

# Jackson County, Ohio

## Opportunity Zone Prospectus

Wellston Industrial Park

Salt Creek Industrial Park

Jackson Ohio Industrial Rail Site

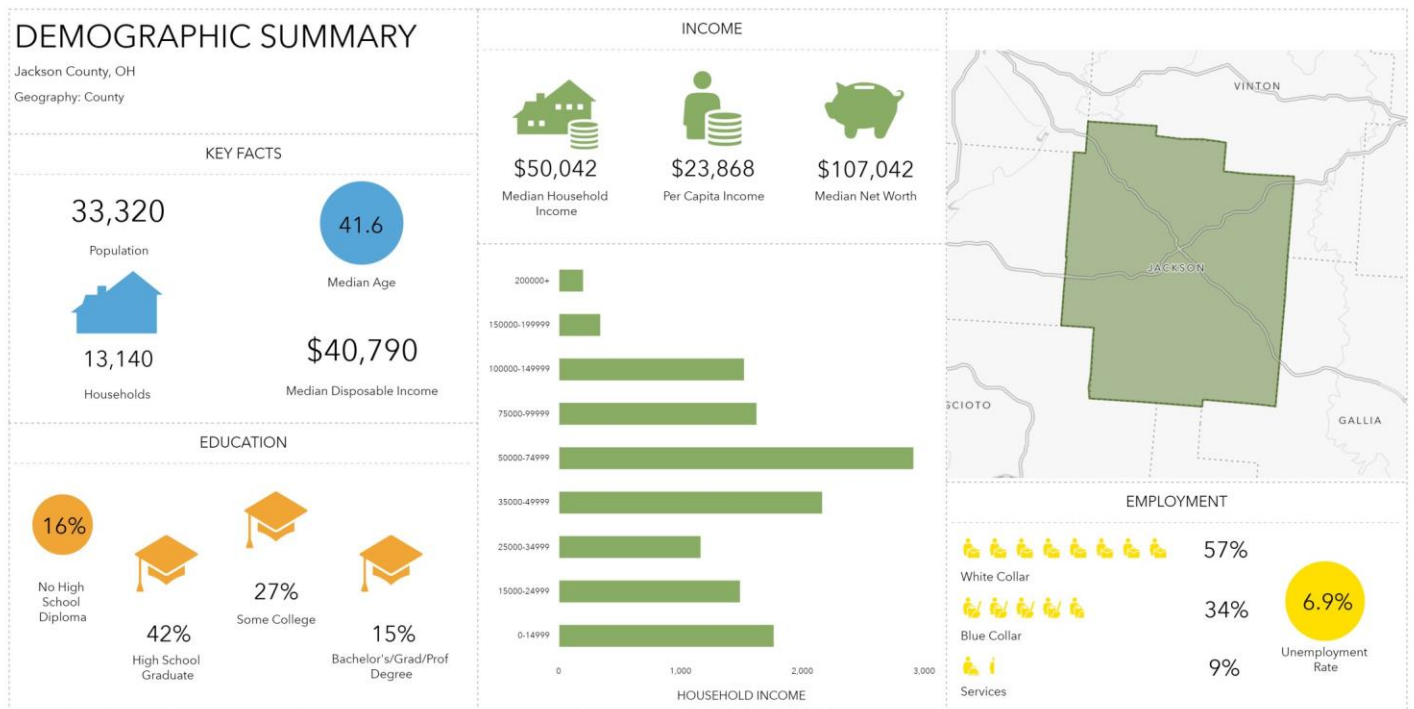
Opportunity Zone Properties



# 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



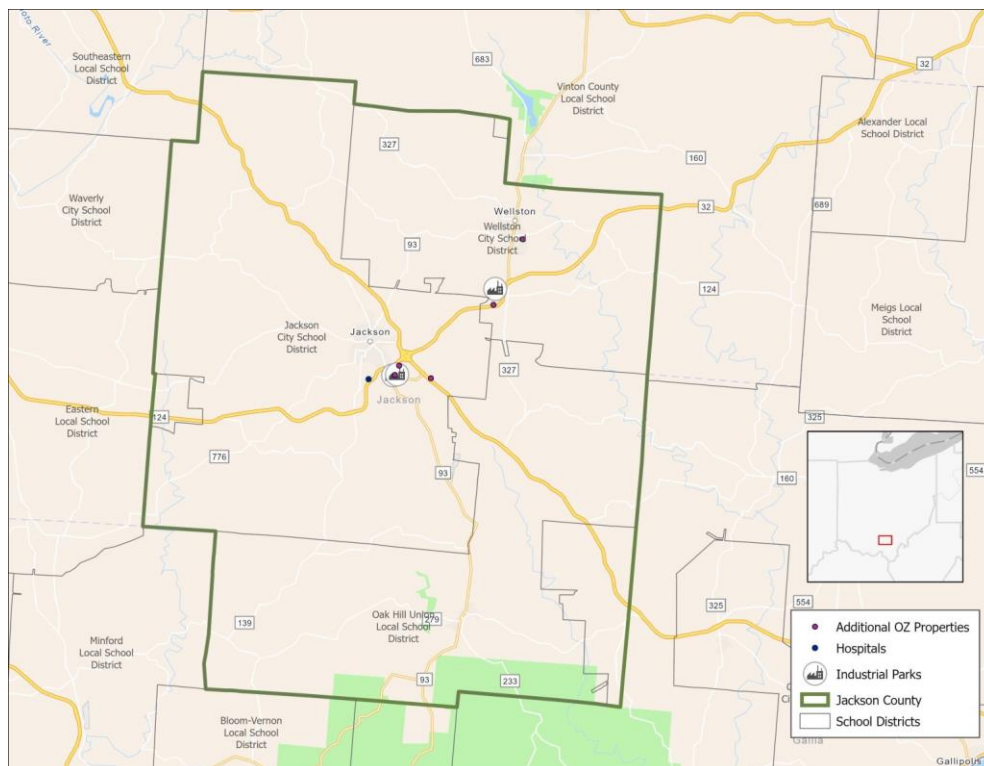
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# *Why should you choose Jackson County?*

