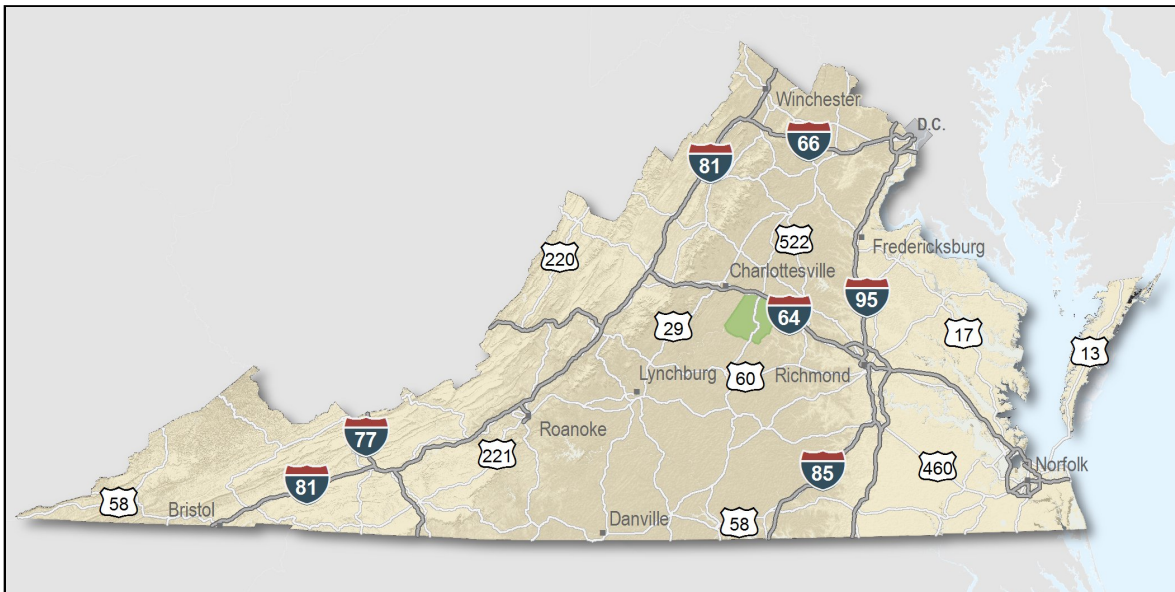

Fluvanna County, Virginia

Overview

Only a few locations can guarantee the right combination of resources that are crucial to your business's success. Virginia's premier location offers excellent domestic and international access. Centrally located on the U.S. East Coast, more than 47 percent of the U.S. population is within a day's drive, and our integrated transportation system of highways, railroads, airports and seaports ensures that you can reach every one of your markets efficiently. Close proximity to Washington, D.C. facilitates contact with policy makers and the federal government system.

Virginia continues to rank among America's leading states for business by CNBC and Forbes.com. Business-first values, easy access to markets, stable and competitive operating costs, and a talented workforce all drove Virginia to the top. This unique combination of assets has encouraged businesses to prosper here for more than 400 years. Like you, they searched the world over for that convergence of resources that would help ensure their prosperity. For them, their search ended here. Chances are yours will too.

