

**Ready for Commerce,
Ready for Development.**



- 100- and 25- Acre Ready Sites
- Ideal Interstate Access to I-77 and Adjoining Interstates
- Critical Infrastructure On-site
- 1.3 Million Population within 60 Miles

Coulson Church Rd (VA 620)

Exit 19





BLUERIDGECROSSROADS
economic development authority

Carroll County

City of Galax

Grayson County

**Blue Ridge
Crossroads Region**

Wildwood Commerce Park offers prospective businesses:

1. **Strategic Location**
2. **Site Readiness**
3. **Available & Skilled Workforce**
4. **Favorable Cost of Doing Business**



1. Strategic Location



Strategic Location- Access to Markets

2-hours: **Winston-Salem**
Johnson City
Charlotte

6-hours: **Washington, DC**
Savannah
Atlanta

< 10-hours: **New York**
Detroit
Memphis



WILDWOOD
COMMERCE PARK

Strategic Location- Demographics

Population 2014			
	Radius from Wildwood		
	30 miles	60 miles	100 miles
Population 2014	220,917	1,366,099	4,885,106
Growth 2000-2014	3.6%	6.2%	11.9%
Households	92,024	563,913	1,976,043
Median Age	41.9	41.5	40.8
Median HH Income	\$ 35,988	\$ 39,306	\$ 41,479

Educational Attainment			
	Radius from Wildwood		
	30 miles	60 miles	100 miles
2014 Pop. 25 yrs +	155,084	943,974	3,375,608
HS Diploma & Above	77.2%	81.6%	82.2%
Associate Degree	9.4%	7.9%	7.9%
4 Yr. +Degree	14.7%	21.7%	21.9%

Workforce		
	Radius from Wildwood	
	30 miles	60 miles
Workforce 2014	80,972	598,389

