

**GROW WITH US!!!**

# Jackson County, West Virginia





# Get to know us...

## Area Statistics



### Our Labor Force

Jackson County, West Virginia, has over 29,000 residents and boasts an 11,610 person labor force.

11,610	Labor Force
\$43,398	Median Household Income
5%	Unemployment Rate
43	Median Age
86%	High School Diploma or Higher
16%	Bachelor's Degree or Higher

### Our Area

The Jackson County seat is Ripley, WV, and it is nestled in between Parkersburg, Charleston, Huntington, and the Ohio River.

\$139,000	Median Property Value
60	Population Per Square Mile
472 sq. mi.	Land Area
29 minutes	Mean Travel Time to Work

### Our Labor Shed

With a multi-county Labor Shed, we have the dedicated employees you're looking for.

Our Labor Shed includes:

Jackson County	Roane County
Wirt County	Wood County
Putnam County	Mason County

### Our Biggest Industries

Based on the amount of workers in a particular industry, these are the top space which our workers excel.

Our Labor Shed includes:

17.74%	Manufacturing
14.96%	Health Services
10.54%	Food Services
8.12%	Retail
4.27%	Finance, Insurance, and Real Estate

### Our Top Employers

- 1 Constellium Rolled Products Revenswood, LLC
- 2 Jackson County Board of Education
- 3 Walmart Associates
- 4 WVU Medicine
- 5 Jackson County Commission
- 6 Jackson County Development Center
- 7 Kroger
- 8 SDR Plastics, LLC
- 9 Penske Logistics, LLC
- 10 AI-Rec, LLC

### Our Key Industries

- Energy/ Renewables
- Polymers
- Manufacturing
- Automotive & Parts Manufacturing
- Fulfillment Distribution

### Jackson County Advantages

- 1 Prime Location
- 2 Low Cost of Business
- 3 Great Quality of Life
- 4 2 Opportunity Zones
- 5 Expedited Permitting



Jackson County is located in the Ohio-West Virginia-Kentucky tri-state area, with excellent proximity to fast-growing markets, such as Columbus, Cincinnati, Indianapolis, Charlotte, and the D.C. metro area. Within 30 minutes, you'll find major production hubs for energy/renewables, polymers, manufacturing, fulfillment distribution, and automotive parts, as well as metals.

**MILEAGE TO KEY CITIES**

**47** CHARLESTON, WV

**163** CINCINNATI, OH

**163** CLEVELAND, OH

**212** PITTSBURGH, PA

**337** BALTIMORE, MD

**346** RICHMOND, VA

**348** RALEIGH, NC

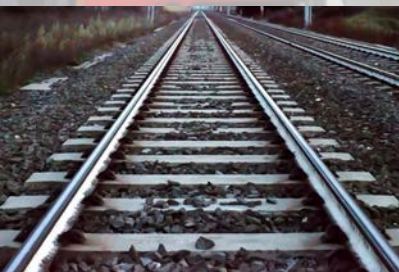
**410** NASHVILLE, TN

**516** NEW YORK, NY

**546** ATLANTA, GA

## JACKSON COUNTY OFFERS:

- Close proximity to the Jackson County Airport and Charleston's Yeager Airport
- Frontage on the Ohio River, a privately owned 25 acre barge unloading/loading facility
- CSX rail mainline serves the Jackson County Maritime & Industrial Center with spurs throughout the park.
- WV Route 2 access to I-77
- Linkage to the junction of 2 major road systems: Interstate 77 N/S and US ROUTE 33 E/W.





# Jackson County Development Authority

## Taxes

Top State Corporate Income Tax

6.5%

Top State Corporate Capital Gains Tax

6.5%

Top State Personal Income Tax

6.5%

Top State Personal Capital Gains Tax

6.5%

State Sales Tax

6%

## AMERICA'S **TOP STATES** FOR BUSINESS

### Top States for Business 2023

WORKFORCE	137	50	43
INFRASTRUCTURE	158	41	42
ECONOMY	99	48	39
LIFE, HEALTH & INCLUSION	173	26	34
COST OF DOING BUSINESS	230	1	10
TECHNOLOGY & INNOVATION	77	47	49
BUSINESS FRIENDLINESS	47	49	49
EDUCATION	64	32	44
ACCESS TO CAPITAL	18	39	38
COST OF LIVING	44	5	8
OVERALL	1047	46	44

# Education

From technical educational training centers and community education to WVU Parkersburg, we have the capability keep your workforce trained and up-to-date on the latest techniques and regulations.

