



WILDWOOD COMMERCE PARK



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 Information
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



For more information, contact:
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Demographics and Workforce

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

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

Workforce		
	Radius from Wildwood	
	30 miles	60 miles
<i>Workforce 2015</i>	91,017	581,203

Unemployment Virginia Employment Commission			
(as of May 2017)	Carroll	Virginia	USA
<i>Unemployment Rate</i>	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
<i>Team Assemblers</i>	5,772	9%	\$13.99	\$14.06
<i>First Line Supervisors Production and Operating Workers</i>	2,519	4%	\$25.00	\$26.53
<i>Machinists</i>	1,794	4%	\$19.41	\$19.43
<i>Textile Winding, Twisting, and Drawing Out Machine Setters</i>	1,386	7%	\$12.43	\$12.91
<i>Industrial Machinery Mechanics</i>	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

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