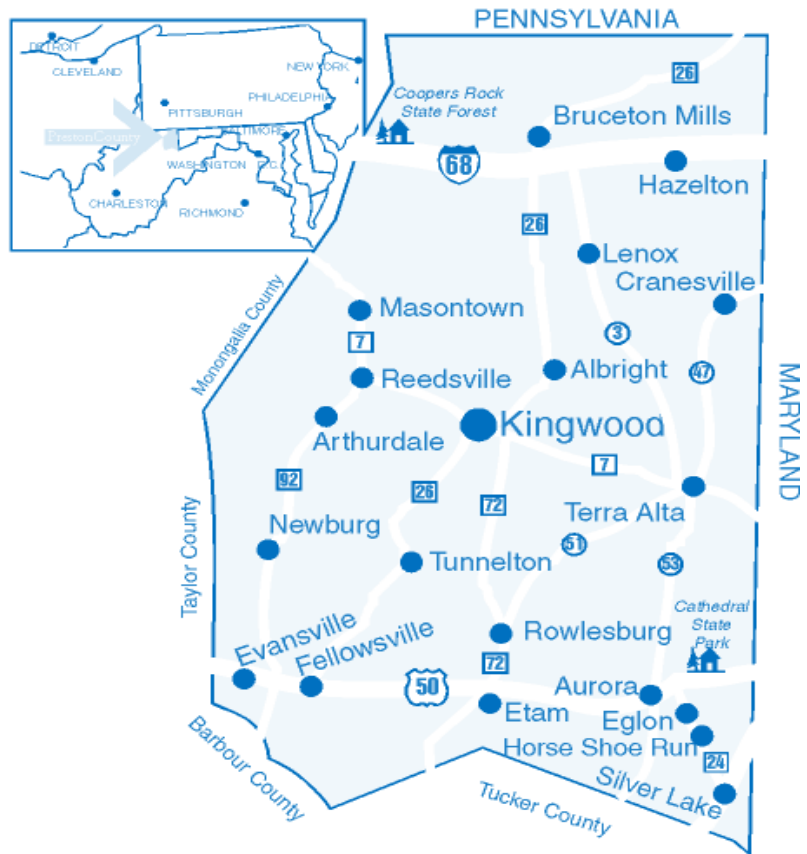


PRESTON COUNTY

COMMUNITY PROFILE



Prepared by the Preston County Economic Development Authority

www.prestonwv.com

TABLE OF CONTENTS

Overview..... 3

Location 3

Population..... 4

Climate..... 5

Government 5

Lodging and Retail Outlets 5

Financial Institutions 5

Churches 6

Civic Clubs 6

Education 6

Libraries 7

Health Care 7

Housing Characteristics..... 8

Recreational and Cultural Facilities 8

Utilities and Services 9

Communications.....10

Economic Indicators.....10

Labor Analysis11

Transportation.....12

Taxes.....13

Major Employers14

Business Assistance14

Properties Available for Development.....15

Additional Information16

PRESTON COUNTY

OVERVIEW

Preston County is a great place to call home. We have the advantages of being near a major research university, including quality health care at rates 20% below the national average, and access to cutting-edge technology for keeping our businesses and our children competitive. We also have only a short drive to the cultural opportunities found in larger metropolitan areas such as Morgantown, Pittsburgh, Baltimore and Washington, DC.

Preston County has all the benefits that living in a rural county affords, including reasonably priced homes and land, friendly people, beautiful scenery, and a wealth of recreational opportunities. For 30 years, West Virginia has claimed one of the lowest crime rate in the nation, and Preston County proudly maintains one of the lowest crime rates in West Virginia. People here are honest and hard working.

We are ready to provide you with a welcome home here in Preston County, and we would be happy to host you for a visit. Come and see for yourself why you should locate in Preston County.

LOCATION

<u>Nearby Metropolitan Areas</u>	<u>Distance in Miles</u>
Pittsburgh, PA	98
Charleston, WV	181
Baltimore, MD	224
Washington, DC	226
Cleveland, OH	227
Columbus, OH	230
New York, NY	384
Charlotte, NC	398
Chicago, IL	539
Toronto, Canada	412

POPULATION

YEAR	POPULATION	ACTUAL INCREASE	PERCENT INCREASE
1970	25,511	-	-
1980	30,503	4,992	19.6
1990	29,037	(1,466)	(4.8)
2000	29,334	(563)	(1.9)
2005*	30,115	259	0.88
2006*	30,131	16	0.05
2007*	30,254	123	0.41
2008*	30,285	31	0.10
2009*	30,247	(38)	.125
2010	33,520	3,235	11
2011*	33,723	203	.6%

