



2025 ANNUAL GROWTH REPORT

2025 REVIEW

63 Project Announcements

\$2.9B Capital Investment

8,632 Announced Jobs



EXECUTIVE SUMMARY

Large-scale manufacturing and major HQ investments marked 2025 as a breakout year for the Charlotte Region's economy.

Total announced investment surged to nearly \$3 billion, creating 8,500 jobs and significantly outpacing 2024's totals of \$960 million and 2,400 jobs. These figures mark a three-fold increase in capital investment and a 250% rise in announced jobs over the previous year.

The scale and diversity of these announcements demonstrate that the region has quickly overcome 2024's slowdown, signaling a return to the robust growth trajectory established in previous years.

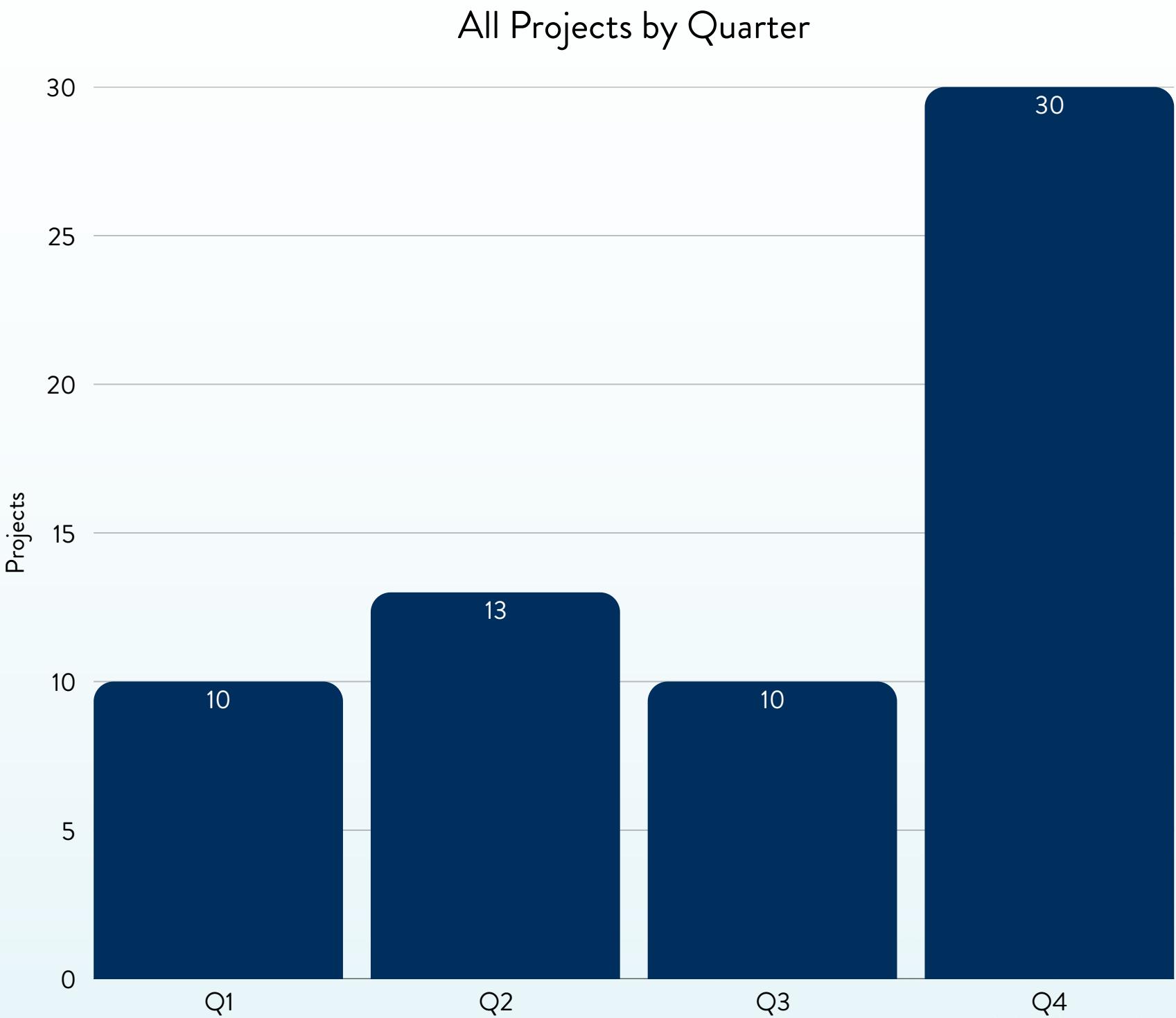


EXPLOSIVE 4TH QUARTER GROWTH



In the fourth quarter, office development activity experienced a notable influx of capital, led by major new investments from Scout Motors (\$207 million) and Pacific Life (\$12.3 million). This period also saw expansion commitments from firms with an established local footprint, including SoFi Technologies (\$3 million) and Maersk (\$16 million), signaling a sustained confidence in Charlotte as a strategically competitive location for corporate operations.

Manufacturing also experienced strong momentum in Q4, highlighted by Pratt Industries' major expansion in York County, which represents a \$92 million investment and 116 new jobs. Overall, 21 industrial projects were announced during the quarter.

