

Creating Investment Ready Communities and Opportunity Zones

Prepared by Center of Economic Development and Community
Resilience, the Voinovich School of Leadership and Public Affairs

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Introduction

A total of 38 locations were identified within the OVRDC region that is in an opportunity zone. All locations were uploaded to <https://opportunityzones.ohio.gov/wps/portal/gov/ooz/home>. Of these 37 sites, eight sites were identified as the most investable sites in the OVRDC region. These locations include Zahn's Corner (Pike County), Mt. Orab Megasite (Brown County, Attachment 1), Washington Court House Industrial Park (Fayette County, Attachment 2), Dan Evans Industrial Park (Gallia County, Attachment 3), Industrial Rail Site and Wellston Industrial Park (Jackson County, Attachment 4), The District (Lawrence County, Attachment 5), and the Southern Ohio Aeronautical Regional Business Park (Scioto County, Attachment 6). Zahn's Corner Industrial Park in Pike County has since sold and is no longer on the market.

Available and Investable Assets in Designated Opportunity Zones

The counties in the OVRDC region provide many benefits to potential businesses. First is large transportation infrastructure. Multiple routes span the region including, US 23, US 50, Route 32, US 52, and the region neighbors Interstate 71, Interstate 70, and Interstate 64. The highway systems provide businesses with easy access to Columbus, Cincinnati, Charleston, and any other surrounding cities. The region is also located within a day's drive of $\frac{3}{4}$ of the United States population. The region also has a large rail infrastructure. Scioto County for example has access to the Norfolk Southern Heartland Corridor and the Pocahontas Division Rail Yard. These rail lines run throughout the district, providing businesses the opportunity to ship their supplies and products via rail. Another transportation benefit is access to the Ohio River. Many of the counties are located along the Ohio River with the remaining counties a short drive to the river. The Ohio River provides businesses the opportunity to reach markets around the world. Finally, the region has access to multiple local airports and multiple international airports. The region is within a short drive to Cincinnati/Northern Kentucky International Airport, John Glenn International Airport (Columbus, OH), Yeager Airport (Charleston, WV), and the Huntington Tri-State Airport. These airports provide the region with a Foreign Trade Zone designation.

Another asset to the region is the educational system. The OVRDC Region is home to multiple universities including Shawnee State University, Ohio University Southern, University of Rio Grande, and it borders major universities like Ohio University, Ohio State University, Marshall University, the University of Cincinnati, and more. Many of the counties also have their own career centers. Lawrence County is home to the Collins Career Technical Center. Other career centers in the region include Buckeye Hills Career Center (Gallia County), Scioto County Career Technical

Center (Scioto County), and the Ohio Valley Career and Technical Center (Adams County).

The Region has access to a large population trained workforce. It also has access to large neighboring cities that can pull more workers to provide businesses with access to all the labor force the company could need. The region averages an unemployment rate of 5.7%. Lawrence County has access to a population that exceeds 300,000 people thanks to its proximity to the tristate region of Ironton, Ohio, Ashland, Kentucky, and Huntington, West Virginia.

The OVRDC Region also benefits from many other various assets including a multitude of ways for employees and business owners to enjoy their time away from work. The region provides excellent opportunities for outdoor recreational activities including the Ohio River, Lake Vesuvius, and the Wayne National Forest. There are multiple historical sites throughout the area including the home of President Grant. There are many different locations to shop and eat with your family including the new Canal Warehouse Project in Ross County that is turning an abandoned canal-building into a downtown attraction for Chillicothe, Ohio. The region is full of sporting events, musical events, plays, and other festivals and events to keep the business owners and their employees entertained during off-hours.

Investible Projects Attractive to Investors with Capital Gains to Manage.

The OVRDC Region provides investors with 35 different properties that are in an Opportunity Zone. The properties identified as the best properties for investment include Industrial Rail Site and Wellston Industrial Park (Jackson County), The District (Lawrence County), Airpark Industrial Park (Scioto County), Mt. Orab Megasite (Brown County), Dan Evans Industrial Park (Gallia County), and Washington Court House Industrial Park (Fayette County).

Adams County: Winchester Industrial Park (Attachment 1)
 Moores Road Business Park

Brown County: Mt. Orab Megasite (Attachment 2)
 Mt. Orab Tract 250 East Tract 416

Clermont County: 4174 Half Acre Road
 Half Acre and State Route 276

Fayette County: Washington Court House Industrial Park
 (Attachment 3) Kea Inc.

Gallia County: Dan Evans Industrial Park (Attachment 4)
 US 35 State Route 850 Site
 Kessinger Property

Highland County: Corvac Property
 Hobart
 South Central Industrial Park
 US 62 and State Route 73
 Connector North High Business Center
 Homestead SCPC

Jackson County: Wellston Industrial Park (Attachment 5)
 48 Acres Jackson CIC Site
 75 acres Salt Creek Industrial Park
 1527 McGiffin Rd
 Jackson Logistics Center
 Industrial Rail Site (Attachment 5)
 Vets Development
 GJMV Solid Waste District Office
 BREC Echo Valley Site

Lawrence County: Ross The District
 (Attachment 6) River
 County: Road Development
 County: Canal Warehouse

Scioto County: Southern Ohio Aeronautical Regional Business Park
 (Attachment 6) Portsmouth Gateway Industrial Park
 New Boston Industrial Park

Vinton County: Vinton County Business Park

Capital Targets and Developed Business Case(s) for Investible Projects.

The local economic developers were contacted to determine the best industries to pursue for the properties that were identified as the readiest for investment in the OVRDC Region. The preferred industries for each are listed below.

Adams County:	Manufacturing
Brown County:	Auto, Data, Food Manufacturing, industries with large electric and low gas usage.
Fayette County:	Manufacturing
Gallia County:	Small Manufacturing, Distribution Center
Jackson County:	Manufacturing
Lawrence County:	Manufacturing
Scioto County:	Manufacturing and Aviation

Marketable Assets to Attract and Seal Investment.

A prospectus was created for each of the counties. These prospectuses had a section for each property located within the county.

Adams County: Attachment 1

Adams County, Ohio, is a premier location for potential and growth. The Workforce has demonstrated proven success with General Electric and Columbus Industries for retention and development in the community. Adams County recently purchased a 15,100 square foot building that is currently being renovated to become a region's training center. Many prospective industries are attracted to Adams County as they pride themselves on having the lowest average gross tax rate in the state (35.75%) within a public utility, commercial, industrial, and mineral class of real property. According to the Ohio Department of taxation, the county also holds the lowest average tangible personal property tax (34.72%), including public utility personal property.

With the recent completion of a new hospital, Adams County now has a new state-of-the-art cancer treatment and new dialysis center. The potential for medical tourism demonstrates the improved health care system and a resurgence of growth for the community. Adams County has a rich culture with many historical and cultural destinations for its residents and non-residents alike. The public enjoys visiting many covered bridges, historic homes, the Ohio River, the Serpent Mound, and the Manchester Islands. With these abundant attractions, the community takes pride in the many festivals they host throughout the year.

Adams County has focused on providing the next generation an abundant education through their two school districts. Ohio Valley School District offers a

career and technical center with many specialty programs to empower the future Workforce. Manchester Locals Schools received the Bronze Medal for Best High School by U.S. News and World Report and received the highest test scores for the Ohio Graduation Test of any Southeastern Ohio school district.

The geography and abundant land provide access to the limitless potential within the community. The Winchester Industrial Park is a modern, industrial park located off State Route 32. This location offers companies with quick access to Cincinnati and a connection to east coast markets. The proximity to both Cincinnati and Columbus gives businesses a competitive advantage and access to international airports. The site has 55 acres owned by the Community Improvement Corporation and the Board of Adams County Commissioners with construction to provide the park with upgraded utilities, sewer, water, gas, broadband, and phase III electricity.

Brown County: Attachment 2

Brown County, Ohio, is home to 43,572 residents, with nearly half of the population working age. Currently, 14.9% of residents have obtained a Bachelor's degree or higher. The three most popular employment industries are Health Care and Social Assistance (22.6%), Educational Services (17.3%), and Retail Trade (10.8%). Brown County attracts people for their entertainment and recreation to the beautiful destinations. The rich Ohio history of Brown County admires the John Rankin House, John Parker House, The Ohio Tobacco Museum, and former President Ulysses S. Grant's boyhood home. The area also provides a painted mural, wineries, breweries, golfing, boating, fishing, and hunting.

Brown County offers residents five school districts that provide excellent opportunities for education, including Georgetown Exempted Village, Western Brown Local, Fayetteville-Perry Local, Eastern Local, Ripley-Union-Lewis-Huntington Local. Brown County is home to Southern Hills Career and Technical Center, which offers elaborate programs in Automotive Technology, Construction Technologies, Agriculture/Industrial Mechanic, and more.

The Mt. Orab Megasite Industrial Park is 1,043 divisible acres within an Opportunity Zone, Enterprise Zone, Foreign Trade Zone, and TIF District. Transportation logistics is a considerable advantage as it is 22 miles from Interstate-275 and 36 miles from I-71. Cincinnati is less than an hour's distance, providing an international hub for many businesses with direct access to the river ports and airports. The site has conducted a plethora of research to offer future businesses information for the area's potential.

Fayette County: Attachment 3

Fayette County offers a multitude of attractions for entertainment and recreation. The locals love the great selections of diners, shopping, and more. Fayette County is a convenient 1 hour drive to access the capital of the state, Columbus. Deer Creek State Park is an attraction with excellent camping, including laundry facilities, basketball courts, volleyball, full restrooms, miniature golf, and more. Eyman Park offers an ideal space for events and family space for children to be entertained. Paint Creek Recreational Trail connects bicyclists to Chillicothe on an abandoned B&O railroad corridor.

28,620 residents call Fayette County home, with 16.3% having a bachelor's degree or higher. The three most popular employment industries are Retail Trade (19.2%), Manufacturing (15.6%), and Health Care and Social Assistance (12.4%). Fayette County's location and transportation networks enable 2,000 workers to commute into the county daily with connections through State Route 38, 41, and 735. The county is centrally located between Columbus, Cincinnati, and Dayton, providing a hub of air travel options with three international airports within the proximities.

The two school districts that Fayette County provide abundant resources to connect the community to future employment. Miami Trace Local School District was rated excellent in Ohio. Washington Courthouse City Schools offers updated facilities with new buildings, incredible technology, and a great community to ensure students reach their potential. With the proximity to Columbus, many students are encouraged to pursue higher education like Ohio State University, Capital University, and Ohio Dominican University.

The Washington Court House Industrial Park is an impressive 272 acres within an Opportunity Zone and an Enterprise Zone just off of U.S. 23. There are multiple sites within the park and surrounding the park with railroad access through Genessee and Wyoming. The utilities are fully equipped with 69kV KVA electric line, 6 in line, a 12 in. water line, and a 10 in. sewer line with 700,000 GPD excess capabilities. Phase I ESA, Geotechnical, Wetlands, Archeological and Endangered Species research, and studies have been completed on the site.

Gallia County: Attachment 4

Gallia County is located on the edges of the Ohio River, which offers excellent recreational opportunities for residents. Downtown Gallipolis provides a quaint, safe place for families to eat, shop, walk and enjoy the beautiful river views. Furthermore, the University of Rio Grande offers multiple sporting teams to provide residents with pride and entertainment for the community. The regional labor of employees is nearly 278,228, with Gallia County being home to 30,088 residents. The county has abundant options for grants, loans to aid a new business.

Gallia County provides excellent options for employees to further their training and for the next generation to access education. The three school districts provide abundant learning experiences through the Gallia Academy, South Gallia, or River Valley. The University of Rio Grande provides advancement degrees and certifications for welding, computer science, industrial technology, industrial automation, and more. Buckeye Hills Career Center is also available for residents to earn the skills they need to succeed. Furthermore, Ohio University and Marshall University are within an hour commute for residents interested in higher education.

The Dan Evans Industrial Park is 77 acres authenticated site through Jobs Ohio Site Ohio Program that guarantees the site to be ready for development. Currently, utilities are readily available with excess capabilities. Research and studies have been completed to ensure the future developer has the readiness and safety to provide a successful project.

Jackson County: Attachment 5

Jackson County is often an attraction for businesses as it does not have corporate profit taxes or income taxes. The labor force is a substantial 12,880 residents with 24.4% having an Associate's Degree or higher. Jackson County is loved for its nature and commitment to the outdoors. Lake Katherine State Nature Preserve offers many hiking trails which allow visitors to experience a beautiful side to the area. Jackson Lake State Park, Lake Alma State Park, and Hammertown Lake are also very popular lake attractions. The Buckeye Furnace State Memorial displays an iron furnace that was constructed in 1852 and also has a museum, multiple reconstructed buildings, and nature trails. The public also loves the entertainment offers of great restaurants, bowling, golf courses, tennis courts movies theaters, and much more.

Jackson County is home to many properties and locations within an Opportunity Zone. The two main sites are the Wellston Industrial Park and the Industrial Rail Site. The sites all have similar transportation benefits as Jackson County is home to the intersection of State Route 32 and U.S. 35. Businesses have indefinite circumstances to reach Columbus, Charleston, Huntington, and other major cities. This is a considerable advantage for air travel and higher education opportunities. Jackson is also within 140 miles of 140 million North American consumers. The Ohio South Central Railroad provides rail services for businesses in the county that have the logistics to connect these resources. The James A Rhodes Airport in Jackson County offers a 5,200-foot runway.

The Wellston Industrial Park is 56.8 acres located in Wellston, Ohio. This location has demonstrated as an ideal location for wood companies or related

companies as the property is neighboring Superior Hardwoods of Ohio. There is currently water, sewer, electric, and fiber available and if needed, the City of Wellston has estimates for upgraded sewer capacity. This location is located within an Opportunity Zone, Enterprise Zone, and HUB Zone. The Phase I ESA, Geotechnical, Wetlands, Archeological, and Endangered Species studies have already been completed.

The Jackson Ohio Industrial Rail Site is 22 acres located near the U.S. 35/S.R. 32 intersection. There is a rehabilitated rail spur located at the site with all utilities up to industrial standard. The site is currently undergoing an environmental remediation project. The site is situated in an Opportunity Zone, Enterprise Zone, Foreign Trade Zone, and HUB Zone with Phase I ESA and Phase II studies already have been completed.

Lawrence County: Attachment 6

Lawrence County has a lower cost of living than the national average. The county currently has 35,262 between the ages of 18 and 65. The average commuter time to work is 23.4 minutes. Lawrence County is home to the Wayne National Forest. Lake Vesuvius offers residents an excellent opportunity to appreciate the outdoors through camping, hiking, kayaking, fishing, and horseback riding. Lawrence County is a short drive from Ashland, Kentucky which is home to the Paramount Arts Center with performances in music, theatre, comedy, and more. The RO-NA Theatre in Ironton, Keith-Albee Theatre in Huntington, and Huntington Symphony Orchestra provides an excellent scene for musicals and other performances. There are also endless amounts of retail and entertainment through the tri-state region. Residents can also enjoy many festivals and events throughout the county and tri-state area.

Lawrence County offers residents high-quality colleges and universities within an hour's drive. The county is home to Ohio University Southern and the Collins Career Technical Center which provides numerous opportunities for advancements inside and outside of the classroom. Marshall University and Shawnee State University are also within the region. The residents have 7 school districts available to provide their children with high-quality education. The 7 school districts dispersed through the county are Chesapeake Local, South Point Local, Ironton City Schools, Dawson-Bryant, Fairland, Rock Hill, and Symmes Valley. The labor pool is abundant, hailing from within and beyond the Tri-State area (Huntington, WV, Ashland, KY, Ironton, and Portsmouth, OH) to represent a growing population that currently exceeds 400,000. The trained Workforce specializes in production and technology to provide solid labor and operations for businesses to thrive. The abundant Workforce, along with a low cost of living, has made area labor costs affordable for companies.

The educational and training institutions surrounding The District play an active role in following modern industry trends as well as skills required for these jobs.

The Southern Ohio Industrial District (The District) provides vital advantages to a variety of businesses, industries, and organizations such as petrochemicals, energy, and metals. The District offers both green-field sites and fully developed buildings. The District is equipped to accompany future developers with a 40-acre site with immediate access to multiple means of transportation. Currently, the site has a 92,000 square foot building available for use. The site is located on the Ohio River with direct access to U.S. 52 and Norfolk Southern rail and within 45 minutes of the Huntington Tri-State International Airport. The District's local utility providers ensure the presence of reliable infrastructure resources. The buildings total 400,000 square feet where most small and medium-sized business needs can easily be accommodated. The District is currently home to Dynegy, Rumpke, AmSty, and Sun Coke. The District provides impressive utilities and connectivity options available. With multiple 765 KV lines providing redundant power sources to one of Ohio's largest ARP substations, the 69 K.B. substation feeding The District offers the comfort of nearly guaranteed, uninterrupted power to all District businesses. The District is crossed by an 8" line from Columbia Gas with 320 psi.

Scioto County: Attachment 7

Scioto County ranks in the top 25 for Cost of Living in Ohio. The location provides businesses with excellent transportation, workforce options, educational opportunities, and much more. The bulk transport of goods is accessed through the Ohio River and an extensive rail network which logistically enables companies to access larger networks. U.S. 52 and U.S. 23 are easily accessible throughout the country, which ultimately connects to interstates and highways. Scioto County is abundant in resources with its massive volumes of freshwater, affordable and fantastic electricity, natural gas, propane, and broadband.

The county is proud to offer ten different school districts, including; New Boston, Portsmouth City, Bloom-Vernon, Clay, Green, Minford, Northwest, Valley, Washington-Nile, and Wheelersburg. These school districts ensure that whatever location in the county, the public will be close to advancing the future generations. There are 43,073 working-age adults and many opportunities for local career advancements. Scioto County Career Technical Center offers many programs that can be utilized to advance the Workforce further. Shawnee State University provides a range of degree options to improve human capital and skills.

The geography of southern Ohio and riverfront properties offer plenty of outdoor recreational activities. Brush Creek State Forest, Shawnee State Forest, and

Shawnee State Park attract those interested in hiking, fishing, swimming, and other outdoor activities. The Southern Ohio Museum and Cultural Center, Boney Fiddle Military Museum, and the Portsmouth Flood Wall Mural provide a rich history and culture of what southern Ohio can offer. Portsmouth offers a diverse selection to enjoy higher-end dinings such as Scioto Ribber, The Portsmouth Brewing Company, Market Street Café, and many more.

The Southern Ohio Aeronautical Regional Business Park (SOAR) project includes 145 acres within airport fences that are zoned for aviation businesses. The remaining park consists of 126 acres of land outside the airport property that can be utilized for any type of business. The creation of the new industrial park in northeastern Scioto County is within an Opportunity Zone, providing limitless potential for success in Scioto County. The completion of State Route 823 connects U.S. 52 and U.S. 23, which run beside the industrial park property and offer access to the Ohio River, railroad infrastructures, and access to Columbus, Ohio. Construction has begun on the park's first building, with limitless potential for future businesses.

OVRDC CEDS Projects and Economic Development Strategies.

Adams County, The Winchester Industrial Park: Attachment 1

Strengths of Adams County and the Winchester Industrial Park includes industrial lands, highway systems with State Route 32 running through the county, Ohio River access, proximity to metropolitan cities, new hospitals, an abundance of resources, The unique benefits of Adams County include state of Ohio taxes as well as low local taxes, state and federal resources through the OVRDC, and access to workforce development with the planned creation of a workforce training center in the county.

The Winchester Industrial Park accomplished Objective 1 by providing the OVRDC region with an industrial park. This park is a major development along the Appalachian Highway. This helps the OVRDC accomplish its goals in Objective 6, Strategy 4 which is the promotion and development of the Appalachian Highway. Adams County also has the potential to help the OVRDC accomplish Objective 8 through the creation of its training center. This will help not only Adams County but the surrounding region.

Brown County, Mt. Orab Megasite: Attachment 2

The Mt. Orab Megasite is in line with the OVRDC CEDS Objective 1, Objective 6, and multiple common strengths and unique strengths. This park offers industrial land, shovel-ready properties, proximity to major metropolitan areas, Foreign Trade Zone, available megasite, state and federal resources through OVRDC,

and local airport availability. Objective 6, Strategy 4 as the county and the park is located near the Appalachian Highway. The development of this park will help increase the development of the Appalachian Highway.

Fayette County, Washington Court House Industrial Park: Attachment 3

Common strengths of Fayette County include available industrial land, shove-ready industrial park, highway systems, trained and mobile workforce with approximately 2000 workers commuting into the county each day and a workforce that includes workers from nearby Columbus, proximity to metropolitan areas, access to post-secondary 4-year institutions and local airport availability. Unique benefits of Fayette County include an intersection of major transportation routes (US 23 and Interstate 71), state of Ohio tax structure, state and federal resources through OVRDC, benefits of having different zone designations including being a SiteOhio Authenticated Site and Enterprise Zone, and access to training through the local career centers and local universities.

Objective 1, Strategy 1 and 2 through development and improvement of this existing industrial park and the completion of multiple studies including Phase 1 ESA, Geotechnical, Wetlands, Archeological and Endangered Species which will help make the park more marketable.

Gallia County, Dan Evans Industrial Park: Attachment 4

Common strengths of Gallia County and the industrial park include access to the Ohio River, highway systems with State Route 7 and US 35 running through the county, industrial land, and shove-ready sites, new schools, proximity to metropolitan areas, low cost of living, and the unique benefit of being authenticated site through JobsOhio. Objective 1 Strategy 1 and 2 through the development and improvement of an industrial park and the completion of multiple studies to help improve the marketability of the property.

Jackson County, Industrial Rail Site and Wellston Industrial Park: Attachment 5

Common strengths of the Jackson County sites include state of Ohio tax system, no corporate tax or income tax, access to rail, access to highways and a major intersection with State Route 32 and US 35 intersection, proximity to major metropolitan areas, Enterprise Zones, HUB Zones, and Foreign Trade Zones.

Objective 1, Strategy 1 and 2 are met through the development and promotion of these two industrial parks. Phase I ESA, Geotechnical, Wetlands, Archeological, and Endangered Species studies already completed at the Wellston Industrial Park. Phase I ESA and Phase II ESA studies are completed at the Rail Site. Objective 5 is available for this site. The Wellston Industrial Park has the potential to upgrade the sewer capacity to the park if needed. Wellston City has already received estimates for

the construction of the upgrades. OVRDC has the opportunity to assist with the completion of this project, should it be required. Objective 6, Strategy 4 is accomplished through the development of these parks. Jackson County sits along the Appalachian Highway so the development of these parks will increase the development of the highway and surrounding communities.

Lawrence County, The District: Attachment 6

Common strengths of Lawrence County and The District include industrial land and buildings available, highway systems with US 52 running beside the park and Interstate 64 a short drive away, Ohio River access, proximity to metropolitan areas including being located within the Huntington Metropolitan Area, new schools, access to four-year post-secondary education institutions within Ohio University Southern in county and Marshall University in a neighboring county, low cost of living, the potential for tourism with the county being home to part of the Wayne National Forest, and local airports available, specifically the Huntington TriState Airport. Unique benefits of Lawrence County include an abundance of water capabilities with the Ohio River running along the southern border, state and federal resources through OVRDC, energy proximity to coal, and the state of Ohio tax plan.

The District has available industrial land and industrial buildings to accomplish Objective 1 and Objective 1 Strategy 1. The District is already home to multiple manufacturing companies. Objective 2 is accomplished through the identification of the targeted industry and the pursuit of similar industries. The District and Lawrence County also help the OVRDC promote the region as a tourist destination due to the many outdoor activities visitors can experience in the Wayne National Forest and Lake Vesuvius. This property also promotes better usage of rail and river access in Lawrence County. This park is located on a site that was previously closed so the creation and success of this park increase the use and productivity of the rail line and river access in Lawrence County.

Scioto County, Southern Ohio Aeronautical Regional Business Park (SOAR Park): Attachment 7

Strengths of the SOAR Park include industrial land, highway systems with the completion of the 823 bypass and US 23 running through the county, Ohio River access, proximity to metropolitan cities, access to 4-year post-secondary institutions with Shawnee State University located in the county, diversity of business and industry, local airports and abundance of natural resources. The unique benefits of this park include access to large amounts of water, the state of Ohio tax structure, and highway intersections with US 23 and US 52.

Objective 1 is achieved through the parking being an industrial park with industrial land available for development. Objective 5 is accomplished with this project as the park recently needed to expand water and sewer to make the park ready for development. Water, sewer, and gas infrastructure are areas that will possibly need further development in the future as the park grows. Objective 6, Strategy 6 is another part that has been accomplished with this park as they have completed a locally owned road project into the park itself.

