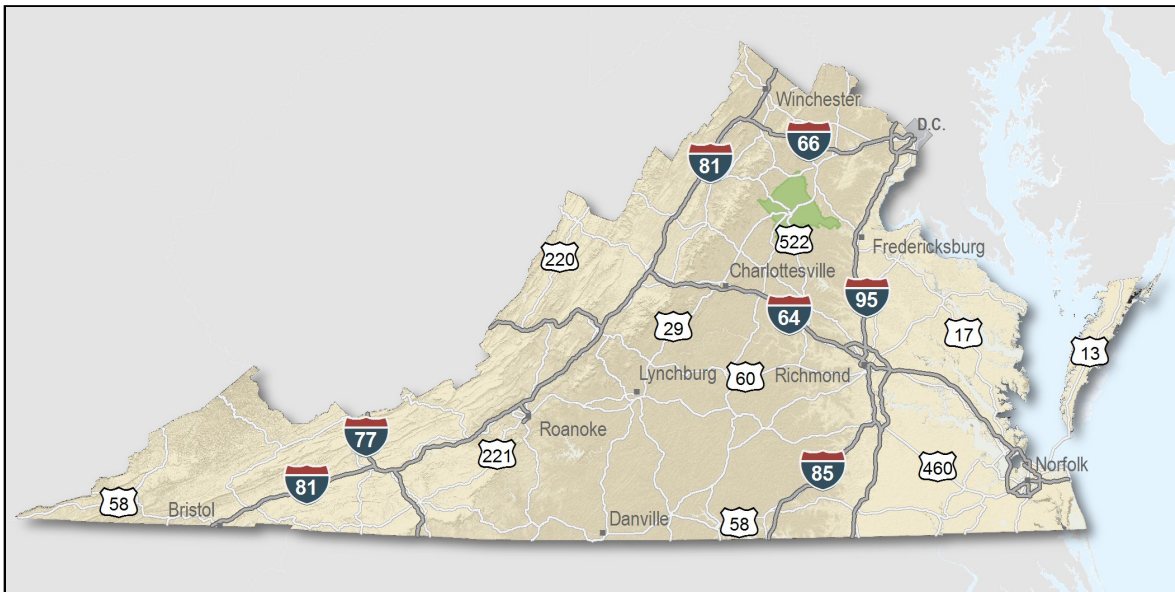

Culpeper County, Virginia

Overview

Only a few locations can guarantee the right combination of resources that are crucial to your business's success. Virginia's premier location offers excellent domestic and international access. Centrally located on the U.S. East Coast, 40 percent of the U.S. population is within a day's drive, and our integrated transportation system of highways, railroads, airports and seaports ensures that you can reach every one of your markets efficiently. Close proximity to Washington, D.C. facilitates contact with policy makers and the federal government system.

Virginia continues to rank among America's leading states for business by CNBC and Forbes.com. Business-first values, easy access to markets, stable and competitive operating costs, and a talented workforce all drove Virginia to the top. This unique combination of assets has encouraged businesses to prosper here for more than 400 years. Like you, they searched the world over for that convergence of resources that would help ensure their prosperity. For them, their search ended here. Chances are yours will too.