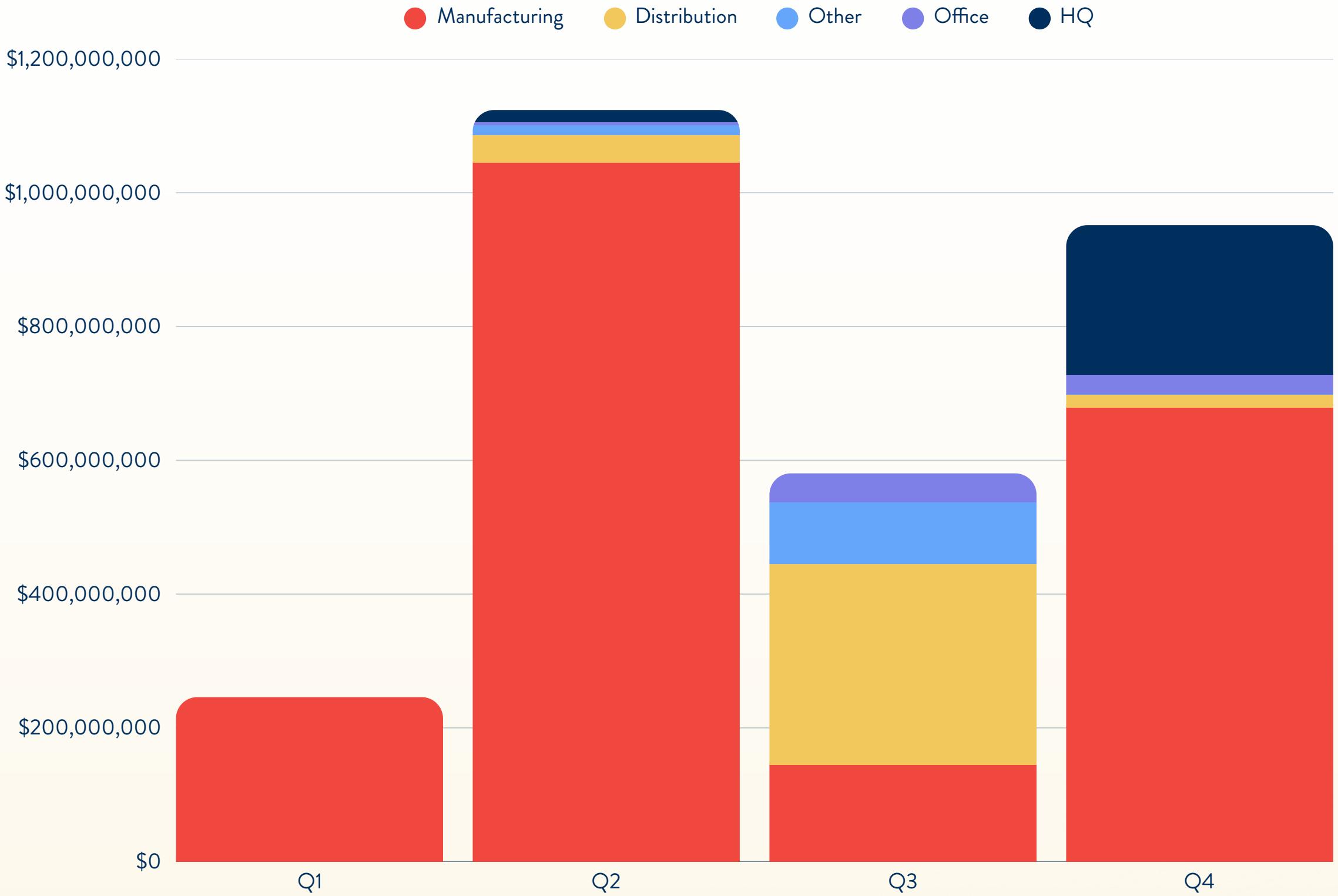


MANUFACTURING HOLDS STRONG



Investment activity was heavily concentrated in manufacturing, totaling just over \$2.1 billion for the year, with a major spike in Q2 and strong activity again in Q4.

Distribution, office, and HQ investments were more episodic, led by distribution in Q3 (\$300 million) and a significant HQ investment in Q4 (\$223 million), while Q1 saw activity only in manufacturing.

