

# Fayette County, Ohio

## **Opportunity Zone Prospectus**

Washington Court House Industrial Park

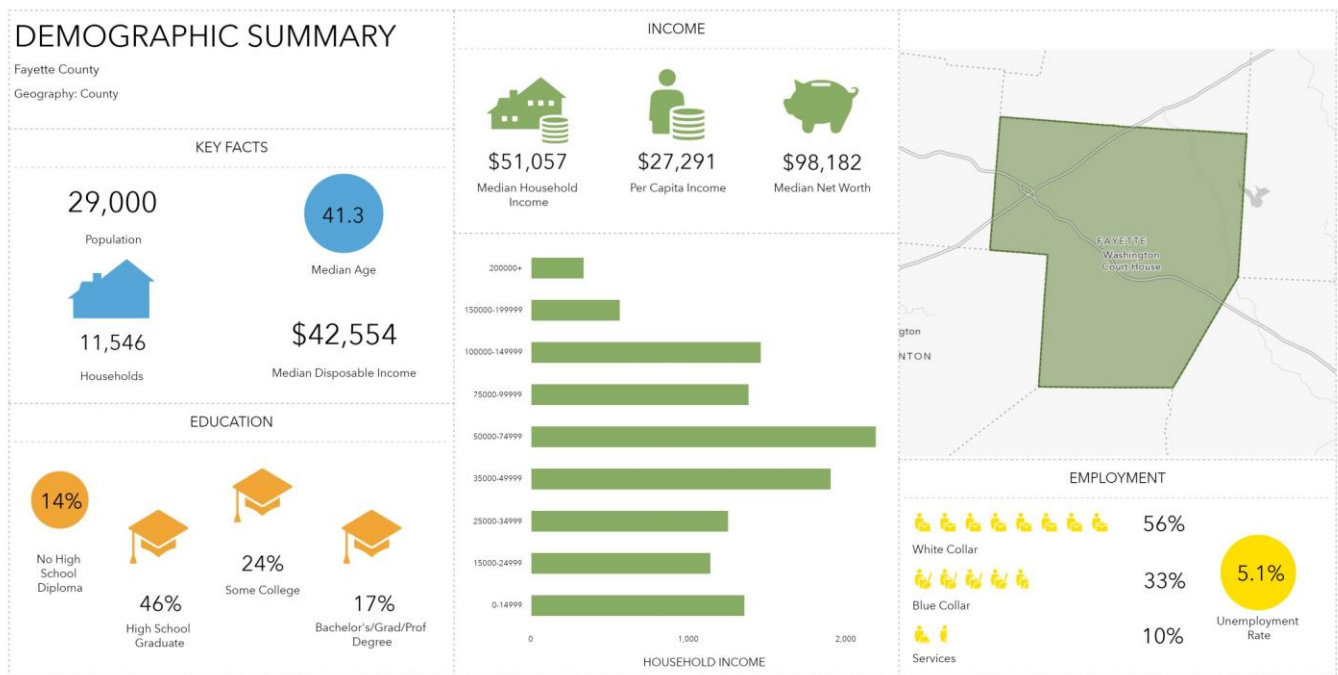
Kea Inc.