Adams County, *Ohio*

Opportunity Zone Prospectus

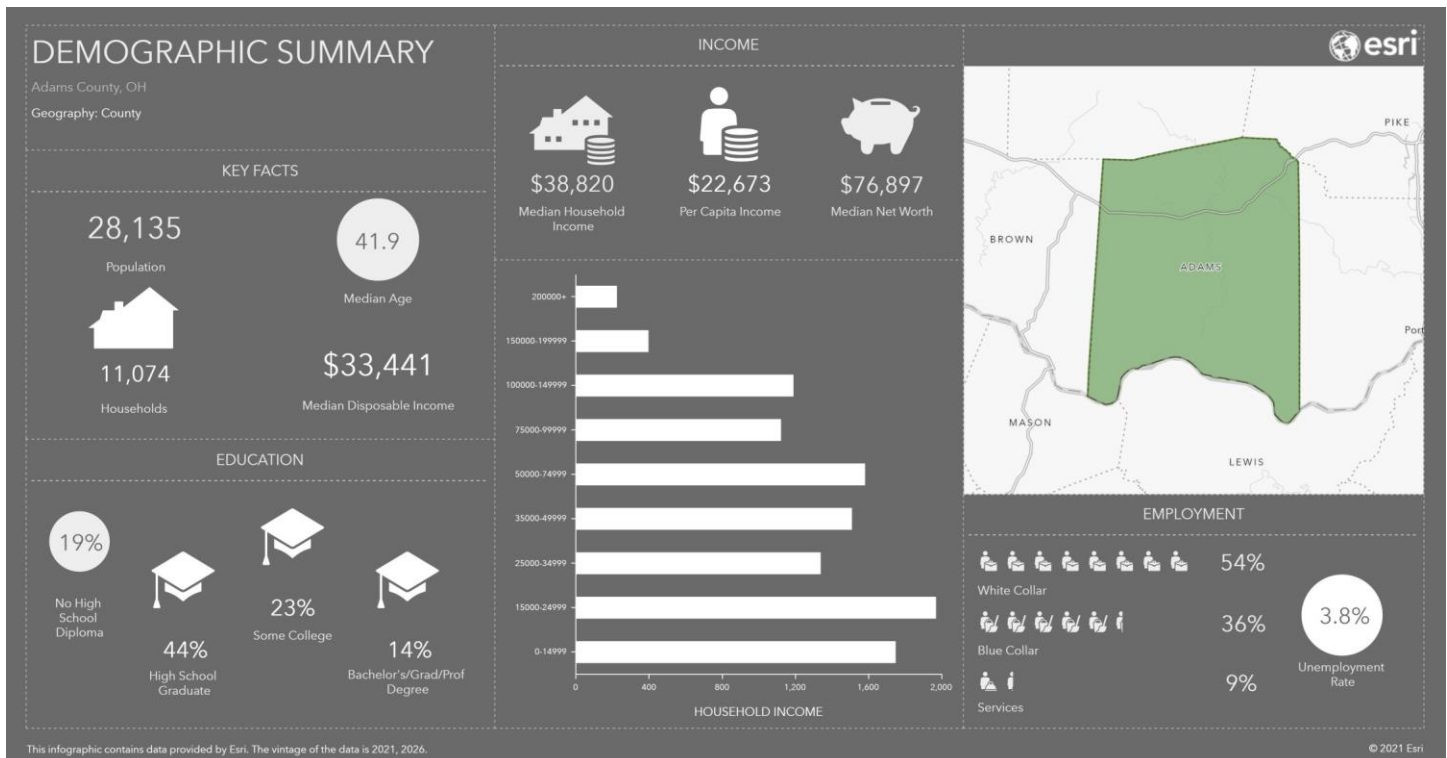
Winchester Industrial Park

Moore's Road Business Park

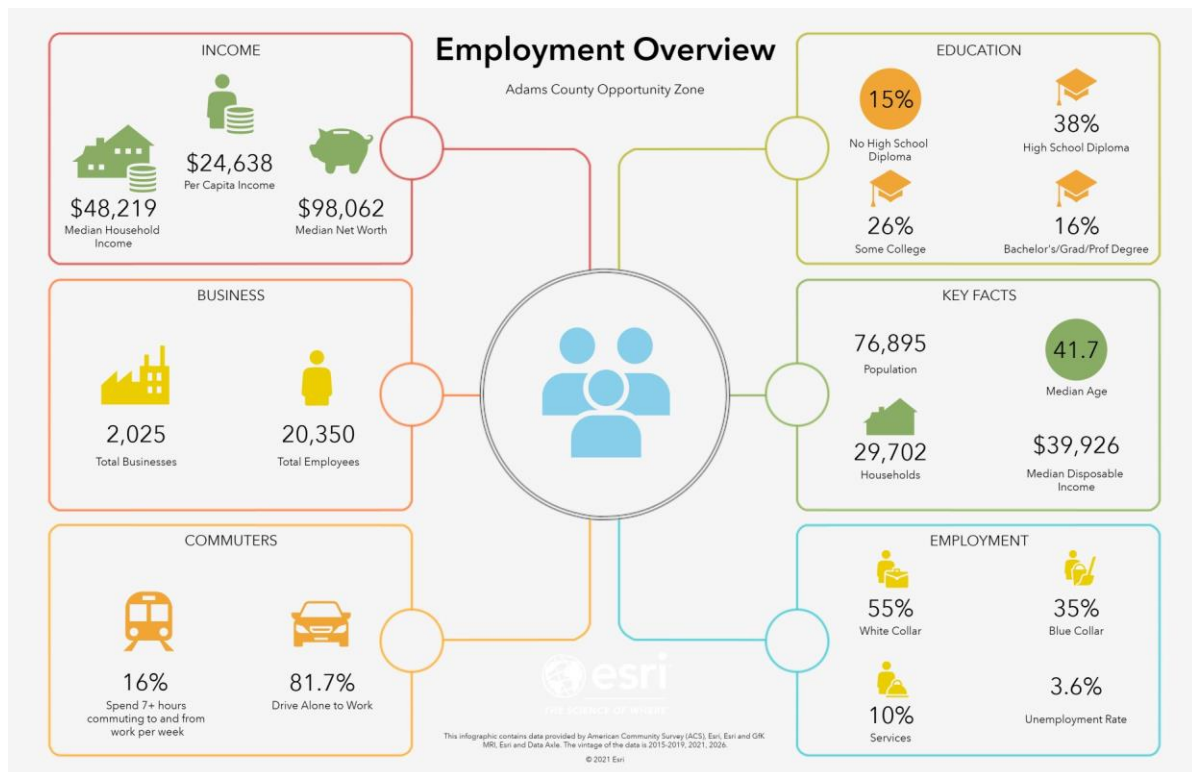
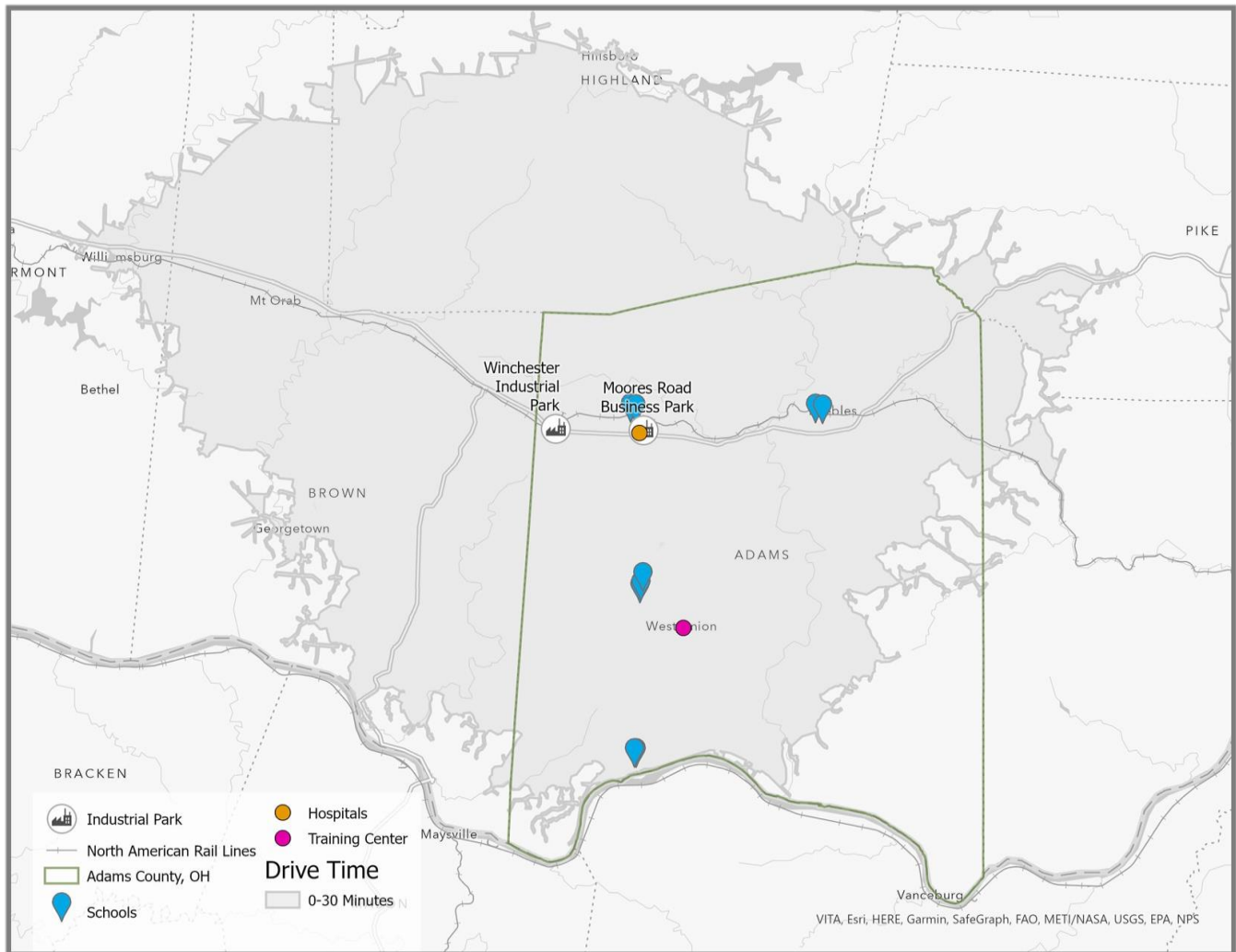


Workforce

- 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?

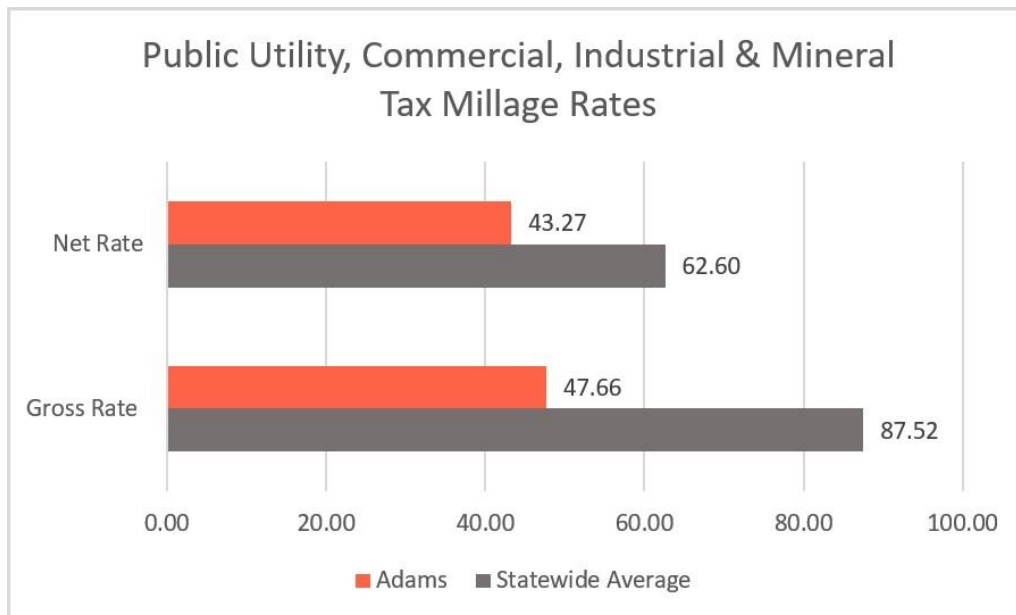


Proven Success

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

Taxes

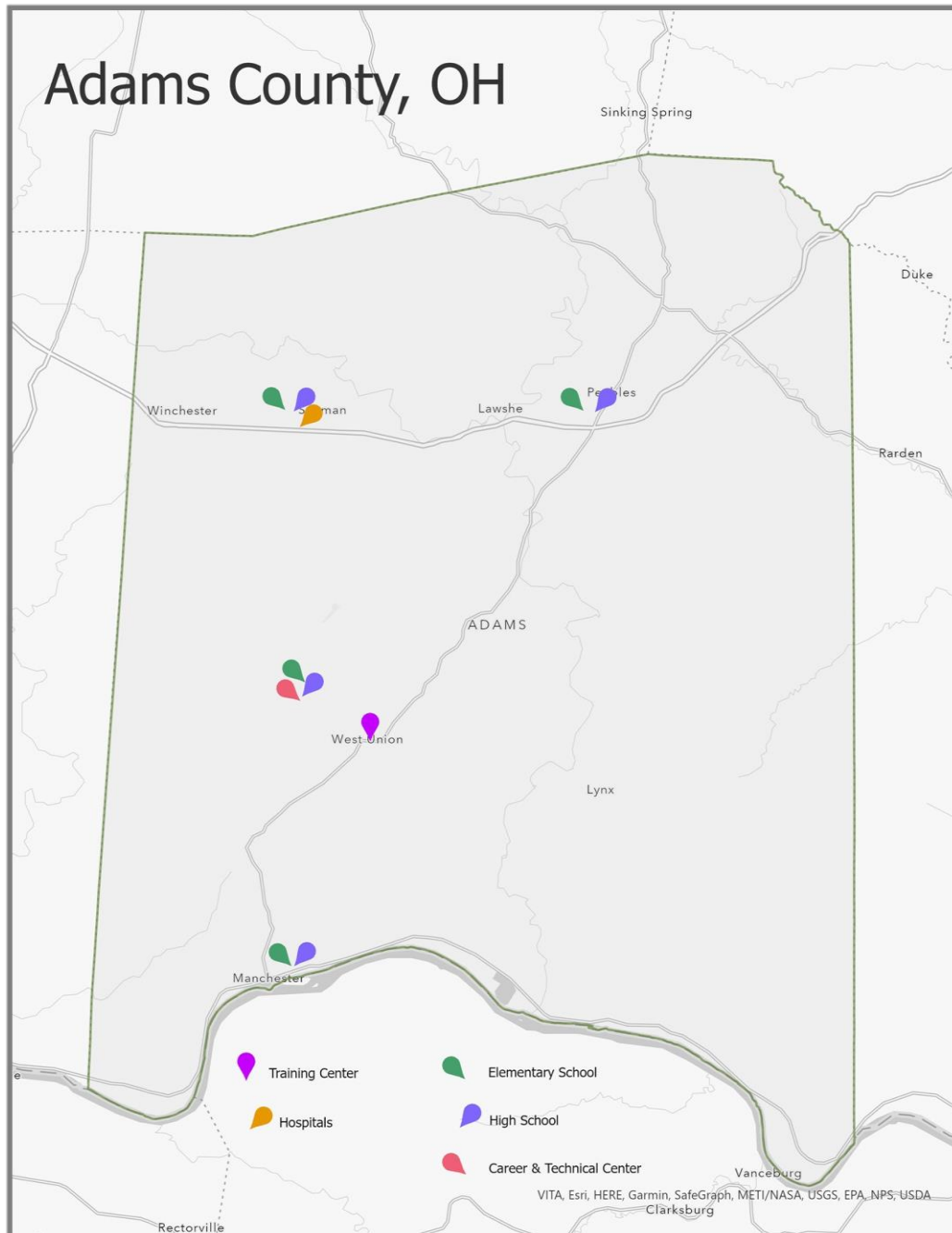
- Adams County boasts the lowest average gross tax rate (35.75%) in the state within the public utility, commercial, industrial, and mineral class of real property. The county also has the lowest average tangible personal property tax (including public utility personal property) at 34.72 according to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



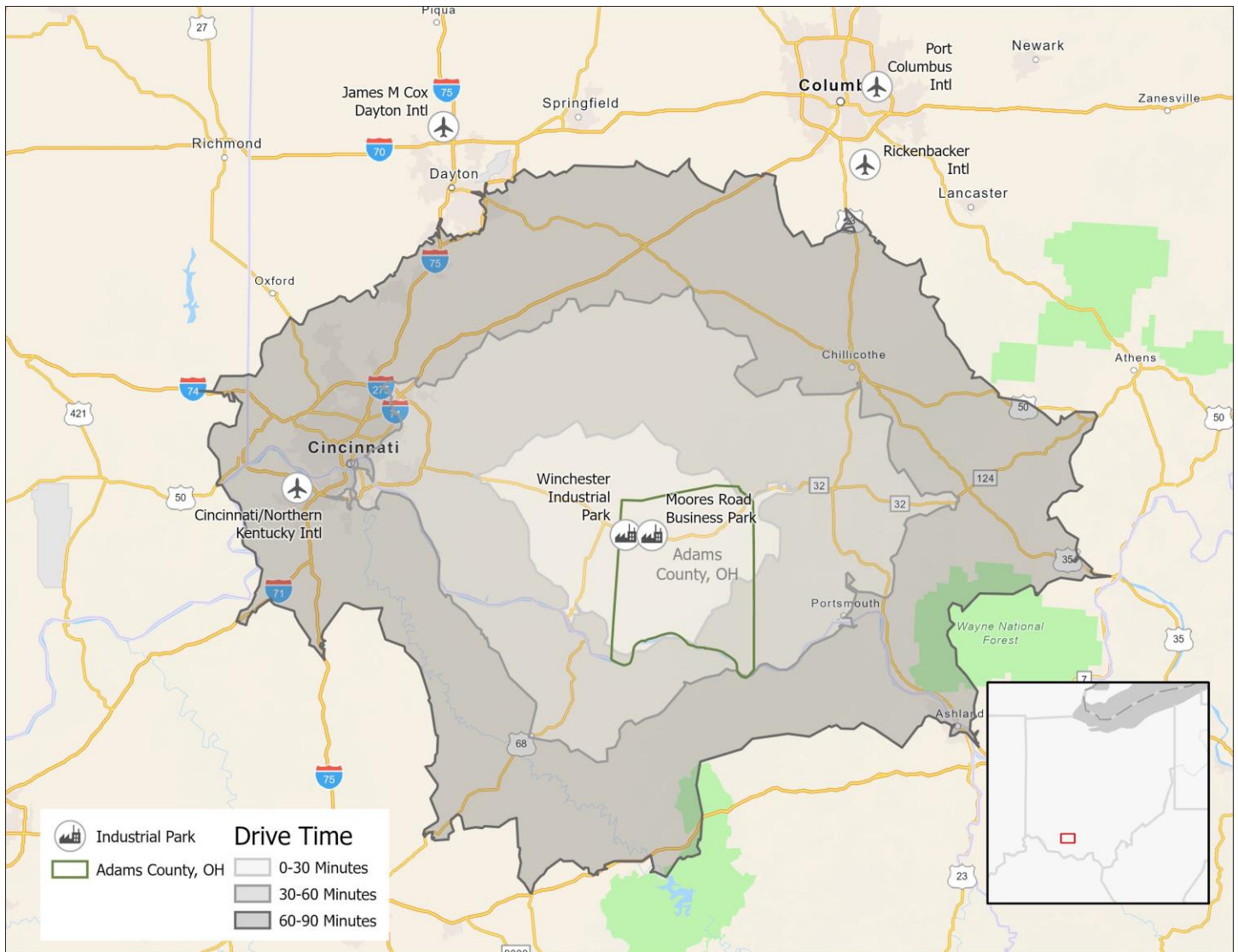
Culture and Recreation

- 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?

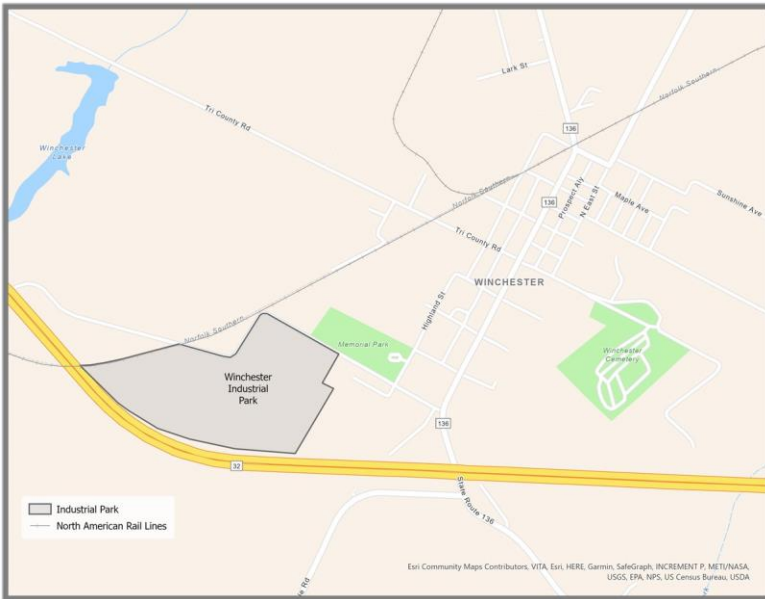
Industrial Parks Overview



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.

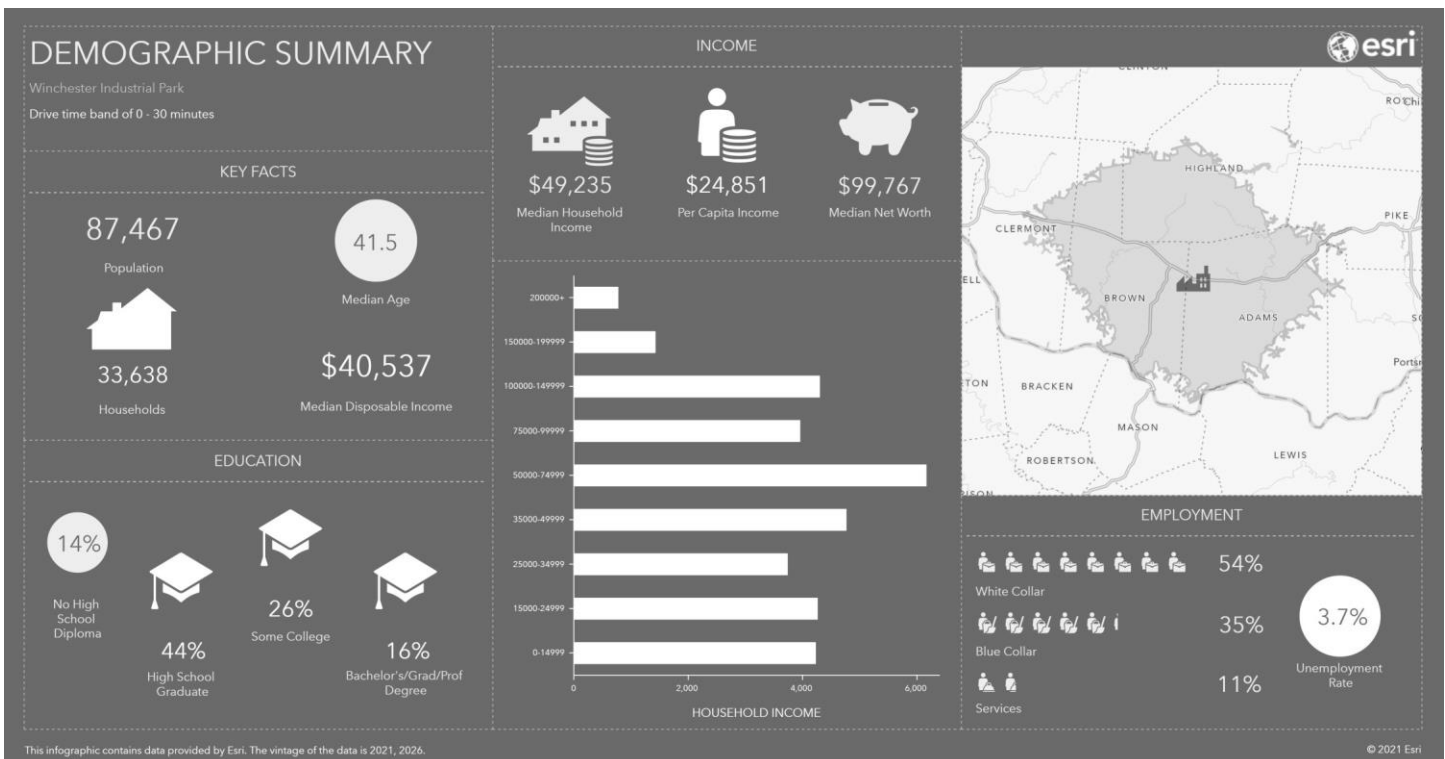
Winchester Industrial Park



- 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
holly.johnson@adamscountyoh.gov

Adams County Economic & Community Development Office
215 N. Cross Street, Suite 101
West Union, OH 45693
P: (937) 544-5151

Brown County, Ohio

Opportunity Zone Prospectus

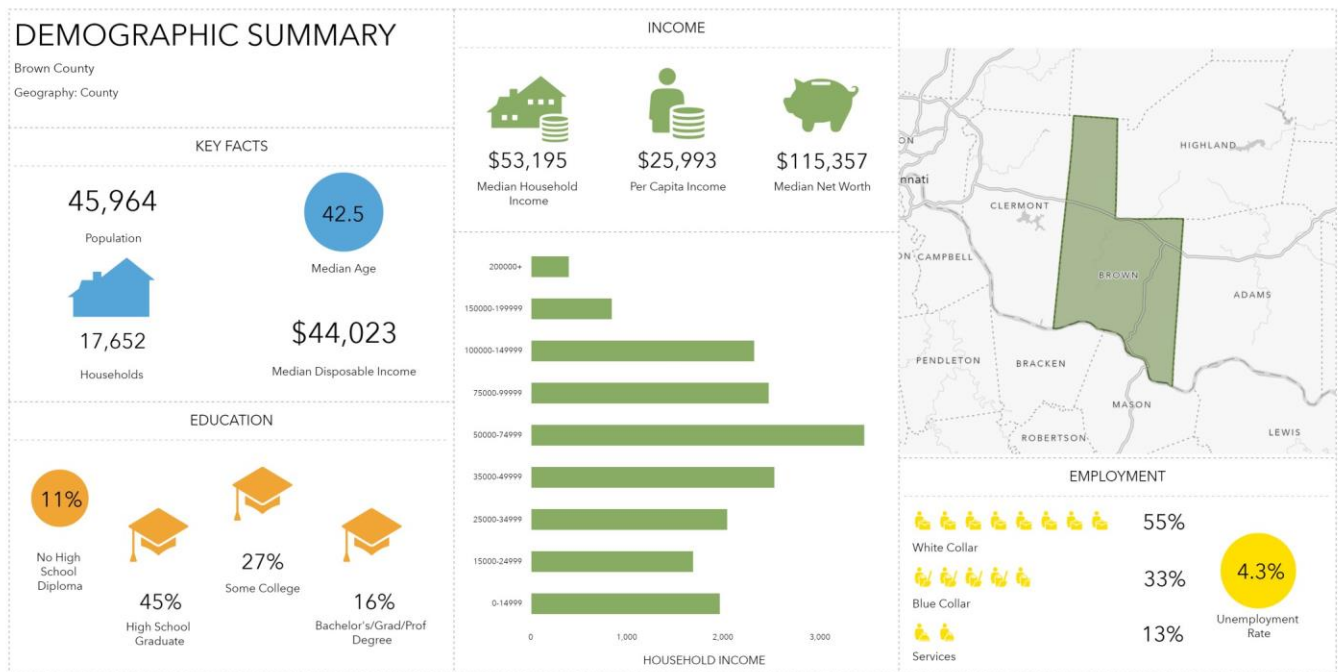
Mt. Orab Megasite
Mt. Orab Tract 250 East
Tract 416



Why should you choose Brown County?

Workforce

- Population of Working Age: 20,663
- Workers Commuting into the county: 3,900
- Top three employment industries:
 - Health Care and Social Assistance: 22.6%
 - Educational Services: 17.3%
 - Retail Trade: 10.8%



This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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Education

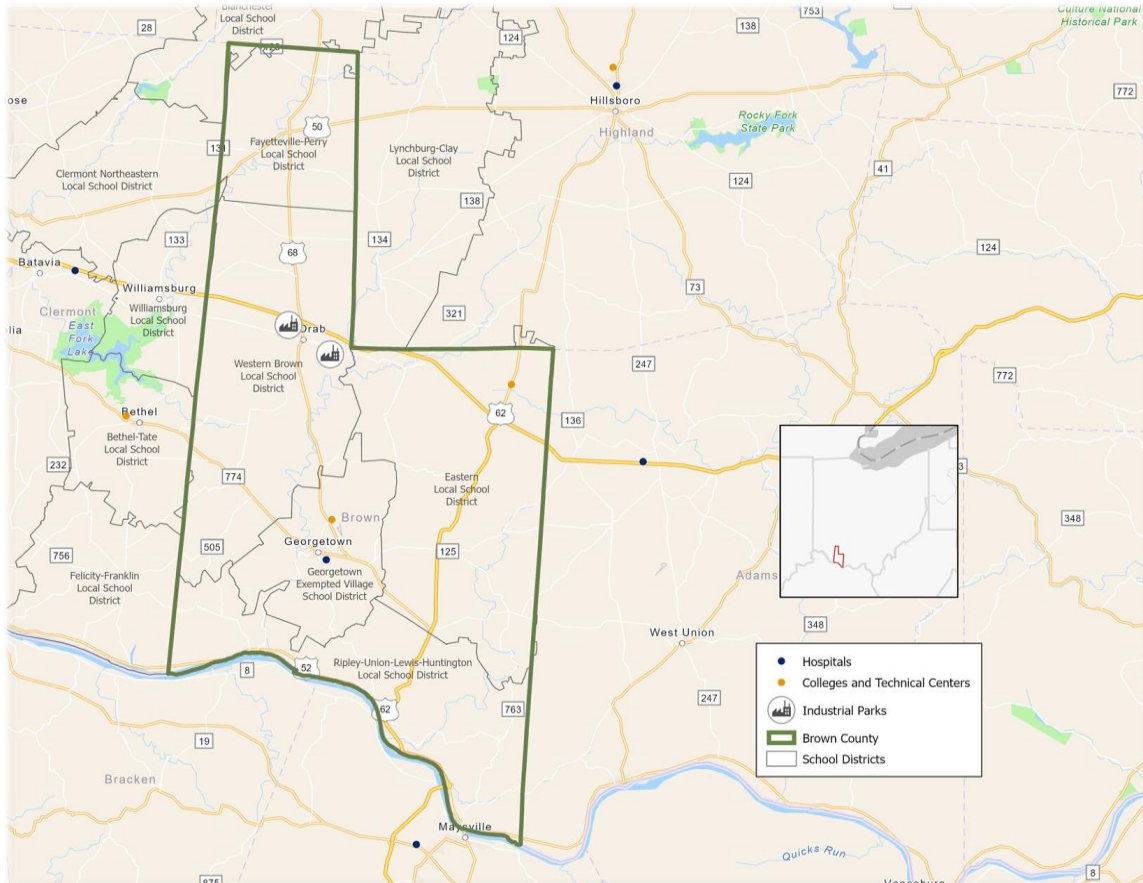
Brown County offers residents five school districts that offer great opportunities for education. Those schools include:

- Georgetown Exempted Village
- Western Brown Local
- Fayetteville-Perry Local
- Eastern Local

Why should you choose Brown County?