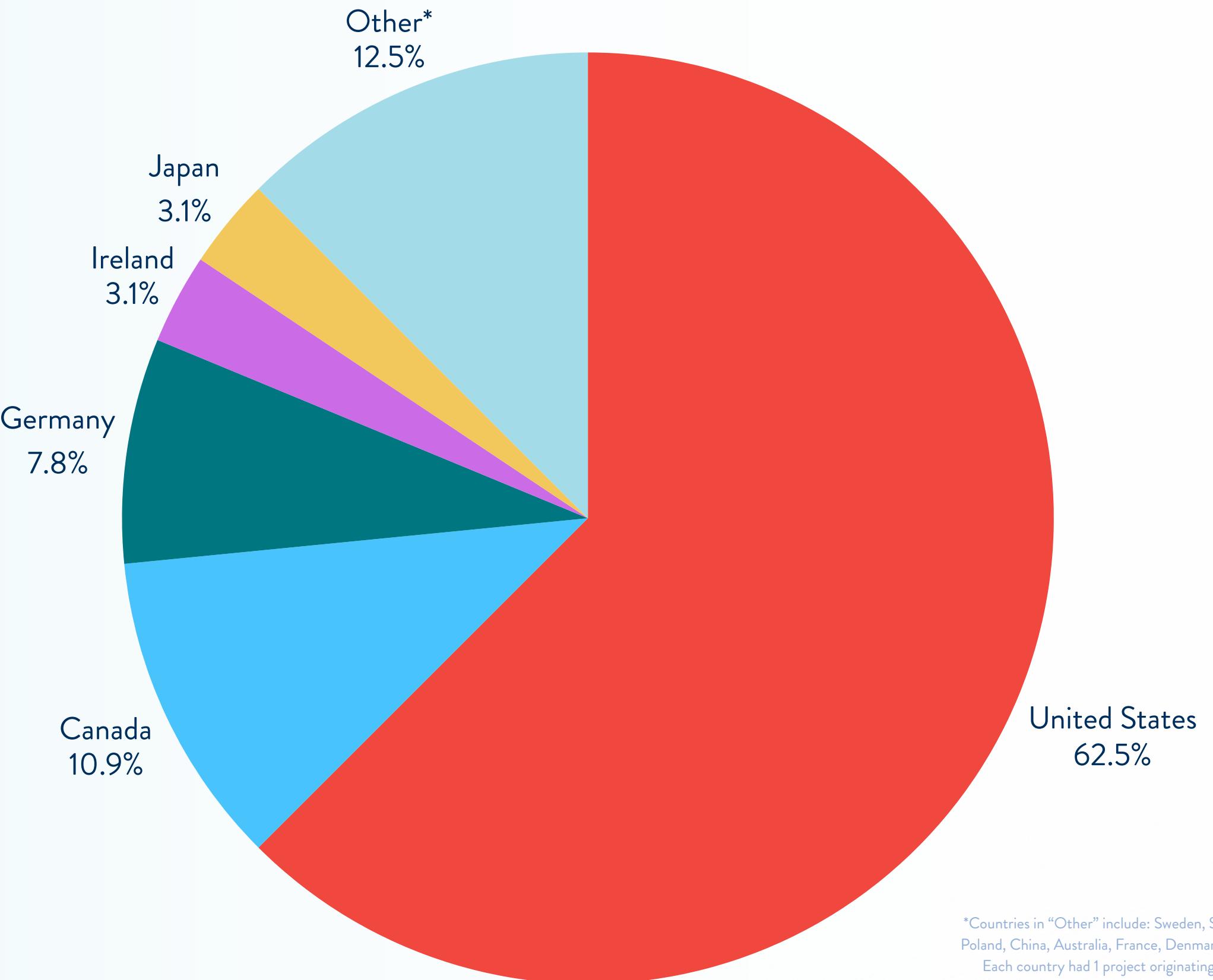


FOREIGN DIRECT INVESTMENT



While foreign direct investment (FDI) levels in 2025 mirrored those of 2024, they remain notably higher than recent historical average.

Germany and Canada accounted for roughly half of all foreign investment into the region. Canada overtook Germany as the largest source of FDI in the Charlotte Region for 2025, ending Germany's decade-long lead.

