



BELMONT COUNTY, OH

Villages of Belmont & Bethesda

Opportunity Zone

INVESTMENT PROSPECTUS



BELMONT COUNTY, OH

Opportunities in the Villages of Belmont & Bethesda

Located in the heart of Eastern Ohio Appalachia, Belmont County and its Village of Belmont and Village of Bethesda Opportunity Zone offer a highly accessible Appalachian location along Interstate 70.

Premier local attractions and anchor institutions include:

- Epworth Bark
- Barkcamp Lake State Park
- Backroad Biking Loop
- Belmont College
- Ohio University Eastern Campus

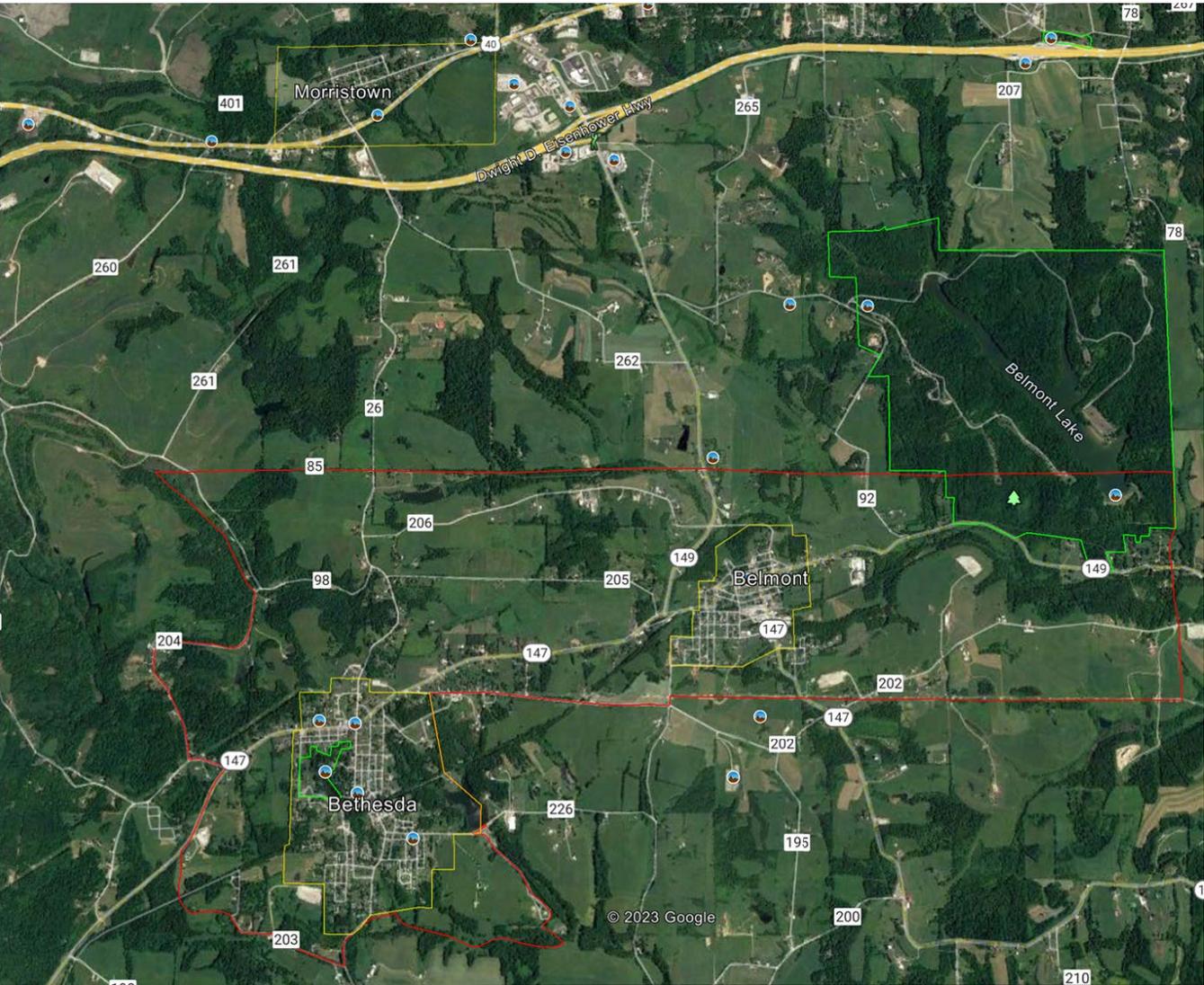


CENTRAL LOCATION Along Interstate 70



**TRI-STATE
REGION
(OH-WV-PA)**

Easy Access
to Columbus,
Pittsburgh
& Wheeling
markets



OVERVIEW MAP

Belmont County Opportunity Zone

Villages of
Belmont &
Bethesda

Opportunity Zone

BELMONT & BETHESDA 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 Belmont and Bethesda Opportunity Zone.

