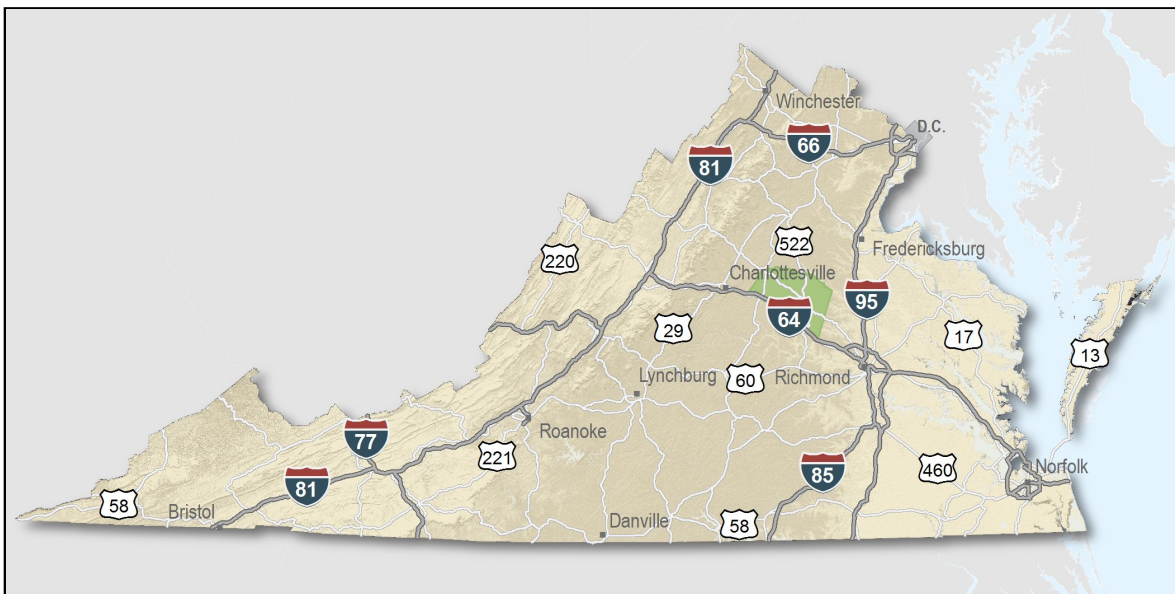

Louisa County, Virginia

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.

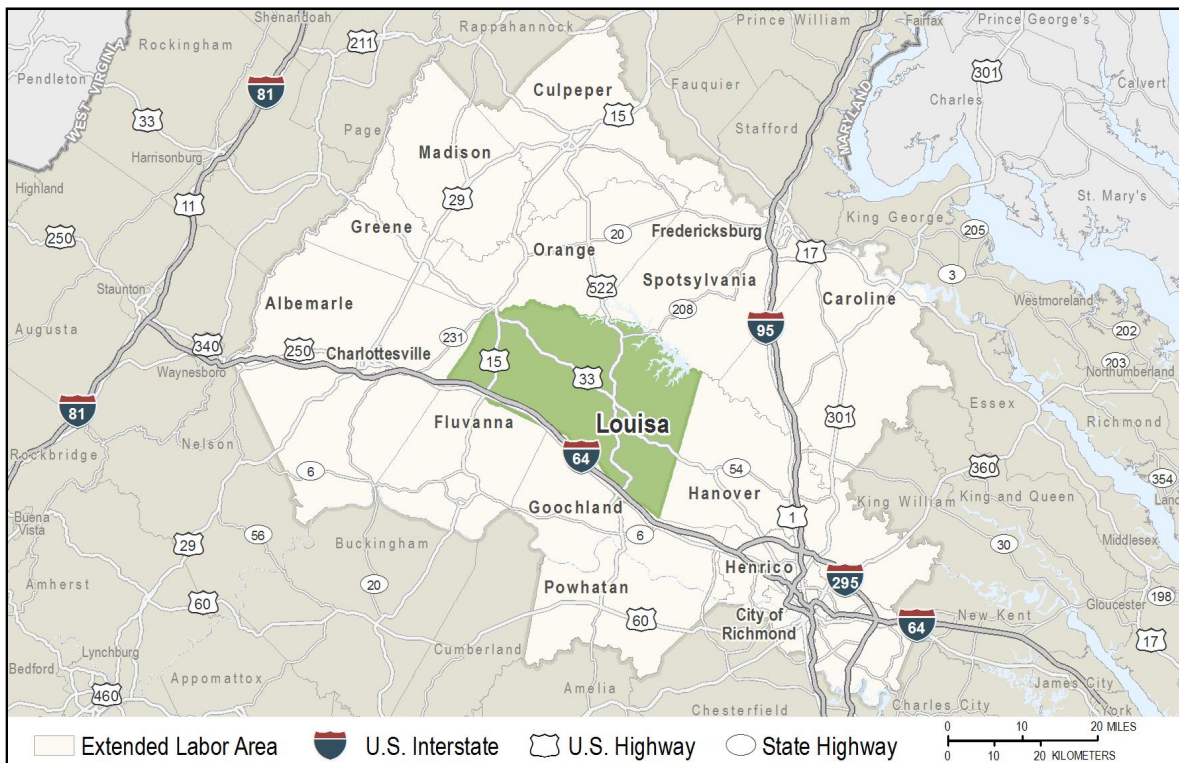
- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37 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

