

Surry County, Virginia

Surry is Something Special...It's The Best Development Secret!

LOCAL ECONOMY

Surry County's major enterprises have historically incorporated our natural resources. These industries include agribusiness, forestry products, quarrying, and natural water bottling. Surry County has 133,948 acres of commercial forest land (99% privately owned). The predominant woods are comprised of oak/hickory, oak/pine, loblolly/shortleaf pine, and oak/gum/cypress. Mineral resources include sand and gravel used for construction, calcareous marl for agricultural use, and clay for manufacturing of facebrick, floor tile, and garden pottery products.

LOCATION

Established in 1652, Surry is one of Virginia's original counties. Strategically located in southeastern Virginia, Surry is 10 miles south of Williamsburg, 50 miles southeast of Richmond, and 50 miles northwest of Norfolk. The County covers 279 square miles of level to gently rolling land that ranges from 100 to 120 feet above sea level. Surry is an ideal location for contractors due to its proximity to major military facilities and research centers.

Surry County provides rolling pastures, verdant farmlands, blossoming woods, and waterfront panoramas. Retained natural beauty personifies vintage Virginia.

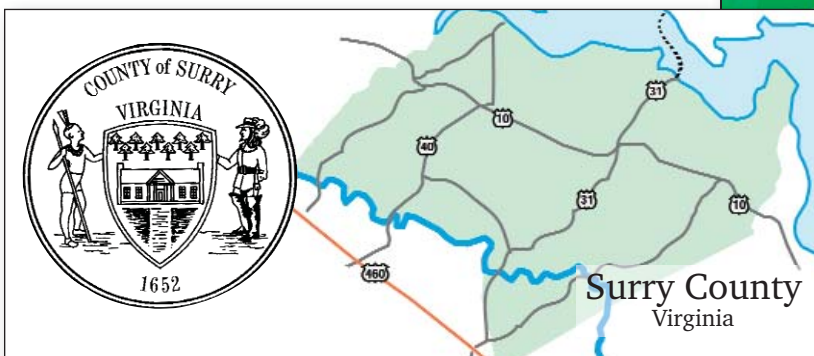
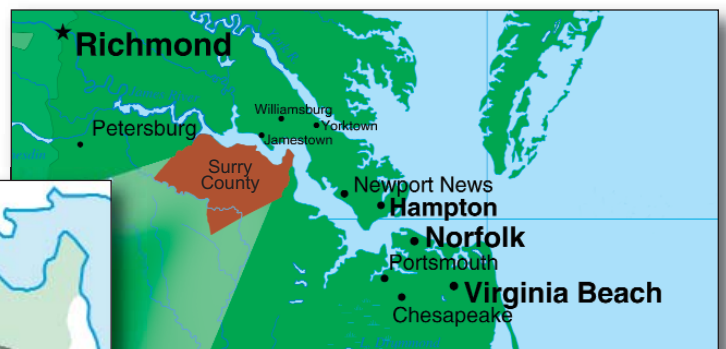
For history lovers, Surry offers stately Colonial plantations and Victorian homes. Indigenous Native American tribes interacted with the first successful English settlers.

There are footpaths through the woods, a wildlife refuge, boating, off-road trails, hunting, and fishing for outdoor enthusiasts.

Surry serves quintessential Southern cuisine to food lovers, including world-famous smoke-cured hams and home grown peanuts.

Nestled in the midst of a wealth of cultural sites and amusement facilities, Surry County maintains its rural atmosphere. Virginia Beach/Norfolk, Busch Gardens, Colonial Williamsburg, Jamestown, and plantation tours and are all within a close proximity. The historic state capitol, Richmond, lies one hour away.

Surry County offers low taxes, excellent sites in a planned industrial park, and an outstanding workforce. It has a progressive government that works in concert with businesses. Surry County Government has plans to operate a resource center to provide employment services opportunities and educational/job skills training programs to improve the quality of the labor force. Excellent housing sites and an outstanding school system strengthen its desirability.



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Surry County Community Profile

EDUCATION

Surry County Public Schools provide a comprehensive, challenging, and rigorous educational program designed to emphasize the mastery of basic skills, the acquisition of essential information, and the application of skills and information.

Pupil/teacher ratios are exceptionally low. Teacher salaries and fringe benefits are competitive and compare favorably with other localities. The schools provide comprehensive academic, career and technical, extra-curricular and co-curricular programs. Several of these programs have received state, regional, and national recognition, e.g., the Surry Chapter of TSA and JROTC. The Surry County Public School system is one of 119 in Virginia with all schools fully accredited under SOL (Standards of Learning) and AYP (Adequate Yearly Progress) ratings as measured by the Virginia Department of Education. Graduates are actively recruited by institutions of higher learning.

