

Chartwell Properties

Main and Oak Hill
Clifton Forge, VA 24422

[Driving Directions](#)

This property is located in an Enterprise Zone (expires on 12/31/2020).



Contact Info

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Site Specification

Site Area (acres)	1.67	Largest Contiguous Parcel (acres)	1.67
Subdividable	No	Zoning	C3

Utilities

Electric Provider	Dominion Energy
Natural Gas Provider	Columbia Gas of Virginia
Water Provider	Town of Clifton Forge
Sewer Provider	Town of Clifton Forge
Telecommunications Provider	Lumos Networks/Shentel
Broadband Speed Level	http://www.alleghanyhighlandsbroadband.com/

Transportation

Interstate / Distance	I-64, / 1.0 miles
4-Lane arterial Highway / Distance	I-64 / 1.0 miles
Commercial Airport / Distance	Roanoke-Blacksburg Regional Airport / 50.0 miles
General Aviation Airport / Distance	Ingalls Field Airport / 20.0 miles
Rail Provider	NA

Labor Statistics *

Total Population:	313,654	Total Civilian Labor Force:	155,225
Unemployment Rate:	4.48%	Prevailing Wage-Hour/Annual:	\$15.86 / \$32,996

Seaport Info

Port of Virginia (Inland Port Front Royal)	2 hour 8 minutes / 149.1 miles
Port of Richmond (Richmond Marine Terminal)	2 hour 28 minutes / 171.4 miles
Port of Virginia (Newport News Marine Terminals)	3 hour 32 minutes / 245.4 miles
Port of Virginia (Norfolk International Terminals)	3 hour 41 minutes / 255.3 miles
Port of Virginia (Virginia International Gateway)	3 hour 45 minutes / 257.7 miles
Port of Virginia (Portsmouth Marine Terminal)	3 hour 47 minutes / 260.4 miles
Other Port of Entry Info	
New River Valley Airport (Virginia TradePort)	1 hour 32 minutes / 92.0 miles
Port of Washington - Dulles	3 hour 6 minutes / 202.4 miles

Comments

REIMBURSEMENTS FOR LOCAL ENTERPRISE ZONE

Local Incentives

1. Utility Consumer Tax Reduction a payment equal to the amount of a 3-yr. reduction of utility consumer tax for qualifying new businesses. A 70% reduction in year one, 40% reduction for year two and 20% reduction for the third year.
2. Business License Tax Reduction a payment equal to the amount of a 3-yr. reduction of business license taxes for qualifying new businesses. 70%-40%-20% reductions.
3. Real Estate Tax Reduction a payment equal to the amount of a 3-yr. reduction in real estate taxes for qualifying new businesses. 70%-40%-20% reductions.
4. Machinery and Tools Tax Reduction a payment equal to the amount of a 3-yr. reduction in the machinery and tool tax for qualifying new businesses. 70%-40%-20% reductions.
5. Rezoning Fees Reimbursement a payment equal to the amount of the rezoning application fees for qualifying new businesses.
6. Building Permit Fee Reimbursement a payment equal to the amount of the building permit fees for qualifying new businesses.

* Population (2014) is based on the locality plus the extended labor market area. Labor force and unemployment rate (Jan 2016) are based on the locality plus the extended labor market area. Prevailing wage is 2nd quarter 2015 locality data. The extended labor market area is defined as the localities located within 25 miles of the border of the base locality.