



COMMUNITY PROFILE

Lee County, Virginia

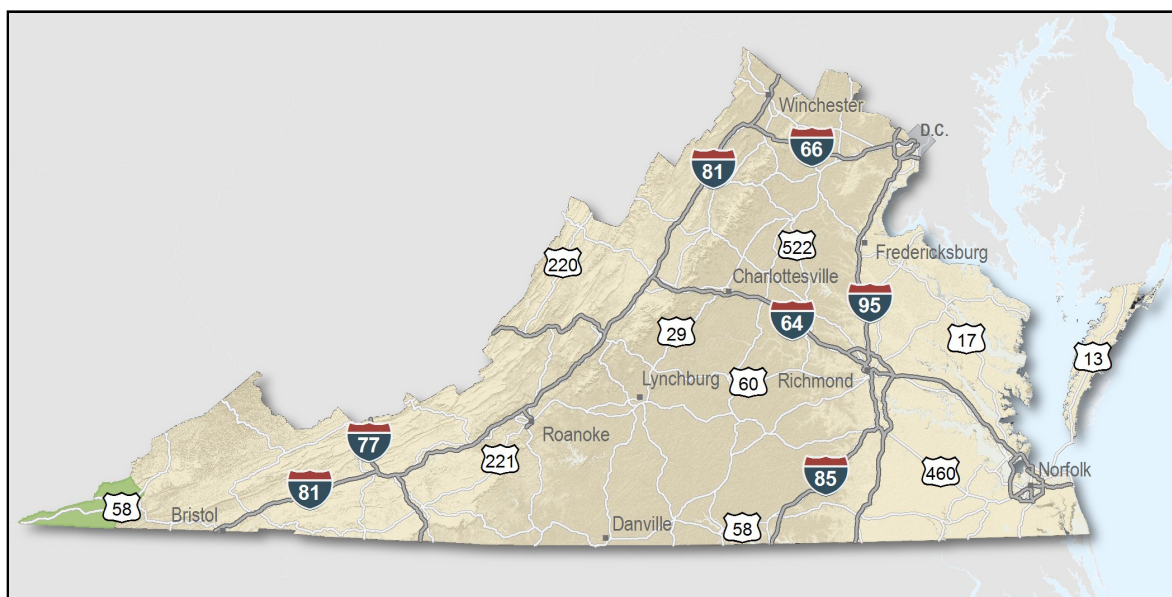


**VIRGINIA ECONOMIC
DEVELOPMENT PARTNERSHIP**
www.YesVirginia.org

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 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.

- AAA bond rating- Virginia has maintained a AAA rating since 1938, longer than any other state.
- Right-to-work law allows individuals the right to work regardless of membership in a labor union or organization.
- Corporate income tax rate of 6% has not been increased since 1972.
- Headquarters to 37 Fortune 1000 firms.
- Headquarters to 52 firms each with annual revenue over \$1 billion.
- More than 17,300 high-tech establishments operate in Virginia.
- More than 700 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.

