



**BELMONT COUNTY, OH**  
**Village of Bellaire**

**Opportunity Zone**  
**INVESTMENT PROSPECTUS**



## BELMONT COUNTY, OH

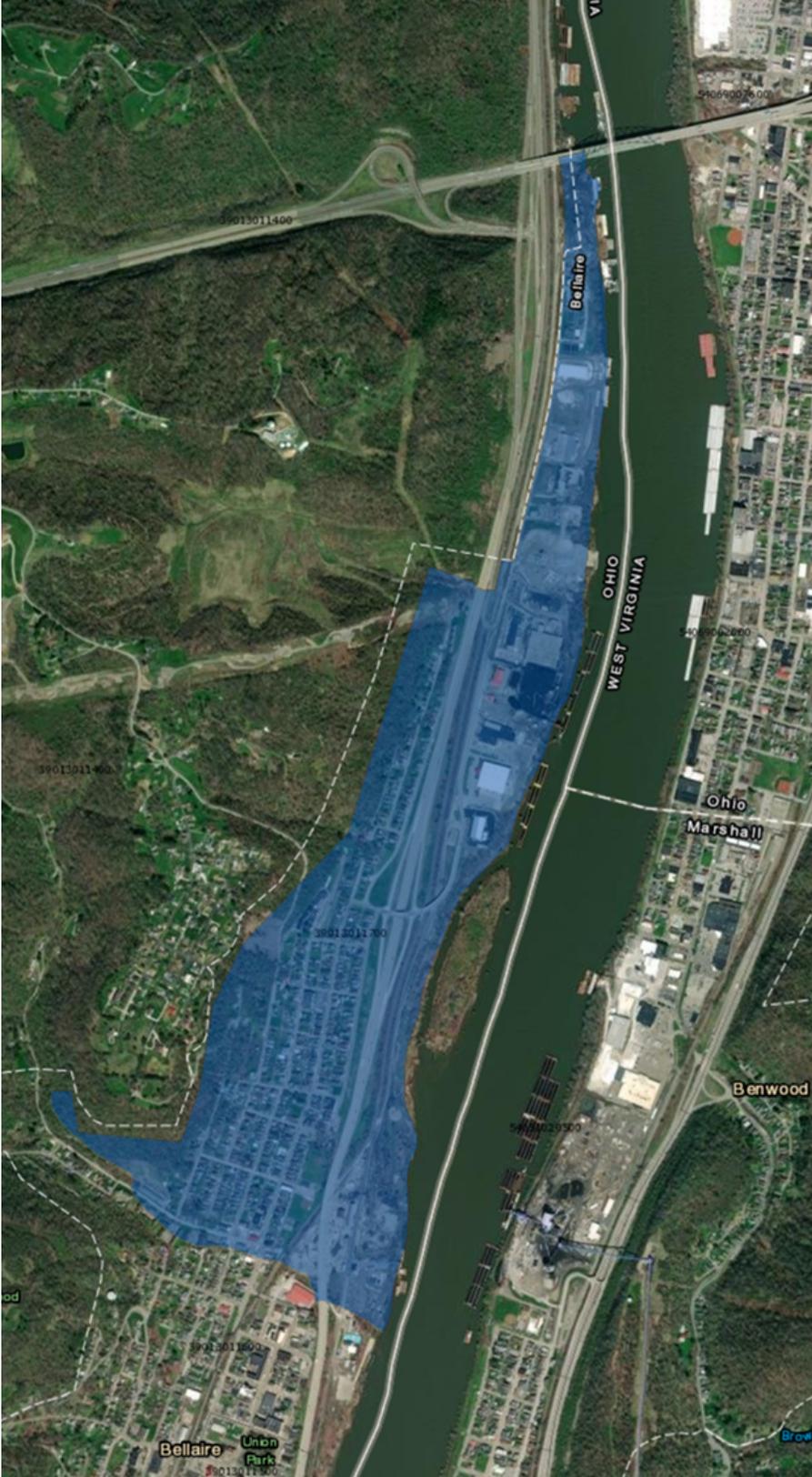
### Opportunities in Bellaire

Located in the heart of Eastern Ohio Appalachia, Belmont County and its Village of Bellaire Opportunity Zone offer a highly accessible Appalachian location at the intersection of Interstate 70, State Route 7, and the Ohio River.

Premier local attractions include the Great Stone Viaduct, National Imperial Glass Museum, and historic Downtown Bellaire.







# OVERVIEW MAP

**Belmont County  
Opportunity Zone**

**Village of Bellaire**

# BELLAIRE OPPORTUNITY ZONE TECHNICAL ASSISTANCE

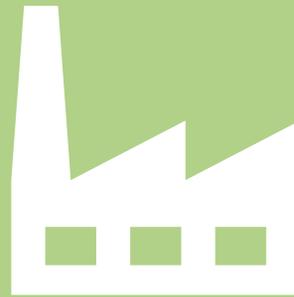
## Shared Community Vision for Reinvestment

Ohio Mid-Eastern Governments Association (OMEGA) secured funding through the Economic Development Administration, Jobs Ohio, and Ohio University to provide technical assistance to Belmont County Port Authority and their local partners to leverage investment in the Bellaire Opportunity Zone.

