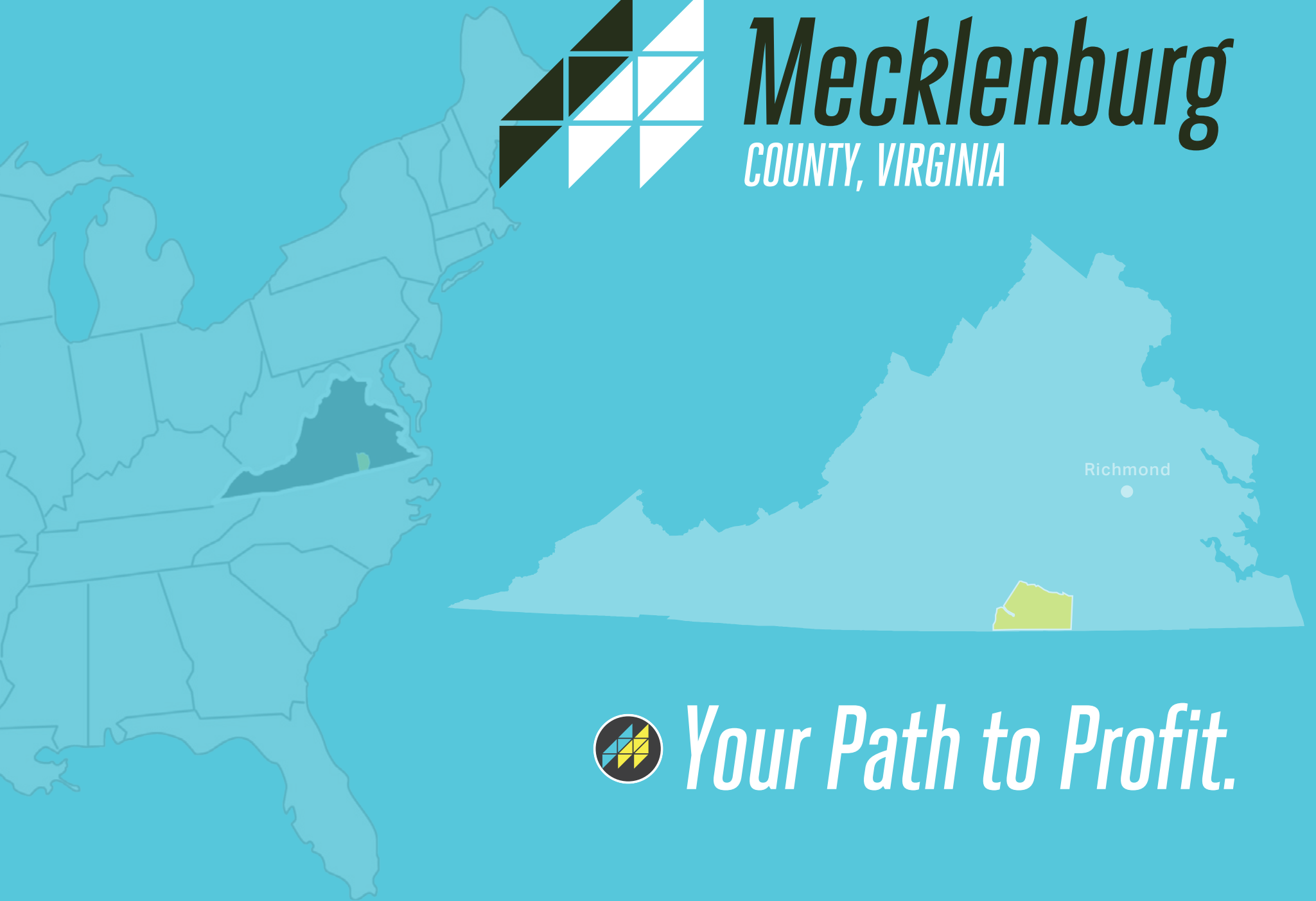# Mecklenburg
COUNTY, VIRGINIA

Richmond

Your Path to Profit.

