

# Adams County, *Ohio*

## Opportunity Zone Prospectus

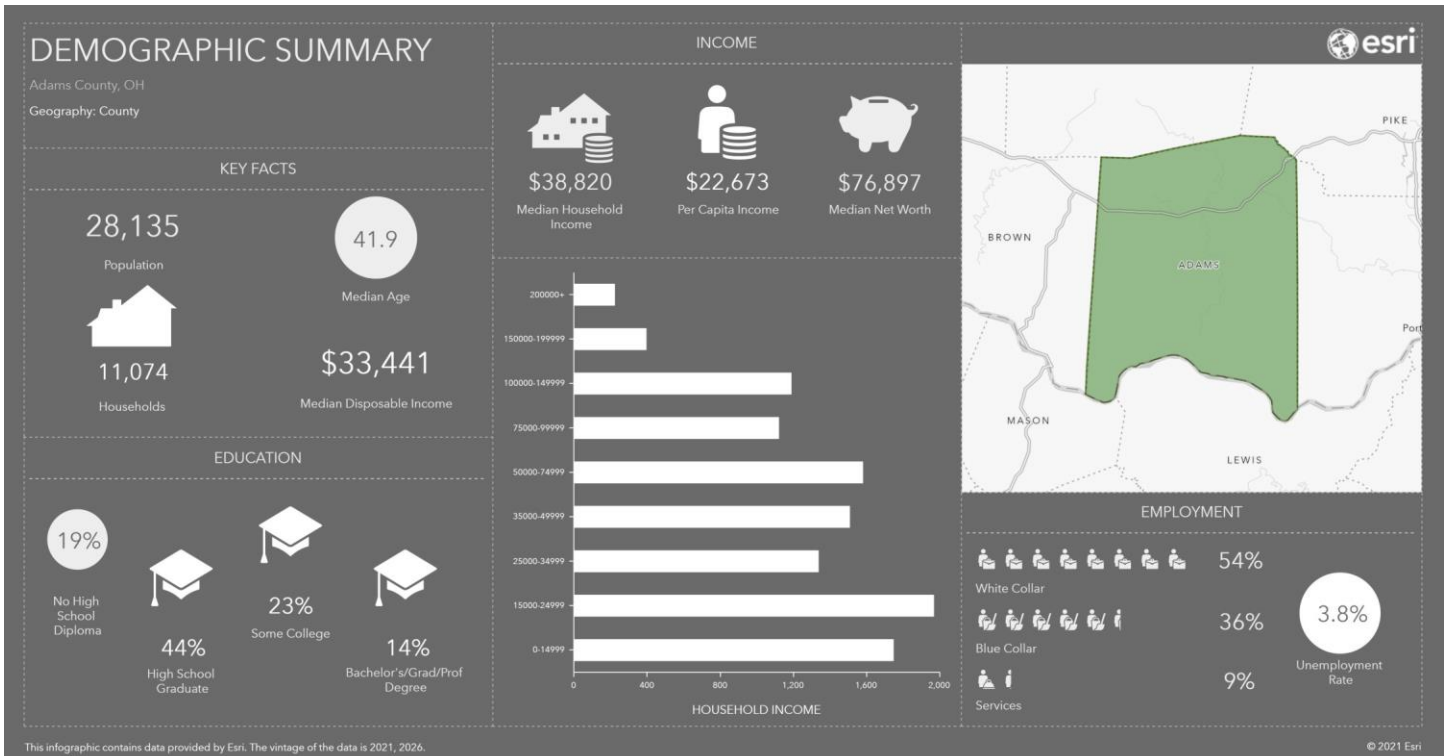
Winchester Industrial Park

