



VINT HILL PRESS KIT

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Vint Hill: An Overview

Vint Hill is one of the premier business locations in the Washington, D.C metropolitan area. It offers a diverse base of affordable commercial real estate, including land, office space or warehouse space. Located in Eastern Fauquier County, the Vint Hill community offers a highly skilled workforce and balances quality of life with easy access to the nation's capital, Northern Virginia and Washington Dulles International Airport. Learn more at www.vinthill.com.

Vint Hill Today

In May 2017, Vint Hill Village, LLC marked its three-year anniversary as Vint Hill's Master Developer and steward. Since acquiring the majority of Vint Hill's remaining undeveloped land from the Vint Hill Economic Development Authority (VHEDA) in 2014, Vint Hill Village, LLC has advanced the authority's mission to create a thriving, mixed-use business and residential hub in eastern Fauquier County. Working with county leaders including the Board of Supervisors and the Fauquier County Economic Development Authority as well as the VHEDA and the community, Vint Hill Village, LLC continues to lead the effort to transform Vint Hill into a regional economic engine. A variety of businesses and organizations have put down roots at Vint Hill in the last several years, including a state-backed veteran's care center, cloud-computing company, general store, community college, beauty salon, custom cabinet-maker, brewery, and winery. Dozens of others have offices in Vint Hill, and more businesses have made plans to locate in the growing community.

Early History of Vint Hill

The first recorded deed listing Vint Hill is dated 1772. The property got its name from the vineyards that grew on it during its early years. During the civil war, when the property was a sheep and cattle farm owned by Andrew Low, several civil war battles took place on or around Vint Hill. Low, a British citizen, flew a Union Jack flag over the farm throughout the war to signal his neutrality. In 1911, Mitchell Harrison bought the property and transformed it into a country estate, doubling the existing house that is now the Inn at Vint Hill, a popular special events and



wedding venue. In 1942, the Harrisons sold the property to the U.S. Army, setting Vint Hill up for its next chapter.

Vint Hill Farms Station

The U.S. Army's Signal Intelligence Service (SIS) established Vint Hill Farms Station as a cryptography school and intelligence-gathering station. In June 1942, the first soldiers of the 2nd Service Battalion arrived. A large barn on the property—now the Vint Hill Craft Winery—served as SIS's first listening post. Vint Hill served a key intelligence-gathering asset for decades, undergoing a significant expansion during and after the Korean War. In 1973, the installations' focus shifted to research, development, and support of intelligence and electronic warfare. The 1993 Base Realignment and Closure Commission recommended that Vint Hill be closed as part of Department of Defense's broad, post-Cold War streamlining effort. At the time, it employed 2,700 military personnel, civilians, and contractors. Vint Hill Farms Station was Fauquier County's largest employer and functioned as a de facto thriving small town. Vint Hill Farms Station officially closed on September 30, 1997.

The post-Army Years Under VHEDA

The Vint Hill Economic Development Authority (VHEDA) was established through Commonwealth of Virginia legislation. VHEDA took title to the former Vint Hill Farms Station in 1998 with the legislative mandate to redevelop the property to create new jobs, tax revenue, and a sense of place in eastern Fauquier County. VHEDA reached a consensus with the County on a redevelopment plan and rezoned the property in late 1999. The rezoning allowed for a planned commercial/industrial district and planned residential development. As the Master Developer, VHEDA made strides to accomplish its mission set forth under the rezoning by installing new infrastructure facilities and selling various portions of the property for residential, commercial and industrial uses. Throughout 14 years, the EDA invested over \$24 million in infrastructure and building rehabilitation at Vint Hill without the support of federal, state, or local funding. Under VHEDA's leadership, Vint Hill attracted several high-profile organizations,



including the Federal Aviation Administration, which opened a major air traffic control facility at Vint Hill in 2011. In May 2014, VHEDA sold the majority of its remaining property in Vint Hill to Vint Hill Village, LLC.

VINT HILL FACTS

Location: In Eastern Fauquier County, 10 miles east of the Town of Warrenton.

Number of Businesses/Organizations at Vint Hill: 60+

Persons Employed By Businesses/Organizations At Vint Hill: 1,000+

Notable Companies/Organizations/Attractions Located At Vint Hill: Cold War Museum, Columbia Gas of Virginia, Commonwealth Medical Laboratories, Don's Barber Shop, Fauquier County Water & Sanitation Authority, Federal Aviation Administration, Gaithersburg Cabinetry & Millwork, Inn at Vint Hill, Iva Bella Salon/Simply Pure; Lord Fairfax Community College, Old Bust Head Brewing Company, OVH, Piedmont Dog Park, Puller Veterans Care Center (coming in 2019) Rockwell Collins, UVA Community Credit Union, U.S. Postal Service, Vint Hill Craft Winery, Walnut Grove Child Care Center.

Available Shovel-Ready Land: More than 100 acres in parcels ranging from ¼ acre to 50 acres. (Note: excludes land earmarked for the Veterans Care Facility.)

In February 2017, Vint Hill Village, LLC retained Colliers International as the exclusive agent to market the existing available land for sale.

For more information on the partnership: <http://vinthill.com/wp-content/uploads/2017/05/Colliers-Vint-Hill-FINAL1.pdf>

For more information on land for sale: <http://www.colliers.com/en-us/washingtondc/vinthill/home>



Driving distance between Vint Hill and...

Warrenton: 10 miles

Manassas Regional Airport: 10 miles

Washington Dulles International Airport: 28 miles

Marine Corps Base Quantico: 32 miles

Fort Belvoir: 39 miles

The Pentagon: 40 miles

Charlottesville: 80 miles

Dates as active Army Installation: 1942-1997



PHOTOS

The following photos are available for editorial use. Please credit Vint Hill Village, LLC.

Photos 1 & 2: Land Bay C

Caption: The site of the proposed Pullers Veterans Care Center, known as Land Bay C, is at the north end of Vint Hill, at the corner of Vint Hill Road (Route 215) and Vint Hill Parkway.

Photo 1: <https://www.dropbox.com/s/4pipvokfojfwar9/LandBayC.jpg?dl=0>

Photo 2: <https://www.dropbox.com/s/0lqq1ivx8xieojj/LandBayCwtrail.jpg?dl=0>

Photos 3 & 4: North Entrance To Vint Hill

Caption: The proposed Veterans Care Center would sit just inside Vint Hill's north entrance.

Photo 3: https://www.dropbox.com/s/gks860jkjqhecf7/VHWall_LandBayC.jpg?dl=0

Photo 4: <https://www.dropbox.com/s/h6k8q71mf5m4ayy/VHWall.jpg?dl=0>