



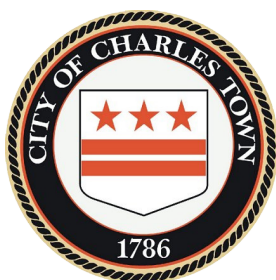
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DISCOVER WHY
CHARLES TOWN,
WEST VIRGINIA
IS A GREAT PLACE TO
GROW YOUR BUSINESS

Charles Town



CONTACT US. WE'RE
READY TO GIVE YOU THE
TOOLS YOU NEED TO MAKE
CHARLES TOWN A PART OF
YOUR FUTURE.



EXPLORE MORE

www.charlestownwv.us

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AFFORDABLE
VIBRANT
EDUCATED
GROWING
ACCESSIBLE

Charles Town

1 IDEAL LOCATION AND ACCESS TO MARKETS

- Located in eastern West Virginia, considered part of the Washington, DC/Baltimore, MD metropolitan statistical area, and centrally located in the mid-Atlantic business corridor.
- Located with easy access to major markets via nearby highways such as Interstate 81, 70, and 95.
- Located just 46 miles from Dulles International Airport.

2 INFRASTRUCTURE AND AVAILABLE SITES

- Existing water and sewer infrastructure to enable growth through at least 2030.
- Over 800 acres of zoned commercial, medical, and office use land ready for development.
- New fiber optic infrastructure will provide high-speed reliability for businesses that depend on the use and transmission of high volumes of data.

3 EDUCATED AND SKILLED WORKFORCE

- Nearly 30% of the Charles Town population has a bachelor's degree or higher, compared with 19.9% elsewhere in the state.
- Proximity to Washington, DC and Baltimore, MD provides employers with access to highly educated and skilled workers who are attracted to the thriving economic region.

4 VIBRANT ECONOMY WITH A GROWING POPULATION

- Recent job growth of 7.9% is outpacing the national job growth rate of 7.4%.
- Population growth since 2010 estimated to increase almost 25% with the next Census report.

BUSINESS REASONS TO CHOOSE CHARLES TOWN FOR YOUR NEXT MAJOR INVESTMENT

5 AFFORDABLE COST OF DOING BUSINESS

- Proximity to Northern Virginia and Southern Maryland makes it an ideal location for businesses seeking affordable access to these major markets without the downsides of cost, commute, or congestion.
- Significant savings in land prices, property taxes, and lease rates in comparison to nearby Loudoun and Frederick County, Virginia and Montgomery County, Maryland.
- The average weekly wage for all industries is almost 19% lower than nearby communities in Virginia and Maryland.
- Opportunity Zone tax incentives available to encourage new investment and shelter capital gains. Zones are in the downtown and east/southeast portions of the city where land is available near a highway system that easily connects to the US interstate system.
- Housing and other living expenses are generally 20% – 40% lower than surrounding communities in the metro-region.

6 FAST TRACK DEVELOPMENT APPROVALS

- Expedited review process in place with development concept to planning commission approval in as few as 45 days.

WEST VIRGINIA
THE MOUNTAIN STATE

