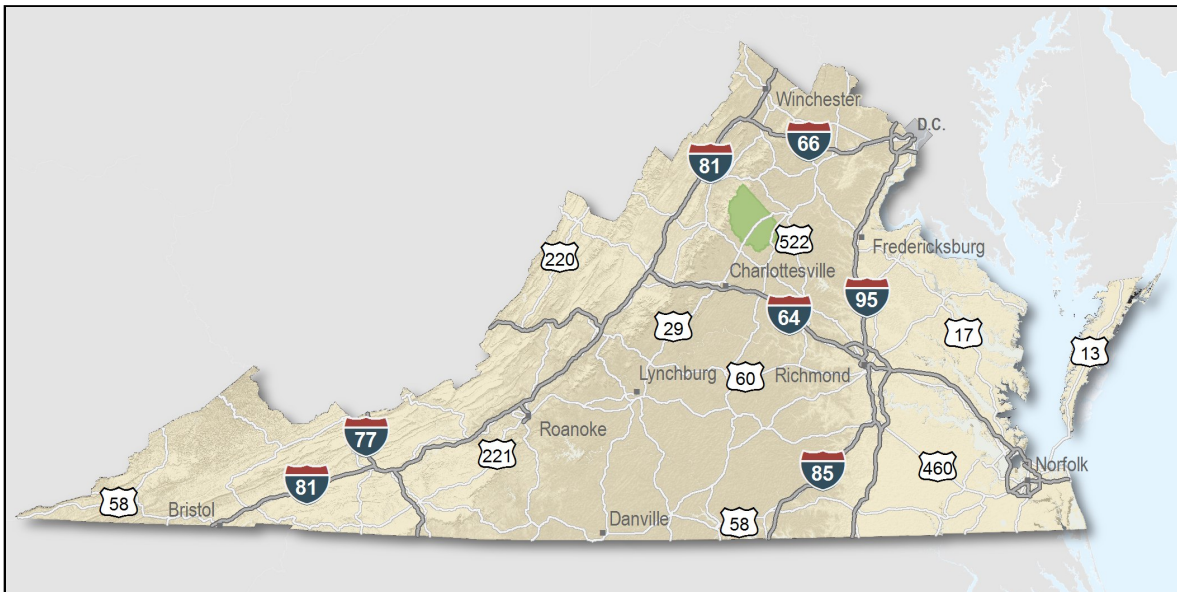

Madison County, Virginia

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.

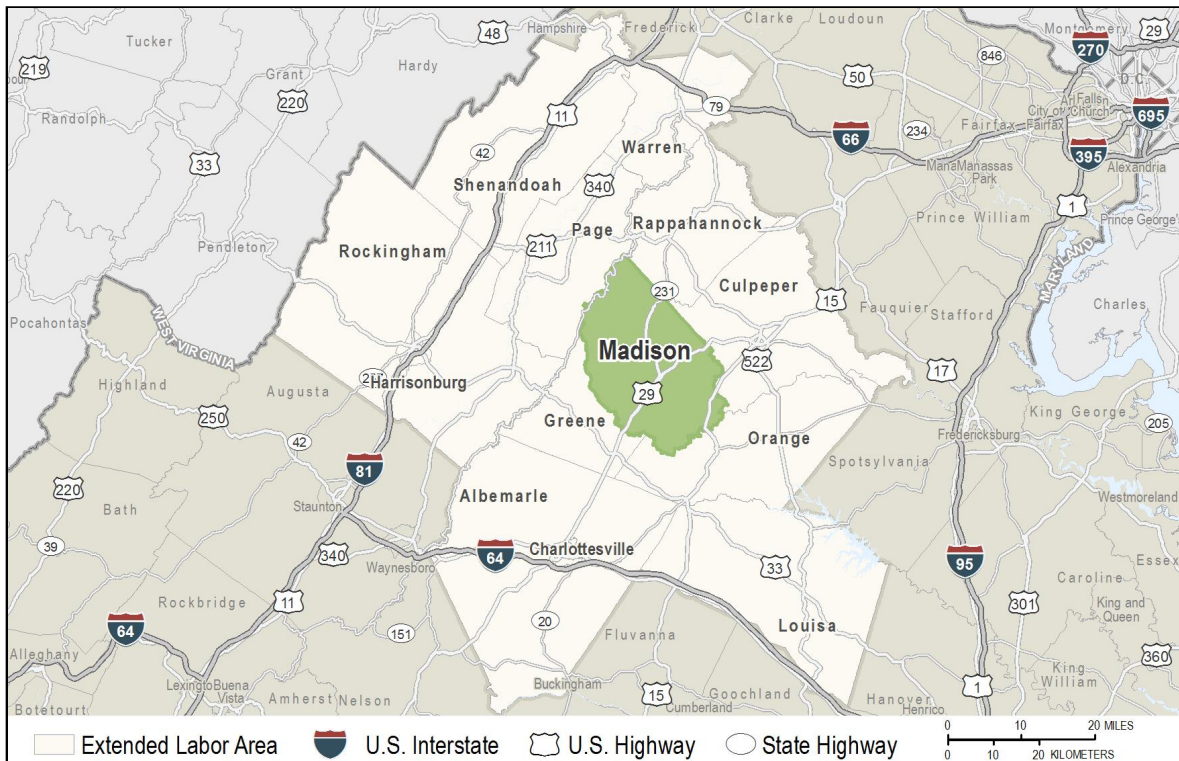
- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37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

