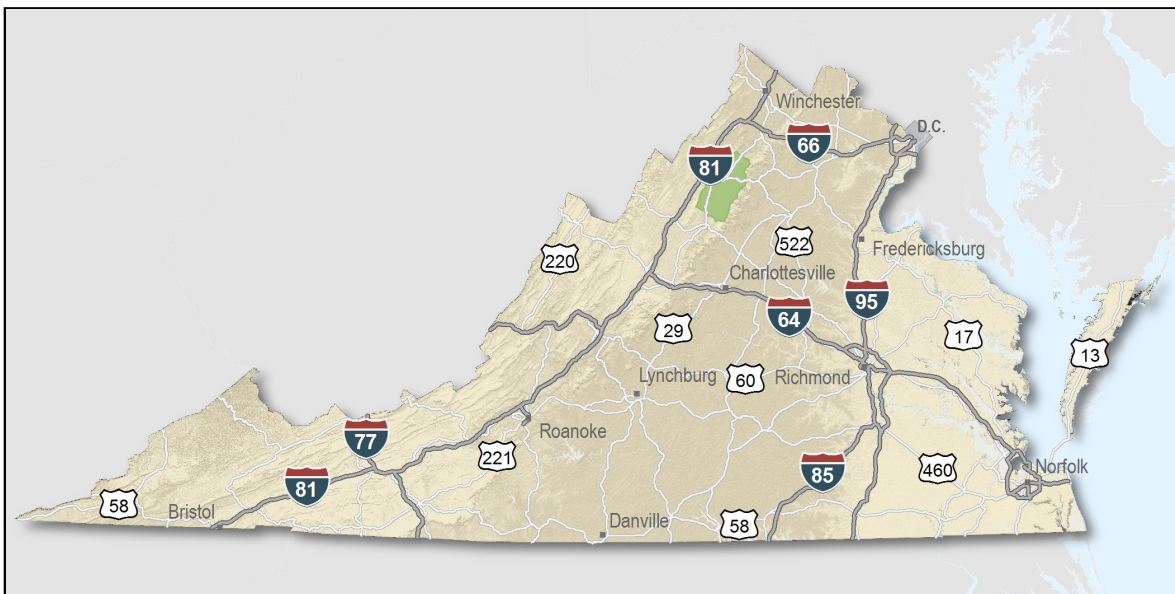

Page County, Virginia

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.

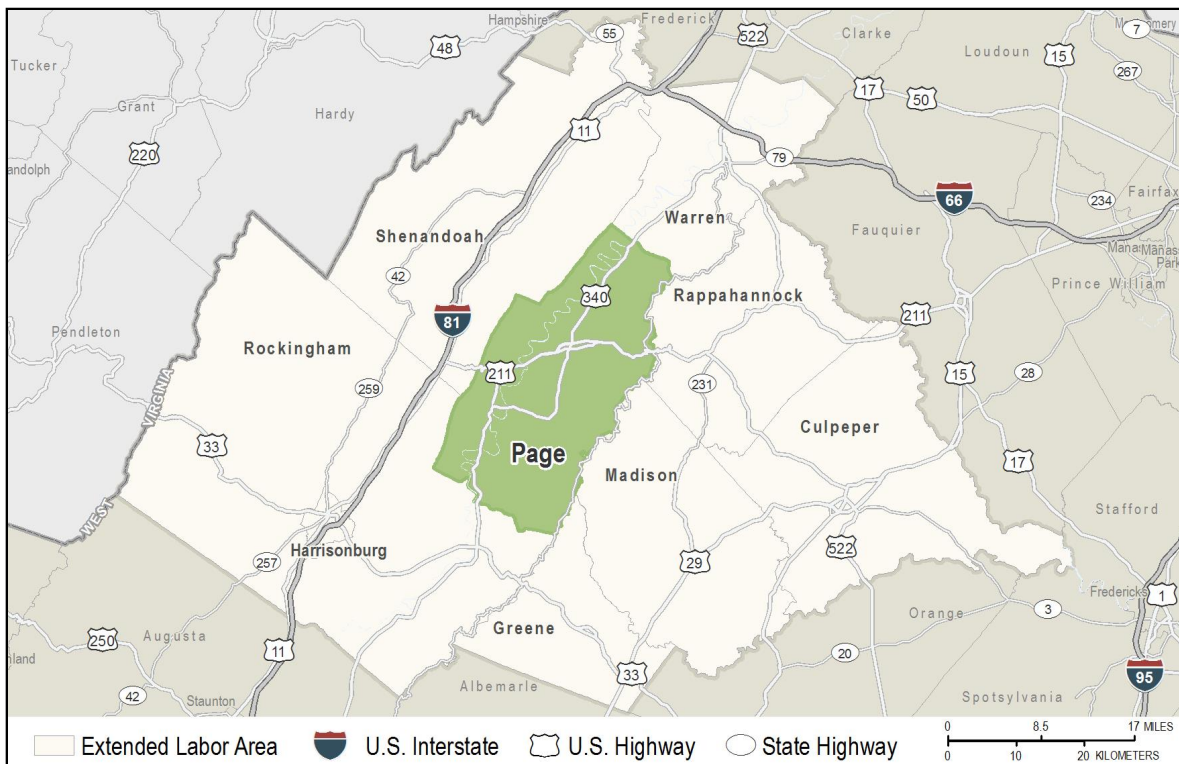
- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37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

