



# INCENTIVES

Here in Augusta County, we enjoy a strong partnership with the Commonwealth of Virginia. We complement the state's incentives with our own local incentive programs. All projects are evaluated individually and confidentially.

## Virginia Economic Development Incentives

Incentives are Virginia's investment in its economic future. Through cash grants, Virginia demonstrates its willingness to invest in those who invest and reinvest in the Commonwealth.

- **Commonwealth's Opportunity Fund**  
A discretionary incentive available to the Governor to secure a business location or expansion project in Virginia. Grants are awarded to localities on a local matching basis with the expectation that the grant will result in a favorable location decision for the Commonwealth.
- **Governor's Agriculture & Forestry Industries Development Fund**  
Invests in agricultural industries through strategic grants made to businesses that add value to Virginia-grown agricultural and forestal products.
- **Virginia Investment Partnership Grant**  
A discretionary performance incentives designed to encourage continued capital investment by Virginia companies, which result in added capacity, modernization, increased productivity, or the creation, development and utilization of advanced technology. Virginia values its existing businesses and enacts grants to support their success.

## Workforce & Job Creation Incentives

- **Virginia Jobs Investment Program**

An incentive program offering customized recruiting and training assistance to companies that create new jobs or experience technological change. The program is designed to reduce human resource development cost by providing direct funding to new and expanding companies that meet program qualifications.

- **Virginia Talent Accelerator Program**

Facilitates start-ups and expansions by expediting recruiting and shortening the new-hire learning curve. Program benefits are delivered as customized services provided at no charge to eligible companies as an incentive for job creation.

## Augusta County Incentives

Augusta County's local incentives are considered on a case-by-case basis and are based on an analysis of job creation, capital investment, and wage rates.

### Local incentives may include:

Cash grants

Infrastructure development

Fee waivers

Tax refunds for increased investments in machinery & tools, real estate, and personal property

Project specific incentives

## Target Industry Tax Incentives

Virginia offers low and stable taxes, including the benefits of no franchise or net-worth tax, a modest sales tax with a broad range of exemptions, and a 6% corporate income tax rate, which has not changed since 1972. Additionally, Virginia offers a toolbox of tax credits and exemptions for target industries, including the following:

- **Agricultural Materials & Equipment Tax Exemption**

Offers sales and use tax exemptions for farmers purchasing tangible personal property for use in agricultural production for market, including indoor, closed, controlled environments such as a commercial agricultural facility.

- **Commercial and Industrial Sales & Use Tax Exemption**

Offers sales and use tax exemption for purchases used directly in production or research and development.

## Port of Virginia Incentives

The Port of Virginia is the deepest and most modern port on the east coast. The following incentives are designed to increase port volume and are available throughout Virginia:

- **Port Volume Increase Grant Program**

Tax credit of \$50/TEU for taxpayers engaged in the manufacture of goods or the distribution of manufactured goods, agricultural entities, or mineral and gas entities that use Virginia ports and increase cargo volume through the facility by 5% in a single calendar year over their base year cargo volume.

- **Barge and Rail Usage Grant Program**

Offers per-unit credit for qualifying facilities that transport containers using barge or rail, rather than trucks or other motor vehicles on Virginia's highways.

- **International Trade Facility Grant Program**

Tax credit for either creation of new jobs (\$3,500/FTE) or capital investment (2%) in an international trade facility as a result of moving 5% more cargo through a Virginia port than in the preceding taxable year.

- **Economic and Infrastructure Development Grant**

Provides grants to companies that construct new maritime-related employment centers or expand existing centers to encourage growth of The Port of Virginia.

## Expansion Assistance

If your company is thinking about expanding, we are here to help. We process incentive applications, assist with zoning and planning issues, and generally do what it takes to make your expansion process fast and easy. Existing businesses may receive tailored technical permit assistance and financial incentives to ensure that future business needs are met. If it's time to grow your business, please call us at (540) 245-5619.