## West Virginia University - Parkersburg

WVU Parkersburg is an independently-accredited community and technical college that maintains an affiliation with West Virginia University.

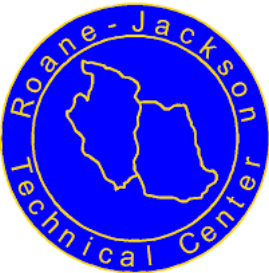
## Jackson County Center

The Jackson County Center (JCC) of WVU Parkersburg was established in 1974 as an outreach program in Jackson and Roane counties. Many services available on the Parkersburg campus are also available at JCC. Courses offered at JCC, in conjunction with online and hybrid delivery, provide the means to complete various one-year certificates as well as general education requirements for various degree levels, including baccalaureate degrees.



## Roane-Jackson Technical Center

Roane-Jackson Technical Center is dedicated to improving students' academic and workplace skills while preparing them for post-secondary education and employment in the global community.





**Jackson County  
Development Authority**



## **Spotlight** **TIMET**

**TIMET is currently constructing a 500,000 sq ft facility that will employ 250+. The facility costs more than \$500 million, and it is the largest solar power-operated titanium melt plant in the world.**

**Jackson County having TIMET makes us an ideal spot for companies involved in TIMET's supply chain-particularly metal fabrication companies.**

- **Access to shovel ready sites with existing infrastructure**
- **An uncongested four lane US highway**
- **A regional labor surplus with strong manufacturing background and wages below state and national averages**

### **FAST FACT:**

**We have a high number of "Super Commuters," those who drive at least 90 minutes one-way to work.**

**Our data shows that nearly 2,300 workers in manufacturing related positions leave our region each day for employment elsewhere. If presented with a better or equivalent job opportunity close to home, those workers would likely jump at the chance.**



# Jackson County Development Authority

## FEATURED SITES

### Jackson Crossing Business and Industrial Park

US 33/WV 2, Ravenswood, West Virginia 26164 - Jackson County



#### Property Details

Latitude/Longitude: 38.9329, -81.7411

Type of space: Industrial, Industrial/Business Park

Min Size: 276.40 acres

Max Size: 276.40 acres

Last Updated: 5/6/2022

#### County ED Contact

Company: Jackson County Development Authority

Contact Name: Mark Whitley

Address: 167 Seneca Drive

City: Ripley

State: West Virginia

Phone: (304) 372-1151

Fax: (304) 372-1153

Email: [director@jcda.org](mailto:director@jcda.org)

Website: <http://www.jcda.org>

#### Local ED Contact

Company: Jackson County Development Authority

Contact Name: Meghan Parsons

Address: Seneca Drive

City: Ripley

State: West Virginia

Phone: (304)-372-1151

#### Availability

For Sale: Yes

Sale Terms: Negotiable

For Lease: Yes

Lease Terms: Negotiable

Date Property Available: Immediately

#### Site Details

Located in City Limits: Yes

Zoning: Commercial and Industrial

Former use of the Property:

Total Acres: 276.43 acres

Available Acres for Development in Industrial/Business Park: 276.43

Maximum Contiguous Available Acres for Development in

Industrial/Business Park: 232.43 acres

Divisible: Yes

Tax District: Ravenswood (2); Ravenswood Corp (3)

Tax Map and Parcel Numbers: Map 12, Parcels 78 and 79; Map 17, Parcel 1

#### Utilities

Electric Service Provider: Appalachian Power Company

Natural Gas Service Provider: Mountaineer Gas Company

Water Service Provider: Silvertown PSD

Sewer Service Provider: Silvertown PSD

Excess Sewer Capacity: Sandyville

DSL Available in the Area: Yes

#### Incentives

Opportunity Zones: Yes

#### Environmental Studies

Located in 100 year floodplain: Yes

Flood Hazard Comments: Approx. 50 acres are located in Zone AE, all developable land is not within any identified flood hazard area