Page County is located in northwestern Virginia and is a part of the scenic Shenandoah Valley. The county's 316 square miles are situated between the Blue Ridge Mountains on the east and the Massanutten Mountains on the west. The Shenandoah River flows northward throughout the length of the county. The George Washington National Forest lies along the western boundary, and the Shenandoah National Park along the eastern boundary.

Page County is 90 miles west of Washington, D.C. and 125 miles northwest of Richmond. The Virginia Inland Port at Front Royal is 37 miles north and provides a convenient trans-shipment point for freight routed through the Port of Hampton Roads.



Page County

Nestled between the Blue Ridge and Massanutten Mountains in Virginia's fabled Shenandoah Valley, Page County has a heritage of independence, self-reliance and community which is evident in today's labor force. A high-quality educational system; inexpensive cost of living and doing business; friendly, quiet community; and a scenic and unspoiled environment are just a few of the qualities that make Page County an ideal place to visit, live or do business. Located 15 minutes from I-81 and 30 minutes from I-66, Page County's Mid-Atlantic location is 90 miles from Washington, D.C.



WORK LIVE PLAY, In Page County, Virginia

Labor Market

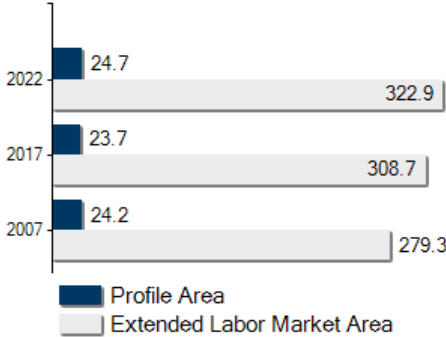
Population		
Gender Distribution (2017)		
Page County	Male	Female
	49.3%	50.7%
Race/Ethnicity (2017)		
Classification	Profile Area	Extended Labor Area
White	22,750	273,961
Black	500	20,232
Two or More	291	6,992
Asian	115	5,378
American Indian or Alaska Native	66	1,817
Pacific Islander	9	342
Hispanic (may be of any race)	466	3,728
Median Age (2017)		45 years

Civilian Labor Force (2017)	
Page County	11,640
Extended Labor Market Area	151,447
Total	163,087

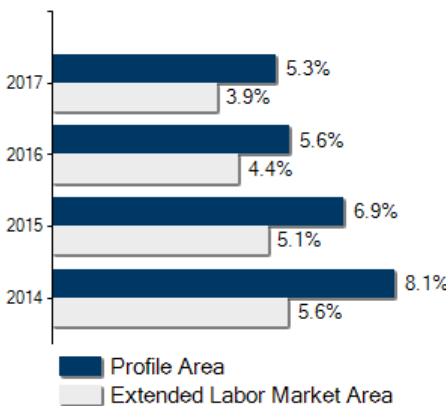
Labor Force Participation (2013-2017)	
Page County	59.2%
Extended Labor Market Area	63.0%