The Surry County School Board, administration, and teachers are sensitive to the needs of business and industry, and are willing to modify curriculum to meet their respective needs. The Board is also willing to allow local businesses and industries to utilize the excellent facilities for professional training. For more information go to www.surryschools.net.



2012 - 2013 School Year

| | Number | Enrollment | Teachers |
|-------------|--------|------------|----------|
| Elementary | 1 | 352 | 34 |
| Middle | 1 | 269 | 35 |
| High School | 1 | 277 | 44 |

Percentage of High School graduates continuing their education: 74%

COLLEGES & UNIVERSITIES

The College of William & Mary (Williamsburg - 15 miles) offers excellent academic learning opportunities in 21 areas of concentration with four professional schools, including outstanding programs for business administration, computer science, and law.

Virginia State University (Ettrick - 40 miles) is one of Virginia's two land-grant institutions, offering 45 baccalaureate and masters degree programs and a Certificate of Advanced Study in the Schools of: agriculture, business, engineering, science and technology, liberal arts, and education. Graduate studies, research, and outreach are also available.

Christopher Newport University (Newport News - 32 miles) offers fifty undergraduate and graduate

programs including business, science and technology, and performing arts.

Hampton University (Hampton - 31 miles) is a private college offering undergraduate programs with graduate degrees in business, engineering, and nursing.

Community Colleges

John Tyler Community College (Chester - 40 miles), Tidewater Community College (Portsmouth - 40 miles), Thomas Nelson Community College (Hampton - 35 miles), and Richard Bland College (Petersburg - 45 miles) offer the first two years of college-level studies in the arts and sciences, regularly scheduled vocational/technical subjects at the post-secondary level, plus workforce training courses.

TRANSPORTATION

Roads - State Primary Routes #10 and #40 connect to I-85, I-95, and I-295. The Jamestown-Scotland Ferry accommodates travel to US Highway 60 and I-64(north), and US 460 (south) via Route 31. US 460 provides an east/west four-lane corridor between Petersburg (Fort Lee) and Hampton Roads.

Railroad - Norfolk-Southern provides freight service in nearby Wakefield.

Air - Newport News*Williamsburg International (20 miles northeast), Norfolk International (40 miles south-east) and Richmond International (40 miles northwest). Other public use airports are located in Dinwiddie (30 miles), Williamsburg (10 miles), and Wakefield (19 miles).

Waterways - Surry's 25 miles of navigable shoreline links businesses to the ports of Hampton Roads and Richmond.

LOCAL TAXES - 2012

Business Personal Property

| | Nominal Tax Rate/\$100 | Assessment Ratio | Effective Tax Rate/\$100 |
|--------------|------------------------|---|---------------------------------|
| Surry County | \$4.00 | 60%OC - 1st yr. 50%OC - 2nd yr. 40%OC - 3rd yr. 30%OC - 4th yr. 20%OC - 5+ yrs. | 60% 50% 40% 30% 20% |
| Towns: | | | |
| Claremont | \$0.60 | SAME AS ABOVE | |
| Dendron | \$0.60 | SAME AS ABOVE | |
| Surry | \$0.60 | SAME AS ABOVE | |

Machinery & Tools

| | | | |
|--------------|--------|---|---------------------------------|
| Surry County | \$1.00 | 60%OC - 1st yr. 50%OC - 2nd yr. 40%OC - 3rd yr. 30%OC - 4th yr. 20%OC - 5+ yrs. | 60% 50% 40% 30% 20% |
| Towns: | | | |
| Claremont | \$0.60 | SAME AS ABOVE | |
| Dendron | \$0.60 | SAME AS ABOVE | |
| Surry | \$0.60 | SAME AS ABOVE | |

| | |
|-------------------------|--------|
| Contract Carrier | \$1.00 |
| Passenger Buses | \$3.00 |

Auto & Truck

| | Value Used Loan Value in NADA or %OC | Nominal Tax Rate/\$100 | Assessment Ratio | Effective Tax Rate/\$100 |
|--------------|--|------------------------|------------------|--------------------------|
| Surry County | | \$4.00 | 100% | \$4.00 |
| Towns: | | | | |
| Claremont | SAME AS ABOVE | \$0.60 | SAME | \$0.60 |
| Dendron | SAME AS ABOVE | \$0.60 | SAME | \$0.60 |
| Surry | SAME AS ABOVE | \$0.60 | SAME | \$0.60 |

Real Estate 2012

| | Nominal Tax Rate/\$100 | Assessment Ratio |
|--------------|------------------------|------------------|
| Surry County | \$0.73 | 100% |
| Towns: | | |
| Claremont | \$0.05 | |
| Dendron | \$0.05 | |
| Surry | \$0.05 | |

COMMUNICATION

Newspapers -

- Sussex Surry Dispatch, Wakefield (weekly)
- The Smithfield Times (weekly)
- Daily Press, Newport News (mornings)
- Richmond Times-Dispatch (mornings)
- The Virginia Gazette Williamsburg (bi-weekly)

Radio - Reception for numerous AM and FM stations from Richmond and Hampton Roads.