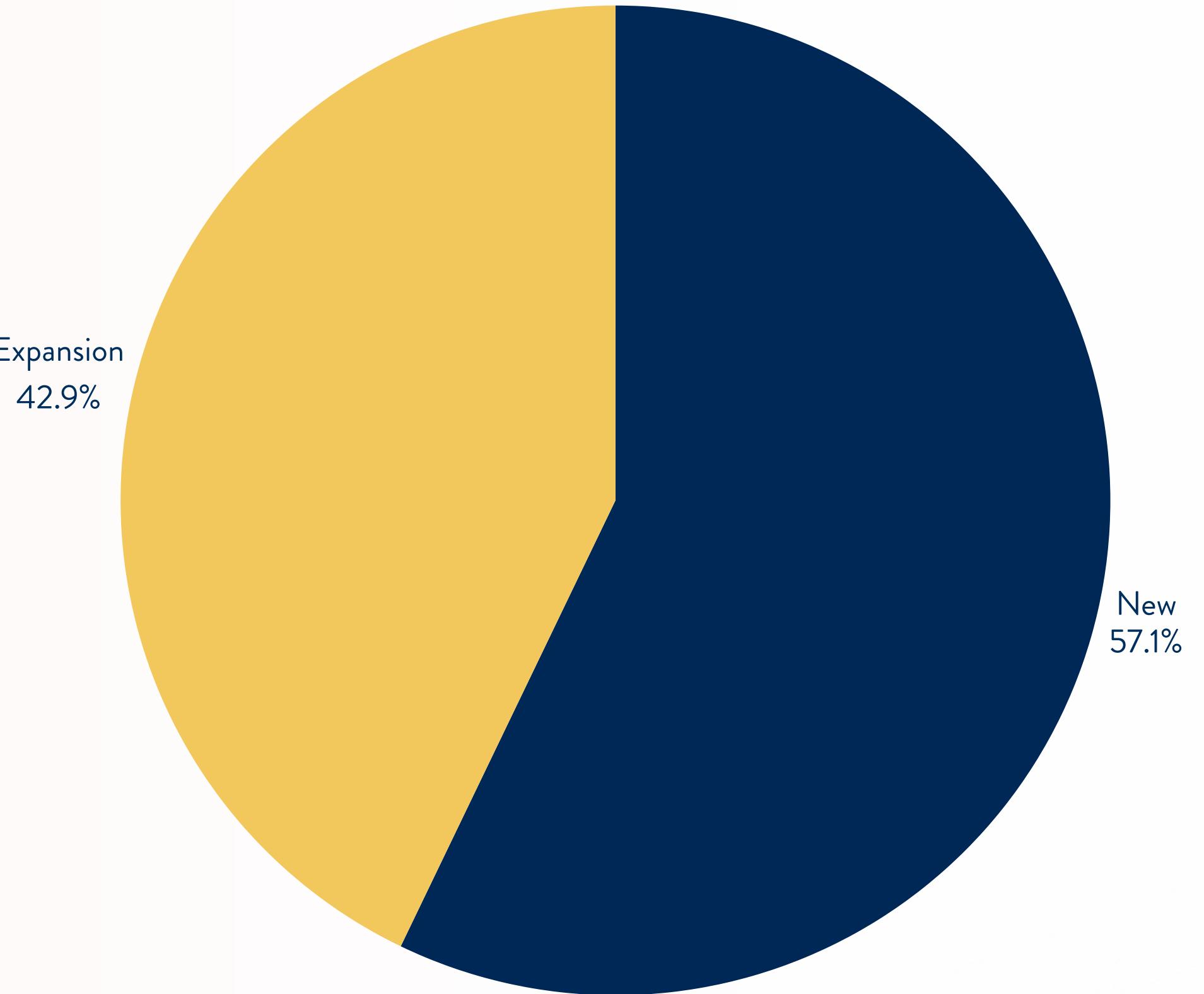


NEW & EXPANDING



The 2025 project landscape was driven primarily by new market entrants, which accounted for 57% of all project announcements. This influx of new players was complemented by a robust 43% expansion rate from existing firms, signaling deep-rooted confidence in the region's long-term stability.

Expansions by existing Charlotte-area businesses were also a major driver this year, accounting for approximately \$730 million in announced investment.



TOP 3 ANNOUNCEMENTS



**City of Charlotte
Corporate HQ
1,200 Jobs
\$207M Investment**

“Scout Motors, an emerging automotive manufacturer revitalizing a legacy American brand, will locate its headquarters in Charlotte, employing 1,200 workers by 2030. The headquarters, which will be located at the Commonwealth development in Plaza Midwood, will serve as the central hub for leadership and innovation.”



