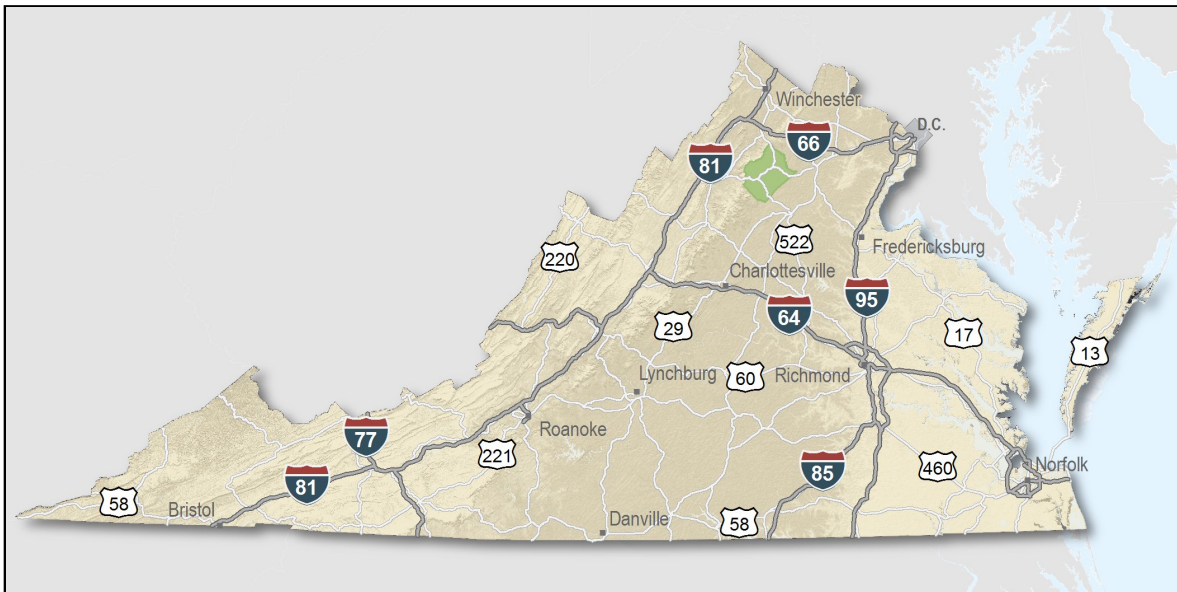

Rappahannock County, Virginia

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.