Moore's Road Business Park

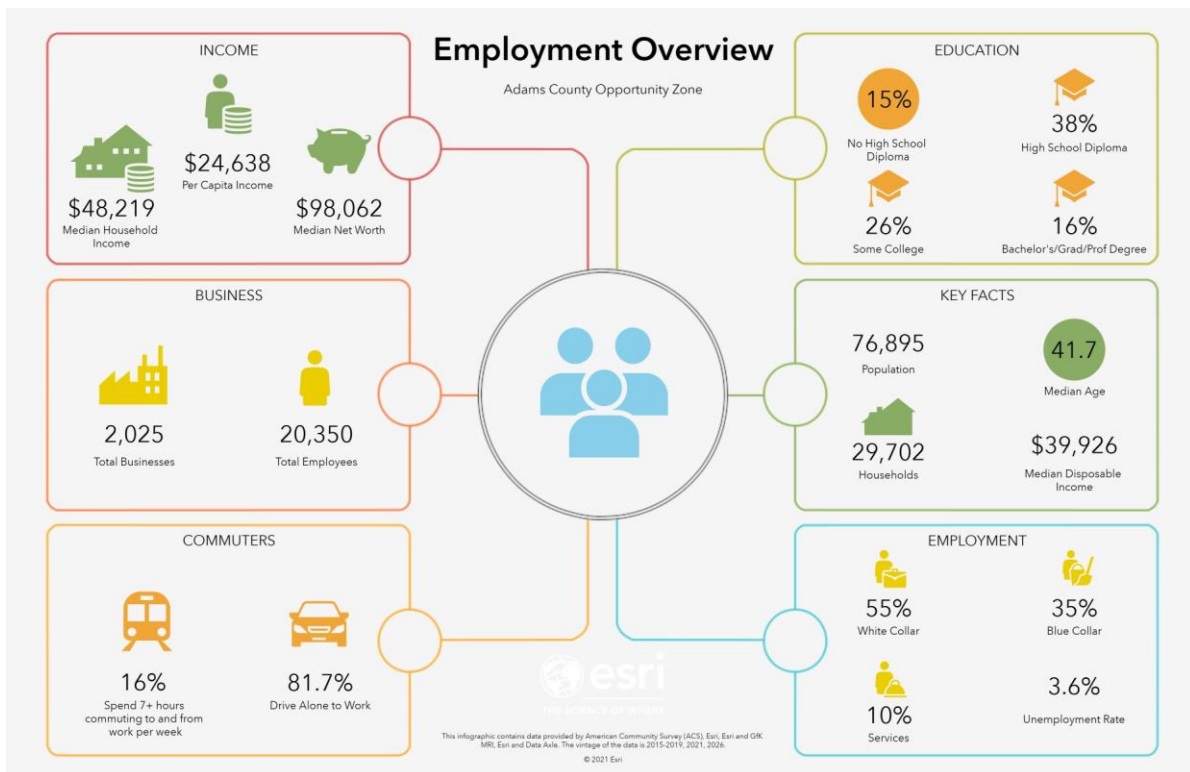
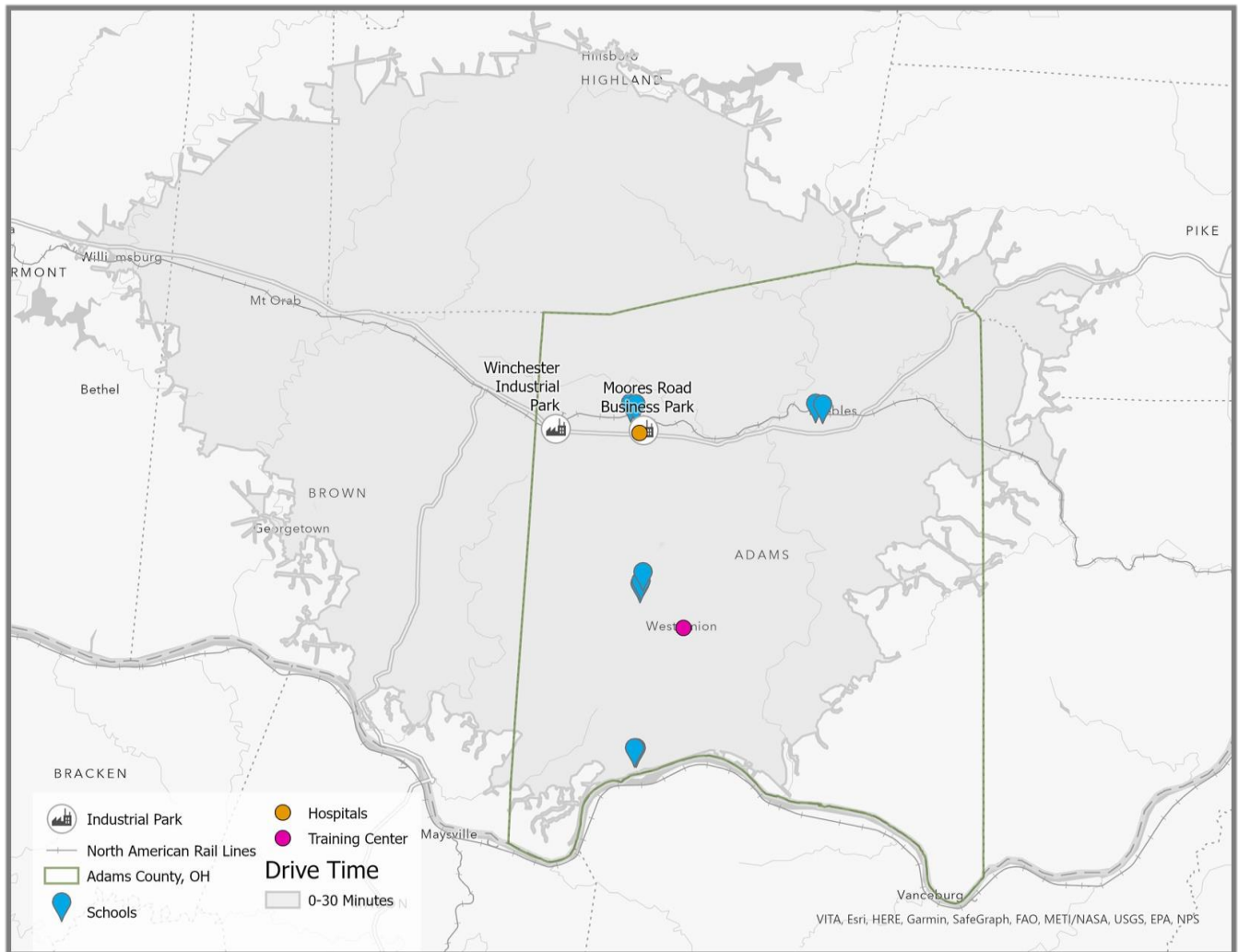


