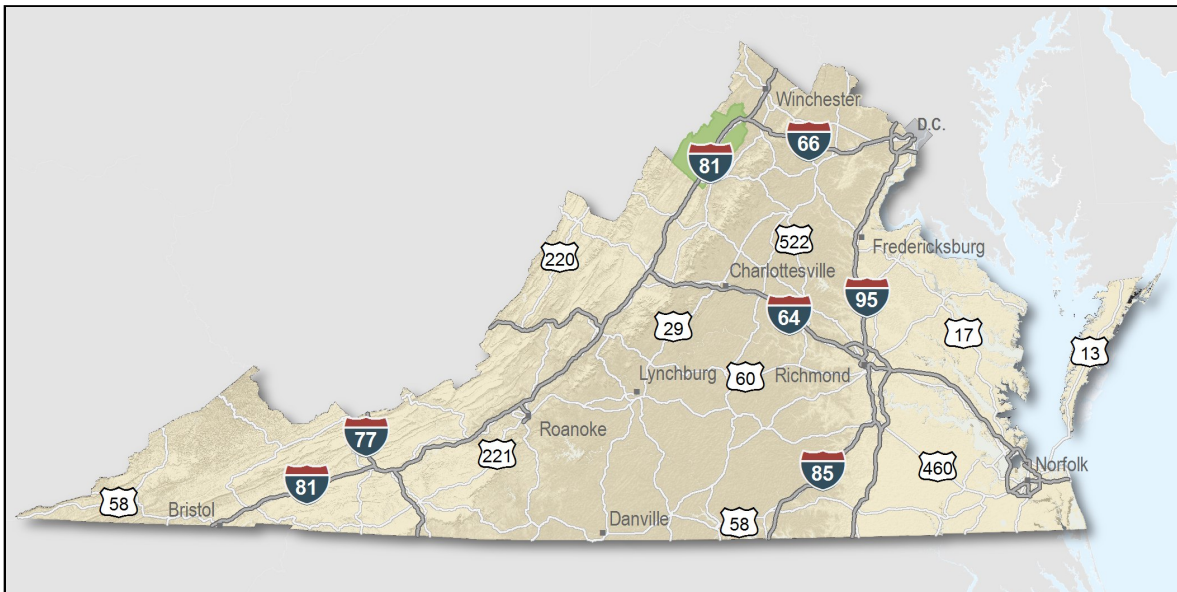

Shenandoah County, Virginia

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.

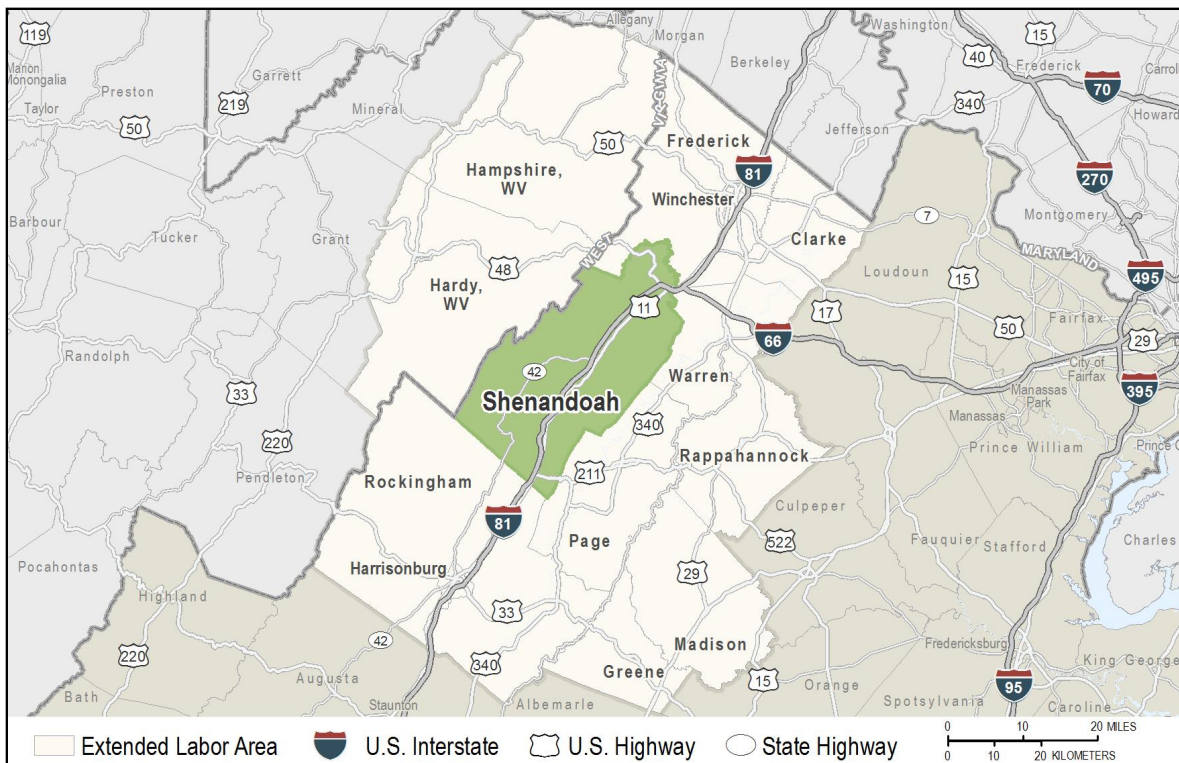
- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37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