TECHNICAL ASSISTANCE KEY FINDINGS

- **Barkcamp State Park & Epworth Lake Park provide opportunities to leverage recreational tourism spending in both villages**
- **Adaptive reuse and renovation of historic storefronts may provide spaces for small business to capture outside visitor spending**
- **Marketing recreational amenities (e.g. gravel road biking) is critical**
- **Placemaking (i.e. streetscape/connectivity) should be pursued in both Villages**

**PRIMARY
DEVELOPMENT
TARGET**



**Recreational
Tourism
Retail/Services**

STAKEHOLDER ENGAGEMENT

COMMUNITY DEVELOPMENT NEEDS

VILLAGE CENTERS



**Senior/Workforce
Housing**

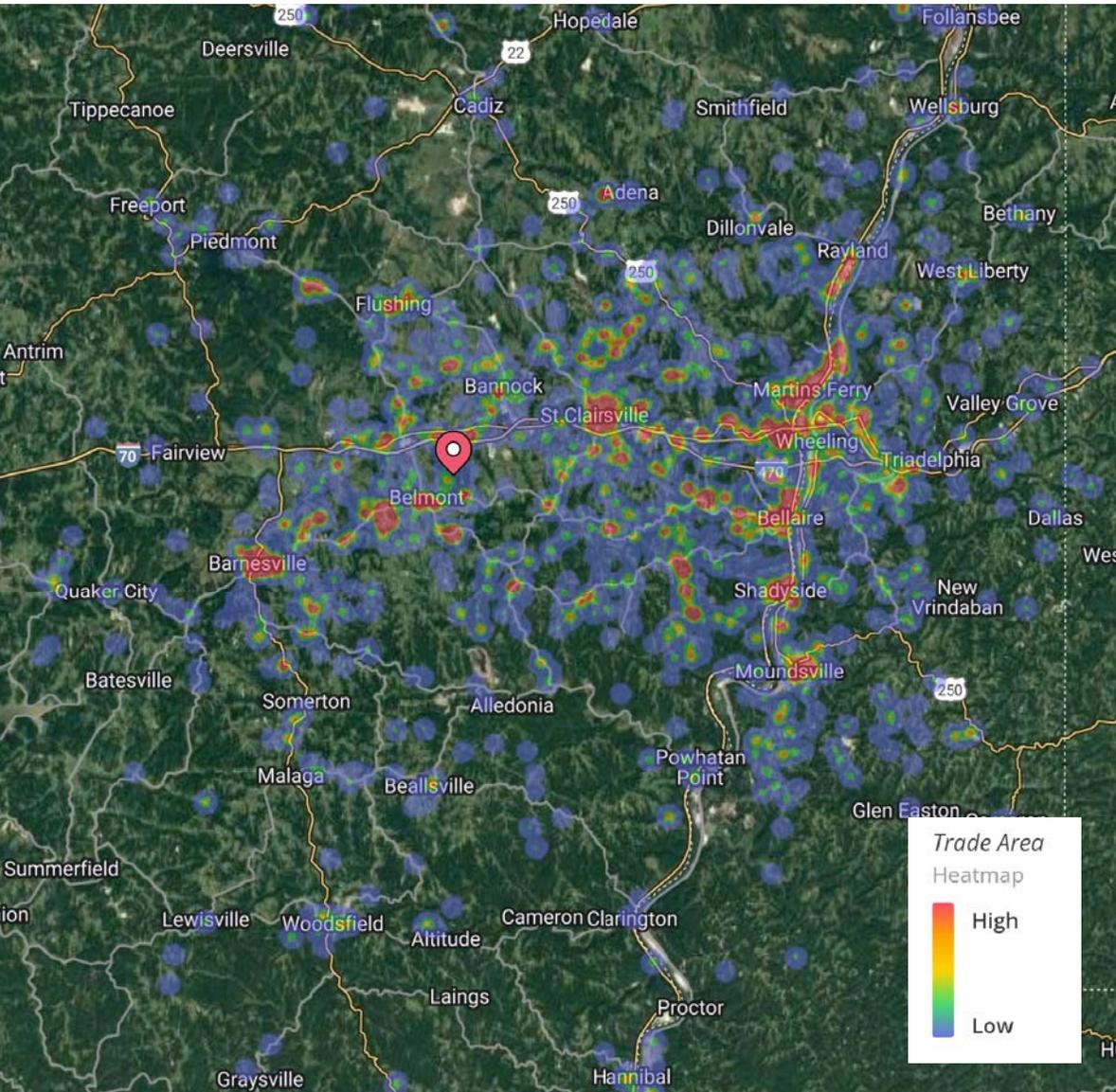
INNOVATION



**Business
Incubator**

BARKCAMP STATE PARK

TRUE TRADE AREA



197K
Annual Visits



3.29 Per Year
Average Visit Frequency



6.4 Hour
Average Visit Length



\$47,650
Median Household
Income in True Trade Area

BARKCAMP STATE PARK

TRUE TRADE AREA: Audience Profile

	● 30 % of Visits		● 50 % of Visits		● 70 % of Visits	
Overview						
Population	33,473		50,440		79,722	
Households	14,496		22,067		35,104	
Persons per Household	2.29	94	2.26	93	2.22	91
Household Median Income	\$49,055.13	7	\$47,735.04	7	\$47,829.57	7
Household Median Disposable Income	\$42,920.47	8	\$41,866.56	7	\$41,963.89	7
Household Median Discretionary Income	\$30,794.01	8	\$30,111.06	7	\$30,537.76	8
Average Income Per Person	\$26,888.72	7	\$27,889.32	8	\$29,349.75	86