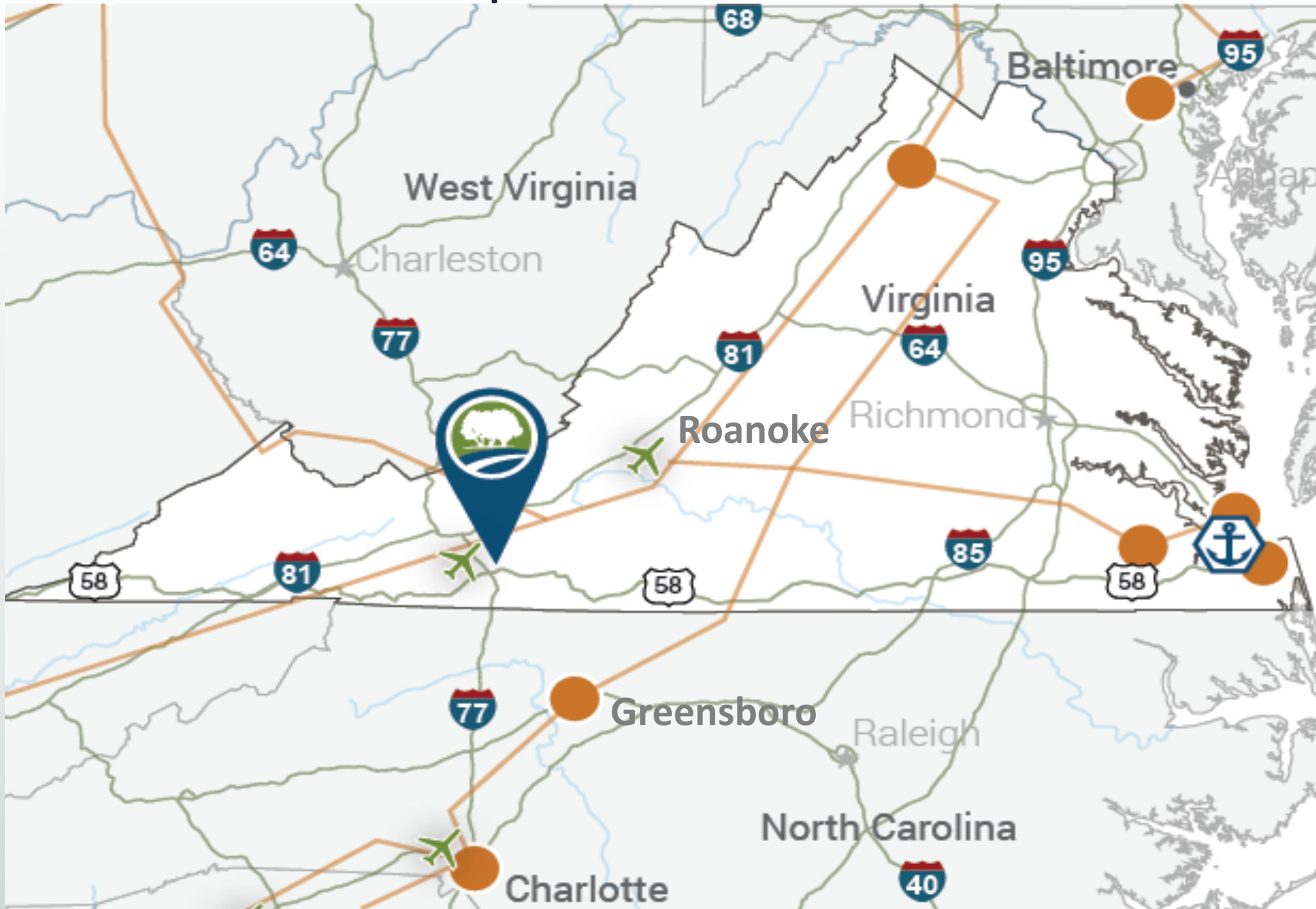
Prevailing Wage Carroll County
\$13.55

Unemployment/Underemployment- Dec. 2014 (Virginia Employment Center)			
	Carroll	Virginia	US
Unemployment	5.9%	4.5%	5.4%



Source: Location One Demographic, Income & Business Profiles, accessed January 25, 2015

Transportation Network



Interstate highway

I-81 = 13 miles north
I-74 = 24 miles south
I-40 = 75 miles south



Airport

Charlotte-Douglas Int'l (CLT)
= 120 miles south (< 2hrs)
Roanoke Regional (ROA)
= 65 miles east (75 min.)
Twin County Airport (HLX)
4,200- foot general aviation
= 3 miles south (5 min.)



Water Port

Port of Virginia- Norfolk
= 296 miles via Hwy 58 (6 hrs)



Norfolk Southern

Greensboro Intermodal Facility
= 90 miles via I-77/74/40 (1.5 hrs)

Strategic Location for Existing Industries

Glass & Electronic Components



MOOG



Machining, Automotive Parts & Mechanical Equipment



Wood Products & Furniture



Yarns & Fabrics



Agricultural Produce & Distribution



IT-Control Sys. Automation



(Virginia Produce Company)

Specialized Screen Printing



Strategic Location



“Galax is an ideal location for us to serve our Northeast markets.”

Richie McLarty, President of Albany Industries.