### TECHNICAL ASSISTANCE KEY FINDINGS

- **Highly marketable riverfront intermodal opportunities along Ohio River with rail and truck (SR 7 / I-470 / I-70) freeway access**
- **Need to for Neighborhood Revitalization and infill housing on City's north end**
- **Lack of healthy grocery options documented by USDA-identified Food Desert**

**PRIMARY  
DEVELOPMENT  
TARGET**



**Industrial  
Intermodal  
End Users**

## **STAKEHOLDER ENGAGEMENT**

### **COMMUNITY DEVELOPMENT NEEDS**

HEALTHY LIFESTYLES



Grocery

NEIGHBORHOOD



Workforce  
Housing

TOURISM



Local  
Retail



# TARGET INDUSTRY SECTORS

## Location Quotients

### BELMONT COUNTY SUB SECTORS

#### Employment $LQ > 2.0$

- NAICS 213 Support activities for mining
- NAICS 211 Oil and gas extraction
- NAICS 212 Mining (except oil and gas)
- NAICS 484 Truck transportation
- NAICS 457 Gasoline stations and fuel dealers
- NAICS 623 Nursing and residential care facilities
- NAICS 221 Utilities
- NAICS 444 Building material and garden equipment and supplies dealers

- **Location Quotient (LQ) greater than 1.0 indicates local competitive advantage in an industry sector**
- **A greater LQ in a specific industry indicates a greater local competitive advance in that sector**

# TARGET INDUSTRY SECTORS

## Belmont County

### 4-Digit Industry Employment LQ>2.0

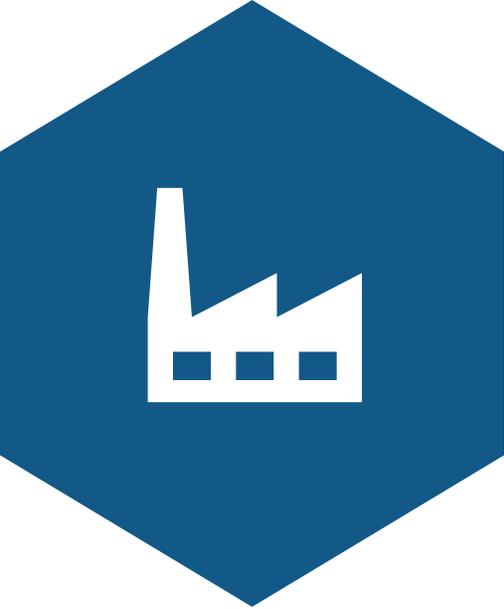
- NAICS 2131 Support activities for mining
- NAICS 2111 Oil and gas extraction
- NAICS 4842 Specialized freight trucking
- NAICS 6231 Nursing care facilities (skilled nursing facilities)
- NAICS 4595 Used merchandise retailers
- NAICS 8122 Death care services
- NAICS 5324 Commercial and industrial machinery and equipment rental and leasing
- NAICS 4884 Support activities for road transportation
- NAICS 2211 Electric power generation, transmission and distribution
- NAICS 4441 Building material and supplies dealers
- NAICS 2389 Other specialty trade contractors
- NAICS 8113 Commercial/industrial machinery & equipment (except auto/electronic) repair/maintenance
- NAICS 4451 Grocery and convenience retailers
- NAICS 5617 Services to buildings and dwellings

# TARGET INDUSTRY SECTORS

## Belmont County

### 5-Digit Industry: Employment LQ>2.0

- NAICS 21311 Support activities for mining
- NAICS 23712 Oil and gas pipeline and related structures construction
- NAICS 53241 Construction, transportation, mining, & forestry machinery / equipment rental and leasing
- NAICS 11211 Beef cattle ranching and farming, including feedlots
- NAICS 81221 Funeral homes and funeral services
- NAICS 62311 Nursing care facilities (skilled nursing facilities)
- NAICS 45951 Used merchandise retailers
- NAICS 44414 Hardware retailers
- NAICS 23891 Site preparation contractors
- NAICS 62142 Outpatient mental health and substance abuse centers
- NAICS 42332 Brick, stone, and related construction material merchant wholesalers
- NAICS 62134 Offices of physical, occupational and speech therapists, and audiologists
- NAICS 44513 Convenience retailers and vending machine operators
- NAICS 56173 Landscaping services
- NAICS 45912 Hobby, toy, and game retailers
- NAICS 45612 Cosmetics, beauty supplies, and perfume retailers
- NAICS 81131 Commercial/industrial machinery & equipment (except auto/electronic) repair/maintenance
- NAICS 45711 Gasoline stations with convenience stores
- NAICS 44911 Furniture retailers
- NAICS 81222 Cemeteries and crematories