Louisa County is located in the Central Piedmont region of Virginia near the geographic center of the state. It is just 15 miles west of Greater Richmond, the state capital, and 15 miles east of Greater Charlottesville, home of the University of Virginia. The county's 517 square miles are a mix of residential, historic farms, and forest use. Increasingly the business community is finding Louisa to be an attractive central location for manufacturing and commercial investment.

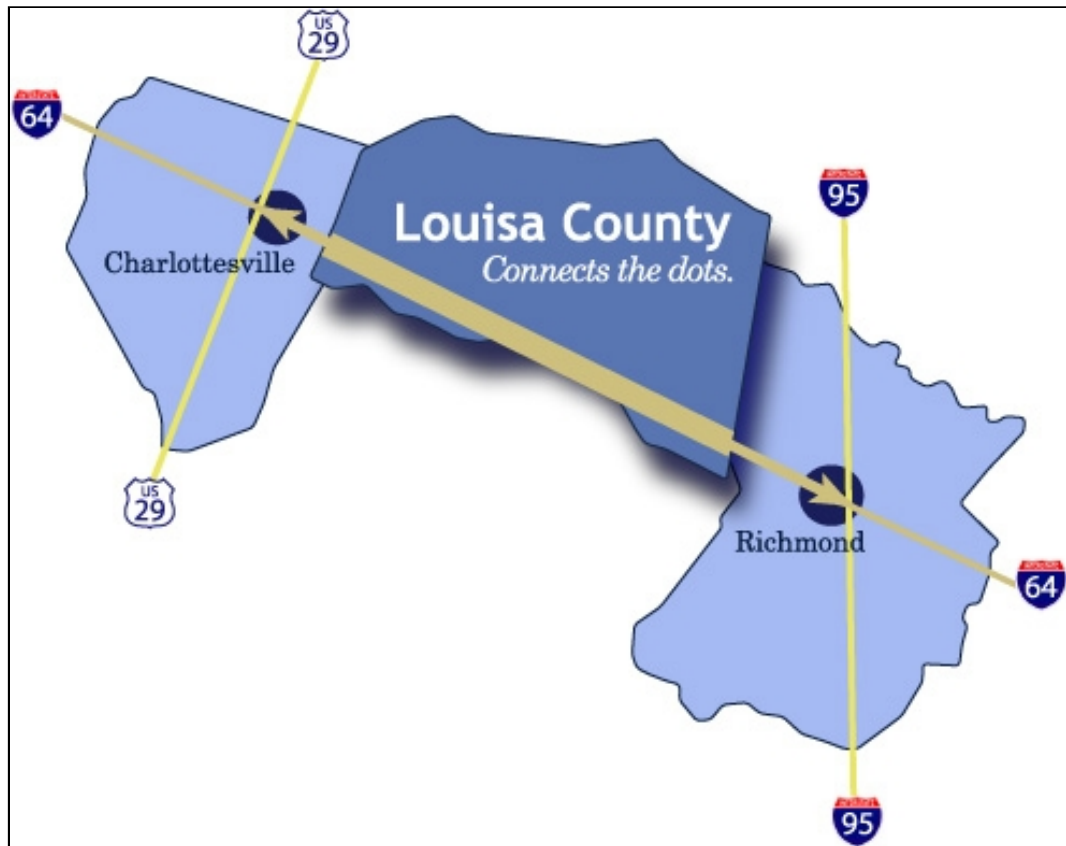
Louisa County is approximately 95 miles southwest of Washington, D.C. and 145 miles northwest of the port city of Norfolk.