# 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%

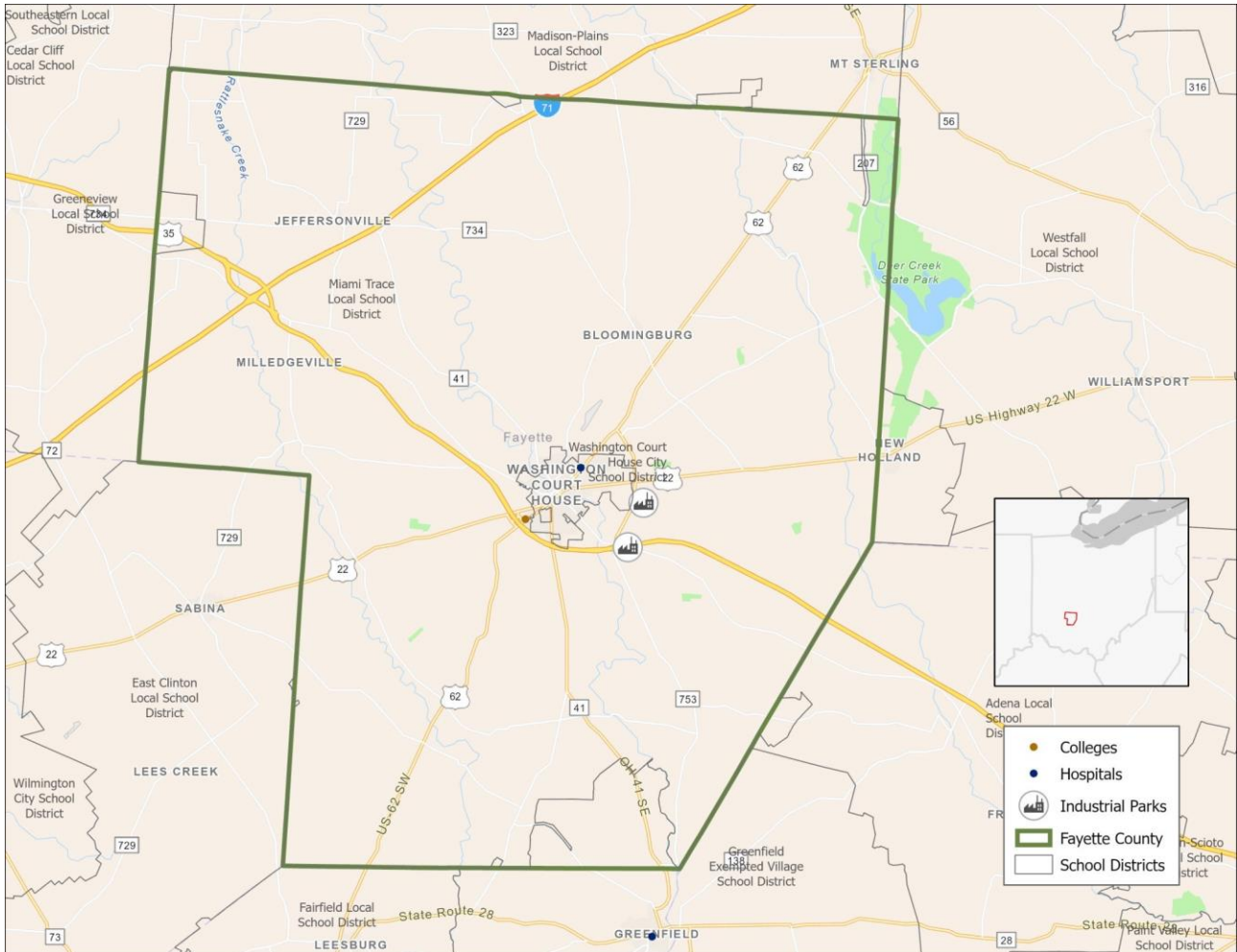


## Education

- 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

