WBC Evening Program Sponsors

Corporate Sponsor

Steel Sponsor

Steel Sponsor

Steel Sponsor

Steel Sponsor

Steel Sponsor

Aluminum Sponsor

Concrete Sponsor

Concrete Sponsor

Concrete Sponsor
Silver Line Corridor Industry Impact

Program Panelist

Loudoun County Economic Development
James David – Manager of Strategic Initiatives

Moderator – Kevin Pavuk, Structural Technologies

Presentation 5:30 to 7:00 p.m.
Reception 7:00 to 8:00 p.m.
Loudoun County:
Where the Silver Line Really Begins

Washington Building Congress
April 24, 2018
EIGHT WAYS LOUDOUN COUNTY, VIRGINIA IS NO. 1

- Top U.S. Household Income
- Healthiest County in Virginia
- Safest County in Northern Virginia
- Purchasing Power
- Most Wineries and Breweries in Virginia
- Most Horses, Wine Grapes and Bee Farms in Virginia
- Top Business Investment for Counties of Its Size
- Top Data Center Market in the World

1-(800)-LOUDOUN  biz.loudoun.gov
Net Domestic Migration Rate per 1,000 Residents

Source: U.S. Census Bureau, 2016 Population Estimates, GMU Center for Regional Analysis and The Stephen S. Fuller Institute
MILLENNIAL CONCENTRATION

Source: JLL Research
FOUR YEARS OF INVESTMENT IN LOUDOUN

<table>
<thead>
<tr>
<th>Year</th>
<th>Investment (Billions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 15</td>
<td>$1.00</td>
</tr>
<tr>
<td>FY 16</td>
<td>$2.00</td>
</tr>
<tr>
<td>FY 17</td>
<td>$3.00</td>
</tr>
<tr>
<td>FY 18 YTD</td>
<td>$12.95 Billion</td>
</tr>
</tbody>
</table>

1-(800)-LOUDOUN
biz.loudoun.gov
NONRESIDENTIAL PIPELINE

- Transit-Oriented: 22%
- Office: 23%
- Mixed-Use: 20%
- Industrial: 7%
- Flex and Data Center: 28%

Projects greater than 20 acres

n = estimated 58.2M square feet
LOUDOUN: WHERE THE SILVER LINE REALLY BEGINS
ASHBURN STATION

Map showing Ashburn Station, Gramercy District, Moorefield, and Silver District West.
Loudoun Station

- 1,500+ Residential Units
- 1.5m sf Of Office
- 300k sf Of Retail
- 11-screen Movie Theater

1-(800)-LOUDOUN

biz.loudoun.gov
Gramercy District

1,470 Residential Units
514k sf Of Office
440k sf Of Retail
250 key Boutique Hotel
MOOREFIELD

6,000 Residential Units

9.75m sf Of Mixed Use

1-(800)-LOUDOUN
biz.loudoun.gov
Silver District West (Pending Rezoning)

- 3,704 Residential Units
- 604k sf Of Office
- 199k sf Of Retail
- 5 Restaurant pad sites
LOUDOUN GATEWAY STATION
WASHINGTON DULLES GATEWAY

281 Acres

Multimodal
Metro, Airport, Highway

Potential Uses:
Corporate HQ
Mixed-use
Data Center
Destination Retail
MWAA METRO 606

Images provided by CBRE
INNOVATION STATION
The HUB

- 1,265 Residential Units
- 3.5m sf Of Office
- 400k sf Of Retail
- 350 key Boutique Hotel

Master Site Plan Aerial
Waterside

2,595 Residential Units

3.8M sq. ft. Nonresidential
WHAT IT MEANS TO BE SUBURBAN IS CHANGING
THE OPPORTUNITY IS NOW

James David
Manager of Strategic Initiatives
571-258-3530
James.David@Loudoun.gov

Buddy Rizer
Executive Director
703-777-0592
Buddy.Rizer@Loudoun.gov

Join the Loudoun County Economic Development LinkedIn Group
Follow @LoudounBiz

#LoudounPossible