



Community Profile

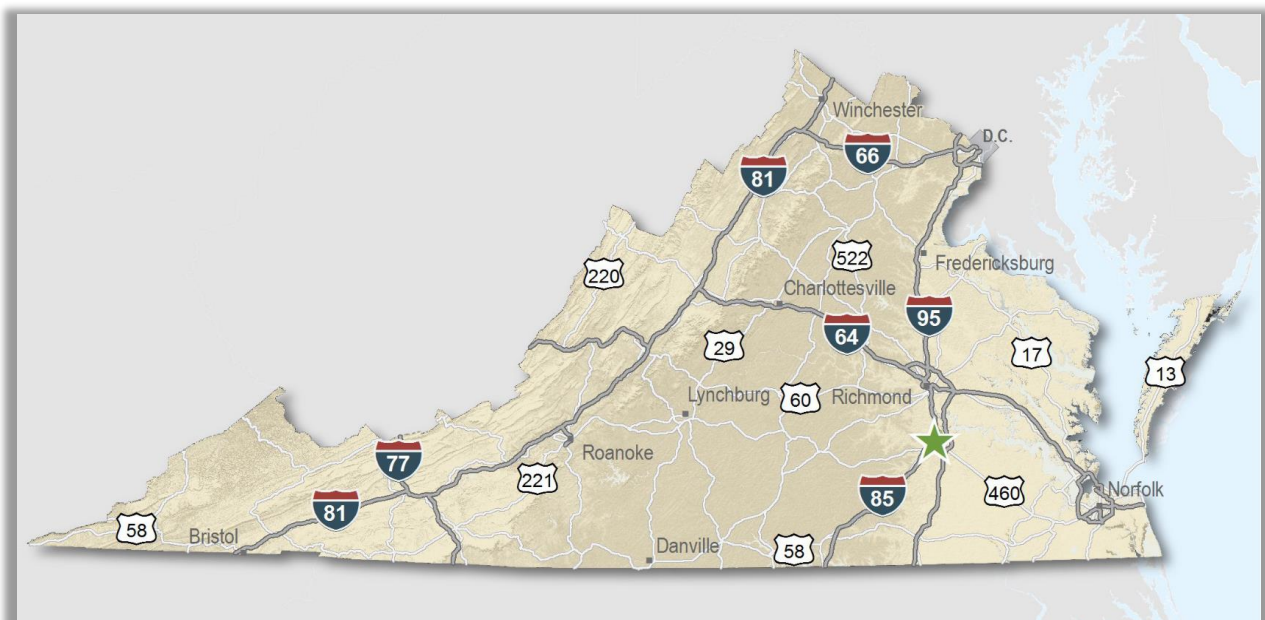
City of Hopewell, Virginia

State Map

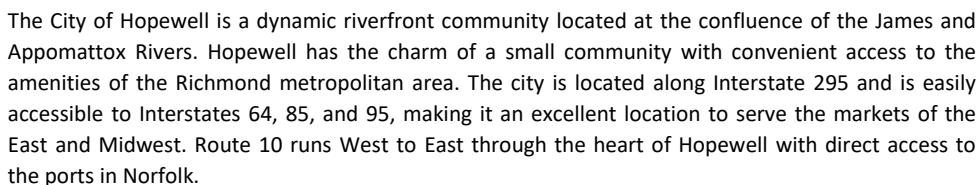
Only a few locations can guarantee the right combination of resources that are crucial to your business's success. Virginia's premier location offers excellent domestic and international access. Centrally located on the U.S. East Coast, 40 percent of the U.S. population is within a day's drive, and our integrated transportation system of highways, railroads, airports, and seaports ensures that you can reach every one of your markets efficiently. Close proximity to Washington, D.C. facilitates contact with policy makers and the federal government system.

Virginia continues to rank among America's leading states for business by CNBC (#3 in 2022) and Forbes.com. Business-first values, easy access to markets, stable and competitive operating costs, and a talented workforce all drove Virginia to the top. This unique combination of assets has encouraged businesses to prosper here for more than 400 years. Like you, they searched the world over for that convergence of resources that would help ensure their prosperity. For them, their search ended here. Chances are, yours will too.