Shenandoah County is located in northwestern Virginia within the scenic and historic Shenandoah Valley. The county has a land area of 507 square miles. Woodstock, the county seat, is conveniently located off I-81. Trade and commerce have long been important factors in the development of the county.

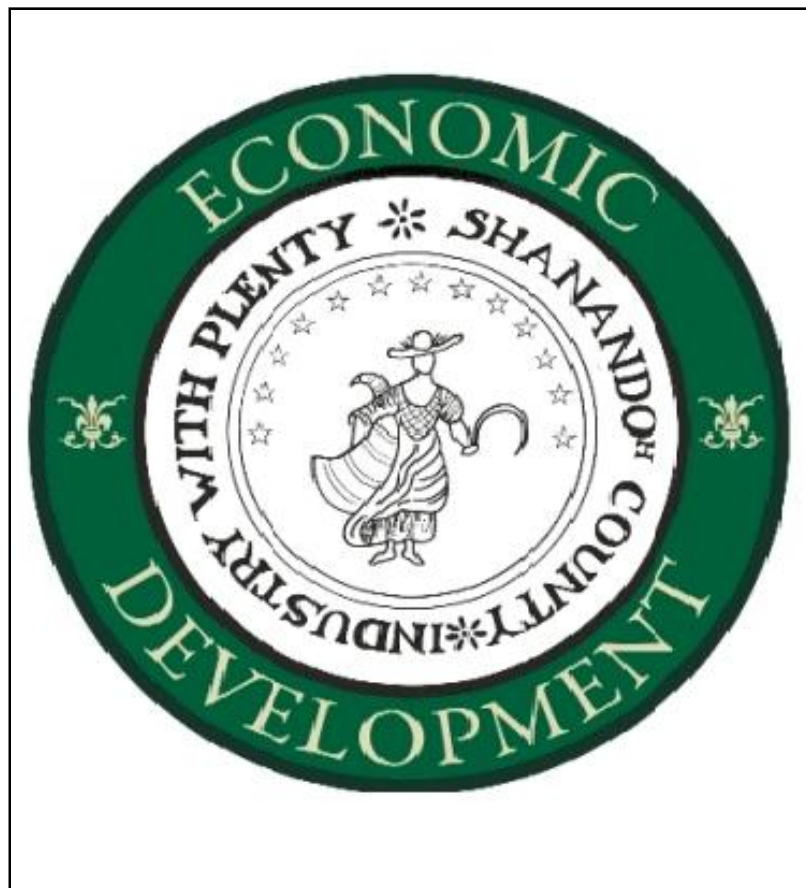
Washington, D.C. is 95 miles east and Richmond, the state capital, is 153 miles southeast.



Shenandoah County

Shenandoah County

There's only one Shenandoah County in the Shenandoah Valley. A skilled workforce and our location are among Shenandoah County's key assets to industry. The northern end of the county provides easy access to northern and Washington, D.C. markets. We provide easy access to the Virginia Inland Port and to the Winchester Regional Airport. We invite you to discover why companies such as Route 11 Potato Chips and Mercury Paper chose Shenandoah County for their home.