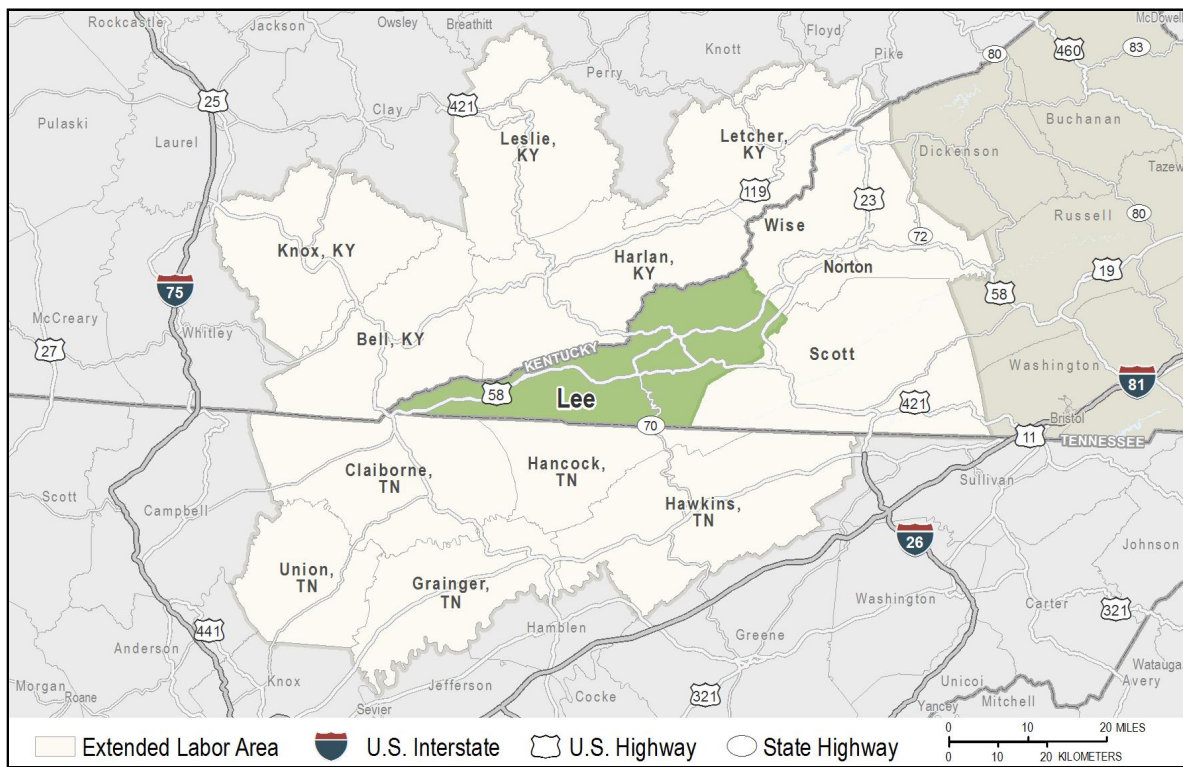


Location

Lee County is located in the southwestern portion of Virginia. This 438 square mile community is the most southwestern county in the state, bordering Kentucky on the north and Tennessee on the south. The county has abundant natural resources including vast supplies of forests, limestone, coal, crude oil, and natural gas.

Take advantage: The right place. The right price. The right time. Lee County is open for business.....

Lee County is located 60 miles west of the Kingsport-Bristol-Bristol Metropolitan Statistical Area (MSA); 70 miles northeast of the Knoxville MSA; 175 miles southeast of Lexington, Kentucky; 220 miles southwest of Roanoke; and 250 miles southeast of Louisville, Kentucky.



Lee County

Lee County's business-friendly incentives, trainable workforce with a strong work ethic, available buildings and business parks, proximity to major interstates, and state-of-the-art infrastructure make it an excellent place to do business. The county's new, 289-acre business park offers an outstanding location for technology related businesses and light manufacturing.

It is located within reasonable drive times to Kingsport, Bristol, Lexington and Knoxville.

Lee County adjoins Kentucky and Tennessee and is part of Tennessee Valley Authority (TVA). Seventy-five percent of the nation's markets are located within a day's drive of Lee County.



Constitutional Oaks Shell Building

Labor Market

Population

Gender Distribution (2016)	Male	Female
Lee County	52.0%	48.0%

Race/Ethnicity (2016)

Classification	Profile Area	Extended Labor Area
White	22,802	309,373
Black	960	5,901
Two or More	233	3,811
American Indian or Alaska Native	105	962
Asian	69	1,215
Pacific Islander	10	152
Hispanic (may be of any race)	459	5,967

Median Age (2016)	44 years	
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Civilian Labor Force (2016)

Lee County	8,479
Extended Labor Market Area	114,391
Total	122,870

Labor Force Participation (2011-2015)

Lee County	43.1%
Extended Labor Market Area	47.9%

Unemployment

Unemployment Rate (May 2017)