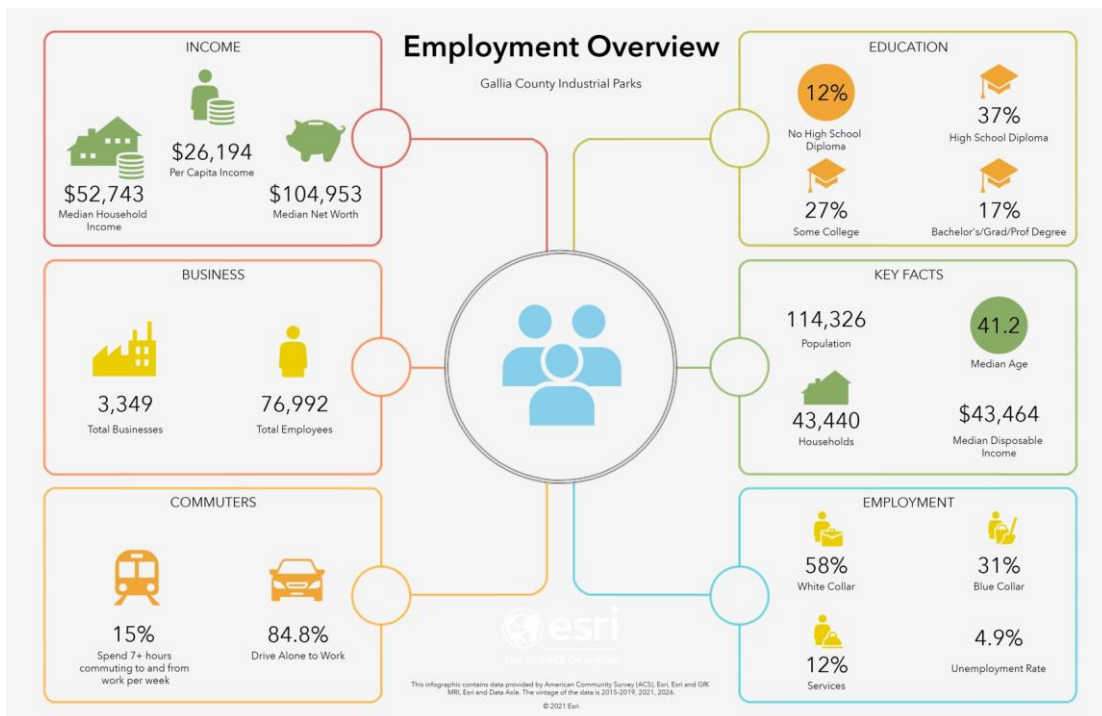
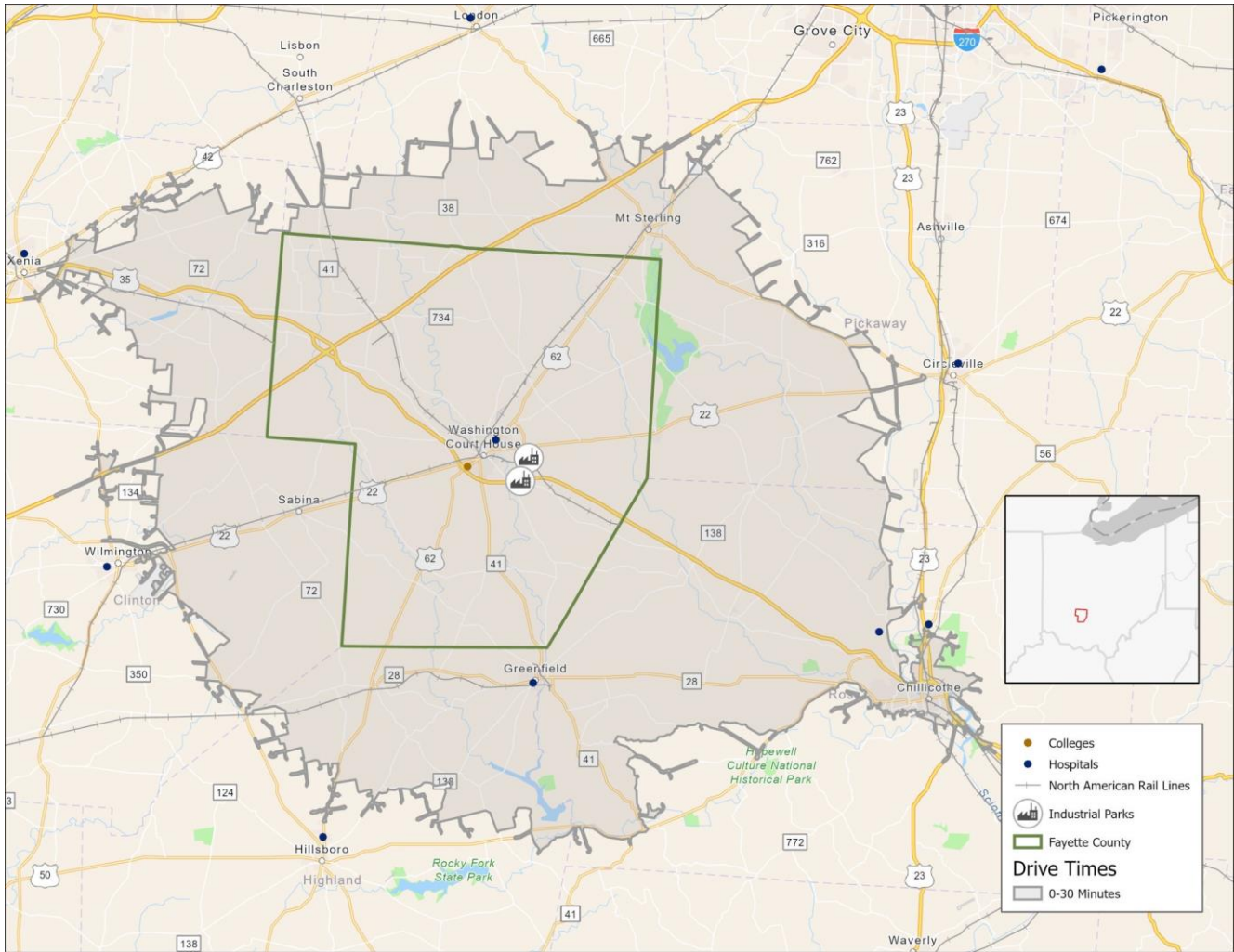
If outdoor activities are not what interests you, Fayette County offers a great selection of diners, shopping, and more! The county is also located within an hour of Columbus, so you will have quick access to all the shopping, restaurants, sports, and events you could want.