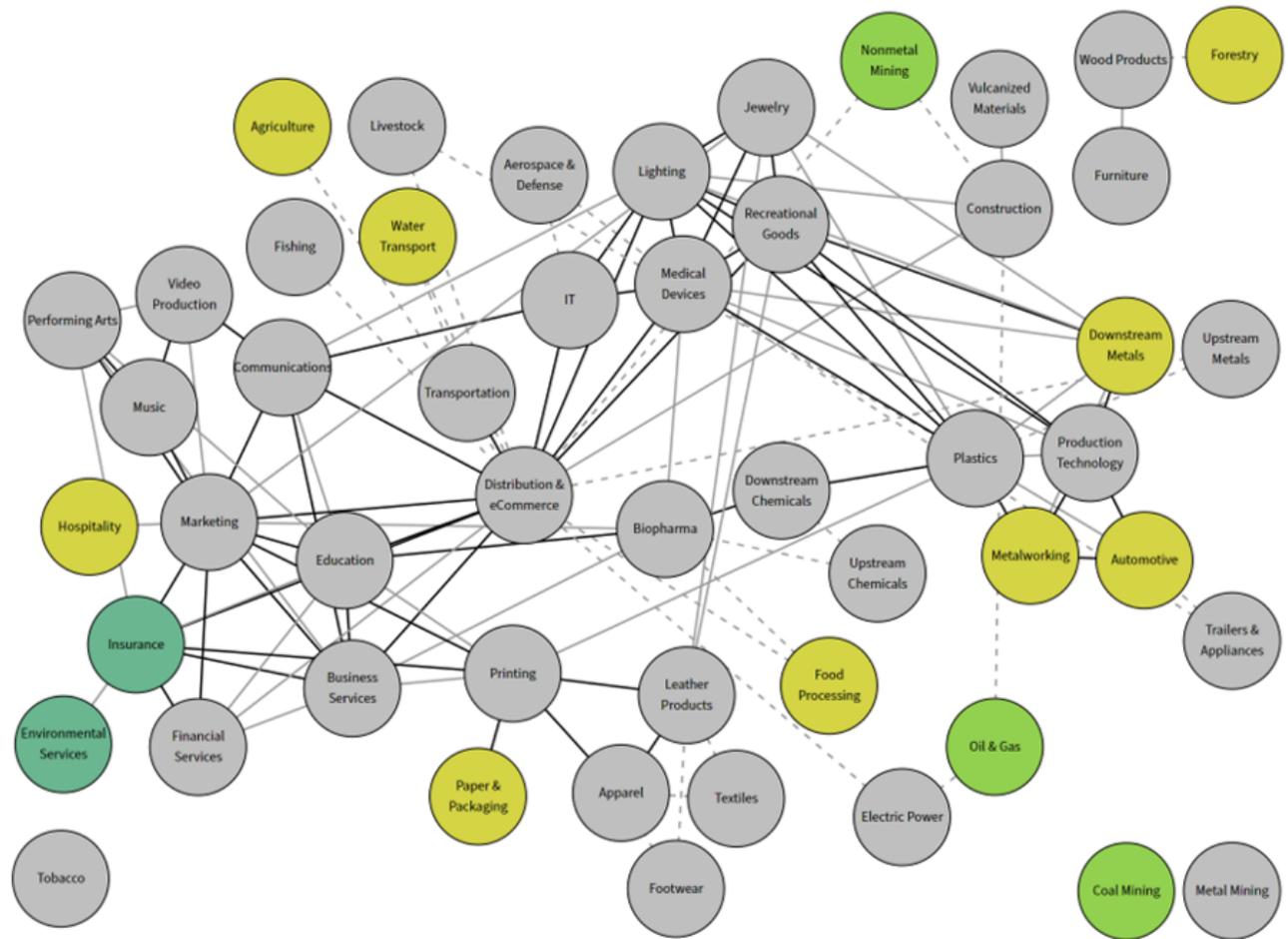
# TARGET INDUSTRY SECTORS

## Cluster Specialization

### Cluster Specialization

- Strong clusters above 90th percentile specialization
- Strong clusters above 75th percentile specialization
- Other specialized clusters (LQ > 1.0)

- BCR  $\geq$  95th pctile & RI  $\geq$  20%
- BCR 90th-94th pctile & RI  $\geq$  20%
- - -** Next closest clusters not meeting above criteria



# OHIO RIVER SHIPPING DATA

## Mid-Ohio Valley Port, OH and WV

### Top 10 Commodities by Tonnage (2019) (All Traffic Directions) 4-DIGIT CODES

Rank	Code	Commodity (4-Digit)	2019 Tonnage
1	1100	Coal & Lignite	30,285,494
2	4331	Sand & Gravel	4,040,739
3	4322	Limestone	3,463,715
4	2100	Crude Petroleum	3,181,073
5	4323	Gypsum	720,415
6	5210	Lime	570,576
7	2211	Gasoline	453,302
8	4900	Non-Metal. Min. NEC	452,573
9	5330	I&S Plates & Sheets	283,008
10	2350	Lube Oil & Greases	268,838