### We can:

Assess your eligibility for government grants, funding and support

Ensure that your company receives workforce support

Put you in touch with the right partners



# COST OF DOING BUSINESS

Augusta County offers a competitive climate for business. Our labor costs trend below the national average, we enjoy low and stable tax rates, and offer a relatively lower cost of living.

## Augusta County Tax Rates (2025)

Category	Tax per \$100	Tax per \$1000
Real Property	\$0.52	\$5.20
Machinery and Tools	\$2.00 (20% assessment ratio) = \$0.40	\$20.00 (20% assessment ratio) = \$0.40
Personal Property	\$2.00	\$20.00

## Utilities

Augusta County's low utility rates allow your business to invest more into day-to-day operations.

### Electricity

Dominion Virginia Power and Shenandoah Valley Electric Cooperative offer low rates, reliable service, and commercial support.

### Gas

Columbia Gas of Virginia provides natural gas to users in Augusta County.

### Fiber

Numerous providers including Verizon, Lumos, and MGW, among others, connect Augusta County sites and businesses with fiber. Redundant fiber is available on many sites.

### Water / Wastewater

Augusta Water provides public water and sewer for your business including:

- Ample, clean water ([Water quality report](#))
- Reasonable wastewater pre-treatment requirements
- Systems and treatment plants to accommodate large water and wastewater treatment needs

### Cost of Living Index (2 Adults & 2 Children, 2025)

	Staunton. Waynesboro. Augusta Metro Area	Charlottesville, VA Metro Area	Washington, DC Metro Area	New York City, NY	San Francisco, CA
Housing	\$1,149	\$1,678	\$2,045	\$2,752	\$3,359
Food	\$978	\$1,129	\$1,195	\$1,230	\$1,346
Child Care	\$1,525	\$1,875	\$2,703	\$2,348	\$4,308
Transportation	\$1,571	\$1,605	\$1,457	\$816	\$1,519
Healthcare	\$1,258	\$1,181	\$1,191	\$1,993	\$1,828
Other Necessities	\$716	\$944	\$1,090	\$1,340	\$1,583
Taxes	\$1,061	\$1,485	\$1,946	\$2,305	\$3,678
<b>Monthly Total</b>	<b>\$8,258</b>	<b>\$9,898</b>	<b>\$11,627</b>	<b>\$12,784</b>	<b>\$17,623</b>
<b>Local Composite Index</b>	<b>1.00</b>	<b>1.20</b>	<b>1.41</b>	<b>1.55</b>	<b>2.13</b>

Source: Economic Policy Institute Family Budget Calculator



# WORKFORCE & TRAINING

**“When Daikin headquarters looks at our workforce, they see a workforce that is adaptable, smart and hardworking.”** - Larry Kroggel, Former Director of Human Resources, Daikin Applied

Virginia is a right-to-work state with one of the lowest unionization rates in the country. In Augusta County and the surrounding region, we provide a quality, motivated, and skilled labor base. Employers can recruit from a pool of over 22,000 annual graduates from 12 colleges and universities in the area. We have a workforce development team in place that coordinates and funds employment and customized training activities to help new and existing employers achieve their company goals.

## Local Technical Training Programs:

- Mechatronics
- Bioprocessing
- Welding
- Commercial Driving
- Commercial Pilot
- Packaging
- Advanced Manufacturing
- and more



## Regional Workforce Training Initiatives

- Blue Ridge Community College Advanced Manufacturing Center
- Shenandoah Valley Center for Advanced Learning
- Virginia Career Work -- Shenandoah Valley Region

## Valley Career Hub

An online career resource that highlights opportunities and training for high-growth, high-wage, in-demand careers in the Shenandoah Valley.

## Workforce Drive Times

Augusta County's convenient location at the intersection of I-81 and I-64 allows us to draw from an extended regional workforce, as well as connecting local workers and executives to premier educational and travel centers.





# TRANSPORTATION

Whether by rail or road, sky or sea, Augusta County offers a convenient and accessible transportation infrastructure to quickly reach markets and customers

## Air

The Shenandoah Valley Airport (SHD), located in Augusta County, serves the region and provides excellent commercial airline service to and from the Charlotte Douglas International Airport (CLT). With free parking and quick security checks, SHD is a great asset to a business community that works locally and thinks globally.