Lee County	5.7%
Extended Labor Market Area	5.6%
Statewide	3.8%

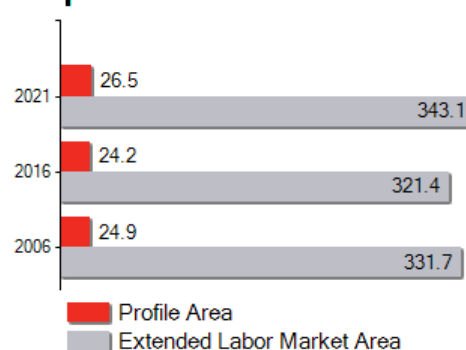
Unemployed (2016)

Lee County	577
Extended Labor Market Area	8,477
Total	9,054

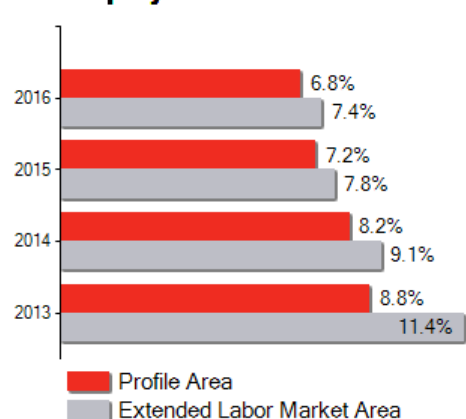
Underemployed (1st Quarter 2017)

Lee County	891
Extended Labor Market Area	13,734
Total	14,625

Population in Thousands



Unemployment Rates



Labor Market

Commute Time (2011-2015)		
Worked from home	150	2.0%
Under 15 minutes	2,136	29.0%
15-24 minutes	1,908	25.9%
25-34 minutes	1,289	17.5%
35-44 minutes	435	5.9%
45-59 minutes	803	10.9%
Over 60 minutes	796	10.8%
Mean Travel Time to Work (minutes)	28	

Additional Labor Resources	
High School Graduates Not Continuing (2015-2016)	37
Two-Year College Graduates (Spring 2016)	1,697
Two-Year College Enrollees (Fall 2016)	4,745
Other College and University Graduates (Spring 2016)	749
Total	7,228

"When we were in the decision making process, we found cooperation at every level. Regional and local governmental cooperation was exceptional. Since opening here we have found the workforce to be very dependable. In fact, the absentee rate here is lower than any of our businesses." Pete DeBusk-President, CEO-DeRoyal Industries, Inc.

Labor Market

Career Readiness Certificate (01/01/2015-05/31/2016)

Virginia's Career Readiness Certificate (CRC) assists employers by certifying that a recipient possesses core skills in applied math, reading for information, and locating information. The CRC certification is based on established Workeys® assessment tests. Virginia uses a three-tiered approach (bronze, silver, gold) to credentialing certificate holders that is based on the recipient's level of development skills.

A significant number of citizens out-commute for work.

Lee County	56
Extended Labor Market Area	149
Total	205

Educational Attainment

On-Time Graduation Rate (Class of 2016)	85.4%
Percentage of Lee County population age 25+ who are high school graduates (2011-2015)	74.5%
Percentage of Lee County population age 25+ who have earned a Bachelor's Degree or higher (2011-2015)	12.0%

Labor Market

Employment by Sector* (4th Qtr. 2016)		
Agriculture Forestry Fishing and Hunting	39	NaN
Mining Quarrying and Oil and Gas Extraction	89	NaN
Utilities	29	NaN
Construction	289	NaN
Manufacturing	91	NaN
Wholesale Trade	101	NaN
Retail Trade	716	NaN
Transportation and Warehousing	76	NaN
Information	25	NaN
Finance and Insurance	101	NaN
Real Estate and Rental and Leasing	35	NaN
Professional Scientific and Technical Services	38	NaN
Management of Companies and Enterprises	79	NaN
Administrative and Support and Waste Management	110	NaN
Educational Services	0	0
Health Care and Social Assistance	613	NaN
Arts Entertainment and Recreation	N.D.	N.D.
Accommodation and Food Services	272	NaN
Other Services	91	NaN
Total Government	1,572	NaN
Federal Government	448	NaN
State Government	123	NaN
Local Government	1,001	NaN
Unclassified	4,388	NaN
Total	N.D.	N.D.