**Rowan County
Advanced Manufacturing
1,181 Jobs
\$500M Investment**

“Global manufacturing solutions provider Jabil has selected Rowan County, North Carolina as the location for a new advanced manufacturing facility that will support cloud and AI data center infrastructure customers. Operations are expected to begin in mid-calendar year 2026. This facility will be Jabil’s fourth in North Carolina.”



**City of Charlotte
Corporate Headquarters
520 Jobs
\$16M Investment**

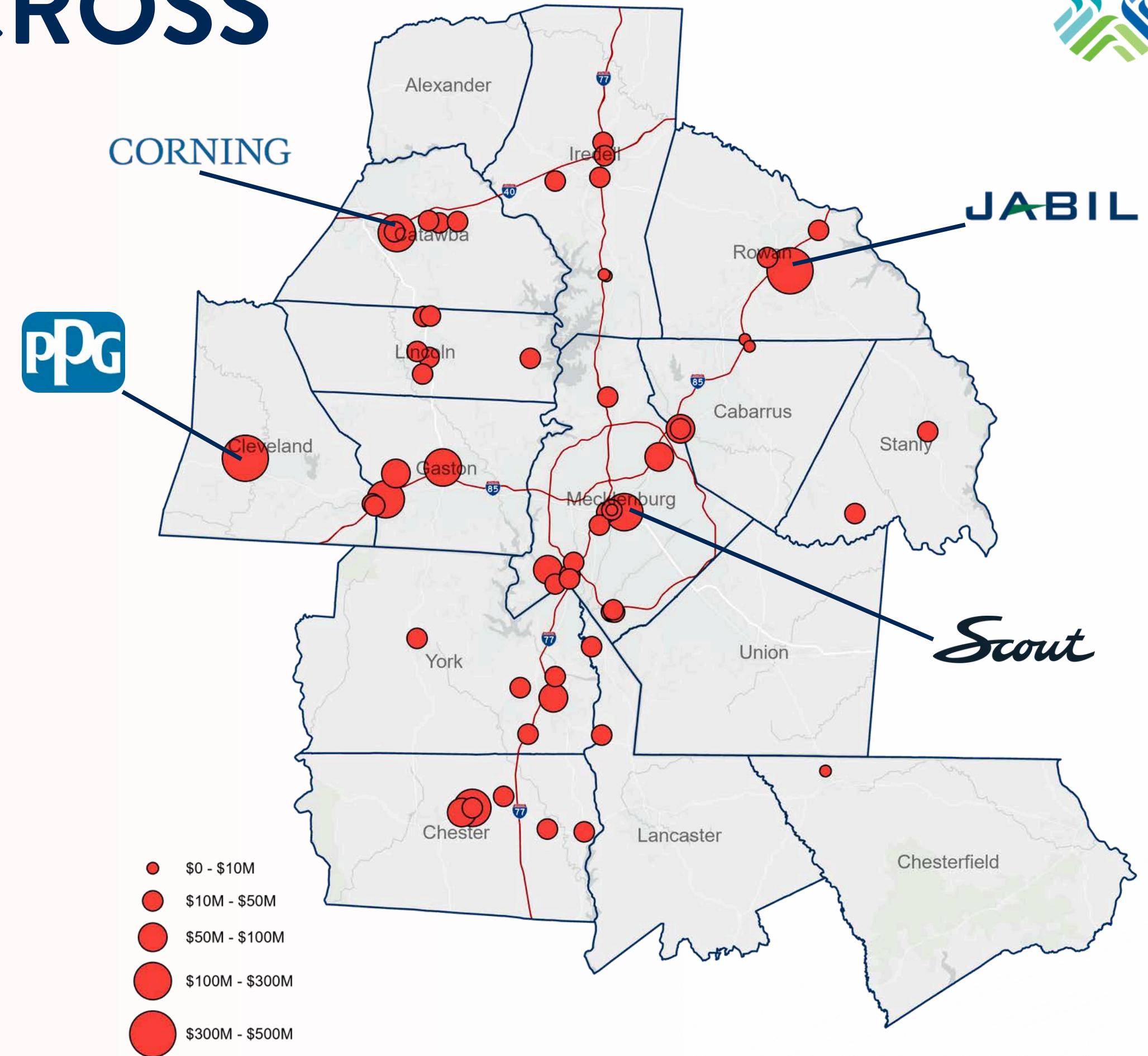
“Maersk purchased its current space in south Charlotte in 2006. As the company’s new headquarters, it will house key corporate functions, including finance, human resources, commercial strategy and technology. The project...will eventually expand the company’s Charlotte workforce to more than 1,300 employees.”

