

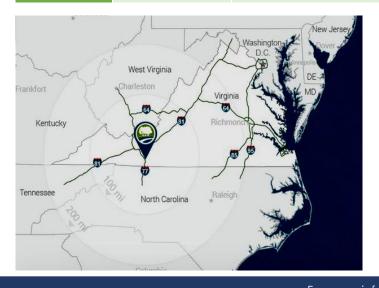


Located in Southwestern Virginia

Blue Ridge Crossroads Economic Development Authority owns and manages Wildwood Commerce Park, which features 100- and 25-acre "pad ready" sites. Wildwood Commerce Park offers a strategic location, a skilled workforce, and a favorable cost of doing business, all in a right-to-work state.

Utility	Available Additional Informa	
Water	1.36 M GPD	Served by 550k Gallon Tank; 1,700 GPM fire flow duration of 168 minutes w/ residual pressure 28-67 psi.
Wastewater	114,000 GPD	Expansion in-progress to 400,000 GPD
Electricity	~5 MW	34.5 kV 3-phase distribution; substation study underway
Natural Gas	50-100 psi via 6-inch HDPE (w/ firm svc)	24-inch Spectra transmission line < 2 miles from site
Telecom	1,000 Mbit/sec	144-ct. fiber 10 GB circuits; wireless redundancy

Available Due Diligence				
✓	Approved Archaeological Study			
✓	Approved USACE Jurisdictional Determination Letter (ungraded acres)			
✓	Boundary Survey			
✓	Environmental Assessment			
✓	Geotechnical Studies/Graded Sites			
✓	Storm Water Calculations (through 2019)			
✓	Topographical Survey (2 foot contour)			
✓	Water & Wastewater Study			









Demographics and Workforce

Population				
	Radius from Wildwood Commerce Park			
	30 miles 60 miles 100 miles			
2015 Population	217,693	1,357,285	4,945,842	
<i>Growth</i> 2000-2015	3.3%	6.2%	12.4%	
Households	90,654	560,636	2,000,752	
Median Age	43.2	41.8	41.1	
Median Household Income	\$35,469	39,620	\$42,139	

Educational Attainment					
	Radius from Wildwood Commerce Park				
	30 miles 60 miles 100 miles				
2015 Population >25 years old	153,189 941,497 3,427,943				
High School Diploma or above	79.9%	83.5%	84.0%		
Associate's Degree	10.6%	8.6%	8.4%		
Bachelor's Degree or above	16.4%	23.6%	23.6%		

Workforce					
	Radius from Wildwood				
30 miles 60 miles					
Workforce 2015	91,017	581,203			

Unemployment Virginia Employment Commission						
(as of May 2017) Carroll Virginia US						
Unemployment Rate	4.5 %	3.8 %	4.3%			

Examples of Growing Manufacturing Occupations Residing within 60 Miles					
Occupation	Employed 2017	Growth 2012-2017	Local Median Wage	National Median Wage	
Team Assemblers	5,772	9%	\$13.99	\$14.06	
First Line Supervisors Production and Operating Workers	2,519	4%	\$25.00	\$26.53	
Machinists	1,794	4%	\$19.41	\$19.43	
Textile Winding, Twisting, and Drawing Out Machine Setters	1,386	7%	\$12.43	\$12.91	
Industrial Machinery Mechanics	1,212	12%	\$19.35	\$23.60	

Advanced Manufacturing Target Sectors				
Wood Products				
Distribution				
Fabrics/Textiles				
Components (automotive, aerospace, electronics, medical)				

Wildwood Incentive Tools					
✓ Commonwealth Opportunity Fund	✓ Tobacco Region Opportunity Fund	✓ New Market Tax Credits	✓ Virginia Enterprise Zone	✓ Foreign Trade Zone #238	
✓ No Fee for Building Inspection	✓ No Fee for Water & Sewage Connection/Impact	✓ Reduced Water & Sewer Charges Years 1-5	✓ Local Permit Approval within 30 days	✓ HUB Zone	