# HIGHER ED IN BELMONT COUNTY

## Developing the Workforce

**OHIO**  
UNIVERSITY

Eastern Campus



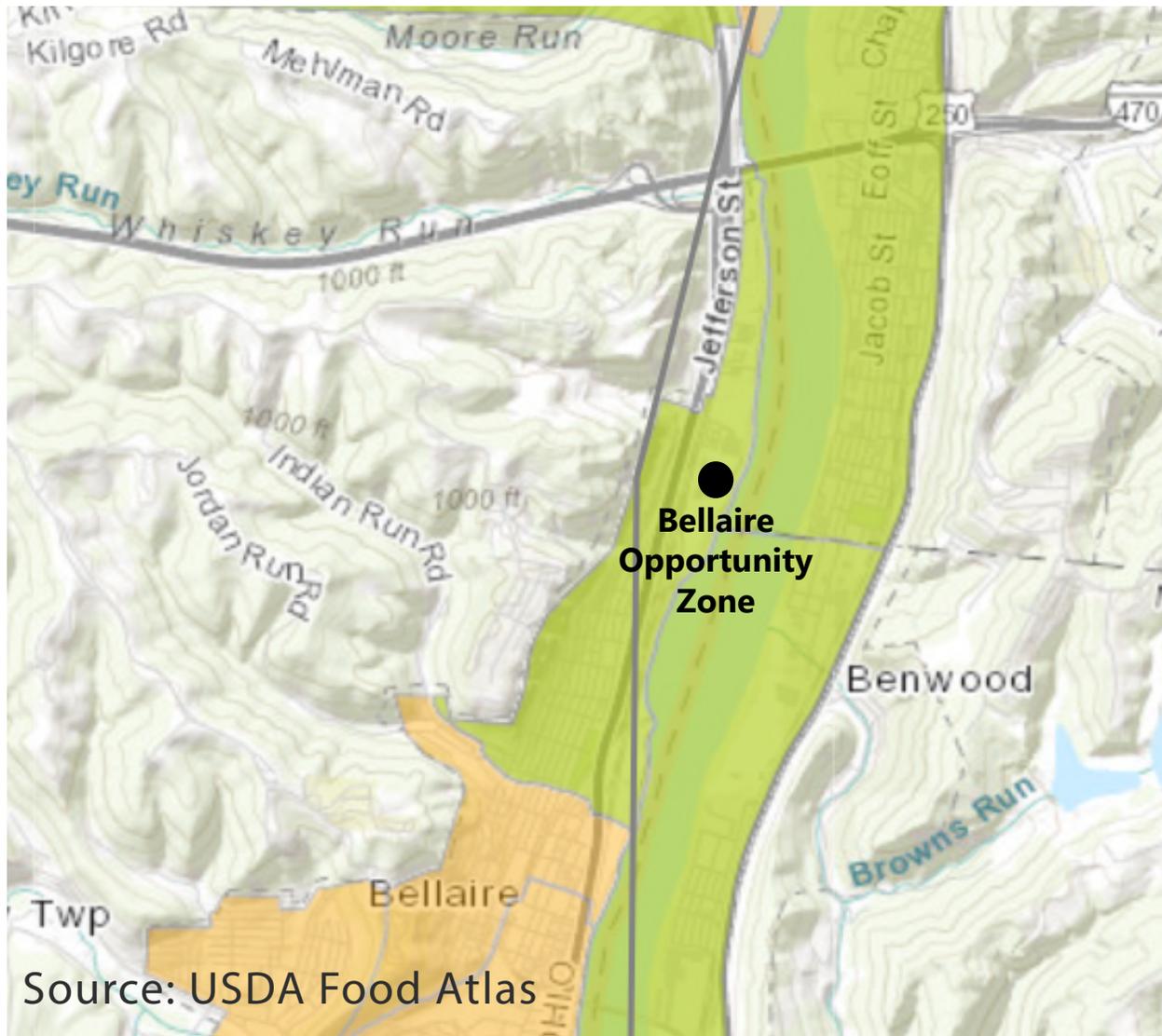
**BELMONT**  
COLLEGE

The mission of Ohio University Eastern is to provide access to affordable and high-quality educational opportunities to residents of the Upper Ohio Valley. As a regional campus of Ohio University, our students benefit from the resources of an internationally recognized university with the advantages of a small college environment.

The campus offers associate and bachelor's degrees and opportunities for continuing education taught by dedicated and accomplished faculty in small classes. Ohio University Eastern is dedicated to enriching the cultural, physical, and professional well-being of the community.