Median Rent	\$709.78	7	\$732.5	7	\$709.15	7
Median House Value	\$117,532.25	47	\$119,781.34	48	\$130,902.92	52
Households in Poverty	2,227 (15.4%)	118	3,586 (16.3%)	125	5,509 (15.7%)	121
Household Median Wealth	\$70,137.57	92	\$68,765.84	90	\$70,362.88	92
Average Age	42.49	104	42.74	105	43.15	106
Median Age	42.19	105	42.57	106	43.01	107
Households with Children	3,566 (24.6%)	93	5,051 (22.9%)	86	7,611 (21.7%)	8
High School Graduate or Higher	22,063 (92.4%)	101	33,282 (92.1%)	101	52,558 (91.8%)	101



MARKET DEMAND

Tourism & Experience Retail

VISITOR ATTRACTIONS



Epworth Park



Backroad Biking
Loops



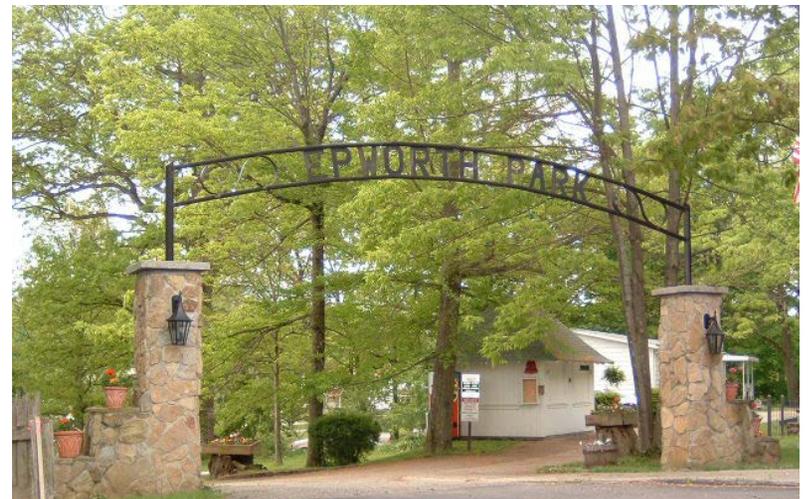
Barkcamp
State Park

EPWORTH PARK

Local Tourist Attraction

Chautauqua Site since 1870

Come and enjoy the peace and serenity and escape from your fast-paced lifestyle at Epworth Park where you can walk in the footsteps of our ancestors and experience the happiness and tranquility of days gone by. Epworth Park covers seven acres nestled among a grove of oak trees are 60 quaint, privately-owned Victorian Cottages, a common house for meetings, and the original outdoor chapel/amphitheater for services, weddings, and concerts. Established over 150 years ago as a Methodist Campground, camp meetings were replaced in the 1900's by the National Chautauqua Movement. Epworth Park celebrates its heritage with an annual Chautauqua Homecoming Days festival during the second weekend in July.