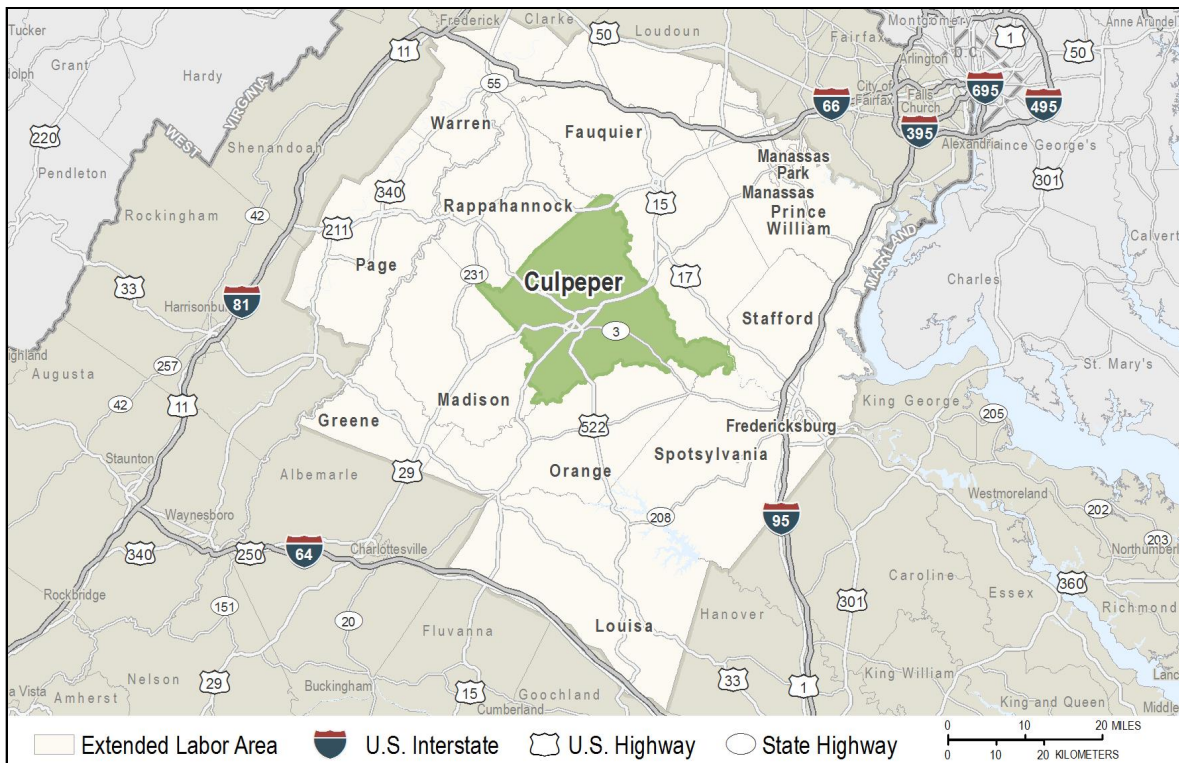
- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37 Fortune 1000 firms.
- Headquarters to 56 firms each with annual revenue over \$1 billion.
- More than 21,400 high-tech establishments operate in Virginia.
- More than 700 internationally-owned businesses from 40 countries are located in Virginia.
- Ranks third among the 50 states as a recipient of federal R&D funds.
- Streamlined permitting process.
- Recruitment training programs to help new businesses become operational faster.
- Programs at little or no cost to help businesses increase international sales.



Location

Culpeper County is located in the north-central Piedmont Region of Virginia. Situated in a predominantly rural setting at the junction of several major highways, Culpeper has developed a thriving and diversified economy with strong manufacturing, data center, trade, services, and value-added agricultural sectors. The community offers an attractive residential environment coupled with proximity to Eastern markets via easy access to interstate, rail, and air transportation.

Located within the Washington-Arlington-Alexandria Metropolitan Statistical Area (MSA), the county is 65 miles southwest of Washington, D.C.; 89 miles northwest of Richmond; and 174 miles northwest of Norfolk. The community has convenient access to I-95, I-66, I-64, and I-81.



Culpeper County

Virginia's Elegant Business Location

Culpeper is a hub of commerce and culture nestled between Charlottesville, VA and Washington, D.C. We are proud to be home to a broad range of industries, and will continue to encourage that diversity by nurturing our local businesses as well as attracting new companies that value our community's skilled workforce, strategic location and vibrant quality of life. Just an hour south of the Beltway, Culpeper offers a unique blend of technological infrastructure and small-town charm. In addition, Culpeper offers a progressive local government, SBA HUB Zone, jet-ready Airpark, Foreign Trade Zone, Technology Zone, and a free-flowing transportation system.



Labor Market

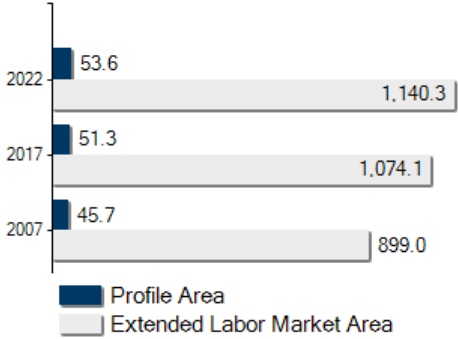
Population		
Gender Distribution (2017)		
Culpeper County	Male	Female
	50.1%	49.9%
Race/Ethnicity (2017)		
Classification	Profile Area	Extended Labor Area
White	40,755	773,599
Black	7,636	189,670
Two or More	1,556	40,871
Asian	860	59,444
American Indian or Alaska Native	401	8,722
Pacific Islander	74	1,753
Hispanic (may be of any race)	5,474	76,636
Median Age (2017)		39 years