Louisa County

Louisa County "CONNECTS THE DOTS"

Louisa County is the commercial, industrial and quality of life connector of Greater Richmond and Charlottesville. Along Interstate 64 commercial development is occurring at a rapid rate with a Visitors Center, hotels, restaurants, big box stores and offices. New residential developments include Reedy Creek and Spring Creek with 1,200 home sites and a Golf Digest #1 rated golf course. Dominion Resources is in the approval process for Lake Anna Nuclear Reactor #3, Woodfuels Virginia is constructing a biofuel fuel pellet manufacturing facility and C3RS is constructing a tire recycling facility.



Labor Market

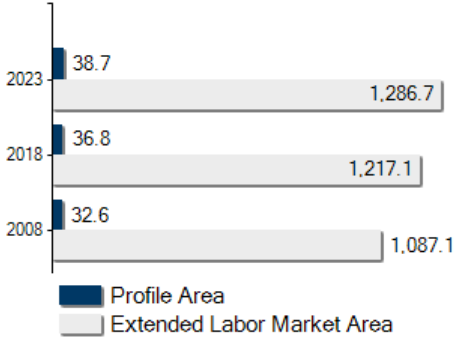
Population		
Gender Distribution (2018)		
Louisa County	Male	Female
	49.4%	50.6%
Race/Ethnicity (2018)		
Classification	Profile Area	Extended Labor Area
White	29,612	819,733
Black	5,826	304,188
Two or More	839	31,760
Asian	247	54,428
American Indian or Alaska Native	227	5,670
Pacific Islander	27	1,286
Hispanic (may be of any race)	1,152	17,280
Median Age (2018)		45 years

Civilian Labor Force (2018)	
Louisa County	19,660
Extended Labor Market Area	630,219
Total	649,879

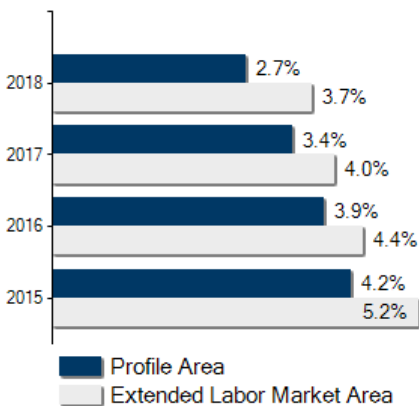
Labor Force Participation (2013-2017)	
Louisa County	62.4%
Extended Labor Market Area	65.6%

Unemployment	
Unemployment Rate (December 2019)	
Louisa County	2.4%
Extended Labor Market Area	2.4%
Statewide	2.5%
Unemployed (2018)	
Louisa County	539
Extended Labor Market Area	18,868
Total	19,407
Underemployed (4th Quarter 2019)	
Louisa County	1,686
Extended Labor Market Area	80,199
Total	81,885

Population in Thousands



Unemployment Rates





Labor Market

Commute Time (2013-2017)

Worked from home	899	5.6%
Under 15 minutes	2,305	15.2%
15-24 minutes	2,775	18.3%
25-34 minutes	3,290	21.7%
35-44 minutes	1,941	12.8%
45-59 minutes	2,623	17.3%
Over 60 minutes	2,214	14.6%
Mean Travel Time to Work (minutes)		36

Additional Labor Resources

High School Graduates Not Continuing (2017-2018)	93
Two-Year College Graduates (Spring 2018)	1,862
Two-Year College Enrollees (Fall 2018)	21,422
Other College and University Graduates (Spring 2018)	6,964
Total	30,341

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.