Belmont College is a learning organization that embraces a culture of continuous knowledge acquisition, integrity, openness, caring, and respect for all. Access, affordability, and quality are operational values that inspire the college community to be its best. The College continuously transforms itself to respond to changing community, regional, and state needs.

Belmont College offers many associate degrees and certificate program options, as well as a wide range of workforce development and training courses. It's through these programs that they connect people to their future, helping to create a more dynamic economy and a more vibrant community.

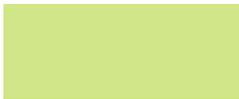


# FOOD DESERT

Local Need  
& Market  
Demand for  
Access to  
Healthy Foods



Low-income census tracts where a significant number or share of residents are more than 1/2 mile from grocer.



Low-income census tracts where a significant number or share of residents are more than 1 mile from grocer.



# MARKET DEMAND

## Tourism & Experience Retail

# VISITOR ATTRACTIONS



**DOWNTOWN  
BUSINESS DISTRICT**



**GREAT STONE VIADUCT**

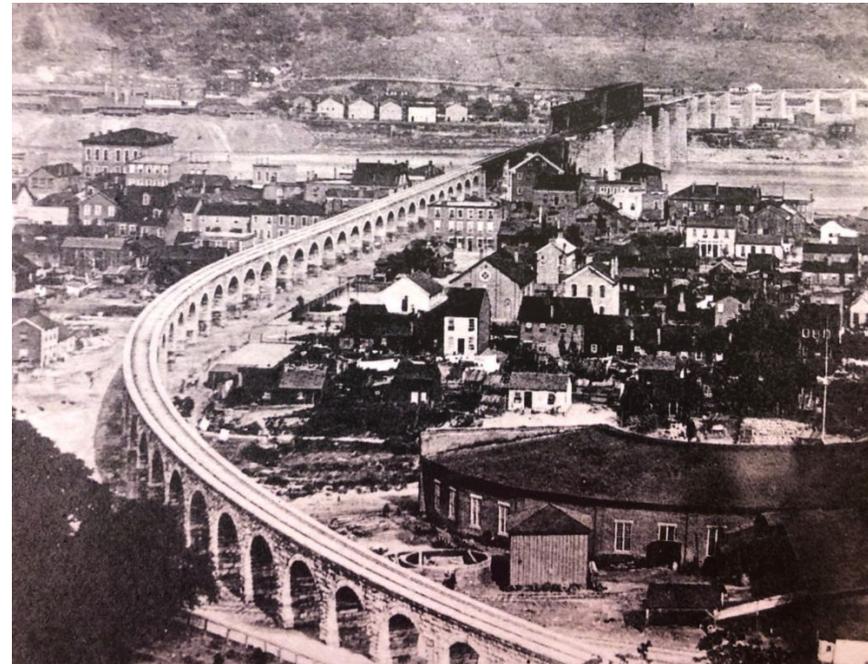
# GREAT STONE VIADUCT

## Local Tourist Attraction

### History

The Great Stone Viaduct was the western approach to the former Baltimore and Ohio railroad bridge spanning the Ohio River. The 43-stone arch viaduct, reminiscent of a Roman aqueduct, was built in 1871 by the Central Ohio Railroad to carry north and eastbound rail service across the Ohio River to Benwood, West Virginia, and beyond.

In about 1900, the steel portion, made famous in the Denzel Washington movie, *Unstoppable*, was added to carry southbound traffic. These bridges intersect at 31st Street in Bellaire.



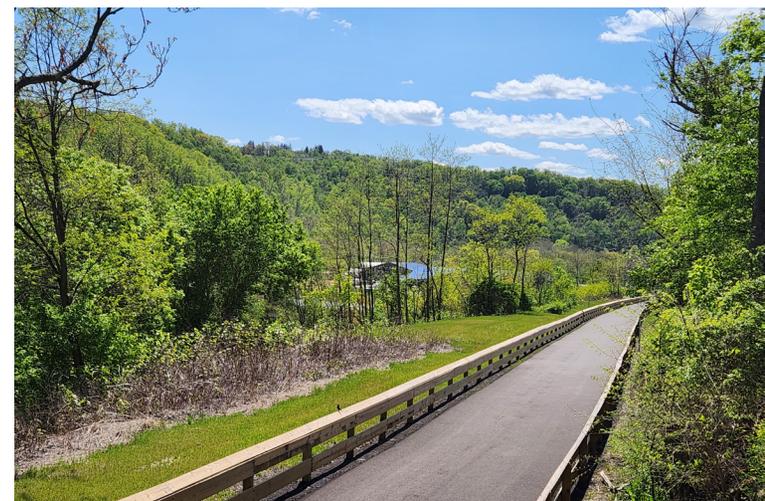
# GREAT STONE VIADUCT

## Local Tourist Attraction

### Public Access

In 1996, owner CSX Railroad abandoned a 20-arch portion of the stone viaduct structure but retained the balance, which is still in use today. In 2015, with \$80,000 raised locally, the Great Stone Viaduct Education Society purchased the abandoned viaduct and several surrounding acres for development and preservation.