Madison County is located in the scenic north-central Piedmont Region of Virginia just east of the Blue Ridge Mountains. The county is bisected by U. S. Route 29, a four-lane divided highway, which provides easy access to both Interstate 66 to the north and Interstate 64 to the south. Interstate 81 is accessible to the west by U.S. Routes 230/33, and Interstate 95 is equally accessible via U.S. Routes 29/3 at Fredericksburg. This rural county's economy has been centered around its agricultural and forest products industries. Continued expansion of the Northern Virginia economy enhances Madison County's position as an attractive location for trade and industrial growth.

Madison County is about 87 miles southwest of Washington, D. C.; 28 miles north of Charlottesville; 94 miles northwest of Richmond; and 187 miles northwest of Norfolk.



Labor Market

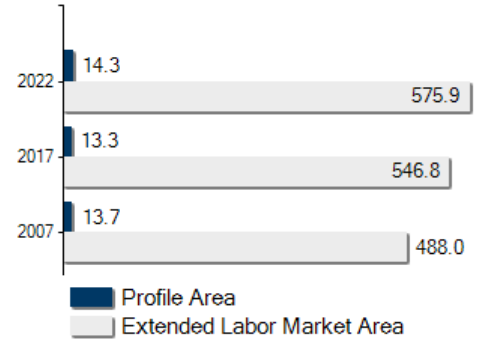
Population		
Gender Distribution (2017)		
Madison County	Male 48.4%	Female 51.6%
Race/Ethnicity (2017)		
Classification	Profile Area	Extended Labor Area
White	11,595	465,145
Black	1,230	49,687
Two or More	330	13,029
Asian	86	15,551
American Indian or Alaska Native	32	2,868
Pacific Islander	4	550
Hispanic (may be of any race)	352	4,224
Median Age (2017)		46 years

Civilian Labor Force (2017)	
Madison County	7,290
Extended Labor Market Area	272,729
Total	280,019

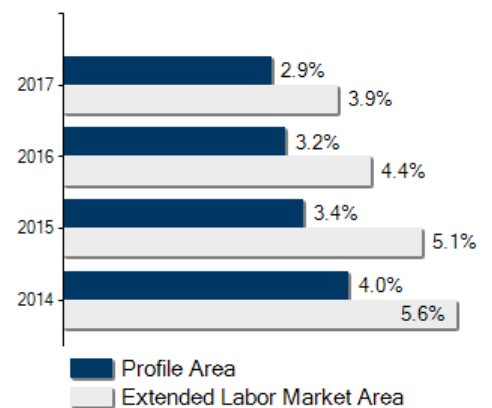
Labor Force Participation (2013-2017)	
Madison County	60.9%
Extended Labor Market Area	62.3%

Unemployment	
Unemployment Rate (September 2018)	
Madison County	2.2%
Extended Labor Market Area	2.6%
Statewide	2.8%
Unemployed (2017)	
Madison County	215
Extended Labor Market Area	9,775
Total	9,990
Underemployed (3rd Quarter 2018)	
Madison County	760
Extended Labor Market Area	31,851
Total	32,611

Population in Thousands



Unemployment Rates





Labor Market

Commute Time (2013-2017)

Worked from home	306	5.1%
Under 15 minutes	1,126	19.8%
15-24 minutes	1,649	29.0%
25-34 minutes	1,359	23.9%
35-44 minutes	313	5.5%
45-59 minutes	574	10.1%
Over 60 minutes	660	11.6%
Mean Travel Time to Work (minutes)		31

Additional Labor Resources

High School Graduates Not Continuing (2017-2018)	35
Two-Year College Graduates (Spring 2017)	1,829
Two-Year College Enrollees (Fall 2017)	15,429
Other College and University Graduates (Spring 2017)	6,293
Total	23,586

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.