## **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**

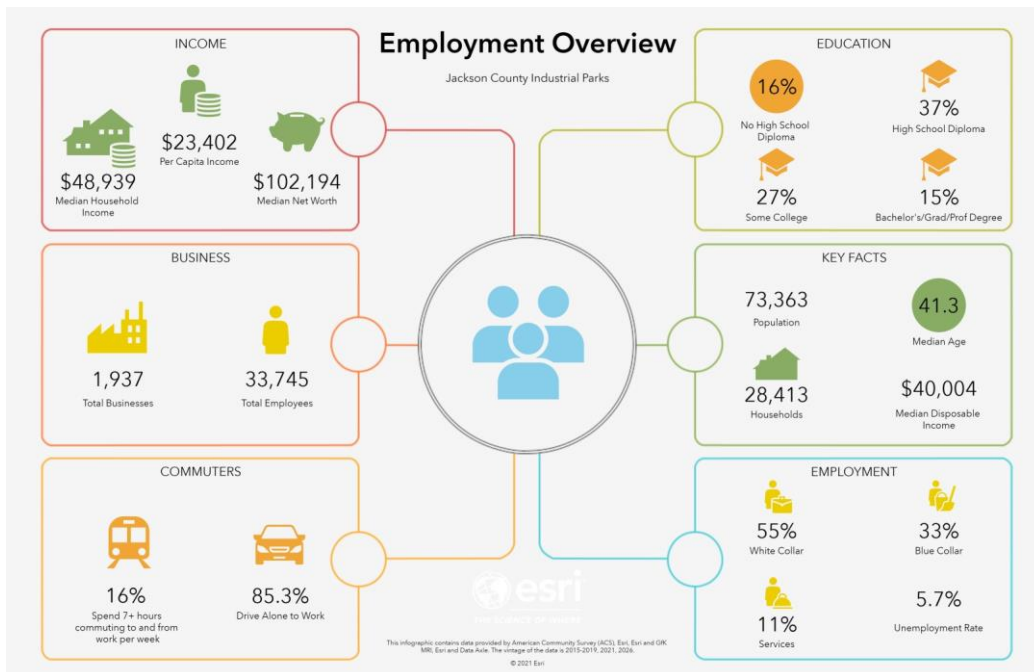
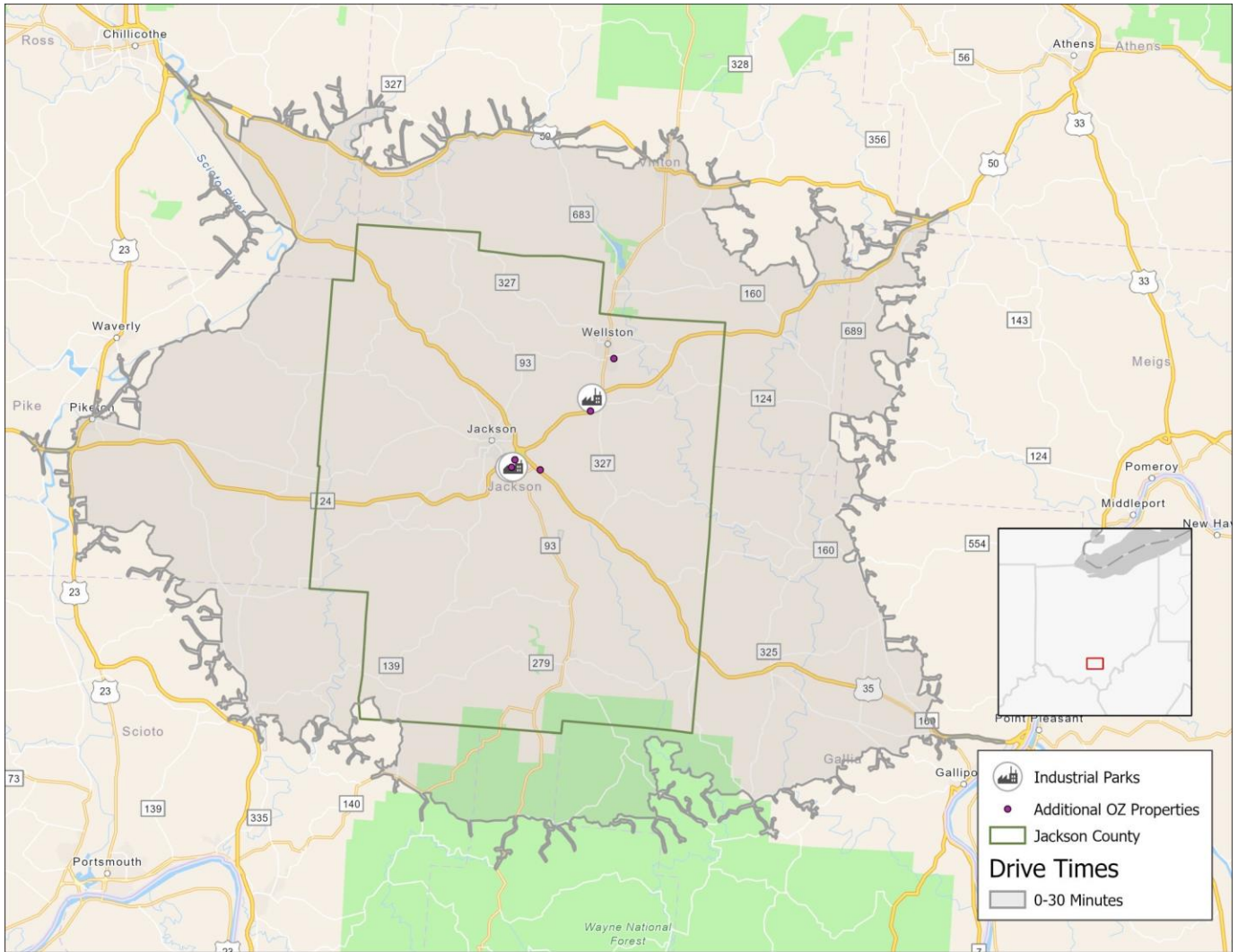
Jackson County offers a great opportunity for residents to experience the outdoors. Nature lovers have the options of Lake Katherine State Nature Preserve, Jackson Lake State Park, Lake Alma State Park, Hammertown Lake, and more!

- 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.