N.D. - Not Disclosed

*By Business Establishment

Each spring more than 1,500 students graduate from the area's community colleges.

Labor Market

Major Employers

Manufacturing

<i>Company</i>	<i>Product/Service</i>
DeRoyal	Medical devices

NonManufacturing

<i>Company</i>	<i>Product/Service</i>
Department of Justice	Federal penitentiary
Elk Knob, Inc.	Highway/street/bridge construction
Glass Machinery & Excavating	Excavation work
Lee Health & Rehabilitation Center	Health care
Wal-Mart	Retail

The Lee County labor force can be drawn from Virginia, Kentucky, and Tennessee offering a total labor force of more than 144,000 within a 35-mile radius.

Labor Market

Union Activity (1/2014 - 3/2016)

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

Estimated Earnings (May 2014)

<i>Occupation</i>	<i>Median Wage</i>	<i>Mean Wage</i>	<i>Median Salary</i>	<i>Mean Salary</i>
Laborers and Freight, Stock, and Material Movers, Hand	\$9.47	\$10.67	\$19,691.00	\$22,187.00
Industrial Truck and Tractor Operators	\$12.43	\$13.01	\$25,863.00	\$27,060.00
Heavy and Tractor-Trailer Truck Drivers	\$18.06	\$18.77	\$37,563.00	\$39,032.00
Welders, Cutters, Solderers, and Brazers	\$18.39	\$18.16	\$38,252.00	\$37,771.00
Machinists	\$19.14	\$18.32	\$39,809.00	\$38,107.00
Team Assemblers	\$9.27	\$10.02	\$19,291.00	\$20,837.00
First-Line Supervisors of Production and Operating Workers	\$22.92	\$24.49	\$47,679.00	\$50,947.00
Maintenance and Repair Workers, General	\$14.17	\$15.07	\$29,472.00	\$31,350.00
Industrial Machinery Mechanics	\$15.12	\$17.92	\$31,442.00	\$37,265.00
Bus and Truck Mechanics and Diesel Engine Specialists	\$14.69	\$14.68	\$30,564.00	\$30,544.00
Office Clerks, General	\$11.50	\$12.22	\$23,918.00	\$25,410.00
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$12.72	\$12.85	\$26,459.00	\$26,732.00
Receptionists and Information Clerks	\$10.41	\$10.62	\$21,649.00	\$22,084.00
Customer Service Representatives	\$10.65	\$11.35	\$22,149.00	\$23,615.00
Bookkeeping, Accounting, and Auditing Clerks	\$14.20	\$15.00	\$29,538.00	\$31,203.00
First-Line Supervisors of Office and Administrative Support Workers	\$17.54	\$19.77	\$36,473.00	\$41,124.00
Network and Computer Systems Administrators*	\$24.67	\$25.79	\$51,310.00	\$53,640.00
Computer Systems Analysts	\$37.21	\$38.14	\$77,388.00	\$79,324.00
Accountants and Auditors	\$25.90	\$27.45	\$53,878.00	\$57,094.00
Purchasing Agents, Except Wholesale, Retail, and Farm Products	\$22.77	\$23.93	\$47,368.00	\$49,775.00

Per Capita Personal Income (2014)

\$27,137

Median Family Income (2011-2015)

\$43,240

Education

Public School Enrollment (Fall 2016)		
<i>Level</i>	<i>Number</i>	<i>Enrollment</i>
Elementary	5	1,601
Middle	3	687
High School	2	974

Student Teacher Ratio (FY 2015)	
Elementary	11:1
Secondary	10:1

Per Pupil Expenditure (FY 2015)
\$10,571.00

On-Time Graduation Rate (Class of 2016)
85.4%

High School Graduates Continuing Education (2015-2016)
83.2%

Advanced Programs (2015-2016)
Governor's Schools
A. Linwood Holton Governor's School

