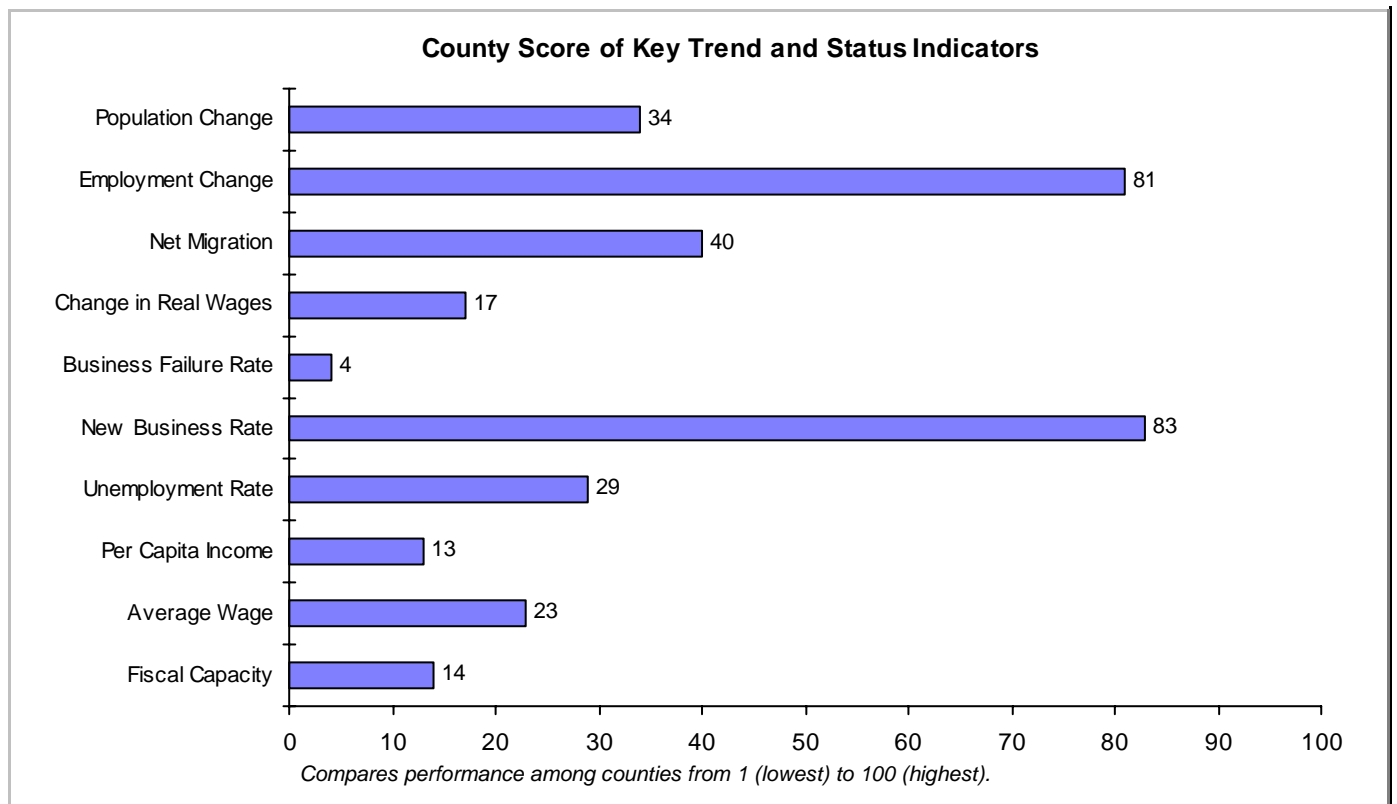


Yancey County

I. Key Trend and Status Indicators

Indicator	Years	Yancey County	North Carolina
Population Change	1990-99	8.1	15.3%
Employment Change	1998-99	3.9%	2.2%
Net Migration	1990-99	6.5	9.5%
Real Wages Change	1998-99	0.1%	6.2%
Business Failure Rate	1999	4.6%	7.0%
New Business Rate	1999	12.1%	11.6%
Unemployment Rate	1999	5.1%	3.2%
Poverty Rate	1995	16.8	13.1%
Per Capita Income	1998	\$18,308	\$25,181
Average Annual Wage	1999	\$21,169	\$29,321
Fiscal Capacity (<=100)	2000	6.95	NA



