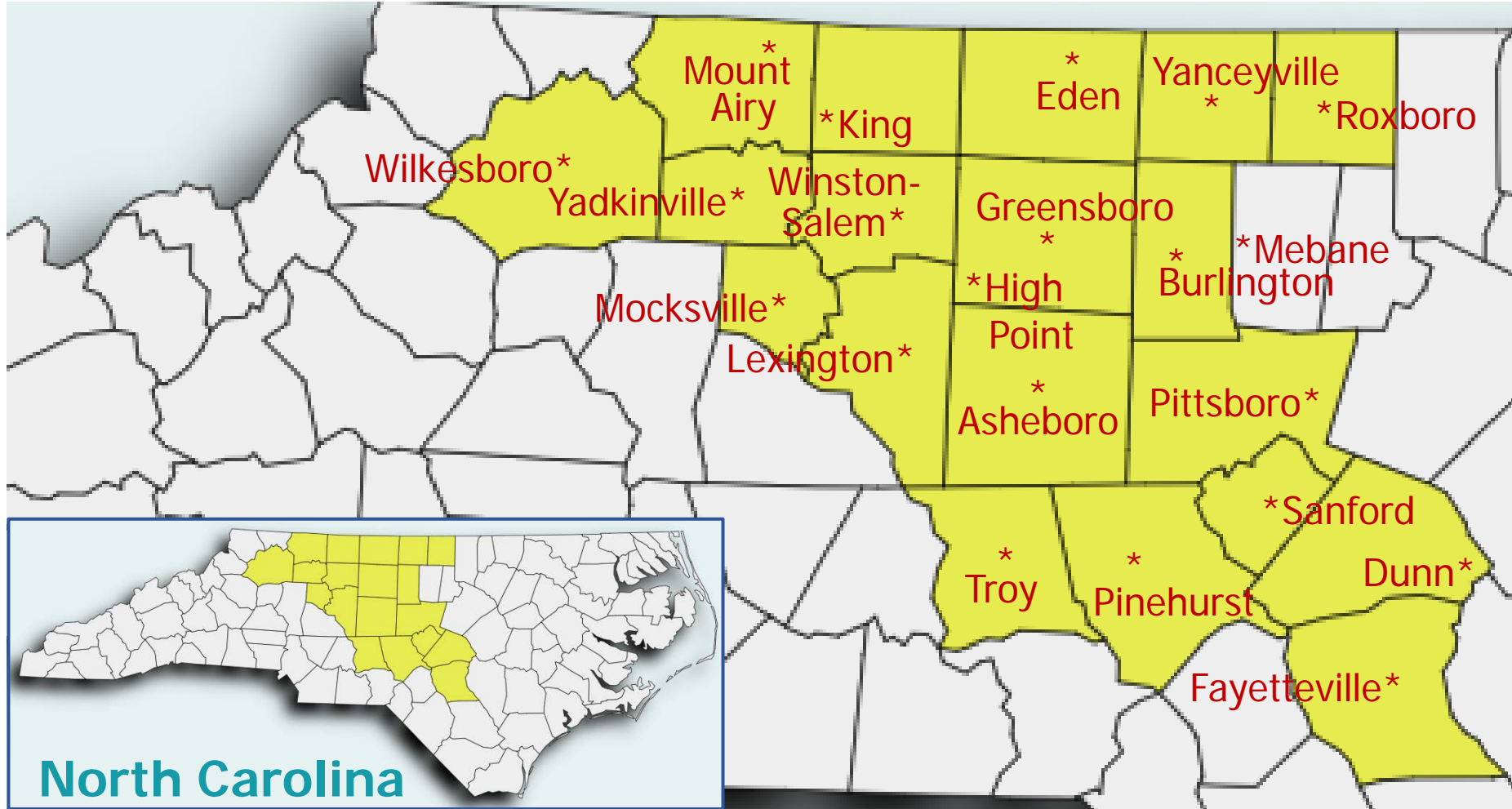
Loren Hill

Carolina Core Regional Economic Development Director

Piedmont Triad Partnership

lhill@ncCarolinaCore.com

Carolina Core region



19+
counties
in central N.C.

Largest cities:
Greensboro,
Winston-Salem,
Fayetteville,
High Point,
Burlington

In the last 4 months ...