## Workforce

- Adams County recently purchased and is renovating a 15,100 sq. ft. building in West Union which will become a training center for the region.
- Initial classes will include training in computer numerical control, welding, nursing, and nursing assistant.
- Partnership is available to meet the needs of businesses in the area.
- Employment overview: 30 minute drive time



# Why should you choose Adams County?



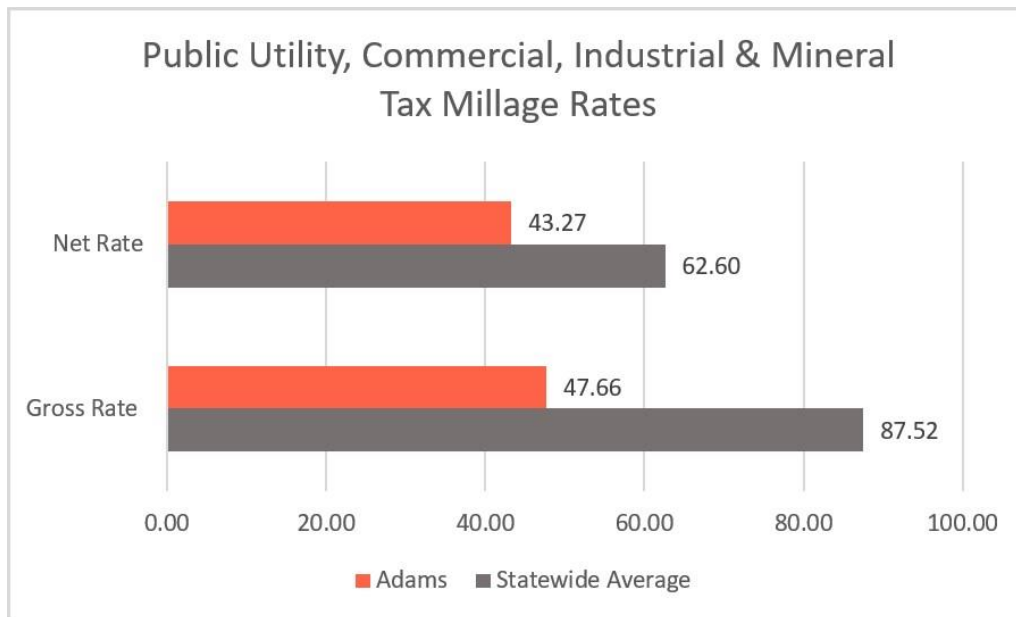


## Proven Success

- General Electric and Columbus Industries have a proven track record of success in Adams County.

