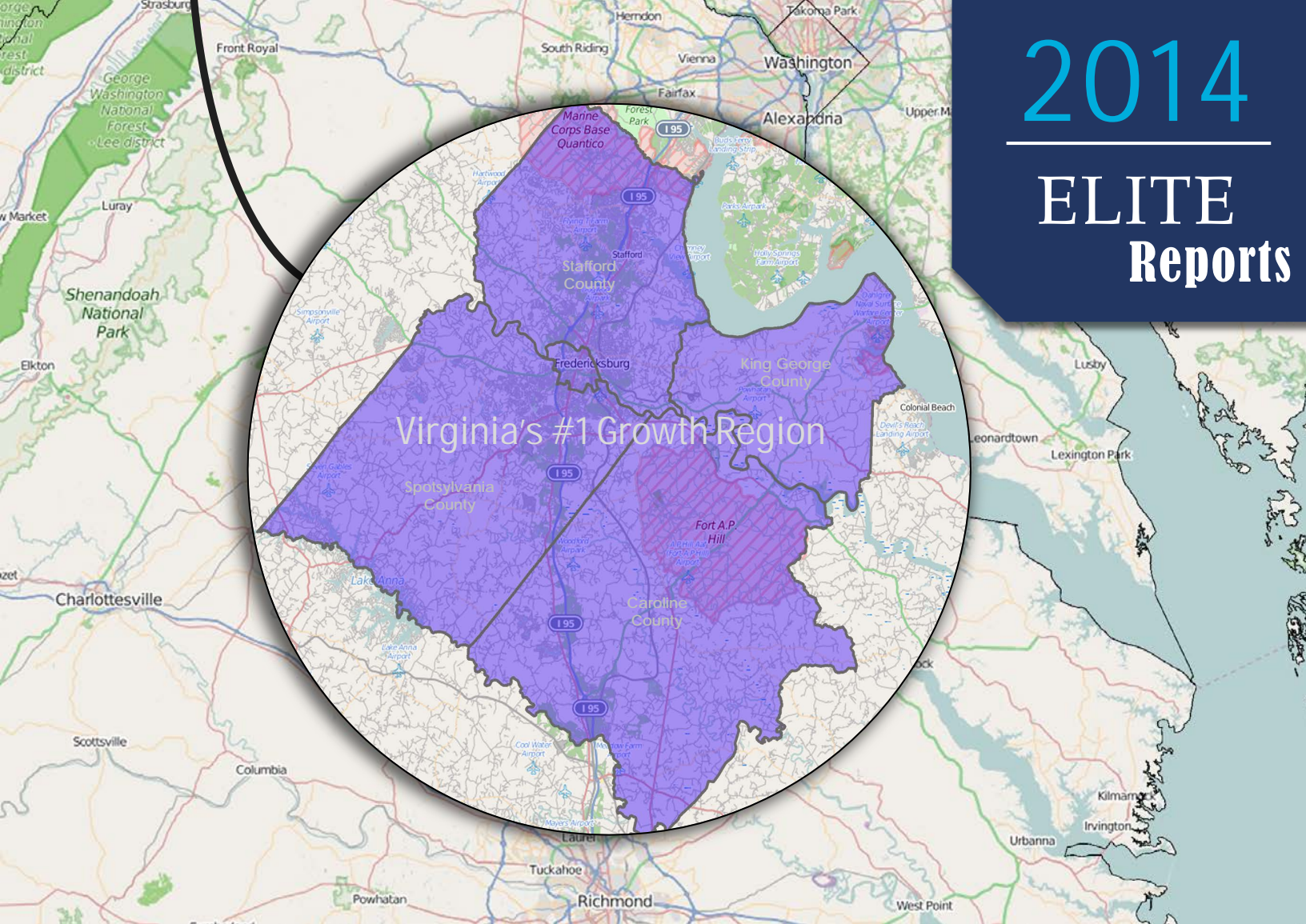


2014

ELITE Reports

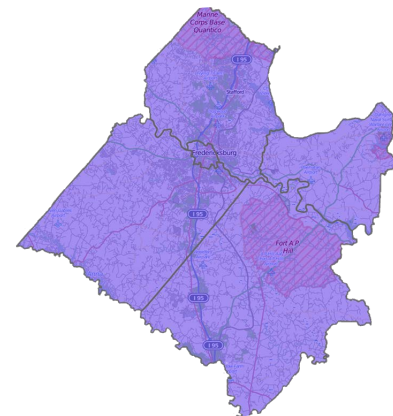


FREDERICKSBURG REGION

ECONOMIC INTELLIGENCE REPORT

Coldwell Banker Commercial Elite • Fredericksburg, Virginia

Table of Contents



Region Overview	3
Region Overview-Map	4
Transportation & Infrastructure	5-7
Education & Workforce Development	8-10
Employment & Workforce	11-13
Tourism & Quality of Life	14-17
Quick Links & Resources	18

Virginia's #1 Growth Region

Data contained herein has been obtained from third party sources deemed reliable; no warranty, expressed or implied, is made regarding the accuracy, adequacy, completeness, legality, reliability or usefulness of any information. List of Sources are available upon request

The Fredericksburg Region

The Greater Fredericksburg Region encompasses 1,400 square miles of land area including the City of Fredericksburg and the surrounding counties of Spotsylvania, Stafford, King George and Caroline. Strategically located midway between Washington D.C. (the 4th largest market in the U.S.), and 50 miles Richmond, VA. The region offers outstanding business, educational and recreational opportunities.

