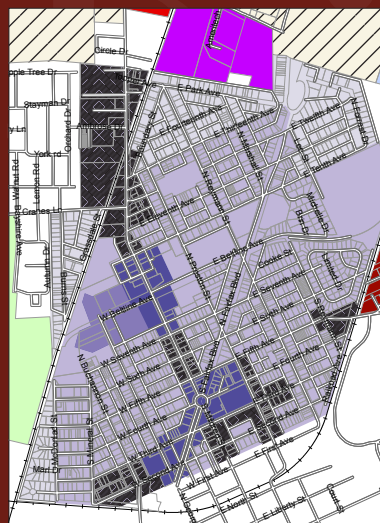




▲ A shovel-ready boulevard plan.



Designs for renewed business opportunities in the place of old industrial sites. ▲

A Unified Vision with Unified Support

Our advantages begin with a vision of community health and opportunity. And we continually reaffirm that vision through active engagement with citizens and potential investors. We listen. And we respond.

What that ongoing dialog has achieved for us is the most essential requirement for transforming good ideas into successful outcomes: Trust.

Our elected officials and their staffs have earned that trust through consistent performance and consistent success. We have a history to be proud of. And a future awaiting.

Ranson means business.

◀ A new zoning code and revamped Comprehensive Plan to enable compact, walkable, mixed-use development and redevelopment with proven potential for high returns for both our town and the businesses that share our vision.



Ranson

MEANS BUSINESS

RANSON, WEST VIRGINIA:
Flexible Opportunity for a New Era



You can follow every step of our journey, see every drawing, hear our citizens and leaders talk about the process, and read every resource document at www.ransonrenewed.com.

When it comes to opportunity, Ranson means business.

More than ever, returns on investment in America's next economy must factor in place:

Is this the right place to build a future for families and businesses? Is there evidence of long-range thinking on the part of community leaders when it comes to infrastructure support? Is the community united behind a vision for the future?

We understand how crucial those questions are. And we've organized ourselves in Ranson to answer each of them with a confident **YES!**

Location, Location, Location

Our historic town is located within the commuting radius of the vibrant Washington D.C. Metro Area. Rail and highway connections link us to the heart of the nation's capital. Yet we can offer a sense of place — neighborhoods that have attracted families for more than a century, rural landscapes still in active cultivation — hard to come by in the overbuilt suburbs surrounding the District.

Even more importantly, we've been proactive in protecting and enhancing those assets. We've strengthened the connections between neighborhoods and transportation choices. We've pre-qualified key properties for redevelopment in former industrial districts and for new-era mixes of working agriculture and country living in rural areas.

And we've built city operations around the new economy needs of our business community.

A CONNECTED REGION

Four lane access to Interstate 81 (10 miles)
 Hagerstown or Frederick, Maryland (40 miles)
 West Virginia Eastern Regional Airport/167th Airlift Wing, WV National Guard (11 miles)
 Mainlines of CSX and Norfolk Southern; Boardings at Duffields and Harpers Ferry
 MARC Commuter Train (daily service to Washington, DC and Maryland suburbs)
 Amtrak (Harpers Ferry)
 Dulles International Airport (45 miles)
 Container Cargo Facility at Front Royal, VA (25 miles)



Ranson, West Virginia

JOIN OUR OTHER MAJOR EMPLOYERS

Extensive Federal Offices
 American Public University System
 Hollywood Casino
 Royal Vendors, DALB, Inc.
 West Virginia University Hospitals - East
 Summit Point Automotive Research Center
 STaSIS Engineering
 Halltown Paper Plant
 Automated Merchandising Systems
 Schonstedt Instrument Company
 Universal Forest Products
 Dr. Pepper Distribution for mid-Atlantic
 Jefferson Utilities and Snyder Environmental



Newly-enabled infill, reuse and redevelopment opportunities.



Plans for new, rural village neighborhoods.



Walkable neighborhood centers.



Transportation plans connecting more residents with amenities and services.

Ready-Made Sites, Planned and Pre-Qualified

Anticipating a new era of place-based investment, we've planned ahead for infrastructure support and tweaked our regulatory structure to allow for fast-tracked development and redevelopment.

Old Town Infill Greenfield Village Neighborhoods Industrial Development Large Employment Centers

For commercial and residential investors seeking close-in opportunities, we've identified **infill sites**, including some with multi-block potential, within our historic sections. In the more **rural areas**, we've commissioned plans — and pre-qualified them for zoning approval — that address the growing demand for mixed-use development that accommodates local food production. And for those seeking **large-scale industrial capacity**, we can provide locations plugged into regional transportation networks.

What this means is that, as an investor, you can turn your focus to what you know best: markets for your products and your own internal management.

We're taking care of the community environment you need to thrive.

"Infill, agriculture, industrial, or neighborhoods and shopping. Whatever you're looking to develop, there's a place for you here."

— A. David Hamill, Mayor of Ranson