* Estimated

Source: U.S. Department of Commerce, Bureau of the Census

Population by Age Group – 2010

	ACTUAL POPULATION	% OF TOTAL POPULATION
Under 5 years	1798	5.4
5 to 19 years	5466	16.4
20 to 24 years	1754	5.2
25 to 34 years	4624	13.8
35 to 44 years	4622	13.8
45 to 54 years	5121	15.3
55 to 59 years	2619	7.8
60 to 64 years	2259	6.7
65 years and over	5257	14.9

CLIMATE

Monthly Average Temperatures

January	High 35	Low 16
July	High 80	Low 57

Average Annual Precipitation

46.6 inches

Average Annual Snowfall

50-130 inches (depending on elevation)

Prevailing Winds

Westerly

GOVERNMENT

Type of Government:	City:	Mayor and 5 Council Members
	County:	3 Commissioners
Law Enforcement:	County Sheriff:	16 officers
	State Police:	6 officers

LODGING & RETAIL OUTLETS

Number of hotels/motels:	4
Total rooms:	135
Number of Shopping Centers:	1
Number of Department Stores:	4

FINANCIAL INSTITUTIONS

Banks:	4 – Clear Mountain Bank, BB&T, WesBanco & First Community
Savings & Loan:	1
Industrial Plant Financing Available:	yes

CHURCHES

Protestant:	67
Catholic:	6
Jewish:	0
Other:	2

CIVIC CLUBS

There are over 15 civic clubs in Preston County.

EDUCATION

School	Grades	Location	Capacity	2011-2012 Enrollment	Change from prev. year
Aurora Elementary	K-6	Aurora	500	118	+1
Bruceston School	K-8	Bruceston Mills	650	588	+20
Fellowsville Elementary	K-5	Fellowsville	175	115	-7
Kingwood Elementary	K-5	Kingwood	1090	518	-19
Rowlesburg School	K-8	Rowlesburg	415	143	-1
Tunnelton/Denver	K-5	Tunnelton	265	182	-22
Terra Alta/East Preston	K-8	Terra Alta	693	421	+13
Valley Elementary	K-5	Arthurdale	700	501	-7
Central Preston Middle	6-8	Kingwood	820	286	-16
South Preston Middle	6-8	Tunnelton	400	154	+6
West Preston Middle	6-8	Masontown	611	211	-9
Preston High School	9-12	Kingwood	1958	1370	+43
Total			8277	4607	+7

EDUCATION Cont'd

Source: Preston County Board of Education, September 2011

Nearby Colleges and Universities

West Virginia University	Morgantown, WV
Fairmont State College	Fairmont, WV
Potomac State College	Keyser, WV
Alderson-Broaddus College	Philippi, WV
West Virginia Wesleyan College	Buckhannon, WV
Salem International University	Salem , WV
Frostburg State College	Frostburg, MD
Garrett Community College	Oakland, MD

Note: Fairmont State College also offers some evening classes at Preston High School.

LIBRARIES

Libraries:	3
Total Number of Volumes:	81,868

HEALTH CARE

Hospitals:	1
Beds:	25
Clinics:	5
Dentists:	7
Doctors:	15+

Preston Memorial Hospital, located in Kingwood, is a 25-bed , Critical Access Hospital. Recently designated a Bariatric Surgery Center of Excellence, PMH offers a variety of specialty services, including breast procedures, cardiology, dermatology, ENT, heartburn center, neurology, pulmonology, sleep medicine, and weight loss procedures. PMH operates a 5-bay, 24/7 Emergency Department, an Urgent Care Center in Reedsville, and three physical therapy locations throughout Preston County.

Additional medical facilities are available in Morgantown. Monongalia General Hospital maintains 214 beds and Ruby Memorial Hospital maintains 376 beds. Ruby Memorial has the only Level 1 trauma center in the state.

HOUSING CHARACTERISTICS

Housing Characteristics – 2010

Total Occupied Housing Units	12,895
Owner-Occupied Housing Units	10,540
Percent Owner-Occupied	81.7
Median Value	\$44,000*
Renter-Occupied Housing Units	2,355
Percent Renter-Occupied	18.3
Median Monthly Rent	\$250*
Vacant Housing Units	2,202
Percent Vacant	14.6

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Census

* U.S. Department of Commerce, Bureau of the Census, 2000 Census

RECREATIONAL & CULTURAL

FACILITIES

Recreational Facilities

Bowling:	1
Public Pools:	1
Tennis Courts:	10
Basketball Courts:	21
Playgrounds:	22
Country Clubs:	1
Golf Courses:	2
Fitness Centers:	2
Parks:	
State:	2