**In addition to SHD, Augusta County is within a two-hour drive to four other airports, including:**

- Washington Dulles International - 130 miles (IAD)
- Charlottesville Regional - 51 miles (CHO)
- Richmond International - 130 miles (RIC)
- Roanoke-Blacksburg Regional - 100 miles (ROA)

## Roads and Highways

The intersection of I-81 and I-64 within Augusta County is one of our greatest assets and offers our companies easy access to distribution routes. With 42+ miles of interstate, many sites offer direct access on to the highway system.

**Distances to major markets:**

- Washington, D.C.-157 miles
- Hampton Roads, VA - 197 miles

- New York City, NY - 375 miles
- Philadelphia, PA - 293 miles
- Detroit, MI - 563 miles
- Atlanta, GA - 510 miles
- Charlotte, NC - 270 miles
- Charleston, SC - 477 miles

## Rail

Two of the nation's largest railroads, Norfolk Southern and CSX, intersect in Augusta County. We also have two hard-working short-line rail companies, Buckingham Branch Railroad and Shenandoah Valley Railroad.

## Port of Virginia

Located just over 200 miles from Augusta County, the Port of Virginia is the deepest port on the East Coast and is the only U.S. East Coast port with congressional authorization for 55-foot deep channels.

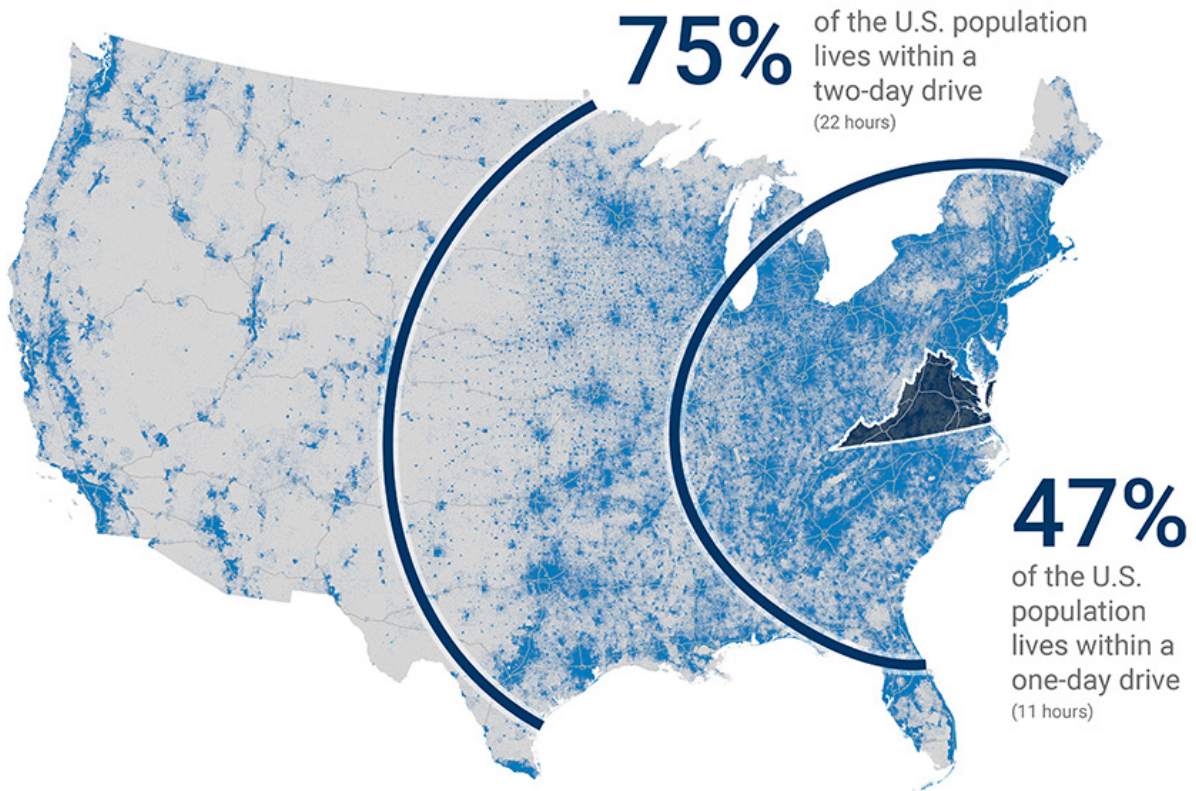
### Port of Virginia Quick Facts:

- 50-foot channels and berths
- Zero air-draft restrictions
- Fully authorized and permitted for future marine terminal expansion
- 22 Suez-class ship-to-shore cranes port-wide
- 34% of cargo arrives and departs the port by rail
- 2.5 hours to open sea
- 36,800 linear feet (almost 7 miles) of on-dock rail
- 16 Midwest and Southeast inland ports served by rail
- 2 Class I railroads operating on dock

Located 77 miles from Augusta County, the Virginia Inland Port (VIP) is an intermodal container transfer facility in Front Royal, Virginia. The terminal brings The Port of Virginia 220 miles closer to inland markets and enhances service to the Washington D.C. / Baltimore Metro Region by providing rail service to the terminals in Hampton Roads. VIP also consolidates and containerizes local cargo for export. Intermodal rail cars arrive at VIP and gain access via Norfolk Southern rail to Harrisburg, PA and New York/New Jersey region. The facility is a U.S. Customs-designated port of entry, and the full range of customs functions is available to customers.



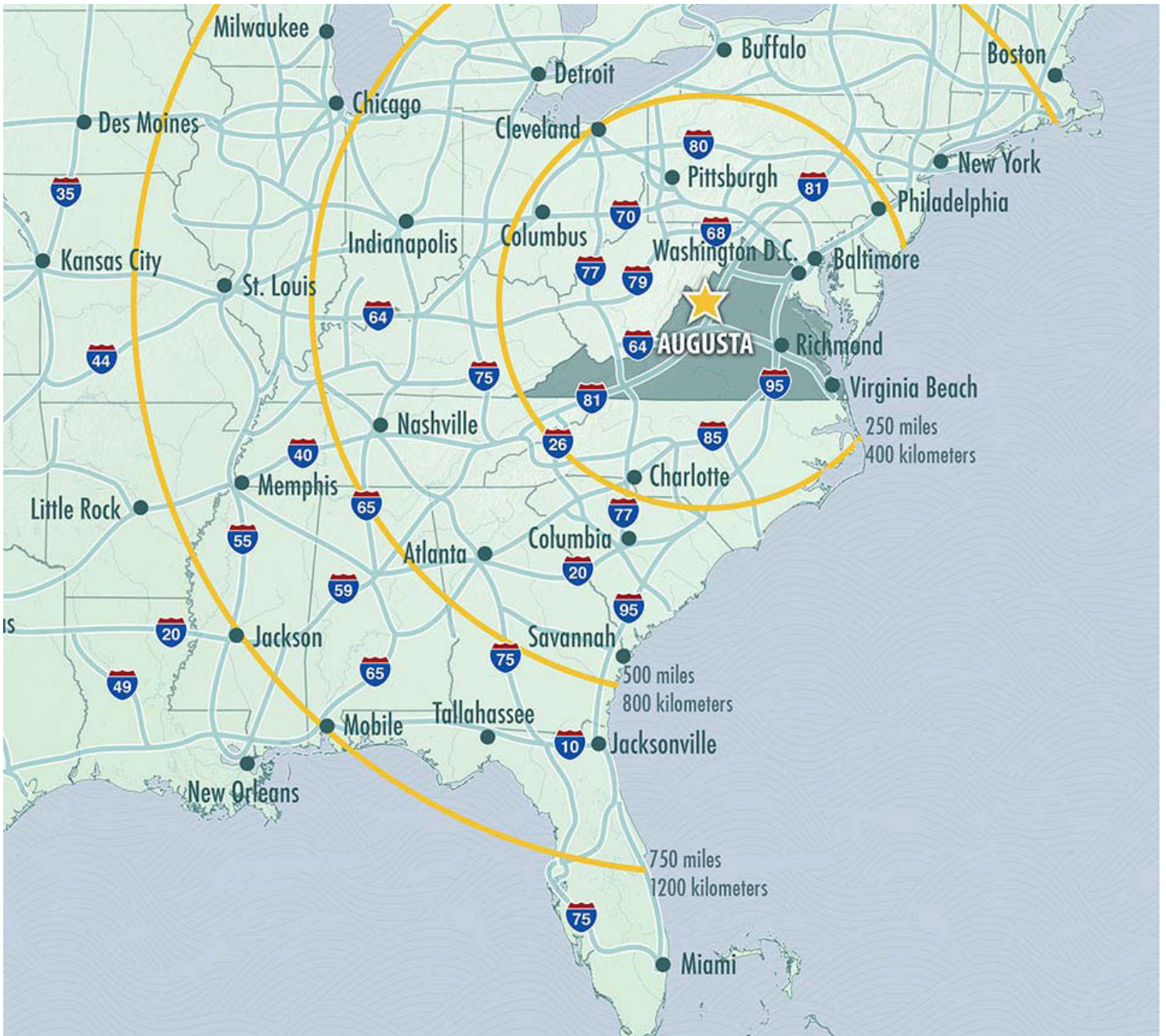
# MARKET ACCESS DRIVE TIMES



Source: VEDP, Esri Business Analyst



# MAJOR METROPOLITAN ACCESS





# EDUCATION

Augusta County, Virginia offers a highly-rated public school system as well as numerous private school options. There are 12 universities and colleges located within a 45-minute drive, including three locations within our county.

## K-12 Schools

### **Augusta County School System**

Augusta County has five high schools, three middle schools, twelve elementary schools, one regional technical center, one regional governor's school, plus a regional special education program, and a regional head start program. Riverheads High School, located near Greenville, has been named a National Blue Ribbon School. This award recognizes academic excellence and progress in closing achievement gaps among students. Riverheads has established several programs that support the academic development of each of its students. The success of those programs and the hard work of its student body is what lead to Riverheads High School receiving this prestigious award.