Strategic Location

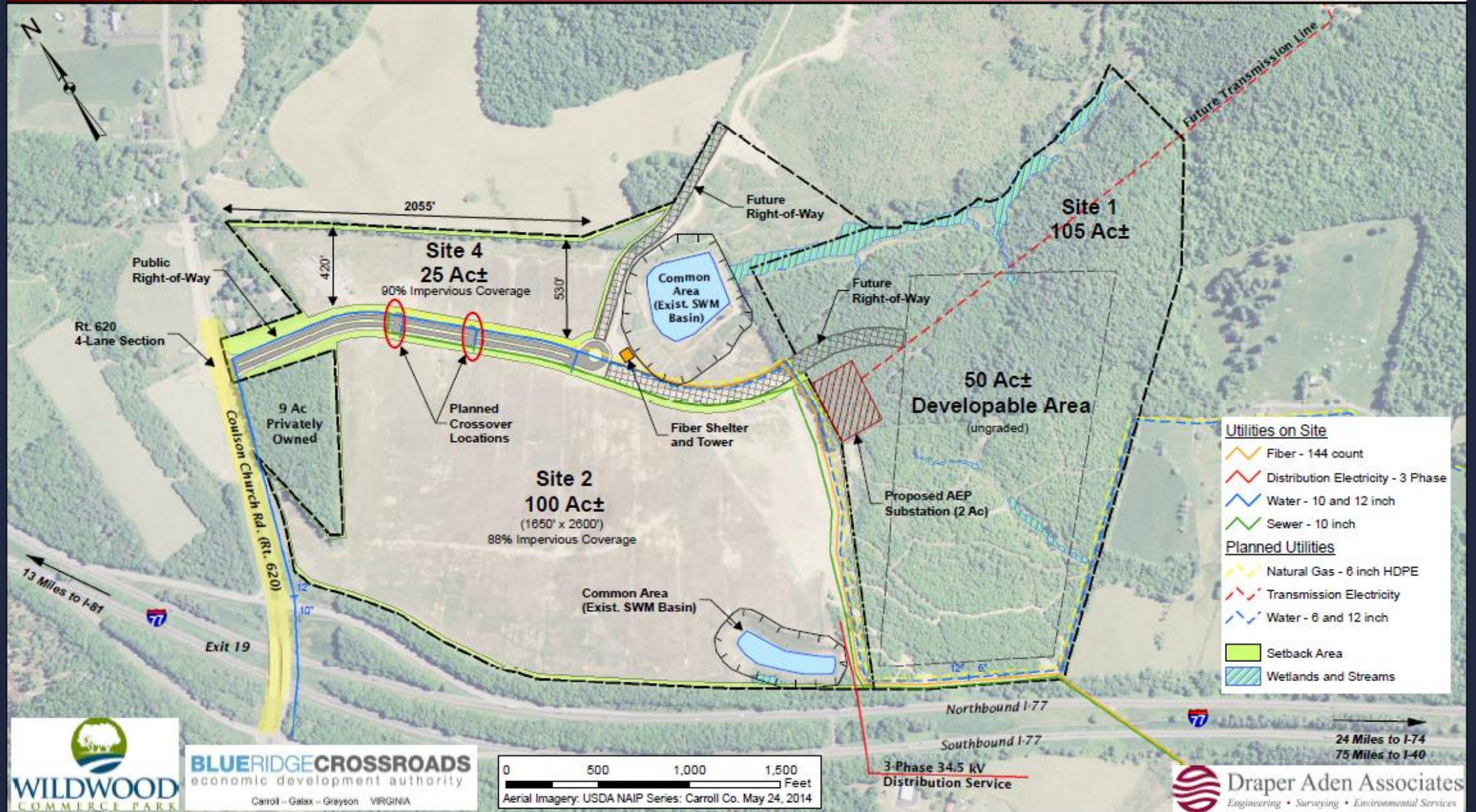


2. Site Readiness



SITE PLAN WITH UTILITIES (JANUARY 2015)
WILDWOOD COMMERCE PARK
CARROLL COUNTY, VIRGINIA

Coordinates: Lat. 36.783 Long. -80.821





Site 4
25 AC

22.5 Dev. AC

*~325k SF
Bldg*

*Access
Road*

Site 2
100 AC

88 Dev. AC

~1.25 M SF Bldg

.4 Mile

.25 Mile

Coulson Church Rd (VA 620)

Exit 19

.15 Mile

Graded Site Information

	Site 2	Site 4
Ownership	BRCEDA	BRCEDA
Total Acres	100	25
Developable Acres (% Impervious Coverage)	88 (88%)	22.5 (90%)
Geotechnical Summary	2,000 psf	2,000-3,500 psf
General Dimensions	1560' x 2600'	475' x 2055'
Potential Bldg Size	~1.25 M SF	~325,000 SF



Wildwood Environmental Due Diligence

Report	Date Completed	Additional Information
Phase I Environmental Assessment	October 2010	EA recommended wetlands jurisdictional determination and archaeological survey.
Wetlands delineation	May 8, 2012	Approved USACE Jurisdictional Determination Letter
Endangered species	N/A	Not prompted in Phase I
Archeological/Historical	April 2012	Applicable only to ungraded portion; no further action

All due diligence is being updated in 2015.

Water

Carroll PSA

Current available capacity-

1.36 M GPD

10 & 12-inch lines

Wastewater

Carroll PSA/ City of Galax

Current available capacity-

114,000 GPD

Reserved capacity- 550,000 GPD

10-inch gravity line

Utilities On-Site

Electricity

Appalachian Electric Power

34.5 kV distribution (3 phase)

Available capacity ~ 5 MW

Fiber

Wired Road Broadband
Authority

144-count fiber / 10 GB circuits

Wireless tower & shelter
providing broadband / VOIP
redundancy

Network connected to Terremark
Culpepper, Equinix Ashburn, and
TelX Atlanta



Planned & Underway Utilities

Wastewater

Capacity upgrade to
300,000 GPD underway
(CY 2015)

Phase II increase to
550,000 GPD (\$2 M)

Electricity

Design in progress for on-site
substation, including
environmental due diligence
& ROW acquisition

Natural Gas

Carroll County/BRCEA
funding construction of
6-inch distribution line
(CY 2015)

Served by Spectra Energy 24-
inch transmission line < 2
miles from site.

Transmission capacity- 1.75
Bcf/d



Mohawk Needed Natural Gas, ... It Was Delivered.