Labor Market

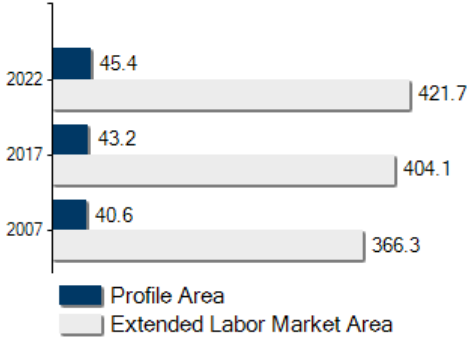
Population		
Gender Distribution (2017)		
Shenandoah County	Male	Female
	48.9%	51.1%
Race/Ethnicity (2017)		
Classification	Profile Area	Extended Labor Area
White	40,638	365,400
Black	1,125	20,639
Two or More	807	8,728
Asian	440	6,821
American Indian or Alaska Native	193	2,087
Pacific Islander	22	383
Hispanic (may be of any race)	3,199	38,388
Median Age (2017)		44 years

Civilian Labor Force (2017)	
Shenandoah County	21,027
Extended Labor Market Area	202,631
Total	223,658

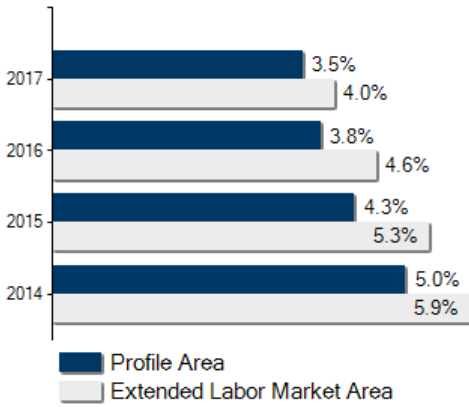
Labor Force Participation (2013-2017)	
Shenandoah County	61.3%
Extended Labor Market Area	62.8%

Unemployment	
Unemployment Rate (September 2018)	
Shenandoah County	2.7%
Extended Labor Market Area	2.7%
Statewide	2.8%
Unemployed (2017)	
Shenandoah County	745
Extended Labor Market Area	7,399
Total	8,144
Underemployed (3rd Quarter 2018)	
Shenandoah County	2,229
Extended Labor Market Area	20,463
Total	22,692

Population in Thousands



Unemployment Rates





Labor Market

Commute Time (2013-2017)

Worked from home	874	4.4%
Under 15 minutes	5,277	27.8%
15-24 minutes	4,670	24.6%
25-34 minutes	3,493	18.4%
35-44 minutes	1,386	7.3%
45-59 minutes	1,462	7.7%
Over 60 minutes	2,714	14.3%
Mean Travel Time to Work (minutes)		31

Additional Labor Resources

High School Graduates Not Continuing (2017-2018)	117
Two-Year College Graduates (Spring 2017)	1,338
Two-Year College Enrollees (Fall 2017)	5,434
Other College and University Graduates (Spring 2017)	6,943
Total	13,832

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.

Shenandoah County	1
Extended Labor Market Area	50
Total	51

Educational Attainment

On-Time Graduation Rate (Class of 2017)	96.3%
Percentage of Shenandoah County population age 25+ who are high school graduates (2013-2017)	86.0%
Percentage of Shenandoah County population age 25+ who have earned a Bachelor's Degree or higher (2013-2017)	19.2%



Labor Market

Employment by Sector* (2nd Qtr. 2018)

Agriculture Forestry Fishing and Hunting	89	0.6%
Mining Quarrying and Oil and Gas Extraction	N.D.	N.D.
Utilities	72	0.5%
Construction	646	4.5%
Manufacturing	3,536	24.5%
Wholesale Trade	274	1.9%
Retail Trade	1,588	11.0%
Transportation and Warehousing	585	4.1%
Information	N.D.	N.D.
Finance and Insurance	237	1.6%
Real Estate and Rental and Leasing	99	0.7%
Professional Scientific and Technical Services	264	1.8%
Management of Companies and Enterprises	116	0.8%
Administrative and Support and Waste Management	298	2.1%
Educational Services	87	0.6%
Health Care and Social Assistance	1,643	11.4%
Arts Entertainment and Recreation	139	1.0%
Accommodation and Food Services	1,353	9.4%
Other Services	514	3.6%
Total Government	2,221	15.4%
Federal Government	126	0.9%
State Government	157	1.1%
Local Government	1,938	13.4%
Unclassified	37	0.3%
Total	14,420	100.0%