WELCOME TO MECKLENBURG COUNTY, VIRGINIA
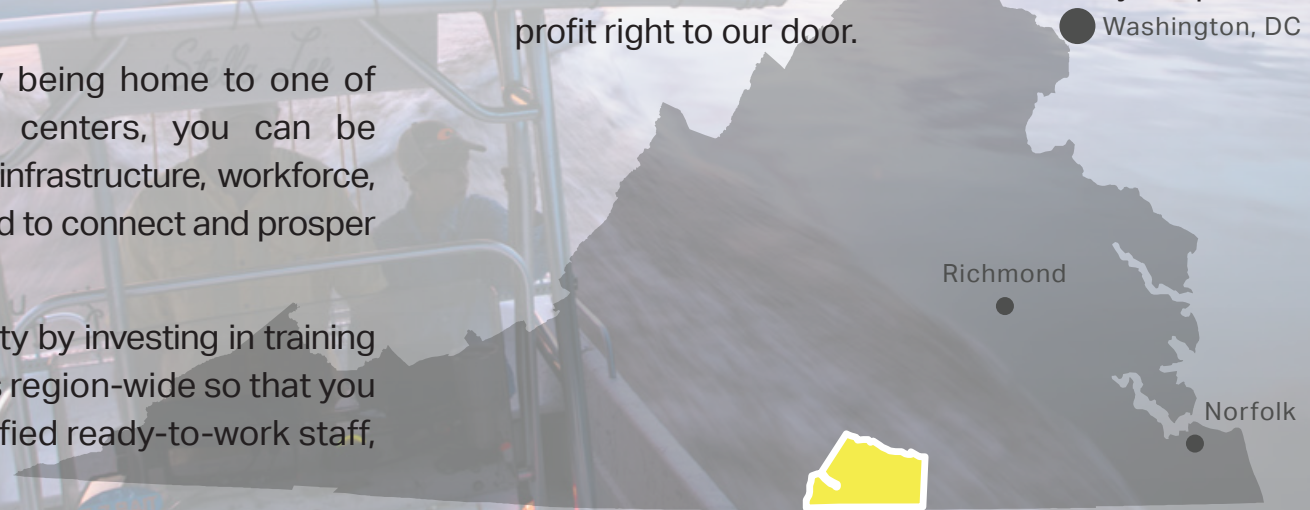## *YOUR PATH TO PROFIT.*

Mecklenburg County is strategically located in South-Central Virginia, halfway between two state capitols and only a short drive to the eastern shore. Get where you need to go easily on our open four-lane, interstate-quality highways. From Timber to Tech, we have a diverse mixture of industries that have chosen to plant, grow and expand their businesses here.

With Mecklenburg County being home to one of the world's largest data centers, you can be assured that you'll find the infrastructure, workforce, land and resources you need to connect and prosper here.

We make workforce a priority by investing in training and certification resources region-wide so that you can count on a highly qualified ready-to-work staff, right at your fingertips.

Mecklenburg County has an impressive tourism economy. We are home to 2 major lakes and a web of connecting waterways, so "Lake Life" is a way of life here.

With affordable land and housing, over 800 miles of shoreline, open roads, connectivity, and some of the lowest taxes in the state, we've traced your path to profit right to our door.

Washington, DC

Richmond

Norfolk

High speed fiber broadband and a work-ready labor force are your Path to Profit.
Over 800 miles of shoreline and affordable housing are your road to relaxation.

2/3 of the US population is within **1** day's drive

DRIVING DISTANCE IN MILES

Richmond, VA	97	1 hr, 30 min
Raleigh, NC	81	1 hr, 30 min
Norfolk, VA	131	2 hrs, 18 min
Washington, DC	204	3 hrs, 16 min
Charlotte, NC	198	3 hrs, 9 min
Philadelphia, PA	351	5 hrs, 30 min
New York, NY	438	6 hrs, 53 min
Atlanta, GA	438	6 hrs, 47 min
Detroit, MI	719	11 hrs, 2 min
Chicago, IL	798	13 hrs, 10 min
Miami, FL	881	13 hrs, 13 min

Measured from the center of the County

Detroit
Chicago
Cleveland
New York
Philadelphia
Pittsburgh
Indianapolis
Washington, D.C.
Cincinnati
100 MILES
Raleigh
Nashville
Charlotte
Memphis
250 MILES
Atlanta
500 MILES
New Orleans
Miami
750 MILES

QUICK FACTS ABOUT MECKLENBURG COUNTY

Located in Southern Virginia on the North Carolina border, 1.5 hours from the state capitols of Richmond, Virginia, and Raleigh, North Carolina.

Within the Southeast United States'
AEROSPACE TRIANGLE

Within a day's drive of
50 metropolitan areas

2 DATA CENTERS
Microsoft, Prospecta

LAND AREA
625.3 square miles

HIGHWAYS
INTERSTATE 85   58

2,536 Veterans

49.3 population per sq. mile

25 minutes average travel time to work

VIRGINIA IS...