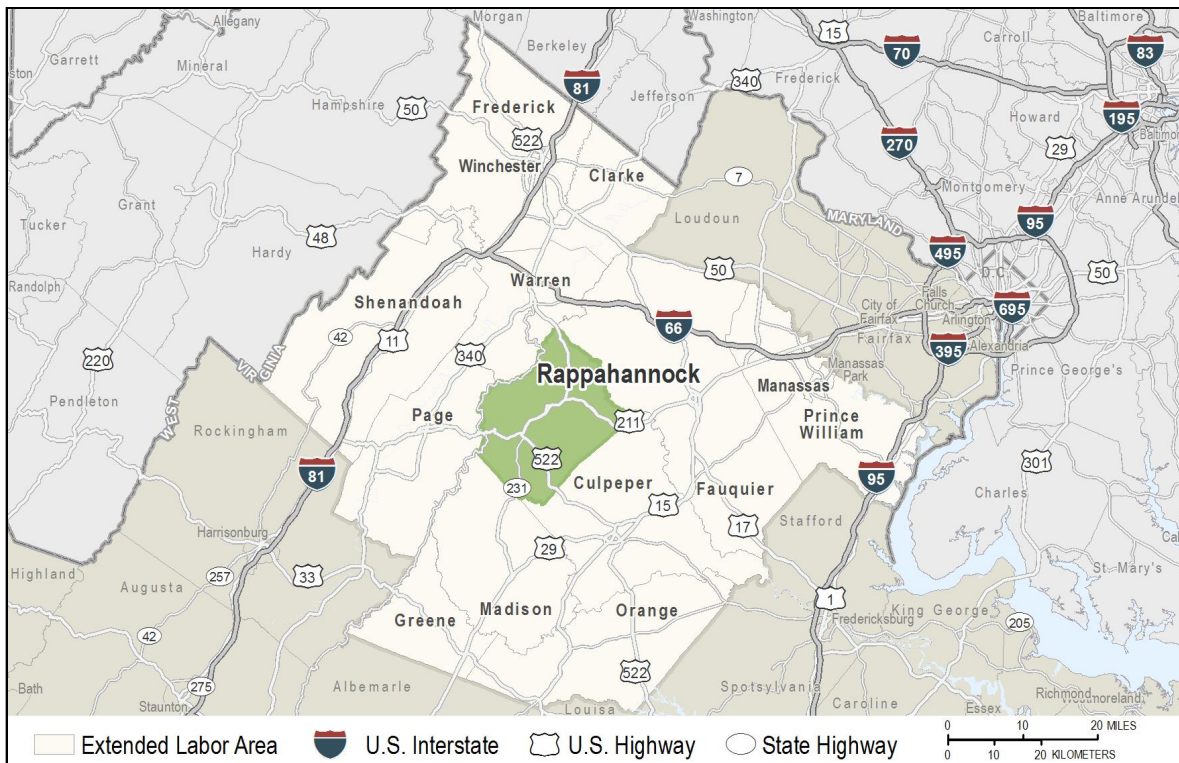
- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37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

Rappahannock County is located in the north central part of Virginia. The crest of the Blue Ridge Mountains is the western boundary of the county and forms the backdrop for one of Virginia's most scenic counties. The Rappahannock River is the northeastern boundary and separates the county from Fauquier County. The county's 267 square miles are rural in character, consisting of rolling hills primarily devoted to farmland, forest, and orchards. The town of Washington is the county seat.

Rappahannock County is approximately 109 miles from Richmond, the state capital; Washington, D.C. is within 70 miles to the east; and Norfolk is about 200 miles to the southeast. Rappahannock County is located within the Washington-Arlington-Alexandria MSA.



Labor Market

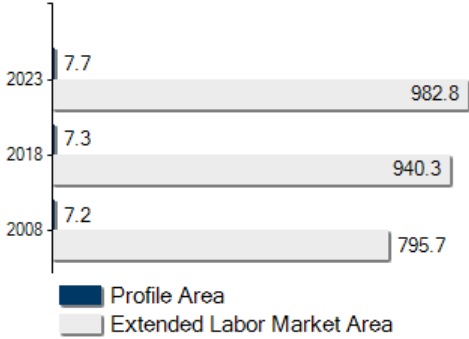
Population		
Gender Distribution (2018)		
Rappahannock County	Male	Female
	49.1%	50.9%
Race/Ethnicity (2018)		
Classification	Profile Area	Extended Labor Area
White	6,690	701,442
Black	316	142,503
Two or More	153	34,248
Asian	62	52,734
American Indian or Alaska Native	26	7,952
Pacific Islander	5	1,444
Hispanic (may be of any race)	279	3,627
Median Age (2018)		52 years

Civilian Labor Force (2018)	
Rappahannock County	3,701
Extended Labor Market Area	481,464
Total	485,165

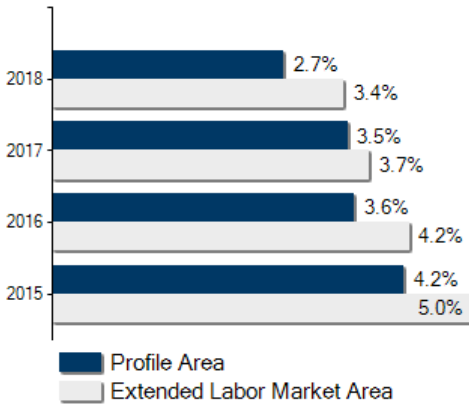
Labor Force Participation (2013-2017)	
Rappahannock County	59.2%
Extended Labor Market Area	68.2%