- Ripley-Union-Lewis-Huntington Local

Brown County is also home to Southern Hills Career and Technical Center which offers programs in Automotive Technology, Construction Technologies, Agriculture/Industrial Mechanics, and more.



Entertainment and Recreation

Brown County is home to many historical sites to explore, covered bridges to find, outdoor activities, great dining and more.

- John Rankin House: this house was one of the most known and visited homes along the Underground Railroad system
- John Parker House: John Parker was also known as a very successful conductor on the Underground Railroad
- Ripley's Historic Museums: these museums include The Ohio Tobacco Museum and the Ripley Museum

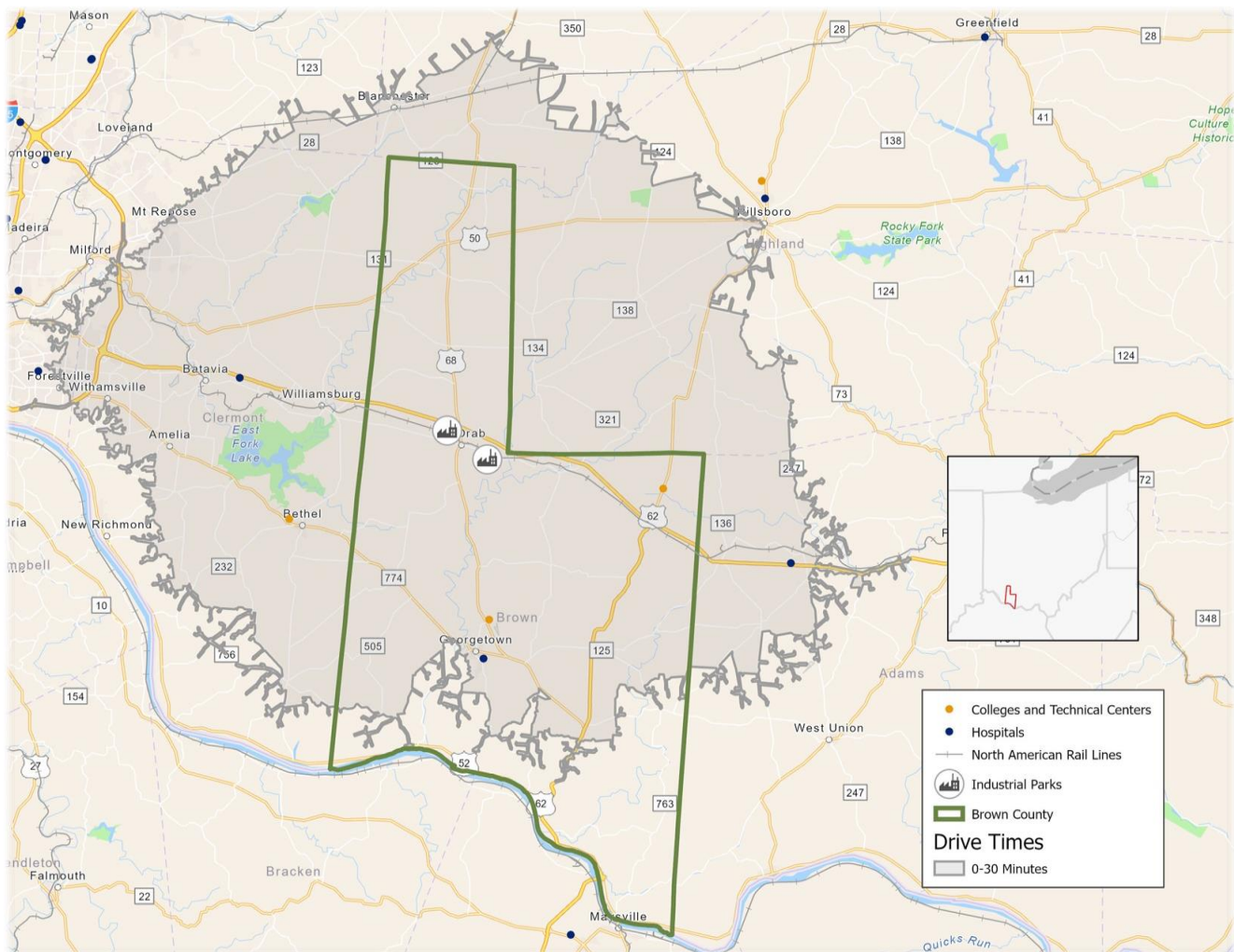
Why should you choose Brown County?

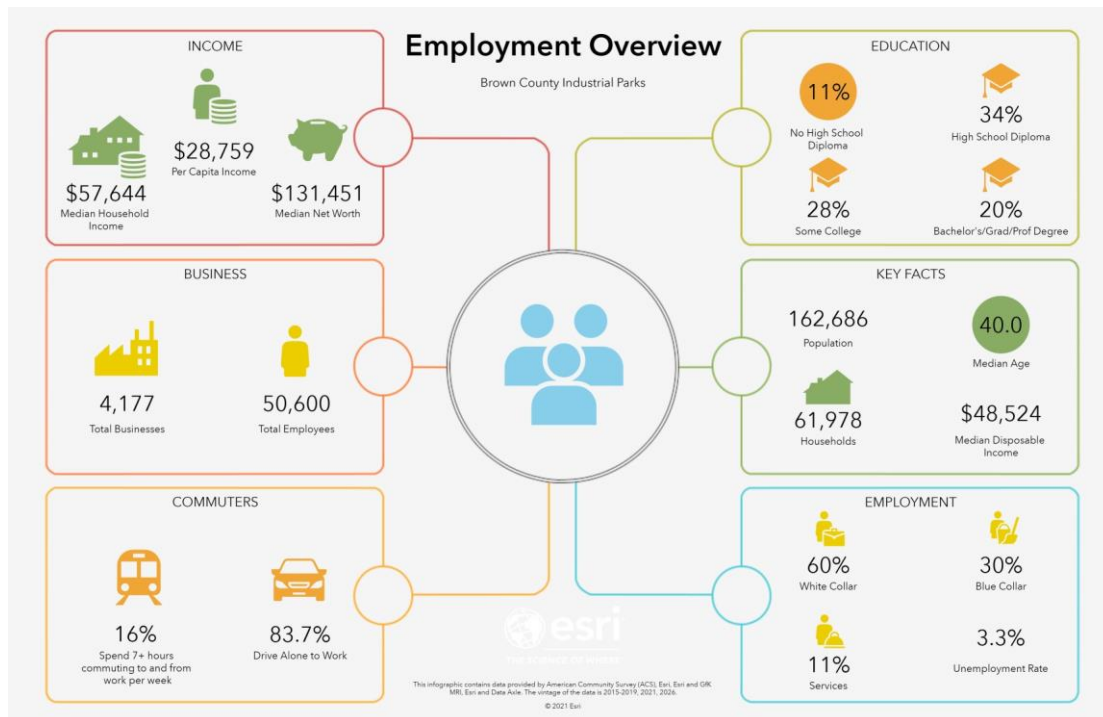
- President Ulysses S. Grant: Brown County is home to President Grant's boyhood home and his schoolhouse
- Brown County Painted Murals
- Multiple wineries and breweries



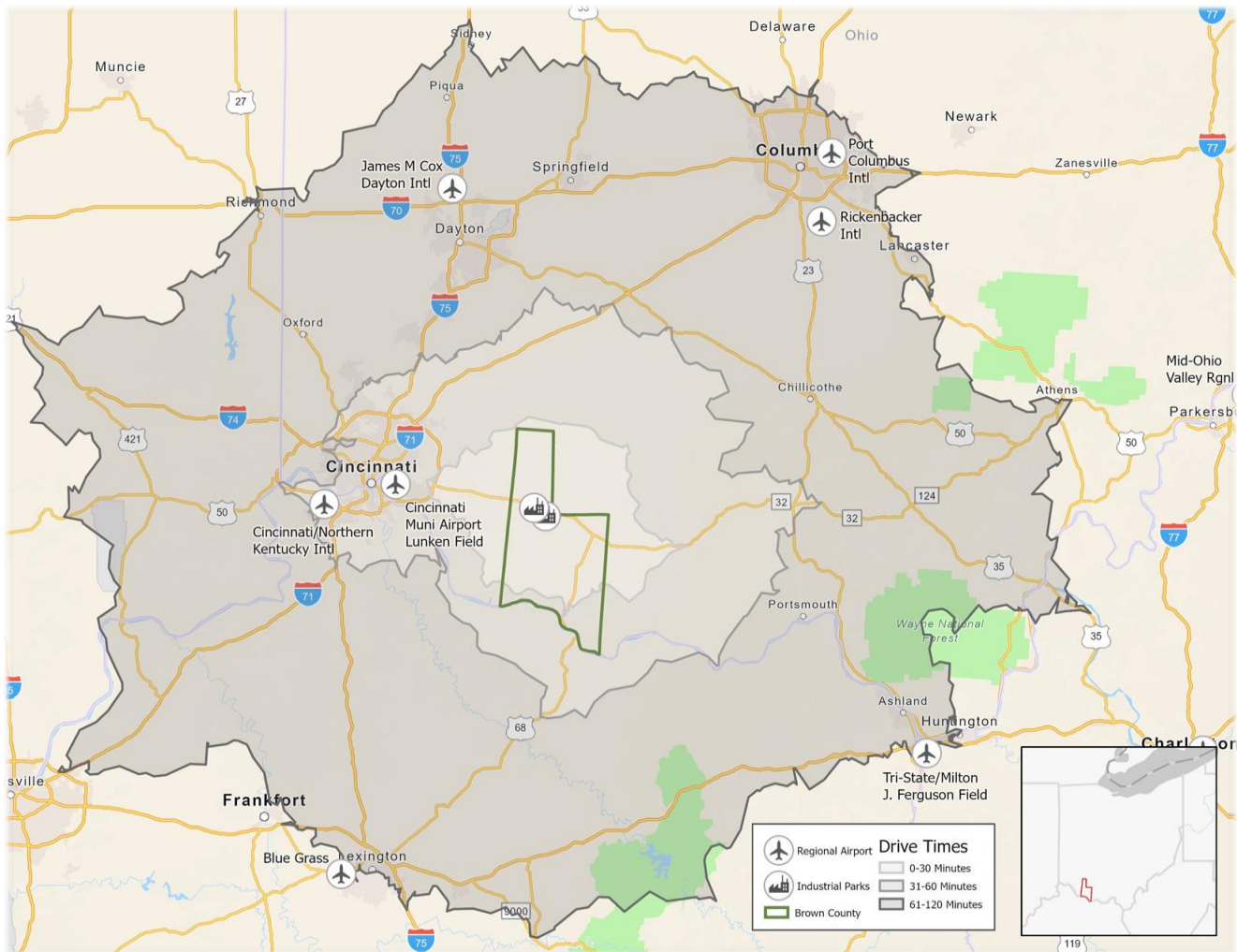
President Grant's Childhood Home

Employment Overview: 30 Minute Drive Time





Industrial Parks Overview



Location Benefits

- Within one hour of Cincinnati and two hours of Columbus, giving access to international airports
- Close proximity to railways
- Close proximity to the Ohio River, making transportation on waterways accessible
- Close proximity to major highways
- Located in an Opportunity Zone, Enterprise Zone, and TIF District

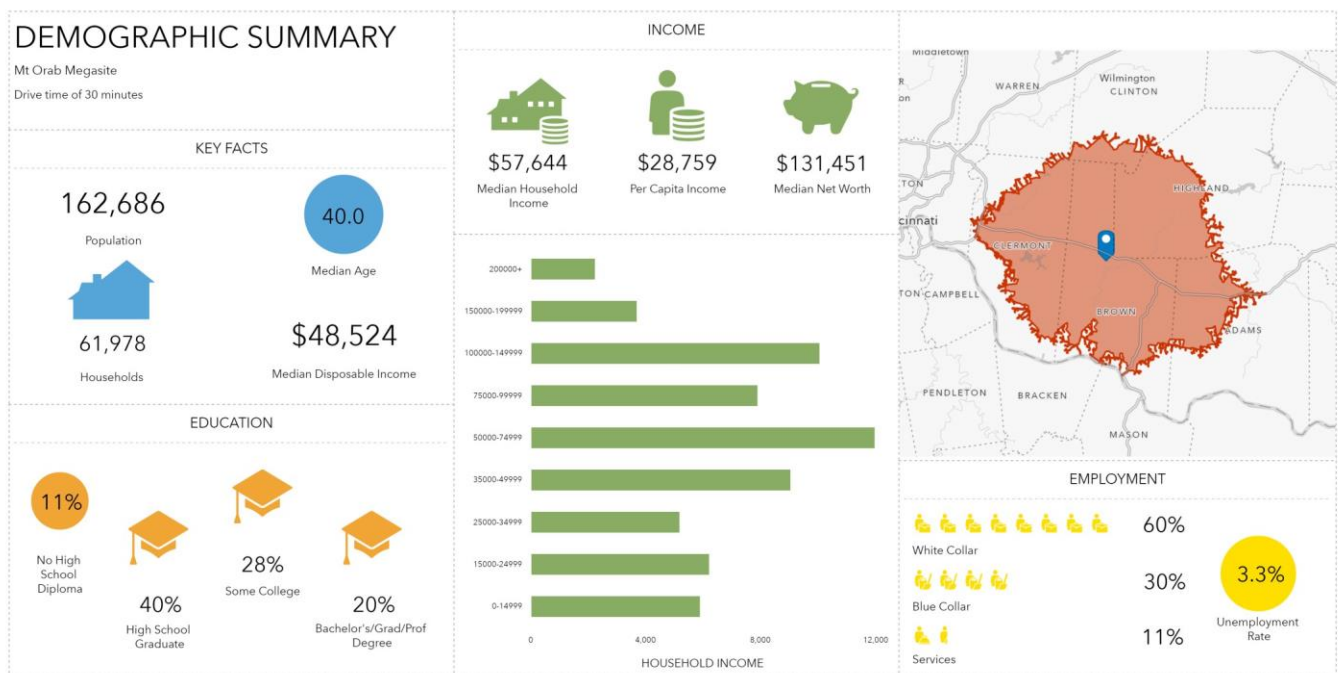
Mt. Orab Megasite

Brown County is home to the Mt. Orab Megasite Industrial Park

The 1,043 acre site is divisible

Located in an Opportunity Zone, Enterprise Zone, Foreign Trade Zone, and TIF District

- Located less than a mile from State Route 68 and State Route 32
- Located 22 miles from Interstate-275 and 36 miles from I-71
- Just 48 miles from the Cincinnati/Northern Kentucky International Airport
- Less than an hour away, Cincinnati also provides the site with a river port
- Multiple studies have already been completed to make the park ready for your business

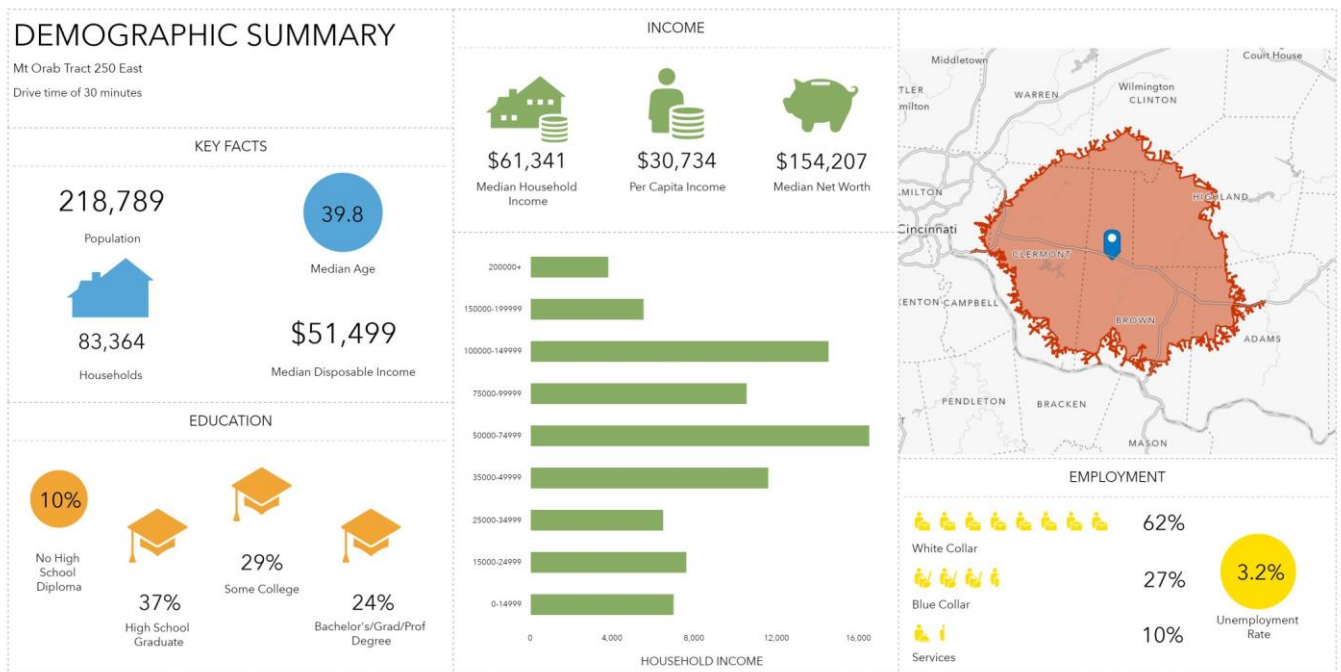


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Mt. Orab Tract 250 East

- 78 acres available at this site with little to no obstructions on the property
- All utilities available at the edge of the site
- Located within an Opportunity Zone, Enterprise Zone, and a TIF District
- Located within an hour of all transportation needs
- Phase I ESA, Geotechnical Study, and Agriculture Study completed with Wetland and Endangered Species study in progress



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Brown County, Ohio

Tract 416

- This site has 111 acres available for development
- Opportunity Zone, Enterprise Zone, TIF District and Foreign Trade Zone
- This site is expanding with neighboring properties coming available
- All utilities available



If you are interested in any of the properties Brown County has to offer, please contact the Brown County Department of Economic Development



Brown County Department of Economic Development

800 Mt. Orab Pike, Suite 131

Georgetown, OH 45121

P: (937) 378-3536

Fayette County, Ohio

Opportunity Zone Prospectus

Washington Court House Industrial Park

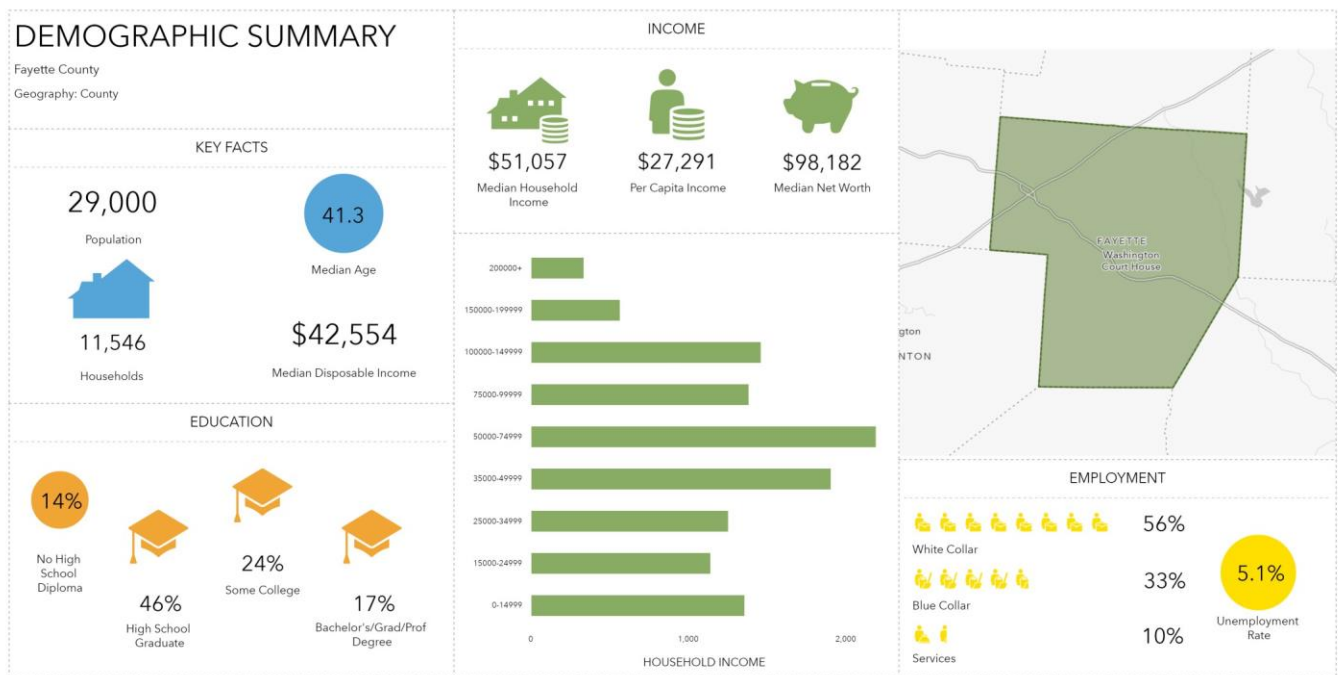
Kea Inc.



Why should you choose Fayette County?

Workforce

- Population over 16 years old: 22,646
- Largest Employment Industries:
 - Retail Trade: 19.2%
 - Manufacturing: 15.6%
 - Health Care and Social Assistance: 12.4%

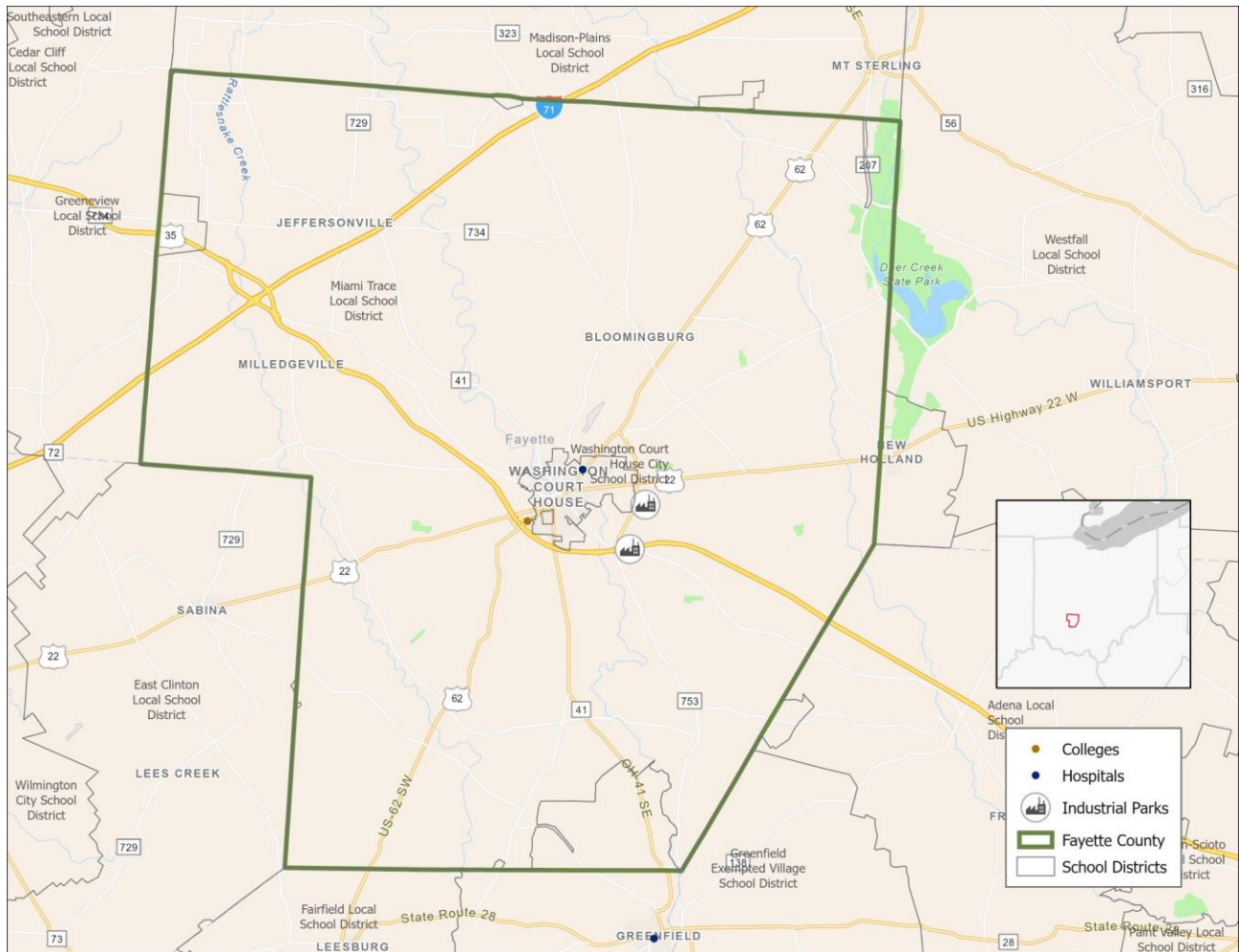


Education

- Fayette County offers two school districts that provide outstanding education options, with Miami Trace Local School District rated as excellent!
- Washington Court City Schools offers great facilities with new buildings, great technology, and a great staff in a fantastic community to ensure students receive the best education possible

Why should you choose Fayette County?

- Fayette County is also less than an hour to Columbus, which offers many more education options like Ohio State University, Capital University, Ohio Dominican, and more.



Entertainment and Recreation

Fayette County offers a great selection of recreational activities.

- Deer Creek State Park provides an excellent option for camping, with laundry facilities, basketball courts, volleyball, full restrooms, miniature golf, and more.