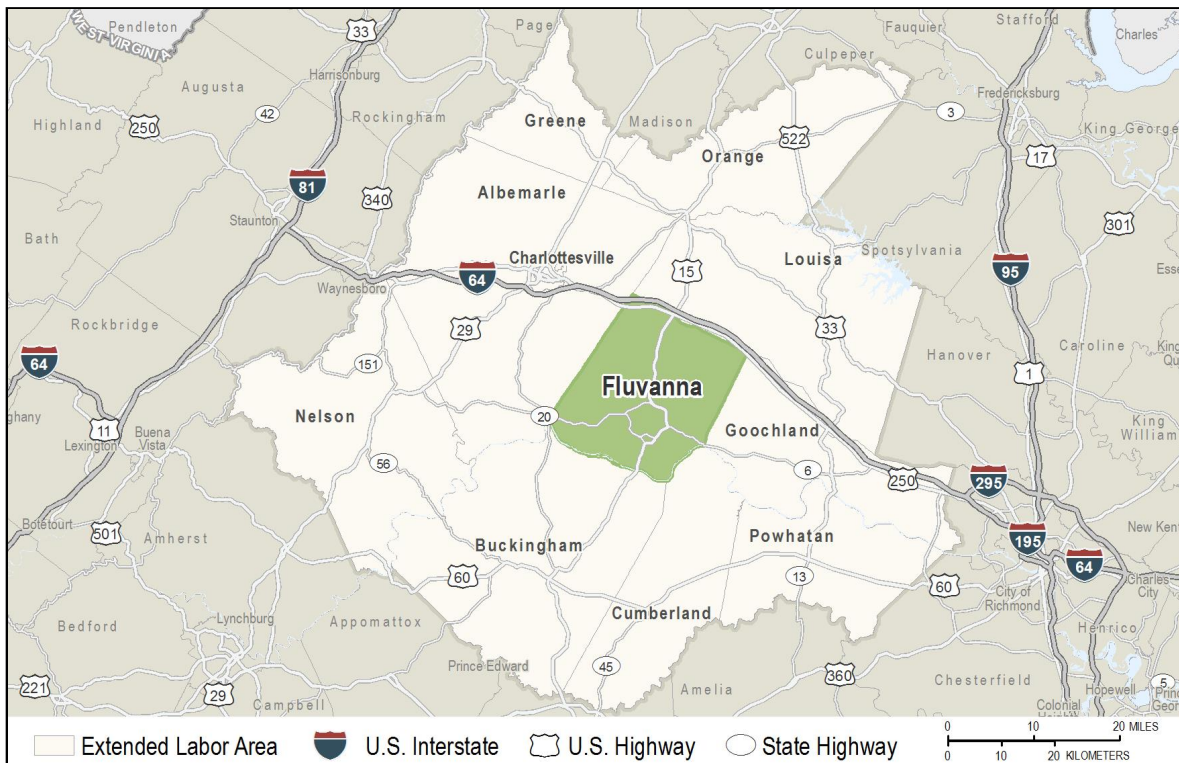
- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37 Fortune 1000 firms.
- Headquarters to 56 firms each with annual revenue over \$1 billion.
- More than 21,400 high-tech establishments operate in Virginia.
- More than 700 internationally-owned businesses from 40 countries are located in Virginia.
- Ranks third among the 50 states as a recipient of federal R&D funds.
- Streamlined permitting process.
- Recruitment training programs to help new businesses become operational faster.
- Programs at little or no cost to help businesses increase international sales.



Location

Fluvanna County is located in the central portion of Virginia. The county is situated in the midst of Virginia's Piedmont region on the Interstate 64 corridor between Richmond, the state capital, and Charlottesville, home of the University of Virginia. The James River flows along the southern boundary of this predominantly rural county that is part of the Charlottesville Metropolitan Statistical Area (MSA).

Richmond is 54 miles to the east; Charlottesville is 25 miles west; Washington, D.C. is 100 miles northeast; and Norfolk is 147 miles southeast.



Fluvanna County

Fluvanna County is Open for Business!

Ideally located to attract business and industry, Fluvanna County is situated within easy reach of Charlottesville and Richmond via the I-64 corridor. Quality of life is important here...We take pride in efforts to preserve our rural character yet offer the ideal business climate. Its central location, quality lifestyle, and pro-business environment are only part of the reason that makes Fluvanna County the ideal location for businesses seeking to join a growing economic community. We invite you to turn the page and learn more about all we have to offer.



Where Business and Opportunity Connect.