COMMUNICATIONS

Newspapers:	Preston County Journal (weekly) Preston County News (weekly) The Dominion Post (daily)
Radio Stations:	WFSP am/fm WKMM am/fm
Television Stations:	WBOY & WDTV – Clarksburg (50 miles) WNPB – Morgantown (25 miles) KDKA, WPGH, WPXI, WQED & WTAE – Pittsburgh (90 miles)
Cable Television:	Atlantic Broadband – 40+ channels digital cable and internet available
Telephone Service:	Frontier
Telegraph Service:	Western Union
Post Offices:	13

ECONOMIC INDICATORS

Per Capita Income

Year	Preston County	% Change	West Virginia	% Change	United States	% Change
1994	\$13,649	1.55	\$17,413	4.12	\$22,581	3.97
1995	\$13,867	1.60	\$17,913	2.87	\$23,562	4.34
1996	\$14,142	1.98	\$18,566	3.65	\$24,651	4.62
1997	\$14,334	1.36	\$19,406	4.52	\$25,924	5.16
1998	\$15,183	5.92	\$20,185	4.01	\$27,203	4.93
1999	\$15,855	4.24	\$20,888	3.48	\$28,518	4.83
2000	\$17,085	7.76	\$21,738	4.07	\$29,469	3.33
2001	\$17,898	4.7	\$22,862	4.8	\$30,413	2.2
2005	\$23,313	30.255	\$28,206	24	\$34,471	14
2009	\$26,262	12.65	\$31,137	10.391	\$38,846	12.692
2010	\$27,338	4.097	\$32,042	2.907	\$39,937	2.809

Other Recreational & Cultural Facilities

Alpine Lake Resort & Conference Center
 Preston Country Club
 Szilagyi Center and WWII Museum
 Kingwood Parks and Recreation
 Preston County Historical Society Museum
 Arthurdale Heritage
 Whitewater on the Cheat

UTILITIES & SERVICES

Electricity:	Mon Power
Water:	City of Kingwood
Source:	Cheat River
Maximum Load Capacity:	1,296,000 GPD
Peak Load:	500,000
Present Load:	450,000 gal.
Sewers:	City of Kingwood
Storm Sewer:	yes – coverage 40%
Sanitary Sewer:	yes– coverage 100%
Treatment Plant Type:	Rotating Biological
Contractor Capacity:	660,000 GPD
Present Load:	60%
Solid Waste Disposal:	City of Kingwood & 2 private companies
Natural Gas:	
Gas Supplier:	Columbia Gas
Gas Distributor:	Allegheny Energy
Other Fuels:	
Coal Source(s):	5 local wholesalers
Fuel Oil Distributor(s):	3 local vendor
LP Gas Distributor(s):	3 local vendors

LABOR ANALYSIS

Labor Force Trends

Year	Civilian Labor Force	Actual Increase	Percent Increase
1980	12,424	-	-
1990	12,132	(220)	(1.8)
2000	13,390	1258	10.4
2005	14,510	1120	8.4
2006	15,100	590	4.07
2007	14,990	(110)	(.73)
2008	14,970	(20)	(.13)
2009	15,090	120	.8
2010	15,090	-	-
2011	14,700	(390)	(2.58)

Unemployment Trends

Year	Actual Unemployed	Unemployment Rate
1985	1,820	14.7%
1990	1,210	10.0%
1995	1,060	8.4%
2000	740	5.5%
2005	660	4.6%
2006	630	4.1%
2007	590	3.9%
2008	570	3.8%
2009	1060	7.0%
2010	1220	8.1%
2011	1100	7.0%

Source: West Virginia Bureau of Employment Programs, Office of Labor and Economic Research.

TRANSPORTATION

Highways serving area:	I68, US 50, US 219, WV 7, WV 26 WV 72, WV 92
Distance to nearest interchange:	I-68 interchanges at Bruceton Mills and Hazelton
Railroads:	CSX
Motor Freight Carriers:	(Miles distance)
ABF Freight System, Inc.	40 miles
CCX	60
Consolidated Freightways	40
Kingwood Trucking	Kingwood
Overnight	40
Roadway Express	40
Pitt-Ohio	90
PJAX	20
Tri-State Express	40
Yellow Freight	40
Air Service:	Morgantown Municipal Airport – 25 miles
Runway Length:	Primary: 5,199 ft. Secondary: 2,997 ft.
Surface:	Asphalt
Commercial Service:	United Express
Alternate:	Pittsburgh International Airport – 98 miles
Public Intercity Transit Service:	yes
Parcel Service:	Federal Express, Greyhound, UPS, US Postal Service
Waterways:	The Monongahela River is the nearest navigable river with a 9 foot channel depth.