BACKROAD BIKING LOOP

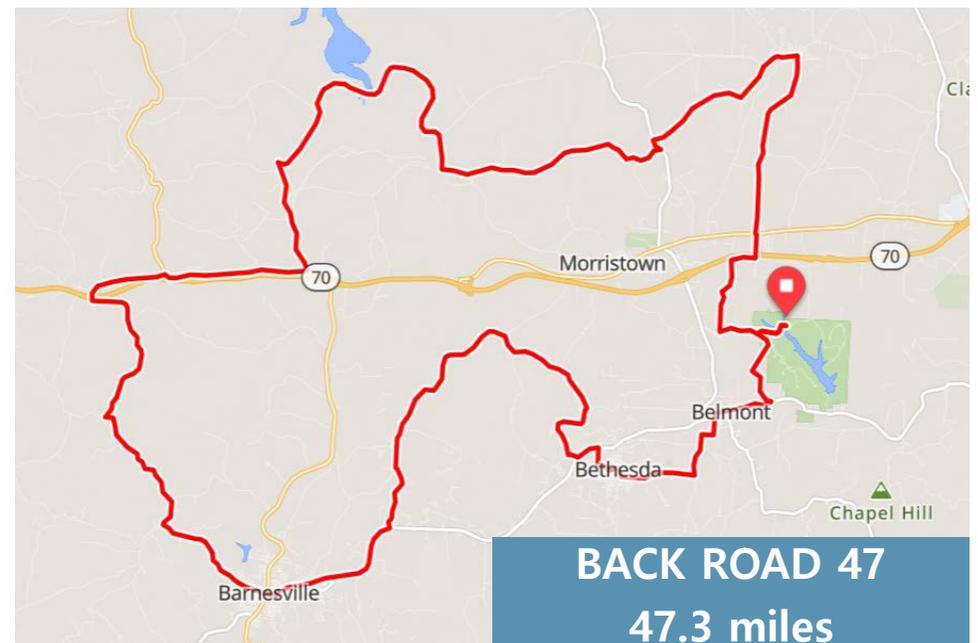
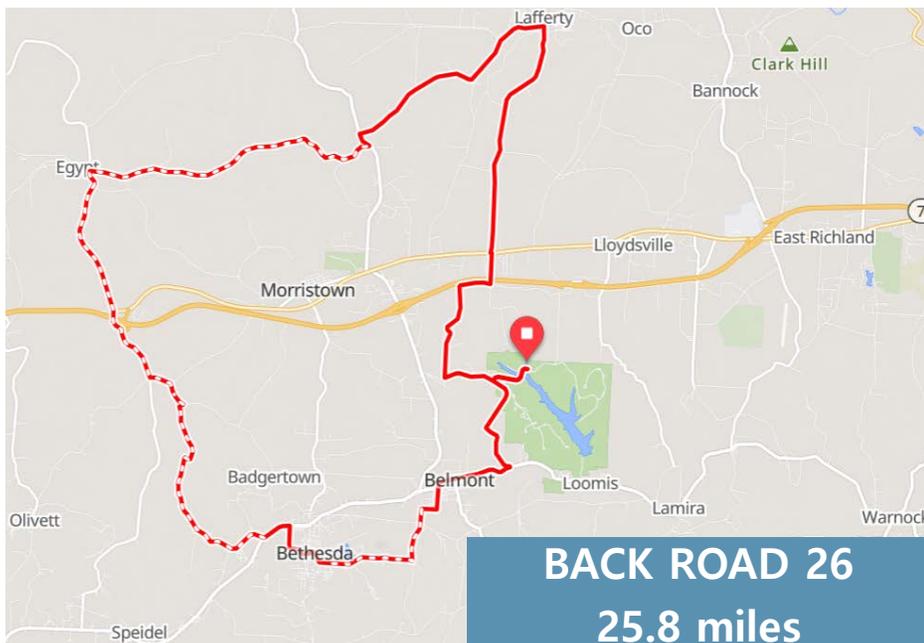
Local Tourist Attraction

Gravel Road Biking in Belmont County

The Ohio Valley Trail Association has launched three back road biking loops in Belmont County, two of which traverse the Belmont and Bethesda Opportunity Zone presenting opportunities for Trail Town development:

- A 26-mile loop (bottom left) travels through Egypt Valley, Bethesda, Belmont and Lafferty
- A longer 47-mile loop (bottom right) stretches west to include Barnesville and Fairview

These trails offer a variety of terrain including gravel, tar and chip, and a little pavement.