## Taxes

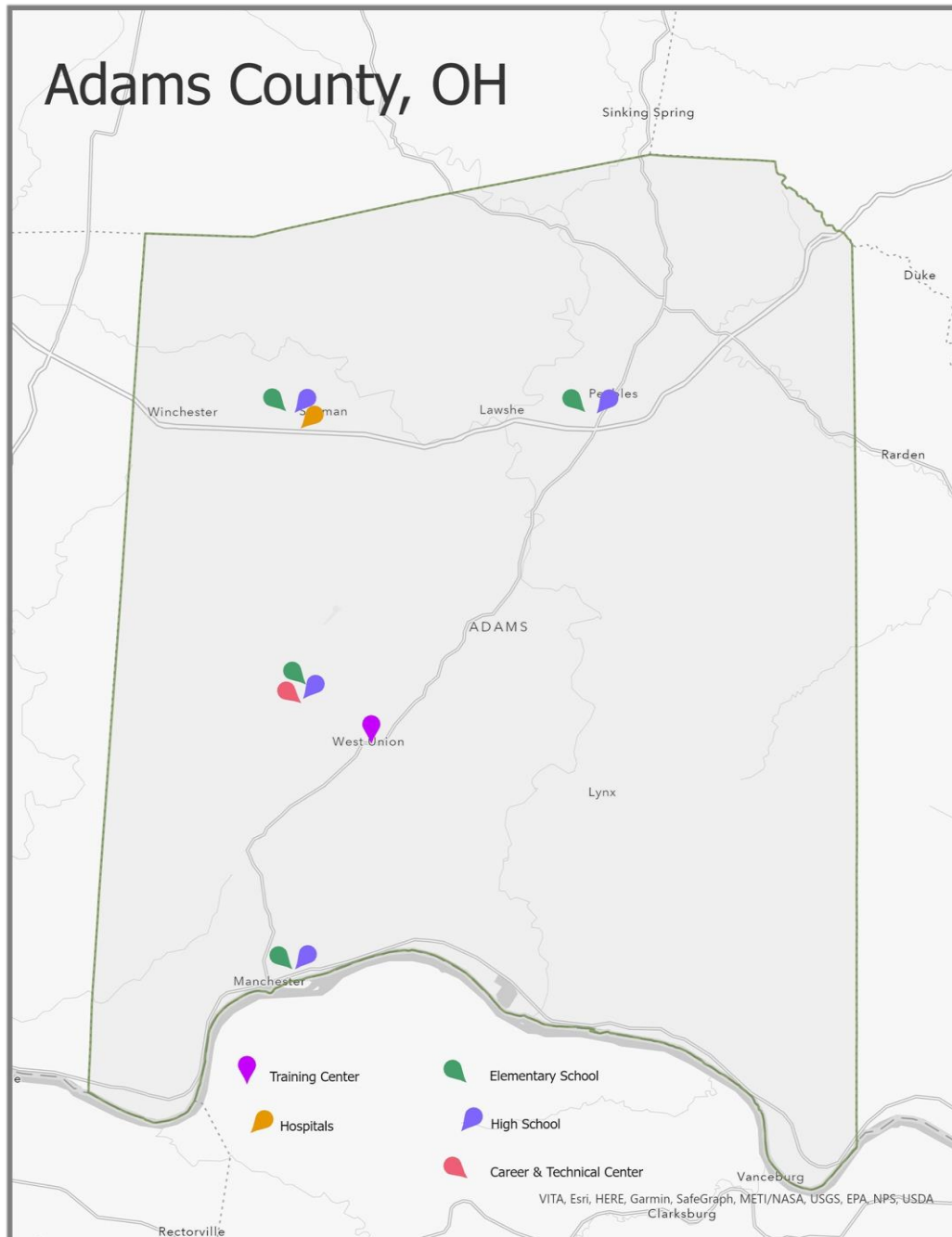
- Adams County boasts the lowest average gross tax rate (35.75%) in the state within the public utility, commercial, industrial, and mineral class of real property. The county also has the lowest average tangible personal property tax (including public utility personal property) at 34.72 according to the Ohio Department of Taxation.



