



Conceptual Drawing



Frederick^{VA} CO. VA

RAIL MADE EASY
Rail Access Site



AVAILABLE PROPERTY

Woodbine Road

Clear Brook, VA 22624

ZONING	RA
ACREAGE	50.78
TYPE	Greenfield
RAIL	Rail frontage through another property, served by WW Direct interchange partners: CSXT & NS 3,000+ annual carload volume
UTILITIES	Utilities available and ready: Shenandoah Valley Electric Cooperative Frederick Water Verizon

Accessibility to Markets

Frederick County, Virginia is centrally located on the East Coast. Access two-thirds of the U.S. and Canadian population within a day's drive.

Drive Time Map

CONTACT

Frederick^{VA} CO. VA
ECONOMIC DEVELOPMENT AUTHORITY

Patrick Barker, CEcD
(540) 665-0975
pbarker@YesFrederickVa.com

**Your Move.
Our Commitment.**



Ean Johnson, CEcD
(469) 261-2083
ejohnson@omnitrax.com

**Growing America's
Communities**

YesFrederickVA.com

Frederick^{VA} CO VA **SNAPSHOT**



POPULATION

110k+

2020-2030 PROJECTION
 ↑ 14.03%

2019 CAPEX

\$316_{mm}

ANNOUNCED BY
 NEW & EXISTING BUSINESSES

TOP

10%

OF VIRGINIA LOCALITIES IN 2019
 NEW JOBS & CAPITAL INVESTMENT

BUSINESS PORTFOLIO

From Local To Global



✈️ IAD • DCA • BWI < 2 hrs.
 🚆 Winchester & Western • CSX/NS
 🚢 Virginia Inland Port



LOCATION

Central & Essential

WORKFORCE

Dedicated Workforce & Standard of Excellence

39% Associate Degree +
 90% High School Graduate +

330k Workforce Draw
 45-Minute Drive-Time

Target Industries for Growth Advanced Manufacturing • Business Support
 Operations • Food Processing & Agribusiness • Professional & Creative Services



“The applicant pool has supported our continued growth, going from 60 to over 1,500 team members.”

-Susan Brooks
 Navy Federal Credit Union

Navy Federal Credit Union Campus Expansion - \$100MM & 1,400 New Jobs
American Woodmark New Corporate Headquarters Facility
Trex 2nd Frederick County Manufacturing Facility
CareerBuilder New Call Center and Research Facility

PERFORMANCE

Recognized Performance & Efficiency

COMMITMENT

Business Support at Every Step

“The EDA has proven to be an invaluable resource to our continued growth through financial and training incentive programs.”

-Steve Adams, Miller Milling



21 years

Partnership

The Widget Cup®

The Workforce Initiative

Worlds of Work