INVESTMENT ACROSS THE REGION



A significant share of large-scale investments across the region were geographically concentrated near major interstate corridors. In Catawba County, all announced projects were located along the I-40 corridor, while numerous additional projects clustered along the I-85 corridor and the I-77 corridor south of Charlotte. In Lincoln County, most announcements were situated along U.S. Highway 321, a key logistics artery connecting Cabarrus and Gaston counties.

This spatial pattern indicates that proximity to the region's primary interstate and freight corridors is a critical locational factor for manufacturing and distribution investments.



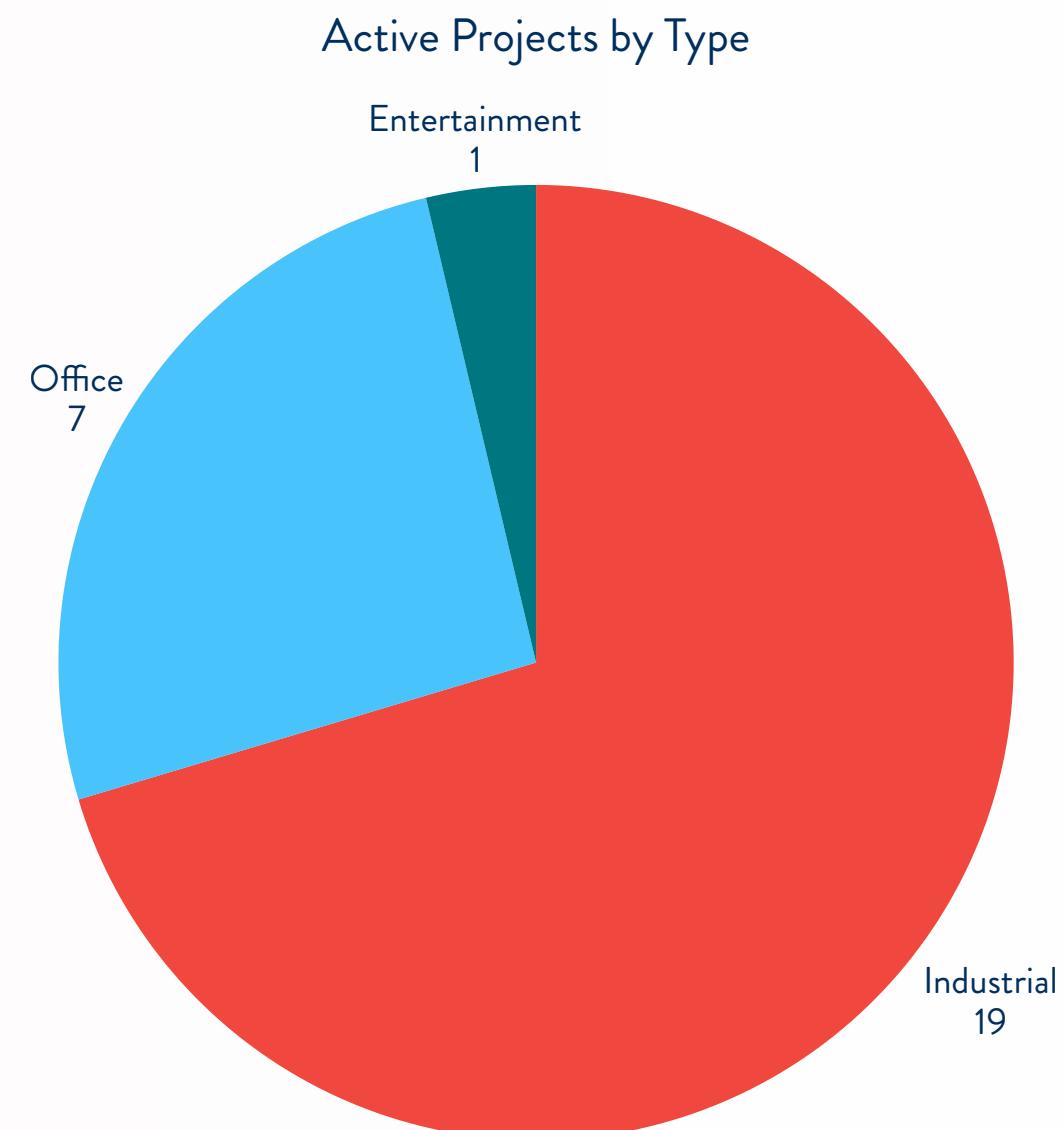
ACTIVE PROJECT PIPELINE



In 2026, CLT Alliance's Business Recruitment team will engage in a diversified set of lead-generating activities designed to expand awareness, deepen relationships, and drive new investment opportunities. These efforts include 2 domestic and 3 international recruitment in major markets, a strong presence at 4 site consultant conferences and tradeshows, and 6 in-market events, including high-profile convenings such as the Truist Championship and MLS All-Star Game.

In addition, ongoing participation in statewide networking and professional development events will ensure consistent engagement with economic development partners and stakeholders throughout the year.