Yancey County

II. Economic and Demographic Data

Population

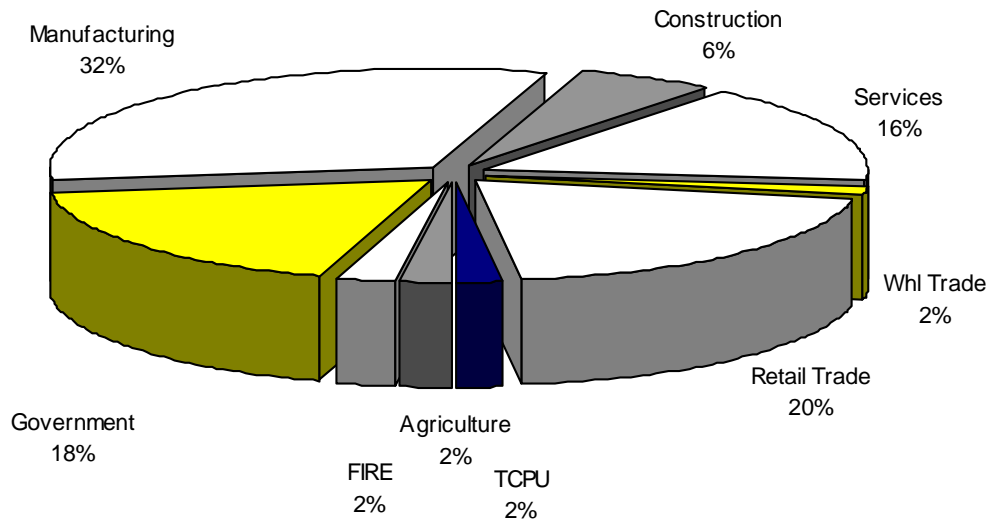
Indicator	Years	Yancey	North Carolina	County Score
Population	1999	16,860	7,650,789	16
Projected Population	2008	17,189	8,493,432	16
Projected Annual Growth Rate	1999-2008	0.4%	1.2%	31
Labor Force	1999	6,310	3,874,500	13
% Population in Labor Force	1999	37.5%	48.4%	NA
% Population Non-White	1999	1.1%	24.1%	NA
% Adults w/HS Education	1990	60.7%	70.0%	37
% Adults w/College Education	1990	10.0%	17.4%	45

County Score: Compares performance among counties from 1 (lowest) to 100 (highest).

Employment and Wages

Sector	1999 Employment	% of Cnty Emp	% of NC Emp	98-99 % Chg Cnty Emp	98-99% Chg NC Emp	99 Annual Avg Wage	% of NC Avg Wage
Agriculture	112	2.3%	1.4%	21.7%	3.7%	\$15,757	78.7%
Construction	277	5.8%	5.8%	17.4%	5.9%	\$27,759	94.7%
Finan/Ins/Real Est	113	2.4%	4.7%	15.3%	3.8%	\$29,006	65.8%
Government	868	18.2%	15.7%	1.4%	1.8%	\$24,014	80.3%
Manufacturing	1,514	31.7%	21.3%	0.3%	-3.1%	\$25,482	73.6%
Services	758	15.9%	23.5%	1.6%	5.5%	\$16,864	60.8%
Wholesale Trade	71	1.5%	5.0%	20.3%	3.3%	\$25,231	64.4%
Retail Trade	955	20.0%	18.0%	7.3%	3.1%	\$12,858	76.6%
Trans/Com/Pub Util	89	1.9%	4.6%	1.1%	2.6%	\$19,214	48.8%
Total	4,775	100.0%	100.0%	3.9%	2.2%	\$21,169	71.8%