Television - Reception from all the major network affiliates and PBS stations in both the Richmond and Tidewater areas. Dish Network and Direct TV also provide satellite service.

Telephone - Land line service is through Verizon.

Parcel Service - UPS, FedEx, and Purolator Courier.

Broadband Coverage will be available throughout the County by the end of 2013.

COMMUNITY FACILITIES

Medical Assistance - The County operates a Health Department and there is a volunteer/paid rescue squad. There is also a home health care agency within the county. Horizon Health Services, Inc., operates the Surry Medical Center as a full-time family practice facility that accepts insured and uninsured patients on a sliding fee scale. Hospital services are available in Petersburg, Williamsburg, Richmond, Hopewell, and the Hampton Roads area (all within a one hour drive time).

Public Recreation - The County Parks and Recreation Department operates a community center on 101 acres of park land that includes 2 baseball/softball fields, 1 football field, 5 soccer fields, 2 basketball courts, 1 large open field, and a picnic area. Chippokes State Park (1,680 acres), and Hog Island State Waterfowl Refuge (2,505 acres) offer boating, picnic areas, fishing, and nature trails. A swimming pool and the Farm and Forestry museum are located in Chippokes State Park. Public access historical sites include Smith's Fort, Bacon's Castle, and Chippokes Plantation.



Government

Surry County is governed by a five member Board of Supervisors. Daily operation of the county is managed by a County Administrator.

The Towns of Claremont, Surry, and Dendron each have a mayor/council form of government.



UTILITIES

Water - There are four existing suppliers in the County.

| Supplier | Source | Average Daily | Maximum Daily |
|-----------------|----------------|---------------|---------------|
| Claremont | 2 wells pumped | 25,000 GPD | 50,000 GPD |
| Dendron | 2 wells pumped | 20,000 GPD | 60,000 GPD |
| Surry | 3 wells pumped | 40,000 GPD | 100,000 GPD |
| Industrial Park | 1 well pumped | | 150,000 GPD |

Sewerage - The Town of Surry has a central sewerage system with a 60,000 gallons per day treatment capacity. A county-owned 65,000 GPD system serves the County's industrial park and has the capacity to be increased to 130,000 GPD.

Electricity - Power is supplied by Dominion Virginia Power, and distributed by Dominion and Prince George Electric Cooperative.

Natural Gas - Commonwealth Gas Corporation services the eastern half of the County. Columbia Gas of Virginia serves other portions of the County.

Solid Waste Disposal - Light industrial users are served by the County and large industrial sites utilize commercial haulers.

FINANCIAL INSTITUTIONS

EVB and BB&T have branches located in the County.

Industrial financial assistance can be obtained from the Surry Industrial Development Authority. The Crater Development Corporation makes the SBA's 504 loan programs available to both existing and prospective businesses. The Crater Small Business Development Center of Longwood University provides business development services. USDA Business and Industrial Loans and Direct Business Loans to new, existing, and expanding businesses are also available.

Major Employers

| Firm | Location | Product/Service |
|-----------------------------|-----------|-------------------|
| Dominion Virginia Power | Surry | Electricity |
| S. Wallace Edwards and Sons | Surry | Hams/Specialties |
| Seward Lumber Company | Claremont | Lumber |
| Windsor Mill Company | Dendron | Trim and moldings |

LABOR ANALYSIS

Unemployment rate (Jan. 2013) 5.4%
(info obtained from VEC)



DEMOGRAPHICS

| | |
|----------------------------|-----------|
| Population • (2011 est.) | 6,931 |
| • (2010) | 7,058 |
| • (2004) | 6,970 |
| High School Graduates | 77.8% |
| Bachelor Degrees | 11.5% |
| Median Family Income | |
| Median Household Income | \$53,505 |
| Households | 2,547 |
| •Owner Occupied | 74.1% |
| •Median Value/Owner Occupy | \$174,500 |

CLIMATE

Surry County enjoys a relatively moderate climate with long summers and short, cool winters.

- January average temp: 39.9° F
- July average temp: 78.4° F
- Annual rainfall: 43.5 inches
- Annual snowfall: 10 inches
- Prevailing winds: Southwest

For More Information, Contact

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