As of 2014, the Fredericksburg Region had a total population of 344,631. For the past eight years, the Fredericksburg Region has been the fastest growing region in the Commonwealth of Virginia and is nationally ranked as well. Recent census data from the U.S. Census Bureau has ranked the City of Fredericksburg as the 6th fastest growing locality in the U.S. with a growth rate of 5.8% between April, 2010 to July, 2011. Fredericksburg has also been ranked as Virginia's fastest-growing locality since 2010, increasing by more than 15% in a new study released by the University of Virginia's Weldon Cooper Center.

Paralleling the population growth is the Region's Employment base. Ranked as the #1 Growth Region, the Fredericksburg area has seen the highest rate of business growth in Virginia for the past 5 years. The Region is home to 3 large military installations; including, Marine Corps Base Quantico, Dahlgren Surface Naval Warfare Center, and Fort A.P. Hill, combined infuse over \$7 billion into the economy yearly.

The Region's population growth has spurred housing market expansion and has played a major role in economic growth, assisting in the overall recovery from the "great recession".

Virginia's #1 Growth Region For the past 8 years

- Home to 3 Large Military Installations: providing over \$7 billion in economic impact annually
- Home to some of the Highest Household Incomes in the Nation (Stafford County Ranked #9)
- Over \$500M in Major Transportation Projects and Investment in the Region underway
- Dark Fiber Network Now Available along I-95
- Significant Business Incentive Zones and Business Friendly Environment
- Over \$628M spent on Tourism (2013)

DEMOGRAPHICS (2014):

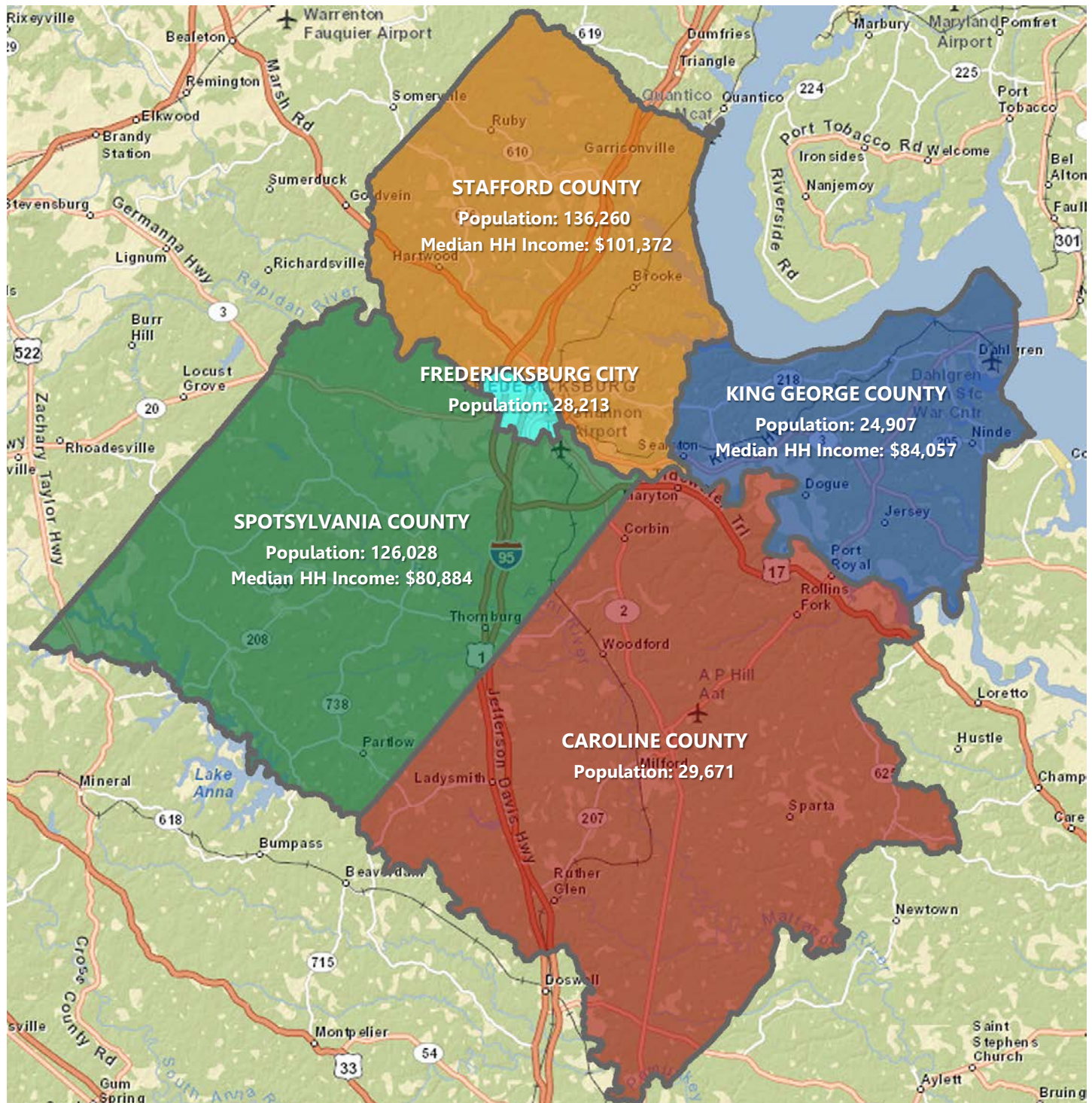
- Population: 344,631
- Households: 177,969
- Median HH Income: \$81,394
(Median HH Income Projected Growth 3.2% through 2019: \$92,918)
- Civilian Labor Force: 175,508
- Avg Age: 35
- Population (20-64): 198,688 (57.6%)
- 2012 GDP: \$14.54B