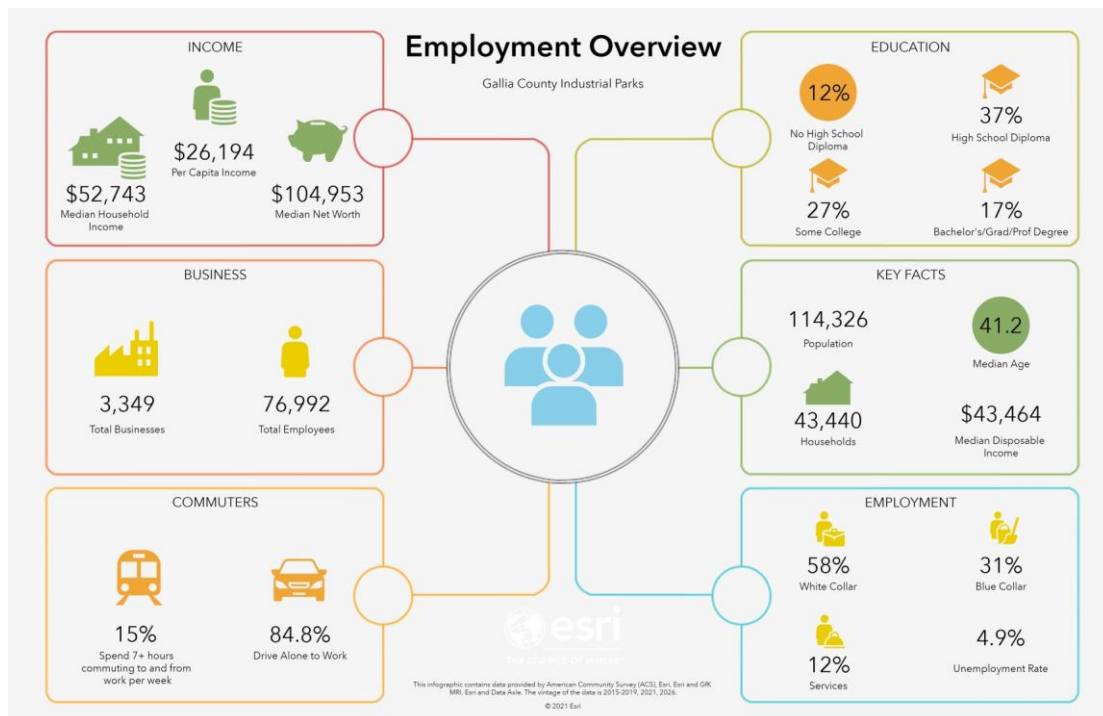
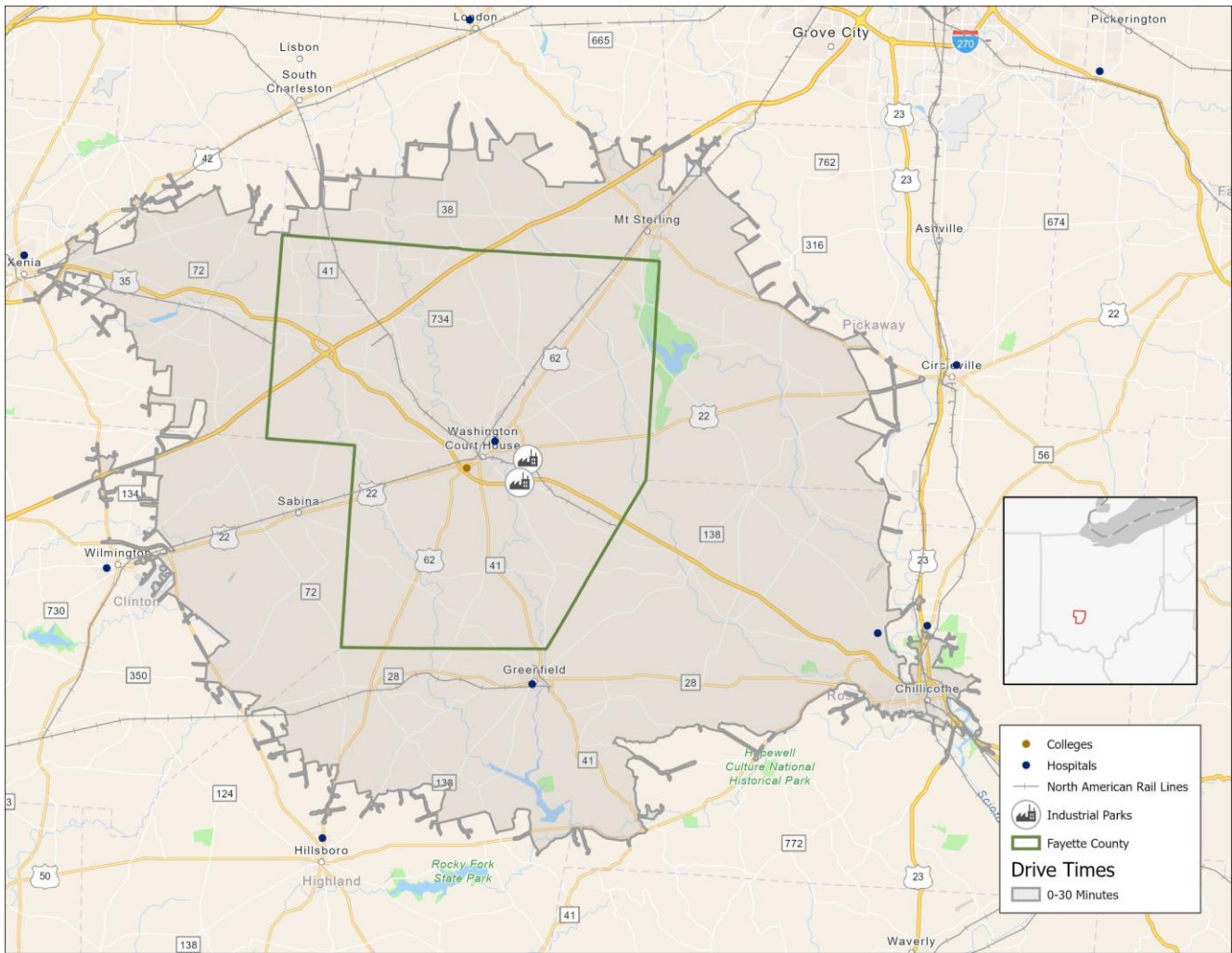
Why should you choose Fayette County?

- Eyman Park offers a great place for children to play or to host an event.
- Paint Creek Recreational Trail offers you the chance to bike to Chillicothe and back. Located on the abandoned B&O railroad corridor

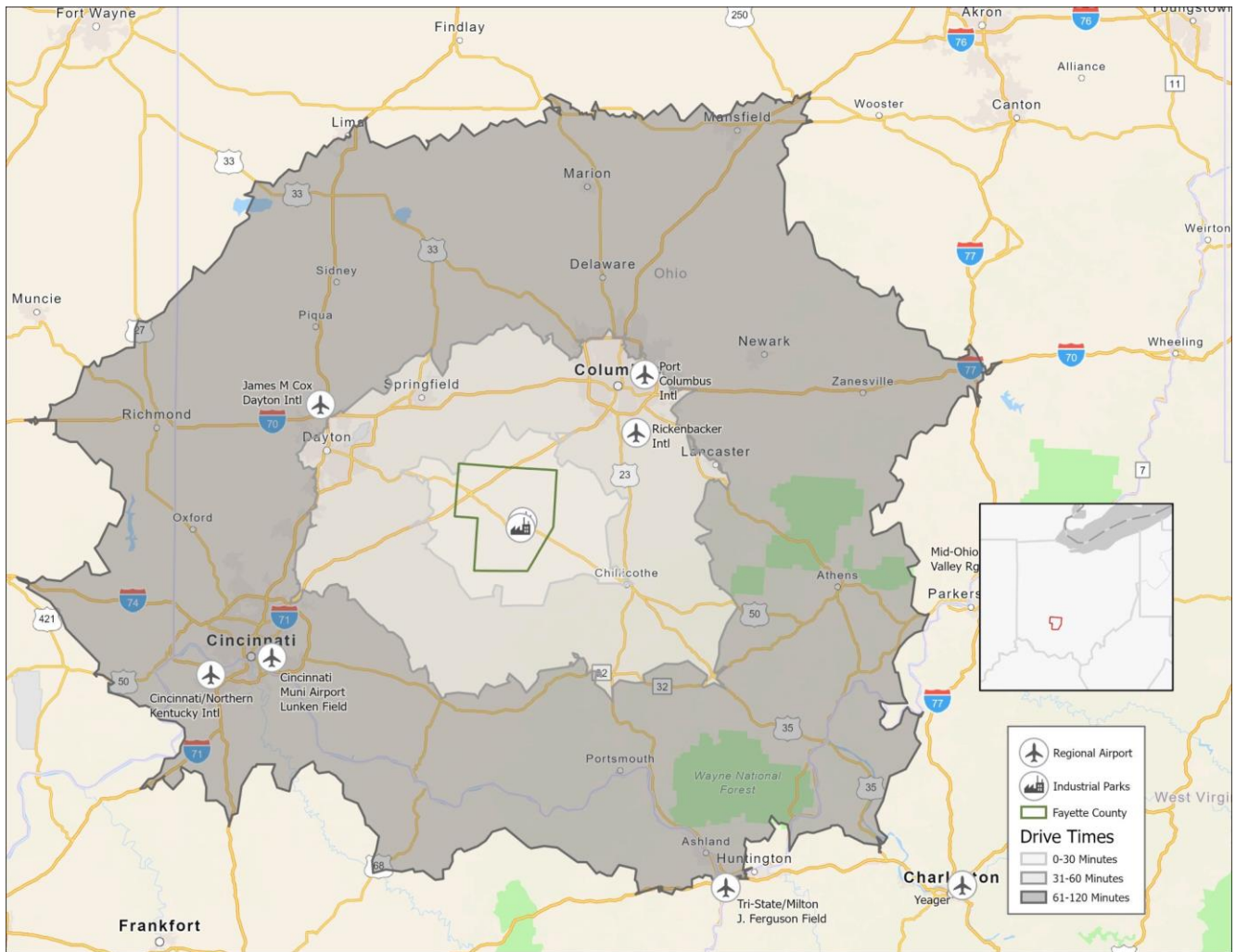
If outdoor activities are not what interests you, Fayette County offers a great selection of diners, shopping, and more! The county is also located within an hour of Columbus, so you will have quick access to all the shopping, restaurants, sports, and events you could want.

Employment Overview: 30 minute drive time





Industrial Parks Overview

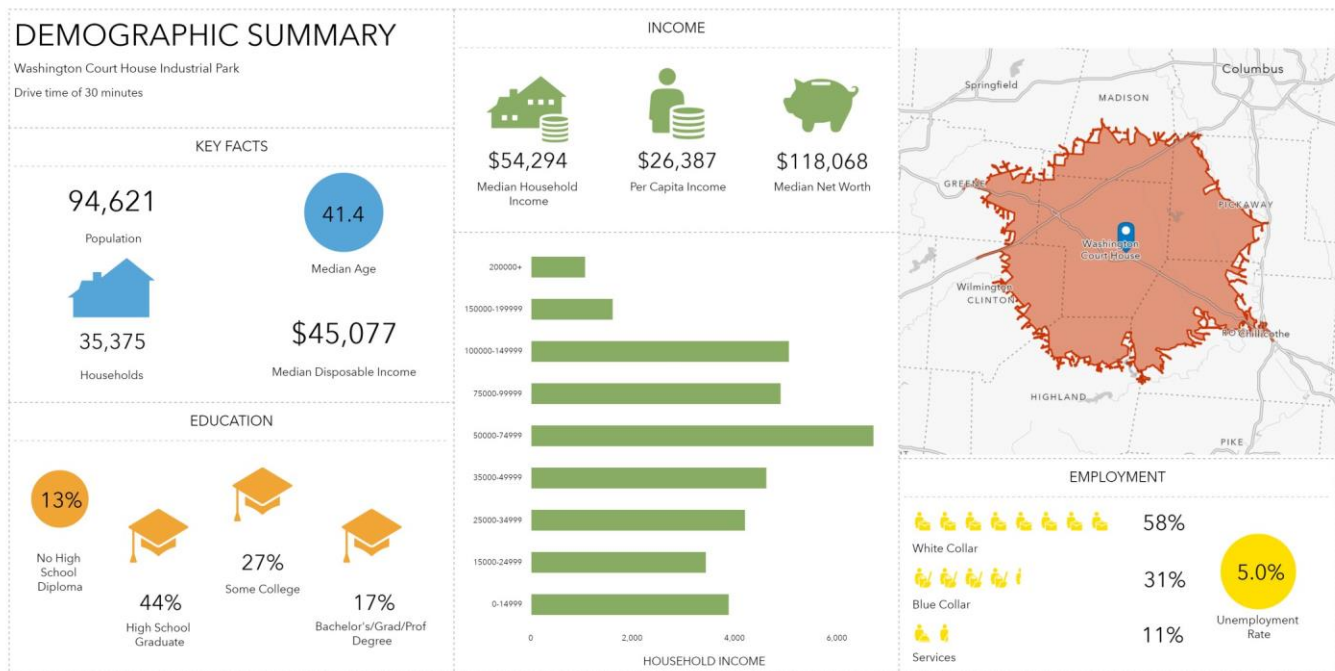


Location Benefits

- Great transportation is a huge advantage for Fayette County. The county has access to many state routes including 38, 41, and 735.
- The county is also centrally located from Columbus, Cincinnati, and Dayton, providing great options for air travel and close proximity to three international airports
- Fayette County's location and transportation network allows for 2,000 workers to commute into the county each day

Washington Court House Industrial Park

- 272 acres site located just off US 23
- This is a SiteOhio Authenticated site
- Located within an Opportunity Zone and an Enterprise Zone
- All utilities are available at the site
- Utility Dimensions: 69kV KVA electric line, 6 inch gas line, 12 inch water line, and a 10 inch sewer line with 700,000 GPD excess capabilities
- Completed studies include: Phase I ESA, Geotechnical, Wetlands, Archeological, Endangered Species
- Railroad access is available through Genessee & Wyoming
- Multiple sites exist within the park and surrounding the park

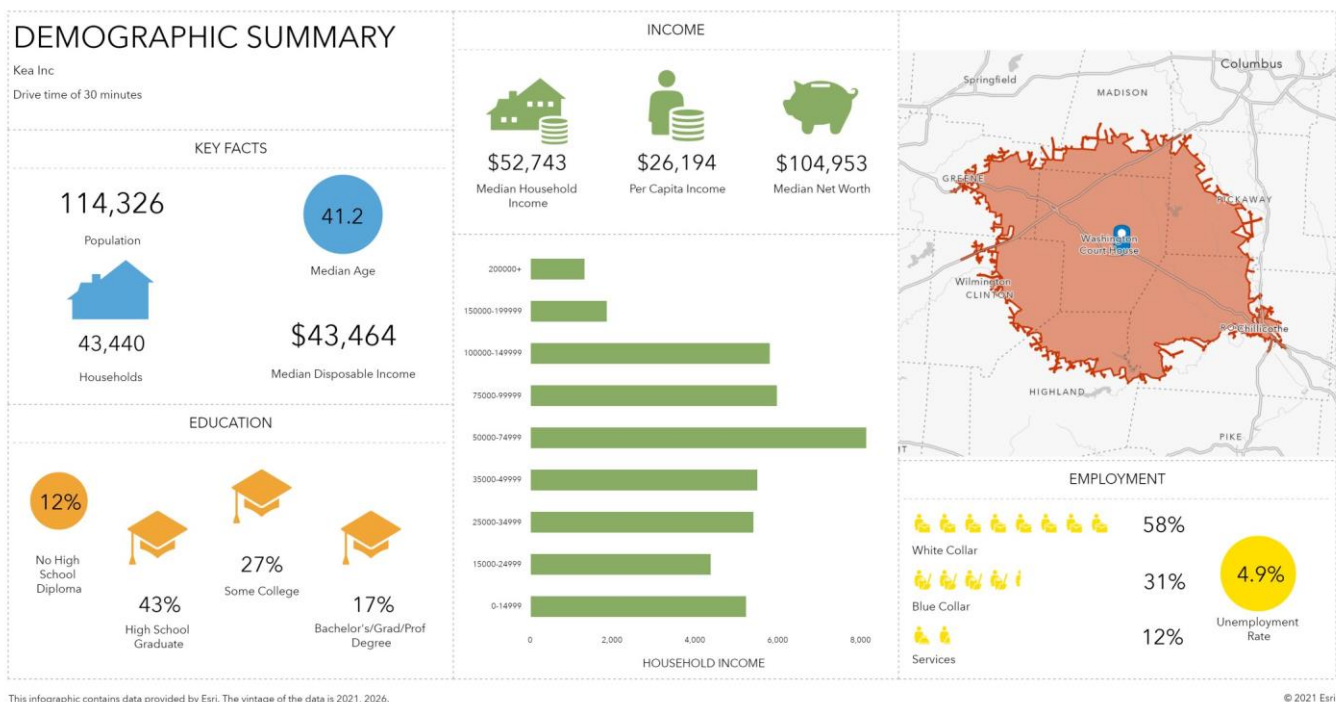


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Kea Inc.

- Located 2 miles from State Route 35
- Building sits on 6 acres of land with an additional 8 acres possible
- Upgrades available to building to suit buyer's needs
- 24,000 square foot building
- Metal building with 16 ft ceiling heights, 10 dock doors, drive in doors and a 1,600 sq ft office



If you are interested in these properties, or any other properties in
Fayette County, please contact the Fayette County Economic
Development Office



Godwin Apaliyah
Executive Director
P: (740) 636-2354
Godwin.apaliyah@fayette-co-oh.com

Gallia County, Ohio

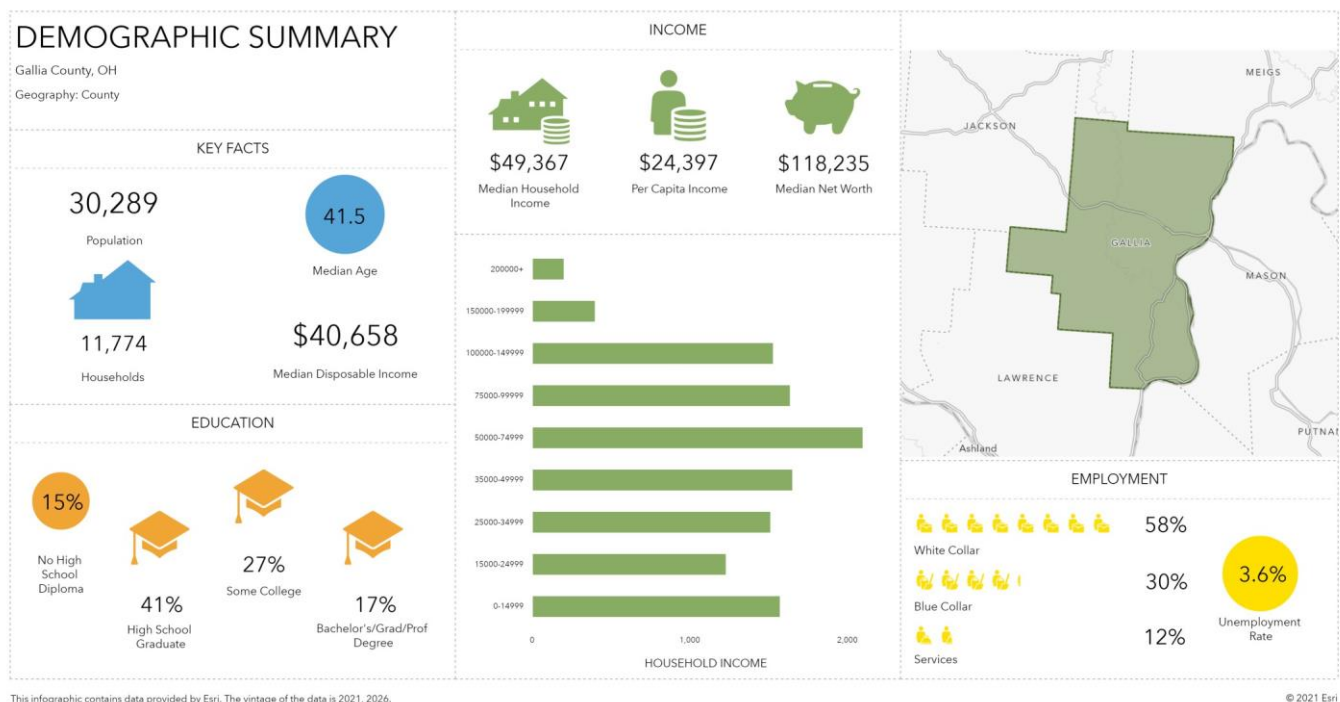
Opportunity Zone Prospectus

Dan Evans Industrial Park
US 35 State Route 850 Site
Kessinger Property



Why should you choose Gallia County?

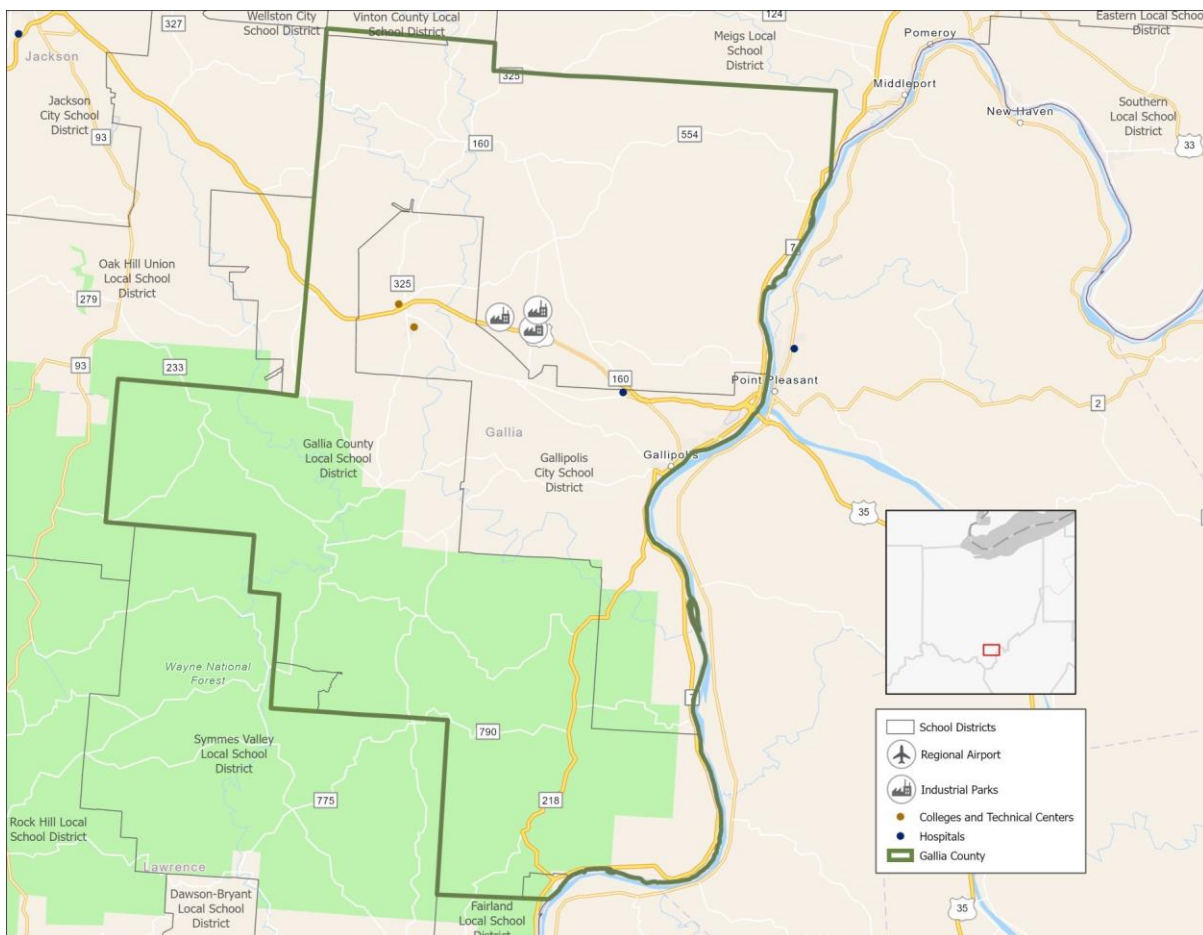
- Population of Working Age: 12,742
- Regional Labor Employees: 278,228
- These industrial parks fall within an Opportunity Zone, providing great tax incentives for investment
- The county also has access to grants, loans, and other incentives to assist a new company
- Easy partnership options with Foreign Trade Zone #138
- Lightstone Generation Gavin Plant, ElectroCraft, GKN Sinter Metals, and Ohio Valley Trackwork prove success is possible in Gallia County



Why should you choose Gallia County?