Governor's STEM Academies and Health Academies
STEM for LIFE (Science, Technology, Engineering, and Math for Life-Long Initiatives for Future Education)

Students taking 1 or more Advanced Placement (AP) Courses	2
Students taking 1 or more Dual Enrollment Courses	145

The county is located in close proximity to four higher education facilities - Lincoln Memorial University, Mountain Empire Community College, Southeast Community & Technical College, and UVA's College at Wise. Lincoln Memorial has an accredited medical school on campus.

Education

Workforce Development Facilities	
<i>Facility</i>	<i>Type</i>
Appalachian Workforce Center and Business Incubator	Comprehensive Center
Bluestone Workforce Training Center	Satellite Center
Dickenson Center for Education and Research	Satellite Center
Lee County Career & Technical Center	Career and Technical Center
Pioneer Center for Business Opportunity	Satellite Center
SWCC Booth Center	Satellite Center
The Castle Building	Satellite Center

The county is active in vocational and technical training, which is offered through the Lee County School System, fully accredited by the Southern Association of Schools and Colleges. Educational opportunities are also available through private schools in the area.

Higher Education Facilities — Fall 2016	
<i>Facility</i>	<i>Enrollment</i>
Lincoln Memorial University	3,983 [◊]
Mountain Empire Community College	2,737
University of Virginia's College at Wise	2,221
Southeast Kentucky Community & Technical College - Middlesboro Campus	2,008
Lincoln Memorial University - DeBusk Veterinary Teaching Center	†§

† Enrollment figures are not available.

§ Enrollment counted at a main campus.

◊ Fall 2015 Enrollment

Transportation

Interstates	
Name	Distance
I-26	18.1 miles (29.1 km.)
I-81	20.3 miles (32.7 km.)
I-75	23.9 miles (38.4 km.)
I-40	36.5 miles (58.8 km.)

Note: Measured from border of locality/region.

Highways			
Highway 23	Highway 421	Highway 58	

Commercial Air Service		
<i>Tri-Cities Regional Airport, Blountville, TN -- 62.6 miles (100.7 km.)</i>		
American Airlines	Delta Connection	Allegiant Air

Note: Within a 75-mile drive of the center of the locality.

Lee County Airport in Jonesville is equipped with a 5,000 ft. runway, fuel tank farm, T-hangers and a new terminal.

Transportation

General Aviation Service

<i>Name</i>	<i>Runway Length</i>
Mercer County Airport, Bluefield, WV	4,743 ft (1,446 m)

The county has four-lane access.

Freight Rail Service

CSX Transportation
Norfolk Southern Railway Company

Seaports

<i>Name</i>	<i>Distance</i>
Port of Virginia	459.0 miles (738.7 km)

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

Other Ports of Entry

<i>Name</i>	<i>Distance</i>
Tri Cities	62.6 miles (100.7 km)
Port of Washington - Dulles	427.6 miles (688.1 km)

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

Utilities



Utilities	
Electric	Old Dominion Power Company
Electric	Powell Valley Electric Cooperative
Telecommunications	Sunset Digital
Telecommunications	Verizon
Water	Lee County Public Service Authority
Water	St. Charles Water & Sewer Authority
Water	Town of Pennington Gap
Water	Woodway Water Authority
Water	Jonesville Public Service Authority
Water	Dryden Water Authority
Waste Water Treatment	Lee County Public Service Authority
Waste Water Treatment	Town of Pennington Gap
Waste Water Treatment	Town of St. Charles
Waste Water Treatment	Jonesville Public Service Authority
Solid Waste Disposal	Lee County Public Service Authority

Redundant power is supplied by TVA, Old Dominion Power and Powell Valley Electric Co-op, while Verizon and Sunset Digital provide broadband. (Multiple 10 Gbps)

Financial Institutions

Financial Institutions — 4th Qtr 2016 Assets	
<i>Bank</i>	<i>Assets (millions)</i>
WoodForest National Bank	\$4,854.5
Powell Valley National Bank	\$273.9
Lee Bank & Trust Co.	\$157.3
The Peoples Bank	\$139.9
Farmers and Miners Bank	\$135.4

The county is located in both Virginia's e-Region and TVA region. Thus, qualifying businesses could be eligible for assistance from the Virginia Coalfield Economic Development Authority, the Virginia Tobacco Indemnification and Community Revitalization Commission, and USDA.