Labor Market

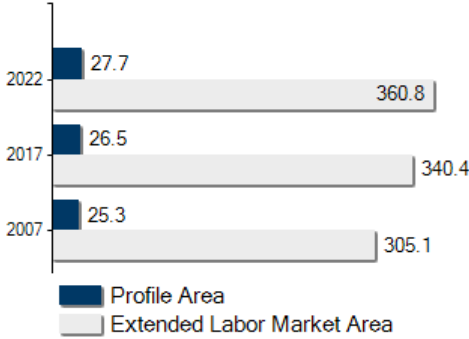
Population		
Gender Distribution (2017)		
Fluvanna County	Male	Female
	45.7%	54.3%
Race/Ethnicity (2017)		
Classification	Profile Area	Extended Labor Area
White	21,522	270,471
Black	3,975	48,703
Two or More	639	8,214
Asian	199	11,225
American Indian or Alaska Native	99	1,479
Pacific Islander	18	279
Hispanic (may be of any race)	903	9,030
Median Age (2017)		44 years

Civilian Labor Force (2017)	
Fluvanna County	13,519
Extended Labor Market Area	170,323
Total	183,842

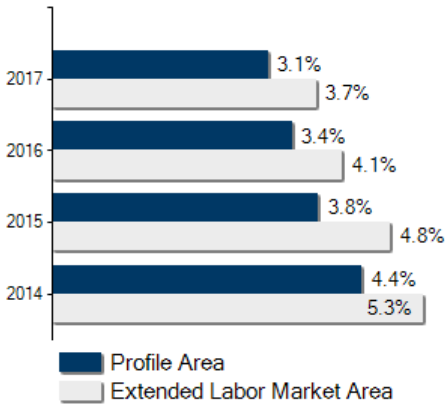
Labor Force Participation (2013-2017)	
Fluvanna County	59.6%
Extended Labor Market Area	60.6%

Unemployment	
Unemployment Rate (September 2018)	
Fluvanna County	2.3%
Extended Labor Market Area	2.5%
Statewide	2.8%
Unemployed (2017)	
Fluvanna County	413
Extended Labor Market Area	5,893
Total	6,306
Underemployed (3rd Quarter 2018)	
Fluvanna County	2,001
Extended Labor Market Area	22,781
Total	24,782

Population in Thousands



Unemployment Rates





Labor Market

Commute Time (2013-2017)

Worked from home	738	6.2%
Under 15 minutes	1,229	11.0%
15-24 minutes	2,145	19.2%
25-34 minutes	3,519	31.5%
35-44 minutes	1,508	13.5%
45-59 minutes	1,408	12.6%
Over 60 minutes	1,363	12.2%
Mean Travel Time to Work (minutes)		33

Additional Labor Resources

High School Graduates Not Continuing (2017-2018)	42
Two-Year College Graduates (Spring 2017)	1,334
Two-Year College Enrollees (Fall 2017)	7,155
Other College and University Graduates (Spring 2017)	6,293
Total	14,824

Career Readiness Certificate (06/30/2017-06/30/2018)

Virginia’s Career Readiness Certificate (CRC) assists employers by certifying that a recipient possesses core skills in applied math, reading for information, and locating information. The CRC certification is based on established Workeys® assessment tests. Virginia uses a three-tiered approach (bronze, silver, gold) to credentialing certificate holders that is based on the recipient’s level of development skills.

Fluvanna County	2
Extended Labor Market Area	37
Total	39

Educational Attainment

On-Time Graduation Rate (Class of 2017)	97.4%
Percentage of Fluvanna County population age 25+ who are high school graduates (2013-2017)	91.7%
Percentage of Fluvanna County population age 25+ who have earned a Bachelor's Degree or higher (2013-2017)	32.3%



Labor Market

Employment by Sector* (2nd Qtr. 2018)

Agriculture Forestry Fishing and Hunting	94	2.2%
Mining Quarrying and Oil and Gas Extraction	0	0
Utilities	66	1.5%
Construction	480	11.1%
Manufacturing	164	3.8%
Wholesale Trade	87	2.0%
Retail Trade	301	6.9%
Transportation and Warehousing	75	1.7%
Information	27	0.6%
Finance and Insurance	46	1.1%
Real Estate and Rental and Leasing	21	0.5%
Professional Scientific and Technical Services	107	2.5%
Management of Companies and Enterprises	N.D.	N.D.
Administrative and Support and Waste Management	378	8.7%
Educational Services	N.D.	N.D.
Health Care and Social Assistance	292	6.7%
Arts Entertainment and Recreation	25	0.6%
Accommodation and Food Services	315	7.3%
Other Services	257	5.9%
Total Government	1,382	31.9%
Federal Government	32	0.7%
State Government	417	9.6%
Local Government	933	21.5%
Unclassified	19	0.4%
Total	4,336	100.0%