**Employment Overview: 30 minute drive time**

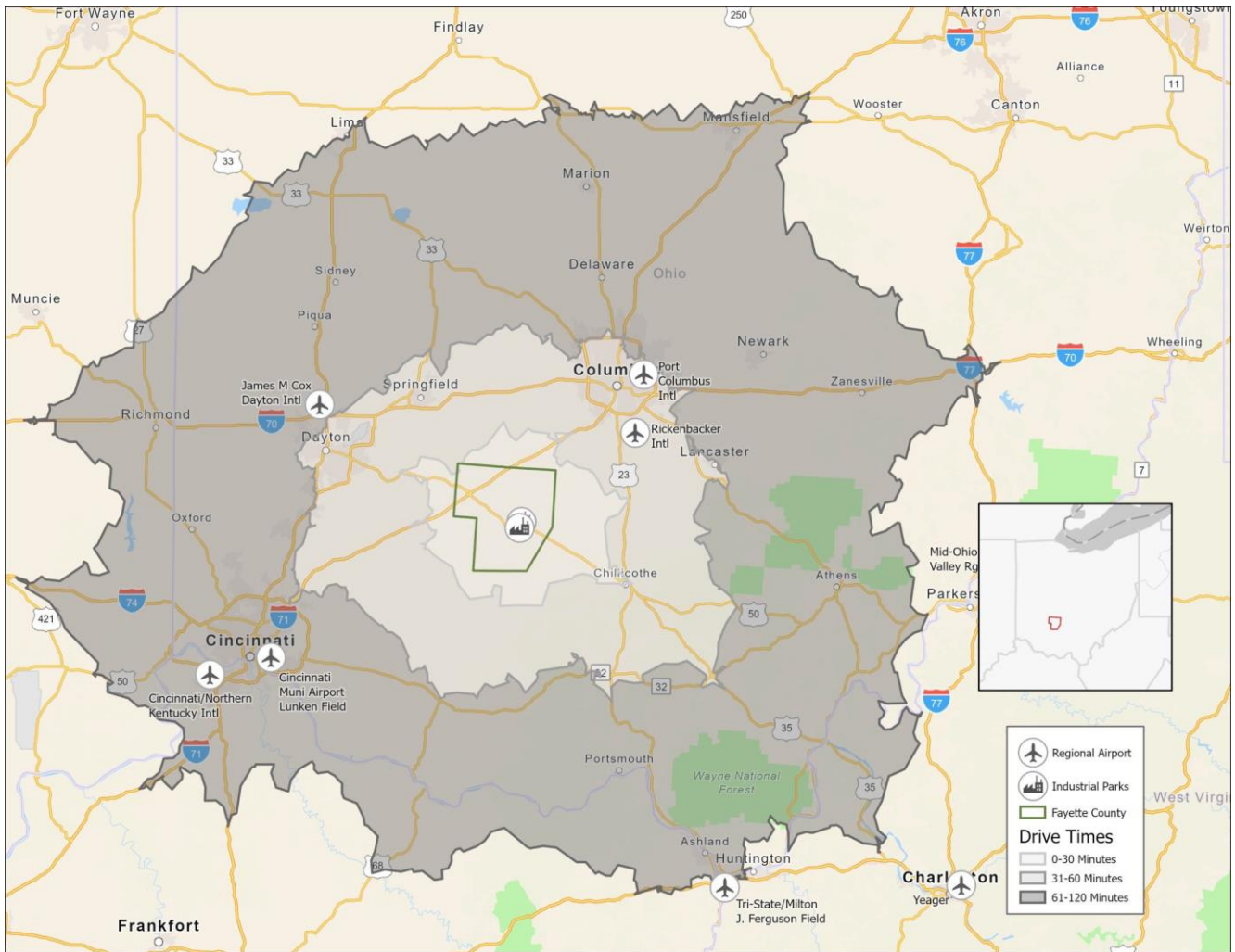


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# Industrial Parks Overview

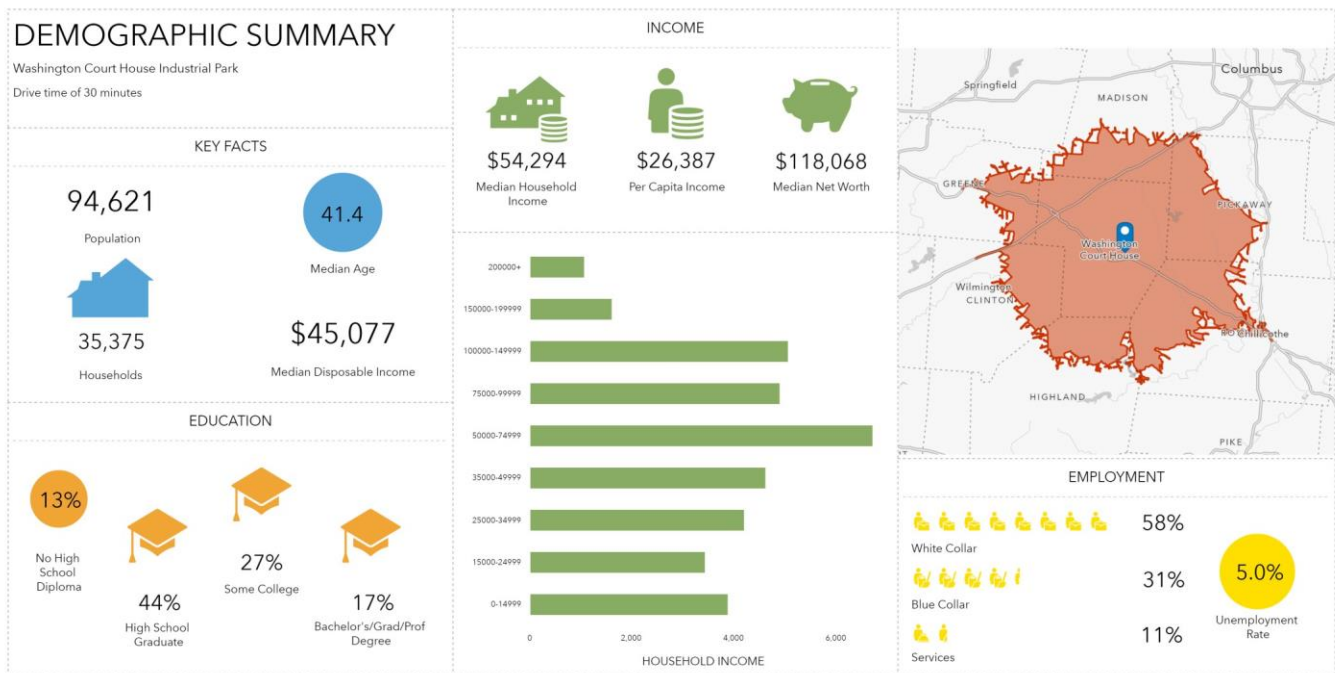


## Location Benefits

- 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