- Right to work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate Income tax rate has not increased since 1972.
- Headquarters to 34 Fortune 1000 firms.
- Headquarters to over 100 firms with annual revenue over \$1 billion.
- More than 17,300 high-tech establishments operate in Virginia.
- More than 800 internationally-owned businesses from 45 countries are located in Virginia.
- Ranks third among the 50 states as a recipient of federal R&D funds.
- Streamlined permitting process.
- Recruitment training programs to help new businesses become operational faster.
- Programs at little or no cost to help businesses increase international sales.



City of Hopewell

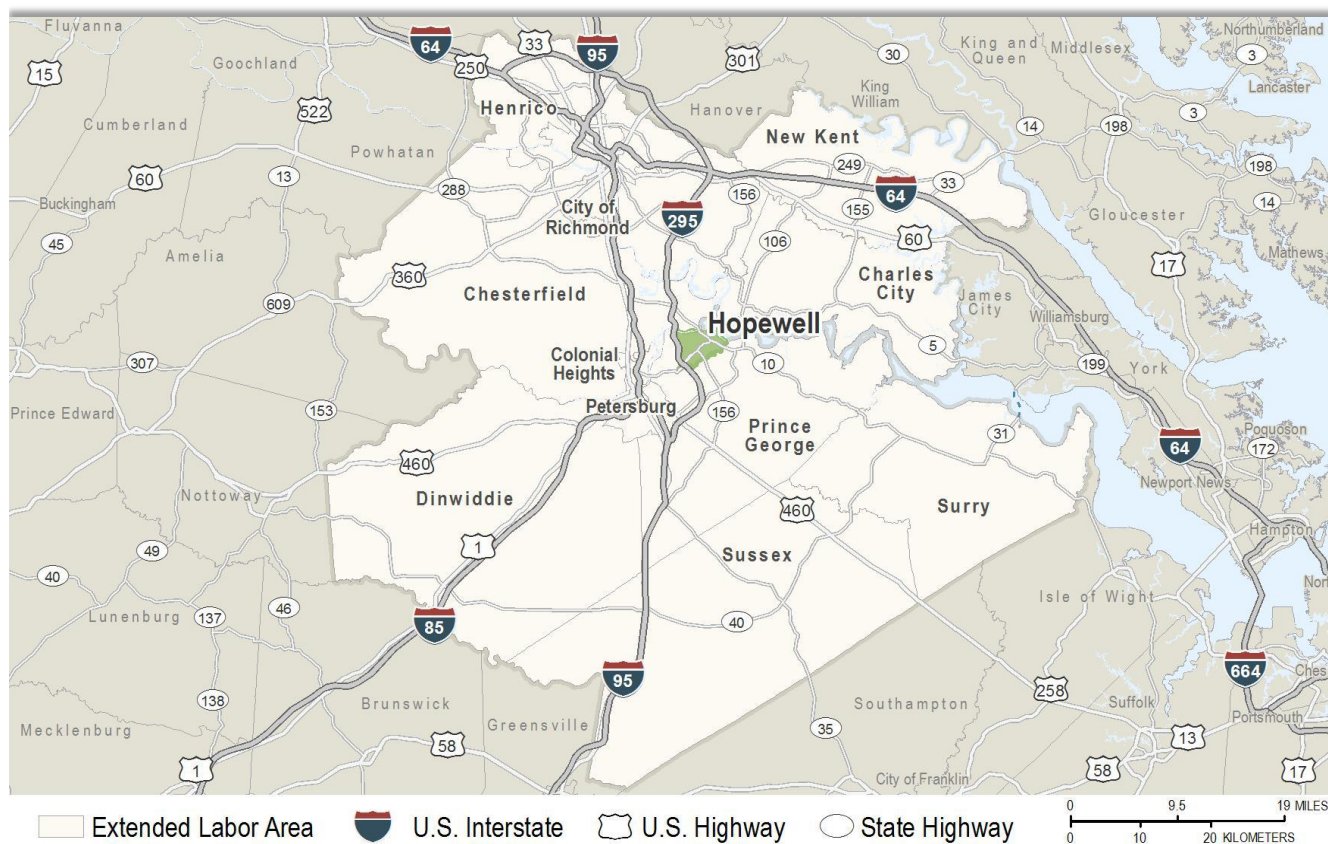


Hopewell is approximately 25 miles southeast of the capital city of Richmond and accessible by both I-295 and I-95.

Hopewell is 25 miles southeast of Richmond and 120 miles south of Washington, D.C. The Port of Hampton Roads is 90 miles southeast. Fort Gregg-Adams (formerly Fort Lee), the home of the Combined Arms Support Command, is located along the city's western edge.