Education

- Gallia County offers great options for your employees to further their training or for their families to get educations
- Gallia County offers three school districts that provide a great education for children, Gallia Academy, South Gallia, and River Valley
- The University of Rio Grande is located in Gallia County, providing programs in welding, computer science, industrial technology, industrial automation, and more
- Buckeye Hills Career Center also offers great opportunities for your employees to further their training and education
- Ohio University and Marshall University are within an hour's drive

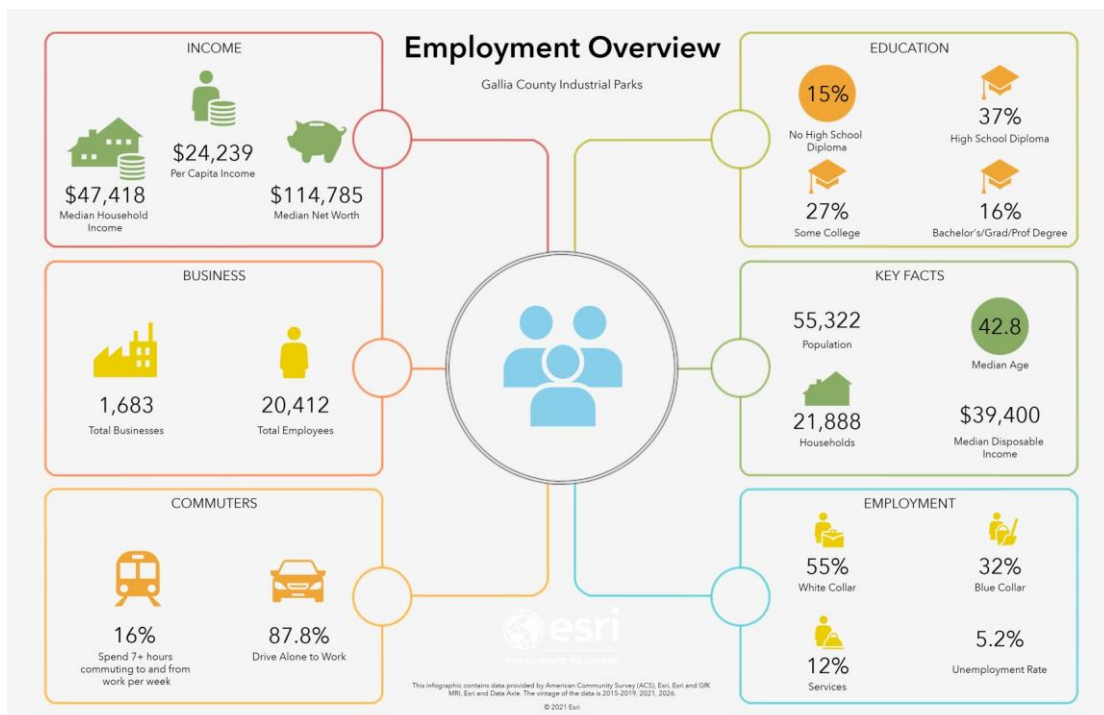
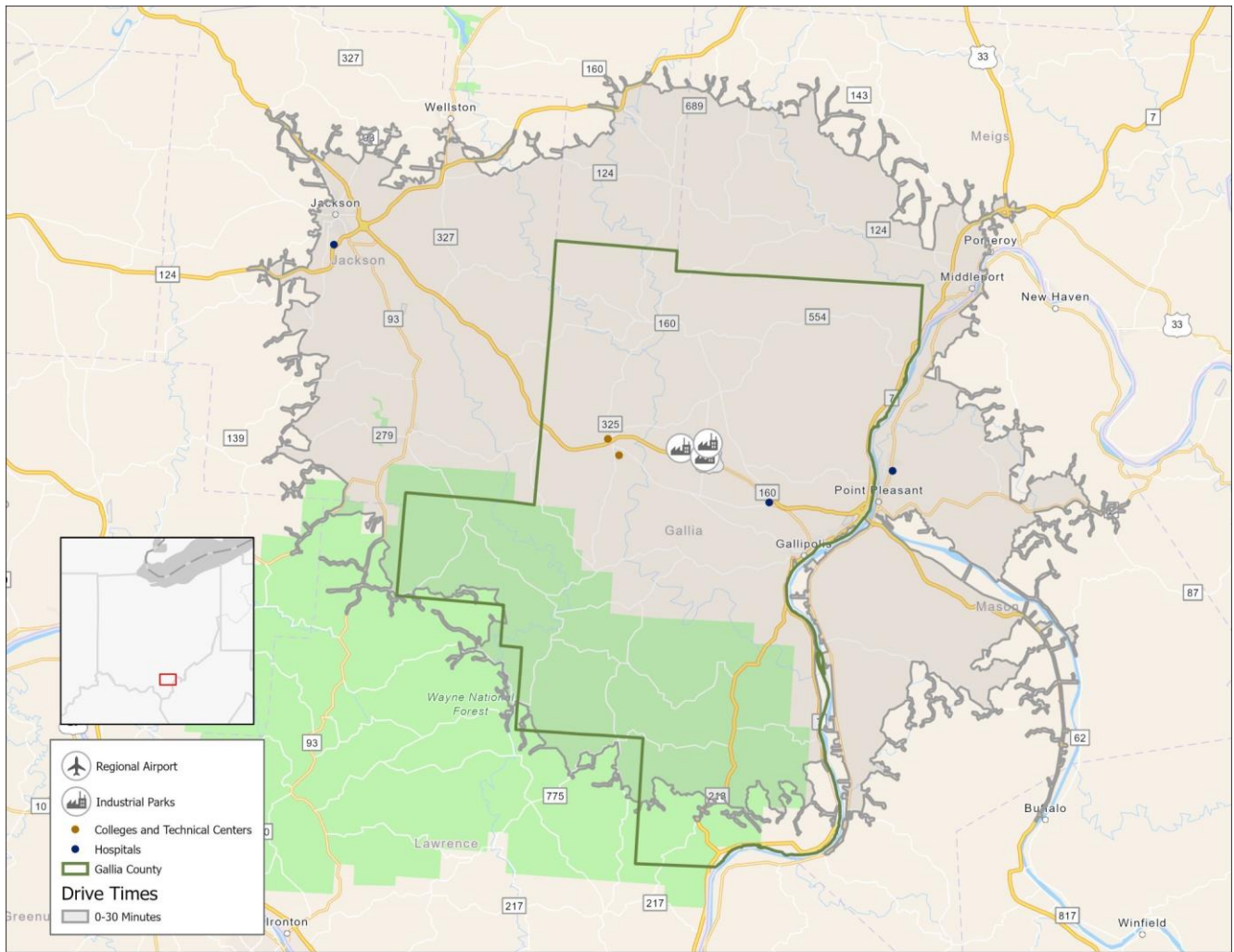


Why should you choose Gallia County?

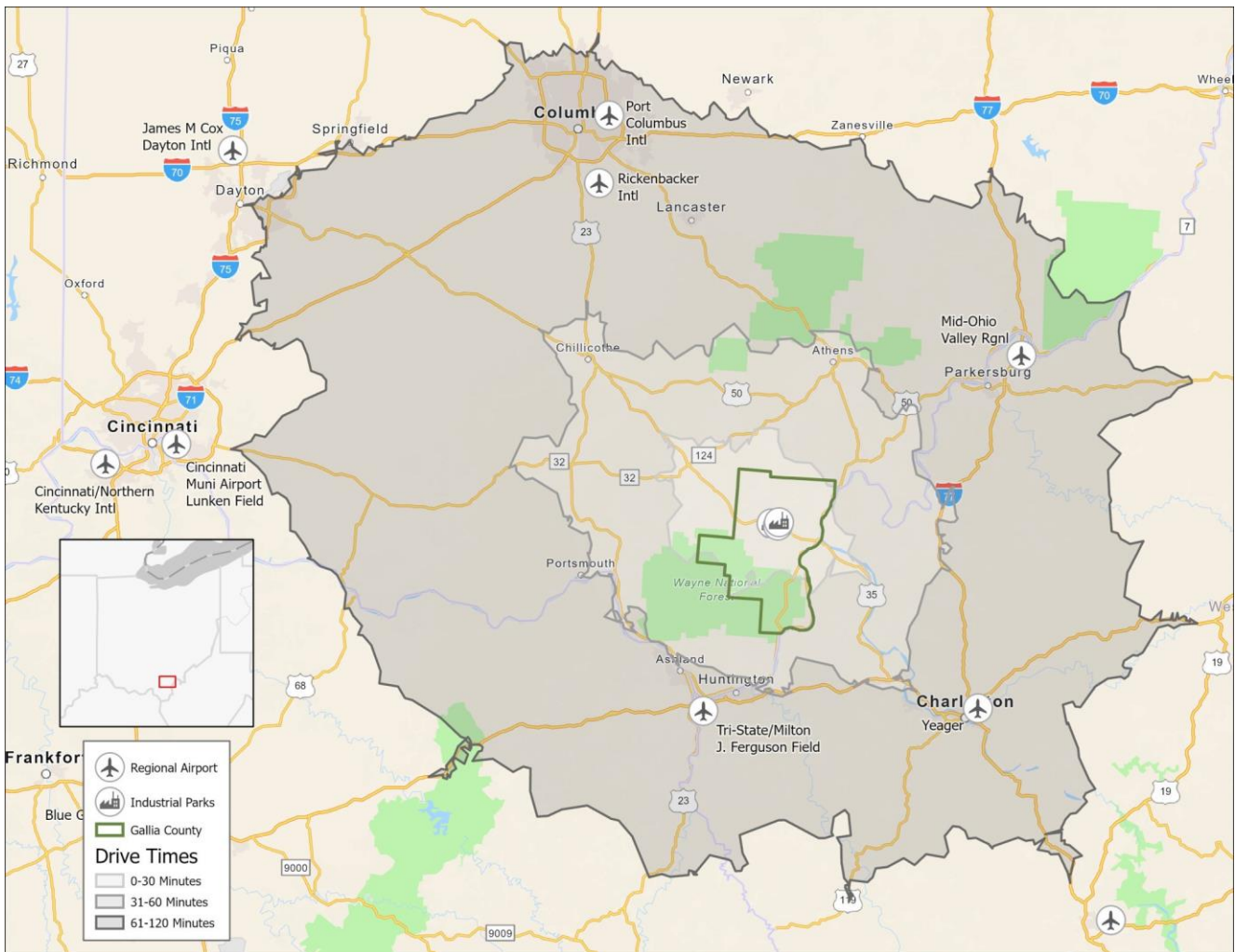
Recreation

- The Ohio River provides great recreational options for residents.
- Sports are also available for entertainment purposes with the University of Rio Grande providing multiple sporting teams, including a national champion soccer team.
- Downtown Gallipolis provides a quiet, safe place for families to eat, shop, walk the park and just enjoy the river view.
- Employment Overview: 30 minute drive time





Industrial Parks Overview



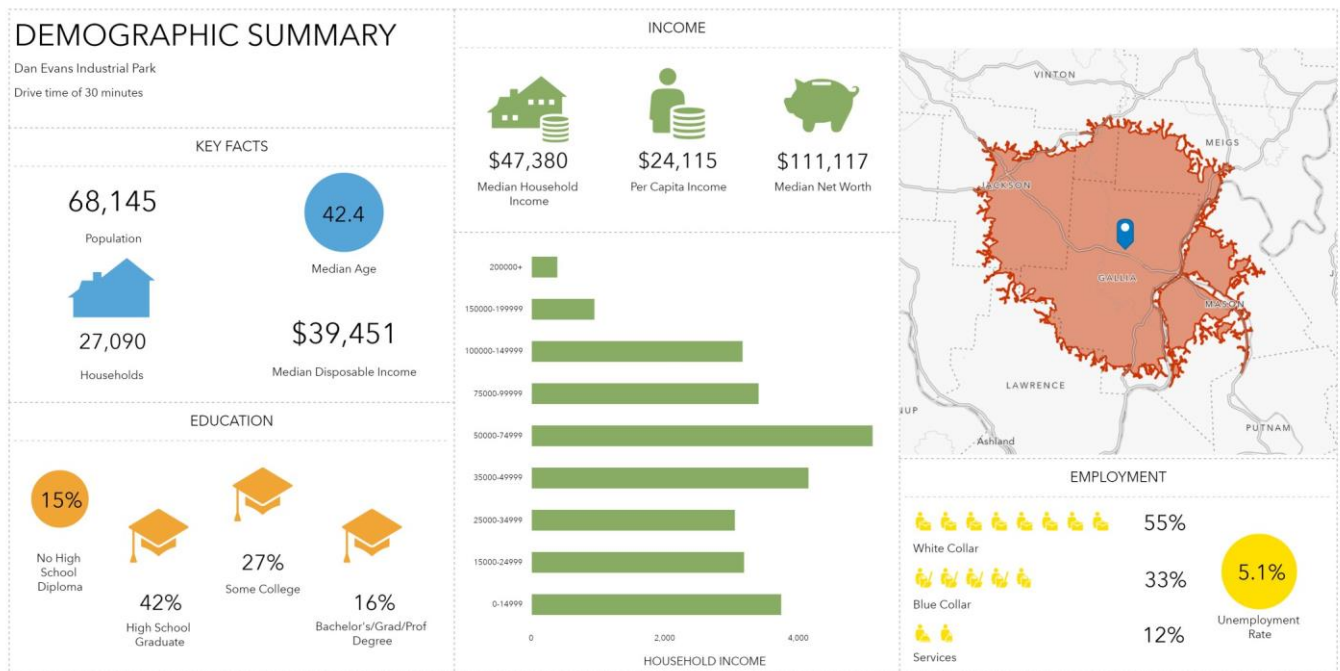
Location Benefits

- Within two hours of Columbus and three hours of Cincinnati, giving access to international airports
- Close proximity to the Ohio River provides businesses with access to ports for transportation
- The parks are in close proximity to US 35, providing easy access to Ohio's highway system
- Close proximity to Jackson Logistics center enables easy access to railway transportation

Dan Evans Industrial Park

This site is an authenticated site through the JobsOhio SiteOhio Program, guaranteeing the site is ready for development

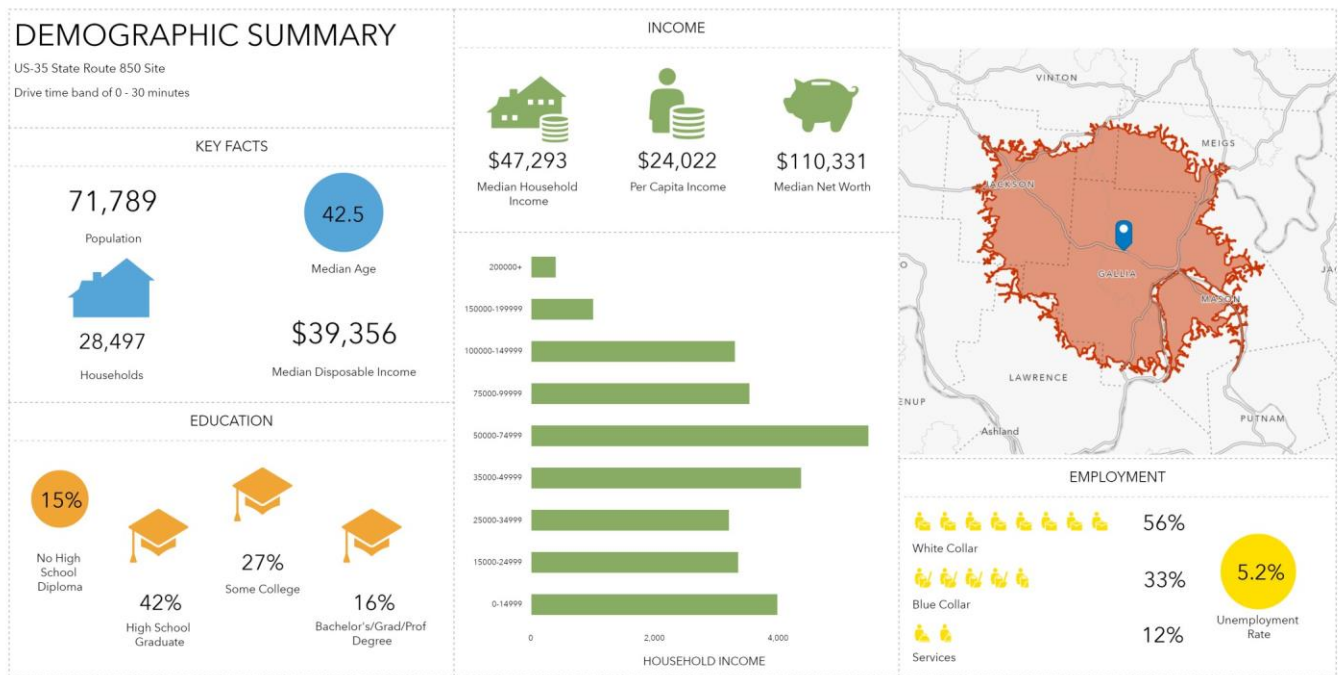
- 77 acres ready for development
- Utilities are provided to the site, with excess capabilities
- Multiple studies have been completed to ensure the readiness and safety of the property
- Located near four-lane US 35, providing quick access to I-64, I-77 and I-79
- Gallia-Meigs Airport is located 9 miles from the site
- James A Rhodes Airport, located 21 miles away, offers a 5,201 ft. runway
- Located an hour from Huntington Tri-State Airport and Yeager Airport
- Dan Evans Industrial Park is less than 30 minutes from the Ohio River



US 35 State Route 850 Site

2350 State Route 850, Bidwell, OH 45614

- Located near the Dan Evans Industrial Park
- 48-acre site off US 35 at the State Route 850 intersection
- 1/4 mile from the Dan Evans Industrial Park
- Electric, gas, fiber and excess sewer and water capacity available
- The site is not zoned, so available for any type of business
- Jackson Logistics Site is less than 25 miles away for railroad needs
- Less than an hour to I-64, I-77, and the Huntington Tri-State Airport
- 100 miles to John Glenn International Airport in Columbus, OH



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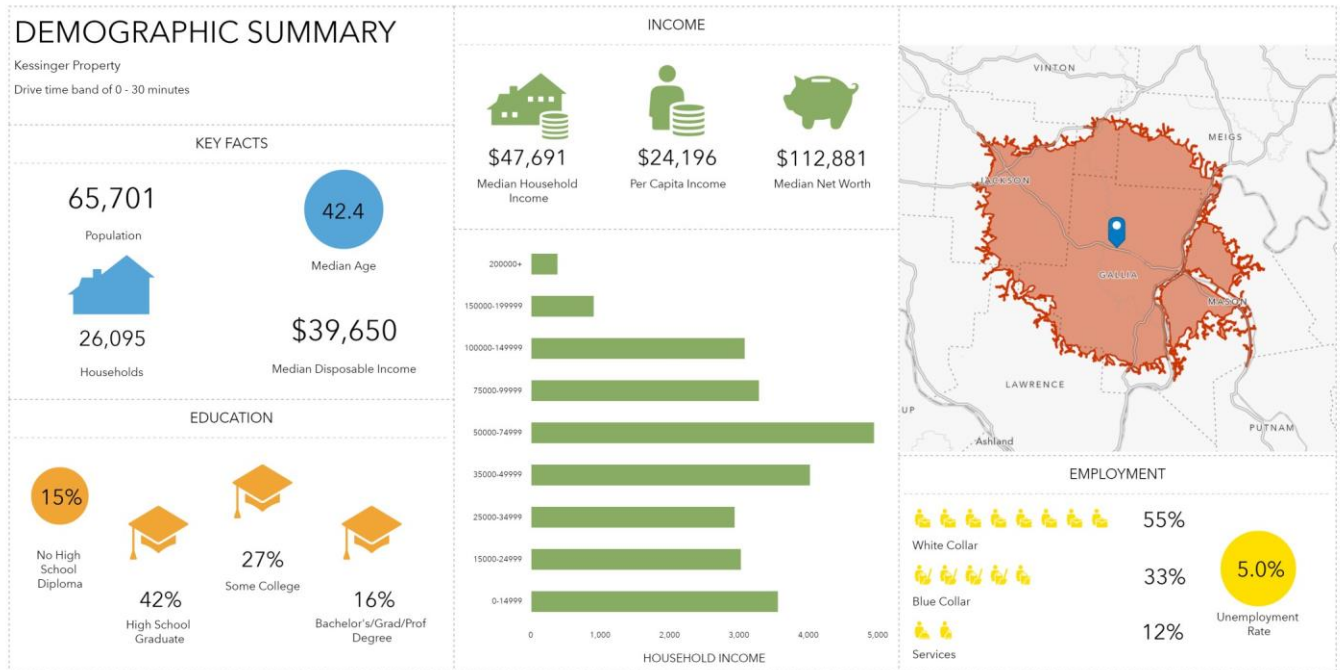
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Kessinger Property

3501 Kerr Rd, Bidwell, OH 45614

- Also located near the Dan Evans Industrial Park
- High visibility from US 35
- One mile from Dan Evans Industrial Park
- Within 25 miles to the Jackson Logistics Center

- 79 acres available
- 1 1/2 miles to US 35 and 22 miles to US 32
- Less than an hour to I-64 and I-77
- Completed site studies include Phase 1 ESA, Geotechnical study, Wetlands Delineation, Phase 1 Culture Resources, Endangered Species Study



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If you are interested in joining Gallia County's success, please contact the
Gallia County Economic Development Office.
Gallia County is ready to welcome you to our community!



Gallia County Economic Development Office

18 Locust Street, Room 1268

Gallipolis, OH 45631

P: (740) 446-4612

Jackson County, Ohio

Opportunity Zone Prospectus

Wellston Industrial Park

Salt Creek Industrial Park

Jackson Ohio Industrial Rail Site

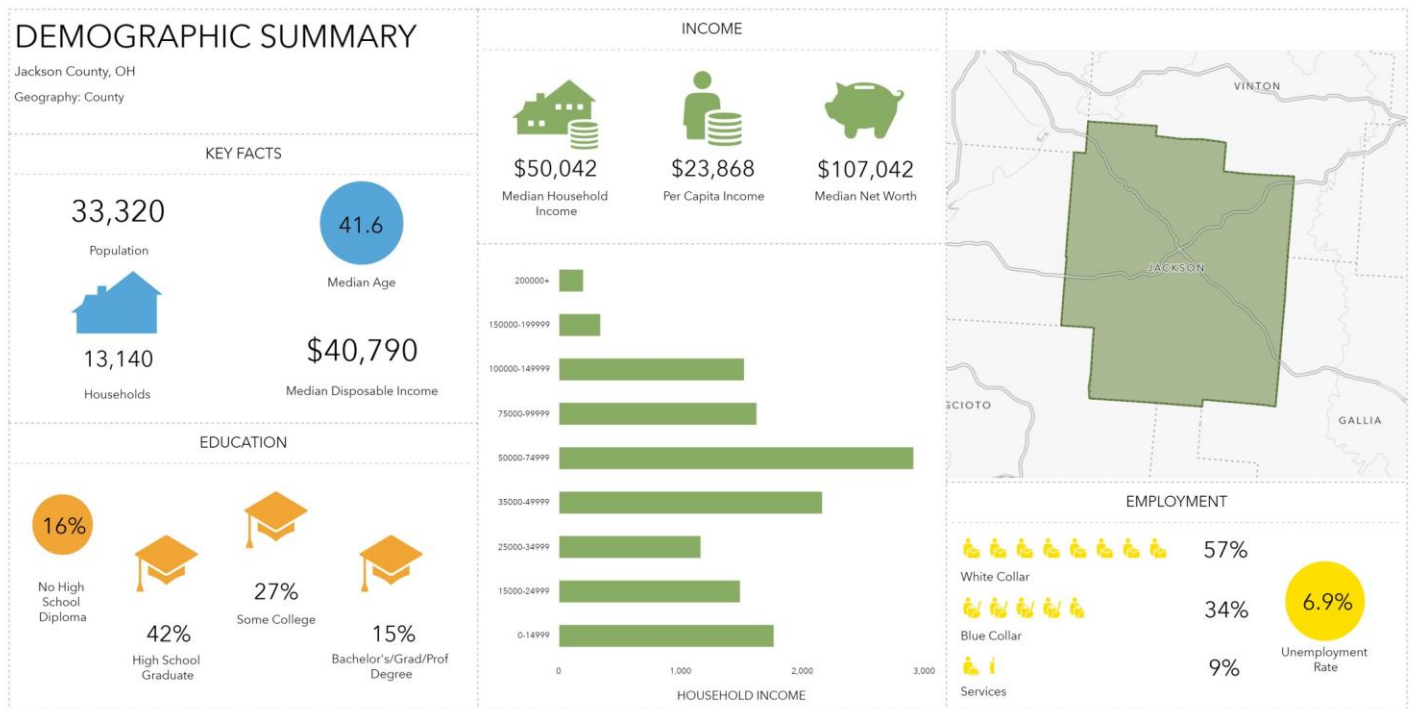
Opportunity Zone Properties



Why should you choose Jackson County?

Incentives and Workforce

- No corporate profits tax or Income Tax
- Sites are available with Phase I ESA and Phase II ESA studies completed
- Easy access to both railways and highways
- Working Age Adults: 18,248
- Jackson County GDP: \$1,085,877



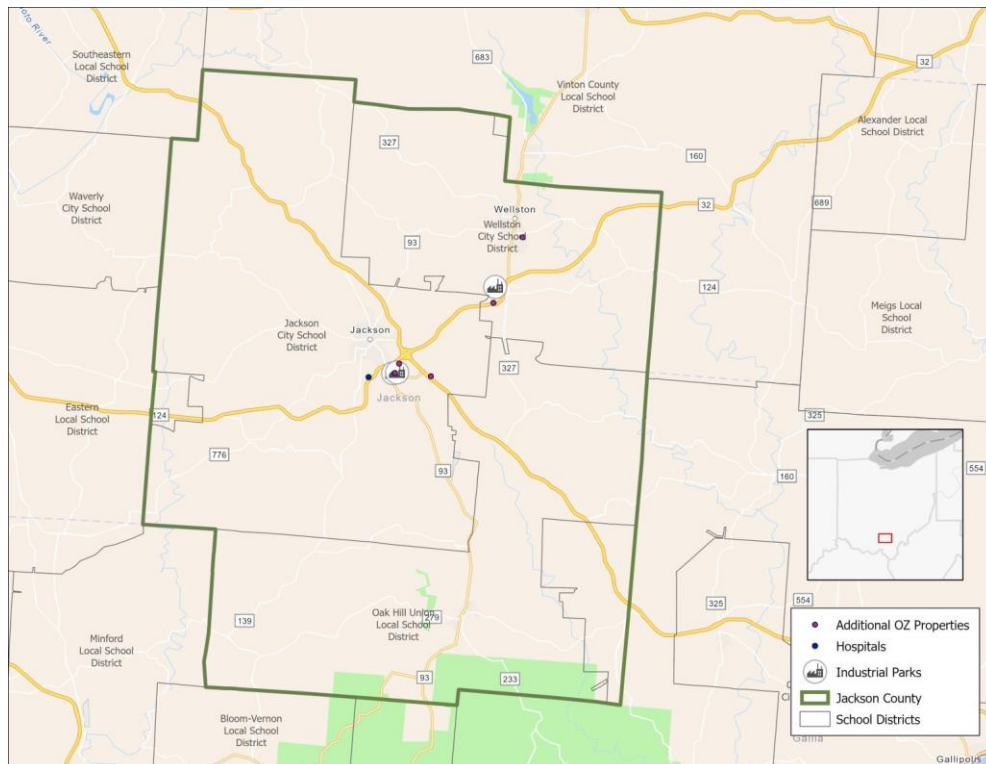
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Why should you choose Jackson County?

Education

- Jackson County offers three school districts that provide an excellent education (Jackson City Schools, Wellston City Schools, and Oak Hill Union Schools)
- Summer Manufacturing Institute introduces students to the world of manufacturing through tours of facilities and activities focused on science, engineering, math, and technology
- Jackson County is also located within a short drive of multiple career centers, including Buckeye Hills Career Center
- The University of Rio Grande offers residents the opportunity to continue their education, either at the Jackson branch campus or at the main campus which is less than 30 mins away
- Custom workforce training is available through Ohio's Manufacturing Extension Partnership



Why should you choose Jackson County?