#### Featured Manufacturing

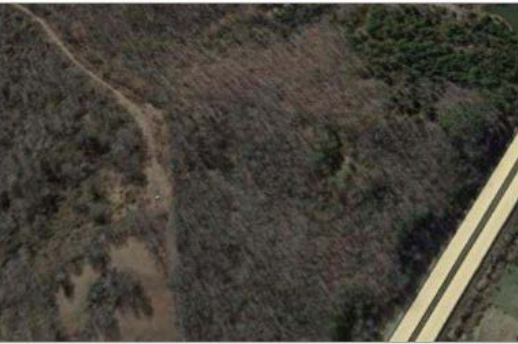
Polymer Alliance Zone: Yes



# FEATURED SITES

## Academy Drive Property

Academy Drive, Ripley, West Virginia 25271 - Jackson County



### Availability

For Sale: Yes  
Sale Price: \$4.50  
Date Property Available: 06/22/22  
Date Listed: 06/22/22

### Featured Manufacturing

Polymer Alliance Zone: Yes

### Description

This wonderful property is located right off of the I-77 Interstate in Jackson County, West Virginia. This vacant land commercial land has all utilities available.

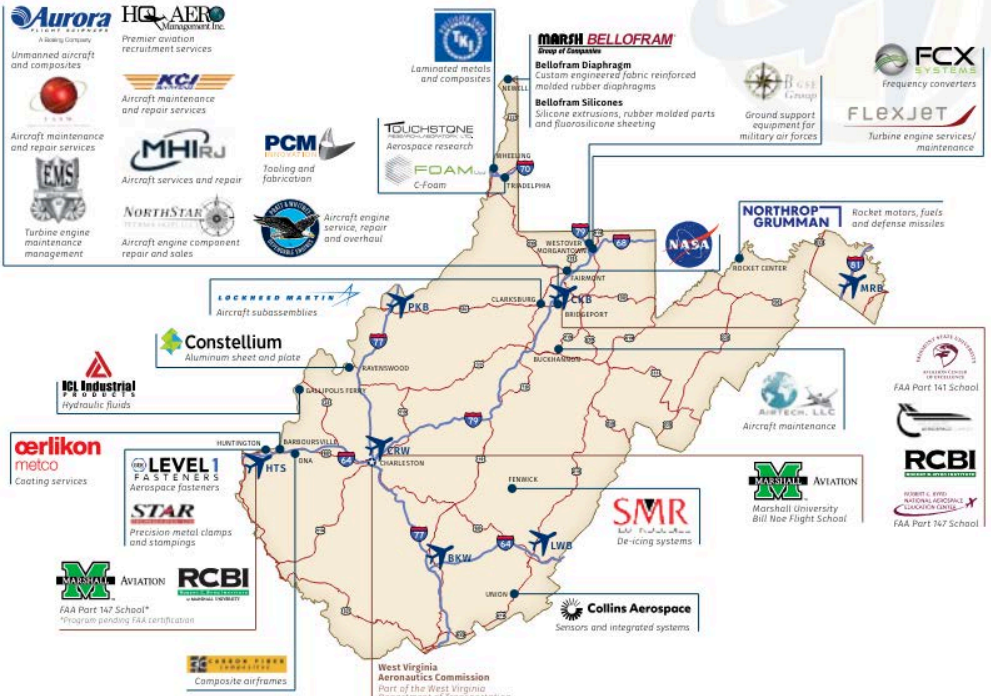
### Property Details

Latitude/Longitude: 38.8255, -81.7243  
Type of space: Vacant Land  
Min Size: 72.21 acres  
Max Size: 72.21 acres  
Last Updated: 6/21/2022

