

# 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 Virginia Power.
- ✓ 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](mailto:bfreehling@fredericksburgva.gov) | 540.372.1216***

***[FredericksburgVA.com](http://FredericksburgVA.com)***