Entertainment and Recreation

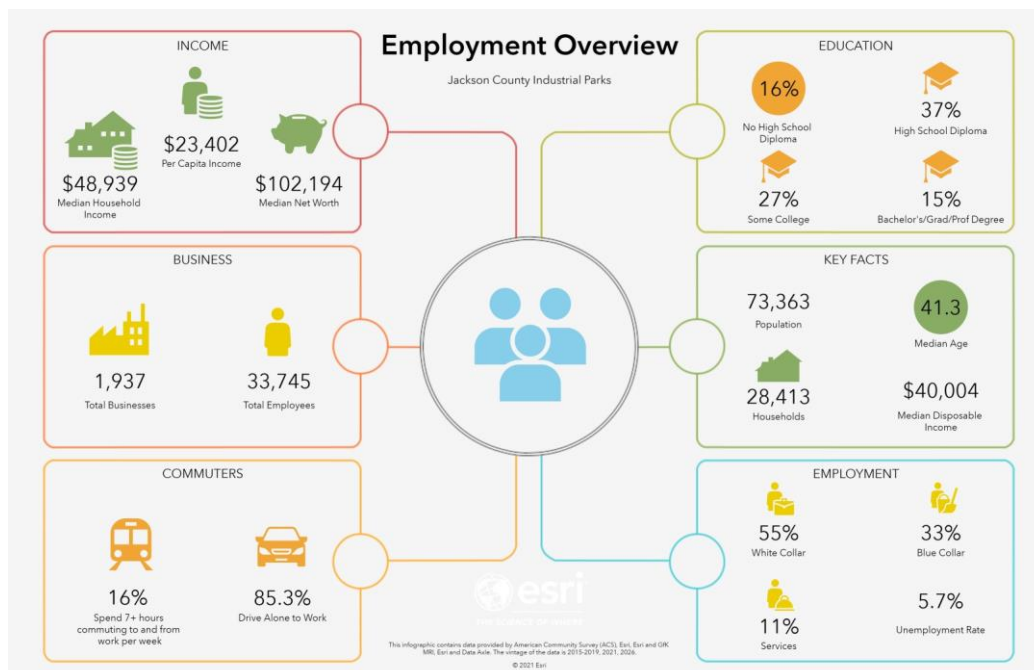
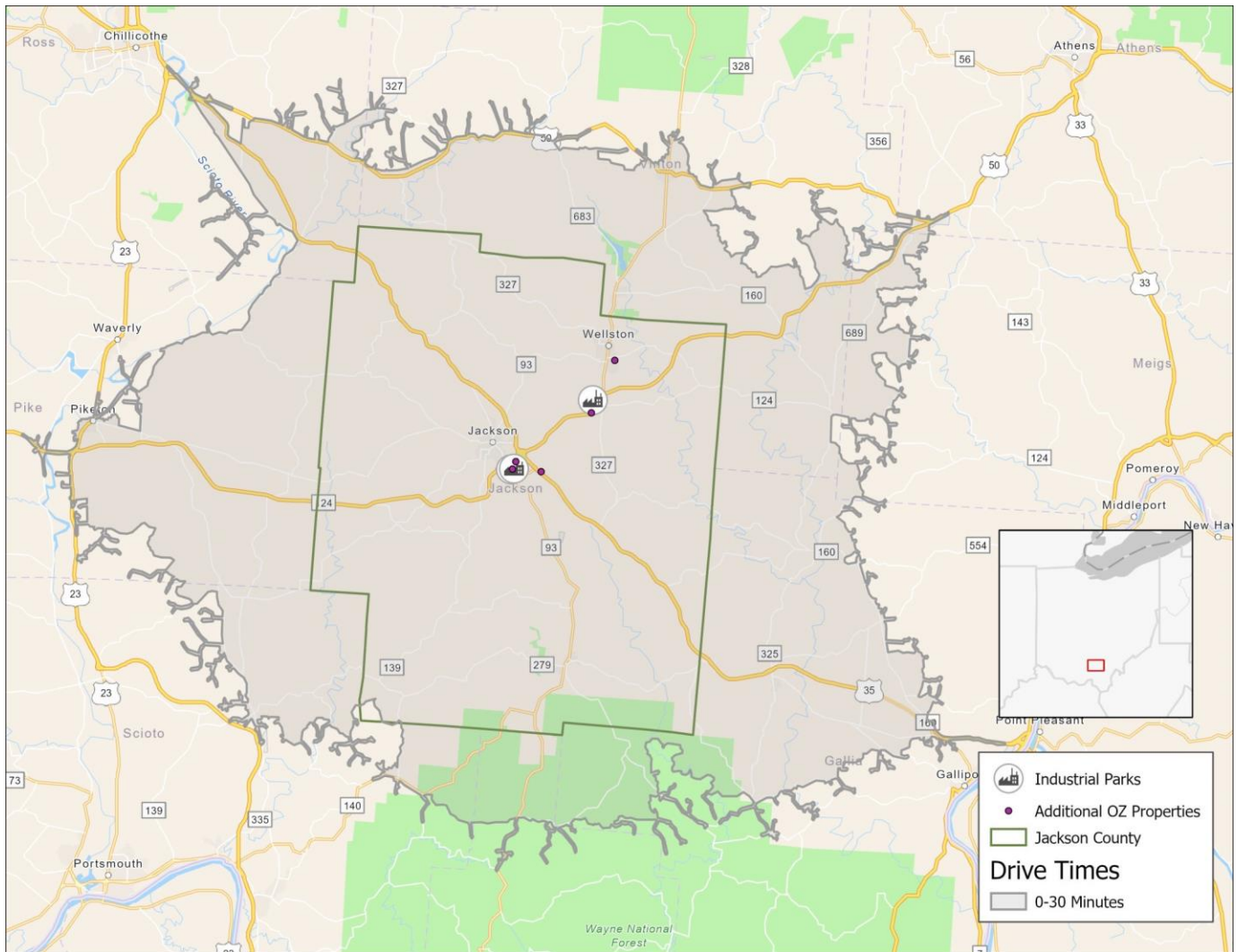
Jackson County offers a great opportunity for residents to experience the outdoors. Nature lovers have the options of Lake Katherine State Nature Preserve, Jackson Lake State Park, Lake Alma State Park, Hammertown Lake, and more!

- Lake Katherine offers many different hiking trails, allowing visitors the chance to explore the natural beauty of Jackson County
- You can visit the Buckeye Furnace State Memorial. Here you can see an iron furnace that was constructed in 1852. This site has a museum, multiple reconstructed buildings to explore, and nature trails

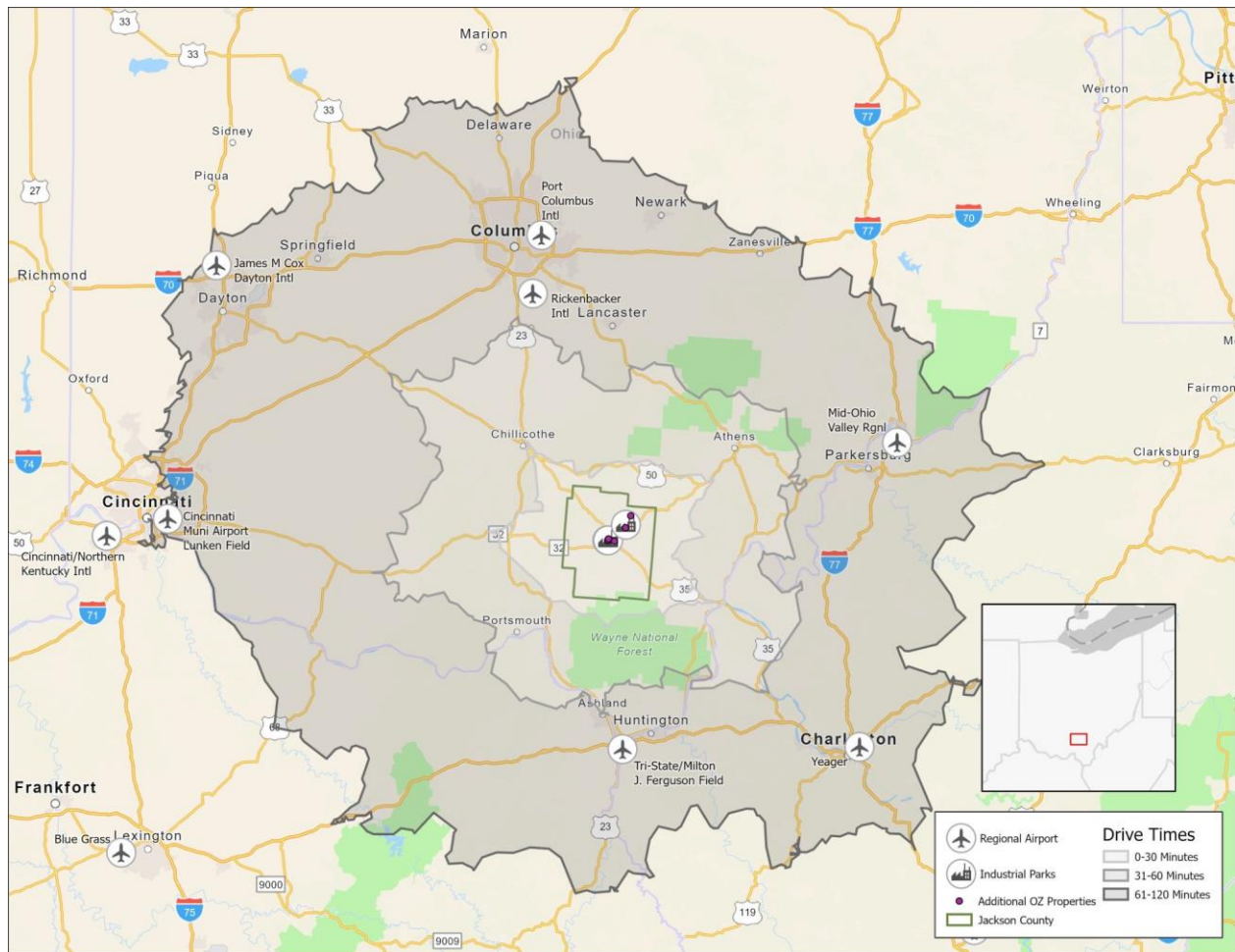
Other entertainment options in the county include great restaurants, bowling, golf courses, tennis courts, movie theaters and more.

Employment Overview: 30 minute drive time





Industrial Parks Overview



Location Benefits

Jackson County offers multiple properties and locations within an Opportunity Zone. The three main sites include the Wellston Industrial Park, Salt Creek Industrial Park, and the Jackson Ohio Industrial Rail Site.

- All of these sites have similar transportation benefits
- Jackson County is home to an intersection of State Route 32 and U.S. 35. This provides businesses with a great opportunity to reach Columbus, Cincinnati, Charleston, Huntington, and other major cities within a short drive
- Jackson is also within a days drive of 140 million North American customers
- Ohio South Central Railroad provides rail services for businesses in the county that need that form of transportation
- The James A Rhodes Airport in Jackson County offers a 5,200 ft. runway. If you need larger air travel, Cincinnati/Northern Kentucky International Airport, Rickenbacker International Airport (Dayton), and John Glenn International Airport (Columbus) are a short drive away

Wellston Industrial Park

56.8 acre site located in Wellston, Ohio

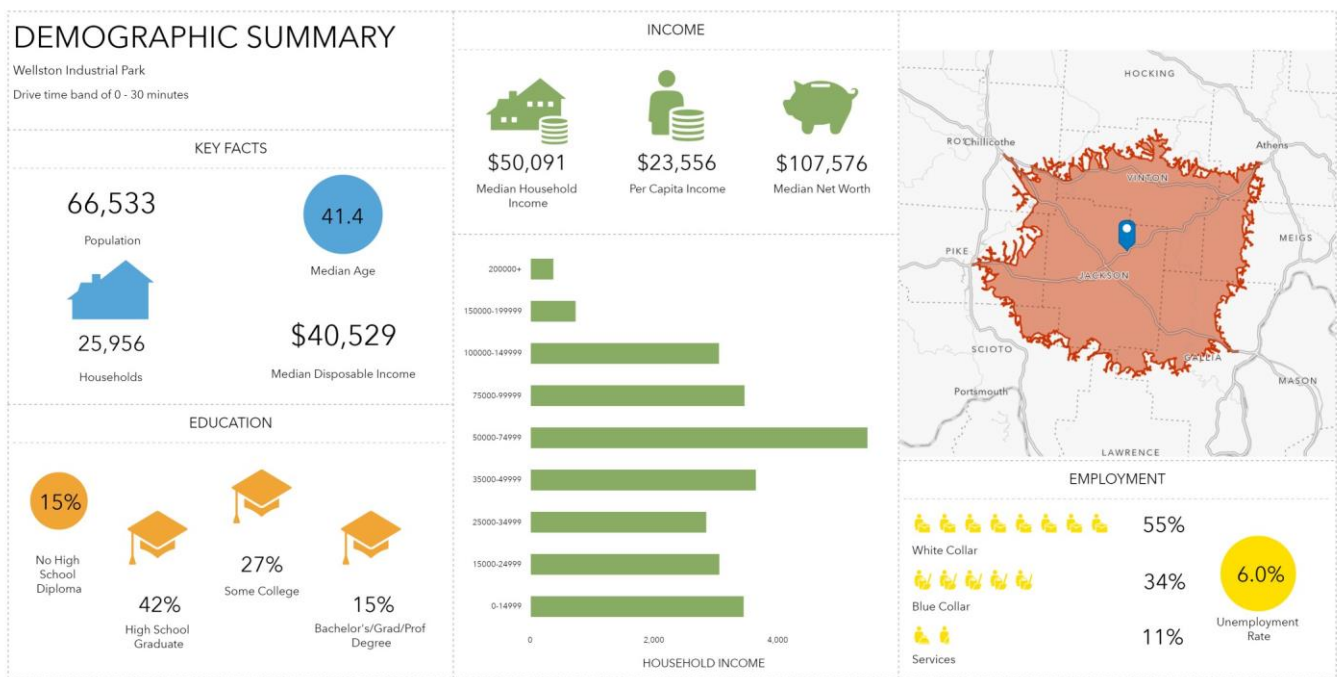
Water, sewer, electric, high pressure gas, and fiber available at the site.

Perfect location for wood companies or related companies as the property is neighboring Superior Hardwoods of Ohio.

Located within an Opportunity Zone, Enterprise Zone, and HUB Zone

If upgraded sewer is needed, the City of Wellston already has estimates to increase sewer capacity.

Phase I ESA, Geotechnical, Wetlands, Archeological, and Endangered Species studies already completed.



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Salt Creek Industrial Park

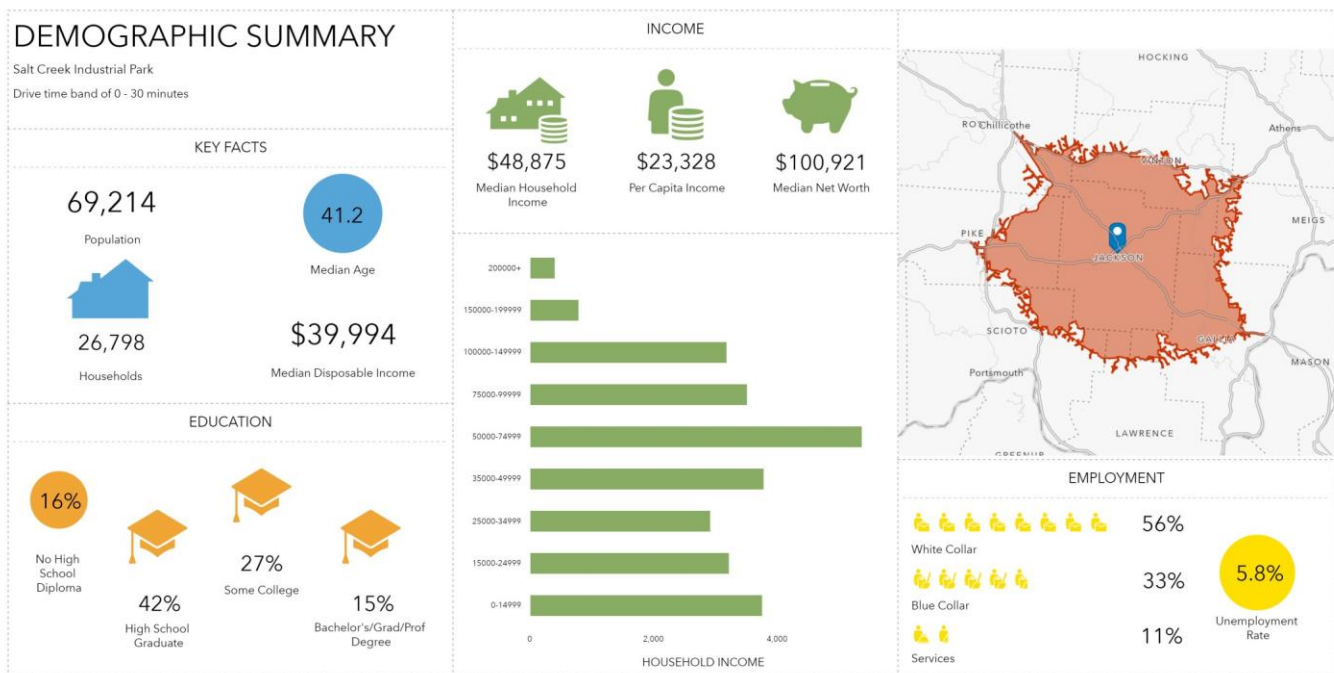
30 acre site located within two miles of the US 35/SR32 intersection

Rail available at the site

All utilities are available at the site

Neighboring companies include: Bellisio Foods (dry goods warehouse), Jackson Logistics Center (Ohio South Central Railroad trans-load facility), Callahan Hardware, Adena Health Systems, Fastenal, and West Virginia Electric

- Phase I ESA Study completed



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Jackson Ohio Industrial Rail Site

22 acres site located near the US35/SR32 intersection

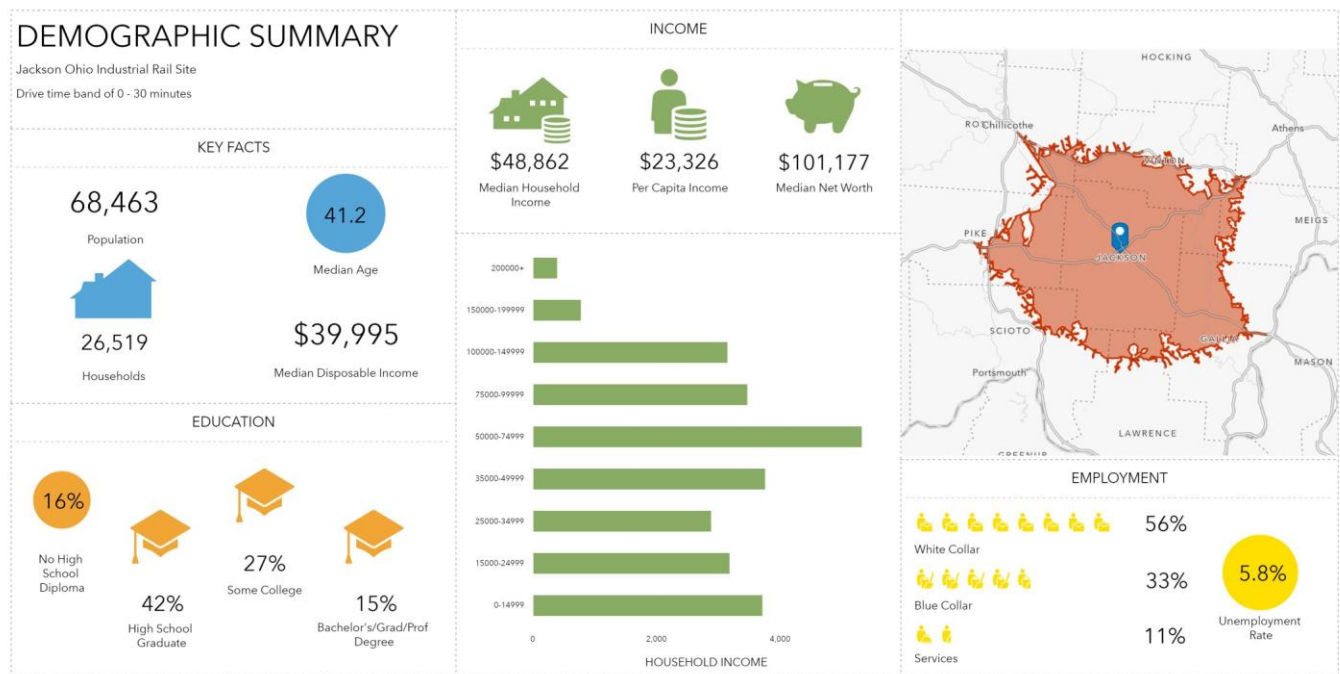
Rehabilitated rail spur located on at the site

All utilities are of industrial standards and located at the site

The site is currently undergoing an environmental remediation project

Opportunity Zone, Enterprise Zone, Foreign Trade Zone, HUB Zone

Phase I ESA and Phase II ESA studies are completed



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Opportunity Zone Properties

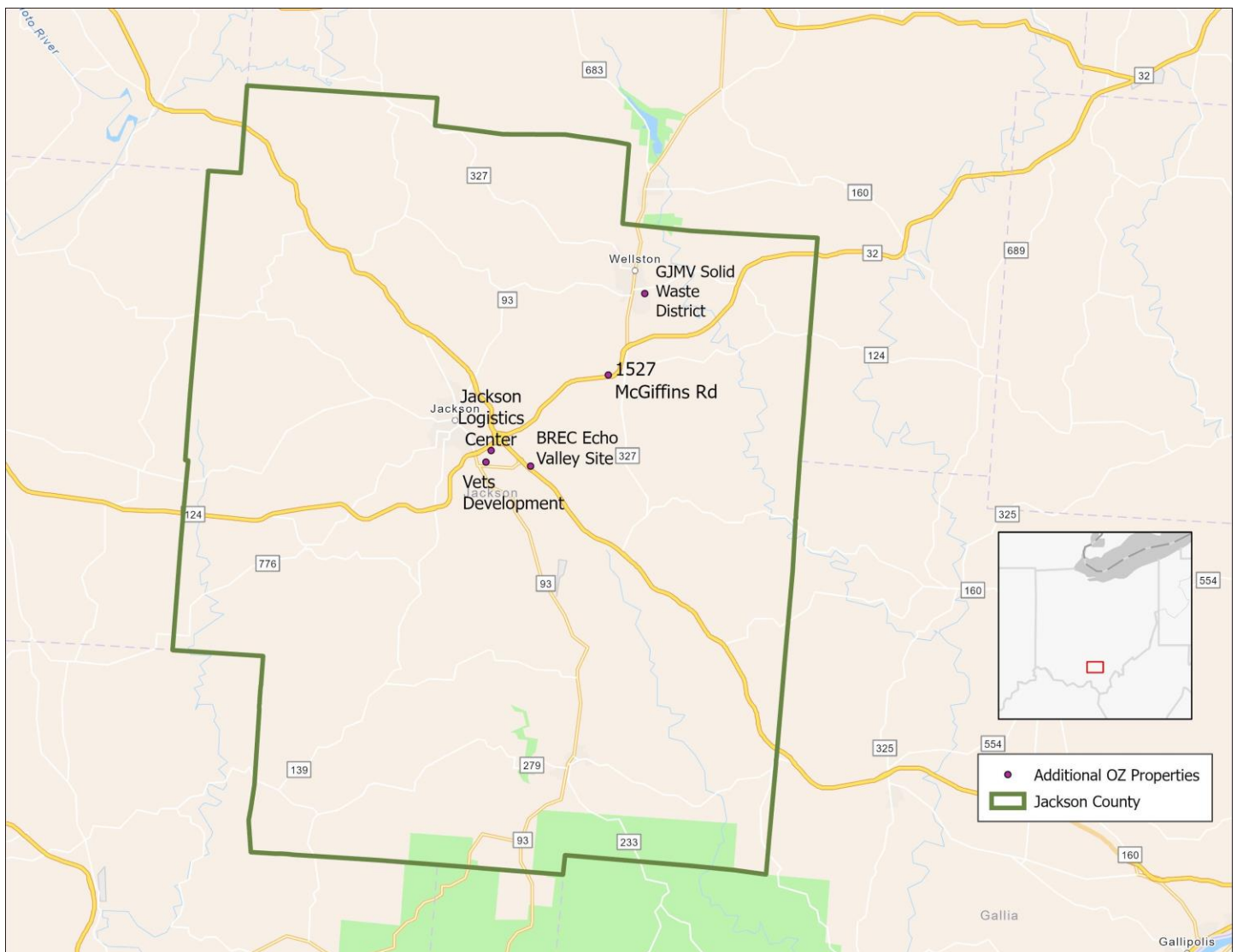
1527 McGiffins Road: 15-acre site located off State Route 32. Utilities available at the site. This site also features a 3,200 square foot building

Jackson Logistics Center: 50,000 square foot building on 5.5 acres of property

Vets Development: multipurpose site located near an active rail spur, potential build-to-suit, utilities available at site

GJMV Solid Waste District Office: ideal site for clean warehousing or distribution

BREC Echo Valley Site: 12.93-acre site. Located close to US 35. Utilities provided at the site



If you are interested in any of the properties Jackson County has to offer,
please contact Sam Brady with the Jackson County Economic
Development Partnership



Sam Brady

Executive Director

Sam.brady@jacksoncountyohio.com

P: (740) 988-6622

Jackson County Economic Development Partnership

920 Veterans Drive, Suite A

Jackson, OH 45640

P: (740) 286-2838

Lawrence County, Ohio

Opportunity Zone Prospectus

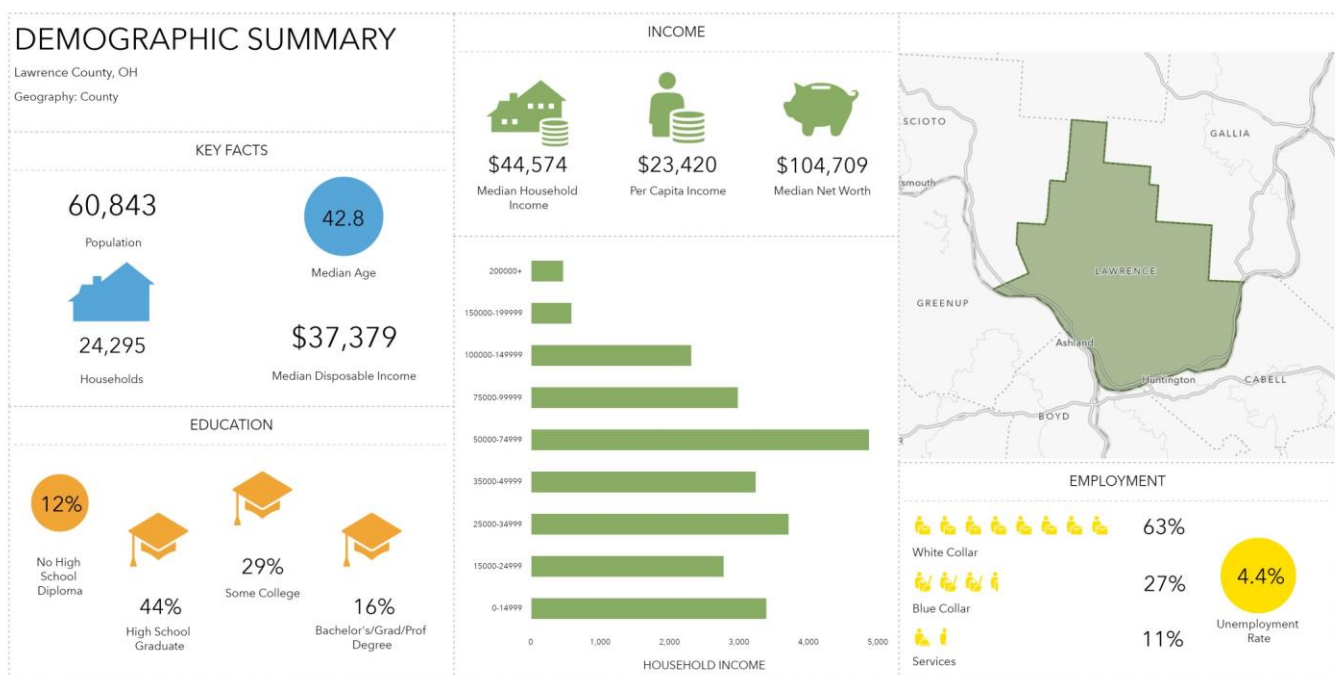
The District Industrial Park



Why should you choose Lawrence County?

Workforce

- The District's labor pool is abundant, hailing from within and beyond the Tri-State area (Huntington, WV, Ashland, KY, Ironton and Portsmouth, OH) to represent a growing population that currently exceeds 300,000.
- This trained workforce specializes in production and technology to provide solid labor and operations for businesses to thrive. The abundant workforce, along with a low cost of living, has made area labor costs affordable for businesses.
- The educational and training institutions surrounding The District play an active role in following modern industry trends as well as skills required for these jobs.