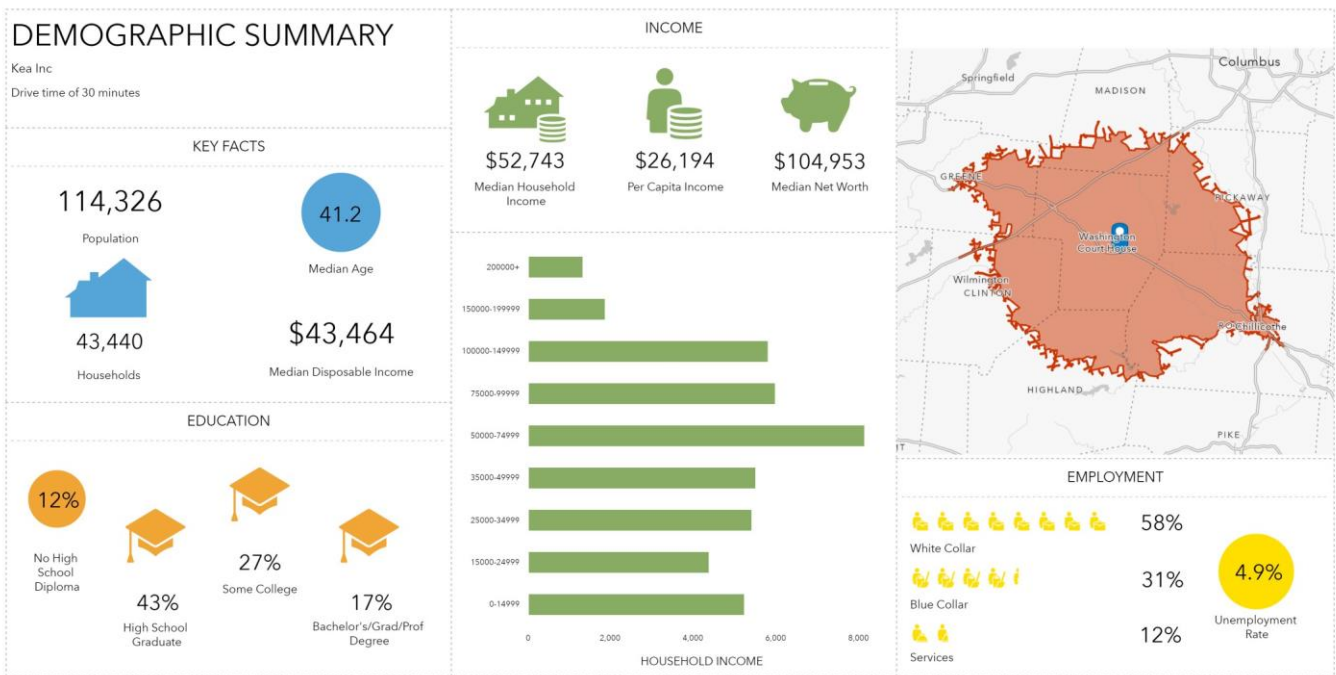


This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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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



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