# Why should you choose Adams County?

## Education

- Adams County offers two school districts that provide a great education for the children of the county.
- Ohio Valley School District offers a career and technical center as well as various specialty programs for children with disabilities.



## Healthcare

- Adams County is prepared to offer the best in healthcare with the recent completion of a new hospital, a new state of the art cancer treatment center, and a new dialysis center.



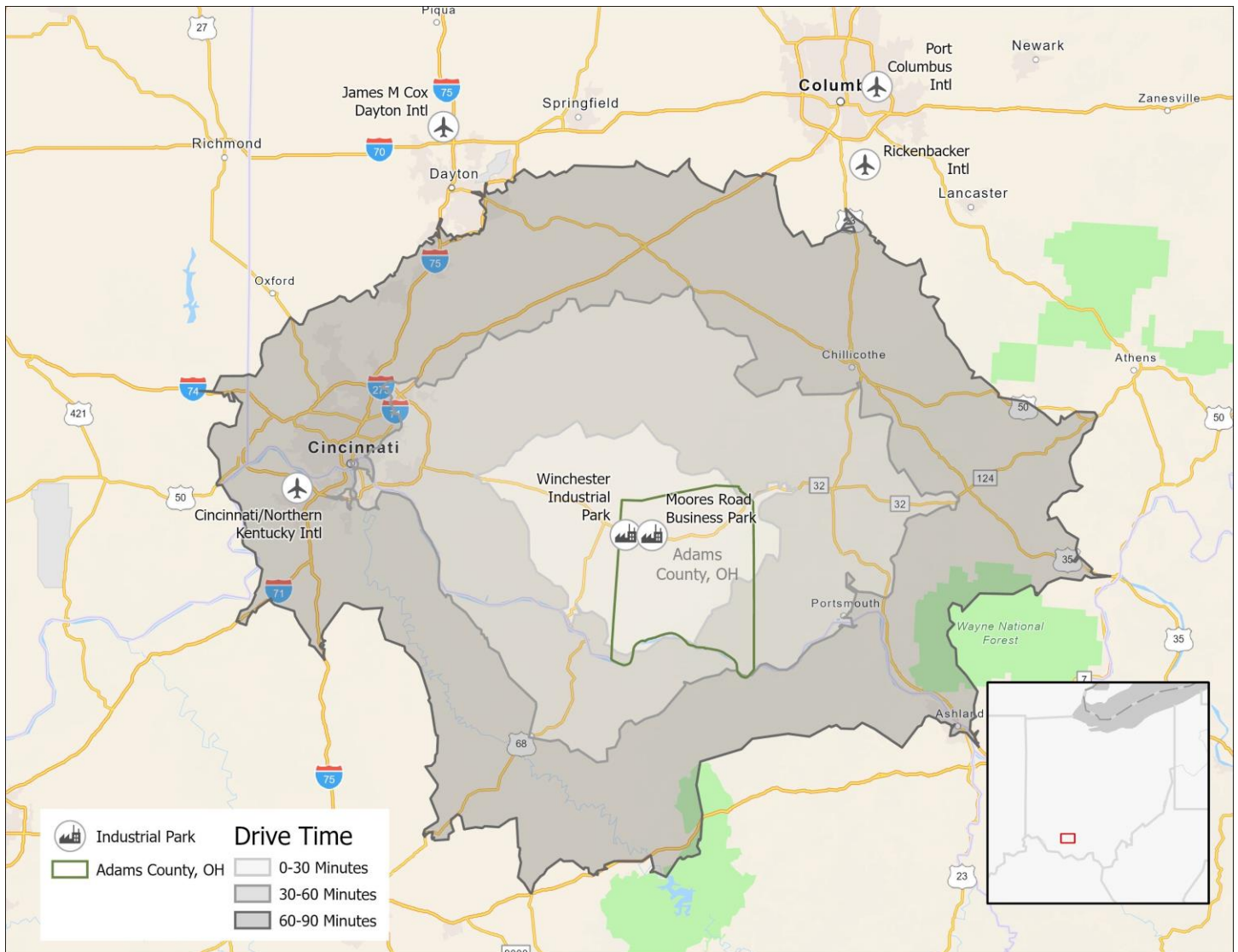
## Culture and Recreation

- Adams County offers many historical and culture adventures for its residents.
- The county has multiple covered bridges, many historical homes, the Ohio River, the Serpent Mound, and the Manchester Islands.
- The county also offers many festivals throughout the year.