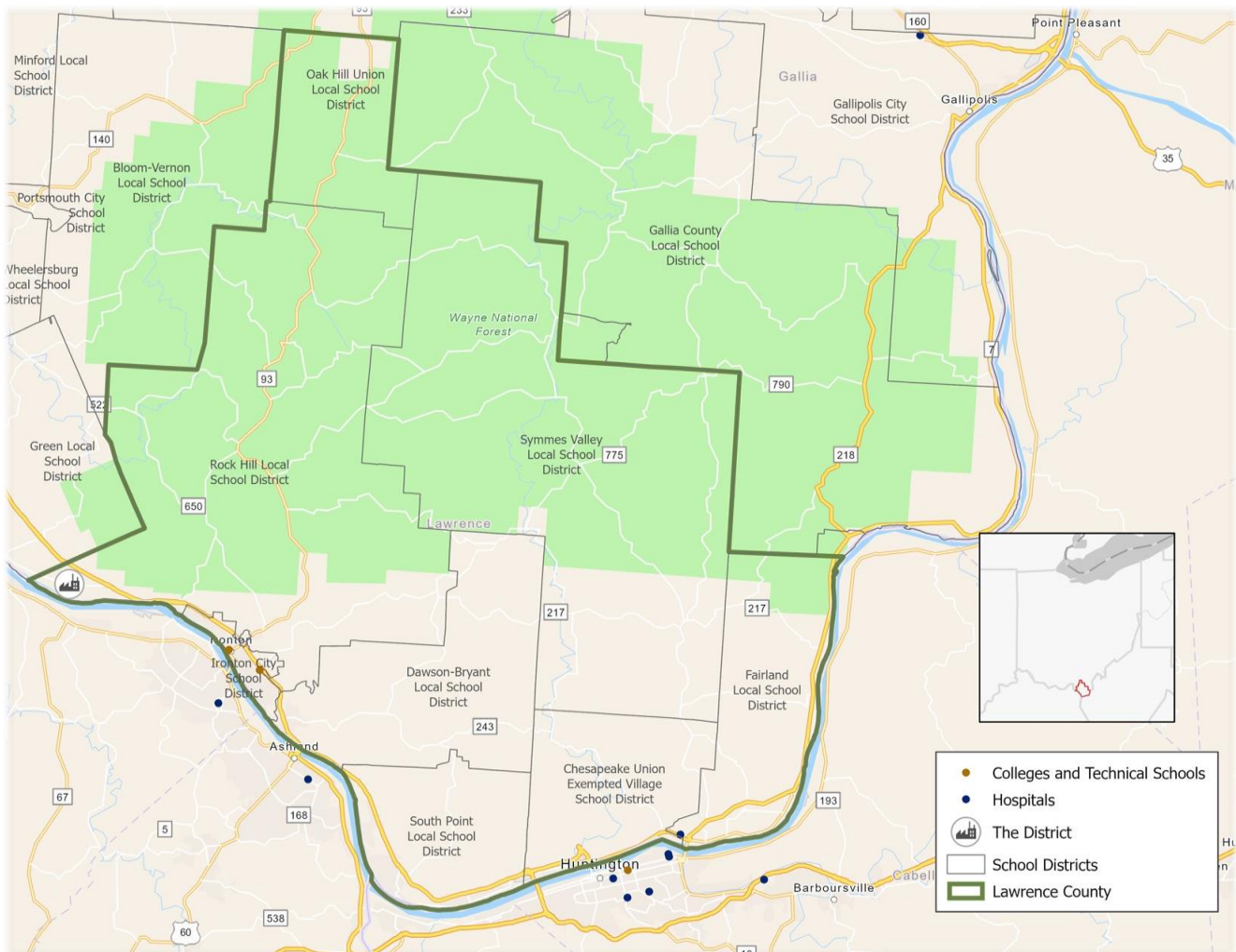
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Why should you choose Lawrence County?

Education

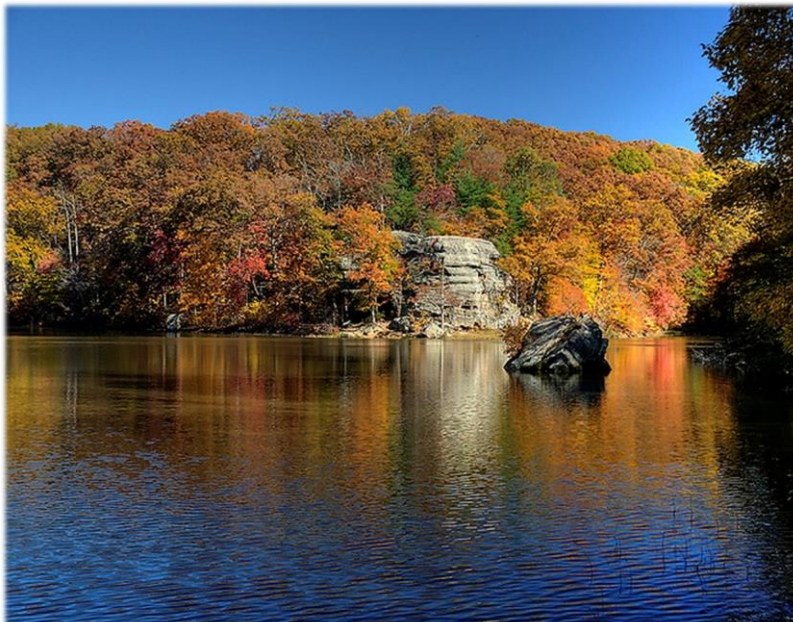
- Lawrence County offers residents high quality colleges and universities within an hour drive. The county is home to Ohio University Southern and the Collins Career Technical Center. It is also a short drive from Marshall University and Shawnee State University.
- Residents have the option of 7 school districts that will provide your children with a great education
- These districts include Chesapeake Local, South Point Local, Ironton City Schools, Dawson-Bryant, Fairland, Rock Hill, and Symmes Valley



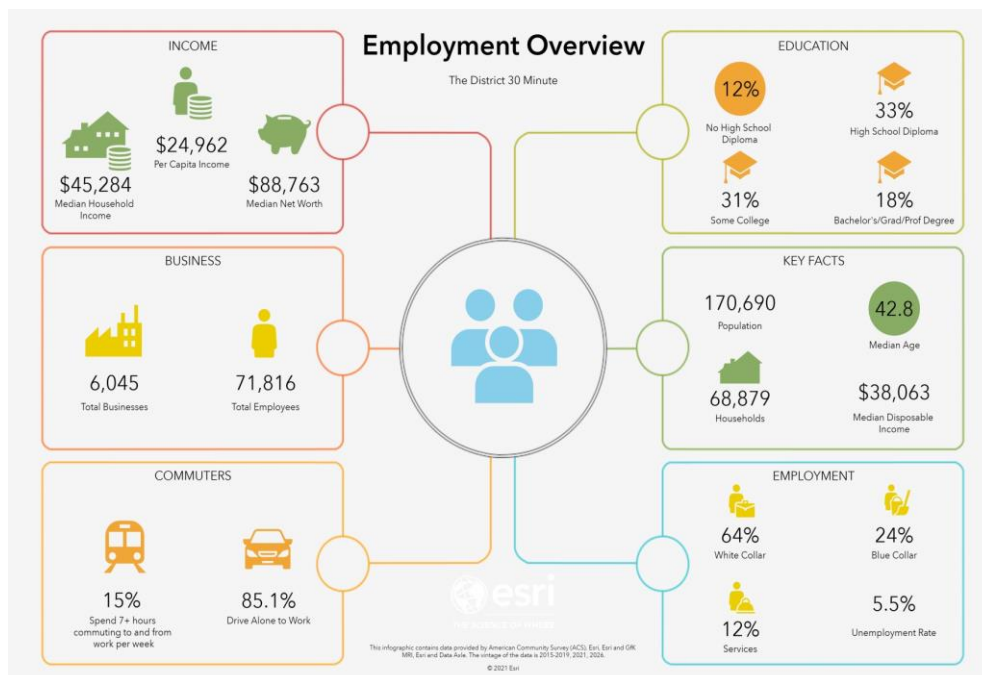
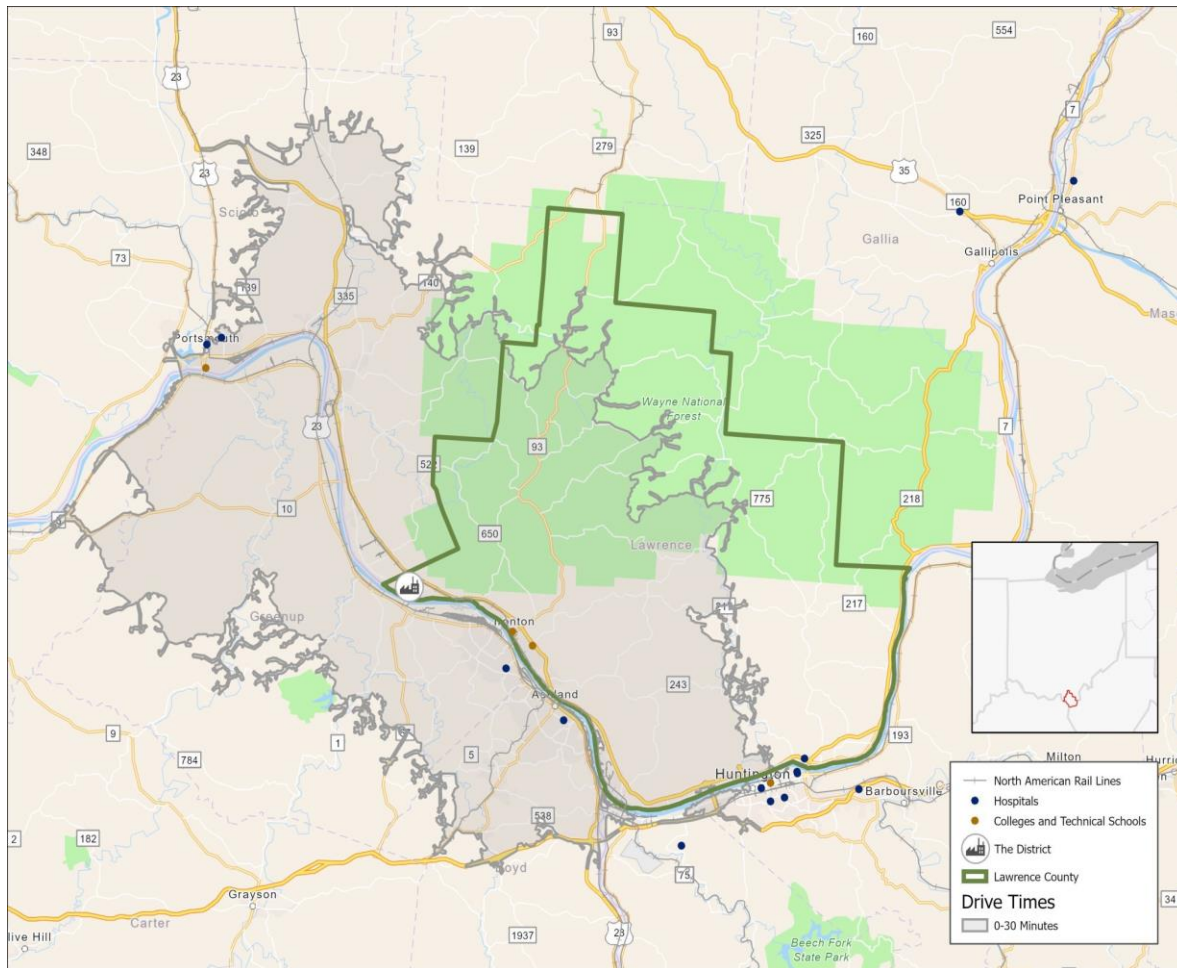
Why should you choose Lawrence County?

Recreation

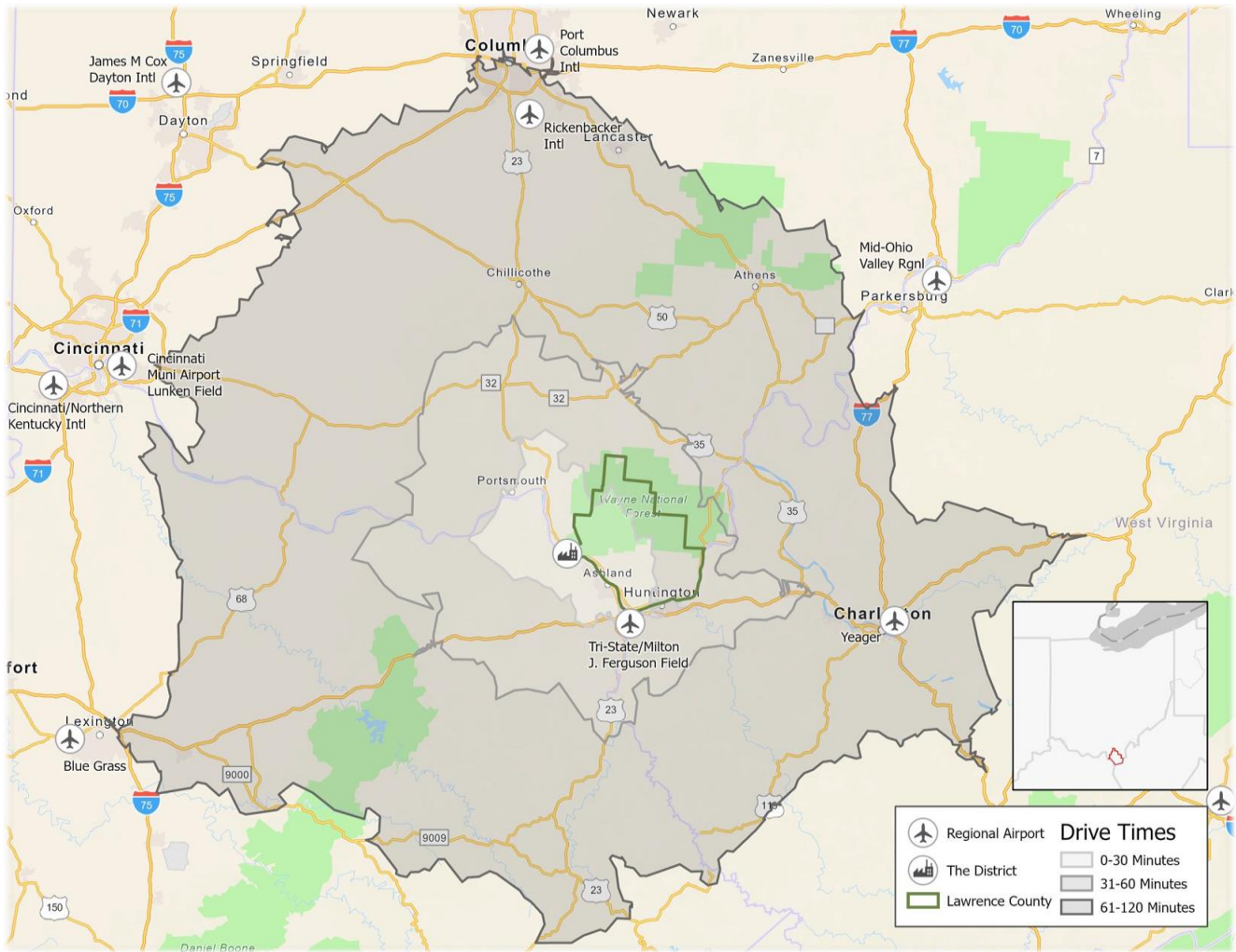
- Lawrence County is home to the Wayne National Forest. Lake Vesuvius offers residents a great opportunity to experience the outdoors through camping, hiking, kayaking, fishing, and horseback riding.
- Located a short drive away in Ashland, Kentucky, the Paramount Arts Center offers residents the chance to experience performances in music, theatre, comedy and more.
- The RO-NA Theatre in Ironton, Keith-Albee Theatre in Huntington and the Huntington Symphony Orchestra also offer the opportunity for musical and other performances.
- The region offers many opportunities to try different foods through the numerous restaurant options.
- Residents are within short driving distance of two malls as well as multiple shopping centers throughout the tri-state region.
- Residents can also enjoy many different festivals and events throughout the year in the county and the region.



Employment Overview: 30 Minute Drive Time



Industrial Parks Overview



Incentives

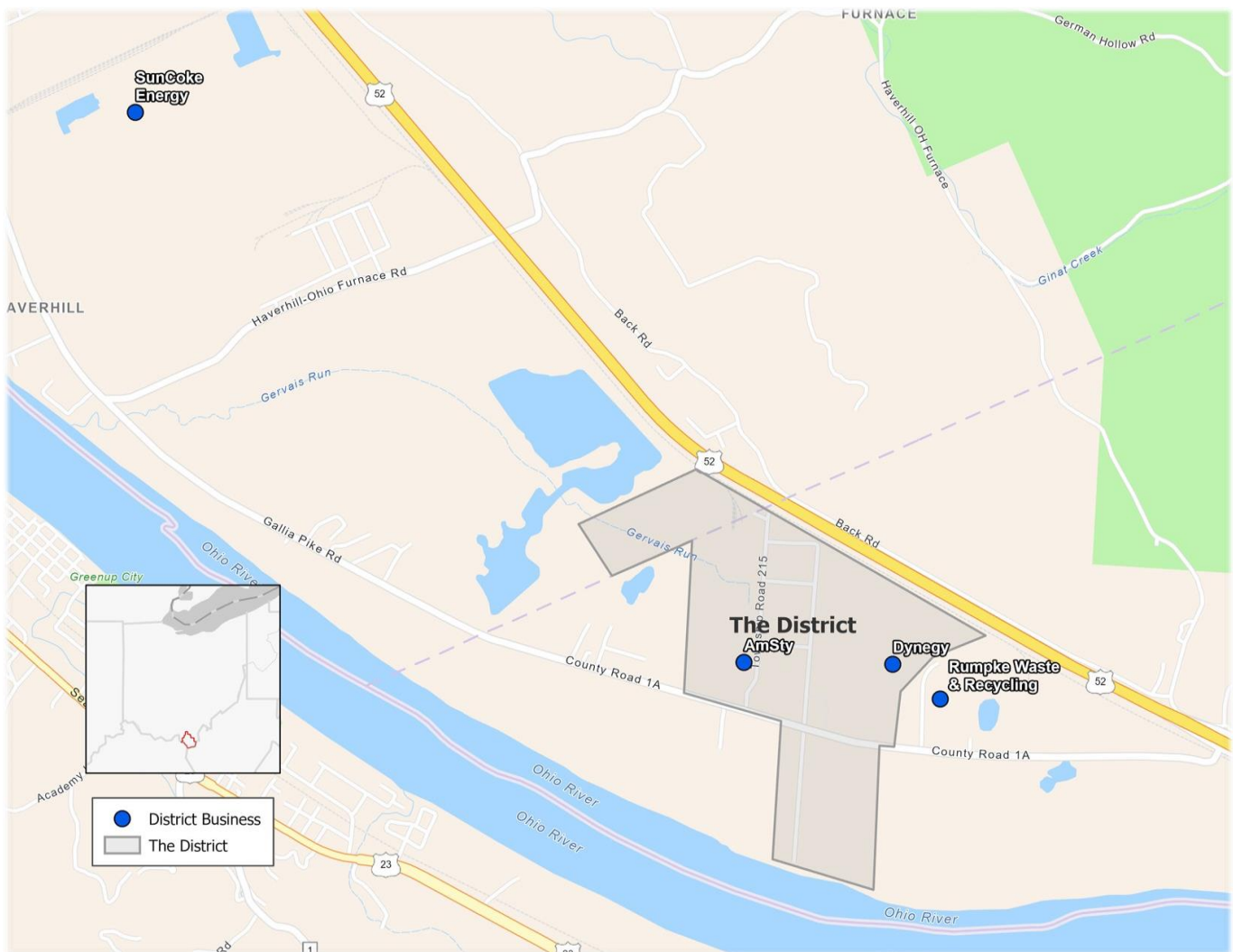
- Some of the incentives provided by Lawrence County include grants for infrastructure and partial real estate tax abatement.
- These county incentives, combined with local incentives, lay a solid foundation for your business.
- The state of Ohio's incentive package, including the option for low cost loans, training grants, access road support, a job creation tax credit, and numerous others, help lead to success in Lawrence County.
- The LEDC, which operates The District, specializes in providing turn-key buildings for potential businesses. This will allow you to open your doors and begin work sooner.

The District

The Southern Ohio Industrial District (The District) provides key advantages to a variety of businesses, industries and organizations, including petrochemicals, energy, and metals.

The District offers both green-field sites and fully-developed buildings. With buildings totaling 400,000 square feet, most small and medium-sized business needs are easily accommodated.

The District is currently home to Dynegy, Rumpke, AmSty, and Sun Coke.



The District, Continued

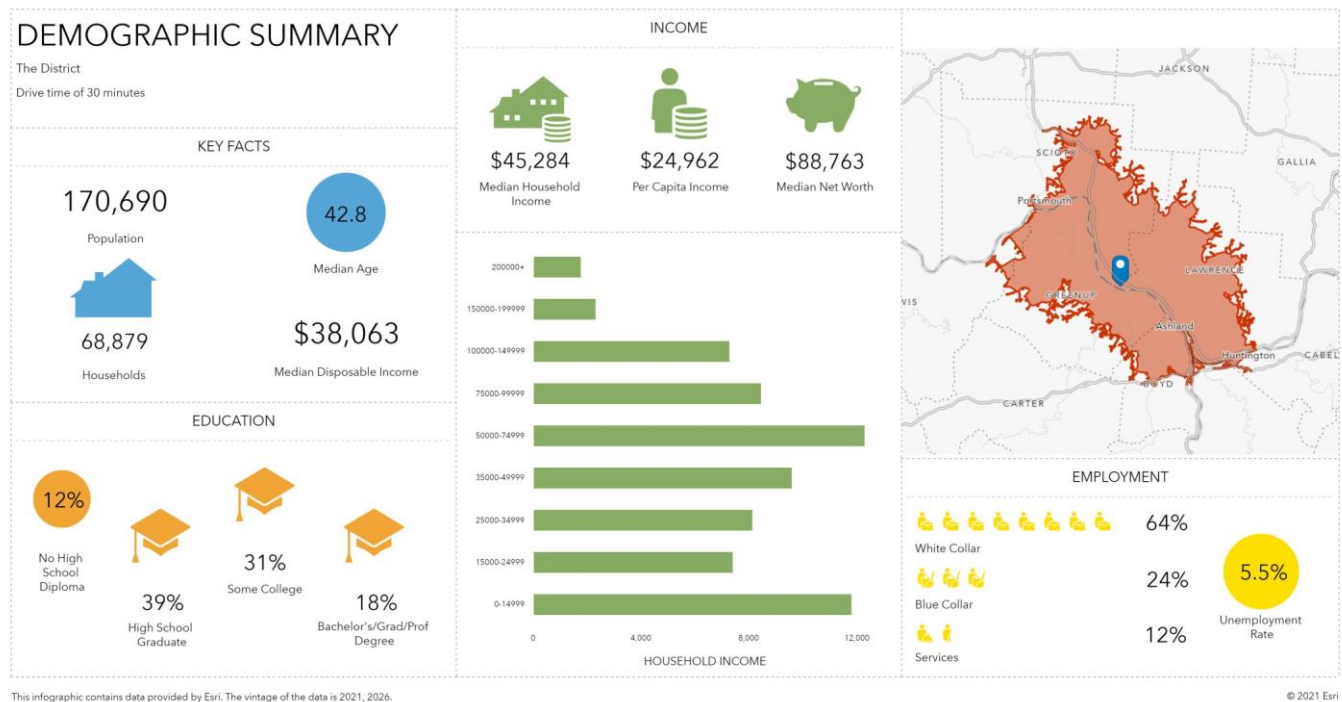
The District offers your company a 40 acre site with immediate access to multiple means of transportation. The site is located on the Ohio River and has both US 52 road access and Norfolk Southern rail access.

This site offers build-to-suit spec buildings so you will be able to move in and begin work immediately.

Currently, the site has a 92,000 square foot building available for use.

The District is within 45 mins of the Huntington Tri-State International Airport.

The District's local utility providers ensure the presence of reliable infrastructure resources. With multiple 765 KV lines providing redundant power sources to one of Ohio's largest AEP substations, the 69 KV substation feeding The District offers the comfort of nearly guaranteed, uninterrupted power to all District businesses.



The District, Continued

The District is crossed by an 8" line from Columbia Gas with 320 psi.

The existing water line is a 12" 100+ psi line, proving more than capable to supply existing and incoming businesses. Since The District borders the Ohio River, an unlimited amount of process water is available.

Along with these resources, The District has liquid process and storage tanks, multiple silos, and broadband services.



*If you are interested in joining the success in Lawrence County,
please contact Dr. Bill Dingus or Jeremy Clay at the Lawrence
County Economic Development Corporation.*



Bill Dingus, PhD.
Executive Director



Jeremy Clay, MSE
Associate Executive Director

Lawrence County Economic Development Corporation

216 Collins Ave, South Point OH 45680

P: (740) 377-4550

F: (740) 377-2091

Scioto County, Ohio

Opportunity Zone Prospectus

Project SOAR Industrial Park

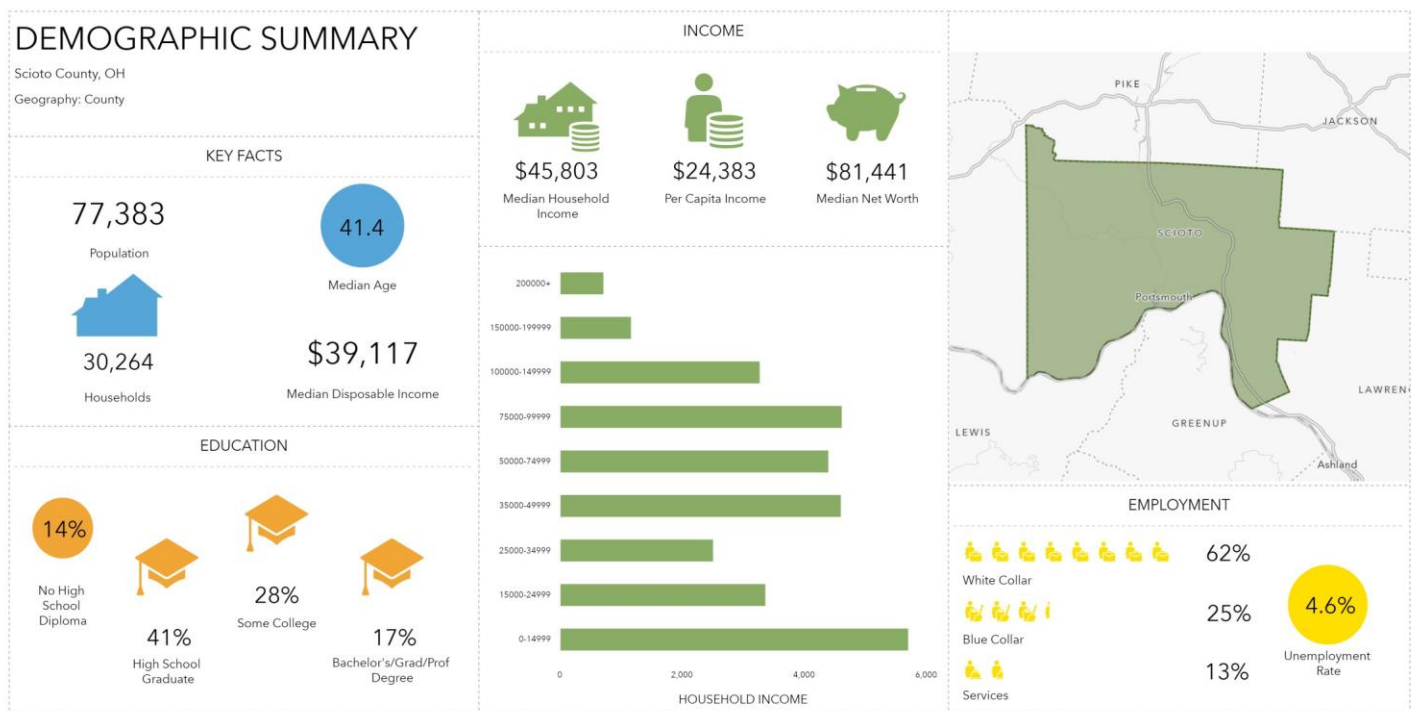
Portsmouth Gateway Industrial Park

New Boston Industrial Site



Why should you choose Scioto County?