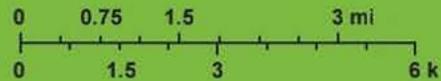
EASTERN OHIO BACK ROAD BIKING IN BELMONT COUNTY



DISCLAIMER

Ohio Valley Trail Association, members, and volunteers are not responsible as a result of any and all injuries that may be suffered while riding on any of the designated Back Road Biking routes in Belmont County, Ohio.

Map Symbols: Airport Camping Gas Hospital Parking Restroom

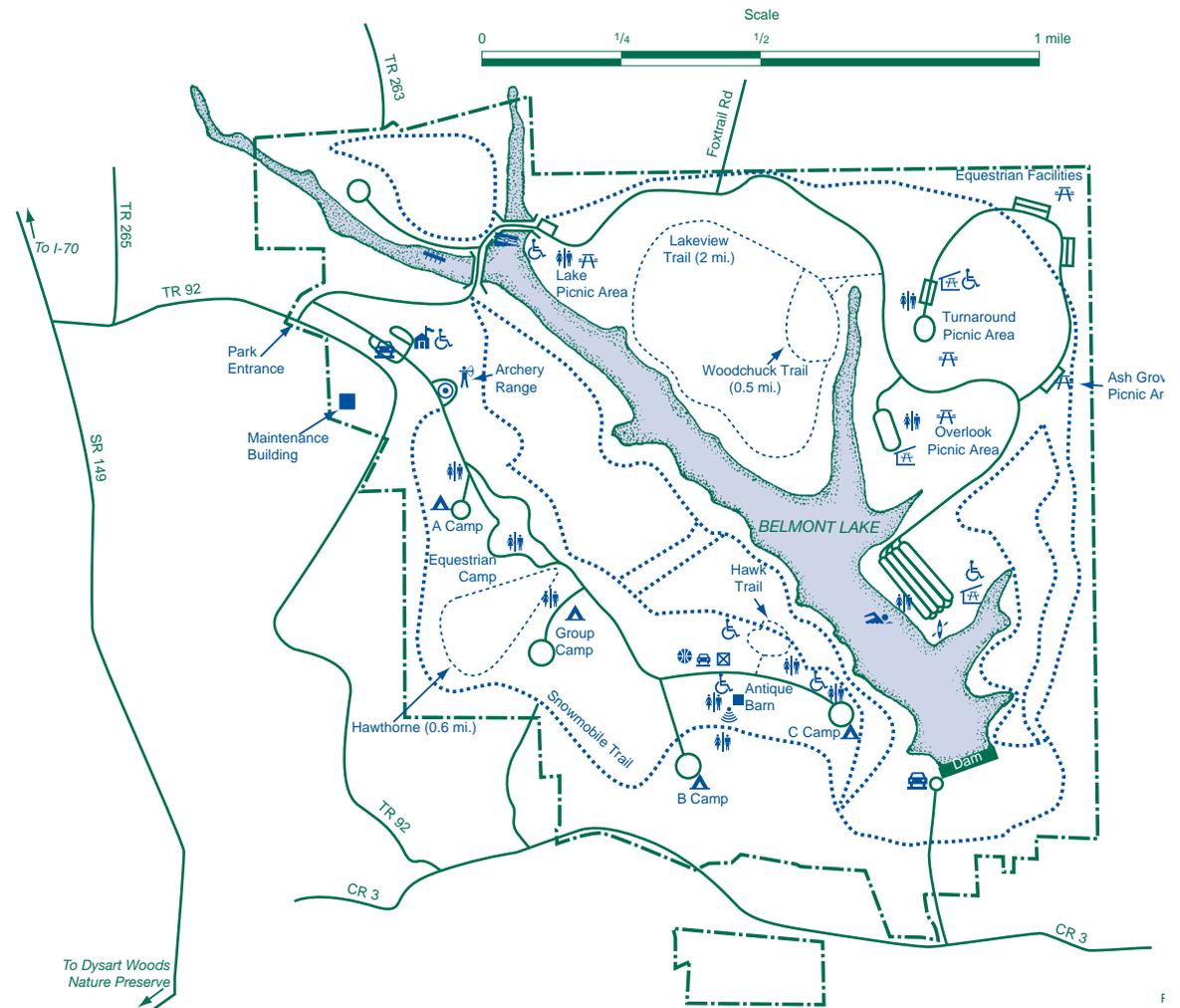


BARKCAMP STATE PARK

Local Tourist Attraction

Recreational Amenities in a Natural Setting

The sandstone hills of the Appalachian Plateau envelope this region of Ohio. Barkcamp State Park is one of the few places where visitors can glimpse what Ohio's forests looked like prior to settlement. The park's picturesque hills and quiet lake draw campers, paddlers, anglers, horseback riders, and hikers to experience the region's natural splendor.





