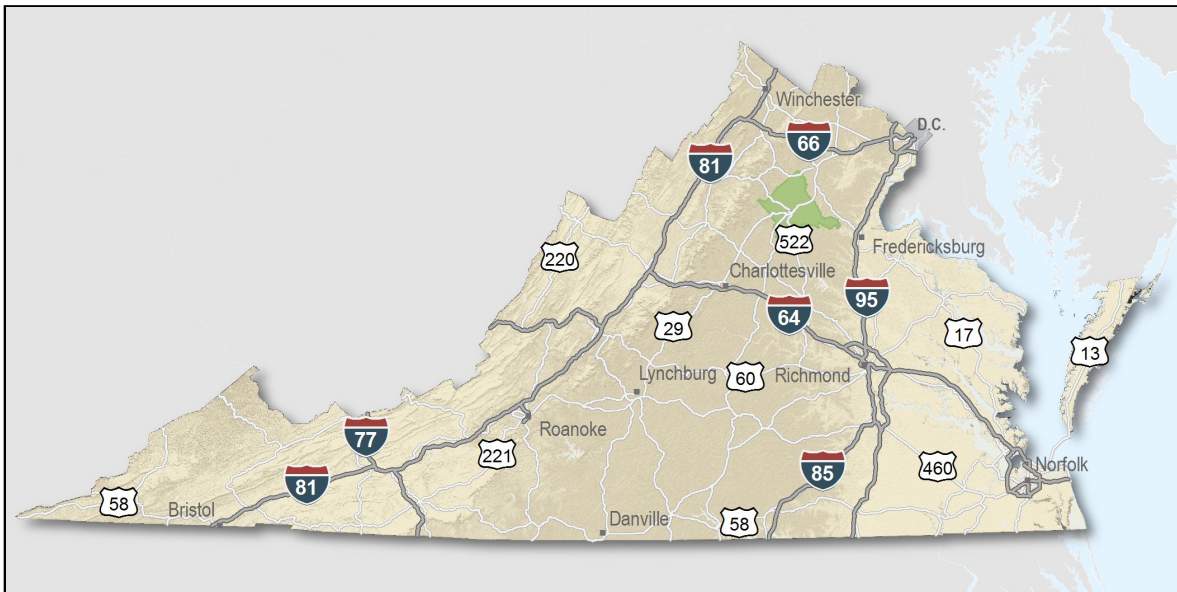

Culpeper County, Virginia

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, more than 47 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.

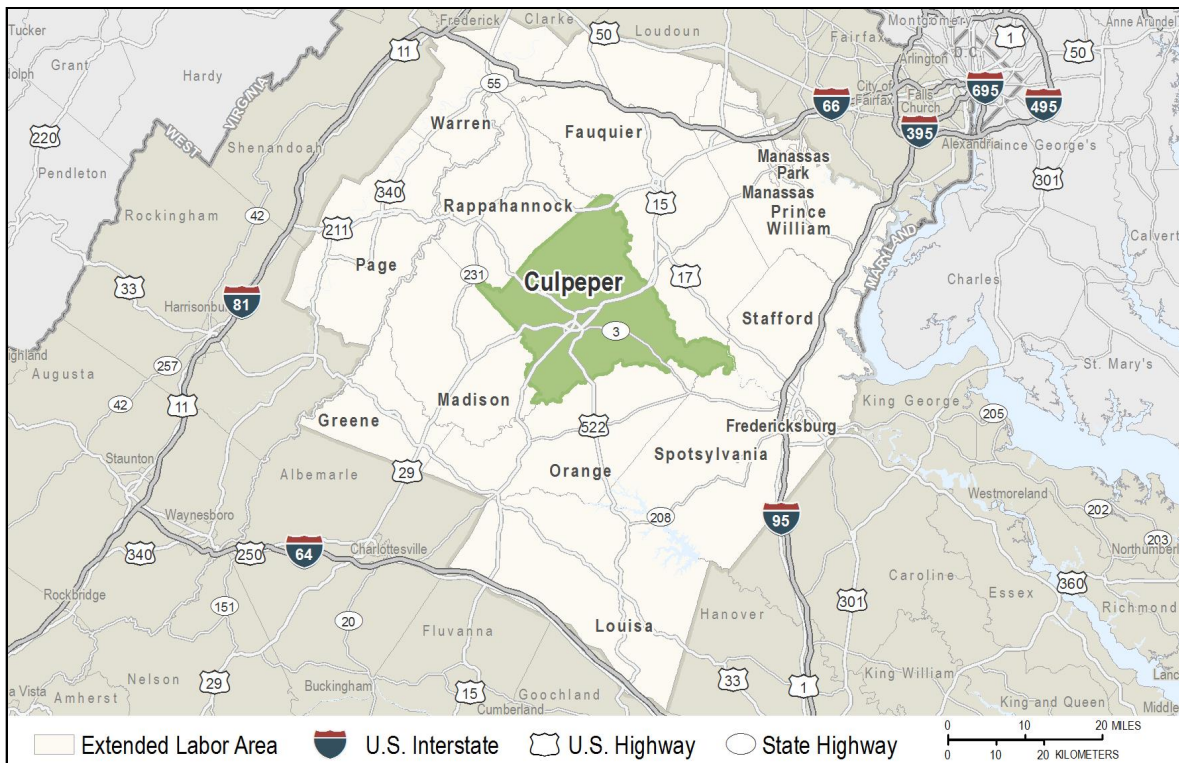
- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37 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