- Businesses in Scioto County have access to the Ohio River for bulk transportation of goods
- Companies also have access to an extensive rail network for easy transportation of goods the company needs to be successful
- Scioto County also offers a great road network, with US 52 and US 23 easily accessible throughout the county
- Plentiful natural resources are available, such as fresh water, affordable and abundant electricity, natural gas, propane, and broadband



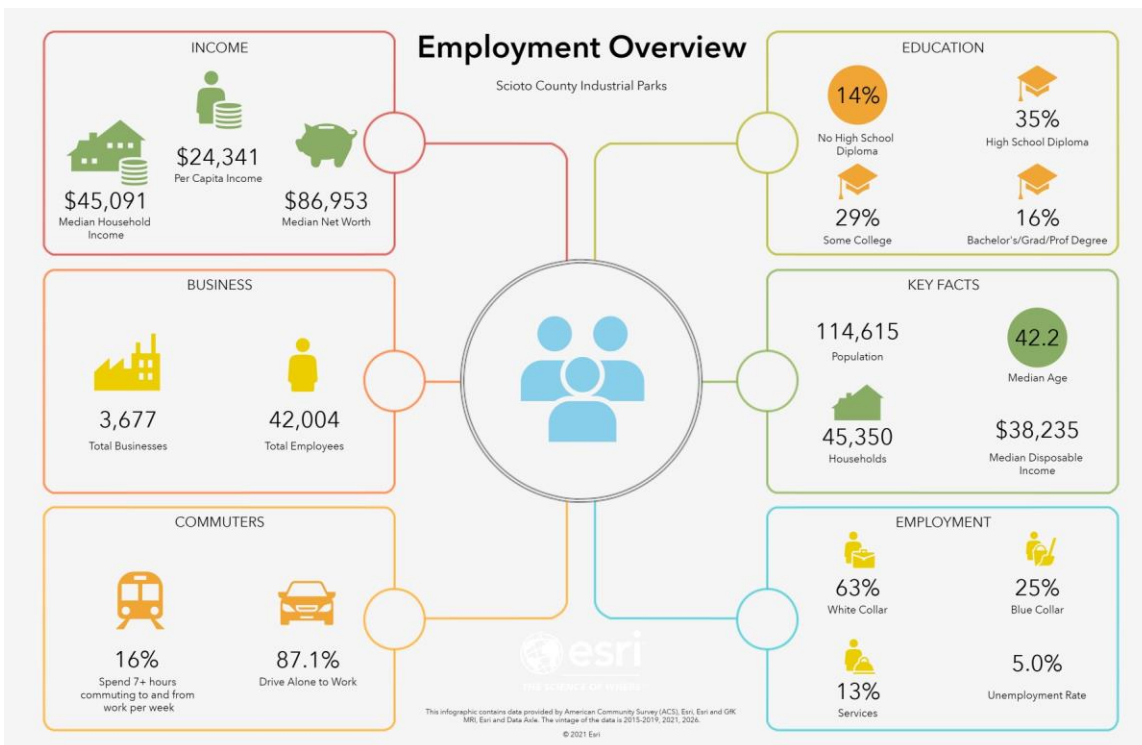
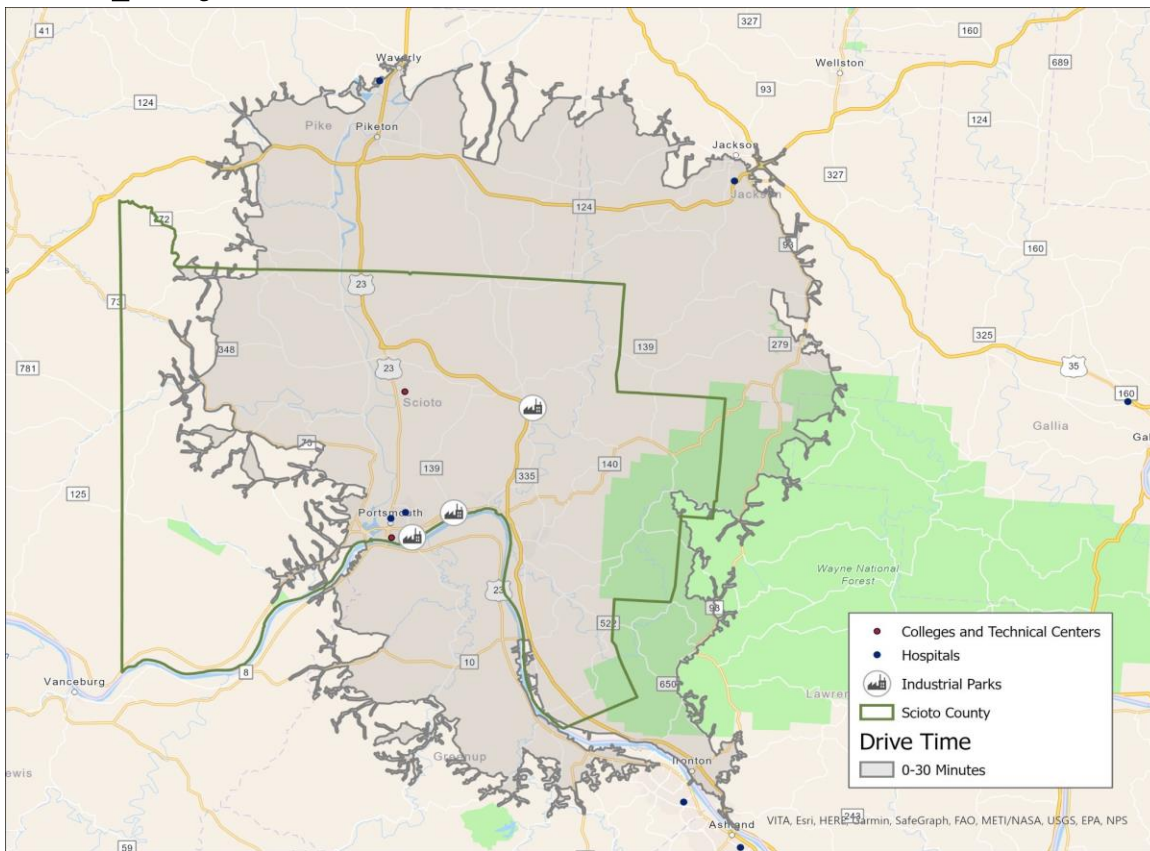
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Scioto County, Ohio

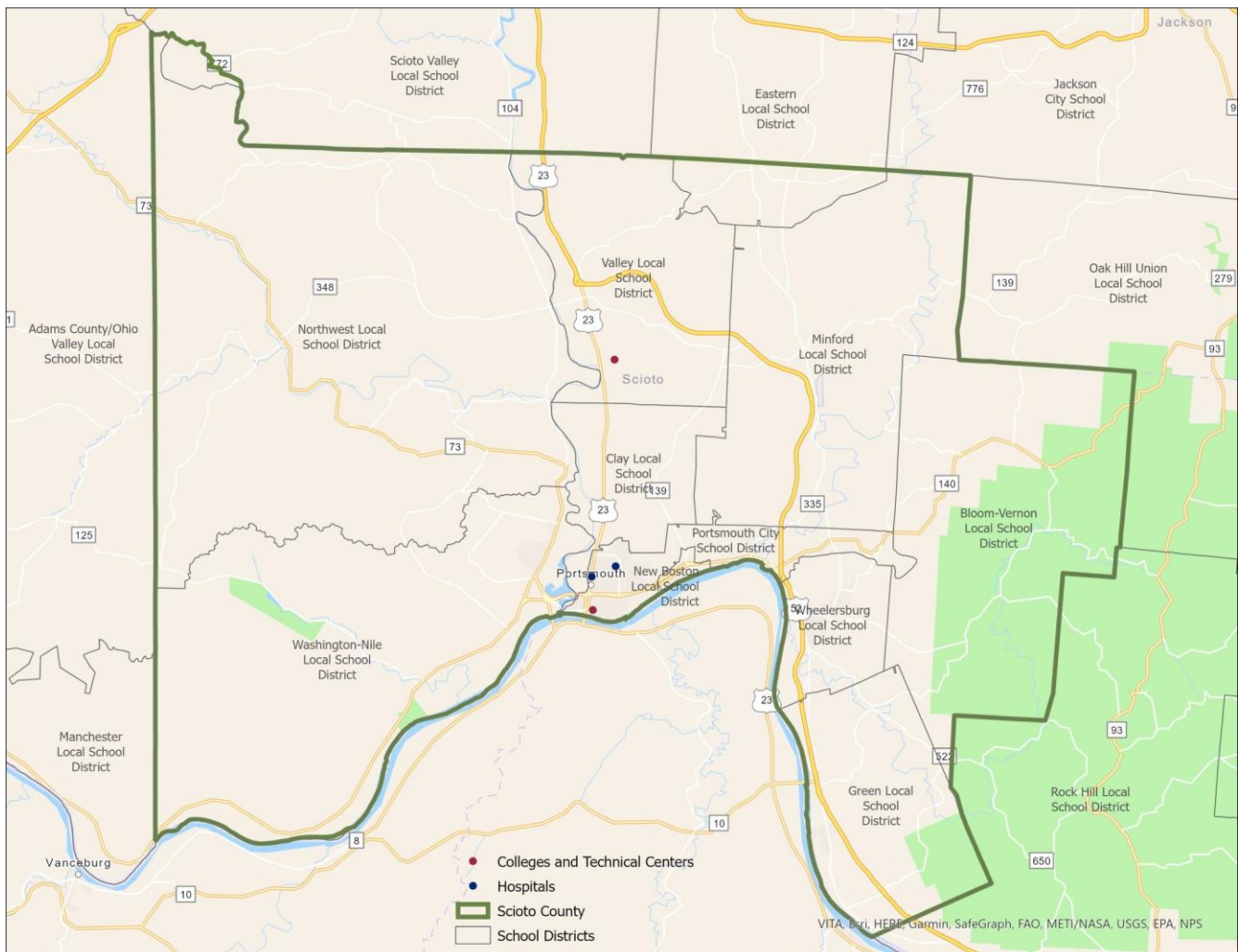
Employment Overview: 30 Minute Drive Time



Scioto County, Ohio

Education and Training

- Scioto County is home to Shawnee State University, which provides a wide range of degree options so your employees and their families can further their education and training.
- The county is proud to offer ten different school districts, including New Boston, Portsmouth City, Bloom-Vernon, Clay, Green, Minford, Northwest, Valley, Washington-Nile and Wheelersburg, to provide education to future employees or the children of your employees and also to ensure that wherever you choose to locate within out county, you and your family will be within a short drive to school
- Scioto County Career Technical Center offers many programs that can be utilized to further advance your workforce.



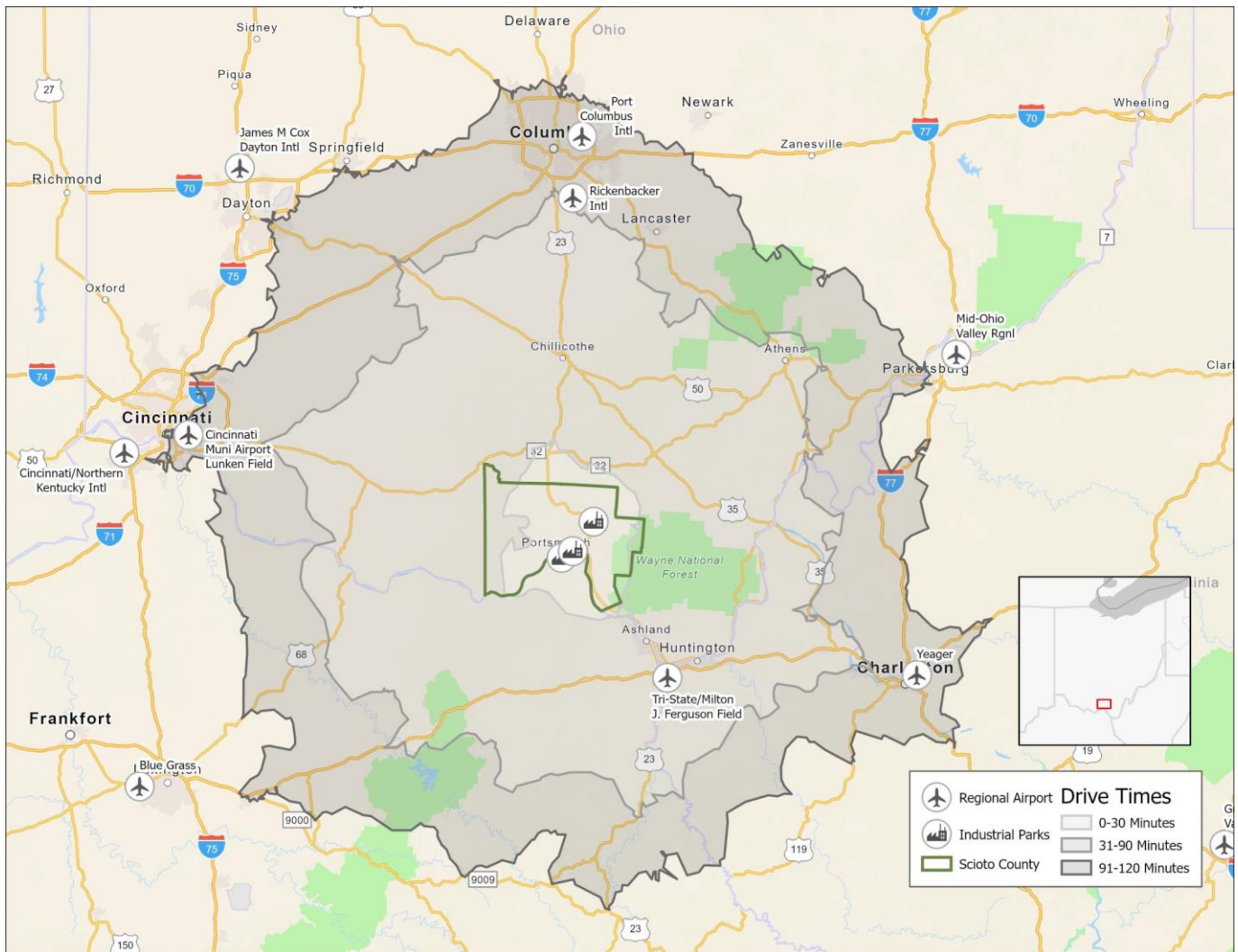
Recreation and Entertainment

Being located in Southern Ohio, Scioto County offers plenty of outdoor recreational activities for you, your employees, and their families.

- Brush Creek State Forest, Shawnee State Forest, and Shawnee State Park are a few of the attractions for those that like hiking, fishing, swimming, and other outdoor activities.
- Portsmouth offers many places to enjoy a dinner including the Scioto Ribber, The Portsmouth Brewing Company, Market Street Café, and many more.
- You can also visit the Southern Ohio Museum and Cultural Center, Boneyfiddle Military Museum, Portsmouth Flood Wall Mural and much more.



Industrial Parks Overview



Location Benefits

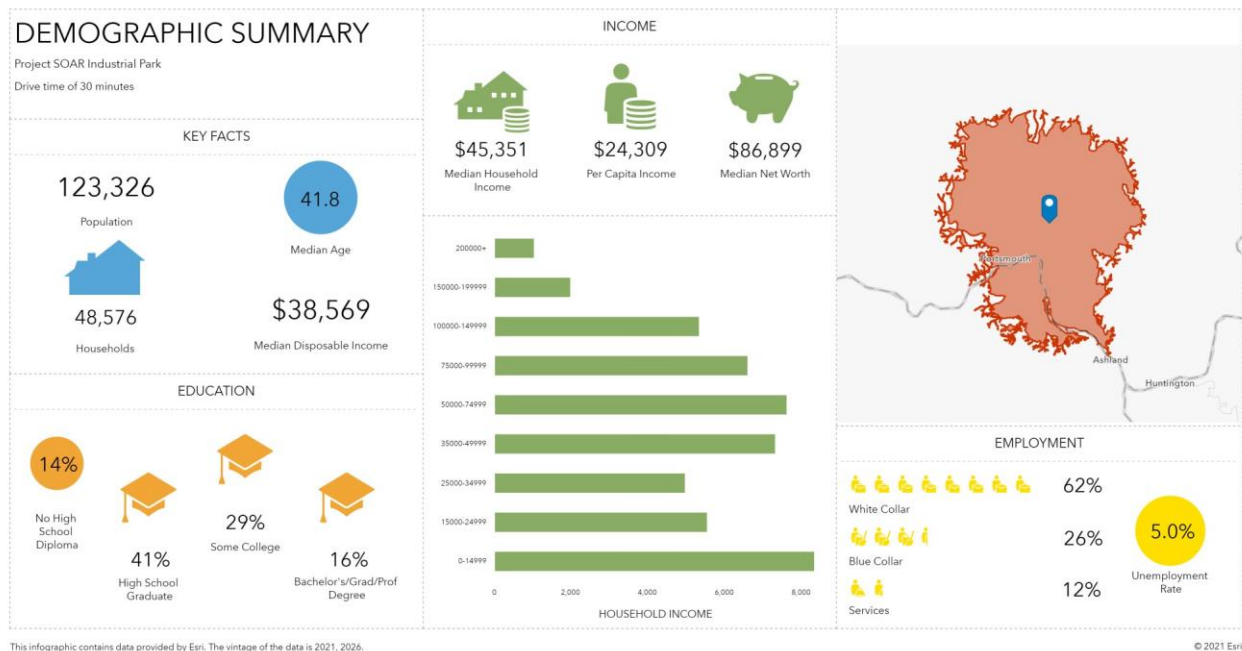
- The parks are located in easy proximity to US 52 and US 23, which provides companies quick access to Columbus and a connection to east coast markets
- The close proximity to both Cincinnati and Columbus provides businesses with access to international airports
- The close proximity to the Ohio River provides businesses with access to ports for transportation

Scioto County, Ohio

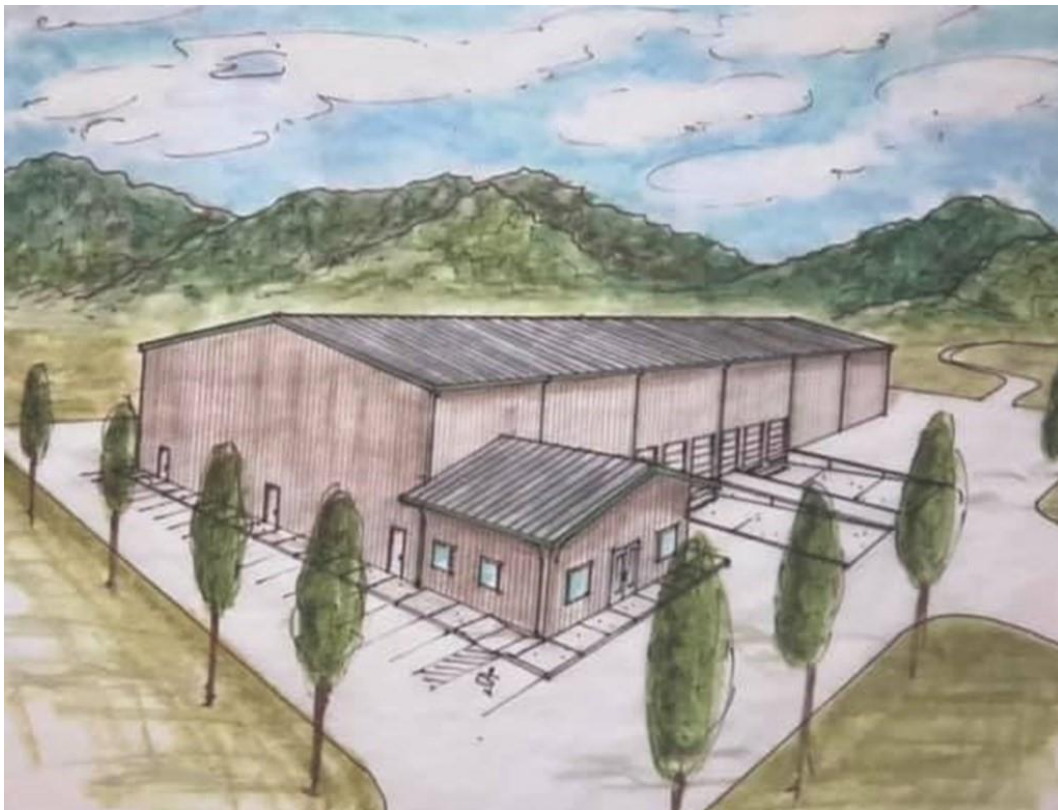
Project SOAR Industrial Park

Project SOAR stands for Southern Ohio Aeronautical Regional Business Park. The creation of this new industrial park in northeastern Scioto County is in an Opportunity Zone, providing a great opportunity for success in Scioto County.

- The industrial park is located at the Greater Portsmouth Regional Airport.
- It includes 145 acres within the airport fences. These acres are zoned for aviation businesses.
- The remaining park includes 126 acres of land outside the airport property that can be utilized for any business.
- With the completion of State Route 823, which connects US 52 and US 23 and runs beside this industrial park property, access to the Ohio River, the railroad infrastructure, and Columbus to the north, Project SOAR is located in a great spot for success.
- Construction has begun on the park's first building



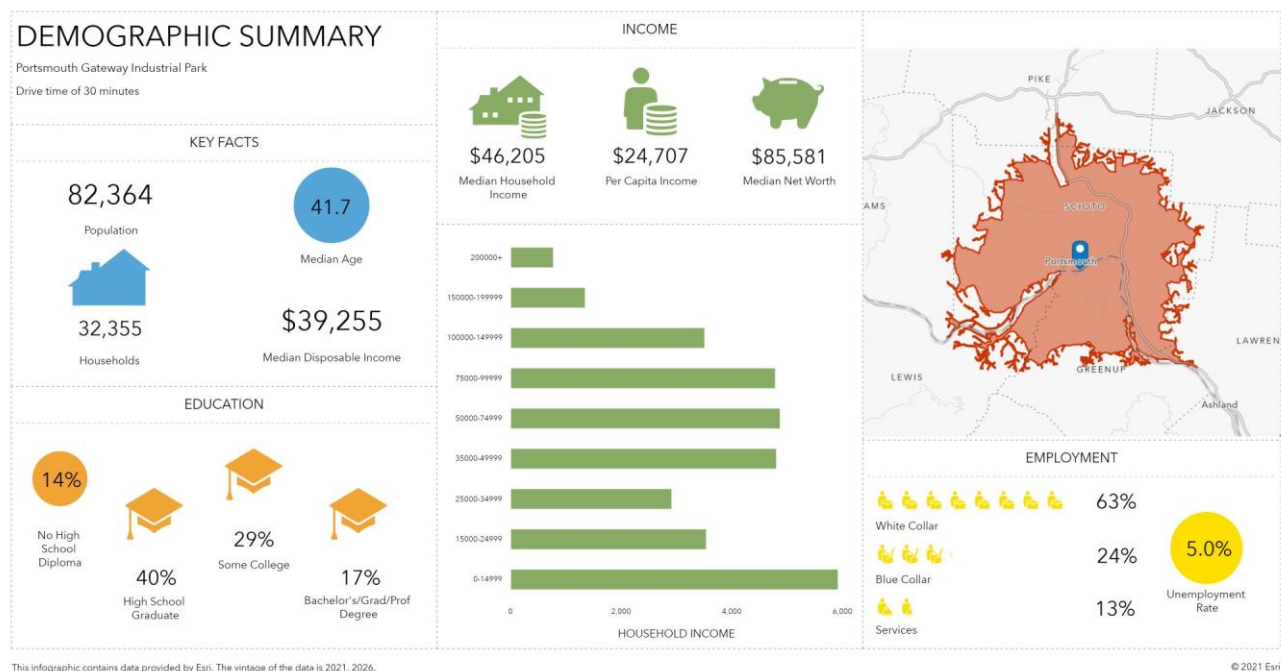
Project SOAR Industrial Park



Scioto County, Ohio

Portsmouth Gateway Industrial Park

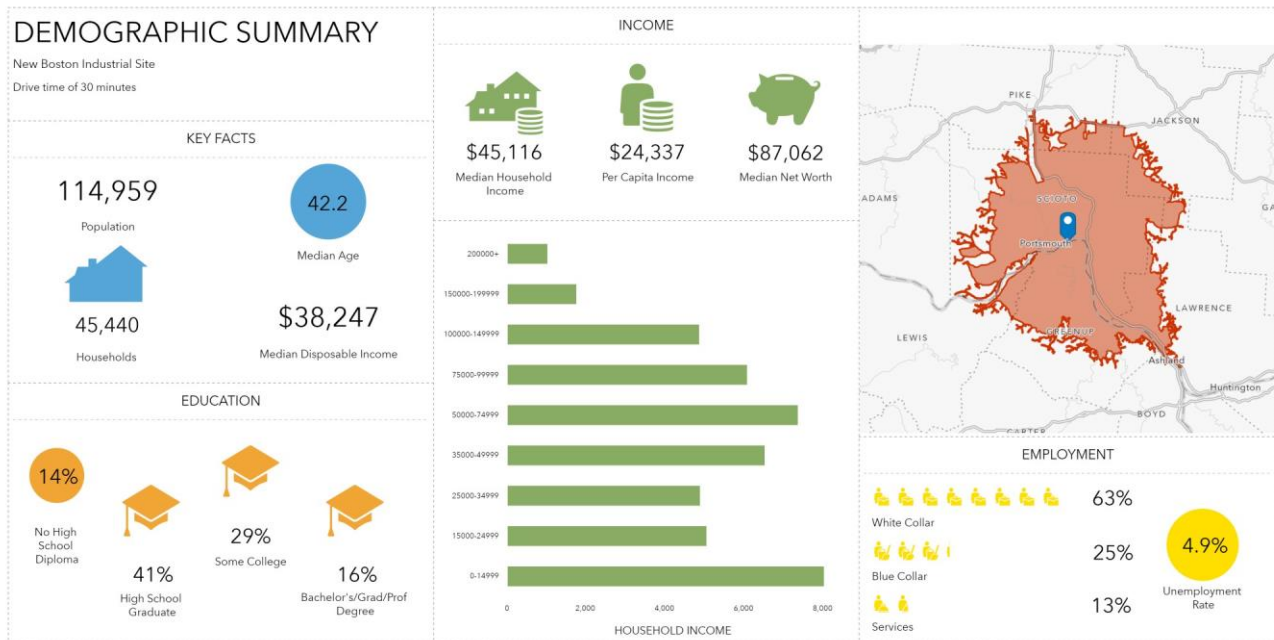
- This industrial park is located on the east side of Portsmouth and provides excellent transportation options.
- The site has barge loading and off-loading facilities, direct access to Norfolk Southern Heartland Corridor and the Pocahontas Division rail yard, and direct access to US 52.
- The site has buildings ready for use or acreage ready for development.
- Portsmouth Gateway is also within an hour drive of Interstate-64 and the Huntington Tri-State International Airport



Scioto County, Ohio

New Boston Industrial Site

- 22-acre site available in New Boston, Ohio
- Located within 5 miles of US 52 and US 23
- Utilities provided at the site
- Rail and river access possible from the site.
- Close proximity to the Conley River Dock
- Within an hour to two airports and within two hours to John Glenn International Airport in Columbus, Ohio.



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Scioto County, Ohio

For more information on any of these sites, or to join the success in Scioto County, please contact Robert Horton or Mark Ward with the Scioto County Economic Development Office.



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