## Private Schools

### **Stuart Hall**

Independent coed college prep, day school for Pre-K to grade 12, boarding for grades 8 to 12

### **Fishburne Military School**

Military, male, grades 7 to 12, primarily boarding with local day students

### **Grace Christian**

Independent co-ed college prep, Pre-K to grade 12, day school

### **Ridgeview Christian School**

Independent co-ed college prep, K to grade 12, day school

### **Staunton Montessori School**

Independent co-ed college prep, primary, elementary, and adolescent, day school



## Higher Education

There are 12 universities and colleges located within a 45-minute drive with nearly 60,000 students enrolled and 22,000 annual graduates. These institutions include the University of Virginia, James Madison University, and Washington and Lee University. Mary Baldwin University, the Murphy Deming Graduate College of Health Sciences, and Blue Ridge Community College are located within Augusta County.

## Workforce Training Incentives

- Virginia Jobs Investment Program
- Virginia Talent Accelerator Program

## Regional Workforce Training Initiatives

- Blue Ridge Community College Advanced Manufacturing Center
- Valley Career Hub
- Virginia Career Works
- Valley Career and Technical Center

We have a workforce development team in place that coordinates and funds employment and customized training activities to help new and existing employers achieve their company goals. Local technical training programs currently include mechatronics, bioprocessing, welding, commercial driving, and packaging.



# TARGET INDUSTRIES

## Proven Industry Clusters + Skilled Labor Force = Augusta Works

While Augusta is attractive for nearly all types of economic development, four target sectors closely match our strengths, goals, and assets, building a diversified and sustainable economy. Our workforce training programs are incentivized to support these local industries.

### Advanced Manufacturing

Augusta County's rich and diverse business base is anchored by advanced manufacturing. Our top growth manufacturing sectors are food processing, metals, plastics, and HVAC/R. The manufacturing sector provides employment for 23% of our labor force.