“Carroll County’s commitment to partner with Mohawk Industries, Inc. to bring natural gas service to our Hillsville plant has ensured this facility will be able to achieve & maintain competitive energy costs. Local leaders did what was necessary to retain Mohawk’s jobs and investment in the community.”

- Ed Spivey,
Plant Manager

3. Available & Skilled Workforce



“Nearly 70,000 manufacturing workers and 34,000 logistics workers live within 60 miles of the Wildwood Commerce Park. . . Top employment destinations for residents who live near Wildwood include Winston-Salem, Wytheville, Pulaski, and Blacksburg.”

-Virginia Tech Office of Economic Development



Source: EMSI Data 2014.2;
report prepared October 2014

Available & Skilled Workforce

Examples of Growing Manufacturing Occupations Residing w/in 60 Miles

<u>Occupation</u>	<u>Employed 2014</u>	<u>% Increase 2010-2014</u>	<u>Local Median Wage (Oct 2014)</u>	<u>National Median Wage (May 2013)</u>
Molding & Casting Machine Setters, Operators, and Tenders	1015	9%	\$12.95	\$13.68
Production Workers	871	9%	\$12.29	\$13.26
Industrial Engineers	814	6%	\$33.19	\$38.61
Mechanical Engineers	671	4%	\$34.01	\$39.47
Sawing Machine Setters, Operators, and Tenders	569	7%	\$12.08	\$12.79
Industrial Engineering Technicians	319	7%	\$18.97	\$25.01



Technical Training Facilities



Workforce Training

1. **Wytheville Community College (WCC)** – Wytheville, VA
2. **Crossroads Institute** – Galax, VA
3. **Virginia Tech** – Blacksburg, VA
4. **New River Community College** – Dublin, VA
5. **CCAM Center of Excellence (future)** – Abingdon, VA
6. **Southwest Virginia Higher Education Center** – Abingdon, VA
7. **Patrick Henry Community College** – Martinsville, VA
8. **New College Institute** – Martinsville, VA
9. **Surry Community College** – Dobson, NC
10. **Virginia Highlands Community College** – Abingdon, VA
11. **Forsyth Technical Community College** – Winston-Salem, NC



Workforce Training Partnerships



“Wytheville Community College’s Machine Technology program works with local manufacturers to make sure that we train students in CNC skills that are in demand. Employers contact us frequently with job openings. One of the companies that we have worked with is Hansen Turbine in Grayson County that manufactures coated aircraft turbine blades.”

- Tommy Arnold, Associate Professor



4. Favorable Cost of Doing Business



Virginia's Business Case-

How Virginia Ranks Nationally



Ranking	Study
#1	State w/ Highest Concentration of Tech Workers, Cyberstates (2013)
#2	Top State Economic Development Organization, AEDI/Pollina Corporate (2014)
#4	Best State for Business, Forbes.com (2014) #1 in 2013
#4	Most Business-Friendly State, Pollina Corporate Real Estate Inc. (2014)
#6	Most Educated Workforce (Skilled), The State New Economy Index (2014)
#6	Corporate Tax Rate, Tax Foundation (2014)/ at 6% since 1972
#8	Aerospace & Defense Industry Leader, Business Facility (2014)
#10	Top U.S. Business Climates, Site Selection (2014)

Wildwood Incentives

- Governor's Opportunity Fund
- Virginia Enterprise Zone
- HUB Zone
- Foreign Trade Zone #238
- Virginia Tobacco Region
- New Market Tax Credits





Local Incentives

	Site 2 (100 AC)	Site 4 (25 AC)
Ownership:	BRCEDA	BRCEDA
List price (\$30,000/ac):	\$3,000,000	\$750,000

Businesses can expect:

- Fast-track local permitting < 30 days for local permit **approvals**
- NOT to pay for building inspection or site development fees (\$.16/SF)
- NOT to pay for water & wastewater connection or impact fees
- Discounted water & wastewater user charges over the first five years

Favorable Cost of Doing Business

"Classic Creations came to Carroll County for several reasons. . . the high quality of the workforce. . . ***lower startup cost***, logistics, excellent transportation routes, and ***lower monthly operating cost.***"

Keith Sanders, CEO

Source: *Area Development*, October 29, 2013



Wildwood Commerce Park delivers to prospective businesses:



- 1. Strategic Location-** Ideal Access to Interstate Network in Proximity to Major Markets
- 2. Site Readiness-** BRCEDA-owned, graded sites with essential infrastructure in place
- 3. Available & Skilled Workforce-** 1.3 Million Population within 60 Miles with Abundant Training Resources
- 4. Favorable Cost of Doing Business-** Consistently High State Rankings & Customer-oriented Localities

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