

Economic Development Priorities

Then

Now

Other

Workforce & Talent

Entrepreneurship

Clusters & Innovation

Infrastructure

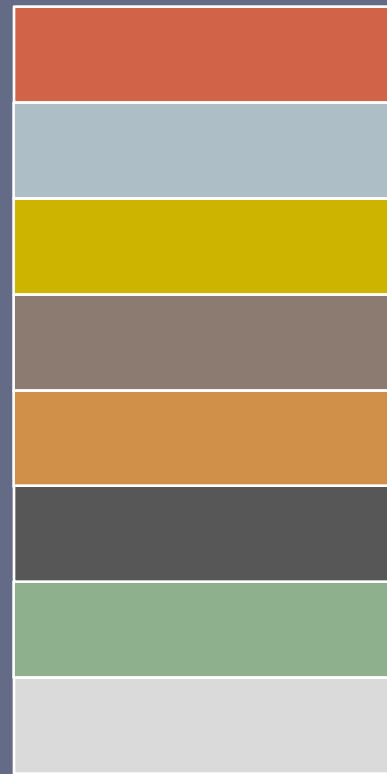
Expansion & Retention

Foreign Investment

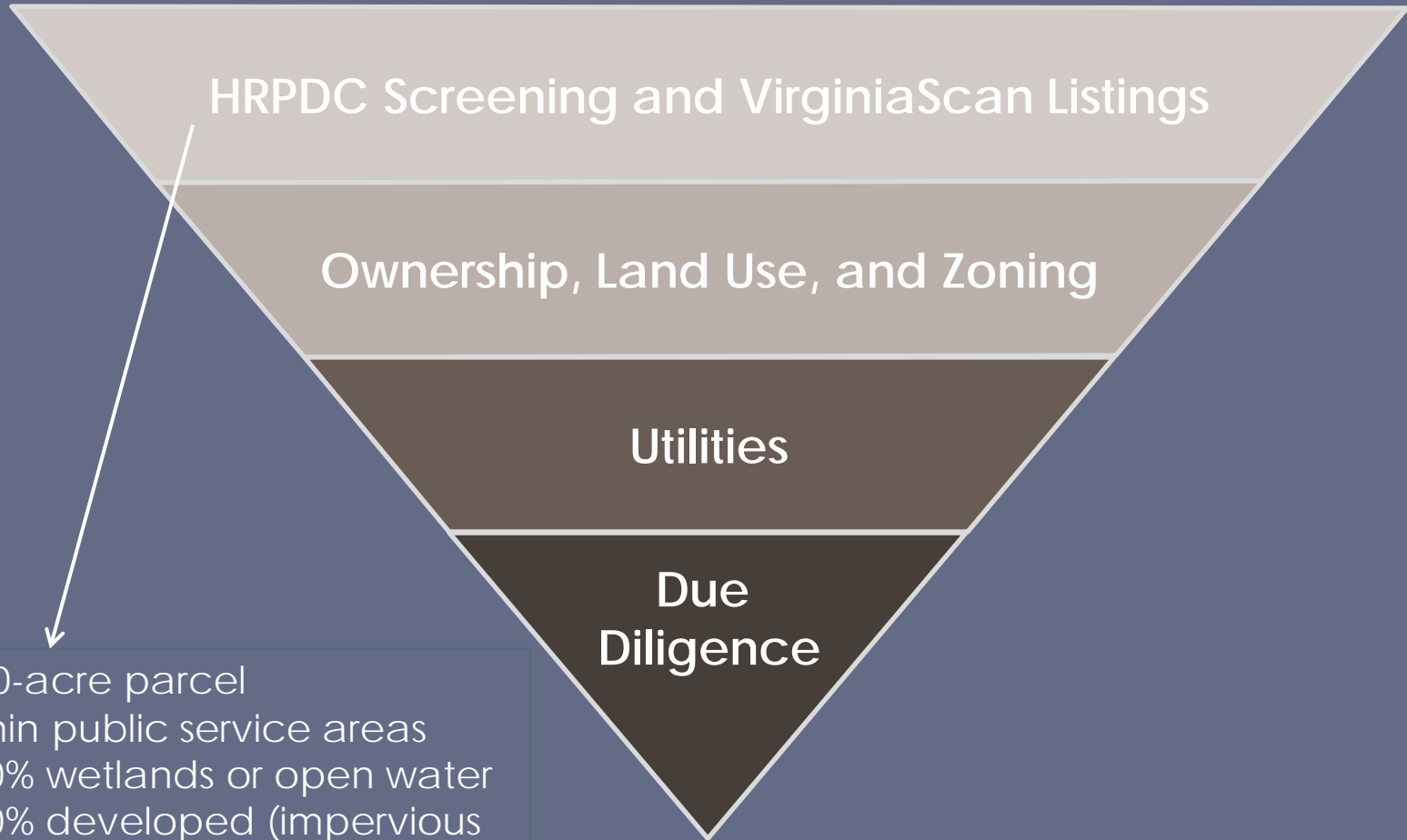
Sites and Real Estate

Business Attraction

Business Attraction



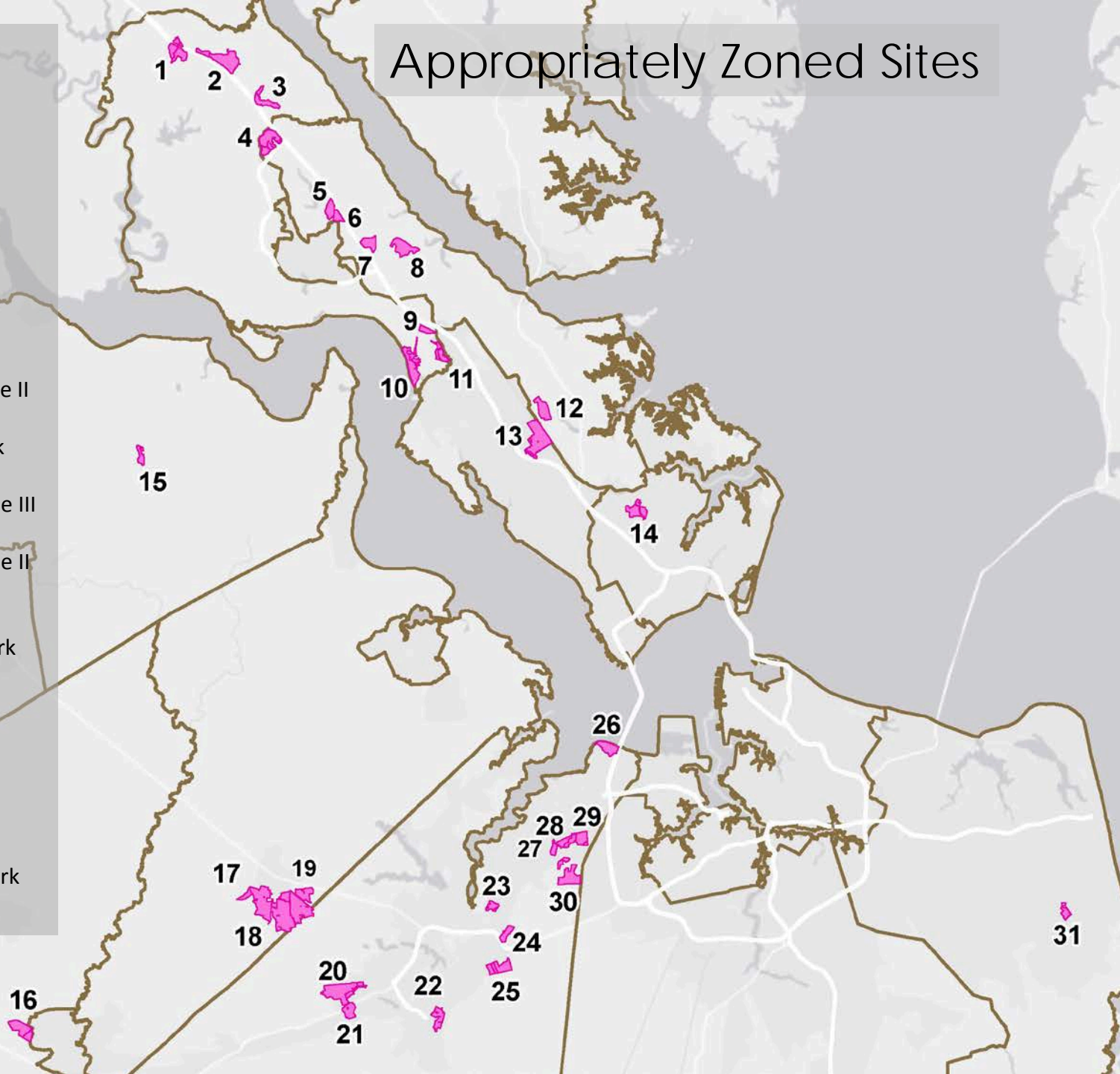
Evaluation Process



- >100-acre parcel
- Within public service areas
- < 50% wetlands or open water
- < 20% developed (impervious area)

Appropriately Zoned Sites

1. Hazelwood Farms
2. Stonehouse North
3. Hankins Farm
4. Williamsburg Pottery
5. CW Foundation #1
6. CW Foundation #2
7. Egger Property
8. Kings Creek
9. Skiffes Creek Parcel
10. BASF Site
11. Green Mount
12. PAC Property
13. Air Commerce Park Phase II
14. HRC North Campus
15. Surry West Business Park
16. Camp Parkway
17. Holland Intermodal Phase III
18. Norfolk Southern Site
19. Holland Intermodal Phase II
20. CenterPoint
21. Westport
22. Waverton Commerce Park
23. BASF (Suffolk)
24. Nahra Farm
25. Ballard Farm
26. TCC
27. Suffolk #1
28. Suffolk #2
29. Suffolk #3
30. Northgate Commerce Park
