

Why Fredericksburg, Virginia?

- ✓ One of the fastest-growing localities in Virginia.
- ✓ Located on the East Coast's busiest interstate, I-95. State Route 3, U.S. 1 also run through city.
- ✓ Halfway between Richmond and Washington. 60 percent of U.S. population within 750 miles.
- ✓ Rappahannock River runs through the city, and parks and trails take advantage of this.
- ✓ Downtown train station offers Virginia Railway Express commuter service to Washington as well as Amtrak connectivity up and down the East Coast.
- ✓ Active Main Street program, Economic Development Authority.
- ✓ Robust tourism and technology incentives programs and proven ability to execute.
- ✓ Home of the University of Mary Washington.
- ✓ Outdoor opportunities abound: Trails, Rappahannock and Potomac rivers, fishing and hunting.
- ✓ Easy access to major cities, beaches, mountains.
- ✓ Within an hour of three international airports. Regional airport nearby for general aviation.
- ✓ Downtown provides center of the region, offers strong sense of place.
- ✓ Central Park and Celebrate Virginia South offer Wegmans grocery store, national retailers.
- ✓ Among lowest real estate taxes in region.
- ✓ Virginia consistently named among best places to do business.
- ✓ Unemployment rate below 5 percent.
- ✓ Mary Washington Hospital provides employment, regional healthcare solution.
- ✓ Tourism attractions focused on outdoors, heritage, culinary and the arts.
- ✓ Beautiful downtown homes and offices within easy walk of art galleries, restaurants, retail.
- ✓ Regular downtown events bring in visitors, shoppers.
- ✓ Abundant fiber provides high broadband penetration rates.
- ✓ Lower-cost real estate, labor compared with Northern Virginia.
- ✓ Less traffic, easier pace of life compared with Northern Virginia.
- ✓ Public water and sewer, natural gas, reliable electrical service from Dominion Energy.
- ✓ Highly educated workforce, many of whom want to work closer to their homes.
- ✓ Active arts community, cultural opportunities.
- ✓ Diverse housing stock.
- ✓ Numerous exciting mixed-use downtown projects in the works.

For more information contact:

Bill Freehling,

Director Economic Development and Tourism

bfreehling@fredericksburgva.gov ~ 540.372.1216

FredericksburgVA.com





Cardiac Surgery OR at Mary Washington Hospital

One of Top Cardiovascular Hospitals by IBM Watson Health™

Mary Washington Hospital has been named one of the nation's 50 Top Cardiovascular Hospitals by IBM Watson Health™ for the second year in a row. The study spotlights the top-performing cardiovascular hospitals in the U.S. based on a balanced scorecard of publicly available clinical, operational and patient satisfaction metrics and data.

Forbes magazine ranked the UMW 62nd-best public college in the U.S.

The University of Mary Washington has been ranked highly as a public college by Forbes magazine because of its proximity to Washington D.C. and to Richmond. The university offers students more than 60 areas of study and more than 15 faculty-led study abroad programs.



University of Mary Washington Jepson Building



IST Research

IST Research makes Entrepreneur 360 list

IST Research's mission is to address some of the most urgent human security issues faced by the world's vulnerable populations. This veteran owned local business was ranked #296 on the Forbes 360 list of 2019. Their ranking was based on an analysis of 50 plus data points of revenue and customers, management efficiency, innovation, financial evaluation, and business valuation.

Fredericksburg ranked first in Virginia for quality of life and job growth

Fredericksburg residents already knew that our city has a high quality of life. A study by personal finance website WalletHub confirmed it. Fredericksburg finished in the 98th percentile nationwide and tops in Virginia for quality of life in WalletHub's 2019 "Best Small Cities in America" study. It placed 23rd among 1,268 U.S. cities in the study. The Fredericksburg region also ranked the highest in the state for job growth from 2016-2021 according to the Virginia Economic Development Partnership.



Fredericksburg locals in Hurkamp Park