Unemployment	
Unemployment Rate (December 2019)	
Rappahannock County	1.9%
Extended Labor Market Area	2.2%
Statewide	2.5%
Unemployed (2018)	
Rappahannock County	101
Extended Labor Market Area	13,328
Total	13,429
Underemployed (4th Quarter 2019)	
Rappahannock County	306
Extended Labor Market Area	43,030
Total	43,336

Population in Thousands



Unemployment Rates





Labor Market

Commute Time (2013-2017)

Worked from home	277	7.9%
Under 15 minutes	779	24.1%
15-24 minutes	633	19.6%
25-34 minutes	475	14.7%
35-44 minutes	223	6.9%
45-59 minutes	271	8.4%
Over 60 minutes	853	26.4%
Mean Travel Time to Work (minutes)		38

Additional Labor Resources

High School Graduates Not Continuing (2017-2018)	12
Two-Year College Graduates (Spring 2018)	1,887
Two-Year College Enrollees (Fall 2018)	9,903
Other College and University Graduates (Spring 2018)	131
Total	11,933

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.

Rappahannock County	
Extended Labor Market Area	60
Total	60

Educational Attainment

On-Time Graduation Rate (Class of 2018)	94.8%
Percentage of Rappahannock County population age 25+ who are high school graduates (2013-2017)	88.6%
Percentage of Rappahannock County population age 25+ who have earned a Bachelor's Degree or higher (2013-2017)	33.6%



Labor Market

Employment by Sector* (4th Qtr. 2018)		
Agriculture Forestry Fishing and Hunting	56	3.9%
Mining Quarrying and Oil and Gas Extraction	0	0
Utilities	0	0
Construction	107	7.5%
Manufacturing	99	7.0%
Wholesale Trade	14	1.0%
Retail Trade	119	8.4%
Transportation and Warehousing	13	0.9%
Information	60	4.2%
Finance and Insurance	12	0.8%
Real Estate and Rental and Leasing	N.D.	N.D.
Professional Scientific and Technical Services	64	4.5%
Management of Companies and Enterprises	N.D.	N.D.
Administrative and Support and Waste Management	38	2.7%
Educational Services	58	4.1%
Health Care and Social Assistance	79	5.5%
Arts Entertainment and Recreation	6	0.4%
Accommodation and Food Services	262	18.4%
Other Services	83	5.8%
Total Government	339	23.8%
Federal Government	19	1.3%
State Government	37	2.6%
Local Government	283	19.9%
Unclassified	6	0.4%
Total	1,424	100.0%

N.D. - Not Disclosed

*By Business Establishment

Labor Market

Major Employers	
Manufacturing	
Company Rappahannock Cellars	Product/Service Winery
NonManufacturing	
Company Rappahannock County Schools The Inn at Little Washington Wakefield Country Day School	Product/Service Public education Restaurant Primary & secondary education

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 Heavy and Tractor-Trailer Truck Drivers	14.10	15.18	29,325	31,567
Maintenance and Repair Workers, General	22.15	21.76	46,081	45,253
Office Clerks, General	22.57	23.28	46,931	48,416
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	17.84	19.02	37,104	39,563
Receptionists and Information Clerks	21.87	22.39	45,485	46,570
Customer Service Representatives	15.65	16.12	32,545	33,530
Bookkeeping, Accounting, and Auditing Clerks	17.77	19.58	36,962	40,732
First-Line Supervisors of Office and Administrative Support Workers	24.37	24.57	50,681	51,112
Computer Occupations, All Other	31.65	34.19	65,841	71,114
Computer User Support Specialists	55.35	54.76	115,113	113,896
Computer Network Architects	29.91	31.88	62,216	66,291
Network and Computer Systems Administrators	63.39	63.88	131,857	132,871
Software Developers, Systems Software	47.50	49.43	98,798	102,816
Software Developers, Applications	59.86	60.74	124,517	126,338
Information Security Analysts	57.45	58.19	119,513	121,017
Computer Systems Analysts	56.91	57.17	118,376	118,905
Accountants and Auditors	51.73	53.38	107,595	111,040
Management Analysts	41.05	46.31	85,378	96,324
Human Resources Specialists	51.06	55.49	106,202	115,419
	41.10	41.48	85,491	86,283

