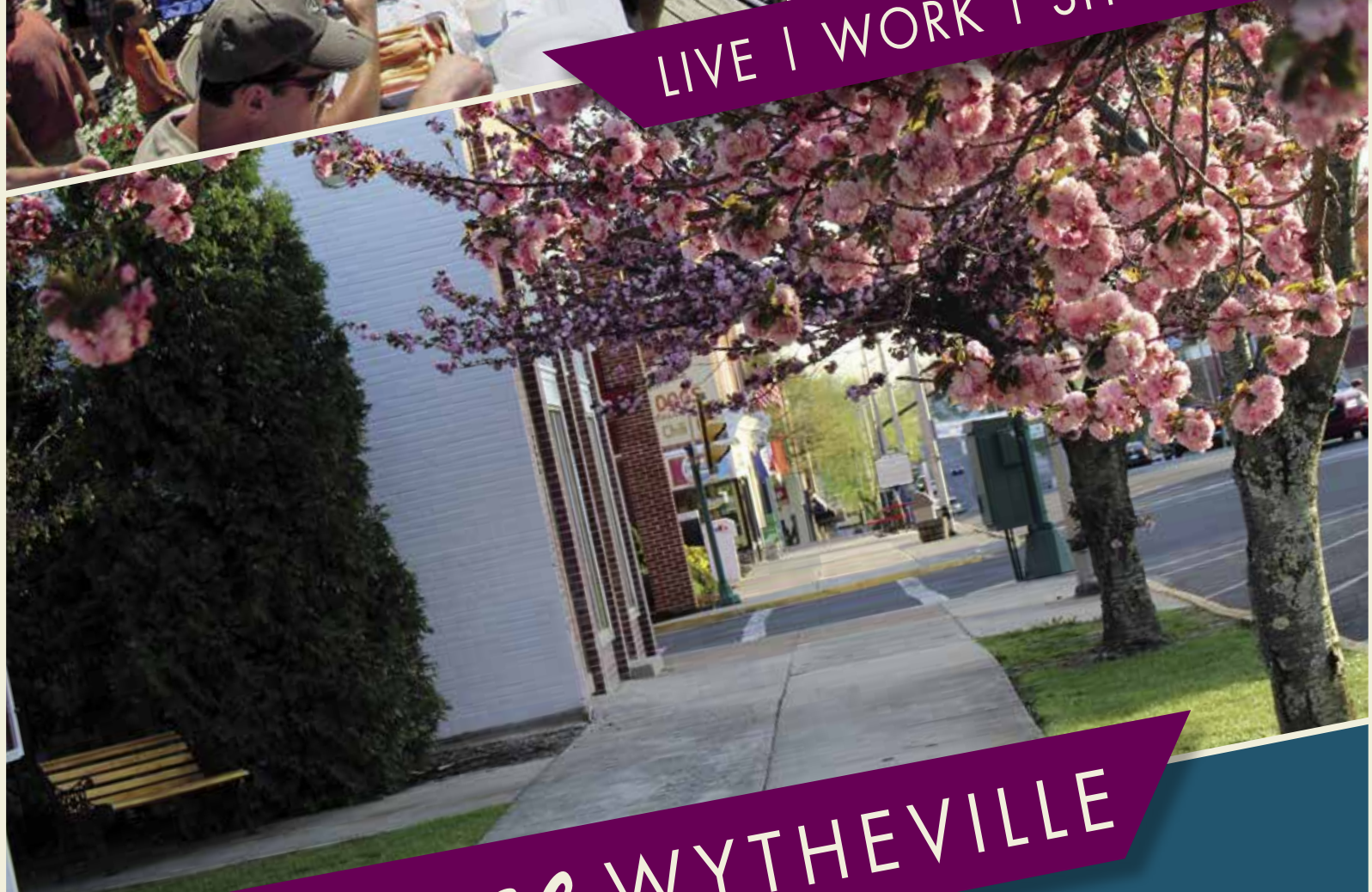




LIVE | WORK | SHOP | PLAY



experience WYTHEVILLE



top things about



downtown WYTHEVILLE



The surrounding beauty of Southwest Virginia's famous mountains, rivers and rolling farmland



The abundance of outdoor enjoyment year round

A walkable downtown with a distinctive wide main street and free parking



Strategically accessible to urban areas with a friendly small town atmosphere



Dedication to our heritage

- Museums
- Historic Architecture
- Notable Historic Figures



Unique cultural experiences including local

- Festivals
- Dinner Theatre
- Artisans
- Musicians

Vibrant Farmers' Market



Wealth of downtown greenspaces and parks



Business Community engaged in downtown revitalization



Prime opportunity in a growing business community

downtown incentives



WYTHEVILLE, VA

VIRGINIA ENTERPRISE ZONE STATE INCENTIVES

Qualification for state VEZ incentives are based on the calendar year and are administered annually. All applicants (businesses and real properties) must be located within an Enterprise Zone to qualify for incentives. VEZ State Incentives are offered through the Virginia Department of Housing & Community Development, but administered by the Joint Industrial Development Authority of Wythe County.