27 Active Projects
\$1.4B Potential Investment
7,047 Potential Jobs



2025 ANNOUNCEMENTS



Not all projects announce investment, jobs or total square footage.

County	Announced Date	Company	Announced Jobs	Announced Investment	Total Sq ft
Cabarrus	1/9/2025	HSREI, LLC (Hendrick)	-	\$35,000,000	260,000
City of Charlotte	1/15/2025	groninger USA	60	\$15,100,000	27,500
Iredell	1/22/2025	Carolina Beverage Group	15	-	387,200
Iredell	2/3/2025	RMC Advanced Technologies	17	\$21,000,000	200,000
Iredell	2/3/2025	Crossroads Commerce Center	-	\$16,000,000	200,000
Lincoln	2/6/2025	Spantek	4	\$3,850,000	60,000
City of Charlotte	2/11/2025	DetraPel Inc	30	\$3,500,000	40,000
Cabarrus	2/13/2025	Motorsports IP Acquisition Co. I, LLC (GM Cadillac F1 project)	300	\$75,000,000	204,045
Cabarrus	2/13/2025	HSREI, LLC (Hendrick)	-	\$65,000,000	204,045
York	3/19/2025	Komar Industries	160	\$11,500,000	176,772
Iredell	4/1/2025	Keslowski Advanced Manufacturing	20	\$23,000,000	-
Rowan	4/4/2025	REBEL	50	-	279,000
Rowan	4/23/2025	Aerowood Aviation	9	\$15,000,000	15,000
Cleveland	5/2/2025	FilSpec	130	\$15,000,000	300,000
York	5/6/2025	Hissho Sushi	146	\$5,000,000	82,000
Lancaster	5/7/2025	Oldcastle APG	30	\$20,000,000	33,000
Cleveland	5/8/2025	PPG Industries	110	\$380,000,000	198,000
Mecklenburg	5/9/2025	HSP US LLC	74	\$37,000,000	-