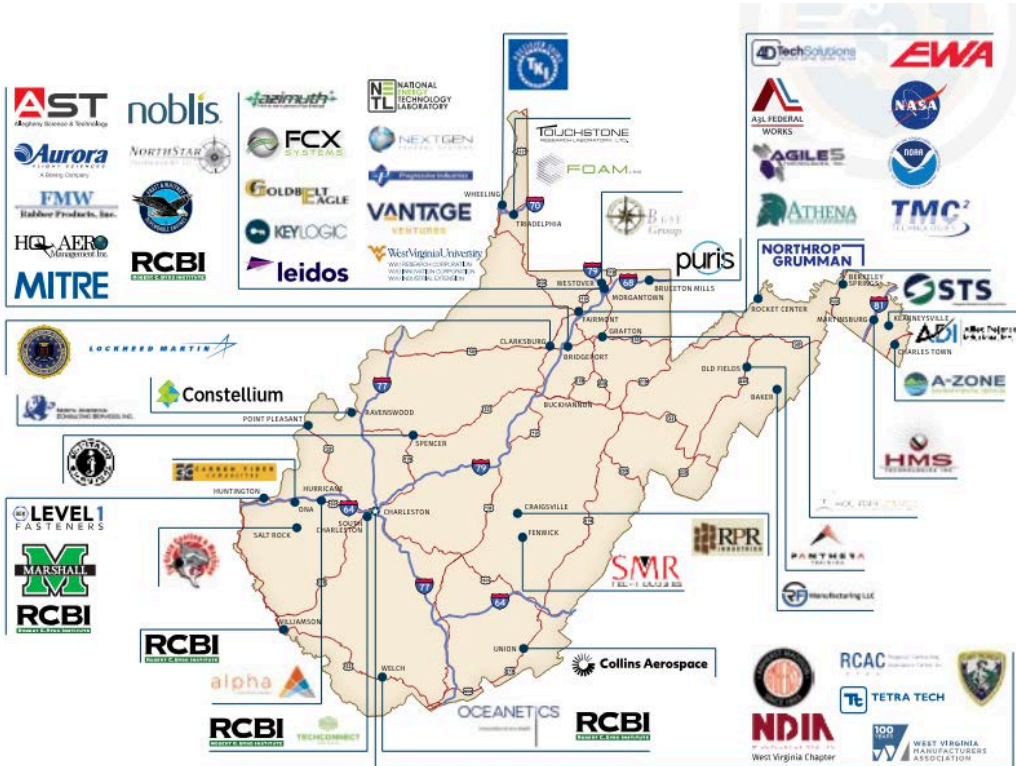
### County ED Contact

Company: Jackson County Development Authority  
Contact Name: Mark Whitley  
Address: 167 Seneca Drive  
City: Ripley  
State: West Virginia  
Phone: (304) 372-1151  
Fax: (304) 372-1153  
Email: [director@jcda.org](mailto:director@jcda.org)  
Website: <http://www.jcda.org>