Source: ESRI and Fredericksburg Regional Alliance



Region Overview

ELITE
Reports



Source: ESRI forecasts for 2014; Population numbers are based on ESRI estimates and forecasts.

[Ask us about full demographic reports for any county, market area or the region as a whole 540.785.3371 or [Email](#)

For Quick Overview or Community Profiles visit: www.fra-yes.org/demographics/community-profiles/]

The Fredericksburg Region is strategically located within 750 miles of 60% of the nation's population. Interstate 95, America's busiest North/South corridor, directly bisects the Region and provides easy access to twelve other interstate highways including. Interstate 95 plays a vital role in transportation as nine interchanges serve the Fredericksburg Region.

Transportation

Interstate 95 is a key component of transportation serving the Region, as are numerous important arterial roads. U.S. Route 1 provides north-south transportation along the east coast and serves as a parallel "reliever" opportunity for I-95. Route 3 is a major east-west route connecting the City of Fredericksburg, Spotsylvania, Stafford and King George counties, continuing westward to Culpeper where it connects with Route 29 & Route 15. Other major routes include Route 17 traveling north to Winchester and south to Hampton Roads, and Route 301 providing a connection route over the Potomac River to Maryland.

Arterial Road Projects: Many major road improvements have been completed, are underway and are being readied for construction; there are \$100s of millions in improvements in the pipeline over the next few years. For a Full List go to : www.virginiadot.org/projects/fredericksburg/

- Route 3 Widening Project completed 2014 (\$20M)
- Route 610 Widening Project-Multiple Phases (\$40+M)
- Route 17/Warrenton Road Widening Underway (\$48.9M)
- Route 1 & Route 17 Intersection Project underway (\$22.4M)
- Fall Hill Widening & I-95 Bridge Replacement (\$44M)

New Interchanges

- Russell Road (Exit 148) Interchange Completed
- Courthouse Road (Exit 140) Planned (\$184M)

SEA

Within 2hrs of 2 Major Seaports: Baltimore and the port at Hampton Roads- the world's deepest natural harbor and home to Norfolk Naval Base.



Source: Fredericksburg Regional Alliance

HIGHLIGHTS:

- 2 Hrs. to the Major Seaports in Baltimore and Hampton-Norfolk
- 3 International and 2 National/Regional Airports within 90 Mins.
- Nine I-95 Interchanges serve the Region
- Four VRE Stations operating with an additional one underway
- Central Location along I-95 corridor midway between D.C. and Richmond



AIR

3 International Airports and 2 National/Regional Airports within 90 minutes of the Region: (Distance From Fredericksburg)

- Dulles Intl, VA: 58 Miles 70 minutes
- Richmond Intl, VA: 63 Miles 63 minutes
- BWI Intl, MD: 86 Miles 90 minutes
- Reagan National, VA: 51 Miles 59 minutes
- Stafford Regional, Stafford County, Virginia
- Shannon Airport, Spotsylvania County, Virginia

Stafford Regional Airport, Stafford County, VA



According to the 2011 Virginia Statewide Economic Impact Study, the Stafford Regional Airport provided

- 105 direct and indirect jobs
- \$18.2 Million in Economic Activity (2010)



RAIL

Passenger and Freight Rail Service:

The Region is serviced by a great network of passenger and freight rail, including, Virginia Railway Express (VRE), Amtrak and CSX Transportation.

- **Virginia Railway Express (VRE):** Four (4) VRE Stations currently serve the Region with additional- Spotsylvania station underway.
- **Amtrak:** Long-Distance rail service; 2 Stations within the Region
- 10,280 Avg. Daily Riders from Region (VRE CEO Report)

Southeast High Speed Rail (SEHSR) Project

High Speed Rail Project is under study phases (EIS Tier II from D.C. to Richmond underway to Extend high speed rail from Charlotte N.C. to Richmond and from Richmond to Washington D.C. These improvements will provide stops within the Region and create an impressive network to major cities along the east coast.