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County	Announced Date	Company	Announced Jobs	Announced Investment	Total Sq ft
Mecklenburg	5/22/2025	AVL Toromont	326	\$56,015,800	-
Lancaster	5/27/2025	Atlas Copco Compressors, LLC	125	\$41,000,000	400,000
Mecklenburg	5/27/2025	Daimler Financial Services	276	\$17,400,000	-
Stanly	5/29/2025	Charlotte Pipe and Foundry	11	\$10,500,000	15,932
Lincoln	6/23/2025	Spantek	4	\$3,850,000	-
Rowan	6/30/2025	Jabil, Inc.	1181	\$500,000,000	422,315
Chester	7/7/2025	Luck Stone	25	\$93,000,000	100,000
York	7/7/2025	SCHNEEBERGER	101	\$3,200,000	42,000
City of Charlotte	7/8/2025	Citigroup	510	\$16,100,000	85,000
City of Charlotte	7/8/2025	AssetMark	252	\$10,000,000	47,000
Chester	8/21/2025	IKO Industries	20	\$137,000,000	-
York	9/16/2025	Riverstone Logistics	159	\$16,400,000	12,000
Chester	9/18/2025	Cirtec Medical	12	\$3,825,000	15,000
Rowan	9/23/2025	CMC	29	\$1,000,000	54,080
Gaston	9/30/2025	Walmart	300	\$300,000,000	1,200,000
York	10/7/2025	Pratt Industries	116	\$92,500,000	530,000
Mecklenburg	10/7/2025	DBR77	5		-
Catawba	10/15/2025	American Fuji Seal	32	\$25,000,000	47,500
Catawba	10/15/2025	Corning Optical Communications	132	\$267,900,000	250,000
Cleveland	10/17/2025	Blachford RP Corp	47	\$1,950,000	104,889
City of Charlotte	10/21/2025	SoFi Technologies	225	\$3,000,000	-
City of Charlotte	10/23/2025	Wayflyer	20		-
Iredell	10/27/2025	Sheets Laundry Club	9	\$2,200,000	-

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County	Announced Date	Company	Announced Jobs	Announced Investment	Total Sq ft
City of Charlotte	10/28/2025	Pacific Life	301	\$12,300,000	-
Gaston	10/31/2025	Healsee Capsules	100	\$65,000,000	-
Catawba	11/12/2025	Thread The Word	3	\$450,000	2,100
City of Charlotte	11/12/2025	Scout Motors	1200	\$207,000,000	-
Iredell	11/12/2025	Carolina Beverage Group	-	-	723,533
Cabarrus	11/13/2025	Momentec Brands	700	\$0	756,000
Chester	11/14/2025	Chester Asphalt Terminal LLC	10	\$19,500,000	20,000
Lincoln	11/17/2025	Cataler North America	-	\$7,079,214	-
Lincoln	11/17/2025	LeeBoy	-	\$1,900,000	-
Lincoln	11/17/2025	Lincoln County Fabricators	10	\$4,700,000	10,000
City of Charlotte	11/18/2025	Maersk	520	\$16,000,000	-
Gaston	11/19/2025	Fit Precast	125	\$102,000,000	154,000
Mecklenburg	11/27/2025	RXO	216	\$13,700,000	-
Chester	12/1/2025	Jones-Hamilton	-	\$11,130,000	-
Chester	12/1/2025	Synteen Technical Fabrics	45	\$9,500,000	130,000
Mecklenburg	12/1/2025	JGA Space & Defense	40	\$25,000,000	60,000
Stanly	12/4/2025	Atrium Health	28	\$1,235,500	17,000
Lincoln	12/15/2025	Active Concepts	15	\$29,000,000	80,000
Lincoln	12/15/2025	Hydac Cooling Systems	-	\$2,105,152	-
Mecklenburg	12/15/2025	City National Bank	120	-	23,000
Catawba	12/18/2025	Coley, LLC	40	\$9,000,000	100,000
Catawba	12/31/2025	Kooima Company	21	\$22,500,000	105,000

THE RESEARCH TEAM

Services include demographic and economic trend research, industry research and deep dives, economic impact analysis, site selection and mapping analysis, and custom reporting.



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