America's 2019 "Top State for Business"
CNBC's 13th annual study

Ranked by Forbes **#4** "Best State for Business"
the last 2 years

LOW TAX RATES
Real estate: $0.42
Personal Property: $3.36
Machinery & Tools: $.66
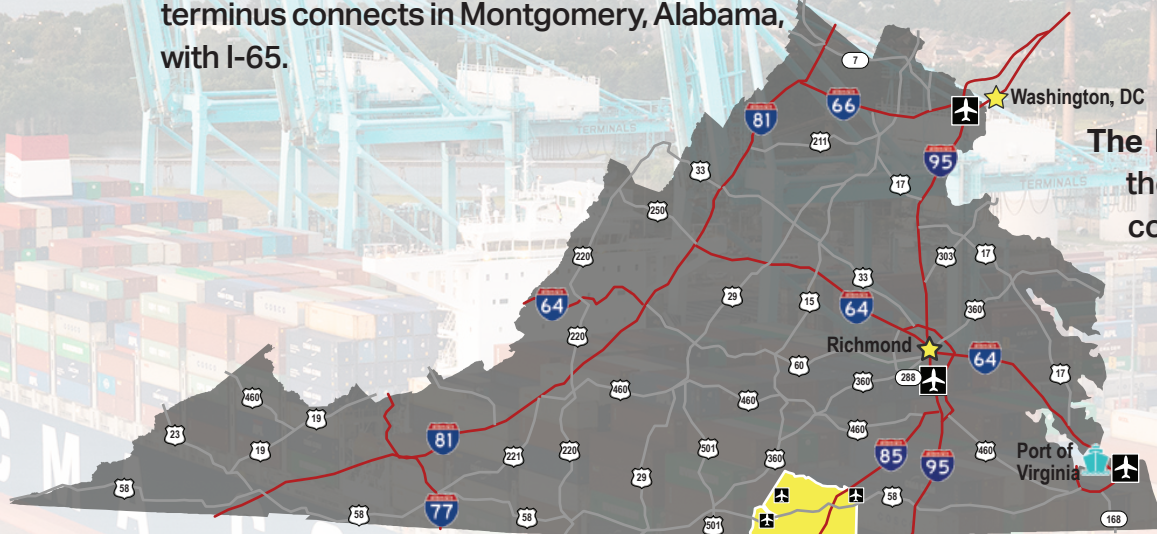per $100 of assessed value

TRANSPORTATION: LAND, SEA AND AIR

I-85 is a major Interstate Highway in the Southeastern United States, running northeast to southwest. The northern terminus connects with I-95 in Petersburg, Virginia. The southern terminus connects in Montgomery, Alabama, with I-65.

The main Interstate Highway on the US East Coast, **I-95** runs from Miami, Florida, to New Brunswick, Canada.

The Port of Virginia is the deepest port on the US East Coast and the sixth largest containerized cargo complex in the US. Just a 2.5-hour drive from Mecklenburg, it has 22 Suez-class ship-to-shore cranes and offers 50-foot channels inbound & outbound. It's the only port on the US East Coast that has Congressional authorization to dredge to 55 feet.

US Highway **58** runs east to west for 508 miles (818 km) across the bottom of the entire state of Virginia, from Virginia Beach to just northwest of Harrogate, Tennessee.

AIRPORTS

General Aviation: Mecklenburg/Brunswick Regional Airport, Marks Municipal Airport, Chase City Municipal Airport

Commercial Aviation: Richmond International Airport, Dulles International Airport, Norfolk International Airport, and Raleigh-Durham (North Carolina) International Airport

TARGET SECTORS

Advanced Manufacturing

Virginia is the Northernmost right-to-work state and has very low unionization rates. Mecklenburg County's skilled workers are accustomed to shift work.

Aviation / UAV

Mecklenburg County provides easy access to the defense industry in Washington, DC, and Hampton Roads.

Our location within the Southeastern United State's Aerospace corridor and proximity to several international airports and Virginia's Beyond Horizon Corridor for UAV testing is ideal.

> "The demand for cloud services continues to grow globally as cloud services are transforming entire industries. We will continue to invest in growing our capacity to meet the expanding demand of our customers in close collaboration with the Commonwealth of Virginia and the County of Mecklenburg."
>
> Christian Belady
> General Manager, Microsoft Corp

Creative Industries

When you locate midway between Richmond and Raleigh-Durham in a community that has high speed fiber broadband, you'll benefit from plenty of options for target markets.

Serve clients in nearby metro areas who may require someone with the ability to meet locally, as well as clients worldwide that you can serve virtually.