(Source) Learn More: www.dc2rvairail.com

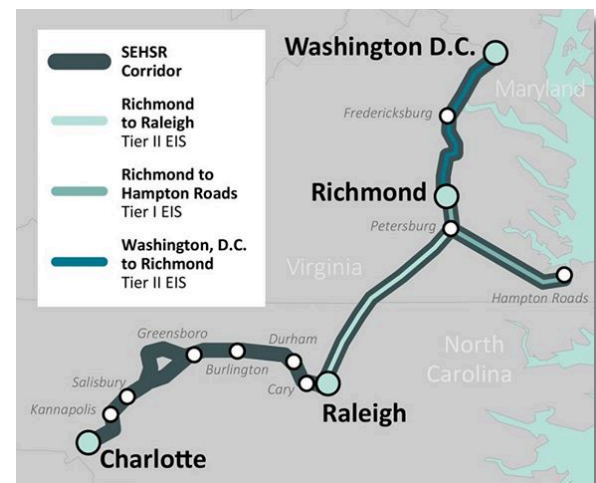
Major Regional Transportation Projects (Completed 2014)

- **The I-95 Express Lanes Opened Dec. 2014!** Extending HOV Lanes into Stafford County from the Beltway; Cost: \$940 Million
- **Stafford Regional Airport Terminal** 10,000 sf terminal completed and opened Jan 2014; Cost \$4 Million



Project In-Progress/Planned

- **Spotsylvania VRE Station & 3rd VRE CSX Track :** construct third track on the CSX right of way from the VRE Crossroads Yard to Hamilton. Spotsy VRE Station Broke Ground in 2014 and 3rd line underway (Total Cost \$37M; Completion 2015)
- **High Speed Rail Project Tier II** Environmental Impact Study (EIS)



Telecommunications

Telecommunications infrastructure has always been a strong suit for economic development, and in 2013-2014, this focus has become a key element of our Region's business infrastructure. In 2013 regional business leaders joined an initiative led by University of Mary Washington to stimulate the economy and become more competitive as a region. This initiative is focused on high-capacity "Dark Fiber" providing fully redundant broadband. In 2013 The Broadband Committee was formed to determine issues and find solutions for connectivity in our Region.

The Broadband Committee established a few goals to ensure that the region has high capacity, fully redundant broadband to serve the region today and in the future. They will also assist businesses to make broadband deployments easier for providers to facilitate last mile expansions.

BROADBAND SPEED DELIVERS A COMPETITIVE EDGE HOW DOES OUR REGION COMPARE?

Based on % population with speed > 100Mbps			Based on % population with > 2 fixed providers	
Rank	Locality		Rank	Locality
1	Fairfax City		1	Arlington County
2	Arlington County		2	Fairfax City
3	Alexandria City		3	Alexandria City
4	Fairfax County		4	Fairfax County
5	Richmond City		5	Prince Wm County
6	Prince Wm County		6	Richmond City
7	Newport News		7	Newport News
8	Fredericksburg		8	Stafford
9	Hampton		9	Loudon County
10	Stafford		10	Norfolk
11	Spotsylvania		11	Caroline
12	Norfolk		12	Hampton
13	Loudon County		13	Fredericksburg
14	Caroline		14	Spotsylvania
15	King George		15	King George

(Fredericksburg Regional Alliance Annual Report)

Highlights:

- Significant Infrastructure Investments in the Region
- SummitIG Completed its 170 Mile Dark Fiber Network (Nov. 2014) from Ashburn to Richmond
- 3 Dark Fiber Distribution Handoffs in the Region including a Collocation Shelter and Regeneration Facility in Stafford
- Dominion Power approves certification of Data Center Site in Stafford County (Nov. 2014)

DARK FIBER NETWORK



SummitIG recently completed its 170 mile Dark Fiber infrastructure network, "Cyber Highway" from Ashburn, VA through the Fredericksburg Region and beyond to Richmond, VA. The lines have distribution "exchange points" throughout the Fredericksburg Region, including Quantico, Stafford and Fredericksburg. One distribution exchange point will be located at Quantico Corporate Center through its data regeneration facility.

- Extensive bandwidth infrastructure with custom, state of the art 864 count Single Mode Fiber
- Secure, fast, flexible, scalable broadband connectivity
- Lower Latency and Lower Costs
- Dark fiber is optical fiber, which is available for local Internet connections through providers such as Verizon, Cox and Comcast

EDUCATION & WORKFORCE DEVELOPMENT

ELITE Reports

Within our Region nearly 40% of the population has attained a college degree, compared to the national average of 35.8%. The area continues to attract a highly educated workforce which seeks a quality suburban lifestyle. The Region is home to outstanding educational facilities and centers for workforce development

HIGHER EDUCATION



University of Mary Washington

Enrollment: 5,000+

The University of Mary Washington (UMW) is a coeducational, public institution that offers more than 40 majors and undergraduate programs of study in numerous concentrations from 3 colleges: arts and sciences, business, and education.