# Why should you choose Adams County?

## Industrial Parks Overview

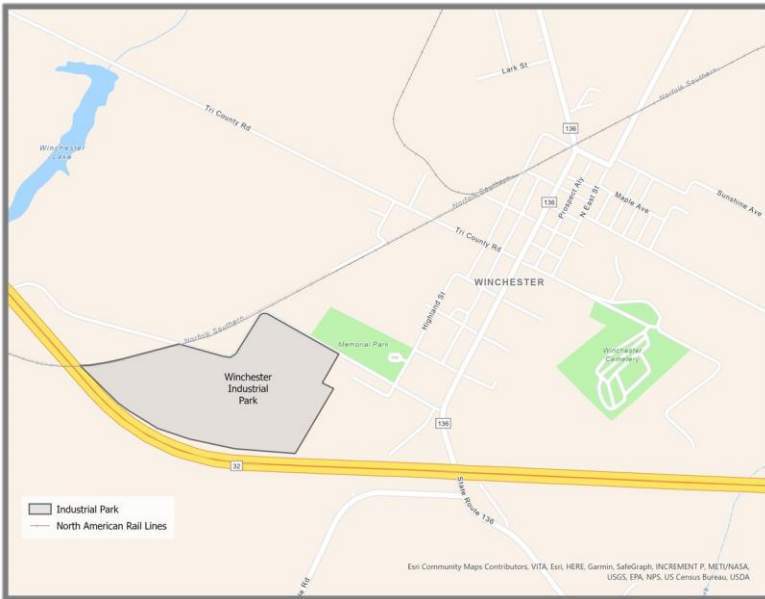


### Location Benefits

- Both parks are located off SR 32, which provides companies quick access to Cincinnati and a connection to east coast markets.
- The close proximity to both Cincinnati and Columbus provides businesses with access to international airports.