In 2017 the Ohio Department of Transportation awarded a grant for 1.9 million dollars to undertake the development of a park and bicycle trailhead. It was opened to the public on October 23, 2022. This site provides photographic opportunities for railroad train activity crossing the Ohio River.



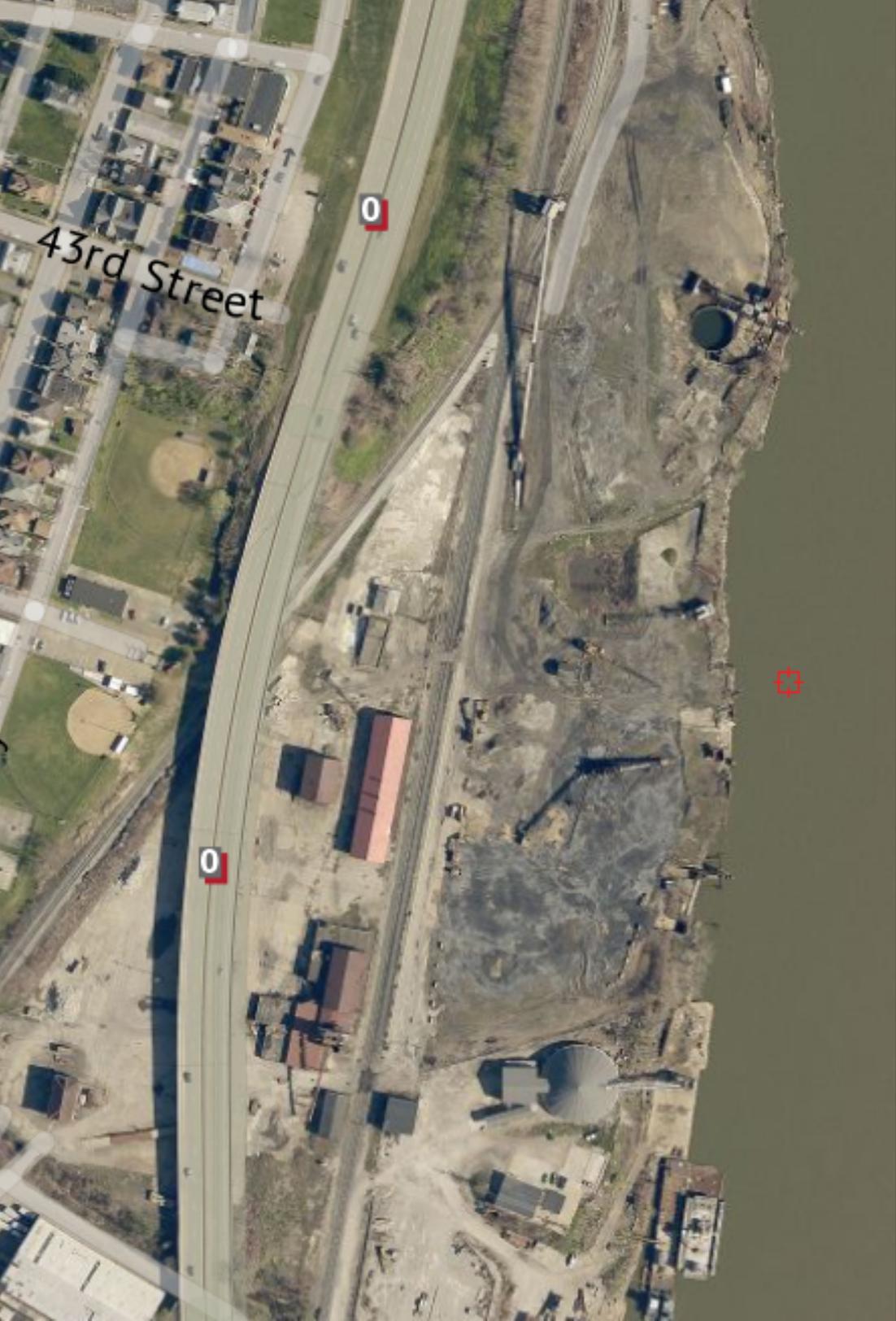


**PRIME  
DEVELOPMENT  
OPPORTUNITY**

**BELLAIRE  
RIVERFRONT  
ACCESS**

**SR 7**

**BELLAIRE  
RIVERFRONT  
ACCESS**  
SR 7



## BELLAIRE RIVERFRONT ACCESS

SR 7

- Site contains 22 acres and an additional 10 acre island (Boggs Island - West Virginia Property)
- Property is available for sale (entire 22 acres) or lease (smaller acreage options for lease)



## BELLAIRE RIVERFRONT ACCESS

- Ideal for large industrial uses
- Direct barge access to Ohio River at mile 93.5
- Rail access through Wheeling-Lake Erie and Norfolk Southern
- Truck access to State Route 7, Interstates 70 & 470, Interstates 79 & 77, US 250, and WV Route 2