UMW Tech Convergence Center: \$40, LEED Silver (2014)

In addition to its primary location in the heart of Fredericksburg, UMW operates two satellite including:

- **UMW Stafford Campus, College of Graduate and Professional Studies** opened in 1999, with a second building added in 2007, the 80,000 SF campus offers programs specifically designed for “mid-life professionals seeking academic degree and professional development programs.”
- **UMW Dahlgren Campus, Center for Education and Research:** Opened in 2012, features programs are designed to support the continuing educational and professional development of the region’s engineers, scientists, and administrative professionals.

HIGHLIGHTS

- Nearly 40% College Degree attainment
- Home to the University of Mary Washington (UMW), Germanna Community College (GCC), and the Stafford Technology & Research Center
- Both UMW & GCC Operate multiple Campuses in the Region
- 75 percent of GCC graduates remain in the area and 90 percent remain in Virginia
- GCC is one of the Highest ranked & fastest growing community colleges in Virginia
- UMW received a 2014 Virginia Green Travel Leader Award

UMW Stafford Campus North Building: LEED Certified (2007)



UMW Dahlgren Campus: 42,000 SF LEED Silver Building (2012)



Germanna Community College (GCC)

Enrollment 7,300+ Full & Part Time

A member of the Virginia Community College System (VCCS), Germanna Community college is one of Virginia's highest ranked, largest and fastest growing college in Virginia.

- Accredited by the Southern Association of Colleges and Schools Commission on Colleges
- Operates 4 Campuses; 3 of which serve the Fredericksburg Region; A 4th campus is Located in Neighboring Culpeper County.
- **Fredericksburg Area Campus:** Consists of three buildings totaling over 166,000 sf. The Workforce Development and Tech Center opened in 2004 and the most recent addition, the Science and Engineering Building opened in 2012.
- **Locust Grove Campus:** 65,000 SF Building that includes a state-of-the-art technologies lab. Current GCC president David Sam has recently announced plans to redevelop the campus.
- **Stafford Campus:** Opened in 2009 with the support of the Stafford EDA and home to GCC's Center for Workforce and Community Education



GCC's Science & Engineering Building (2012)

The \$25 Million, 52,000 sf, LEED Silver building is a high-tech green building with impressive features



Stafford Technology & Research Center at Quantico-Stafford, VA

- Opened in 2012 this is a cooperative program with George Mason University, Mary Washington University, Germanna Community College, and University of Maryland University College.
- The new educational center will offer classes in Informatics, Data Science and Bio Sciences, particularly as they relate to homeland security, defense and intelligence efforts



Workforce Development

Throughout 2012-2014 the Region has made strides in developing new programs for enhanced workforce development. The Fredericksburg Region offers a wide variety of resources through partnerships with a number of regional and state agencies.

This can be seen in partnerships formed by regional business leaders through **Transformation 20/20**, a regional economic development summit led by University of Mary Washington and Fredericksburg Regional Alliance. Over 150 public and private sector employees attended to discuss opportunities and develop a vision for economic and workforce development in the Region through the year 2020.

The Fredericksburg Region offers numerous facilities and partnerships to enhance, educate and empower our workforce including:

- **Germanna Community College Center for Workforce and Community Education:** Serves as the community's resource for career advancement & professional development. Offering a wide variety of programs training and services to enhance competitiveness and economic growth in the region.
- **UMW Center for Economic Development:** Through the **University's Small Business Development Center**, the center's primary role will be to assist the regional jurisdictions in their efforts to promote economic development of the region
- **Virginia Employment Commission (VEC) - Fredericksburg Workforce Center**

HIGHLIGHTS

- **UMW Center for Economic Development was created in 2012**
- **Transformation 20/20 Plan Underway**
- **Stafford Tech & Research Center opened in 2012**
- **Fredericksburg Regional Alliance (FRA) is the first VA Economic Development organization to be formally affiliated with higher education, housed at UMW**
- **GCC Center for Workforce Workforce SkillUPVa opens Massive Open Online Course (MOOC)-2014**
- **3rd Annual StartUp Weekend hosted in 2014 by Germanna Community College and FredXChange**

GCC Center for Workforce & Community Education



UP FREDERICKSBURG: "UP supports new ventures, provides resources for entrepreneurs, and connects the community. (www.up.co/communities/usa/fredericksburg)

StartUp Weekend: 54 Hour Event designed to support creative, focused and collaborative innovation. 3rd Annual Startup Weekend was hosted in 2014 at Germanna Community College by FredXChange in partnership with GCC Center for Workforce & Community Ed.

The employment base of the Region continues to be one of the fastest growing in the Commonwealth.. The Region has benefited from some of the fastest growing working age populations in the nation and is becoming an emerging employment center, in no small part due to our excellent infrastructure.

Over the past decade the regional economy has expanded, adding more than 20,000 jobs. Year-over-year increases were extremely strong through 2004-2006; employment grew at a rate of 5%-6.1% (Source: Chmura Economics & Analytics, *Fredericksburg Region Industry Cluster Study*). Another spike in employment growth can be seen between 2010-2011, which can in part be attributed to the 2005 BRAC realignment at Marine Corps Base Quantico, where approximately 2,700 jobs were added to the area.