Since we met on Sept. 3, 2025:

- projects of \$100 million or more announced: **2**
- Carolina Core office/industrial jobs announced:
3,454
 - Guilford County jobs: **1,349**
 - Forsyth County jobs: **377**
 - Randolph County jobs: **321**

Largest capital investments

34 projects of more than \$100 million since 2018



Toyota Battery: \$13.9 billion
(Randolph County)

Wolfspeed: \$5B (Chatham)

JetZero: \$4.7B (Guilford)

VinFast: \$4B (Chatham)

WhiteFiber: \$1B (Rockingham)

Vulcan Elements:

\$918 million (Johnston)

**American Titanium/Project
Aero:** \$868M (Cumberland)

Ahold Delhaize USA: \$860M
(Guilford)

Kyowa Kirin: \$530M (Lee)

Boom Supersonic: \$500M
(Guilford)

ProKidney: \$479M (Forsyth)

Ross: \$450M (Randolph)

Dominion Energy: \$400M (Person)

Nucor: \$350M (Davidson)

Purina: \$350M (Rockingham)

Honda Aircraft: \$335M (Guilford)

DC Blox: \$305M (Guilford)

IQE: \$305M (Guilford)

Procter & Gamble: \$280M (Guilford)

Dai Nippon Printing: \$233M
(Davidson)

Siemens Mobility: \$220M
(Davidson)

Pfizer-Abzena: \$213M (Lee)

Ardagh: \$195M (Forsyth)

MetOx: \$194M (Chatham)

Bharat Forge: \$167M (Lee)

Lotus Bakeries: \$146M
(Alamance)

Syngenta: \$140M (Guilford)

Morinaga: \$136M (Orange)

John Deere, John Deere

Electric Powertrain:
\$135M (Forsyth)

ImpactData: \$130M
(Guilford)

Ecolab: \$111M (Guilford)

Astellas Gene Therapies:
\$100M (Lee)

**Uwharrie Motorsports
Park:** \$100M (Moore)

Ziehl-Abegg: \$100M
(Forsyth)

– Projects announced since Sept. 2025 –

Ambitious Jobs Goal



Announced in 2018:

50,000 office/industrial jobs goal

50,000

(in 20 years, by 2038)

Surpassed 20-yr. Jobs Goal



50,000

Original 20-year
jobs goal, set in 2018

71,800

Sept. 3, 2025,
when I last reported

75,254

TODAY, Jan. 7, 2026

New Jobs Goal



50,000

Original 20-year jobs goal, set in 2018

75,254

Today, Jan. 7, 2025

100,000

New goal, same 20-yr. time frame (by 2038)

Ahold Delhaize USA



- City of Burlington part of Guilford County
- **505 jobs**
- **\$860 million** in capital investment
- company is grocery retailer known for brands **Food Lion, Giant Food, Hannaford, and Stop & Shop**
- project announced in October 2025
- will establish modern distribution center to serve its grocery brands along the East Coast



Toyota Battery



- Greensboro-Randolph Megasite in Randolph County
- **5,100 jobs**
- **\$13.9 billion: N.C.'s largest capital investment ever**
- announced in Dec. 2021 / expansions announced August 2022, May 2023, and Oct. 2023
- hub for developing/producing lithium-ion batteries
- 7 million square feet / 14 production lines: hybrid
- company's 1st automotive battery plant globally

JetZero

- Piedmont Triad International Airport in Guilford Co.
- **14,564 jobs:** N.C.'s largest jobs announcement ever
- **\$4.7 billion**
- manufacturing of **250-passenger, all-wing design**
Z4 airplane
- announced in
June 2025
- 2026
groundbreaking