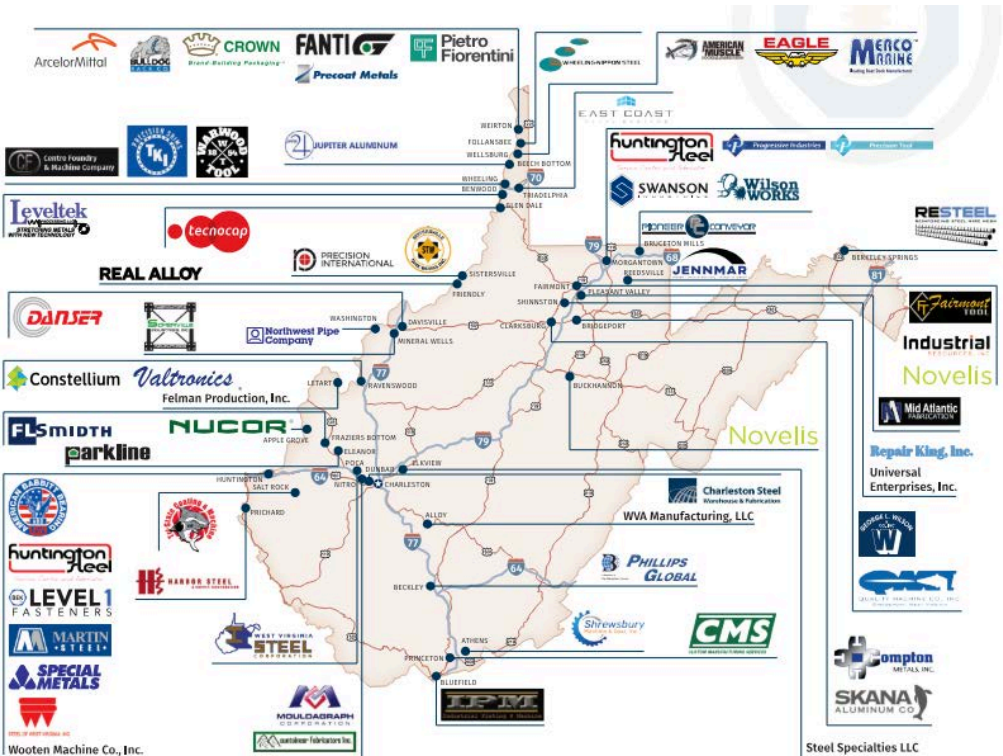
# West Virginia's Aerospace Industry



# West Virginia's Defense Industry



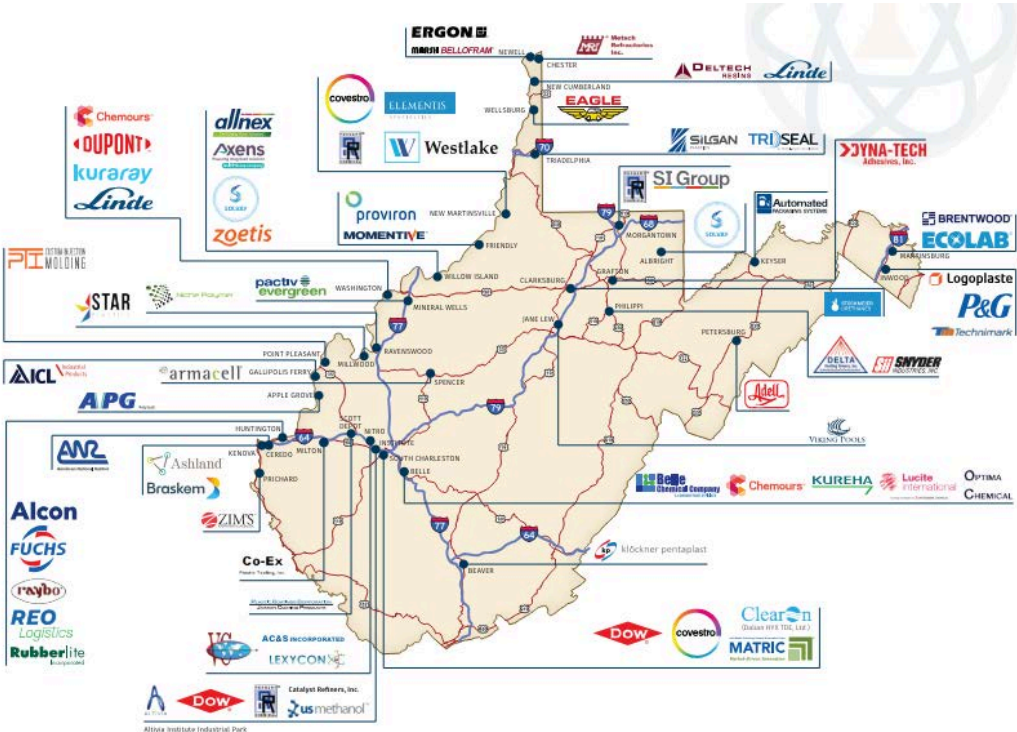