Largest Employers in Region

- U.S. Department of Defense
- GEICO
- FBI (Federal Bureau of Investigations)
- Mary Washington Healthcare
- University of Mary Washington
- County Governments & Schools
- EOIR Technologies
- Kaeser Compressors
- MediCorp Health Systems
- McLane Mid-Atlantic
- Stafford Hospital
- HCA Virginia Health System

QUICK FACTS:

- Civilian Workforce: 175,508
- One of the Fastest growing regions for working age population in Virginia
- Fredericksburg Named SBA Small Business Community of the Year
- Significant Incentive Zones and Business Friendly Environments
- Twice the National Average of BS Degrees
- 10% of Workforce hold graduate degrees such as Master's or PhD
- 4.6% Unemployment Rate
- 1M workers within 40 miles
- Stafford County ranks #1 in VA for Job Growth over the past 5 years
- Projected job growth of 3.2% annually over next 10 years

(Source: Chmura Economics & Analytics, *Fredericksburg Region Industry Cluster Study*; *Fredericksburg Regional Alliance*)



GEICO Regional HQ: 4,000 Employees

The Fredericksburg Region has a workforce that boasts educational attainment levels that surpass the national average and continue to grow year over year. This includes the number of people that have bachelors degrees, which even outrank those in Washington D.C.

THE DEFENSE COMMUNITY

The Region is home to three prominent military installations that provide a combined direct and indirect impact to the local economy of over \$7 Billion annually.

Marine Corps Base Quantico (MCBQ)

Quantico is a 100-square-mile Marine Corps Base which serves as a major training center as well as the U.S. Marine Corp's Combat Development Command. The base is located in northern Stafford County, southern Prince William and eastern Fauquier counties.

- MCBQ total daytime population is approximately 28,000 (including personnel, students and dependents)
- Direct and Industry output employ a total of 46,490 persons and provide a total economic impact of \$5.887 Billion; Direct Payroll: \$1.476B
- From 2000 to 2011 MCBQ's population grew at an annual rate of 5.2% and is expected to grow at a future annual rate of 2%

(Source: MCB Quantico Joint Land Use Study)



Russell Knox Building- Quantico, Virginia

This 719,000 SF Facility is the new Military Defense Intelligence Agency (MDIA) HQ and home other agencies including Naval Criminal Investigative Service (NCIS), Defense Security Service, Office of Special Investigations and U.S. Army Criminal Investigation Command

QUICK FACTS on the DEFENSE COMMUNITY:

- Home to 3 Large Military Installations: Marine Corps Base Quantico, Dahlgren Surface Naval Warfare Center and Fort A.P. Hill
- The 2005 Base Realignment and Closure (BRAC) relocated 2,700 jobs to Quantico by 2011
- Russell Knox Building – Military Department (MILDEP) Investigative Headquarters; \$360M, 719,000 SF, LEED Gold Facility
 - Combined Tenant Population: 3,059

TOTAL BASE ECONOMIC IMPACT:

- MCB Quantico: \$5.887 Billion
- NSWC Dahlgren: \$1 Billion
- Fort A.P. Hill: \$243 Million

- MCBQ Major Tenants and Activities: FBI/DEA, MDIA, Marine Corps University, Office Candidate School (OCS), Marine Corps Combat Development Command (MCCDC), Marine Corps Network Operations & Security Center (MCNOSC), and much more.



THE DEFENSE COMMUNITY (cont.)

Naval Surface Warfare Center, Dahlgren Division (NSWCDD)

NSWCDD is located in Dahlgren at the Naval Support Activity South Potomac (NSASP) base, also home to the NSWC Dahlgren Lab. The Dahlgren Lab is a key research, and development hub for the U.S. Navy specializing in weapon system integration.

- Over 9,000 in total daytime population; Employment total is 7,663
- Approximately 80% of workers live in the Fredericksburg Region
- Total of \$1Billion in Economic Impact; \$523M in Direct Payroll and \$559 In Contracts

(Source: 2014 Profile: Naval Support Facility Dahlgren, Virginia)



Fort A.P. Hill

Fort A.P Hill is a significant training facility for all branches of the U.S. Military. Located in Caroline County, Virginia the base is one of the largest land-based training bases in the eastern U.S., encompassing approximately 77,000 Acres.

- Over 94,000 soldiers trained yearly
- Virginia's Top Rates Army Installation for "Military Value" in BRAC 2005
- Over 1,600 jobs supported; \$243M in Economic Impact (MAC Roundtable-Tour of AP Hill)



MAJOR OFFICE PARKS

Technology/Research/Defense

Quantico Corporate Center (QCC)

- Over 450,000 sf of Class A office space directly adjacent to MCB Quantico
- Data Site Approved in 2014
- Home to Stafford Technology & Research Center and leading defense contractors

North Stafford Center for Business & Technology

- Over 240,000 SF of Class A Office Operating
- Home to Marine Corps Systems Command

Stafford Commerce Center

- Over 350,000 sf of operating office space, including a recent 81,000 sf building added in 2010.
- Home to Major Defense Contractors

Dahlgren Technology Center

- Approx. 237,000 SF of Office
- Adjacent to Dahlgren Naval Surface Warfare Center

Lee Hill Corporate Center

- Over 305,000 SF of Class A Office

Quality of Life

The Fredericksburg Region offers a wide variety of residential settings, whether you like a suburban, urban or rural setting. Complementing these choices is the affordability factor so evident throughout the Region. Top-end medical facilities and great air quality round-out our quality-of-life opportunities.