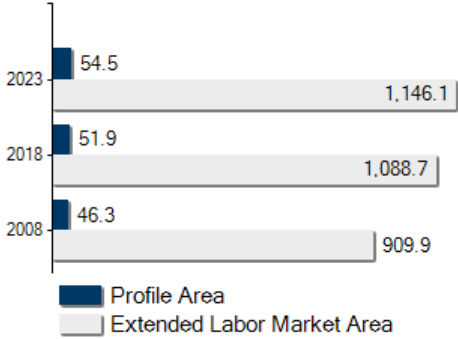
Population		
Gender Distribution (2018)		
Culpeper County	Male	Female
	50.0%	50.0%
Race/Ethnicity (2018)		
Classification	Profile Area	Extended Labor Area
White	41,163	780,282
Black	7,692	193,630
Two or More	1,635	42,426
Asian	880	61,507
American Indian or Alaska Native	406	8,997
Pacific Islander	83	1,818
Hispanic (may be of any race)	5,851	81,914
Median Age (2018)		39 years

Civilian Labor Force (2018)	
Culpeper County	24,178
Extended Labor Market Area	548,369
Total	572,547

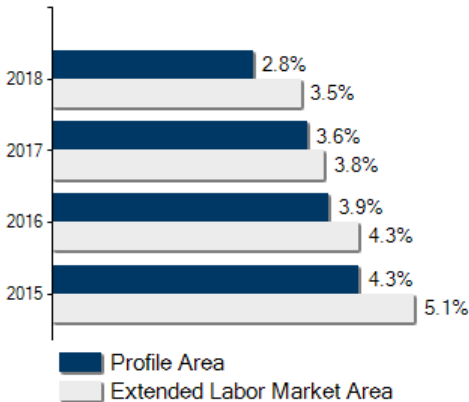
Labor Force Participation (2013-2017)	
Culpeper County	64.4%
Extended Labor Market Area	68.4%

Unemployment	
Unemployment Rate (December 2019)	
Culpeper County	2.2%
Extended Labor Market Area	2.3%
Statewide	2.5%
Unemployed (2018)	
Culpeper County	688
Extended Labor Market Area	15,592
Total	16,280
Underemployed (4th Quarter 2019)	
Culpeper County	1,990
Extended Labor Market Area	46,136
Total	48,126

Population in Thousands



Unemployment Rates





Labor Market

Commute Time (2013-2017)

Worked from home	1,021	4.5%
Under 15 minutes	5,399	24.9%
15-24 minutes	4,597	21.2%
25-34 minutes	2,190	10.1%
35-44 minutes	802	3.7%
45-59 minutes	2,537	11.7%
Over 60 minutes	6,158	28.4%
Mean Travel Time to Work (minutes)		40

Additional Labor Resources

High School Graduates Not Continuing (2017-2018)	104
Two-Year College Graduates (Spring 2018)	3,622
Two-Year College Enrollees (Fall 2018)	31,321
Other College and University Graduates (Spring 2018)	1,099
Total	36,146

Career Readiness Certificate (06/30/2017-06/30/2018)

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	3
Extended Labor Market Area	45
Total	48

Educational Attainment

On-Time Graduation Rate (Class of 2018)	92.1%
Percentage of Culpeper County population age 25+ who are high school graduates (2013-2017)	84.9%
Percentage of Culpeper County population age 25+ who have earned a Bachelor's Degree or higher (2013-2017)	23.4%



Labor Market

Employment by Sector* (4th Qtr. 2018)