Civilian Labor Force (2017)	
Culpeper County	23,786
Extended Labor Market Area	545,066
Total	568,852

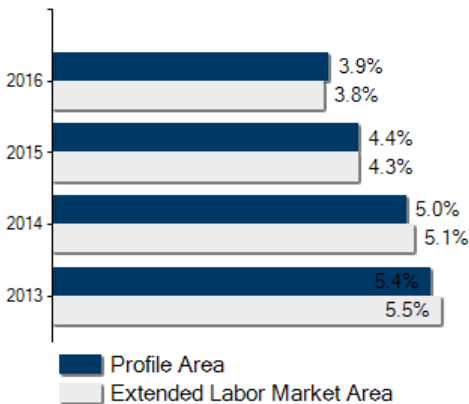
Labor Force Participation (2012-2016)	
Culpeper County	64.1%
Extended Labor Market Area	68.2%

Unemployment	
Unemployment Rate (May 2018)	
Culpeper County	2.8%
Extended Labor Market Area	2.7%
Statewide	2.9%
Unemployed (2017)	
Culpeper County	860
Extended Labor Market Area	19,306
Total	20,166
Underemployed (1st Quarter 2018)	
Culpeper County	2,019
Extended Labor Market Area	49,033
Total	51,052

Population in Thousands



Unemployment Rates





Labor Market

Commute Time (2012-2016)

Worked from home	1,110	5.0%
Under 15 minutes	4,893	23.2%
15-24 minutes	4,640	22.0%
25-34 minutes	2,362	11.2%
35-44 minutes	823	3.9%
45-59 minutes	2,446	11.6%
Over 60 minutes	5,884	27.9%
Mean Travel Time to Work (minutes)		40

Additional Labor Resources

High School Graduates Not Continuing (2016-2017)	93
Two-Year College Graduates (Spring 2017)	3,543
Two-Year College Enrollees (Fall 2017)	31,203
Other College and University Graduates (Spring 2017)	1,156
Total	35,995

Career Readiness Certificate (01/01/2016-08/31/2017)

Virginia's Career Readiness Certificate (CRC) assists employers by certifying that a recipient possesses core skills in applied math, reading for information, and locating information. The CRC certification is based on established Workeys® assessment tests. Virginia uses a three-tiered approach (bronze, silver, gold) to credentialing certificate holders that is based on the recipient's level of development skills.

Culpeper County	15
Extended Labor Market Area	289
Total	304

Educational Attainment

On-Time Graduation Rate (Class of 2017)	89.8%
Percentage of Culpeper County population age 25+ who are high school graduates (2012-2016)	83.6%
Percentage of Culpeper County population age 25+ who have earned a Bachelor's Degree or higher (2012-2016)	22.3%



Labor Market

Employment by Sector* (4th Qtr. 2017)

Agriculture Forestry Fishing and Hunting	227	1.5%
Mining Quarrying and Oil and Gas Extraction	78	0.5%
Utilities	N.D.	N.D.
Construction	1,049	6.7%
Manufacturing	1,185	7.6%
Wholesale Trade	401	2.6%
Retail Trade	2,321	14.8%
Transportation and Warehousing	238	1.5%
Information	404	2.6%
Finance and Insurance	198	1.3%
Real Estate and Rental and Leasing	201	1.3%
Professional Scientific and Technical Services	604	3.9%
Management of Companies and Enterprises	N.D.	N.D.
Administrative and Support and Waste Management	369	2.4%
Educational Services	124	0.8%
Health Care and Social Assistance	2,208	14.1%
Arts Entertainment and Recreation	201	1.3%
Accommodation and Food Services	1,415	9.0%
Other Services	909	5.8%
Total Government	3,359	21.5%
Federal Government	217	1.4%
State Government	726	4.6%
Local Government	2,416	15.4%
Unclassified	36	0.2%
Total	15,643	100.0%