N.D. - Not Disclosed

*By Business Establishment

Labor Market

Major Employers

Manufacturing

Company

Andros Foods North America
Carmuse Lime and Stone Company
Georges Chicken LLC
Howell Metal Company
IAC
Kennametal, Inc.
Masco Builder
Mercury Paper
New Market Poultry Products, Inc.
R. R. Donnelley and Sons Company

Product/Service

Apple products
Mining/Stone Quarry
Poultry processing
Copper tubing
Automotive trim
Metal working tools
Wood products
Personal paper products
Poultry processing
Commercial printing

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	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)

\$39,940

Median Family Income (2013-2017)

\$63,947

Education

Public School Enrollment (Fall 2017)

Level	Number	Enrollment
Elementary	3	2,816
Middle	3	1,332
High School	3	1,915

Student Teacher Ratio (FY 2017)

Elementary	11:1
Secondary	14:1

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

10,737.00

On-Time Graduation Rate (Class of 2017)

96.3%

High School Graduates Continuing Education (2017-2018)

75.3%

Advanced Programs (2017-2018)

Governor's Schools

Massanutten Governor's School for Integrated Environmental Science & Technology

Governor's School Enrollment	25
Students taking 1 or more Advanced Placement (AP) Courses	240
Students taking 1 or more AP Exams	21
Students taking 1 or more Dual Enrollment Courses	337



Education

Workforce Development Facilities

Facility	Type
Lord Fairfax Community College Workforce Solutions	Career and Technical Center
Triplett Tech	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
Lord Fairfax Community College - Middletown Campus	5,434
Shenandoah University	3,844
Eastern Mennonite University	1,530
Christendom College	569
Lord Fairfax Community College - Luray-Page County Center	[†] §

[†] Enrollment figures are not available.

[§] Enrollment counted at a main campus.



Transportation

Interstates	
Name	Distance
I-81	0.0 miles (0.0 km.)
I-66	0.6 miles (1.0 km.)
I-64	38.8 miles (62.4 km.)
I-68	38.8 miles (62.5 km.)
I-70	40.1 miles (64.5 km.)

Note: Measured from border of locality/region.

Highways				
Highway 11	Highway 185	Highway 211	Highway 263	Highway 292
Highway 42	Highway 55			

Commercial Air Service
Shenandoah Valley Regional Airport, Weyers Cave -- 54.4 miles (87.6 km.)
Via Air

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

Transportation

General Aviation Service

Name	Runway Length
New Market Airport, New Market	2,920 ft (890 m)

Freight Rail Service

CSX Transportation Norfolk Southern Railway Company
--

Seaports

Name	Distance
Port of Virginia (Inland Port Front Royal)	31.0 miles (49.9 km)
Port of Virginia	229.0 miles (368.5 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	81.1 miles (130.5 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	Dominion Energy
Electric	Shenandoah Valley Electric Cooperative
Natural Gas	Washington Gas Company
Telecommunications	Shenandoah Telecommunications
Water	Town of Edinburg
Water	Town of Mount Jackson
Water	Town of Strasburg
Water	Toms Brook Sanitary District
Water	Shenandoah County
Water	Town of New Market
Waste Water Treatment	Toms Brook/Maurertown Sewer Authority
Waste Water Treatment	Town of Edinburg
Waste Water Treatment	Town of Mount Jackson
Waste Water Treatment	Town of Strasburg
Waste Water Treatment	Town of Woodstock
Waste Water Treatment	Shenandoah County
Waste Water Treatment	Town of New Market
Solid Waste Disposal	Shenandoah 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
United Bank	18,609.9
City National Bank of West Virginia	4,139.3
Sonabank, N.A.	2,652.5
The First Bank and Trust Co.	1,740.1
First Bank - Strasburg	767.6
Farmers & Merchants Bank	728.0



Government and Taxes

Government

Shenandoah County has a County Administrator and a six-member Board of Supervisors.

The county has a comprehensive plan, a zoning ordinance, and a subdivision ordinance.

Woodstock is the county seat. Other incorporated towns are Edinburg, Mount Jackson, New Market, Strasburg, and Toms Brook.

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 \(Shenandoah\) pdf](#)

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



Community Facilities

Shenandoah Memorial Hospital, located in Woodstock, is a 25 bed critical access facility offering a medical-surgical unit, 24 hour emergency services, out patient surgery, medical imaging, diabetes management, in patient and out patient rehabilitation, behavioral health services, sleep lab and wellness programs. Area residents also utilize regional medical centers in nearby Harrisonburg and Winchester. The Harrisonburg facility, Rockingham Healthcare, has a 330-bed capacity offering full medical, surgical, and psychiatric services. The Winchester Medical Center is a 403-bed facility that also offers full medical, surgical, and psychiatric services.