Unemployment	
Unemployment Rate (September 2018)	
Page County	3.1%
Extended Labor Market Area	2.6%
Statewide	2.8%
Unemployed (2017)	
Page County	617
Extended Labor Market Area	5,436
Total	6,053
Underemployed (3rd Quarter 2018)	
Page County	1,227
Extended Labor Market Area	15,542
Total	16,769

Population in Thousands



Unemployment Rates





Labor Market

Commute Time (2013-2017)

Worked from home	445	4.3%
Under 15 minutes	2,654	26.8%
15-24 minutes	2,268	22.9%
25-34 minutes	1,327	13.4%
35-44 minutes	792	8.0%
45-59 minutes	1,129	11.4%
Over 60 minutes	1,723	17.4%
Mean Travel Time to Work (minutes)		34

Additional Labor Resources

High School Graduates Not Continuing (2017-2018)	101
Two-Year College Graduates (Spring 2017)	1,338
Two-Year College Enrollees (Fall 2017)	12,132
Other College and University Graduates (Spring 2017)	5,609
Total	19,180

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.

Page County	3
Extended Labor Market Area	25
Total	28

Educational Attainment

On-Time Graduation Rate (Class of 2017)	96.3%
Percentage of Page County population age 25+ who are high school graduates (2013-2017)	81.0%
Percentage of Page County population age 25+ who have earned a Bachelor's Degree or higher (2013-2017)	13.2%



Labor Market

Employment by Sector* (2nd Qtr. 2018)		
Agriculture Forestry Fishing and Hunting	51	0.9%
Mining Quarrying and Oil and Gas Extraction	0	0
Utilities	N.D.	N.D.
Construction	275	4.8%
Manufacturing	725	12.7%
Wholesale Trade	41	0.7%
Retail Trade	749	13.1%
Transportation and Warehousing	41	0.7%
Information	9	0.2%
Finance and Insurance	137	2.4%
Real Estate and Rental and Leasing	33	0.6%
Professional Scientific and Technical Services	289	5.1%
Management of Companies and Enterprises	0	0
Administrative and Support and Waste Management	173	3.0%
Educational Services	0	0
Health Care and Social Assistance	567	9.9%
Arts Entertainment and Recreation	446	7.8%
Accommodation and Food Services	627	11.0%
Other Services	168	2.9%
Total Government	1,336	23.4%
Federal Government	207	3.6%
State Government	91	1.6%
Local Government	1,038	18.2%
Unclassified	N.D.	N.D.
Total	5,700	100.0%

N.D. - Not Disclosed

*By Business Establishment

Labor Market

Major Employers

Manufacturing

Company

EMCO Enterprises Inc.
KVK Precision Specialties, Inc.
Masonite Door Corporation

Product/Service

Metal storm & screen doors
Precision machinery
Wooden doors

NonManufacturing

Company

Delaware North
Luray Caverns Corp.
Sullivan Mechanical
Valley Health Systems / Page Memorial Hospital
VF Jeanswear

Product/Service

P&R at SNP
Recreation
Mechanical contractors
Health care
Warehousing/Shipping

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

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	14.74	15.80	30,668	32,865
Heavy and Tractor-Trailer Truck Drivers	15.46	17.09	32,158	35,546
Inspectors, Testers, Sorters, Samplers, and Weighers	21.87	22.82	45,483	47,465
Welders, Cutters, Solderers, and Brazers	17.01	18.23	35,374	37,911
Machinists	21.47	21.22	44,670	44,132
First-Line Supervisors of Production and Operating Workers	22.16	23.03	46,088	47,894
Maintenance and Repair Workers, General	27.35	29.44	56,884	61,231
Industrial Machinery Mechanics	18.58	19.36	38,658	40,263
Bus and Truck Mechanics and Diesel Engine Specialists	25.81	25.94	53,685	53,943
Office Clerks, General	21.71	22.23	45,167	46,241
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	14.57	15.18	30,298	31,567
Receptionists and Information Clerks	15.78	16.13	32,831	33,564
Customer Service Representatives	13.01	13.33	27,069	27,727
Bookkeeping, Accounting, and Auditing Clerks	14.40	15.44	29,960	32,105
First-Line Supervisors of Office and Administrative Support Workers	17.64	18.11	36,689	37,672
Computer User Support Specialists	23.72	24.39	49,321	50,745
Network and Computer Systems Administrators	20.47	21.28	42,588	44,265
Accountants and Auditors	33.89	34.72	70,473	72,224
Human Resources Specialists	32.98	40.47	68,583	84,162
	27.05	28.22	56,247	58,688