Louisa County	4
Extended Labor Market Area	236
Total	240

Educational Attainment

On-Time Graduation Rate (Class of 2018)	94.2%
Percentage of Louisa County population age 25+ who are high school graduates (2013-2017)	84.6%
Percentage of Louisa County population age 25+ who have earned a Bachelor's Degree or higher (2013-2017)	23.2%



Labor Market

Employment by Sector* (4th Qtr. 2018)

Agriculture Forestry Fishing and Hunting	23	0.2%
Mining Quarrying and Oil and Gas Extraction	N.D.	N.D.
Utilities	N.D.	N.D.
Construction	949	10.0%
Manufacturing	1,301	13.7%
Wholesale Trade	283	3.0%
Retail Trade	1,201	12.7%
Transportation and Warehousing	N.D.	N.D.
Information	N.D.	N.D.
Finance and Insurance	102	1.1%
Real Estate and Rental and Leasing	31	0.3%
Professional Scientific and Technical Services	196	2.1%
Management of Companies and Enterprises	N.D.	N.D.
Administrative and Support and Waste Management	363	3.8%
Educational Services	5	0.1%
Health Care and Social Assistance	495	5.2%
Arts Entertainment and Recreation	39	0.4%
Accommodation and Food Services	486	5.1%
Other Services	299	3.2%
Total Government	1,666	17.6%
Federal Government	62	0.7%
State Government	160	1.7%
Local Government	1,444	15.2%
Unclassified	39	0.4%
Total	9,483	100.0%

N.D. - Not Disclosed

*By Business Establishment

Labor Market

Major Employers

Manufacturing

Company

BIO-CAT
 Boss Instruments
 Busada Manufacturing Corporation
 C3RS
 Carboline-A/D Fire Protection Systems Corp.
 Chips Inc.
 Dominion Pallet, Inc.
 Klockner-Pentaplast of America, Inc.
 Lee Tennis
 Patriot Aluminum
 Paul Decorative/Allied Brass
 Piedmont Metal Fabricators
 TetraPak Inc.
 Trae-Fuels
 Tri-Dim Filter Corp.

Product/Service

Enzymes
 Surgical Instruments Manufacturer
 Plastic Tubing
 tire recycling
 Fire-retardant foam
 Lumber Mill
 Wood Pallets
 Rigid PVC film & sheets
 Har-Tru Tennis Court Surfaces
 Aluminum Conduit
 Faucets and Fixtures
 Machinery parts
 Plastic Straws
 Wood Pellet Manufacturing
 Air filters

NonManufacturing

Company

Cavalier Produce

 Dominion Energy
 ESS Tech Engineering Inc.
 Virginia Vermiculite
 Wal-Mart Stores, Inc.

Product/Service

Fresh Vegetable/Fruit Warehouse
 Distribution Center
 Power generation
 Assemble Electrical Wiring
 Vermiculite Mining
 Distribution

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 2018)