N.D. - Not Disclosed

*By Business Establishment



Labor Market

Major Employers

Manufacturing

Company

Bingham & Taylor Corp.
 Builder's First Source
 Continental Teves, Inc.
 Euro - Composites
 Hardwood Artisans
 Masco Builder Cabinet Group
 Shibuya Hoppman Corp.
 TE Connectivity (Rochester Wire & Cable)

Product/Service

Iron Castings and ABS Plastics
 Pre Engineering Housing
 Electronic brake systems
 Composite Materials
 High Quality Handmade Furniture
 Cabinets
 Package Equipment
 Electrical and Fiber Optic Cables

NonManufacturing

Company

Cintas
 Communications Corporation of America
 Environmental Systems Services
 Equinix (NAP of the Capital Region)
 Merchant's Grocery Co., Inc.
 SWIFT, Inc.

Product/Service

Uniform Services
 Printing/Direct mail services
 Environmental Testing & Services
 Multi Data Center Campus
 Food Distribution - Wholesale
 Financial telecommunications

Labor Market

Union Activity (10/1/2015 - 10/1/2017)	
Petitions filed for decertification	0
Petitions filed for representation	0
Petitions filed for raid	0
Elections won by union	0
Elections won by company	0

Labor Market

Estimated Earnings (May 2017)

Occupation	Median Wage (US\$)	Mean Wage (US\$)	Median Salary (US\$)	Mean Salary (US\$)
Laborers and Freight, Stock, and Material Movers, Hand Industrial Truck and Tractor Operators	12.18	13.07	25,339	27,190
Heavy and Tractor-Trailer Truck Drivers	16.06	16.28	33,414	33,866
Inspectors, Testers, Sorters, Samplers, and Weighers	17.23	17.68	35,844	36,790
First-Line Supervisors of Production and Operating Workers	16.04	17.52	33,367	36,448
Maintenance and Repair Workers, General	28.74	31.84	59,776	66,242
Office Clerks, General	16.92	17.37	35,193	36,112
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	16.82	17.54	34,972	36,496
Receptionists and Information Clerks	18.42	18.51	38,319	38,491
Customer Service Representatives	14.18	14.33	29,494	29,802
Bookkeeping, Accounting, and Auditing Clerks	15.97	16.90	33,212	35,144
First-Line Supervisors of Office and Administrative Support Workers	19.63	20.56	40,838	42,777
Computer User Support Specialists	25.02	26.44	52,027	54,986
Network and Computer Systems Administrators	24.79	26.02	51,559	54,113
Software Developers, Systems Software	47.32	46.14	98,426	95,981
Software Developers, Applications	47.67	51.86	99,150	107,864
Computer Systems Analysts	45.60	47.94	94,868	99,712
Accountants and Auditors	45.92	49.79	95,523	103,566
Management Analysts	35.12	37.50	73,058	78,003
Human Resources Specialists	44.90	60.00	93,394	124,811
	28.50	30.30	59,273	63,020

Per Capita Personal Income (2016)

\$42,889

Median Family Income (2012-2016)

\$76,188



Education

Public School Enrollment (Fall 2017)

Level	Number	Enrollment
Preschool	1	5
Elementary	6	3,840
Middle	2	1,870
High School	2	2,495

Student Teacher Ratio (FY 2017)

Elementary	12:1
Secondary	14:1

Per Pupil Expenditure (FY 2017) (US\$)

10,072.00

On-Time Graduation Rate (Class of 2017)

89.8%

High School Graduates Continuing Education (2016-2017)

83.8%

Advanced Programs (2016-2017)

Governor's Schools	
Mountain Vista Governor's School	
Governor's School Enrollment	26
Students taking 1 or more Advanced Placement (AP) Courses	467
Students taking 1 or more Dual Enrollment Courses	183

Education

Workforce Development Facilities

Facility	Type
Albemarle Career Center	Satellite Center
Culpeper Career Resource Center	Satellite Center
Greene County Job Spot	Satellite Center
GSC Center for Workforce and Community Education	Career and Technical Center
Lord Fairfax Community College Workforce Solutions	Career and Technical Center
Louisa Employment Center	Satellite Center
Madison Department of Social Services	Informational Center
Nelson Career Resource Center	Informational Center
Orange Workforce Center	Satellite Center
Piedmont Workforce Network	Comprehensive Center
The Workplace	Satellite Center