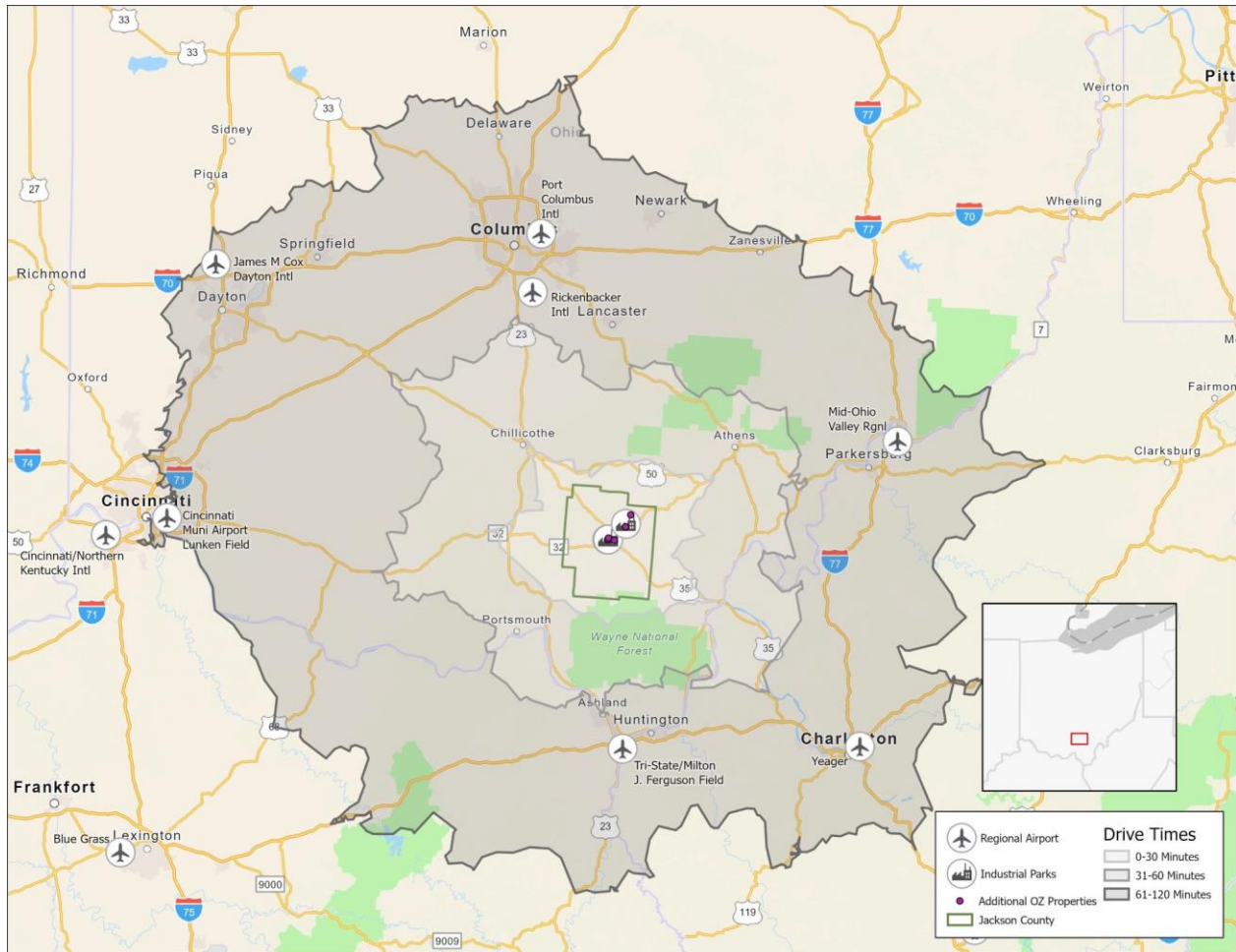
Employment Overview: 30 minute drive time