Healthcare/Medical Community

MARY WASHINGTON HOSPITAL, Fredericksburg

400 + beds, private rooms for all patients, 10 operating rooms

- Critical Care Units for medical, surgical and cardiac patients
- Over 700,000 sf of medical office space surround and support the hospital



SPOTSYLVANIA REGIONAL MEDICAL CENTER (HCA), Spotsylvania County

- 126 bed facility located on a 75-acre campus adjacent to Interstate 95 (opened 2010)
- 24-hour emergency care, Inpatient and Outpatient Surgery, Intensive Care, Obstetrics and Neonatal Care

STAFFORD HOSPITAL (Mary Washington Healthcare), Stafford County

- 100-bed, full service, acute care hospital (opened 2009)
- Centers of Excellence: Orthopedic, Heart & Vascular, Neuroscience, Regional Cancer Center, Women's Health

QUICK FACTS on QUALITY of LIFE

- The Region is Home to 3 Hospitals
- Some of the best Air Quality Indexes in the Nation
- 2 Major Rivers (Rappahannock & Potomac) meander through the Region
- Home to Lake Anna-One of the Largest and most popular fresh water lakes in VA
- Comparatively low Property Taxes
- Home to Central Park, one of the largest retail power centers on the East Coast
- Average Home Value: \$305,285



TOURISM

Civil War Battlefields, Golf Courses, Marinas, Wineries and other exciting amenities throughout the Region annually provide an endless inflow of tourists and leisure time activities for residents. The Fredericksburg Region offers countless recreational activities from boating on the Potomac and Rappahannock Rivers to attending concerts at Celebrate Virginia.

LEISURELY & RECREATIONAL: NATURAL

Rappahannock River

The Rappahannock River courses through the City of Fredericksburg, Stafford, Spotsylvania, King George and Caroline Counties on its way to the Chesapeake Bay. Historically the Rappahannock River served as a key factor for the development of the Region and continues to offer a wide variety of recreational activities.



Rappahannock & Rapidan River Confluence

The **Rapidan River** travels through Spotsylvania County and provides some of the best kayaking in the region, especially at the confluence of the Rappahannock and Rapidan.

Potomac River

The Potomac River is the fourth largest river on the Atlantic Coast and is a key waterway for Virginia. Aside from many recreational opportunities, the Potomac provides a livelihood for many fishermen as it provides direct river access from Washington D.C to the Chesapeake Bay.

- Approximately 38 Miles of Shoreline throughout Stafford and King George Counties

QUICK FACTS on TOURISM

- Over \$628 million spent by tourists travelling to the Fredericksburg Region in 2013 (2.7% increase from 2012)
- Spotsylvania: \$247 Million
- Fredericksburg: \$156 Million
- Stafford: \$116 Million
- Caroline: \$88 Million
- King George: \$20 Million

Source: Virginia Tourism Corp.

- The Region is Home to 4 Major Civil War Battlefields encompassing 5,200 Acres
- Site of George Washington's Boyhood Home at Ferry Farm and abundant historical landmarks
- State Fair of Virginia at Meadow Event Park- Caroline County
- Celebrate VA Live Concert Series

Lake Anna

Lake Anna is one of the largest and most popular recreational freshwater lakes in Virginia.

- The Lake covers over 13,000 Acres and borders 3 counties, providing over 200 Miles of Shoreline
- Home to Lake Anna State Park a 2,300 acre park with a swimming beach, and miles of trails



LEISURELY & RECREATIONAL: EVENTS

Celebrate Virginia Live @ the Job.com Pavilion

Celebrate Virginia Live is a concert venue which provides numerous shows throughout the summer months, bringing large crowds to the City of Fredericksburg.



- 2014 was the 5th Season of the Concert Series
- Average attendance approx. 4,000 per show
- Major Appearances: The Band Perry, Darius Rucker, Hank Williams Jr., Bret Michaels, Trace Adkins, Scotty McCreery, Sheryl Crow, Billy Currington and many more....

Fredericksburg Expo Center-Fredericksburg, VA



The Fredericksburg Expo Center is a 115,000 square foot facility that hosts over 250 events annually.

- 52 Major Events draw attendance ranging from 5,000-30,000 in a 2-3 day period
- Fishing & Hunting Expo (27,000 attendees)

Virginia Sports Complex-Caroline County, VA

Recognized as the East Coast's premier sports facility encompasses 113 acres.