Per Capita Personal Income (2017)

\$60,919

Median Family Income (2013-2017)

\$83,514



Education

Public School Enrollment (Fall 2018)

Level	Number	Enrollment
Combined	1	480
High School	1	322

Student Teacher Ratio (FY 2018)

Elementary	11:1
Secondary	9:1

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

14,406.00

On-Time Graduation Rate (Class of 2018)

94.8%

High School Graduates Continuing Education (2017-2018)

84.2%

Advanced Programs (2017-2018)

Governor's Schools	
Mountain Vista Governor's School	
Students taking 1 or more Advanced Placement (AP) Courses	30
Students taking 1 or more AP Exams	17
Students taking 1 or more Dual Enrollment Courses	84

Education

Workforce Development Facilities

Facility	Type
Albemarle Career Center	Satellite Center
Culpeper Career Resource Center	Satellite Center
Greene County Job Spot	Satellite Center
Lord Fairfax Community College Workforce Solutions	Career and Technical 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
Lord Fairfax Community College - Middletown Campus	5,231
Lord Fairfax Community College - Fauquier Campus	2,639
Germanna Community College - Locust Grove Campus	2,033
Christendom College	586
Germanna Community College - Daniel Technology Center	†§
Lord Fairfax Community College - Luray-Page County Center	†§

† Enrollment figures are not available.

§ Enrollment counted at a main campus.

Transportation

Interstates	
Name	Distance
I-66	4.0 miles (6.4 km.)
I-81	13.4 miles (21.6 km.)
I-95	32.7 miles (52.6 km.)
I-64	36.6 miles (59.0 km.)
I-495	39.4 miles (63.5 km.)
I-395	41.6 miles (67.0 km.)
I-270	47.5 miles (76.5 km.)
I-370	49.4 miles (79.5 km.)

Note: Measured from border of locality/region.

Highways				
Highway 211	Highway 231	Highway 48	Highway 522	

Commercial Air Service		
Charlottesville-Albemarle Airport, Charlottesville -- 47.1 miles (75.8 km.)		
American Airlines	Delta Air Lines	United Airlines
Washington Dulles International Airport, Dulles -- 54.7 miles (88.1 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	Sun Country Airlines	United Airlines
Virgin Atlantic Airways	Alaska Airlines	Alitalia
JetBlue Airways	South African Airlines	SAS/Scandinavian Airlines
Air Lingus	Copa Airlines	Avianca
Qatar	Porter Airlines	Turkish Airlines
Brussels Airlines	Emirates	Etihad Airways
Air China	Royal Air Maroc	Volaris
Air India	Cathay Pacific	Egyptair
TAP Air Portugal		

Transportation

Commercial Air Service		
Shenandoah Valley Regional Airport, Weyers Cave -- 68.3 miles (109.9 km.)		
United Express		
Ronald Reagan Washington National Airport, Arlington -- 71.8 miles (115.5 km.)		
Air Canada	American Airlines	Delta Air Lines
Frontier Airlines	Southwest Airlines	United Airlines
Alaska Airlines	JetBlue Airways	

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)	30.0 miles (48.3 km)
Port of Virginia	193.0 miles (310.6 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	54.7 miles (88.1 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