Real Property Investment Grant (RPIG) Summary BENEFIT

- Up to \$100,000 per building or facility for qualifying real property investments of less than \$5 million.
- Up to \$200,000 per building or facility for qualifying real property investments of \$5 million or more.
- Real Property grant awards may be subject to proration should requests exceed grant funds allocated.

Job Creation Grant (RPIG) Summary BENEFIT

- Up to \$500/year per net new permanent, full-time position earning at least 175% of the Federal minimum wage (150% in High Unemployment Areas) with health benefits.
- Up to \$800/year per net new permanent full-time position earning at least 200% of federal minimum wage with health benefits.

Eligibility Requirements are available upon request.

ENTERPRISE ZONE LOCAL INCENTIVES

Restaurants & Eateries

Overview: For new restaurants and eateries created within the boundaries of the Wytheville Enterprise Zone, the Town of Wytheville will provide grants to the restaurant or eatery equivalent to the 7% meals tax paid by the Qualifying Business in accordance with the terms below.

Qualifying Businesses are eligible to receive the Restaurants and Eateries Grant for a period of 5 years (60 Months), following issuance of a Certificate of Occupancy.

Requirements for qualification are available upon request.

Lodging Establishment

Overview: For new lodging establishments created within the boundaries of the Wytheville Enterprise Zone, (See Attached Map) the Town of Wytheville will provide grants to the lodging establishment equivalent to the 7% lodging tax paid by the Qualifying Business in accordance with the current terms, which are available upon request. Qualifying Businesses are eligible to receive the Lodging Establishments Grant for a period of 5 years (60 Months), following issuance of a Certificate of Occupancy.

Building Permit Fees

Overview: For property owners within the boundaries of the Wytheville Enterprise Zone, the Town of Wytheville will reimburse Building Permit fees in accordance with the terms, which are available upon request. Permits eligible for rebate must have been obtained between January 1, 2014 - January 1, 2024.

Water & Sewer Availability Fee

Overview: For property owners within the boundaries of the Wytheville Enterprise Zone, the Town of Wytheville will reimburse Availability Fees in accordance with the terms, which are available upon request.

Applicants are eligible for rebate of water and sewer availability fees, between January 1, 2014 - January 1, 2024

Tax Exemptions for Rehabilitated Property

Overview: The Town of Wytheville offers a real estate tax exemption valued at 100% of the increase in assessed value for 5 years following the rehabilitation of certain properties, including residential, commercial and industrial structures.

Guidelines are available upon request.

ENTERPRISE ZONE LOCAL INCENTIVES *(continued)*

Tourism Zone Incentives

Overview: Qualified tourism-related businesses under certain conditions may receive the following:

1. **Business License Tax Rebate:** Business license taxes will be rebated by the following schedule
 - a. Year 1 - 100% Rebate
 - b. Year 2 - 75% Rebate
 - c. Year 3 - 50% Rebate
2. **Building Permit Fee Waiver/Reduction:** Reimbursement of up to \$2K in Town building code fees.
3. **Subdivision Fee:** Reimbursement of fees associated with review and approval of a subdivision request connected with creation of a tourism related business.
4. **Utility Connection Fee Waiver:** Reimbursement of water and sewer availability fees. This applies to new services as well as upgrades.
5. **Gap Financing:** Access to Virginia Tourism Corporation's Tourism Development Financing Plan which provides up to 20% gap financing assistance funded in part through performance based tax grants for large Tourism Development Projects.

The business must be new to Wythe County, after January 1, 2012. A list of qualification requirements is available upon request.

Technology Zone

Overview: Qualified technology businesses located anywhere within Wytheville Town limits may under certain conditions receive the following:

1. **Business License Tax Reduction:** 100% rebate in business license tax for qualified technology businesses with less than \$50K in gross receipts for up to 3 years or until the tax year ending Dec. 31, 2022, whichever comes first.
2. **Business License Tax Reduction:** 50% rebate in business license tax for qualified technology businesses with more than \$50K in gross receipts for up to 3 years or until the tax year ending Dec. 31, 2022, whichever comes first.