31. Corporate Landing



Westport (Suffolk)

Property Information	
Location	Suffolk
Address	2821 Holland Rd.
Ownership	Private
Site Size	247
Developable Acres	247
Zoning	M-1 (Light Industrial)
Due Diligence Studies Complete*	Yes

* Wetlands determination; geotechnical borings; surveys; cultural and endangered species review, and Phase I ESA

Electricity	
Provider	Dominion
Current Capacity	2 MW
Distance to site if not available	N/A
Timeframe to provide 3MW Service	Within 1 year
Timeframe to provide 15MW Service	More than 1 year

Natural Gas	
Provider	Virginia Natural Gas
Current Capacity	N/A
Distance to site if not available	5,500'
Timeframe to provide 10,000 MCF/Month	2 years
Timeframe to provide 750,000 MCF/Month	Contact VNG

Water	
Provider	City of Suffolk
Main Size at Site	16" and 20"
Capacity to Site	.7 MGD
Available Fire Flow (GPM)	4,000
Distance to site if not available	N/A
Timeframe to provide 100,000 GPD	Within 1 year*
Timeframe to provide 500,000 GPD	Within 1 year*

*Required time is for the construction of on-site facilities

Sewer	
Provider	City of Suffolk / HRSD
Line Size and Type at Site	12" and 24" force main