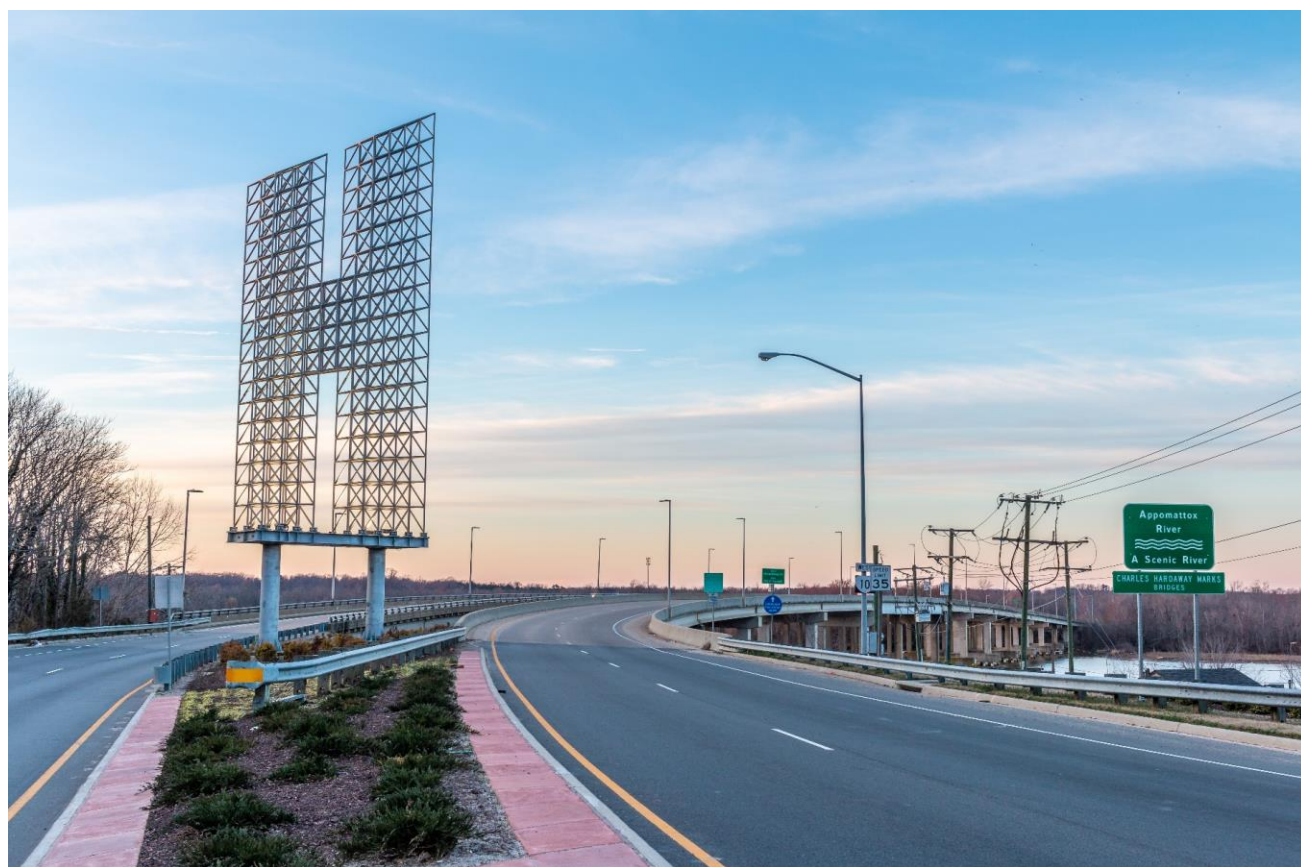
The City of Hopewell has excellent access to freight rail, with service from both CSX and Norfolk Southern.

The City of Hopewell is located within the Richmond Metropolitan Statistical Area (MSA).



City of Hopewell

From local small businesses to Fortune 500 companies, Hopewell is home to a diverse economy and offers a pro-business climate, committed to economic development. The city is promoting development opportunities ranging from mixed-use sites in our historic downtown business district and along the riverfront to commercial/retail sites along Interstate 295 adjacent to a recently expanded major military installation to industrial sites that build on the city's strong industrial base. Hopewell stands posed at the confluence of two rivers ready to take advantage of new growth opportunities presented by the global economy. Visit us online at www.hopewellva.gov and allow us to introduce Hopewell to you.