# BELLAIRE RIVERFRONT ACCESS

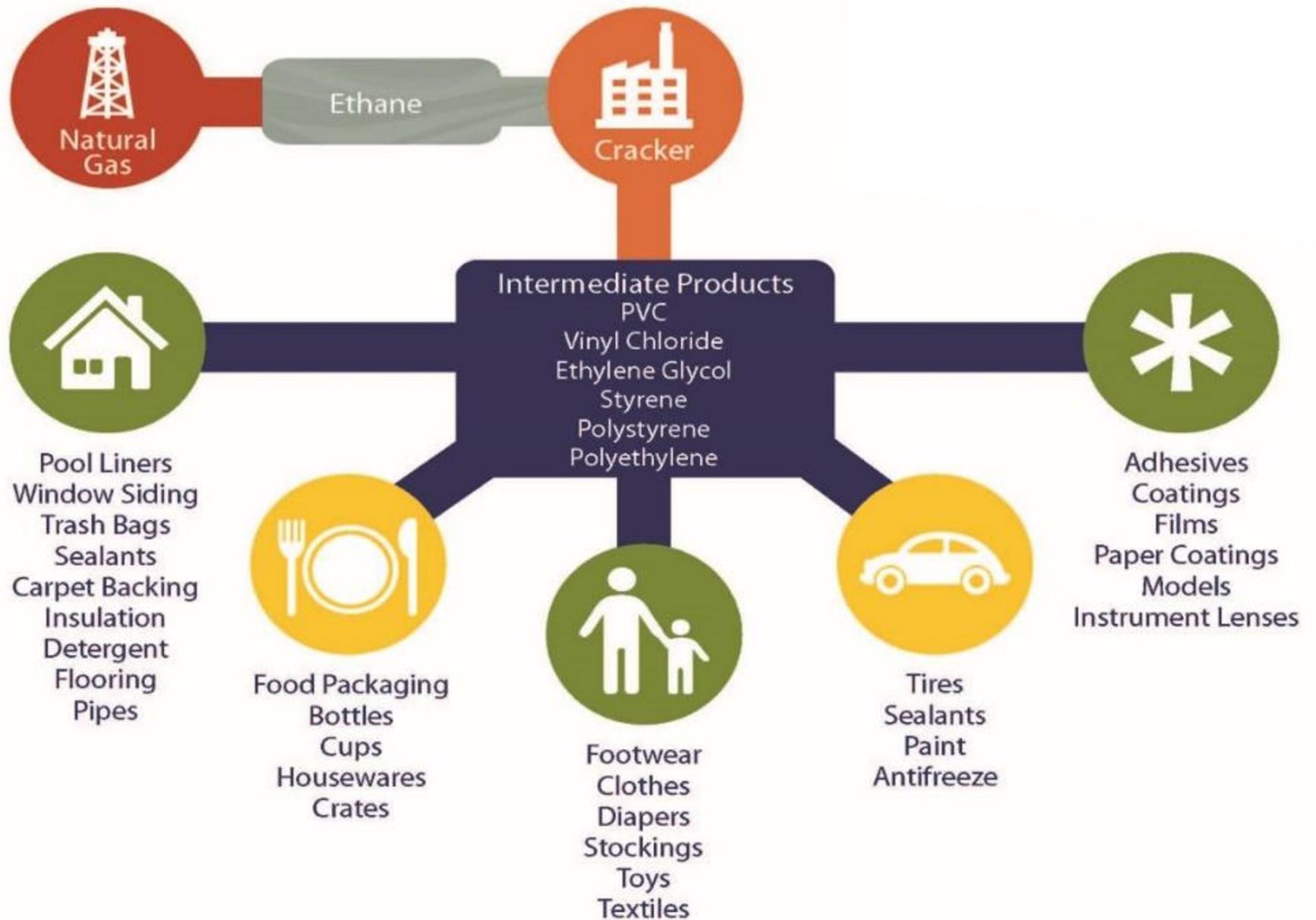
SR 7

- **Nearby Businesses:**

- MPR Transloading
- MPR Sand Terminal
- Bellaire Harbor
- Shelly and Sands Asphalt
- Tri-Son Concrete
- Lion Industries

- **Potential PTT GC America ethane cracker plant site is 9 miles from property - SEE NEXT SLIDE FOR ETHYLENE SUPPLY CHAIN**

# ETHYLENE SUPPLY CHAIN



# FINANCIAL INCENTIVE PACKAGE

The Bellaire Opportunity Zone is eligible for numerous financial incentives to attract real estate development including:

- Qualified Opportunity Zone
- New Markets Tax Credits
- Enterprise Zone
- Community Reinvestment Area
- Port Authority Financing
- Tax Increment Financing

OMEGA and Belmont County Port Authority are here to assist potential investors and developers to explore creative ways to complete their capital stacks.