*"With great support from state and local economic development agencies, Provides selected Virginia for this opportunity based on its geographic position, providing great interstate access for product distribution; a stable and competitive workforce environment; competitive energy costs; and the availability of technical staffing supported by multiple college curricula. We also found the local supply base to be capable of supporting all facets of our new operation."*

**- Franco Provenziani, CEO, Provides**

#### **Representative companies in this sector include:**

- AccuTec Blades Inc. (metals)
- A.G. Stacker (machinery manufacturing)
- Alcoa Flexible Packaging (metals)
- Avotek (aviation maintenance training technology)
- CEMSI: ComSonics Electronic Manufacturing Services, Inc. (electronics)

- Cerro Fabricated Products (metals)
- DASCAM Americas (LED lighting)
- Daikin Applied (HVAC)
- Innovative Refrigeration Services (HVAC)
- NIBCO (metals)
- Penny Plate (metals)
- Ply Gem Siding Group (plastics)
- Precision Fabricators (metals)
- Provides US, Inc. (HVAC)
- RegalRexnord (metals)
- Select Airparts (airframe parts)
- Shamrock Farms (dairy beverages)
- Sumitomo Drive Technologies (metals)

## Food Processing/Packaging

Augusta County's history and reputation as a top food producing location, coupled with our strong water and sewer capacity and reasonable pre-treatment regulations, results in a strong food and beverage processing and packaging cluster. Many of the products you know and love are made right here in Augusta County, such as Little Debbie Snack Cakes, Reese's Pieces, Mounds and Almond Joy.

*"The positive experience of locating in Augusta County continues well past the initial location phase, and I cannot thank the groups involved enough for the ongoing support and hospitality."*

**- Brent Sherman, Former Manufacturing Manager, Shamrock Foods**

### **Representative companies in this sector include:**

- Hershey Chocolate of Virginia
- McKee Foods
- Burris Logistics (food logistics)
- Penny Plate (packaging)
- Shamrock Farms (dairy beverages)
- SupplyOne (packaging)
- CAVA (production)

## Life Sciences

*"The attributes that allow us to remain competitive globally are the quality of the people and the business environment in the Valley."*

**– Kevin Cleveland, Former Director of Plant Operations, Hollister**

Healthcare, health sciences education, and medical product manufacturing are a vibrant and growing sector in Augusta County. The new one-mile corridor in Fishersville, LifeCore Drive, serves as the hub for this emerging sector. This life sciences corridor connects the sprawling healthcare complex of Augusta Health, Mary Baldwin College's new Murphy Deming College of Health Sciences, the Myers Corner medical office development, and Woodrow Wilson Rehabilitation Center.

- Augusta Health
- Hollister Incorporated (medical device manufacturing)
- Murphy Deming College of Health Sciences
- Woodrow Wilson Rehabilitation Center

## Agriculture/Forestry

*"We are excited for this investment, the partnership with Augusta County and continued growth of the floral industry."*

**– Joep Paternostre, President of Bloomaker**

Augusta County boasts more farm acreage than any other Virginia county, with 1,665 farms on 290,911 acres. Augusta County is the second largest agriculture producing county in Virginia, with poultry, beef, and dairy production being the primary economic drivers. Controlled environment agriculture, forestry products, innovative composting facilities, wineries, and regenerative agriculture farms also represent growing industries.

### **Representative agriculture and forestry companies include:**

- Above Ground Winery (vineyard)
- Andre Viette Farm & Nursery (horticulture)
- Augusta Lumber Co. (wood products)
- Autumn Olive Farms (livestock)
- Barren Ridge Vineyards (vineyard)
- Black Bear Composting (composting)
- Bloomaker USA Inc. (horticulture)
- Blue Ridge Lumber (wood products)
- Cave View Farms (dairy)
- Cros-B-Crest Farm (horticulture)
- Delta Springs Farm (poultry and beef)