# 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

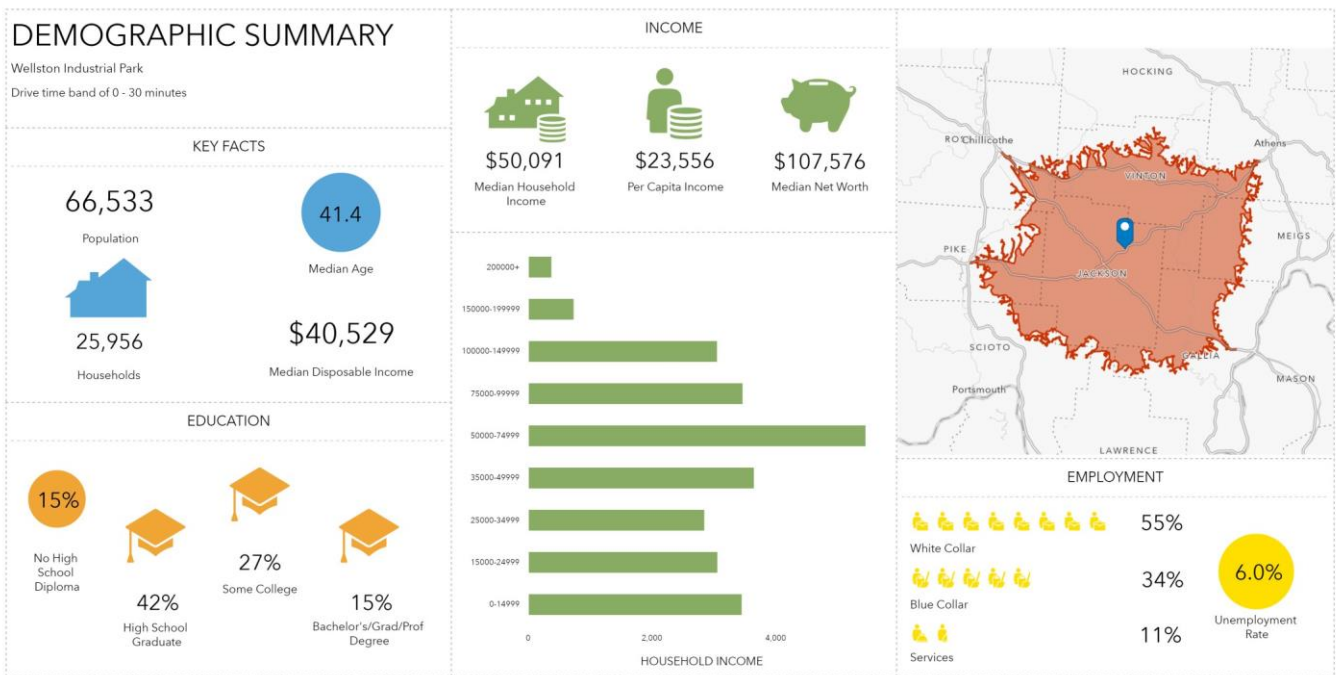
Water, sewer, electric, high pressure gas, and fiber available at the site.

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

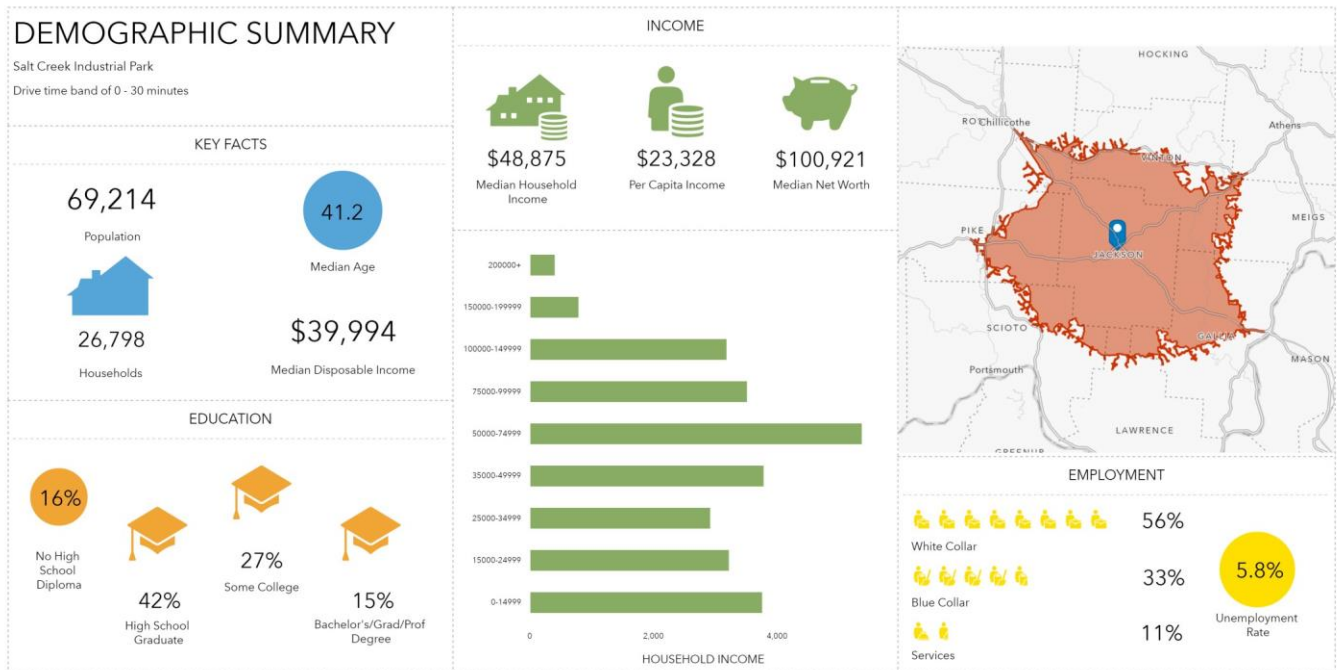
30 acre site located within two miles of the US 35/SR32 intersection