Per Capita Personal Income (2016)

\$36,716

Median Family Income (2013-2017)

\$53,689

Education

Public School Enrollment (Fall 2017)

Level	Number	Enrollment
Preschool	1	17
Elementary	4	1,449
Middle	2	825
High School	2	1,075

Student Teacher Ratio (FY 2017)

Elementary	12:1
Secondary	12:1

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

10,105.00

On-Time Graduation Rate (Class of 2017)

96.3%

High School Graduates Continuing Education (2017-2018)

63.4%

Advanced Programs (2017-2018)

Governor's Schools

Massanutten Governor's School for Integrated Environmental Science & Technology

Governor's School Enrollment	12
Students taking 1 or more Advanced Placement (AP) Courses	3
Students taking 1 or more AP Exams	3
Students taking 1 or more Dual Enrollment Courses	288

Education

Workforce Development Facilities

Facility	Type
Lord Fairfax Community College Workforce Solutions	Career and Technical Center
Page County Technical Center	Career and Technical Center
Valley Workforce Center - Harrisonburg	Comprehensive Center
Valley Workforce Center - Luray	Satellite Center
Valley Workforce Center - Rockbridge	Satellite Center
Valley Workforce Center - Staunton	Satellite Center
Valley Workforce Center - Winchester	Satellite Center

Higher Education Facilities – Fall 2017

Facility	Enrollment
James Madison University	21,836
Piedmont Virginia Community College - Eugene Giuseppe Center	5,608 [†]
Lord Fairfax Community College - Middletown Campus	5,434
Eastern Mennonite University	1,530
American National University - Harrisonburg Campus	1,090 [†] [◊]
Christendom College	569
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	3.1 miles (5.1 km.)
I-66	13.1 miles (21.1 km.)
I-64	27.2 miles (43.7 km.)
I-95	49.3 miles (79.4 km.)

Note: Measured from border of locality/region.

Highways				
Highway 211	Highway 340	Highway 48		

Commercial Air Service	
Shenandoah Valley Regional Airport, Weyers Cave -- 42.9 miles (69.0 km.)	
ViaAir	
Charlottesville-Albemarle Airport, Charlottesville -- 50.4 miles (81.2 km.)	
American Airlines	Delta Connection United Airlines

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

Transportation

Freight Rail Service

Norfolk Southern Railway Company

Seaports

Name	Distance
Port of Virginia (Inland Port Front Royal)	37.0 miles (59.5 km)
Port of Virginia	218.0 miles (350.8 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	80.8 miles (130.1 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	Shenandoah Valley Electric Cooperative
Natural Gas	Columbia Gas of Virginia
Telecommunications	Sprint/Centel-Virginia
Telecommunications	Verizon-Virginia
Telecommunications	CenturyLink
Telecommunications	Shentel
Telecommunications	highspeedLINK
Telecommunications	Rural Broadband Network Services
Water	Town of Luray
Water	Town of Shenandoah
Water	Town of Stanley
Waste Water Treatment	Town of Shenandoah
Waste Water Treatment	Town of Stanley
Waste Water Treatment	Town of Luray
Solid Waste Disposal	Page County Landfill

Financial Institutions

Financial Institutions – 1st Qtr 2018 Assets

Bank	Assets (US\$ Millions)
Branch Banking and Trust Company	215,012.0
SunTrust Bank	199,970.2
Farmers & Merchants Bank	728.0
Blue Ridge Bank	441.5
Pioneer Bank	200.8



Government and Taxes

Government

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

Page County has a comprehensive plan, a zoning ordinance and a subdivision ordinance.