N.D. - Not Disclosed

*By Business Establishment



Labor Market

Major Employers	
Manufacturing	
Company	Product/Service
Carbon Core Corp.	Manufacturer of lightweight, high strength, sandwich core materials and structures.
Kloeckner Metals	Steel processing
Tenaska	Electric Power
NonManufacturing	
Company	Product/Service
A G Dillard, Inc.	Excavation and Demolition Contractor
Better Living	Building Materials and Supplies Dealer
BFI Transfer Systems of Virginia	Environmental Services
Central Virginia Electric Cooperative	Utility
Dominion Energy	Utility
Fluvanna Correctional Center	Correctional institution
Fluvanna Correctional Center	State Government
Fluvanna County Government	Local Government
Fluvanna County School System	Educational Services
Fork Union Military Academy	Education
National Filter Service, Inc.	Filter service
Northland Forest Products	Building Materials and Supplies Dealer
Van der Linde Recycling	Environmental Services

Labor Market

Union Activity (8/1/2015 - 8/1/2018)	
Petitions filed for decertification	0
Petitions filed for representation	0
Petitions filed for raid	0
Elections won by union	0
Elections won by company	0

Labor Market

Estimated Earnings (May 2017)

Occupation	Median Wage (US\$)	Mean Wage (US\$)	Median Salary (US\$)	Mean Salary (US\$)
Laborers and Freight, Stock, and Material Movers, Hand Industrial Truck and Tractor Operators	12.18	13.07	25,339	27,190
Heavy and Tractor-Trailer Truck Drivers	16.06	16.28	33,414	33,866
Inspectors, Testers, Sorters, Samplers, and Weighers	17.23	17.68	35,844	36,790
First-Line Supervisors of Production and Operating Workers	16.04	17.52	33,367	36,448
Maintenance and Repair Workers, General	28.74	31.84	59,776	66,242
Office Clerks, General	16.92	17.37	35,193	36,112
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	16.82	17.54	34,972	36,496
Receptionists and Information Clerks	18.42	18.51	38,319	38,491
Customer Service Representatives	14.18	14.33	29,494	29,802
Bookkeeping, Accounting, and Auditing Clerks	15.97	16.90	33,212	35,144
First-Line Supervisors of Office and Administrative Support Workers	19.63	20.56	40,838	42,777
Computer User Support Specialists	25.02	26.44	52,027	54,986
Network and Computer Systems Administrators	24.79	26.02	51,559	54,113
Software Developers, Systems Software	47.32	46.14	98,426	95,981
Software Developers, Applications	47.67	51.86	99,150	107,864
Computer Systems Analysts	45.60	47.94	94,868	99,712
Accountants and Auditors	45.92	49.79	95,523	103,566
Management Analysts	35.12	37.50	73,058	78,003
Human Resources Specialists	44.90	60.00	93,394	124,811
	28.50	30.30	59,273	63,020

Per Capita Personal Income (2016)

\$40,825

Median Family Income (2013-2017)

\$80,000



Education

Public School Enrollment (Fall 2017)

Level	Number	Enrollment
Preschool	1	299
Elementary	2	985
Middle	1	861
High School	1	1,444

Student Teacher Ratio (FY 2017)

Elementary	14:1
Secondary	12:1

Per Pupil Expenditure (FY 2017) (US\$)

10,558.00

On-Time Graduation Rate (Class of 2017)

97.4%

High School Graduates Continuing Education (2017-2018)

84.3%

Advanced Programs (2017-2018)

