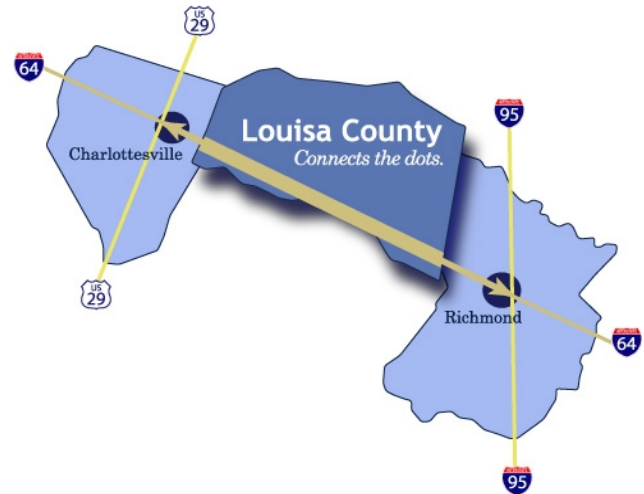


Connecting the dots made easy...

LOCATION

Louisa County's border is approximately 15 miles west of Greater Richmond, 15 miles east of Greater Charlottesville, 25 miles south of Greater Fredericksburg, 95 miles southwest of Washington D.C., and 145 miles northwest of the port City of Norfolk.

Louisa is located in the Central Piedmont Region of Virginia near the geographic center of the state. The county's 517 square miles offer lakefront, suburban and rural living, agriculture, forest, and is a location that business and industry find to be **convenient, low cost and an attractive locality for investment**



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. There are two incorporated towns— Louisa and Mineral. Louisa is the county seat.

LOCAL ECONOMY

The local economy of Louisa county primarily consists of manufacturing, distribution and commercial. We also have many small businesses located both in and around our incorporated towns. Recent expansion has also seen the addition of larger 'big box' stores, such as Lowes and WalMart.

POPULATION

The 2008 Census showed Louisa as having a population of 32,716 with a 2010 projection of 33,923. We predict even higher numbers. Louisa's population consists of 51% female and 49% male with a median age of 39. Ethnic distribution is 79.11% white and 20.89% non-white.

LABOR FORCE

Louisa County has 15,281 participating residents working with 16,566 able to work. We have maintained a yearly average of unemployed individuals at 4.3%. Currently Louisa has 7.8% unemployed with Virginia coming in at 6.9%.

TRANSPORTATION

Highways & Interstates: US and State Highways located within this locality are Interstate 64, Highways 15, 208, 22, 231, 250, 33 and 522.

Air: Louisa houses two general aviation airports: Louisa County Airport/Freeman Field – runway length 4,300 feet and the Lake Anna Airport – runway length 2,560 feet. Convenient commercial air service is available at a number of local airports within 1 hour of Louisa County: Charlottesville-Albemarle Airport and Richmond International Airport.



Rail: Buckingham Branch Railroad connects to CSX and Norfolk Southern providing freight rail service in Louisa County.

Waterways: The Port of Richmond is less than 1-hour drive away and there is also access to the Virginia Inland Port at Front Royal and Norfolk International Terminals. Over 95 percent of the world's shipping lines call on the Port of Hampton Roads linking Virginia and the U.S. to more than 250 ports in over 100 countries.

Want to know more?

**Contact Andy Wade, Louisa County Director of Economic Development
540-967-4581 or AWade@louisa.org**

...a good move for more than just your business



EDUCATING THE FUTURE

Higher education is available through the University of Virginia, J. Sargeant Reynolds, Paul D. Camp, and Piedmont Virginia Community Colleges.

This County is also served by three elementary schools: Jouett Elementary School, Thomas Jefferson Elementary School and Trevilians Elementary School; one middle school: Louisa County Middle School; and one high school: Louisa County High School. Fall 2008's enrollment was 4,782 students with a 16:1 elementary student teacher ratio and 20:1 secondary student teacher ration. Over 82% graduated with 79% choosing to continue their education. Per pupil expenditure is now \$10,010.

ACCESSIBILITY

County residents rely on the hospitals in either Charlottesville or Richmond for excellent medical care. The University of Virginia Hospital in Charlottesville and Medical College of Virginia Hospital in Richmond are both state teaching/research hospitals offering the latest in technology, services, and facilities. Many additional hospitals offering quality medical care and fully equipped emergency rooms are located in both Richmond and Charlottesville. A private medical clinic located in Louisa County provides outpatient medical care. Six physicians and four dentists practice in the county. Additional specialists from Charlottesville and Richmond visit the county on a regular basis. A nursing home, which can serve the long-term care needs of 90 patients, is located in the town of Louisa.

Approximately 60 churches represent the Protestant denominations and the Catholic faith and 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. 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.

ITS NOT ALL ABOUT WORK

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. Spring Creek Golf Course is a semi-private club offering 18 championship holes and was rated by Golf Digest as the best new golf course in the United States for 2007 with green fees under \$75.00. The Tanyard Country Club offers dining, tennis, swimming, and exercise for its members and guests, as well as an 18-hole golf course. Various community and civic organizations sponsor music, arts and crafts, parades, fairs, and festivals throughout the year. Louisa County's proximity to the Richmond and Charlottesville metropolitan areas provides local residents a tremendous variety of cultural, educational, and entertainment options within easy driving distance.



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More reasons to Choose Louisa...