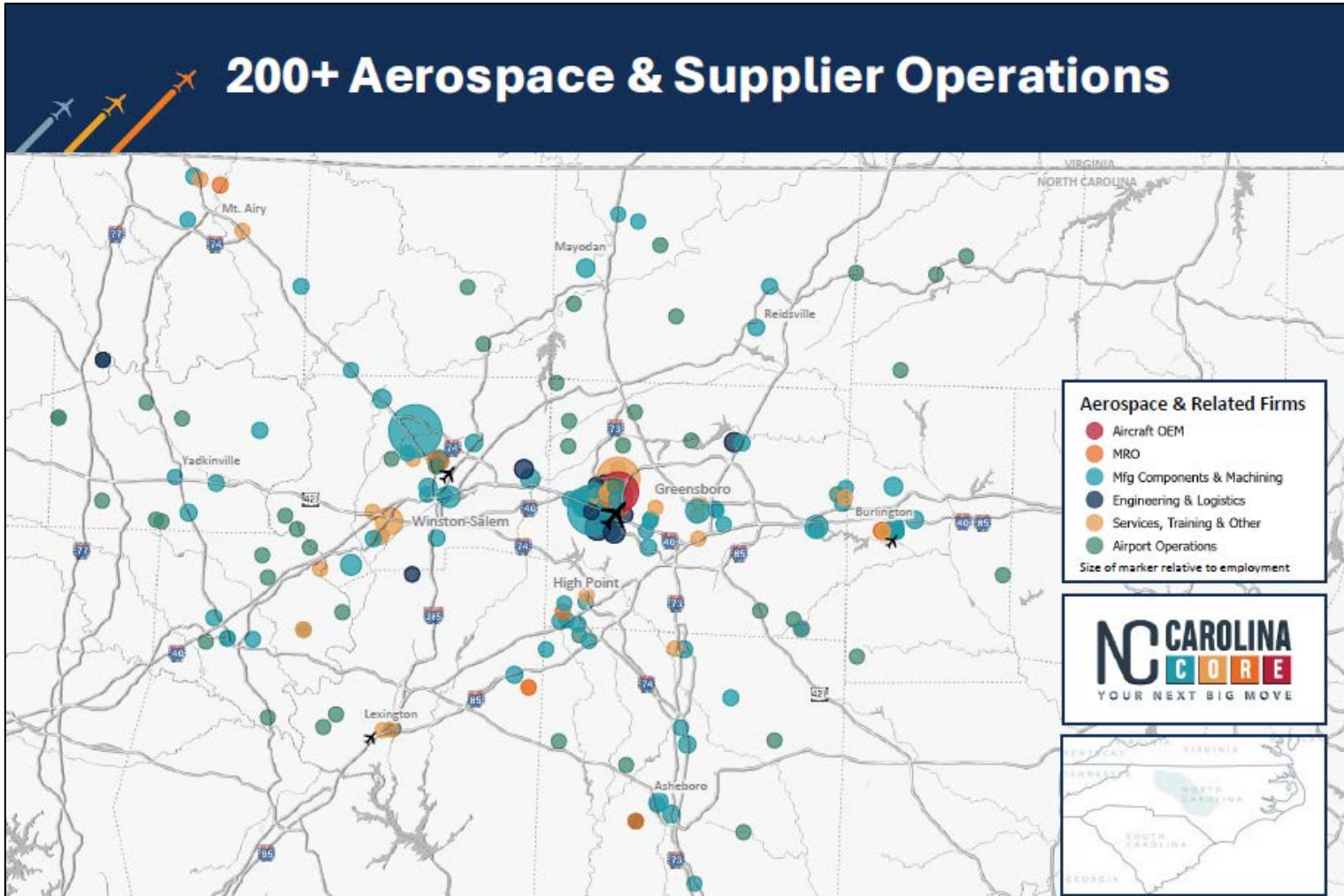


Key Industry Sectors



- Aerospace & Aviation
- Transportation Technology
(innovation, manufacturing, and maintenance of vehicles and infrastructure)
- Biomedical & Life Sciences
- Clean Tech
(products & processes for renewable materials, energy sources, batteries)
- Logistics & Distribution
- Advanced Manufacturing
- Tech & Entrepreneurship