# West Virginia's Metals Industry



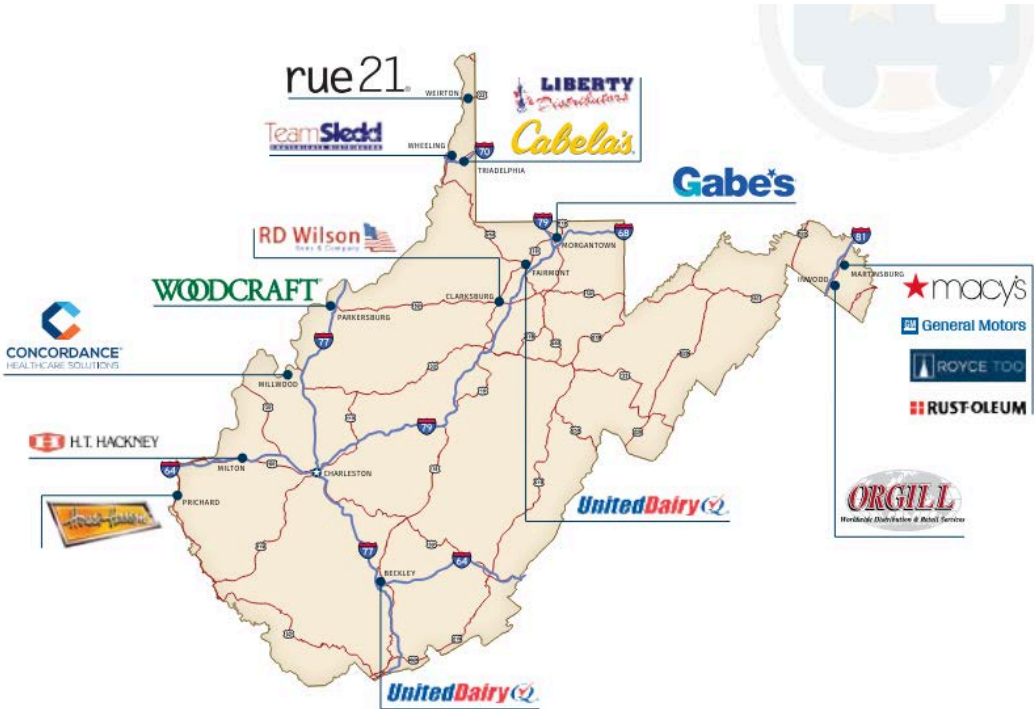
# West Virginia's Technology Industry



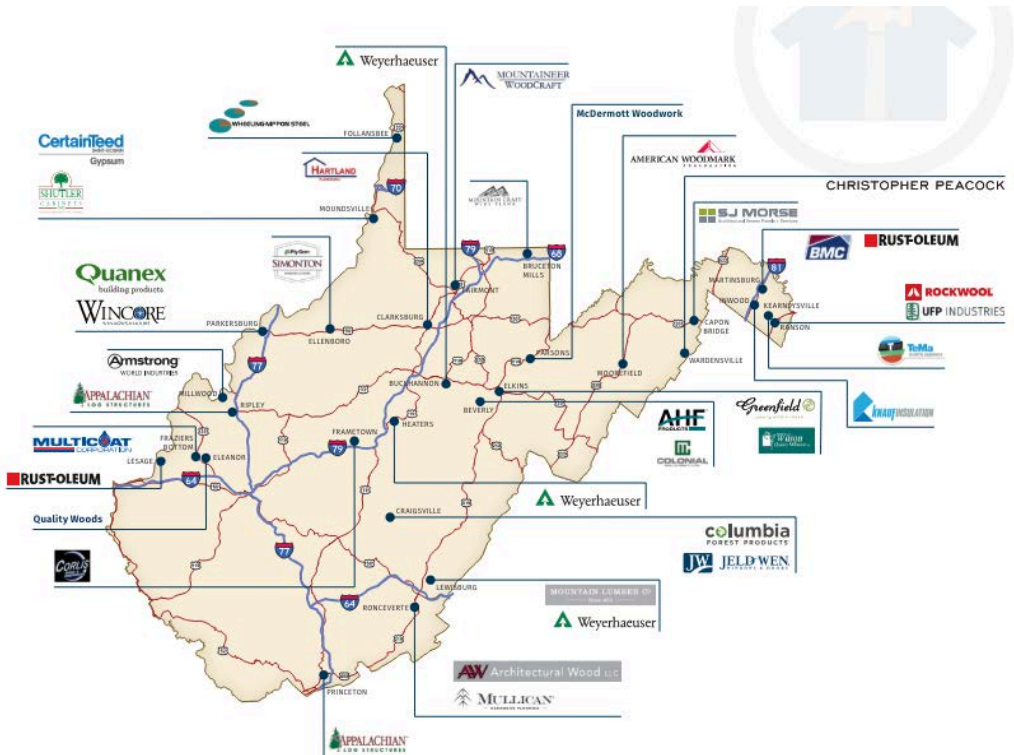
# West Virginia's Chemical/Polymer Industry