LOCAL TAXES – 2008 TAX YEAR		
Nominal Tax	Assessment Rate/\$100	Ratio
<u>Real Estate</u>		
Louisa County	.62	100%
Town of Louisa	.166	100%
Town of Mineral	.25	100%
<u>Machinery & Tools</u>		
Louisa County	\$1.90	10% original value
<u>Aircraft</u>		
Louisa County	.48	100%
<u>Automobiles, Trucks, Boats & Trailers*</u>		
Louisa County	\$1.90	100% trade-in value
<u>Business Personal Property</u>		
Louisa County	\$1.90	100%
<u>Merchant's Capital</u>		
Louisa County	.65	100%

*Value used for tax purposes: Blue Book



Located in northeastern Louisa County, the North Anna Power Station provides clean, efficient Nuclear power to more than 450,000 homes and businesses in Virginia.

UTILITIES

Electricity:

Dominion Virginia Power
Rappahannock Electric Cooperative
Central Virginia Electric Cooperative

Natural Gas:

Columbia Gas of Virginia

Water:

Louisa County Water Authority
Town of Louisa
Town of Mineral

Waste Water Treatment:

Louisa Regional Wastewater Treatment Facility
Rapidan Service Authority

Solid Waste Disposal:

Louisa County Sanitary Landfill

COMMUNICATIONS

Telephone:

Verizon
Embarq

Newspapers:

The Central Virginian
The Richmond Times Dispatch
The Charlottesville Daily Progress

Radio: Numerous stations are received from the Louisa County area.

Television: Three major networks are received from the Louisa County area. Comcast cable service is available and satellite service provided by DirecTV and Dish Network.

Broadband: DSL up to 7.1 mbps with higher levels available

FINANCIAL INSTITUTIONS

Louisa County is served by five banks:

Bank of America, N.A.

Bank of Louisa

BB&T, N.A.

Virginia Community Bank

Wachovia Bank, N.A.

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A place to start, and a place to grow!

NEW STARTUP FIRMS

2008 Total = 40

INCOME

Per Capita Personal Income: \$32,100

Median Family Income: \$60,856

COMMUTING PATTERNS

Live and Employed in County: 4,385

Commute In: 2,203

Commute Out: 7,654

As an Employment at Will state, Virginia has one of the lowest average net costs in the U.S. for Workers' Compensation Insurance as well as one of the lowest Unemployment Insurance rates.

CLIMATE

A generally moderate climate prevails.

Annual average temperature 56 °

January average temperature 36 °

July average temperature 76 °

Annual average rainfall 43.2"

Annual average snowfall 18"



Located in southern Louisa, the Spring Creek/ Zions Crossroads area is one of the fastest growing areas in Virginia.

WAGES		
OCCUPATION	MEDIAN	AVG.
Laborers and Freight, stock, and material movers, hand	\$8.84	\$12.08
Maintenance and repair workers, general	\$10.99	\$15.81
Carpenters	\$13.52	\$18.41
Office clerks, general	\$9.28	\$13.21
Construction laborers	\$10.02	\$12.51
Bus drivers	\$6.46	\$ 10.30
Stock clerks and order forms	\$8.16	\$11.07
Receptionists and information clerks	\$9.01	\$12.15
Customer service Representatives	\$10.49	\$14.46
Bookkeeping, accounting, and auditing clerks	\$10.35	\$16.07
First-line supervisors/managers of office and admin. support workers	\$15.74	\$23.18
Nursing aides, orderlies, and attendants	\$9.91	\$12.01
Sales reps, wholesale and manufacturing	\$15.64	\$27.46
Teacher assistants	\$7.13	\$10.53
Secondary school teachers, except special and vocational education	\$18.43	\$27.67
Elementary school Teachers	\$18.25	\$26.96
Accountants and auditors	\$23.56	\$26.44
Business operation specialists, all other	\$20.15	\$29.27
General and operations Managers	\$24.18	\$53.26

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Who's already here...

MAJOR EMPLOYERS

Manufacturing

Company	Product/Service	# Employ
Klockner-Pentaplast of America, Inc.	Rigid PVC film & sheets	300-599
MeadWestvaco	Plastic folding cartons	100-299
Tri-Dim Filter Corp.	Air Filters	100-299
Piedmont Metal Fabricators	Machinery parts	50-99
Argonaut BioFuels	Wood Pellets	20-49
BIO-CAT	Enzymes	20-49
Cableform Inc.	Electric Motor Controls	20-49
Carboline A/D Fire Protection Systems Corp.	Fire-retardant Foam	20-49
Chips Inc.	Lumber Mill	20-49
Paul Decorative/Allied Brass	Faucets & Fixtures	20-49
Tetra-Pak Inc.	Plastic Straws	20-49

Non-Manufacturing

Company	Product/Service	# Employ
Dominion Virginia Power	Power Generation	1000+
Wal-Mart Stores, Inc.	Distribution	600-999
Fluor Daniel Services Corp.	Construction	100-299
Advanced Concrete Foundations	Contractor	50-99



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Come connect with us and discover the best-kept secret in Central Virginia!

Live...



Work...



Play...



We invite you to visit Louisa County. Our offices are located at the County Office Building, 1 Woolfolk Avenue, Louisa, Virginia. The Louisa County Department of Economic Development works with you to identify the right location for your business. Our real estate database contains properties for manufacturing, research and development, technology, and commercial enterprises. Other services of the Department of Economic Development include customized business and economic information to companies who are considering expanding or locating in Louisa County.

There are many valuable industrial and business sites in Louisa County, each able to accommodate a variety of businesses and industries. Office parks, industrial parks and many acres of available commercial and industrial land are located throughout the County. All have road access and utilities, and some are served by rail.

For additional information about Louisa County sites and buildings, visit the following database for a preview of a sampling of the real estate available - <http://www.yeslouisa.com> - listed under Database Search.

FOR MORE INFORMATION

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