Share of County Employment, 1999



Yancey County

II. Economic and Demographic Data (continued)

Income by Major Source, 1998

Category	Cnty Per Capita	State Per Capita	% of Cnty Total	% of State Total
Net Labor Earnings	\$10,383	\$17,117	56.7%	68.0%
Income Maintenance Benefits	\$515	\$331	2.8%	1.3%
Unemployment Insurance Payments	\$86	\$58	0.5%	0.2%
Govt Retirement/Disability Payments	\$3,895	\$3,074	21.3%	12.2%
Dividends/Interest/Rent Earnings	\$3,430	\$4,601	18.7%	18.3%
Total Personal Income	\$18,308	\$25,181	100.0%	100.0%

Cash Receipts from Agriculture, 1998

Category	Cnty Per Capita	State Per Capita	% of Cnty Total	% of State Total
Crops, Total	\$816	\$430	89.2%	44.5%
Tobacco	\$150	\$132	16.4%	13.7%
Other Crops	\$666	\$298	72.8%	30.9%
Livestock, Dairy, and Poultry	\$99	\$519	10.8%	53.7%
Government Payments	\$0	\$17	0.0%	1.8%
Total Farm Income	\$915	\$966	100.0%	100.0%

Travel and Tourism, 1999

Indicator	Year	Total	Per Capita	County Score
Travel Spending	1999	\$19,880,000	\$1,180	73
Travel Wages	1999	\$4,070,000	\$242	71
Travel Employment	1999	230	13.7 (per thousand people)	68
Seasonal Dwelling Units	1990	1,191	77.2 (per thousand people)	84

County Score: Compares per capita spending, wages, and per thousand employment and dwellings among counties from 1 (lowest) to 100 (highest).

Announced Investment and Employment in Manufacturing Plants, 1999

Type of Investment	1999 Investment	County Score Investment	1999 Employment	County Score Employment
New Plants	\$835,000	43	0	1
Expansions	\$0	1	0	1

County Score: Compares investment and employment among counties from 1 (lowest) to 100 (highest).

Yancey County

III. Development Capacity, Accessibility, Infrastructure and Resources

Development Capacity Checklist

Indicator	Yes	No
County Development Program	✓	
Local Development Corporation	✓	
Chamber of Commerce	✓	
Economic Development Plan		✓
80% of population within 10 miles of a 4-lane road		✓
Commercial Airport within 50 miles	✓	
Interstate Highway within 10 miles		✓
Wastewater Treatment Capacity Available	✓	
Natural Gas Available		✓
100,000+ sq ft of Industrial Space Available		✓
Industrial Sites Available	✓	

Accessibility

Nearest Major City (100,000+ population)	Knoxville, TN
Distance to Nearest Major City (miles)	100
Nearest Commercial Airport	Asheville Regional
Runway Length (feet)	8,000
Distance to Nearest Airport (miles)	50
Nearest Interstate(s)	I-40
Distance to Nearest Interstate (miles)	25
% Population within 10 miles of 4-lane road	0%

Industrial Property

Indicator	Area	County Score
Available Space in Industrial Buildings (in sq.ft.)	0	1
Available Acreage in Industrial Sites	70.0	20

County Score: Compares available industrial space among counties from 1 (lowest) to 100 (highest).

Municipal Wastewater Treatment

Indicator	Total in gal/day	Per Capita	County Score
Existing Wastewater Treatment Capacity	800,000	48.2	23
Surplus Wastewater Treatment Capacity	293,250	17.7	24

County Score: Compares per capita wastewater capacity among counties from 1 (lowest) to 100 (highest).

Number of Municipal Wastewater Treatment Plants: 1