Other Incentives:  
New Markets Tax Credits  
Port Authority Financing  
C-PACE

Qualified Opportunity Fund

Traditional Financing

Developer Equity

# OPPORTUNITY ZONE BASICS



**Capital  
Gains and/or  
Qualified 1231  
Gains**

*Within 180 days  
of realizing the  
gain*



**Qualified  
Opportunity  
Fund**



**Qualified  
Opportunity  
Zone**



**QOZ  
Property**

*OR*



**QOZ  
Business**

# **OPPORTUNITY ZONE**

**Qualified Opportunity Fund (QOF)**

# **TAX INCENTIVES**

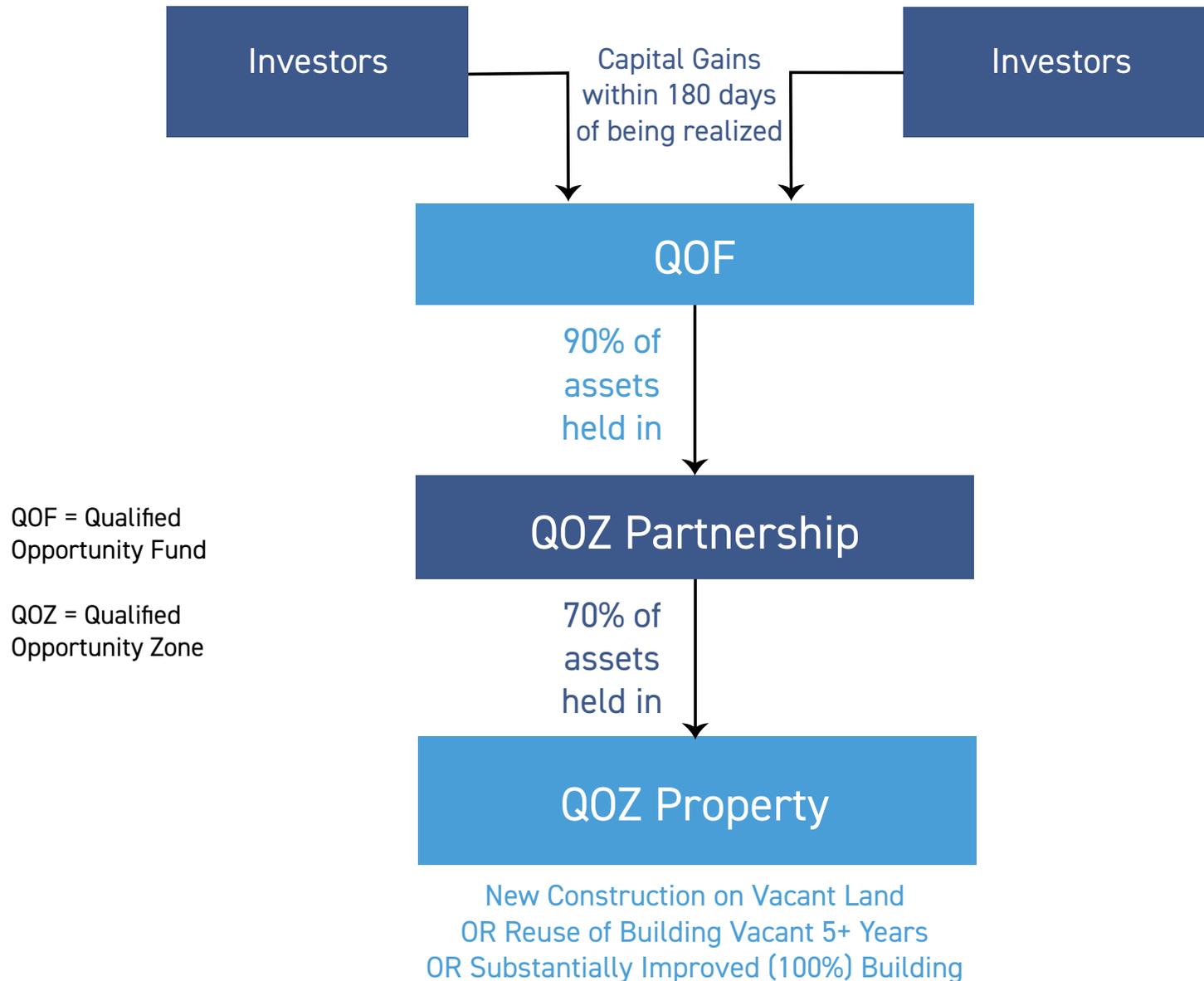


**CAPITAL GAINS**  
invested in QOF  
until 12/31/2026



**CAPITAL GAINS**  
from QOF  
at 10 YEARS

# BASIC OPPORTUNITY ZONE INVESTMENT FLOWCHART: RENTAL REAL ESTATE PROJECT





**THANK YOU**



**BELMONT COUNTY, OH**  
**PORT AUTHORITY**

**FOR MORE INFO PLEASE CONTACT**

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