Luray is the county seat. Other incorporated towns in the county are Shenandoah and Stanley.

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 \(Page\) pdf](#)

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



Community Facilities

Page County offers two public High Schools, two Middle Schools, and four Elementary Schools. The Vision for our Schools works with the name of our County: Page and each letter standing for - Promoting Achievement Growth & Excellence.

Valley Health/Page Memorial Hospital is a 25-bed, licensed critical access Hospital committed to providing residents and visitors alike with exceptional care, in a state-of-the-art facility. The new, three-story, \$37 million facility opened in May 2014. Our hospital features advanced cardiac monitoring, expanded Emergency Department, digital mammography equipment, larger inpatient rooms with walk-in showers, surgical Services with additional OR and endoscopy room, expanded rehabilitation services: inpatient and outpatient gym and treatment rooms. The hospital is directly connected to the new (2012) Page Multi-Specialty outpatient clinic and offers a transitional care unit with Massanutten Health and Rehab. They have six clinics located throughout Page County, offering specialized care for all ages.

The Page County Health Department is located adjacent to the hospital and provides a variety of public health services.

Montvue Nursing Home in Luray offers full-service licensed care for 120 persons.



Community Facilities

(continued)

The Rockingham Regional Library operates branches in the towns of Luray and Shenandoah, housing a total collection of over 30,000 volumes. A bookmobile services the town of Stanley and rural areas of the county. As well, the Town of Stanley has a private library, the William "Bill" Kibler Library offering of 13,000 titles.

Over 300 wholesale and retail businesses are located in Page County with major concentrations at the four shopping centers and the business districts of the towns of Luray, Stanley, and Shenandoah. Major regional shopping malls are close by in both Harrisonburg and Winchester.

We have churches representing most denominations.

Each of our Towns offer nice family parks, all are pet friendly, well maintained and with walking/biking paths. As well, the Town of Luray offers an attractive Greenway that features a walking/biking path that is 3.1 miles in distance and trails the Hawksbill Creek.

Nearby Shenandoah National Park and the George Washington National Forest contain over 60,000 acres with unsurpassed opportunities for camping, hiking, horseback riding, fishing, hunting, and other outdoor pursuits.

The Luray Caverns, the largest and most popular caverns in the east, draw a half million tourists to the area annually. Adjacent to the caverns is the Luray Singing Tower carillon that presents regularly scheduled concerts for the public. Excellent sport fishing and canoeing can be found on the Shenandoah River. The Skyline Drive, built along the crest of the Blue Ridge Mountains attracts visitors nationwide to admire the breathtaking vistas, particularly during the peak fall foliage season.

We have many popular events to include our annual Festival of Spring and Fall Heritage and Craft Festival. These attracts thousands of visitors from throughout the mid-Atlantic region. Special excursion trips bring patrons from the metropolitan Washington, D.C. area to enjoy our popular events. In addition, many residents take frequent advantage of the stage, music, and artistic offerings available in around the County, to include performances and shows at the local Performing Arts or Art Galleries.

Our close proximity to major cities, like Harrisonburg, Winchester, or even Washington DC afford our residents the opportunity of experience various activities. With neighboring Universities like James Madison University in Harrisonburg, many locals enjoy events held holds concerts, theatrical presentations, and collegiate sports events for enjoyment by the community.

The towns of Luray, Stanley, and Shenandoah and Page County operate public recreation programs for residents of all ages. Several publicly owned parks, such as the 64-acre Big Gem Park in Shenandoah, the 34-acre Lake Arrowhead in Luray, the 24-acre Luray Recreation Park, and the Hawksbill Recreation Center, provide attractive settings for organized team sports and swimming, boating, biking and hiking activities. New park and athletic facilities are being developed in addition to the creation of a countywide recreation program. The Luray Caverns Country Club Resort offers an 18-hole championship public golf course and tennis courts.

Shenandoah Valley Profile

Page County Department of Economic Development