Data Centers

Virginia is the leading national location for data centers, and Mecklenburg County is home to two data centers owned by Microsoft and Prospecta.

Mid-Atlantic Broadband's 400Gbps low latency backbone provides open-access data transport to businesses in the county.

The MAREA Transatlantic Subsea Cable, built by Microsoft and Facebook, is the world's highest capacity undersea cable and connects the US to Spain at Virginia Beach.

Distribution and Logistics

Your location in Mecklenburg County affords access to I-85, I-95, US Highway 58, and the Port of Virginia, connecting you to markets throughout the US and the world.

Food and Beverage Processing

Mecklenburg County is proud to invest in and support the farm to table concept and we have excellent resources and infrastructure in place, like abundant water to attract the food and beverage industry.

Technology

Virginia is home to over 21,400 tech businesses and the sector accounts for almost 13% of the state's economy and 10% of the state's total workforce. Mecklenburg County is proud to have the high speed fiber required to attract this industry.

Wood Products

Our access to interstates, four-lane highways, the Port of Virginia and the Port of Richmond combined with large timber inventories makes our county a natural fit for wood products.

WORKFORCE & TRAINING

MAJOR EMPLOYERS

BGF Industries (Lightweight fabrics for electronics)
Nipro Pharma (Glass vials)
Nucor Group (Steel buildings)
Rex Materials of Va. (Refractory products)
Virginia Homes of Boydton (Modular homes)
Virginia Quilting, Inc. (Home furnishings)
One Jeans Group (Distribution Center)
Mecklenburg Electric Cooperative (Electrical services)
Microsoft Data Center (Data Storage)
Parker Oil Company, Inc.. (Wholesale – oil)
Prospecta/Clarksville Data Center (Data Storage)
Southern Textiles (Commercial Linen cleaning services)
The DRS Group (Document conversion services)
VCU - Community Memorial Health Center (Healthcare)

116,614 **Civilian Labor Force**
Extended Labor Market

ACT® Work Ready Communities
MECKLENBURG COUNTY
VIRGINIA
CERTIFIED JUL 2019

The ACT WRC framework supports communities that are motivated to ensure that education and training match the needs of Employers, lead to jobs, and help individuals advance in their careers.

HIGHER EDUCATION

SOUTHSIDE VIRGINIA COMMUNITY COLLEGE

Certificates, Career Studies Certificate, Workforce Credentials Programs, & Associate Degrees

SoVA CME
SoVA Center of Manufacturing Excellence

Provides training leading to advanced and specialty credentials in welding, precision machining, and industrial maintenance/mechatronics from national accrediting bodies (AWS, NIMS, Siemens & NCCER).

3 **Universities**
within 1hour drive

VCU

UNIVERSITY OF RICHMOND

LONGWOOD UNIVERSITY

INCENTIVES

Economic Stimulus Grant

For new or expanding industry that creates a minimum of 25 new full time jobs, the grant is based on the first $5M of assessed tax value of the machinery and tools tax paid. Payout: 100% year 1, 75% year 2, 50% year 3 and 25% in year 4.

Tobacco Regional Opportunity Fund

A discretionary incentive based on the number of new jobs being created along with their average wage and amount of new capital investment. Must invest a minimum of $1 million and create at least 10 jobs over 36 months to be eligible.

Commonwealth Opportunity Fund

A discretionary incentive available to the Governor to secure a business location or expansion project for Virginia.

The Virginia Economic Development Incentive Grant (VEDIG)

A discretionary performance incentive, designed to assist and encourage companies to invest and create new employment opportunities by locating headquarters, administrative or service sector operations in Virginia.

Clean Energy Manufacturing Incentive Grant (CEMIG)

A discretionary performance incentive, designed to encourage clean energy manufacturers to grow in Virginia.

Virginia Jobs Investment Program (VJIP)

Offers customized recruiting and training assistance to companies that are experiencing technological change or creating new jobs. The program is designed to reduce the human resource development cost of new and expanding companies.

Virginia Enterprise Zone Job Creation Grant (all Business & Industrial Parks are located in EZ)

Qualified businesses in an Enterprise Zone are eligible for cash grants for permanent net new jobs created over a four-job threshold. Qualifying jobs must offer health benefits and meet certain wage thresholds.

Virginia Enterprise Zone Real Property Grant (all Business & Industrial Parks are located in EZ)

Qualified investors (entities and individuals) making a qualified investment in industrial, commercial or mixed-use real property located within an Enterprise Zone are eligible for a cash grant.