- Jennings Gap Dairy (dairy)
- Kisamore Lumber (wood products)
- Luck Charm Farms (poultry and beef)
- Maple Springs Farm (beef)
- MeadowCroft Farm (specialty foods)
- North Point Farm (dairy)
- Ox-Eye Vineyards (vineyard)
- Polyface Farm (livestock)
- The Plant Company (horticulture)
- Rolling Hills Farm (grain and beef)
- Valley View Farm (beef)
- Williams Farm (beef)



# DEVELOPMENT AREAS

Within Augusta County's 1,000 square miles, industry clusters concentrate around geographic assets. These include a County owned and dynamically managed industrial park at the intersection of Interstates 81 and 64 (Mill Place Commerce Park), a major processing and manufacturing center amid large land parcels with ample sewer and water capacity (Stuarts Draft), an emerging life sciences cluster anchored by Augusta Health and the Murphy Deming College of Health Sciences (LifeCore), and an aviation cluster centered around the ever expanding Shenandoah Valley Regional Airport.

## Mill Place Commerce Park

### **Commerce & Industrial Cluster | Verona**

Located ½ mile from interstate 81 at exit 227, Mill Place Commerce Park is owned by Augusta County and located in Verona, Virginia. Mill Place is a 400-acre planned commerce park with zoning designed to accommodate a variety of business uses ranging from hospitality to general industrial, all in a compatible and complementary format. The Park enjoys interstate visibility with backgrounds of forested tracts and ponds.

### **Companies currently located in Mill Place Commerce Park include:**

- Sumitomo Drive Technologies
- DASCAM Americas
- Shamrock Farms
- Mill Place Office Park
- CAVA
- Blue Ridge Machine Works



## Stuarts Draft

### **Processing & Manufacturing Cluster | Stuarts Draft**

With McKee Foods and Hershey Chocolate in the forefront, Stuarts Draft VA stands ready for food processing just minutes away from Interstates 81 and 64. Oatmeal creme pies and Hershey kisses are produced and distributed with the Blue Ridge Mountains in the background. Able to support high employment, this area is also home to numerous advanced manufacturing and distribution centers.

### **Companies located in the Stuarts Draft area include:**

- Hershey Chocolate
- Hollister
- McKee Foods
- NIBCO
- Ply-Gem Siding Group
- Rexnord

## LifeCore

### **Life Sciences Cluster | Fishersville**

*"When you look at the entire picture of Augusta Health, LifeCore Drive, and the development plan for the area - it's a perfect location choice for us."*

**- David Mowen, Executive Vice President, Mary Baldwin University**

### **Overview of LifeCore Drive: LifeCore Drive Booklet**

Augusta County's concentrated healthcare cluster, located along the new LifeCore Drive, is home to Augusta Health and Murphy Deming College of Health Sciences. With direct Interstate 64 frontage, LifeCore enjoys clear visibility and a concentrated supply chain.

### **Companies and institutions currently located in Fishersville include:**

- Augusta Health
- Augusta Center for Health & Rehabilitation
- Augusta Medical Group
- Blue Ridge Oral & Maxillofacial Surgery
- Brumbaugh Dentistry
- Comprehensive Behavioral Health
- Fishersville Family Pharmacy

- Foot and Ankle Specialists of the Mid-Atlantic
- Murphy Deming College of Health Sciences
- Myers Corner Development
- Parrott Orthodontics
- Phoenix Fitness & Yoga
- Savola Aesthetic Dermatology Center
- Shenandoah Valley Home Health
- The Retreat and Fishersville-Phoenix Senior Living
- UVA Health Services Foundation
- Valley Career and Technical Center
- Wilson Workforce and Rehabilitation Center

## Airport

### **Aviation Cluster | Weyers Cave**

The Shenandoah Valley Regional Airport (SHD) and over 500 acres of surrounding land is ripe for development. With a 6,000-foot runway length and close proximity to the I-81 and I-64 interchange, SHD is strategically positioned in the center of Virginia's Shenandoah Valley. Companies and institutions currently located near Shenandoah Valley Regional Airport include:

- Shenandoah Valley Regional Airport
- Select Airparts
- Avotek
- Blue Ridge Community College: Aviation
- Classic Aviation
- Blue Ridge Aviation