Madison County	2
Extended Labor Market Area	38
Total	40

Educational Attainment

On-Time Graduation Rate (Class of 2017)	93.8%
Percentage of Madison County population age 25+ who are high school graduates (2013-2017)	87.0%
Percentage of Madison County population age 25+ who have earned a Bachelor's Degree or higher (2013-2017)	26.9%



Labor Market

Employment by Sector* (2nd Qtr. 2018)		
Agriculture Forestry Fishing and Hunting	92	3.0%
Mining Quarrying and Oil and Gas Extraction	0	0
Utilities	0	0
Construction	230	7.5%
Manufacturing	333	10.9%
Wholesale Trade	53	1.7%
Retail Trade	653	21.3%
Transportation and Warehousing	13	0.4%
Information	N.D.	N.D.
Finance and Insurance	30	1.0%
Real Estate and Rental and Leasing	8	0.3%
Professional Scientific and Technical Services	61	2.0%
Management of Companies and Enterprises	N.D.	N.D.
Administrative and Support and Waste Management	34	1.1%
Educational Services	N.D.	N.D.
Health Care and Social Assistance	284	9.3%
Arts Entertainment and Recreation	6	0.2%
Accommodation and Food Services	203	6.6%
Other Services	112	3.7%
Total Government	613	20.0%
Federal Government	68	2.2%
State Government	56	1.8%
Local Government	489	16.0%
Unclassified	21	0.7%
Total	3,062	100.0%

N.D. - Not Disclosed

*By Business Establishment

Labor Market

Major Employers

Manufacturing

Company

E. A. Clore Sons, Inc.
Madison Wood Preservers, Inc.
Prince Michel Vineyards

Product/Service

Furniture
Treated lumber
Winery

NonManufacturing

Company

Autumn Corp.
Graves Mountain Lodge
The Plow & Hearth Inc.

Product/Service

Nursing home
Resort
Mail order home & garden

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)

\$47,435

Median Family Income (2013-2017)

\$58,071

Education

Public School Enrollment (Fall 2017)

Level	Number	Enrollment
Elementary	2	810
Middle	1	417
High School	1	542

Student Teacher Ratio (FY 2017)

Elementary	10:1
Secondary	11:1

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

11,716.00

On-Time Graduation Rate (Class of 2017)

93.8%

High School Graduates Continuing Education (2017-2018)

72.4%

Advanced Programs (2017-2018)

Governor's Schools	
Blue Ridge Governor's School	
Governor's School Enrollment	56
Students taking 1 or more Advanced Placement (AP) Courses	88
Students taking 1 or more AP Exams	88
Students taking 1 or more Dual Enrollment Courses	79

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 2017

Facility	Enrollment
University of Virginia	24,360
Piedmont Virginia Community College	5,608 [‡]
Piedmont Virginia Community College - Eugene Giuseppe Center	5,608 [‡]
Germanna Community College - Locust Grove Campus	2,033
American National University - Charlottesville Campus	1,090 ^{†‡}
American National University - Harrisonburg Campus	1,090 ^{†‡}
Germanna Community College - Daniel Technology Center	^{†§}
Lord Fairfax Community College - Luray-Page County Center	^{†§}

[†] Enrollment figures are not available.

[‡] Enrollment figures are for all campuses.

[§] Enrollment counted at a main campus.

[◊] Fall 2016 Enrollment



Transportation

Interstates	
Name	Distance
I-81	15.1 miles (24.3 km.)
I-64	16.4 miles (26.4 km.)
I-66	23.3 miles (37.4 km.)
I-95	31.1 miles (50.1 km.)

Note: Measured from border of locality/region.

Highways				
Highway 15	Highway 230	Highway 231	Highway 29	Highway 48

Commercial Air Service		
Charlottesville-Albemarle Airport, Charlottesville -- 23.5 miles (37.9 km.)		
American Airlines	Delta Connection	United Airlines
Shenandoah Valley Regional Airport, Weyers Cave -- 51.6 miles (83.0 km.)		
ViaAir		



Transportation

Commercial Air Service

Washington Dulles International Airport, Dulles -- 74.0 miles (119.0 km.)