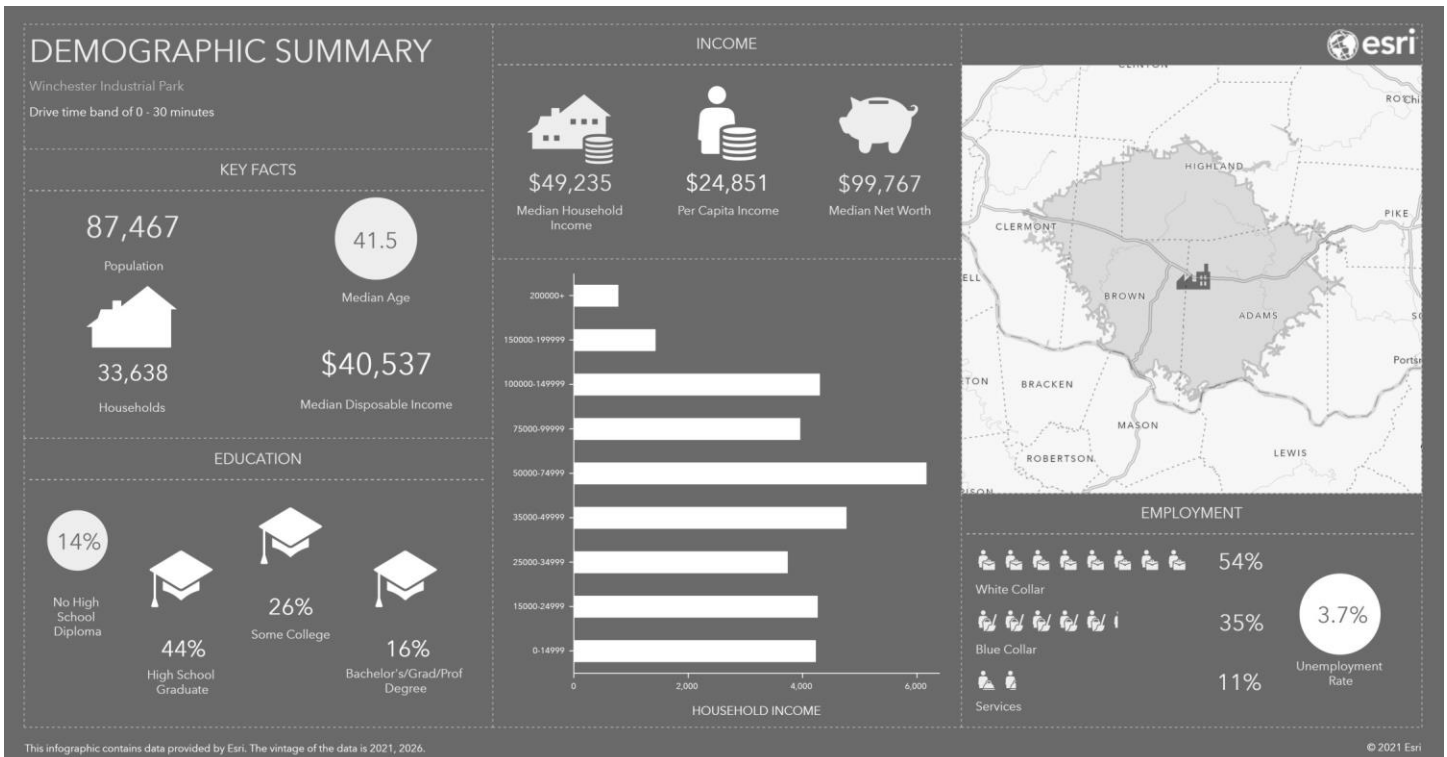
# Winchester Industrial Park



- The Winchester is a modern industrial park located off State Route 32
- The park is has access to a large workforce
- This 55 acre site is currently owned by the Community Improvement Corporation and the Board of Adams County Commissioners.

- Construction is underway to provide the park with upgraded utilities including sewer, water, gas, broadband, and 3 phase electricity.

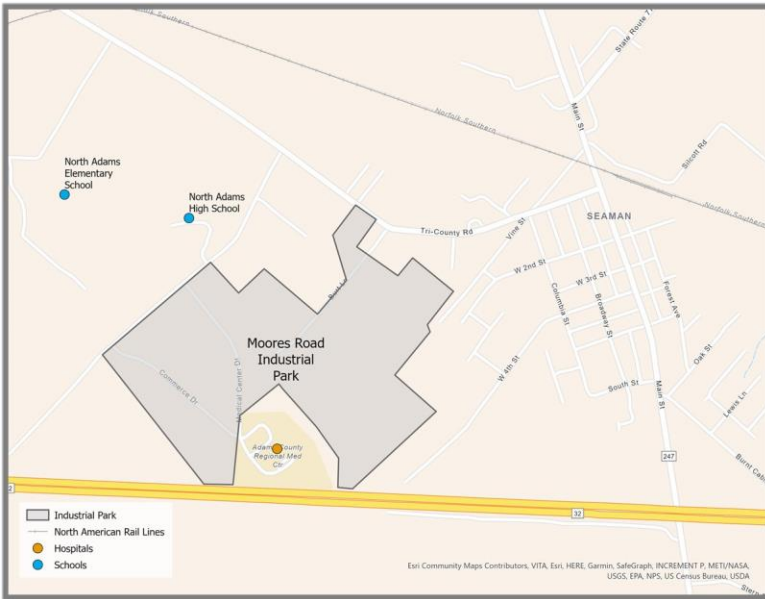
# Moore's Road Business Park





- \$30,000/acre for raw industrial land
- \$65,000/acre for developed industrial lots
- \$75,000 acre for retail or office use.

- 67 miles from Cincinnati Northern Kentucky International Airport
- North Adams High and Elementary School located on property



- Commercial property provided by the Adams County Regional Medical Center
- 124 dividable acres
- Water, sewer, and electric provided at the site
- Direct access to State Route 32
- Under an hour drive to I-275, I-71



If you are interested in all the Winchester Industrial Park, Moore Road Business Park, or Adams County has to offer, please contact Holly Johnson with the Adams County Economic & Community Development Office.



Holly Johnson

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