Location

Major Advantage Of Place
Center of the Mid-Atlantic, East Coast
Access to Northern and Southern Markets
No Traffic Congestion
Interstate 95 Access & Rt. 1, Rt. 301, Rt. 17
RVA Airport, Dulles, National
Major Ports 30 and 70 miles Away
Between the Capitals: DC & RVA
Served by Interstate 95, Rail
Outside the DC “Blast Zone” Strategically Safe
Straddles Two Labor Markets: NoVa & RVA
Lowest Taxes and Land Prices in the Corridor

Caroline Has An Excellent Strategic Position
Utilities: Got ‘em
- Electricity
- Gas
- Water
- Reuse Water
- Sewer
- Redundant Fiber

Companies Will Be Building In a Totally Supportive Network of Infrastructure
Caroline is Ready to Make a Deal That Will Impress

- Caroline Political Leadership
  - Pro Business
  - Deal Makers
  - Aggressive
  - Realistic
  - Has Enacted a CDA Ordinance, Technology Zone
  - Ready to Lead the Next Recruitment

Caroline is Ready to Make a Deal That Will Impress
There is abundant room for manufacturing & distribution in Caroline.
Roseman 115 Acres

- M1 Zoned
- Interstate 95, Exit 110
- Water/Sewer
- Power
- Fiber Close
- Mostly Cleared
- Ready to Sell
Approximately 200 Acres—M1, Mitigated, Utilities, Seconds From 95 Engineered Test Fit 1 Million Square Feet
Caroline Commerce Center

- Acreage for Large Building
- Additional Acreage-South
- Seconds Away from I-95
- Wetland Mitigated
- Low Land Prices
- Fortune 15 Neighbor
- All Utilities,
  - Gas
  - Electric
  - Water
  - Sewer
  - Fiber
Taxes Are Low in Caroline County, Virginia

**Business Taxes**

- **Business Personal Property Tax:** $3.80 per $100 of Assessed Value
- **Machinery and Tools Tax:** $3.50 per $100 of Assessed Value
  - Business Equipment: Assessed on Sliding Scale
  - Equipment Assessed at 22% Original Costs
  - Heavy Equipment Assessed on Sliding Scale
- **Motor Carriers:** $3.50 per $100
  - Larger Business Trucks/Heavy Equipment assessed on sliding scale
- **Real Estate Tax:** $0.83 per $100

**Caroline Has Adjusted Business Taxes As an Incentive to Locate in the County**
Orrock Super Site
One of Three 1000+ Acre Sites in Caroline on Interstate 95

1027 Acres

With Main Electrical Transmission
Close to VNG Main Gas Transmission Line
Currently Being Studied
In the Business Ready Sites Program
Water and Sewer Possible
Fiber Close by
Exit 118 in Caroline County
In The Business Ready Sites Program
Ladysmith Super Site
1100 Acres
Exit 110
Over a Mile of Interstate Exposure
Includes the Roseman M1 115 Acres
Access Road Exists
Water/Sewer
Power
Fiber
Immediate Interstate Access
Most Northern Undeveloped Interchange on I-95
Unparalleled Development Opportunity
Thompson Property
Super Site
1100 Acres on Interstate 95, Exit 104
Zoned PMUD—Flexible to Use
Water/Sewer
Fiber
Power
Immediate I-95 Access
I-95 Visibility for Four Miles
Rail—Proven by DRPT
In Statewide Rail Plan for Only New Station
Outstanding for Logistics

Test Fits: 150,000 sf
To 1.3 Million sf
Eastern Site: Rail Qualified
Utilities On Or Near Sites
Seconds From
Interchange 104
Interstate Visibility
A Part of 1100 Acre Site
Additional 3000 Acres
One More Offering: Only 750 Acre Site, Exit 104

Not Just for Data Centers
Luck Expanded to 750 Acres
Water/Sewer Next Door
Fiber
Power
Access to Rt. 1 and I-95
Outstanding Location
Closing Thoughts

- Caroline has an ideal property at an ideal site in an ideal location
- Immediate Interstate Access
- Utilities in Place
- Already Zoned M1
- Excellent Labor Market
- Low Cost Land
- Low Taxes
- Outstanding Road Network for Logistics
- Aggressive Deal Makers—Caroline Will Work for Investment
- Outstanding Location and Access to Interstate and Markets
- Caroline Wants Your Business

Contact:
- Gary R. Wilson—If You Have Not Heard What You Need—Tell Us—We Will Deliver
- Director, Caroline County
- Department of Economic Development
- Gwilson@co.caroline.va.us  804.633.4074  Cell: 804.366.6059