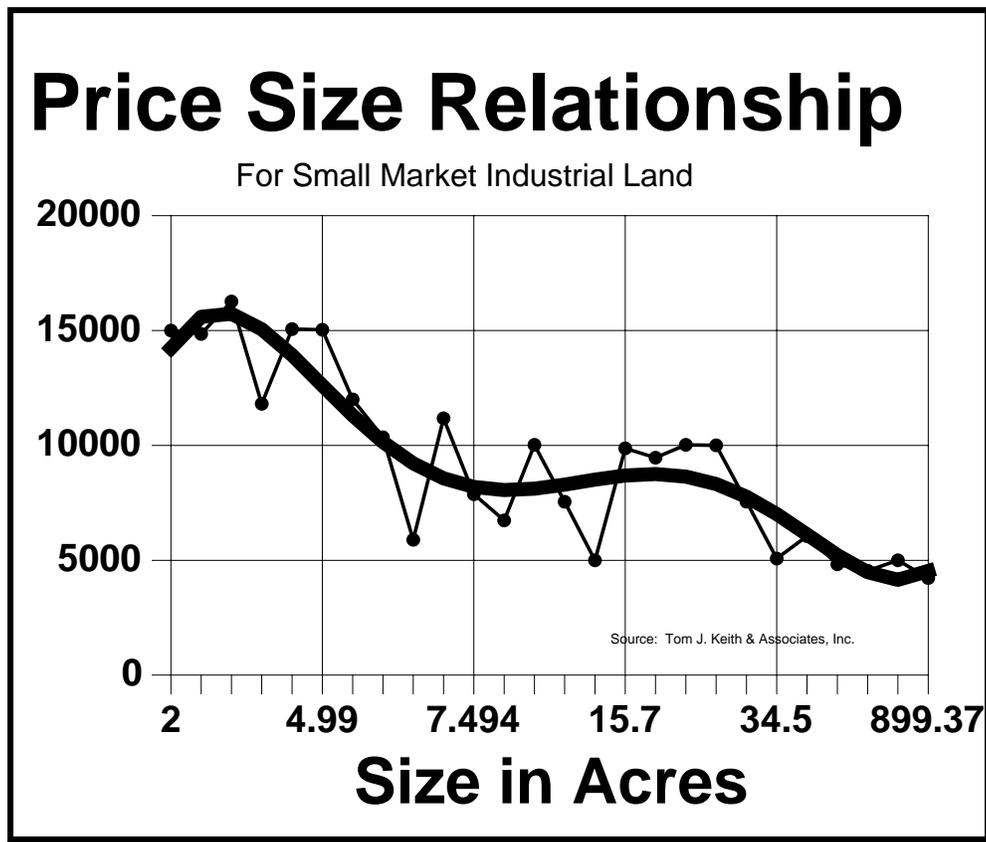


# INDUSTRIAL LAND PRICES

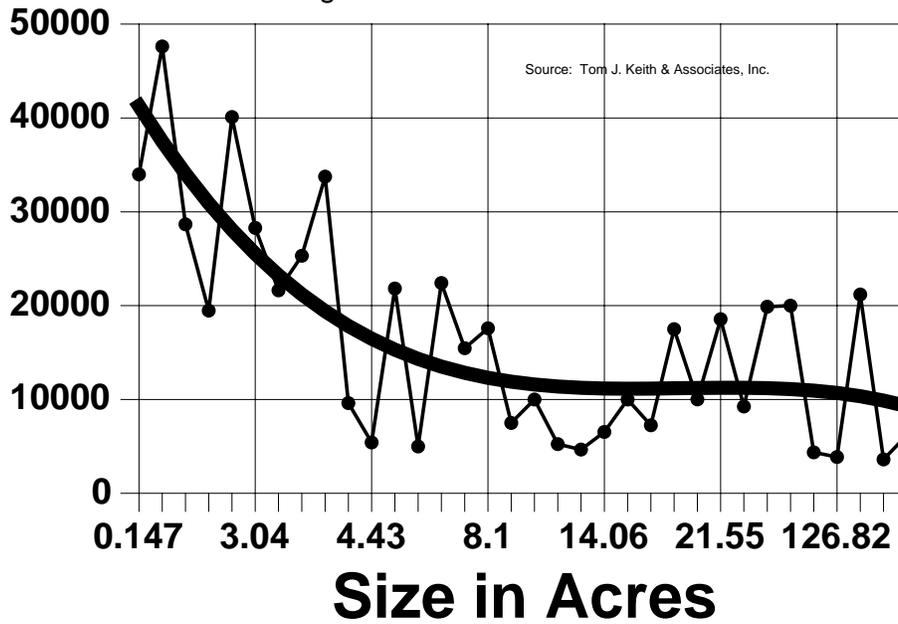
by  
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The market for Industrial Land in markets with over 50,000 in population has generally been stronger than in smaller markets. As you will note from the accompanying chart, the price of the smaller sites of less than 4 acres carries a value in excess of \$20,000 and the larger tracts carry a value of less than \$20,000. In the eastern part of the state, the market is much weaker than in the Piedmont and West. Many small industrial sites in these areas will have a value of \$50,000 to \$100,000 per acre. The weaker industrial demand in the east has been attributed to higher utility rates, a more aggregation economy and better agricultural soils and less industrial development since the area was settled over 200 years ago. The East has a lot of catching up to do to convert our agricultural economy to a more diversified one. The charts below show the price-size relationship for small, medium and large markets.



# Price Size Relationship

For Large Market Industrial Land



# Price Size Relationship

For Medium Market Industrial Land

