



**Culpeper VA**

ECONOMIC DEVELOPMENT

*Impressive Growth & Relaxed Elegance*

[www.CulpeperVA.org](http://www.CulpeperVA.org)

## About Culpeper

Nestled between Charlottesville and the District of Columbia, Culpeper is a hub of commerce and culture proud to be home to a broad range of industries. Our community encourages diversity by nurturing local businesses and entrepreneurial enterprises, as well as being attractive to new companies who value a skilled workforce, strategic location, and vibrant quality of life. At its heart, Culpeper is home to those who prefer quality to quantity.

We remain true to our rich history, while also welcoming changes that deliver positive impacts to our citizens. If you're looking for convenient access to technology-rich Northern Virginia and the unmatched cultural amenities found in the nation's capital, but appreciate the elegant and relaxed lifestyle found in Central Virginia, then you're looking for Culpeper, Virginia and we welcome you here.



## Location

Standing in downtown Culpeper, taking in the historic charm and distant views of the Shenandoah Mountains, you would never guess you're just 60 miles southwest of the nation's capital and 45 miles northeast of one of the country's oldest and most prestigious public universities. These qualities make Culpeper a truly unique place.

Culpeper's location within the Washington-Arlington-Alexandria Metropolitan Statistical Area (MSA) has played a key role in the development of a strong, diversified economy.

## Life in Culpeper

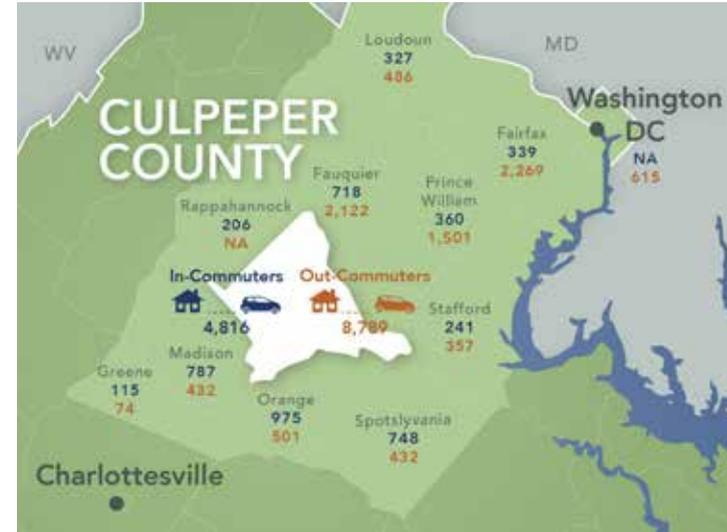
Being at the geographic center of Virginia's most loved attractions, including Washington D.C., Skyline Drive, Mount Vernon, Monticello, Luray Caverns and Kings Dominion, means you will never run out of activities and attractions to visit in Culpeper and surrounding areas. Those who live in Culpeper have many different options for weekend getaways and community events & activities.

## Workforce

The U.S. Census Bureau estimates the workforce of Culpeper County to be just under 25,000 people, with an extended labor market population over 500,000. Culpeper is both a source for your workforce and a destination for the extended labor market. Every day, more than 8,000 residents leave the county for work. This represents a huge potential workforce for a quality employer moving or expanding in the area. The over 9,000 people who travel into the county for work each day demonstrate the ease of travel to the county and the fact that Culpeper is a regional employment center.



## Commuting Patterns in and out of Culpeper, VA

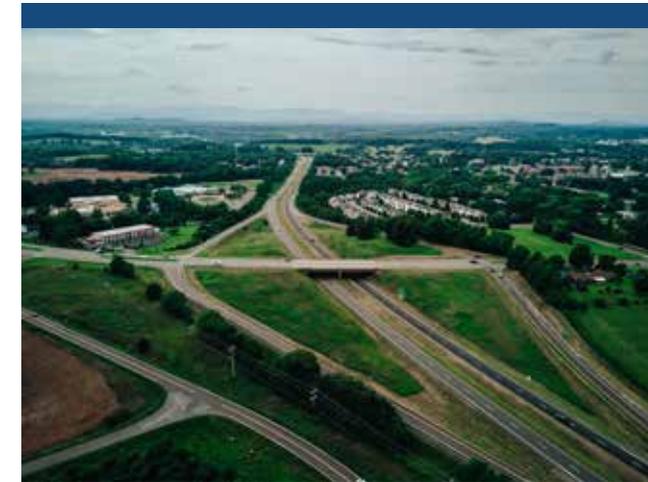


**More than 8,000 residents leave Culpeper County everyday for work.**



## Business

The thousands of people who commute to Culpeper for work come from over 20 counties in VA, MD, and WV. They travel here because Culpeper has a diverse representation of great companies. Major employers make automotive components and composite materials; they move food, information, and money; they help employees prepare for work and much, much more.



When companies set up shop in the area, they tend to stay put. We're proud to say many of Culpeper County's companies have been here for decades and prospered along with the county. Some of them have even been around for more than 100 years. This might have to do with some of the incentives Culpeper offers to businesses.

### Eligible businesses:

- \$ Can receive reimbursement of 100% of Machinery and Tools (M&T) taxes for three years for investments over \$500k
- \$ With fewer than 26 employees can receive this incentive for investments over \$250k
- \$ That invest over \$3 million can receive an additional 50% of M&T taxes for years four and five
- \$ Can receive up to 50% of the new real and personal property taxes for approved employee training for a period of five years
- \$ Can receive up to 25% of the new real and personal property taxes for approved employee training for an additional five years (years 6-10)

In addition to incentives, Culpeper is attractive to businesses because the corporate income tax rate of 6% for the Commonwealth of Virginia has not been increased since 1972.

## Transportation

Culpeper's network of highways connects it to Northern Virginia, Central Virginia, the beautiful Blue Ridge Mountains, the eastern shore, and provides access to the entire United States. In addition to its ideal location, Culpeper provides excellent transportation infrastructure which contributed to it being named the 4th fastest growing town in the Commonwealth of Virginia, and the 10th fastest growing county.

In addition to the major highways, Culpeper is also in close proximity to two major airports – Washington National Airport and Dulles International Airport, and the transportation doesn't stop there. Norfolk Southern Railway offers residents and visitors connection to 22 states!

Airports and Ports near Culpeper, VA



**Contact us for more information  
or to schedule a tour of our  
available properties.**

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