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

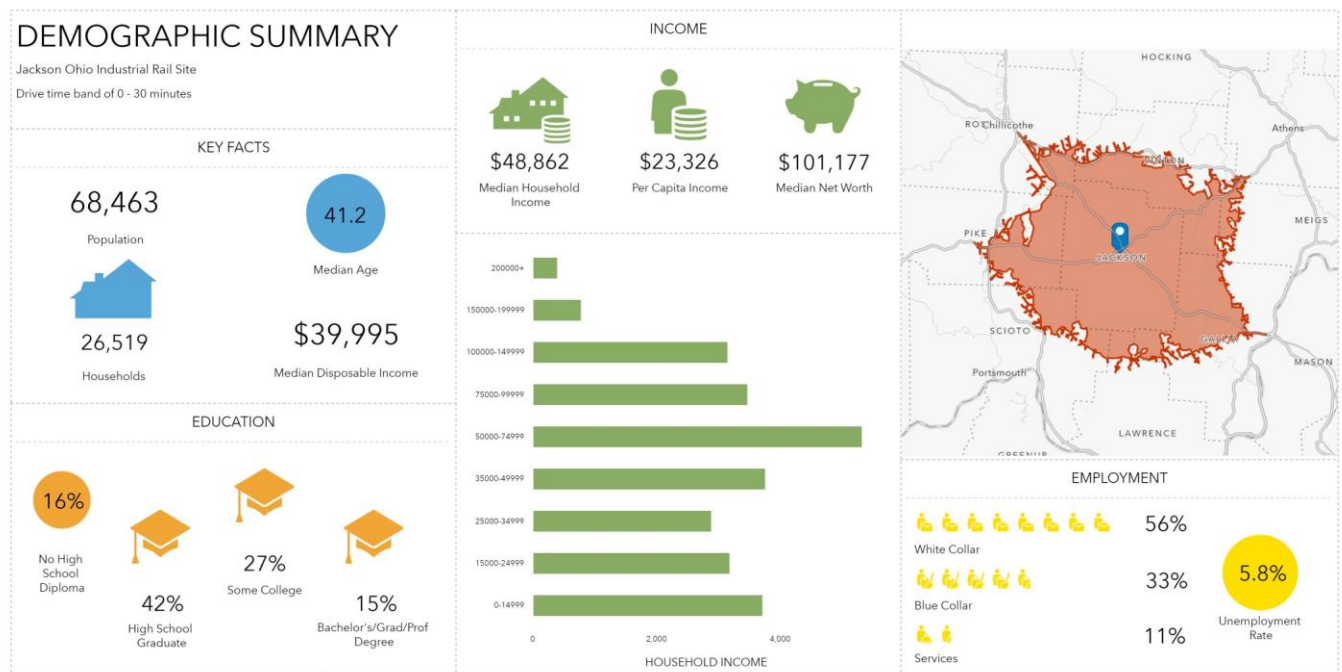
Rehabilitated rail spur located on at the site