Hopewell H-Sign

Community Profile - Hopewell



Labor Market

Population		
	Male	Female
Gender Distribution (2021)	45.9%	54.1%
Hopewell	22,500	
Virginia's Gateway Region	155,213	

Race/Ethnicity		
Classification	Profile Area	VGR Region
White	11,250	78,211
Black	9,719	66,618
Asian	309	2,163
Two or More	757	4,963
Pacific Islander	0	207
American Indian or Alaska Native	26	431
Hispanic (may be of any race)	1,891	9,292
Median Age (2021)	36.1 years	39.2 years

Civilian Labor Force (2021)	
Hopewell	10,390
Virginia's Gateway Region	72,506

All demographic data from US Census ACS 5 year average as of 2021, provided by JobsEQ

Community Profile - Hopewell



Labor Market

Labor Force Participation (2016-2021)*	
Hopewell	60.7%
Virginia's Gateway Region	59.3%

Unemployment (as of December, 2022)**	
Unemployment Rate	
Hopewell	4.9%
Virginia's Gateway Region	4.1%
Statewide	3.1%
Unemployed	
Hopewell	459
Virginia's Gateway Region	2,688

Commute Time (2016-2021)***		
	Count	%
Worked from home	514	N/A
Under 15 minutes	2,332	25.7%
15-24 minutes	2,523	27.8%
25-34 minutes	2,197	24.2%
35-44 minutes	862	9.5%
45-59 minutes	708	7.8%
Over 60 minutes	445	4.9%
Mean Travel Time to Work (minutes)		26

* From US Census ACS 5 year average 2021, provided by JobsEQ

**From JobsEQ as of December 31, 2022

***From US Census table S0801 of the ACS 5 year average as of 2021

Community Profile - Hopewell



Labor Market

Additional Labor Resources

18-19 year olds not enrolled in higher education - Hopewell*	238
Two-Year College Graduates (2021) - VGR Region**	4,941
Other College and University Graduates (2021) - VGR Region**	18,407

Educational Attainment

On-Time Graduation Rate (Class of 2022)***	89.8%
Percentage of Hopewell population age 25+ who are high school graduates (2016-2021)****	85.2%
Percentage of Hopewell population age 25+ who have earned a Bachelor's Degree (2016-2021)****	11.4%

*From US Census ACS 5 year average 2021 Table S1401

**Higher education data as of Fall, 2022, from IPEDs (the Integrated Postsecondary Education Data System, nces.ed.gov)

***Data taken from Virginia Department of Education website statistics and school quality profiles.

****Data taken from ACS Table DP02 - Selected Social Characteristics 2021 5 year average

Labor Market

Employment by Sector (3rd Qtr. 2022)		
	Employment	%
Agriculture, Forestry, Fishing and Hunting	27	0.3%
Mining, Quarrying, and Oil and Gas Extraction	N.D.	N.D.
Utilities	144	1.8%
Construction	492	6.2%
Manufacturing	1,949	24.7%
Wholesale Trade	116	1.5%
Retail Trade	685	8.7%
Transportation and Warehousing	87	1.1%
Information	44	0.6%
Finance and Insurance	102	1.3%
Real Estate and Rental and Leasing	71	0.9%
Professional, Scientific, and Technical Services	202	2.6%
Management of Companies and Enterprises	15	0.2%
Administrative and Support and Waste Management and Remediation Services	311	3.9%
Educational Services	770	9.8%
Health Care and Social Assistance	1,431	18.2%
Arts, Entertainment, and Recreation	81	1.0%
Accommodation and Food Services	720	9.1%
Other Services (except Public Administration)	326	4.1%
Public Administration	305	3.9%
Unclassified	N.D.	N.D.
Total - All Industries	7,880	100%

N.D. - Not Disclosed

Industry data drawn from the Quarterly Census of Employment and Wages as of 9/30/22, provided by JobsEQ.