Governor's Schools	
Blue Ridge Governor's School	
Governor's School Enrollment	106
Students taking 1 or more Advanced Placement (AP) Courses	181
Students taking 1 or more AP Exams	178
Students taking 1 or more Dual Enrollment Courses	252

Education

Workforce Development Facilities

Facility	Type
Albemarle Career Center	Satellite Center
Charlottesville Albemarle Technical Education Center	Career and Technical Center
Culpeper Career Resource Center	Satellite Center
Greene County Job Spot	Satellite Center
Louisa Employment Center	Satellite Center
Madison Department of Social Services	Informational Center
Nelson Career Resource Center	Informational Center
Orange Workforce Center	Satellite Center
Piedmont Workforce Network	Comprehensive Center
The Workplace	Satellite Center

Higher Education Facilities – Fall 2017

Facility	Enrollment
University of Virginia	24,360
Piedmont Virginia Community College	5,608 [‡]
American National University - Charlottesville Campus	1,090 ^{‡◊}
J. Sargeant Reynolds Community College - Western Campus	457

[‡] Enrollment figures are for all campuses.

[◊] Fall 2016 Enrollment



Transportation

Interstates	
Name	Distance
I-64	0.0 miles (0.0 km.)
I-295	30.2 miles (48.5 km.)
I-95	31.5 miles (50.7 km.)
I-81	37.3 miles (60.1 km.)
I-195	38.7 miles (62.3 km.)

Note: Measured from border of locality/region.

Highways				
Highway 15	Highway 250	Highway 53	Highway 6	

Commercial Air Service		
Charlottesville-Albemarle Airport, Charlottesville -- 34.5 miles (55.6 km.)		
American Airlines	Delta Connection	United Airlines
Richmond International Airport, Sandston -- 66.8 miles (107.4 km.)		
American Airlines	Delta Air Lines	Southwest Airlines
United Airlines	JetBlue Airways	Allegiant Air
OneJet		
Shenandoah Valley Regional Airport, Weyers Cave -- 71.9 miles (115.6 km.)		
ViaAir		

Note: Within a 75-mile drive of the center of the locality.



Transportation

General Aviation Service

Name	Runway Length
Louisa County Airport/Freeman Field, Louisa	4,300 ft (1,311 m)

Freight Rail Service

Buckingham Branch Railroad CSX Transportation
--

Seaports

Name	Distance
Port of Virginia (Richmond Marine Terminal)	77.0 miles (123.9 km)
Port of Virginia	161.0 miles (259.1 km)

Note: Driving distance from the center of the locality to Port of Virginia and any other seaports within 100 miles.

Other Ports of Entry

Name	Distance
Richmond-Petersburg	66.7 miles (107.4 km)
Port of Washington - Dulles	104.5 miles (168.2 km)

Note: Driving distance from the center of the locality to Port of Washington - Dulles and any other port of entry within 100 miles.



Utilities

Utilities	
Electric	Central Virginia Electric Cooperative
Electric	Dominion Energy
Natural Gas	Not Available
Telecommunications	Sprint/United Telephone-Southeast
Water	Fork Union Sanitary District
Water	Sydnor Hydrodynamics, Inc.
Water	AquaVirginia
Waste Water Treatment	Lake Monticello Service Co.
Waste Water Treatment	Fluvanna County Public Works
Solid Waste Disposal	Fluvanna County Landfill
Solid Waste Disposal	van der Linde Recycling

Financial Institutions

Financial Institutions – 1st Qtr 2018 Assets

Bank	Assets (US\$ Millions)
Branch Banking and Trust Company	215,012.0
Union Bank & Trust Co.	13,118.0



Government and Taxes

Government

Fluvanna County has a County Administrator and a five-member Board of Supervisors.

The county has a comprehensive plan and zoning and subdivision ordinances.

Palmyra is the county seat. Columbia and Scottsville are other incorporated towns within the county.

Taxes

Localities in Virginia collect a 1% sales tax. They do not tax other items taxed at the State level.

Counties and cities in Virginia are separate taxing entities. Therefore, a company pays taxes to either a county or to a city.