Shenandoah County has three nursing homes. Two are located in Woodstock, the Consulate health Care of Woodstock and Skyline Terrace Nursing Home, with a total capacity of 125 beds. The other facility, Life Care Center, is in New Market and has 76 beds.

The county operates a health department adjacent to the County Government Center in Woodstock which provides standard health programs for area residents.

Twenty-nine physicians and 15 dentists practice in the county.

The county library, located in Edinburg, and the five member libraries have a combined collection of 70,000 volumes. Area colleges and universities, such as James Madison University in Harrisonburg, also open their excellent library facilities to the public.



Community Facilities

(continued)

One hundred twenty-seven churches representing most Protestant denominations and the Catholic faith are located in Shenandoah County. Jewish synagogues can be found in nearby Harrisonburg and Winchester.

Shopping opportunities abound in Shenandoah County. Each of the six towns have vibrant central business districts that are an antique enthusiast's delight, as well as a mix of other retail establishments. The county has three shopping centers that complement the towns' retail trade. Approximately 200 retail outlets can be found throughout the county.



Lifestyle

Shenandoah County offers a variety of recreational and cultural pursuits. Hunting, fishing, hiking, picnicking, and camping opportunities can be found in the George Washington National Forest area. Bryce Mountain Resort , located in the southwestern portion of the county, is a year-round resort with snow and grass skiing, an 18-hole golf course, tennis, horseback riding, boating, a 45-acre lake, lodging and dining. An 18-hole golf course is also located in New Market at the Shenvalee Golf Resort.

The county operates one park that has several ball fields, tennis courts, a jogging trail, picnic shelters, and a disc golf course. Six other parks located in or near the towns complement the county park with additional ball fields, playgrounds, swimming pools, tennis courts, and picnic shelters.

The Shenandoah River flows through Shenandoah County, with the famous seven bends one of the most photographed scenes in the Shenandoah Valley. The seven bends are best viewed from the Woodstock Tower.

The county is rich in history and historical sites. Civil War buffs can retrace Stonewall Jackson's Valley Campaign and explore the New Market Battlefield Park. This park covers 160 acres on the Shenandoah River and houses a museum that spans the entire war and offers two award-winning short films. The Battle of New Market Reenactment, held each May, is the oldest annual reenactment in the nation.

Shenandoah Caverns is an underground wonderland that has mysterious passageways with amazing rock formations and streams that are enjoyed by area residents and tourists alike. American Celebration on Parade, located on the Caverns complex, is home to Presidential Inauguration and Rose Bowl Parade floats.

(continued)

The Shenandoah Valley Music Festival offers area residents the opportunity to hear symphonic, big band, jazz, and folk music. This annual event schedules approximately ten performances with 500 people in attendance at each. It is music under the stars during the summer months. Held outdoors in historic Orkney Springs, this event includes pavilion or lawn seating and allows picnic baskets and wine. Past performers include Mary Chapin-Carpenter and The Temptations.

Shenandoah County has an active arts community with a number of galleries and performing arts groups, including Master Works Chorus and the Lebanon-St. Stephens Choir.

The Shenandoah County Fair takes place in Woodstock, beginning the last weekend in August through the first weekend in September. The fair includes performances by some of country music's latest stars. It is the oldest fair in the Shenandoah Valley.

The Edinburg Ole' Time Festival, held in September, is a town fair that celebrates the area's colonial heritage. Numerous crafts and activities highlight the life style of the early settlers. The Octoberfest Festival in Strasburg is a similar celebration. This festival is a tribute to the early German settlers who first farmed the fertile lands of the Shenandoah Valley.

Shenandoah County is home to four wineries and a variety of farm markets. Local products include wine, apples, peaches, and a variety of vegetables.

The towns of Strasburg, Toms Brook, Woodstock, Edinburg, Mt. Jackson, and New Market, offer quaint downtowns with a variety of restaurants and shops. Located along U.S. Route 11, a Virginia Byway, these towns enhance the quality of life in Shenandoah County through their vibrant communities.

[Shenandoah Valley Profile](#)

[Shenandoah County](#)

[Shenandoah Travel](#)