Labor Market

Major Employers			
Employer Name	Industry Code	Industry	Estimated Employees
Hopewell City School Board	611	Educational Services	500 to 999 employees
AdvanSix Inc.	325	Chemical Manufacturing	500 to 999 employees
HCA Virginia Health System	622	Hospitals	500 to 999 employees
City of Hopewell	921	Executive, Legislative, and Other General Government Support	250 to 499 employees
West Rock	322	Paper Manufacturing	250 to 499 employees
Evonik Industries	325	Chemical Manufacturing	250 to 499 employees
Ashland Chemical	325	Chemical Manufacturing	100 to 249 employees
Wonder City Rehabilitation & Nursing	623	Nursing and Residential Care Facilities	100 to 249 employees
Turner Specialty Services LLC	238	Specialty Trade Contractors	100 to 249 employees
River View On The Appomattox	621	Ambulatory Health Care Services	50 to 99 employees
Food Lion	445	Food and Beverage Stores	50 to 99 employees
Breez In Associates Lc	457	Gasoline Stations and Fuel Dealers	50 to 99 employees
TLC Home Health Inc	624	Social Assistance	50 to 99 employees
Lawn Beautician	561	Administrative and Support Services	50 to 99 employees
McDonald's	722	Food Services and Drinking Places	50 to 99 employees
Harlan Construction Company	236	Construction of Buildings	50 to 99 employees
Insulation Specialties	238	Specialty Trade Contractors	50 to 99 employees
WaWa	457	Gasoline Stations and Fuel Dealers	50 to 99 employees
Airgas Usa LLC	423	Merchant Wholesalers, Durable Goods	50 to 99 employees
Shamin Hopewell Assisted Living	623	Nursing and Residential Care Facilities	20 to 49 employees
MPW Industrial Services	561	Administrative and Support Services	20 to 49 employees
The Boathouse	722	Food Services and Drinking Places	20 to 49 employees
Appomattox Regional Library	519	Other Information Services	20 to 49 employees
Bojangles'	722	Food Services and Drinking Places	20 to 49 employees
Hardee's	722	Food Services and Drinking Places	20 to 49 employees

Major employer data drawn from the largest_employers dataset on virginiaworks.com

Community Profile - Hopewell



Labor Market

Union Activity	
Petitions filed for decertification	0
Petitions filed for representation	0
Petitions filed for raid	0
Elections won by union	0
Elections won by company	0

Union activity data from [nlrb.gov](https://www.nlrb.gov)

Labor Market

Estimated Earnings				
Occupation	Median Wage	Mean Wage	Median Salary	Mean Salary
Laborers and Freight, Stock, and Material Movers, Hand	\$15.25	\$17.27	\$31,700	\$35,900
Industrial Truck and Tractor Operators	\$19.77	\$21.00	\$41,100	\$43,700
Heavy and Tractor-Trailer Truck Drivers	\$23.06	\$23.37	\$48,000	\$48,600
Welders, Cutters, Solderers, and Brazers	\$24.41	\$25.01	\$50,800	\$52,000
Team Assemblers	\$16.07	\$17.72	\$33,400	\$36,900
First-Line Supervisors of Production and Operating Workers	\$32.16	\$36.37	\$66,900	\$75,600
Maintenance and Repair Workers, General	\$19.25	\$21.46	\$40,000	\$44,600
Industrial Machinery Mechanics	\$30.98	\$29.78	\$64,400	\$61,900
Office Clerks, General	\$18.00	\$17.90	\$37,400	\$37,200
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$18.68	\$19.47	\$38,900	\$40,500
Receptionists and Information Clerks	\$14.81	\$15.76	\$30,800	\$32,800
Customer Service Representatives	\$17.98	\$18.05	\$37,400	\$37,500
Bookkeeping, Accounting, and Auditing Clerks	\$20.05	\$21.57	\$41,700	\$44,900
First-Line Supervisors of Office and Administrative Support Workers	\$29.74	\$30.37	\$61,900	\$63,200
Mechanical Engineers	\$41.00	\$45.44	\$85,300	\$94,500
Software Developers	\$51.85	\$55.10	\$107,800	\$114,600
Computer Systems Analysts	\$48.15	\$48.29	\$100,200	\$100,400
Accountants and Auditors	\$37.34	\$39.37	\$77,700	\$81,900
Management Analysts	\$39.07	\$44.10	\$81,300	\$91,700
Purchasing Agents, Except Wholesale, Retail, and Farm Products	\$35.91	\$36.37	\$74,700	\$75,700

Occupational data drawn from the Occupational Employment and Wage Statistics survey as of 9/30/22, provided by JobsEQ.