Utilities	
Electric	Rappahannock Electric Cooperative
Natural Gas	Not Available
Telecommunications	Verizon-Virginia
Telecommunications	Comcast Business Communications
Telecommunications	CenturyLink
Water	Town of Washington
Waste Water Treatment	Rappahannock Water & Sewer
Solid Waste Disposal	Rappahannock County Sanitary Landfill

Financial Institutions

Financial Institutions – 4th Qtr 2018 Assets

Bank	Assets (US\$ Millions)
Branch Banking and Trust Company	219,071.0
Union Bank & Trust Co.	13,732.0



Government and Taxes

Government

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

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

Washington is the county seat and the county's 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 \(Rappahannock\) pdf](#)

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



Community Facilities

Several comprehensive hospital facilities are easily accessible to county residents. Fauquier Hospital, located in nearby Warrenton, has 86 beds and is a full-service modern health care facility also equipped with an emergency room and acute-care capability. Culpeper Memorial Hospital has 54 beds and numerous services, including a 24-hour emergency room, medical and surgical units, intensive and coronary care units, maternity, and outpatient surgery. Warren Memorial Hospital in Front Royal is an 111-bed, acute-care hospital with 16 medical specialties, including 24-hour emergency care, intensive/coronary care, diagnostic services, and sports medicine. A public health clinic is located in the town of Washington, the county seat. Outstanding healthcare is also available throughout the MSA including the Inova Fairfax Hospital, a 656-bed regional referral center containing a Level-One Trauma Center, women's and children's center, and the region's only pediatric intensive care unit.

While two physicians practice in the county, approximately 4,500 physicians and 580 dentists practice in the MSA. One nursing home is located in the county with an additional 3,000 beds authorized in the MSA.

Local churches represent several Protestant denominations. One Roman Catholic Church is located in the county seat with others found in nearby Culpeper, Warrenton, and Front Royal.



Community Facilities

(continued)

The Rappahannock County Library is located just outside the town of Washington. It has a collection of over 50,000 volumes and circulates over 130,000 volumes annually.

Shopping options in Rappahannock County are limited to several general convenience and variety stores. Most residents find the central business district and shopping centers in neighboring Culpeper, Warrenton, and Front Royal satisfying to most retail and service needs. The county's convenient location within the Washington-Arlington-Alexandria MSA puts residents within easy reach of the region's wide assortment of national department stores and specialty shops.

The county's location on the eastern edge of the panoramic Blue Ridge Mountains allows residents to take advantage of numerous recreational pursuits. The Shenandoah National Park has approximately 32,000 acres in the county and provides the setting for fishing, hunting, horseback riding, hiking, camping, and canoeing. The clear mountain streams are well stocked with brook and rainbow trout and attract fishermen from afar. The Appalachian Trail and the famed Skyline Drive traverse the mountain crests and are easily accessed from the county.

County recreation facilities include the recreation center near the town of Washington, the school system's athletic fields, and the Rappahannock Athletic Association's Stuart Field in Amisville, which includes batting cages, one t-ball field, two minor league fields, one major league field, a concession stand, and a nearby girl's softball field. The Rappahannock Recreational Authority administers the recreation center which features basketball and tennis courts, a multi-purpose athletic field, and picnic pavilion including cooking facilities. The Rappahannock Soccer League operates fields in conjunction with the schools and private owners in several locations.

The town of Washington is well known for its "Inn at Little Washington" which showcases a splendid gourmet restaurant and first-class lodging, attracting patrons nationally. The county, in general, has numerous antique and gift shops, and a wide variety of dining and hospitality destinations. Likewise, the numerous historic, cultural, and entertainment attractions of Washington, D.C. are in easy reach of Rappahannock County residents. Horse lovers will find the county in the midst of a multi-county region where the horse industry is prominent. Fox hunting, steeplechase racing, and horse shows are popular and lend a festive spirit to the area.

[Washington-Arlington-Alexandria MSA Profile](#)
[Northern Virginia Profile](#)