

# WILDWOOD COMMERCE PARK

## VIRGINIA'S INDUSTRIAL ADVANCEMENT ALLIANCE (VIAA)

Strategically situated along I-81 at its crossroads with I-77, VIAA offers market access to two-thirds of the U.S. population within a day's truck drive. The VIAA represents a population of nearly 194,000 in six counties and two cities in southwestern Virginia. The extended labor market area has a population of more than one million. The civilian labor force totals 567,837 with 95,831 in the VIAA and 472,006 in the extended labor area. Virginia is the northernmost right-to-work state on the East Coast and the unionization rate in the region is less than three percent. A key location, an available workforce with outstanding training opportunities, superb quality of life, and a low cost of doing business are huge advantages for locating in VIAA.

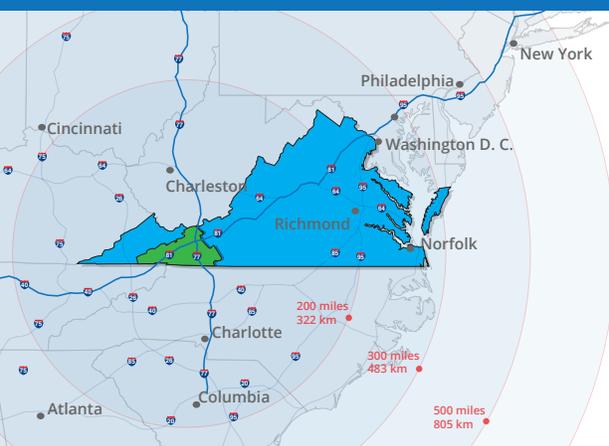


The Blue Ridge Crossroads Economic Development Authority's (BRCEDA) Wildwood Commerce Park is a 273-acre regional industrial park with a 100-acre pad and a 25-acre pad currently graded. Wildwood is adjacent to Exit 19 of I-77, thirteen miles south of I-81. Wildwood is located within HUB and Virginia Enterprise Zones and offers superior interstate access. A regional general aviation airport is within two miles of the park.

**New infrastructure (water, sewer, access road, and telecommunications) is in place to serve the park.**

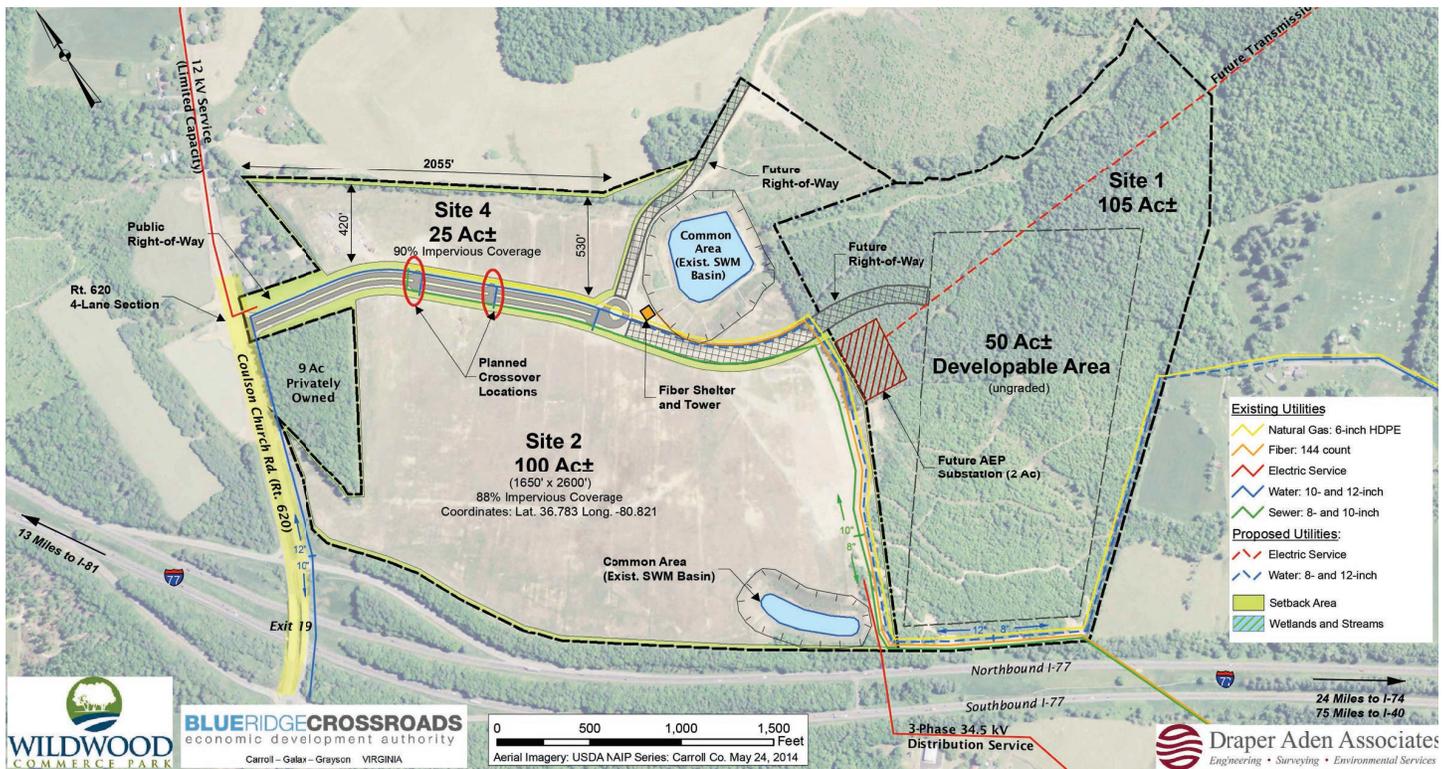
## Utility Infrastructure

- **Electrical** — Preliminary engineering underway for a new 138-kV substation.
- **Natural Gas** — 6-inch distribution line connects park to interstate transmission line.
- **Water** — 12-inch water line. New 4.0 MGD water plant with expansion capability to 10 MGD.
- **Wastewater** — 8-inch gravity sewer line capable of 0.4 MGD.
- **Telecommunications** — Fiber to the Park with a direct fiber route to the regional Point Of Presence (POP) with multiple providers. Capacity for multiple 10 Gig circuits, DWDM. Redundant high performance wireless link.
- **Access Road** — 2-lane VDOT-maintained access road with potential for 4-lane expansion.



*VIAA offers a strategic location at the intersection of I-81 and I-77 in Southwest Virginia.*

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- Wildwood Commerce Park is the result of partnerships among Carroll County, the City of Galax, Grayson County, BRCEDA, the Virginia Tobacco Commission, and the Commonwealth of Virginia.
- Wildwood is ideally situated to serve major population and manufacturing centers to the north and south.



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