Per Capita Personal Income (2021)

\$23,173

Median Family Income (2016-2021)

\$43,262

Per capita and median family income from the US Census American Community Survey 2016-2020, provided by JobsEQ

Community Profile - Hopewell



Education

Public School Enrollment (Fall 2022)		
Level	Number	Enrollment
Elementary	4	2,022
Middle	1	826
High School	1	1,136

Student Teacher Ratio	
Elementary	11.2 : 1
Secondary	14.3 : 1

Per Pupil Expenditure (21/22 School year)
\$12,008

On-Time Graduation Rate (Class of 2022)
90%

Advanced Programs (2021-2022)	
Number of Students Taking an Advanced Placement Test	8
Number of Students Enrolled in an Advanced Placement Course	9
Number of Students Dually Enrolled	116
Number of Students Enrolled in Governor's School	24

Data from Virginia Department of Education website statistics and school quality profiles.

Education

Regional Higher Education Facilities	
<i>Facility</i>	<i>Enrollment</i>
Virginia Commonwealth University	29,070
Old Dominion University	24,286
ECPI University	14,353
Brightpoint Community College	9,440
J Sargeant Reynolds Community College	7,759
Strayer University-Virginia	4,797
University of Richmond	4,056
Virginia State University	4,020
Southside Virginia Community College	3,123
Virginia Union University	1,516
Fortis College-Richmond	507
Bon Secours Memorial College of Nursing	456
South University-Richmond	412
Union Presbyterian Seminary	169
Centura College-Richmond Main	160
Chester Career College	159
Southside College of Health Sciences	115
Bon Secours St Mary's Hospital School of Medical Imaging	29

Higher education data as of Fall, 2022, from IPEDs (the Integrated Postsecondary Education Data System, [nces.ed.gov](https://nces.ed.gov/ipeds/))

Transportation

Interstates	
<i>Name</i>	<i>Distance</i>
I-295	0.0 miles (0.0 km)
I-95	3.0 miles (4.8 km)
I-85	4.2 miles (6.8 km)
I-64	13.7 miles (22.0 km)
I-195	18.7 miles (30.1 km)

Highways		
Highway 10	Highway 156	Highway 36

Commercial Air Service		
<i>Richmond International Airport, Sandston - 24.2 miles (38.9 km)</i>		
Allegiant	American Airlines	Breeze
Delta	JetBlue	Southwest
Spirit	SunCountry	United

Note: within a 75 mile drive of the center of Hopewell

Transportation

General Aviation Services	
<i>Name</i>	<i>Runway Length</i>
Chesterfield County Airport, Chesterfield	5,500 ft (1,676 m)

Freight Rail Service	
CSX Transportation	
Norfolk Southern	

Seaports	
<i>Name</i>	<i>Distance</i>
Port of Richmond	19.0 miles (30.6 km)
Port of Virginia (Virginia International Gateway)	78.0 miles (125.5 km)
Port of Virginia (Norfolk International Terminals)	91.0 miles (146.5 km)
Port of Virginia (Portsmouth Marine Terminal)	92.0 miles (148.1 km)
Port of Virginia (Newport News Marine Terminals)	95.0 miles (152.9 km)