# West Virginia's Fulfillment/ Distribution Industry

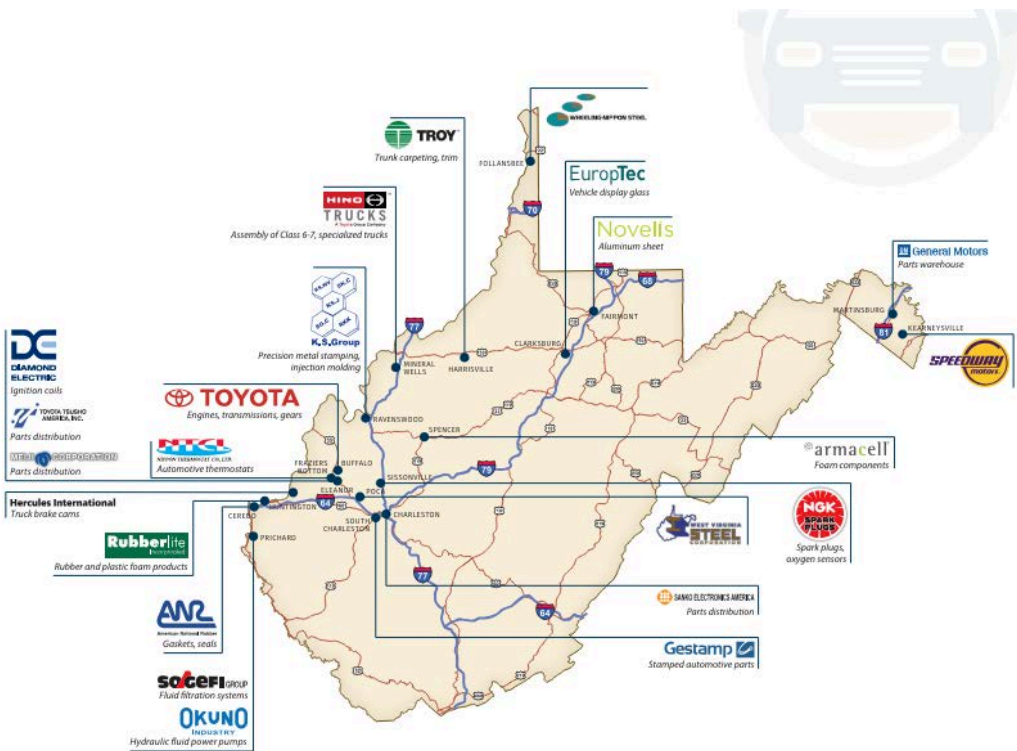


# West Virginia's Building Products Industry





# West Virginia's Automotive Industry





## SEALING THE DEAL:

The Jackson County Development Authority (JCDA) works with West Virginia State, Federal and Regional development agencies to bring new industry to our community. The board's efforts are global in scope, and attract national and international companies. The JCDA is a government agency that represents Jackson County.

## INCENTIVES:

- Economic Development Grants
- Apprenticeship in Motion
- Workforce Programs
- Opportunity Zone
- Expedited Permitting

Countless WV Incentives:

<https://westvirginia.gov/wv-incentives/>

Incentives and Programs for West Virginia Business

West Virginia places importance on training and supporting the next generation of workers. With a variety of programs designed to assist employees, employers, entrepreneurs, and sole proprietors, you'll find everything you need for a successful career or a thriving company.

Learn more about the array of opportunities West Virginia provides!



JACKSON COUNTY  
OPPORTUNITY ZONE

AERO *ready*™  
COMMUNITY

# SEALING THE DEAL:



**Jackson County  
Development Authority**

167 SENECA DRIVE  
RIPLEY, WV 25271

The Development Authority provides technical assistance, business expertise and works to provide financing to entrepreneurs and business start-ups. Whatever your needs are, we can support you and demonstrate the many facets that make Jackson County a great place to live and grow your business. If you would like additional information on the Jackson County area, contact our economic development department and we will be delighted to provide you with specific location information. Contact us at 304.372.1151 or by email at [meghan.parsons@jcda.org](mailto:meghan.parsons@jcda.org)



## WHAT WE DO:

- Neighborhood Development Strategies
- Business Start-Up & Entrepreneur Support
- Workforce Development
- Strategic Planning
- Marketing & Attraction
- Finance Assistance & Incentivizing
- Real Estate Development & Reuse
- Credit Analysis
- Business Retention & Expansion
- Professional business incubation rentals at a low cost
- Commercial, Industrial, & Residential land database
- Data & Statistics

The Jackson County Development Authority offers technical assistance at no charge to businesses both small and large. The Jackson County Development Authority partners with organizations to provide funding towards flexible, customized training programs that offer assistance to businesses and directly supports the transfer of knowledge and skills. The Jackson County Development Authority wants your business to succeed. In partnership with local, state and national organizations the JCDA can assist you in acquiring the knowledge and tools to plan, launch, manage and grow your Jackson County business.

Mark W. Whitley, Executive Director

Meghan D. Parsons, Associate Director