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	12.27	13.17	25,514	27,399
Heavy and Tractor-Trailer Truck Drivers	21.22	20.05	44,125	41,715
First-Line Supervisors of Production and Operating Workers	18.12	18.72	37,679	38,926
Maintenance and Repair Workers, General	29.49	32.61	61,345	67,834
Industrial Machinery Mechanics	17.18	17.54	35,730	36,495
Office Clerks, General	22.03	21.96	45,834	45,675
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	16.59	17.44	34,511	36,265
Receptionists and Information Clerks	18.40	18.51	38,270	38,493
Customer Service Representatives	14.51	14.73	30,187	30,628
Bookkeeping, Accounting, and Auditing Clerks	16.43	16.78	34,179	34,910
First-Line Supervisors of Office and Administrative Support Workers	19.32	20.72	40,181	43,088
Computer User Support Specialists	24.88	26.33	51,752	54,773
Network and Computer Systems Administrators	26.69	29.15	55,518	60,625
Software Developers, Systems Software	48.36	47.31	100,574	98,409
Software Developers, Applications	52.28	56.14	108,762	116,769
Computer Systems Analysts	45.16	48.19	93,935	100,245
Accountants and Auditors	46.93	50.00	97,627	103,997
Management Analysts	33.60	35.79	69,883	74,436
Human Resources Specialists	42.82	54.03	89,067	112,386
	29.14	30.50	60,620	63,438

Per Capita Personal Income (2017)

\$40,581

Median Family Income (2013-2017)

\$70,005

Education

Public School Enrollment (Fall 2018)

Level	Number	Enrollment
Elementary	4	2,322
Middle	1	1,150
High School	1	1,434

Student Teacher Ratio (FY 2018)

Elementary	12:1
Secondary	12:1

Per Pupil Expenditure (FY 2018) (US\$)

12,325.00

On-Time Graduation Rate (Class of 2018)

94.2%

High School Graduates Continuing Education (2017-2018)

75.1%

Advanced Programs (2017-2018)

Governor's Schools	
Blue Ridge Governor's School	
Governor's School Enrollment	71
Students taking 1 or more Advanced Placement (AP) Courses	90
Students taking 1 or more AP Exams	68
Students taking 1 or more Dual Enrollment Courses	251

Education

Workforce Development Facilities

Facility	Type
Albemarle Career Center	Satellite 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 2018

Facility	Enrollment
University of Virginia	24,639
Strayer University - Henrico Campus	5,894 ^{†‡}
Piedmont Virginia Community College	5,445 [‡]
Piedmont Virginia Community College - Jefferson School Center	5,445 [‡]
Stratford University - Richmond Campus	2,282 [‡]
Germanna Community College - Locust Grove Campus	2,033
Randolph-Macon College	1,488
J. Sargeant Reynolds Community College - Western Campus	323
American National University - Charlottesville Campus	†
ECPI University - Emerywood Campus	†
ECPI University - Innsbrook Campus	†

† Enrollment figures are not available.

‡ Enrollment figures are for all campuses.

◊ Fall 2017 Enrollment



Transportation

Interstates	
Name	Distance
I-64	0.0 miles (0.0 km.)
I-95	10.3 miles (16.6 km.)
I-295	11.7 miles (18.8 km.)
I-195	20.2 miles (32.6 km.)
I-81	38.8 miles (62.5 km.)
I-85	40.7 miles (65.5 km.)
I-66	49.6 miles (79.8 km.)

Note: Measured from border of locality/region.

Highways				
Highway 15	Highway 208	Highway 22	Highway 231	Highway 250
Highway 33	Highway 522			

Commercial Air Service		
Charlottesville-Albemarle Airport, Charlottesville -- 42.7 miles (68.8 km.)		
American Airlines	Delta Air Lines	United Airlines
Richmond International Airport, Sandston -- 60.2 miles (96.9 km.)		
American Airlines	Delta Air Lines	Southwest Airlines
Spirit Airlines	United Airlines	JetBlue Airways
Allegiant Air		

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



Transportation

General Aviation Service

Name	Runway Length
Lake Anna Airport, Bumpass	2,558 ft (780 m)
Louisa County Airport/Freeman Field, Louisa	4,300 ft (1,311 m)

