



## **MEDIA 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](http://www.vinthill.com).

### **Vint Hill Today**

Since acquiring the majority of Vint Hill's remaining undeveloped land from VHEDA in 2014, EFO Capital Management-backed Vint Hill Village has advanced the authority's mission to create a thriving, mixed-use business and residential hub in eastern Fauquier County. Working with county leaders and the community, EFO Capital Management continues to lead the effort to transform Vint Hill into a regional hub and job creation center. A variety of businesses and organizations have put down roots at Vint Hill in the last several years, including a cloud-computing company, 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.

### **Northern Virginia Veterans Care Center Site Selection**

On June 1, 2016, Virginia Governor Terry McAuliffe announced that the Commonwealth has chosen a site in Fauquier County as the location for a new Veterans Care Facility. The facility will be located in Vint Hill, the former U.S. Army installation that is transitioning to a multi-



purpose commercial and residential center. Fauquier County, the Vint Hill Economic Development Authority (VHEDA) and Vint Hill Village/EFO Capital Management are collaborating to donate a 30-acre site for the project. The Commonwealth chose Fauquier County based on a proposal submitted by the Fauquier County Department of Economic Development in July 2015.

### **OVH North American Headquarters Selection**

On Oct. 6, 2016, Virginia Governor Terry McAuliffe announced that France's OVH, one of the world's leading cloud-computing providers, picked Vint Hill for its North American headquarters and first U.S. data center location. It was both a major win for the region and another example of how Vint Hill is evolving into a diverse live-work-play hub. Founded in 1999, OVH has a long history of innovative technologies building its data center offerings from the processor up, leveraging technology partnerships with Cisco, Intel, Microsoft and VMware, among others. Today, OVH provides cloud infrastructure as a service with products including bare metal and virtual servers, networking, private cloud solutions and more. Vint Hill supported local officials, including the Fauquier County Department of Economic Development and elected representatives, as well as executives from the Commonwealth of Virginia during the discussions with OVH.

### **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, including majority shareholder EFO Capital Management.



## 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, Lord Fairfax Community College, Old Bust Head Brewery, OVH, Piedmont Dog Park, UVA Community Credit Union, U.S. Postal Service, Vint Hill Coffee, 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.)

### **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