



*Mecklenburg*  
COUNTY, VIRGINIA

*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.



**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.*



**$\frac{2}{3}$**  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



# QUICK FACTS ABOUT MECKLENBURG COUNTY

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

Within the Southeast United States'  
**AEROSPACE TRIANGLE**

**2 DATA CENTERS**  
Microsoft, TECfusions

**LAND AREA**  
625.3 square miles

Within a day's drive of  
**50** metropolitan areas

**49.3** population  
per sq. mile

**LOW TAX RATES**

**HIGHWAYS**  

 **2,536**  
Veterans

Real estate: \$0.36  
Personal Property: \$3.26  
Machinery & Tools: \$.66  
*per \$100 of assessed value*

 **25 minutes**  
average travel time to work

## VIRGINIA IS...

America's 2024  
"Top State  
for Business"  
CNBC

Business Facilities Magazine  
**#1** "Customized  
Workforce Training"  
2024

Business Facilities Magazine  
**#1** "State  
of the Year"  
2024



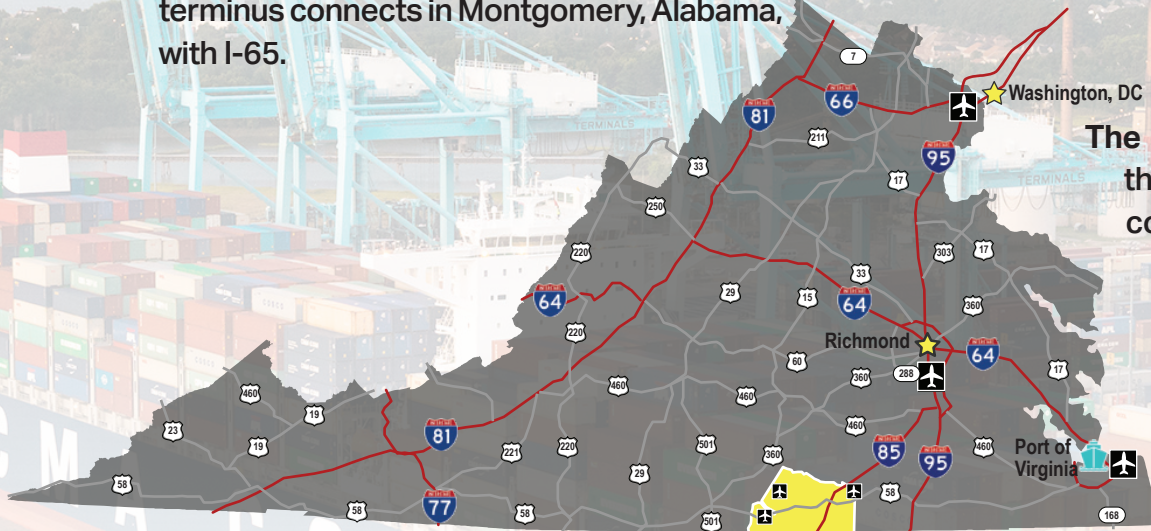
# TRANSPORTATION: LAND, SEA AND AIR



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.

## 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.

## 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.

*“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





### **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.

### **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

B&W Fiberglass (Lightweight fabrics for electronics)  
Nipro Pharma (Glass vials)  
Nucor Group (Steel buildings)  
Rex Materials of Va. (Refractory products)  
Virginia Homes of Boynton (Modular homes)  
Unique Wholesale Distributors (Home furnishings)  
One Jeans Group (Distribution Center)  
Mecklenburg Electric Cooperative (Electrical services)  
Microsoft Data Center (Data Storage)  
Pallet One (Manufacturing pallets)  
Parker Oil Company, Inc. (Wholesale – oil)  
TECfusions (Data Storage)  
Southern Textiles (Commercial Linen cleaning services)  
VCU - Community Memorial Health Center (Healthcare)

**780,654** Civilian Labor Force  
*Extended Labor Market,  
60-mile radius*



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



Certificates, Career Studies Certificate, Workforce Credentials Programs, Associate Degrees, Microsoft Data Center Academy, Critical Environment Lab



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 1 hour drive



**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







Galaxy Plastics Ltd.



THE FIBER COMPANY



INTERNATIONAL VENEER COMPANY, INC.



PHARMAPACKAGING



# AVAILABLE SITE

## KINDERTON TECHNOLOGY CAMPUS

Irongate Road  
Clarksville, VA

- ▶ 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





# LIVING IN MECKLENBURG COUNTY

## LAKE LIFE

John H. Kerr Reservoir

**50,000** acres

**850** miles of shoreline

Lake Gaston

**20,300** acres

Boating, Swimming, Fishing, Camping



MEDIAN HOME PRICE

**\$319,900**



## PUBLIC SCHOOLS

**4** Elementary Schools

**1** State-of-the-Art High School &  
Middle School Complex

## COST OF LIVING

**19.8%** less than US  
average

## 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







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[investinmeckva.com](http://investinmeckva.com)

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