Aeroflot Airlines	Air Canada	Air France
All Nippon Airways	American Airlines	Austrian Airlines
British Airways	Delta Air Lines	Ethiopian Airlines
Frontier Airlines	Icelandair	KLM Royal Dutch Airlines
Korean Air Lines	Lufthansa German Airlines	Saudi Arabian Airlines
Southwest Airlines	United Airlines	Virgin Atlantic Airways
Alaska Airlines	JetBlue Airways	South African Airlines
SAS/Scandinavian Airlines	Air Lingus	Copa Airlines
Virgin America	Avianca	Qatar
Porter Airlines	Turkish Airlines	AeroMexico
Brussels Airlines	Emirates	Etihad Airways
Air China	LATAM Airlines	Royal Air Maroc
Southern Airways Express		

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



Transportation

General Aviation Service

Name	Runway Length
Orange County Airport, Orange	3,200 ft (975 m)

Freight Rail Service

Norfolk Southern Railway Company

Seaports

Name	Distance
Port of Virginia (Inland Port Front Royal)	56.0 miles (90.1 km)
Port of Virginia	182.0 miles (292.9 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
Port of Washington - Dulles	74.0 miles (119.0 km)
Richmond-Petersburg	97.4 miles (156.8 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	Allegheny Power
Electric	Rappahannock Electric Cooperative
Natural Gas	Columbia Gas of Virginia
Telecommunications	Verizon-Virginia
Water	Rapidan Service Authority
Waste Water Treatment	Rapidan Service Authority
Waste Water Treatment	Town of Madison
Solid Waste Disposal	County of Madison Landfill

Financial Institutions

Financial Institutions – 1st Qtr 2018 Assets

Bank	Assets (US\$ Millions)
Wells Fargo Bank, N.A.	1,716,532.0
Union Bank & Trust Co.	13,118.0



Government and Taxes

Government

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

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

Madison is the county seat and the only incorporated town.

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 (Madison) [pdf](#)

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



Community Facilities

Quality medical care for Madison County residents is easily accessible in Charlottesville or Culpeper. The University of Virginia Health Services Center, with 683 patient beds, and the Martha Jefferson Hospital, with 221 beds, are both located in nearby Charlottesville and provide comprehensive medical services including emergency care. Adjacent Culpeper Memorial Hospital has 95 beds and offers medical and surgical units, intensive and coronary care, and emergency treatment. The county health department also renders a number of public health services to the community including a clinic.

Five physicians and four dentists practice in Madison County. Approximately 500 additional physicians and 90 dentists are located in the Charlottesville and Culpeper areas representing most medical specialties.

Two nursing homes are located in Madison County providing extended care for 100 residents. Two smaller adult homes are also located in the county with additional care available in the region.

The Madison County Library is centrally located in the county and houses a collection of 25,000 volumes.

Approximately 35 churches are in Madison County including various Protestant denominations and a Roman Catholic Church. The nearest Jewish synagogue is in Charlottesville.



Community Facilities

(continued)

Commercial activity is clustered in several small retail areas along Route 29 and in the town of Madison primarily consisting of general merchandise, banks, and personal and professional services. Most retail and trade is centered in the Charlottesville area containing a major regional mall and several smaller shopping centers, and Culpeper with four shopping centers and a thriving downtown district.

The Madison County Recreation Authority operates a recreation center complete with a swimming pool, two tennis courts, a hiking trail, and a picnic pavilion. In addition, local community and service organizations maintain recreation halls which are available for public use.

The Shenandoah National Park and the Rapidan Wildlife Management Area together consist of approximately 40,000 acres within Madison County and contribute not only to the area's scenic appeal, but also to a variety of outdoor recreation opportunities. The famous Skyline Drive runs along the county's mountainous western boundary and provides motorists a relaxing alternative to high-speed highways. Hunting, picnicking, fishing, and hiking are all easily available and popular pastimes.

Residents of the county are close to a number of cultural attractions. Charlottesville to the south, as home to the University of Virginia, is the center of a constant schedule of plays, concerts, lectures, and athletic events. Culpeper is home to Commonwealth Park, one of the world's finest horse show facilities and the center of a thriving equestrian industry. Nearby Fredericksburg is well known for its restored Colonial-era downtown and for its significant Civil War battlefields. Adjacent Orange County is home to Montpelier, the magnificent estate of President James Madison, which is now open to the public. Wine lovers will note that Madison County is the site of Prince Michel Vineyards, the state's largest winery. This French Provincial winery and visitors center is open for public tours and reflects the growing importance of the wine industry in Virginia.

Central Virginia Profile

Central Virginia Partnership for Economic Development

Madison County