Joint Industrial Development Authority-Revolving Loan

Fund which offers three distinct loan packages.

1. **Entrepreneur Microloans:** Up to \$5,000 for up to 18 months at below prevailing prime interest rate
2. **The "5 & 10" Loan Program:** Offers loans up to \$50,000 for five or ten years.
3. **Special Project Loans:** Available for larger projects on a merit-based application process. To qualify, a business must be located in the JIDA target area and provide a business plan with income projections and comprehensive financial information.

A list of qualification requirements is available upon request.

Start-Up Wythe In New Business Idea Competition

The annual Start-Up Wythe In New Business Idea Competition is a local initiative created by Downtown Wytheville, Incorporated and the JIDA of Wythe County to encourage entrepreneurship in the next generation and to inspire economic development and job creation in downtown Wytheville. Six finalists are selected from a pool of applicants, assigned a mentor and learn to develop a business plan in preparation for the final Pitch Night presentation.

This is a volunteer driven project and all funds to operate "Start-Up Wythe In" were provided by private sector sponsors. Two winners are selected and awarded cash prizes to assist with getting their business off the ground. Start-Up entrants are also eligible to participate in the downtown incentives program.

demographics

get to know us! you'll love us!

WYTHEVILLE, VA

Only the small town charm of Wytheville can surpass the beauty of its location amid the majestic mountains of Southwest Virginia. That beauty and charm are easily accessible to the world via two major interstates.

POPULATION

Town of Wytheville: **8,196**

Wythe County: **29,235**

Median Age: **42.9 years**

Wythe County Population including the region within a 30 minute drive: **304,108**

Number of households: **3,946**

Median Family Income: **\$49,212**

HOUSEHOLD INCOME AND TOURISM IMPACT

Domestic travelers spend \$22.4 billion on transportation, lodging, food, amusement and recreation, as well as retail shopping in Virginia. This represents a 4.1 percent increase from 2013. During 2014, domestic tourists spent 137.65 million dollars in Wythe County and created almost 4 million dollars in local tax revenue.

According to Virginia DOT, the annual average daily traffic volume at I-81 (combined with I-77) exit 73 is **50,000 vehicles per day**.

Wytheville is **located within a one day's drive of 40% of the US population**.

A recent market analysis of Wytheville shows **30% of customers came from within the primary Wytheville zip code and 30% came from out of state**. That is a huge opportunity to service the travelers passing through.

INDUSTRY AND INFRASTRUCTURE

Local Industry examples: A commitment to providing a full suite of world-class infrastructure in Wythe County has resulted in the recruitment of many important and large industries including, but not limited to:

Somic America; Atsumi; Klockner; Gatorade; Pepsi; Amcor Packaging

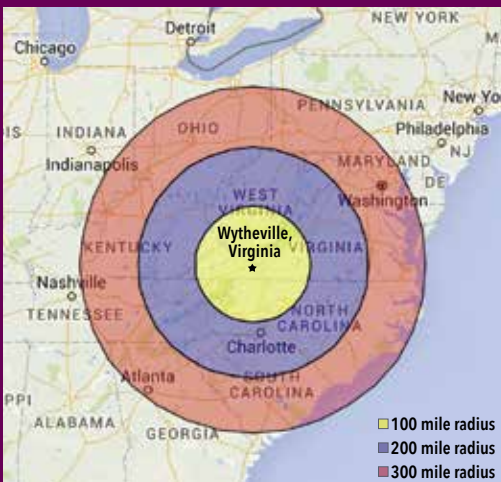
Appalachian Power, a division of American Electric Power, provides abundant, reliable electricity to Wythe County via a robust system of substations, transmission lines, and parallel supply paths. National Gas Interstate transmission lines cross Wythe County and bringing an abundant supply of this critical fuel. Providers such as **CenturyLink** and **Citizens** provide world-class communications capacity in Wythe County. Two providers, the Town of Wytheville and the New River Regional Water Authority supply Progress Park via two 16" supply

lines from the north and from the south. Water reliability is very high and there is a significant amount of water capacity within the current system capabilities. The Downtown Business District is located within a designated Technology Zone. Providers are available to meet a broad range of business needs ranging from basic internet and telco to ethernet service through local fiber facilities with speeds up to 1 Gbps.

Other major employers include: **Wythe County Community Hospital; Wythe County Public Schools; Wytheville Community College**.