Virginia Investment Partnership Grant (VIP) & Major Eligible Employer Grant (MEE)

Discretionary performance incentives designed to encourage continued capital investment by Virginia companies, resulting in added capacity, modernization, increased productivity, or the creation, development and utilization of advanced technology.

LOOK WHO'S HERE

Microsoft

RMG
Rex Materials Group

American Industrial
Heat Transfer Inc.®
Manufacturer of Quality Heat Exchangers

NUCOR
BUILDING SYSTEMS

PalletOne

OJG
ONE JEANSWEAR GROUP

Galaxy Plastics Ltd.

BGF INDUSTRIES

IVC INTERNATIONAL VENEER COMPANY, INC.

FOOD LION

GLOBAL SAFETY TEXTILES

NIPRO PHARMAPACKAGING

Prospecta

AVAILABLE SITES

KINDERTON TECHNOLOGY CAMPUS

▸ Total Project Area - 121 acres
▸ Water Capacity - 700,000 GPD
▸ Sewer Capacity - 270,000 GPD
▸ Zoned M-1 Industrial
▸ Electrical Service by Mecklenburg Electric
▸ High Speed Fiber Broadband
▸ Enterprise Zone

VIRGINIA LAKESIDE COMMERCE PARK

▸ Total Project Area - 650 acres
▸ Water Capacity - 650,000 GPD
▸ Sewer Capacity - 350,000 GPD
▸ Zoned M-1 Industrial
▸ Electrical Service by Mecklenburg Electric and Dominion Virginia Power
▸ High Speed Fiber Broadband
▸ Enterprise Zone

ROANOKE RIVER REGIONAL BUSINESS PARK

- ▸ Total Project Area - 275 acres
- ▸ Water Capacity - 1.8 MGD
- ▸ Sewer Capacity - 230,000 GPD
- ▸ Zoned M-1 Industrial
- ▸ Electrical Service by Dominion Virginia Power
- ▸ Natural Gas Service by Columbia Natural Gas
- ▸ High Speed Fiber Broadband
- ▸ Enterprise Zone & Certified Business Ready Site
- ▸ Dominion Certified Data Center Site

FEATURING A 50,000 SQ FT SHELL BUILDING

- ▸ Expandable to 100,000 Sq Ft
- ▸ Ceiling Height Center (ft.): 32
- ▸ Ceiling Height Eaves (ft.): 28
- ▸ Zoned M-1 Industrial
- ▸ Construction Type: Tilt-up Masonry
- ▸ High Speed Fiber Broadband

HILLCREST BUSINESS PARK

- Total Project Area - 136 acres
- Water Capacity - 750,000 GPD
- Sewer Capacity - 1 MGD
- Zoned M-1 Industrial
- Electrical Service by Dominion Virginia Power
- Natural Gas Service by Columbia Natural Gas
- High Speed Fiber Broadband
- Enterprise Zone and Opportunity Zone

INTERSTATE INDUSTRIAL PARK

- Total Project Area - 290 acres
- Water Capacity - 750,000 GPD
- Sewer Capacity - 1 MGD
- Zoned M-1 Industrial
- Electrical Service by Dominion Virginia Power
- Natural Gas Service by Columbia Natural Gas
- High Speed Fiber Broadband
- Enterprise Zone and Opportunity Zone

LIVING IN MECKLENBURG COUNTY

LAKE LIFE
John H. Kerr Reservoir
50,000 acres
850 miles shoreline

Lake Gaston
20,300 acres

Boating, Swimming, Fishing, Camping

PUBLIC SCHOOLS
4 Elementary Schools
1 State-of-the-Art High School & Middle School Complex to be completed 2022

COST OF LIVING
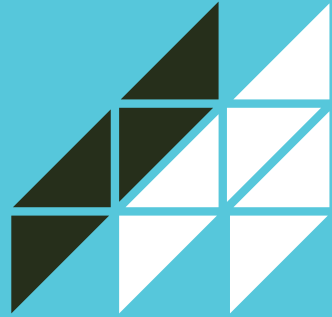*19.8%* less than US average

MEDIAN HOME PRICE
$126,313

HEALTH CARE
2 Regional Hospitals
4 Major Medical Centers

within 1.5 hour drive, including VCU Medical Center in Richmond and Duke Medical Center in Durham, NC

Mecklenburg
COUNTY, VIRGINIA

investinmeckva.com
P.O. Box 307 • Boydton, Virginia 23917 • 434-738-6388

GET OUR ACTIVITY GUIDE