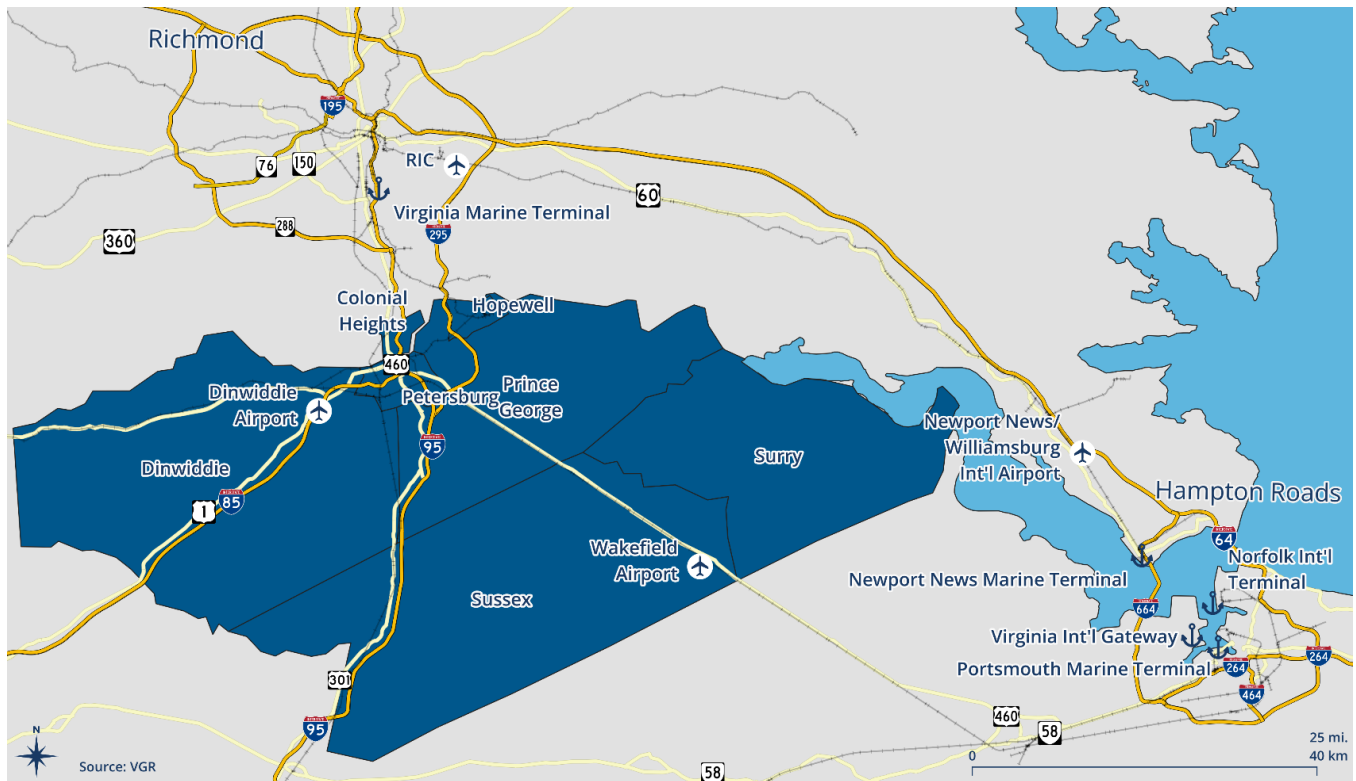
Note: Driving distance from the center of Hopewell to the Port of Virginia and any other seaports within 100 miles.

Other Ports of Entry	
<i>Name</i>	<i>Distance</i>
Richmond-Petersburg	21.0 miles (33.9 km)
Newport News	72.8 miles (117.2 km)
Norfolk	99.4 miles (160.0 km)
Port of Washington-Dulles	136.6 miles (219.9 km)

Note: Driving distance from the center of Hopewell to the Port of Washington - Dulles and any other port of entry within 100 miles.

Transportation

Transportation Infrastructure in Virginia's Gateway Region



Community Profile - Hopewell



Utilities

Electric
Dominion Virginia Power
Natural Gas
Columbia Gas of Virginia
Telecommunications
Verizon
Comcast Cable Communications
Water
Virginia American Water Company
Waste Water Treatment
Hopewell Regional Wastewater Treatment Facility
Solid Waste Disposal
Private Waste Haulers and Landfills

Financial Institutions



<i>Financial Institutions - 2nd Qtr 2022 Assets</i>	<i>Local Deposits*</i>	<i>Total Holdings**</i>
Truist Bank	\$145,956	\$534,185,000
Wells Fargo Bank, National Association	\$86,685	\$1,712,442,000
Hopewell Chemical FCU	Not disclosed	Not disclosed

*As of 6/30/22 per FDIC website, in thousands of dollars

** As of 9/30/22 per FDIC website, in thousands of dollars

Government and Taxes



Government

Hopewell has a city manager and a seven member City Council.

The city has a comprehensive plan and zoning and subdivision ordinances.

Cultural attractions can be found throughout the region, including the Virginia Museum of Fine

Taxes

Localities in Virginia collect a 1% sales tax. They do not tax other items taxed at the state level.

Counties and cities in Virginia are separate taxing entities. Therefore, a company pays taxes to either a county or to a city.

If a company is located in a town, it pays town and county taxes except for utility taxes which are paid only to the town and the license tax which is paid only to the town unless town law permits the additional collection of a county tax.

Manufacturers pay real estate, machinery and tools, truck and automobile, utility, and sales taxes. They also may pay either a merchant's capital or a license tax.

Nonmanufacturers pay real estate, tangible personal property, truck and automobile, utility, and sales taxes. They also may pay either a merchant's capital or license tax.