TAXES

Owner-occupied Houses (Class II)

	Total Rate/\$100*	Asses. Ratio**	Effective Rate/\$100*
Kingwood	\$1.36	.60	\$0.81
Tunnelton, Masontown, Reedsville, Newburg, Rowlesburg, Albright, Bruceeton	\$1.23	.60	\$0.74
Brandonville	\$1.17	.60	\$0.71
Terra Alta	\$1.35	.60	.79
County (unincorporated)	\$0.98	.60	\$0.59

Commercial Real Property (Class III & IV)

	Total Rate/\$100*	Asses. Ratio**	Effective Rate/\$100*
Kingwood	\$2.72	.60	\$1.64
Tunnelton, Masontown, Reedsville, Newburg, Rowlesburg, Albright, Bruceeton	\$2.47	.60	\$1.49
Brandonville	\$2.34	.60	\$1.41
Terra Alta	\$2.63	.60	\$1.58
County (unincorporated)	\$1.97	.60	\$1.19

State Taxes

Type	Rate
Corporate Net Income	8.5%
Consumer Sales/Use	6%
Food for Human Consumption	1%
Severance Tax (most natural resources)	5%
Individual Income	3%-6.5%
Gasoline	20.50 cents/gallon

*- rounded off to the nearest cent

** - Assessed value is 60% of market value

MAJOR EMPLOYERS

March 2012

Preston County Board of Education
Department of Justice Federal Prison System
Preston Memorial Hospital
Wal-Mart Associates, Inc.
CW Wright Construction Company, Inc.
Hopemont State Hospital
Heartland Employment Services, Inc.
Superior Reedsville Filtration, LLC
Preston Contractors, Inc.
Jennmar Corporation of WV, Inc.

BUSINESS ASSISTANCE

Economic Opportunity Credit

For qualified companies that create at least 20 new jobs within specified time limits (10 jobs in the case of qualified small business) as a result of their business expansion project, the State's Economic Opportunity Tax Credit can offset up to 80 percent of specified business taxes for a period of up to 13 years. If a qualified company that creates the requisite number of jobs pays an annual median wage higher than the statewide average non-farm payroll wage, then the qualified company can offset up to 100 percent of the specified taxes for up to 13 years. For qualified businesses creating less than 20 new jobs within specified time limits, or for a qualified small business creating less than 10 new jobs, a \$3,000 credit is allowed per new full time job for five years, providing the new job pays at least \$32,000 per year and the employee has employer-provided health insurance benefits. The \$32,000 figure is adjusted annually for cost-of-living.

Manufacturing Investment Credit

A tax credit is allowed against up to 60 percent of corporate net income tax and business franchise tax based on qualified investment in eligible manufacturing property, with no new job creation required. The Manufacturing Investment Credit is made available to manufacturers making qualified capital investments in a West Virginia Industrial facility. The credit is up to 5% of qualified investment over 10 years to offset up to 50% of business franchise tax, severance tax and corporation net income tax. Job creation is not required for this tax credit.

Other tax credits and exemptions include the Strategic R&D Tax Credit, the Warehouse "Freeport" Amendment, Corporate Headquarters Credit, "Five for Ten Program, Manufacturing Sales Tax Exemption, Tax Increment Financing and others .

AVAILABLE SITES

Available Industrial Sites

Site	Size (acres)
Borgman Coal – Borgman	375
Marrara Brothers Iron Industrial Site – Irona	125
Valley Industrial Park—Reedsville	100
Northpointe Business & Industry Park – Hazelton	55
Hill Property – Kingwood	40
Hazelton Properties, LLC	19.77

Available Buildings

Buildings	Size (Sq. Ft.)
Kingwood Commercial Building	20,000
Morgantown Technical Services Building	20,000
Fibertec Building	16,000
Manheim School	9,000
Corbin Building	5,500

Available Commercial Property

Site	Size (Acres)
Pointe Plaza	7.5

MORE INFORMATION

For Additional Information Contact:

Roberta Baylor, PCED, Executive Director
Preston County Economic Development Authority
330 East Main Street, Suite 100
Kingwood, WV 26537
(304) 329-2299 – phone
(304) 329-6215 – fax
robertabaylor@hotmail.com or pceda@atlanticbbn.net

For further information on Morgantown contact:

Don Reinke, CEcD
Morgantown Area Economic Partnership
Morgantown Enterprise Center
955 Hartman Run Rd., Suite 200
P.O. Box 188
Morgantown, WV 26507-0188
(304) 296-6684 – phone
(304) 296-6689 – fax
info@morgantown.org

For Specific Market &/or Economic Information Contact:

The Bureau for Business & Economic Research of WVU at (304) 293-5837

For Specific City Information Contact:

Albright	(304) 329-1895
Bruceeton Mills	(304) 379-3171
Kingwood	(304) 329-1225
Masontown	(304) 864-5555
Newburg	(304) 892-3341
Reedsville	(304) 864-3437
Rowlesburg	(304) 454-2441
Terra Alta	(304) 789-6664
Tunnelton	(304) 568-2992