Higher Education Facilities – Fall 2017

Facility	Enrollment
George Mason University - Science and Technology Campus	36,297 [†]
Northern Virginia Community College - Manassas Campus	8,998
Strayer University - Fredericksburg Campus	6,473 ^{†‡}
Germanna Community College - Fredericksburg Campus	5,641
Piedmont Virginia Community College - Eugene Giuseppe Center	5,608 [†]
University of Mary Washington - Fredericksburg Campus	4,808 [†]
University of Mary Washington - Stafford Campus	4,808 [†]
Lord Fairfax Community College - Fauquier Campus	2,450
Germanna Community College - Locust Grove Campus	2,033
Germanna Community College - Daniel Technology Center	^{†§}
Germanna Community College - Stafford County Center	^{†§}
Lord Fairfax Community College - Luray-Page County Center	^{†§}

[†] Enrollment figures are not available.

[‡] Enrollment figures are for all campuses.

[§] Enrollment counted at a main campus.

[◊] Fall 2016 Enrollment

Transportation

Interstates	
Name	Distance
I-95	6.9 miles (11.2 km.)
I-66	11.4 miles (18.3 km.)
I-64	23.4 miles (37.6 km.)
I-81	25.2 miles (40.5 km.)
I-495	35.5 miles (57.1 km.)
I-395	36.2 miles (58.3 km.)
I-295	42.7 miles (68.7 km.)
I-270	45.9 miles (73.9 km.)

Note: Measured from border of locality/region.

Highways				
Highway 15	Highway 211	Highway 229	Highway 29	Highway 299
Highway 3	Highway 522			

Commercial Air Service		
Charlottesville-Albemarle Airport, Charlottesville -- 42.1 miles (67.8 km.)		
American Airlines	Delta Connection	United Airlines
Washington Dulles International Airport, Dulles -- 52.2 miles (83.9 km.)		
Aeroflot Airlines	Air Canada	Air France
All Nippon Airways	American Airlines	Austrian Airlines
British Airways	Delta Air Lines	Ethiopian Airlines
Frontier Airlines	Icelandair	KLM Royal Dutch Airlines
Korean Air Lines	Lufthansa German Airlines	Saudi Arabian Airlines
Southwest Airlines	United Airlines	Virgin Atlantic Airways
Alaska Airlines	JetBlue Airways	South African Airlines
SAS/Scandinavian Airlines	Air Lingus	Copa Airlines
Virgin America	Avianca	Qatar
Porter Airlines	Turkish Airlines	AeroMexico
Brussels Airlines	Emirates	Etihad Airways
Air China	LATAM Airlines	Royal Air Maroc
Southern Airways Express		

Transportation

Commercial Air Service		
Ronald Reagan Washington National Airport, Arlington -- 69.4 miles (111.8 km.)		
Air Canada	American Airlines	Delta Air Lines
Frontier Airlines	Southwest Airlines	Sun Country Airlines
United Airlines	Alaska Airlines	JetBlue Airways
Virgin America		
Shenandoah Valley Regional Airport, Weyers Cave -- 74.4 miles (119.7 km.)		
ViaAir		

Note: Within a 75-mile drive of the center of the locality.



Transportation

General Aviation Service

Name	Runway Length
Culpeper Regional Airport, Culpeper	5,000 ft (1,524 m)

Freight Rail Service

Norfolk Southern Railway Company

Seaports

Name	Distance
Port of Virginia (Inland Port Front Royal)	57.0 miles (91.7 km)
Port of Virginia	178.0 miles (286.5 km)

Note: Driving distance from the center of the locality to Port of Virginia and any other seaports within 100 miles.

Other Ports of Entry

Name	Distance
Port of Washington - Dulles	52.1 miles (83.9 km)
Richmond-Petersburg	94.6 miles (152.3 km)

Note: Driving distance from the center of the locality to Port of Washington - Dulles and any other port of entry within 100 miles.



Utilities	
Electric	Rappahannock Electric Cooperative
Electric	Dominion Energy
Natural Gas	Columbia Gas of Virginia
Telecommunications	Verizon-Virginia
Water	Culpeper Airport Industrial Park
Water	Town of Culpeper
Water	Culpeper County
Waste Water Treatment	Culpeper County
Waste Water Treatment	Town of Culpeper
Solid Waste Disposal	Town and County of Culpeper

Financial Institutions

Financial Institutions – 4th Qtr 2016 Assets	
Bank	Assets (US\$ Millions)
Wells Fargo Bank, N.A.	1,727,235.0
Branch Banking and Trust Company	214,433.0
SunTrust Bank	200,557.6
Union Bank & Trust Co.	8,402.5
Carter Bank & Trust	4,505.5
Virginia Community Bank	240.0
Oak View National Bank	200.0



Government and Taxes

Government

Culpeper County has a County Administrator and a seven-member Board of Supervisors.