Freight Rail Service

Buckingham Branch Railroad
CSX Transportation
Norfolk Southern Railway Company

Seaports

Name	Distance
Port of Virginia (Richmond Marine Terminal)	62.0 miles (99.8 km)
Port of Virginia	134.0 miles (215.7 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	60.2 miles (96.9 km)
Port of Washington - Dulles	92.3 miles (148.5 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	
Electric	Central Virginia Electric Cooperative
Electric	Rappahannock Electric Cooperative
Electric	Dominion Energy
Natural Gas	Columbia Gas of Virginia
Telecommunications	Verizon-Virginia
Telecommunications	CenturyLink
Telecommunications	Comcast Business Communications
Telecommunications	Lumos Networks
Water	Louisa County Water Authority
Water	Town of Louisa
Water	Town of Mineral
Waste Water Treatment	Louisa Regional Wastewater Treatment Facility
Waste Water Treatment	Rapidan Service Authority
Solid Waste Disposal	Louisa County Sanitary Landfill

Financial Institutions

Financial Institutions – 4th Qtr 2018 Assets	
Bank	Assets (US\$ Millions)
Wells Fargo Bank, N.A.	1,689,351.0
Branch Banking and Trust Company	219,071.0
Essex Bank	1,393.7
Virginia Community Bank	247.4



Government and Taxes

Government

Louisa County has a County Administrator and a seven-member Board of Supervisors.

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

Louisa is the county seat and the other incorporated town is Mineral.

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 (Louisa) [pdf](#)

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



Community Facilities

County residents rely on the hospitals in either Charlottesville or Richmond for excellent medical care. The University of Virginia Hospital in Charlottesville and Virginia Commonwealth University Medical Center in Richmond are both state teaching/research hospitals offering the latest in technology, services, and facilities. Many additional hospitals offering quality medical care are located in both Richmond and Charlottesville. A private medical clinic located in Louisa County provides outpatient medical care and a fully-equipped emergency room. Martha Jefferson Hospital is currently constructing a new medical facility at Zion Crossroads.

Six physicians and four dentists practice in the county. Additional specialists from Charlottesville and Richmond visit the county on a regular basis.

The Louisa Health Department provides a wide range of public health services for county residents.

A nursing home which can serve the long-term care needs of 90 patients is located in the town of Louisa.

Almost 60 churches, representing most Protestant denominations and the Catholic faith are located in Louisa County. Jewish synagogues are located in the nearby metropolitan areas.

The county has a branch of Jefferson-Madison Regional Library. This branch is centrally located in the town of Louisa and is supplemented by a bookmobile providing service throughout the county.



Community Facilities

(continued)

Retail and service needs of county citizens are met through three county shopping center/commercial areas in the towns of Louisa and Mineral.

Numerous shopping malls and centers are clustered in the nearby Richmond and Charlottesville metropolitan areas and are easily accessed by Louisa residents.

Louisa County's Department of Parks and Recreation operates a wide range of athletic programs and special activities for citizens of all ages. Lake Anna, located in the northern portion of the county, provides a scenic setting for water-related recreation with 13,000 acres and 250 miles of shoreline. The 2,000-acre Lake Anna State Park is located on the lake's shore and offers developed picnic, hiking, and boating facilities along with a visitor center. Property surrounding the lake provides ideal sites for vacation and year-round living. Additional boating, swimming, and fishing opportunities are available at Lake Louisa in the northwestern edge of the county. This 300-acre lake is in the midst of a private residential development.

The Spring Creek Golf Club, Shenandoah Crossing and Tanyard Country Club offer dining, tennis, swimming, and exercise for its members and guests, as well as 18-hole golf courses. Golf Digest rated Spring Creek as one the best new golf courses in the United States.

Various community and civic organizations sponsor music, arts and crafts, parades, fairs, and festivals throughout the year. This includes the Mineral Blue Grass Festival, Sargeant Museum, Farmers Market, Purcell Art Gallery and Cooke-Hailey Theater.

Louisa County's proximity to the Richmond and Charlottesville metropolitan areas also provides local residents a tremendous variety of cultural, educational, and entertainment options within easy driving distance.

Central Virginia Profile

Central Virginia Partnership for Economic Development

Louisa County