



TWIN OAKS BUSINESS PARK DOBSON, NC

Strategically Positioned for Industrial and Commercial Growth

STRATEGIC LOCATION | 2250 ZEPHYR ROAD

 Interstate 77	0.2 miles
 Interstate 40	42 miles
 Winston-Salem	45 minutes
 Charlotte Int'l Airport	85 miles
 Charlotte Inland Port	85 miles
 Port of Wilmington	280 miles

SITE DETAILS

Available Acreage

Up to 30 acres, all due diligence complete

Accessibility

Interstate 77 within quarter-mile

Site Type

Gentle, rolling site

Adjacent Utilities

- Water/Sewer
- Electric
- Natural Gas
- Fiber

Workforce Availability

45 minute workforce of 390,000+





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UTILITY INFRASTRUCTURE



ELECTRIC

Surry-Yadkin EMC

12.47 kV adjacent line; 3.5 MW capacity; self-healing circuit



WATER/SEWER

Town of Dobson

Water: 8" line; adjacent
Sewer: 10" line; adjacent



NATURAL GAS

Frontier Nat. Gas

6" line at 55 psi



TELECOM

Surry Comms.

Fiber adjacent;
Metro service

WORKFORCE & EDUCATION



Labor Pool: 45 minute workforce of 390,000+



Access: more than 50% of the US population is within a 12 hour drive



Surry-Yadkin Works: 260 students/year in local industry; 60%+ hire rate



FLEET MFG High School Program: 50 students/year at Altec, Mt. Airy



Surry Community College: Top 5 in NC for student success



Nearby Universities: Wake Forest, Winston Salem State, UNCG, NC A&T, Salem College



CONTACT US

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