The county has comprehensive plans and zoning and subdivision ordinances

Culpeper is the county seat. There are no other incorporated towns within the county.

Taxes

Localities in Virginia collect a 1% sales tax. They do not tax other items taxed at the State level.

Counties and cities in Virginia are separate taxing entities. Therefore, a company pays taxes to either a county or to a city.

If a company is located in a town, it pays town and county taxes except for utility taxes which are paid only to the town and the license tax which is paid only to the town unless town law permits the additional collection of a county tax.

Manufacturers pay real estate, machinery and tools, truck and automobile, utility, and sales taxes.

Nonmanufacturers pay real estate, tangible personal property, truck and automobile, utility, and sales taxes. They also may pay either a merchants' capital or a license tax.

Manufacturer's Tax Profile (Culpeper) [pdf](#)

Non-Manufacturer's Tax Profile (Culpeper) [pdf](#)



Community Facilities

Novant Health UVA Health System Culpeper Medical Center is a full-service community hospital with 96 beds, offering a full range of general medical, surgical and emergency room services. The hospital offers the entire spectrum of medical specialties, including echocardiology, nuclear medicine, CT scans, OB, and an outpatient surgical center. The county hospital also boasts a cancer center, cardiac center and a physical rehabilitation Wellness Center. The County's health system is supported by 157 physicians and 26 specialties. In 2009 the hospital partnered with the University of Virginia Health System, further expanding the services in the region. There are four other major hospitals within 50 miles. Public health services are offered by the Culpeper County Health Department. Specialized clinics in the community provide service in mental health and chemical dependency.

Throughout the county there is a strong network for older adults and their families, including Aging Together and Foothills Area Mobility Services. There are community service organizations like Rappahannock Rapidan Community Services and the Piedmont United Way.

Thirty-six churches representing a wide variety of Christian groups and ministries throughout the county. The closest Jewish synagogue is in Fredericksburg.



Community Facilities

(continued)

The Culpeper Town and County Library houses a collection in excess of 34,000 volumes, including a sizable collection of works on local history and genealogy.

The community offers a wide variety of retail shops, services, and entertainment in downtown Culpeper, a historic district that has undergone a revitalization taking advantage of its unique architectural character. Four shopping centers in the community add to the retail choices enjoyed by the area's residents.

Culpeper maintains two local parks consisting of 105 acres, which include playgrounds and picnic facilities. Additional ball fields and athletic facilities are available at area schools and these are used extensively for group recreational activities sponsored by the town of Culpeper and area churches and civic organizations. Golf, swimming, and tennis are available at the private Culpeper Country Club. Swimming and tennis are available at the private Culpeper Rec Club. A semi-public club, in the northern portion of the county, offers golf, swimming, tennis, banquet accommodations, and horseback riding. Four local cinemas, roller skating, and bowling are also available.

Area rivers and lakes are notable for excellent fresh-water fishing, swimming, and boating. Sportsmen find hunting in the region to be productive with an abundant supply of deer, quail, and small game.

The horse industry has long been an important part of the heritage of Culpeper County. Numerous horse breeding and training farms dot the landscape. Five miles south of the town of Culpeper, Commonwealth Park has been established. This is a premier horse show facility with grandstands, indoor and outdoor riding arenas, and training areas attracting the top mounts and riders of the national and international circuit. The park also provides facilities for concerts and other special events for enjoyment by local residents and tourists alike.

Other nearby attractions include the Skyline Drive and the Shenandoah National Park. History buffs will find Culpeper and the surrounding environments rich in places of historic interest with an emphasis on the Civil War and Colonial eras. The relatively short travel distance to Washington, D.C.; Charlottesville; and Fredericksburg makes a wide array of entertainment, dramatic, cultural, and sporting offerings easily available.

Washington-Arlington-Alexandria MSA Profile

Central Virginia Profile

Central Virginia Partnership for Economic Development

Culpeper County