

Karnes Creek Selma-Low Moor Road

I-64, Exit 21
Low Moor, VA 24457

[Driving Directions](#)

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



Contact Info

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Site Specification

Site Area (acres)	4.87	Largest Contiguous Parcel (acres)	4.87
Subdividable	Yes	Zoning	B1

Utilities

Electric Provider	Dominion Virginia Power
Natural Gas Provider	Not Available
Water Provider	Alleghany County
Sewer Provider	Alleghany County
Telecommunications Provider	Lumos Networks
Broadband Speed Level	NA

Transportation

Interstate / Distance	I-64, / 0.0 miles
4-Lane arterial Highway / Distance	I-64 / 0.0 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 11 minutes / 154.0 miles
Port of Richmond (Richmond Marine Terminal)	2 hour 31 minutes / 176.4 miles
Port of Virginia (Newport News Marine Terminals)	3 hour 35 minutes / 250.4 miles
Port of Virginia (Norfolk International Terminals)	3 hour 44 minutes / 260.2 miles
Port of Virginia (Virginia International Gateway)	3 hour 48 minutes / 262.7 miles
Port of Virginia (Portsmouth Marine Terminal)	3 hour 50 minutes / 265.4 miles
Other Port of Entry Info	
New River Valley Airport (Virginia TradePort)	1 hour 33 minutes / 92.3 miles
Port of Washington - Dulles	3 hour 9 minutes / 207.3 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.