TRANSPORTATION

Wytheville may be a small town, but it is easily accessible to the world. Being serviced by major interstates I-81 and I-77, and U.S. highways 11, 21 and 52, which travel both East/West and North/South. Not only can you travel by car, but you have access to three public airports in the adjoining counties with a convenient drive to major airports such as Tri-Cities; Roanoke Regional; Piedmont-Triad and Charlotte International Airports. The Norfolk Southern Railway serves the town of Wytheville and plans are underway to upgrade this section of track to accommodate Amtrak Passenger Service in the future.



Wythe County is strategically situated in Southwestern Virginia at the intersection of two major interstate highways, I-81, I-77, and future I-74, as well as US Highways 11, 21 and 52. Much of the county's 460 miles of land area lies in a broad, picturesque valley bordered by the Blue Ridge and Allegheny Mountain ranges. Traditionally, Wythe County has been known as an agricultural county, although in recent years manufacturing operations have become increasingly important due to the interstate highway and rail transportation network. Wythe County was well-known as a crossroads destination for weary travelers on the early frontier. Today, in addition to being the most visited community in Southwestern Virginia, it is a key location for manufacturing and distribution. Award-winning Progress Park, the county's 1,210-acre industrial park, is located near the intersecting interstates and provides key infrastructure, including rail and fiber optic telecommunications, required by today's competitive businesses.

culture, entertainment, livability



WYTHEVILLE, VA

EDUCATION

Quality of workforce is benefited by educational opportunities through the Wythe County Public School system and Wytheville is located within a 2 hour drive to 16 higher education institutions.

Wythe County Public Schools:

- Maintain a graduation rate higher than the state average
- Have a low student to teacher ratio
- Offer technical certificates through Wythe County Technology Center
- Partner with Wytheville Community College to offer dual enrollment credits
- Participate in Southwest Virginia Governor's School
- Graduates have an opportunity to attend Wytheville Community College for 2 years tuition free

HEALTH CARE

Wythe County Community Hospital is a 100 bed facility which has earned the Joint Commission's Gold Seal of Approval. In operation since 1972, WCCH provides care to a primary service area of 36,000 individuals including Wythe and Bland Counties. The hospital employs over 350 full time personnel and is staffed by over 80 physicians. Occupational Medicine and Employee Wellness programs are available to the business community as well.

Wythe County Community Hospital has been recognized as:

- A Blue Distinction Center for Knee and Hip Replacement by Anthem Blue Cross and Blue Shield
- The Joint Commission's 2015 "America's Hospitals: Improving Quality and Safety"

PUBLIC SAFETY

Wytheville is served by highly qualified police, fire and ambulance services who are located in the downtown business district and impact the low crime rate.

TOWN GOVERNMENT

Wytheville is governed by a Council-Manager form of government with five members serving on Town Council. Town Government makes significant financial investments in downtown revitalization.

- Funded almost \$500,000 for relocation of the Wytheville Farmers' Market
- Funded over two million dollars for the streetscape improvement project

HISTORY & CULTURE

Wytheville has a rich history and heritage including its importance as a trade crossroads prior to its official establishment in 1792. Wytheville's history is preserved through local architecture, two active historical organizations and six museums which proudly serve the local community and visitors. Important historical notes include:

- Civil War battle
- Birth of an influential First Lady, Edith Bolling Wilson
- The Polio Epidemic
- Homes of Governors, Henry Carter Stuart and Elbert Lee Trinkle
- Important homebuilders and noted furniture manufacturers

ARTS & ENTERTAINMENT

Arts and culture are alive in Downtown Wytheville. Festivals and events have a wide range attendance from surrounding areas. The

small town and family culture are apparent with such events as:

- Chautauqua Festival In-The-Park
- July 4th Celebration and Hot Dog Eating Contest
- Lions Club Carnival
- Zombie Run & Halloween Activities
- After Hours Summer Concert Series
- Jam Sessions
- Wohlfahrt House Dinner Theatre
- Wytheville Community College provides plays, musicals, choir and instrumental performances and features regional bluegrass music

OUTDOOR RECREATION

Whether you like to hike, bike, paddle, camp, fish, picnic or just enjoy nature, Wytheville has something to offer for everyone.

Wytheville is:

- Nestled in the Blue Ridge Mountains, only minutes from the Parkway
- Surrounded with over 58,000 acres of public lands to hike, bike, horseback, and motorcycle trail biking.
- Has over 240 miles of trails which include portions of the Appalachian Trail
- Offers nine miles of trails in the town-managed Crystal Springs Recreation Area
- A quick drive to the New River for fishing, paddling or to just enjoy the New River Trail State Park.
- The setting out point for many beautiful scenic byways, such as the Blue Ridge Parkway, for motorcycle or off road enthusiasts any season of the year.



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