Agriculture Forestry Fishing and Hunting	184	1.1%
Mining Quarrying and Oil and Gas Extraction	77	0.5%
Utilities	N.D.	N.D.
Construction	1,015	6.3%
Manufacturing	1,230	7.6%
Wholesale Trade	396	2.5%
Retail Trade	2,279	14.1%
Transportation and Warehousing	246	1.5%
Information	394	2.4%
Finance and Insurance	248	1.5%
Real Estate and Rental and Leasing	198	1.2%
Professional Scientific and Technical Services	660	4.1%
Management of Companies and Enterprises	34	0.2%
Administrative and Support and Waste Management	686	4.3%
Educational Services	124	0.8%
Health Care and Social Assistance	2,297	14.2%
Arts Entertainment and Recreation	173	1.1%
Accommodation and Food Services	1,415	8.8%
Other Services	984	6.1%
Total Government	3,378	20.9%
Federal Government	223	1.4%
State Government	708	4.4%
Local Government	2,447	15.2%
Unclassified	N.D.	N.D.
Total	16,130	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
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
Electical 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 (8/1/2015 - 8/1/2018)	
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 2018)

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	12.27	13.17	25,514	27,399
Heavy and Tractor-Trailer Truck Drivers	21.22	20.05	44,125	41,715
First-Line Supervisors of Production and Operating Workers	18.12	18.72	37,679	38,926
Maintenance and Repair Workers, General	29.49	32.61	61,345	67,834
Industrial Machinery Mechanics	17.18	17.54	35,730	36,495
Office Clerks, General	22.03	21.96	45,834	45,675
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	16.59	17.44	34,511	36,265
Receptionists and Information Clerks	18.40	18.51	38,270	38,493
Customer Service Representatives	14.51	14.73	30,187	30,628
Bookkeeping, Accounting, and Auditing Clerks	16.43	16.78	34,179	34,910
First-Line Supervisors of Office and Administrative Support Workers	19.32	20.72	40,181	43,088
Computer User Support Specialists	24.88	26.33	51,752	54,773
Network and Computer Systems Administrators	26.69	29.15	55,518	60,625
Software Developers, Systems Software	48.36	47.31	100,574	98,409
Software Developers, Applications	52.28	56.14	108,762	116,769
Computer Systems Analysts	45.16	48.19	93,935	100,245
Accountants and Auditors	46.93	50.00	97,627	103,997
Management Analysts	33.60	35.79	69,883	74,436
Human Resources Specialists	42.82	54.03	89,067	112,386
	29.14	30.50	60,620	63,438

Per Capita Personal Income (2017)

\$44,336

Median Family Income (2013-2017)

\$80,258

Education

Public School Enrollment (Fall 2018)

Level	Number	Enrollment
Preschool	1	6
Elementary	6	3,772
Middle	2	1,919
High School	2	2,538

Student Teacher Ratio (FY 2018)

Elementary	12:1
Secondary	14:1

Per Pupil Expenditure (FY 2018) (US\$)

10,472.00

On-Time Graduation Rate (Class of 2018)

92.1%

High School Graduates Continuing Education (2017-2018)

83.3%

Advanced Programs (2017-2018)

Governor's Schools	
Mountain Vista Governor's School	
Governor's School Enrollment	26
Students taking 1 or more Advanced Placement (AP) Courses	406
Students taking 1 or more Dual Enrollment Courses	249

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 2018

Facility	Enrollment
George Mason University - Science and Technology Campus	37,677 [†]
Northern Virginia Community College - Manassas Campus	9,231
Germanna Community College - Fredericksburg Campus	6,079
Strayer University - Fredericksburg Campus	5,894 ^{†◊}
Piedmont Virginia Community College - Eugene Giuseppe Center	5,445 [†]
University of Mary Washington - Fredericksburg Campus	4,727 [†]
University of Mary Washington - Stafford Campus	4,727 [†]
Lord Fairfax Community College - Fauquier Campus	2,639
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 2017 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 Air Lines	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	Sun Country Airlines	United Airlines
Virgin Atlantic Airways	Alaska Airlines	Alitalia
JetBlue Airways	South African Airlines	SAS/Scandinavian Airlines
Air Lingus	Copa Airlines	Avianca
Qatar	Porter Airlines	Turkish Airlines
Brussels Airlines	Emirates	Etihad Airways
Air China	Royal Air Maroc	Volaris
Air India	Cathay Pacific	Egyptair
TAP Air Portugal		

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	United Airlines
Alaska Airlines	JetBlue Airways	
Shenandoah Valley Regional Airport, Weyers Cave -- 74.4 miles (119.7 km.)		
United Express		

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

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 2018 Assets

Bank	Assets (US\$ Millions)
Wells Fargo Bank, N.A.	1,689,351.0
Branch Banking and Trust Company	219,071.0
SunTrust Bank	209,720.5
Union Bank & Trust Co.	13,732.0
Carter Bank & Trust	4,039.6
Virginia Community Bank	247.4
Oak View National Bank	238.2



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