Aerospace & Aviation sector



15,000 2024 Employment

17,000 Announced Jobs

Employment in aerospace and supplier Operations In the Piedmont Triad Region

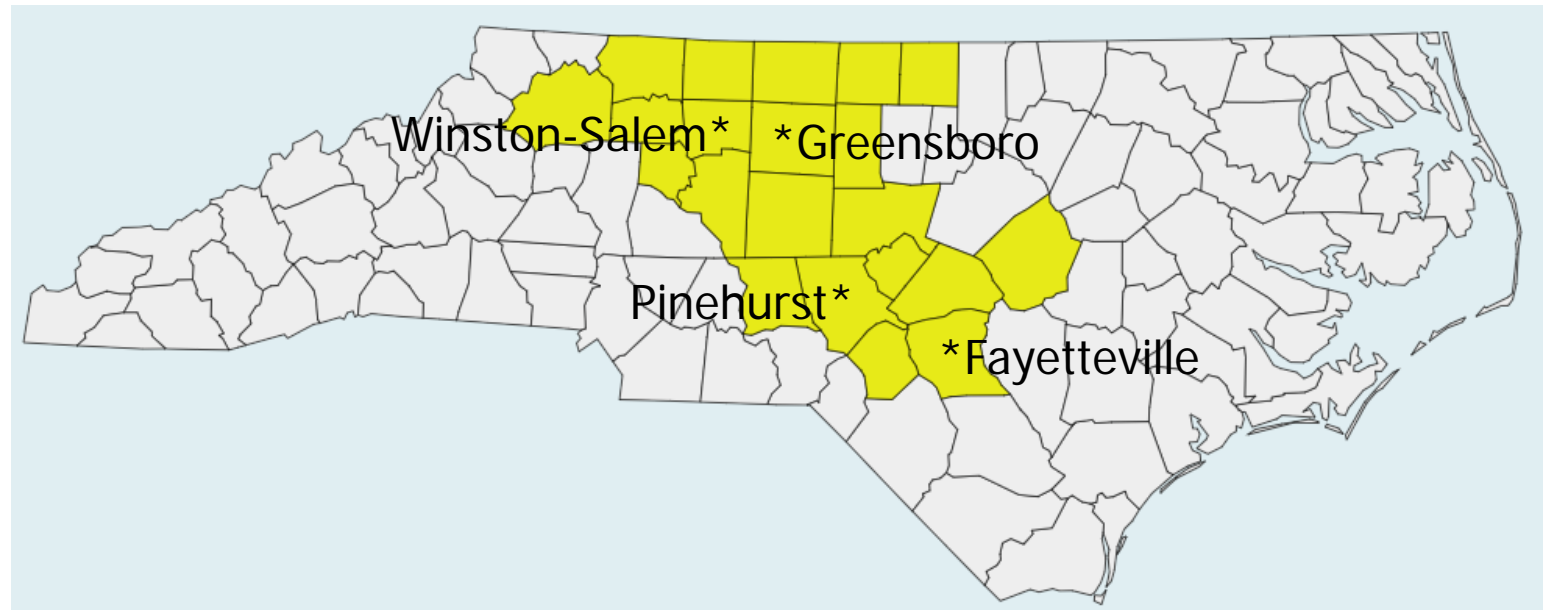
Regional housing efforts



Carolina Core “Housing Study”

11 local REALTORS® associations and N.C. REALTORS® commissioned **Carolina Core Housing Needs Assessment** for 21 counties

Local associations advocating to ensure these reports are utilized to help fill gaps in housing



Regional housing efforts



City of Greensboro



Road to 10,000 Initiative
effort announced in 2025, designed
to increase housing capacity in city
limits by supporting development of
10,000 new housing units
by 2030

Regional housing efforts



City of Winston-Salem & Forsyth County

effort announced in 2025 to approve and permit
25,000 new homes by 2045

Both governments had adopted Forward 2045, a new comprehensive plan with a vision “aimed at addressing attainable housing through making housing abundant, using resources to create and preserve affordable housing for low-to moderate-income families, creating well-designed neighborhoods, and minimizing factors leading to housing insecurity and homelessness”

State accolades



North Carolina
is CNBC's
Top State for Business



*July 2025,
July 2023, and July 2022*

For the third time
in four years,
North Carolina is

#1

and the
Carolina Core
is a major
reason why

State accolades



WORKFORCE DEVELOPMENT RANKINGS METHODOLOGY

- ACT National Career Readiness Certificates for 2024 (cumulative & per capita)
- Strada Education Foundation Return on Investment report
- SkillsUSA National Championships Medal County (Cumulative and Per Capita)
- Lumina Foundation: Percentage of Working-Age Workforce with Degree Credentials of Value, 2023 (American Community Survey); Percentage of Working-Age Workforce with Certifications, 2023 (ACS); Percentage of Working-Age Workforce with Non-Degree Certificates, 2023 (ACS)
- National Student Clearinghouse Research Center: No. of Total Bachelor's Degree Awards 2023-2024 Academic Year; Percent Increase in Total Bachelor's Degree Awards 2023-2024 Academic Year; No. of Total Associate's Degree Awards 2023-2024 Academic Year; Percent Increase in Total Associate's Degree Awards 2023-2024 Academic Year
- Bureau of Labor Statistics: Labor Productivity Index by State, 2024 (BLS, May 2025); One-Year Percent Change in Labor Productivity by State, 2024 (BLS, May 2025)

North Carolina is Site Selection magazine's **Top State for Workforce Development** **SITeselection** *January 5, 2026*

Earned for state's investment in strengthening its workforce – such as % of workforce holding credentials/degrees, labor productivity, etc.



Carolina Core

Our momentum continues

REALTORS[®] helping promote brand



Use
**Carolina
Core
brand**
with clients,
as well as
city name,
Piedmont
Triad

Add
**Carolina
Core
logo**
to your
website/
marketing
materials

Follow
**Carolina
Core
social
media**
& like/share

(follow Loren Hill
on LinkedIn too)

Invite
**Carolina
Core
speaker**
to present
to civic
clubs and
other
groups



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lhill@ncCarolinaCore.com