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

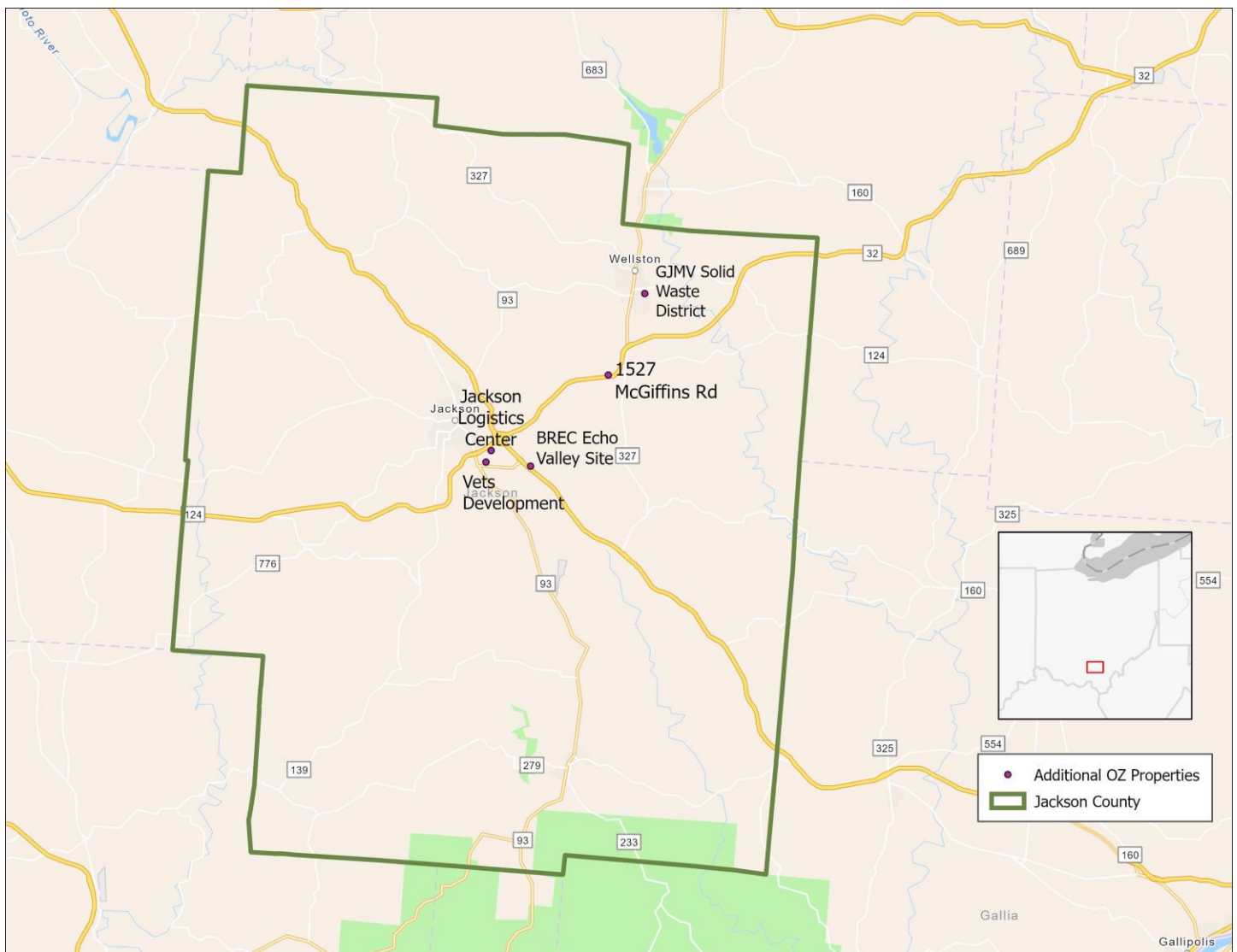
1527 McGiffins Road: 15-acre site located off State Route 32. Utilities available at the site. This site also features a 3,200 square foot building

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



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