Distance to site if not available	N/A
Will service extension require a gravity main or force main and pump station?	On-site Gravity Sewer System & Pump Station required

Broadband	
Provider	See Note*
Type of Service	
Upload Speed	
Download Speed	
Timeframe to provide fiber service	

*Charter provides 20 Mbps (Upload/Download) fiber service on adjacent parcel. Windstream provides 100 Mbps (Upload/Download) fiber service on adjacent parcel.

Transportation	
Interstate / Distance	I-664 / 17 miles
4-Lane Highway / Distance	US 58 / adjacent
Commercial Airport / Distance	Norfolk International / 35 miles
Rail	Adjacent to Norfolk Southern rail line
Port of Virginia (Portsmouth Marine Terminal)	26 miles
Port of Virginia (Virginia International Gateway)	28 miles
Port of Virginia (Newport News Marine Terminals)	31 miles
Port of Virginia (Norfolk International Terminals)	44 miles

What Does "Shovel-Ready" Mean?

Virginia Business Ready Sites Program					
	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
Ownership	✓	✓	✓	✓	✓
Land Use	✓	✓	✓	✓	✓
Sales Price	✗	✓	✓	✓	✓
Zoning	✗	✗	✓	✓	✓
Due Diligence	✗	✗	✗	✓	✓
Infrastructure	✗	✗	> 1 Year	< 1 Year	✓