If a company is located in a town, it pays town and county taxes except for utility taxes which are paid only to the town and the license tax which is paid only to the town unless town law permits the additional collection of a county tax.

Manufacturers pay real estate, machinery and tools, truck and automobile, utility, and sales taxes.

Nonmanufacturers pay real estate, tangible personal property, truck and automobile, utility, and sales taxes. They also may pay either a merchants' capital or a license tax.

Manufacturer's Tax Profile (Fluvanna) [pdf](#)

Non-Manufacturer's Tax Profile (Fluvanna) [pdf](#)



Community Facilities

Excellent hospital care is just 20 miles from Fluvanna County in Charlottesville. The University of Virginia Medical Center includes the University Hospital with 683 beds and contains many specialized services including a Level I trauma center, intensive care, dialysis, and newborn and coronary care. The Center is a major research teaching facility offering the latest in technology, equipment and services. Martha Jefferson Hospital, with 221 beds, also provides full medical and emergency care. The county health department operates a clinic and administers public health services within the county.

Three physicians and three dentists practice in the county with many additional practitioners located in nearby Charlottesville.

Nursing and extended-care facilities are located in the Charlottesville area. One home for the aged is located in Fluvanna County.

Over 30 churches representing leading Protestant denominations and the Catholic faith are found in Fluvanna County. The nearest Jewish synagogues are in the city of Charlottesville.

Library service is provided by the Fluvanna County Library, based just south of Palmyra, with a collection of approximately 30,000 volumes. Additional public library resources in the region include the Jefferson-Madison Regional Library, based in Charlottesville, and the collections of the University of Virginia.



Community Facilities

(continued)

Local retail development in Fluvanna County is limited to convenience and service centers at Zion Crossroads, Palmyra, Fork Union, and the Lake Monticello area. Adjacent Albemarle County and Charlottesville serve as the retail and trade centers for the region and contain numerous shopping centers, the city business district, and a regional mall.

The county's proximity to Charlottesville affords local residents tremendous variety of cultural, educational, and entertainment options. The University of Virginia is a major focal point for a constant stream of fine arts productions including live theater and concerts. Community organizations such as the Charlottesville Symphony, the Virginia Players, and the Four County Players bring a high level of sophistication in music and drama to the community for enjoyment by all ages. High caliber collegiate sports including football and basketball are enjoyed by residents throughout the area.

The plentiful open spaces of the Blue Ridge Mountain foothills found in Fluvanna County allow outdoor enthusiasts a peaceful setting in which to enjoy an assortment of leisure pursuits. Hunting and fishing are quite good in this region of Virginia. Water-related activities can be enjoyed on rivers, streams, and fresh-water lakes in the county. Golf is available at Lake Monticello, a private residential development, in western Fluvanna County. The county along with area schools, churches, 4-H clubs, and various civic and social organizations sponsor organized athletics and recreational programs.

Thomas Jefferson's home, Monticello, is just a few minutes west of Fluvanna County and provides visitors entertaining insights into the life of one of America's Founding Fathers. Also close by are the scenic Blue Ridge Mountains and the Shenandoah National Park affording many camping and hiking possibilities. The Old Stone Jail Museum in Fluvanna's county seat, Palmyra, depicts the rural village and farm life heritage of Fluvanna County.

Pleasant Grove Park, an 800-acre tract along the Rivanna River, provides many recreational, historical, and other benefits for the citizens of Fluvanna. Walk the Heritage Trail to the Rivanna River, take a jog on the cross country team's 5k loop, enjoy the 18+ miles of multi-use trails, or just come out and enjoy the natural habitat or bird watching. The park also consists of a softball, baseball and three (3) multi-use fields, e.g. soccer, lacrosse and football which are open to the public when not scheduled for league use. Visit the Pleasant Grove House Museum and Tourist Welcome Center located at the park where you'll be offered a friendly "hello" and have any other questions answered.

[Charlottesville MSA Profile](#)

[Central Virginia Profile](#)

[Central Virginia Partnership for Economic Development](#)

[Fluvanna County](#)