- Hosts USA Baseball Capital NTIS, Triple Crown Sports, AAU Sports, Nations Baseball and many other sanctioned events
- Features 8 Ball Fields, and a 40,000 sf indoor facility which boasts 8 batting cages, 4 volleyball courts, 2 basketball courts and full indoor turf field



THE MEADOW EVENT PARK

Meadow Event Park-Caroline County, VA

331 Acre, multi-purpose venue that is home to the State Fair of Virginia and the birthplace of Triple Crown Winner Secretariat.

- Home to numerous events year round including:



- Farm Bureau Center, 63,354 sf Exhibition Hall hosts numerous events annually
- Equine & Livestock Complex, 80-acre complex with 143 permanent stalls, 4 outdoor arenas and additional amenities
- **Site of First Annual "Virginia Horse Festival" (2015)** Note: Virginia's Horse Industry has an annual economic impact of \$1.2 Billion (Source: UVA Weldon Cooper Center for Public Service)

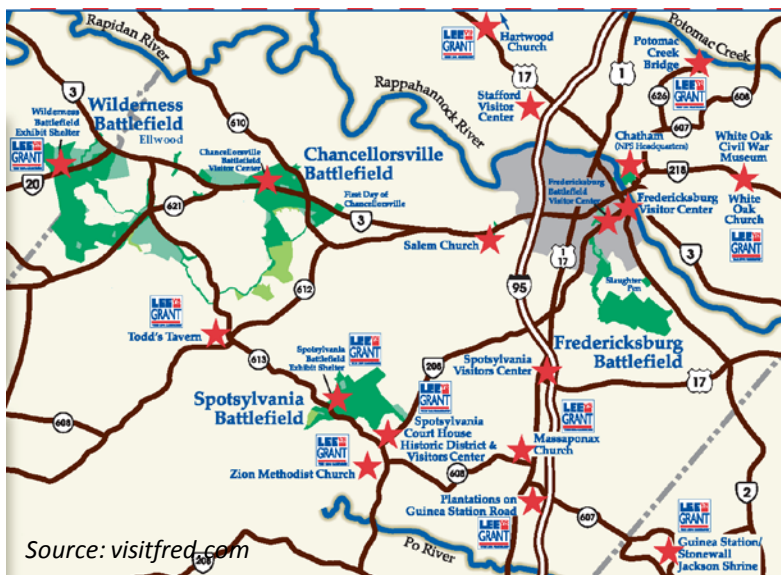


HISTORICAL

The Fredericksburg Region is historically rich with battlefields, museums, and historical landmarks.

Battlefields & Historic Sites

Four of the Civil War's largest battles in Virginia and several of the most influential throughout the entire war were fought in the Region. These Battlefields are visited by thousands of tourists annually.



Ferry Farm (pictured top) was George Washington's home from the age of 6 until 20. In 2008 archaeologists located an excavated the remains of the original home site. Work is currently underway to construct a replica home and a new visitors center.

Kenmore Plantation (pictured bottom) was built in 1775 by Fielding & Betty Washington Lewis, sister of George Washington. Currently a comprehensive refurbishing on the mansion is ongoing.

EVENTS & HIGHLIGHTS of 2014

- **150th Anniversary of Wilderness & Spotsylvania:** May 2014 Spotsylvania County celebrated the 150th anniversary of the Wilderness and Spotsylvania Courthouse Campaign which drew nearly 3,600 reenactors and over 10,000 spectators.
- **Celebrate Stafford 350** In 2014 Stafford County celebrated its 350th birthday. The County dedicated year-long celebrations around the county including a Kick-Off event, Founders Day Parade, History Fair and much more.
- **Children's Museum of Richmond Opened Location in Fredericksburg (May 2014)**



For a Full List of Historical Places
to Visit go to www.visitfred.com

Useful Links & Resources

Fredericksburg Regional Alliance

www.fra-yes.org ; P: 540.361.7373

Fredericksburg Regional Chamber of Commerce

www.fredericksburgchamber.org ; 540.373.9400

ECONOMIC DEVELOPMENT AUTHORITIES

Stafford EDA

www.gostaffordva.com ; P: 540.658.8681

Fredericksburg EDA

www.fredericksburgva.com ; P: 540.372.1216

Spotsylvania EDA

www.spotsylvaniaeda.com ; P: 540.507.7210

King George EDA

www.yeskinggeorge.com ; 540.775.8524

Caroline EDA

www.visitcaroline.com/economic ; 804.633.4074

WORKFORCE DEVELOPMENT

UMW Center for Economic Development

www.economicdevelopment.umw.edu

UMW Small Business Development Center (UMWSBSC)

www.economicdevelopment.umw.edu/sbdc

Germanna Center for Workforce & Community Education

www.germanna.edu/workforce



Data contained herein has been obtained from third party sources deemed reliable; no warranty, expressed or implied, is made regarding the accuracy, adequacy, completeness, legality, reliability or usefulness of any information. List of Sources are available upon request

Patrick A. Baden | Commercial Marketing Manager | pbaden@cbecommercial.com | 540.785.3371
1201 Central Park Boulevard | Fredericksburg, Virginia 22401 | 540.786.1402 | www.cbcelite.com