Government and Taxes

Government

Lee County has a County Administrator and a five-member Board of Supervisors. The county has zoning and subdivision ordinances. Jonesville is the county seat. Pennington Gap and St. Charles are other incorporated towns in the county.

Encounter an enduring mountain spirit as you visit historic sites, hike, bike, or ride horseback along scenic trails, view natural wonders, or hunt and fish along our mountain streams. Home to the 200-acre Wilderness Road State Park, which has historical ties to Daniel Boone.

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.

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

Manufacturer's Tax Profile (Lee) [pdf](#)

Non-Manufacturer's Tax Profile (Lee) [pdf](#)

Community Facilities

Lee County Regional Hospital, operated by Wellmont, located in Pennington Gap is an 80-bed facility that provides a full range of medical services including surgery, physical therapy, emergency care, obstetrics, intensive and special care units, and diagnostic capabilities. Area residents also utilize the extensive medical facilities available in the Tri-Cities metropolitan area. These facilities include the 590-bed Wellmont Hospital and the 295-bed Mountain State Health Alliance Hospital. Both of these medical centers offer a complete array of medical-surgical specialties.

The county health department operates a clinic in Jonesville that provides county-wide public health services.

There are 40 physicians, five dentists, and two optometrists who practice in Lee County. Lee County is a member of the Lonesome Pine Library System. Two branches of this library system are located in the county (Lee County Public Library and Rose Hill Community Library). These libraries have a combined collection of 75,996 volumes and broadband capability. The 45,189 volume collection at Mountain Empire Community College Library is also open to the public.

The county has over 50 places of worship representing the predominant Protestant denominations and the Roman Catholic faith. A Jewish synagogue can be found in the Tri-Cities and Knoxville metropolitan areas.

Home to excellent health care, education and retail facilities.

Community Facilities

(continued)

The county has over 100 businesses that provide for the immediate retail and service needs of the residents. Pennington Gap with a shopping center and an active downtown area is the primary commercial center for the county. More extensive shopping opportunities are available in the Tri-Cities metropolitan area. These opportunities include two malls with a total of 75 retail establishments.

A new major chain shopping center is located in the heart of Lee County.

Lifestyle

Numerous recreational and cultural activities are available in Lee County. The Jefferson National Forest and Cave Spring recreation area offer hiking, hunting, camping, and picnicking opportunities. The 200-acre Wilderness Road State Park offers hiking, picnicking, and biking. Local parks offer swimming, tennis, hiking, playground, and ball field facilities. Lake Keokee, a state impoundment, is stocked with bream and game fish. Cumberland Gap National Historical Park and Wilderness Road State Park commemorate the life of the early settlers, including Daniel Boone, as well as providing camping and picnicking facilities. Cedar Hill Country Club offers an 18-hole golf course and swimming and tennis facilities. Several public tennis complexes are scattered around the County.

Local theatrical performances and symphony orchestra concerts are sponsored by the Lee County Arts Association. Area cultural attractions include the outdoor drama "Trail of the Lonesome Pine" and the Southwest Virginia Museum, located in Big Stone Gap; the Barter Theater in Abingdon, Virginia; the Lincoln Memorial Museum in Harrogate, Tennessee; and the Battle of Jonesville, Civil War battle reenactment in April of each year.

The county has an Enterprise Zone designation, which gives new businesses tax credits when locating in the county.

[Virginia's e-Region Profile](#)

[Lee County](#)

[Virginia Coalfield Economic Development Authority](#)