HIGHER EDUCATION ANCHORS Pipeline for Business Incubation

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.

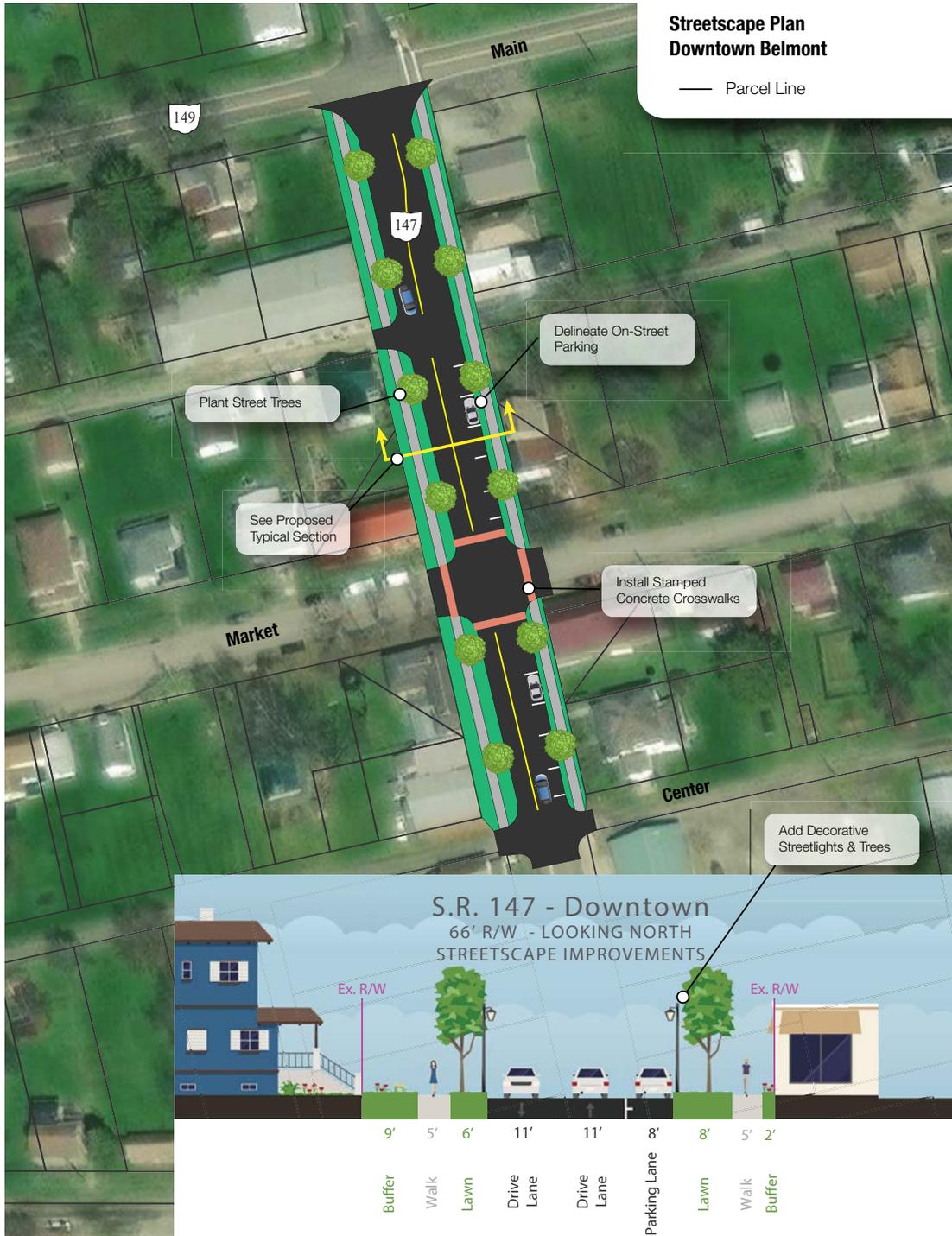
The campus offers associate and bachelor's degrees and opportunities for continuing education taught by dedicated and accomplished faculty in small classes. Ohio University Eastern is dedicated to enriching the cultural, physical, and professional well-being of the community.

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.

**Streetscape Plan
Downtown Belmont**

— Parcel Line

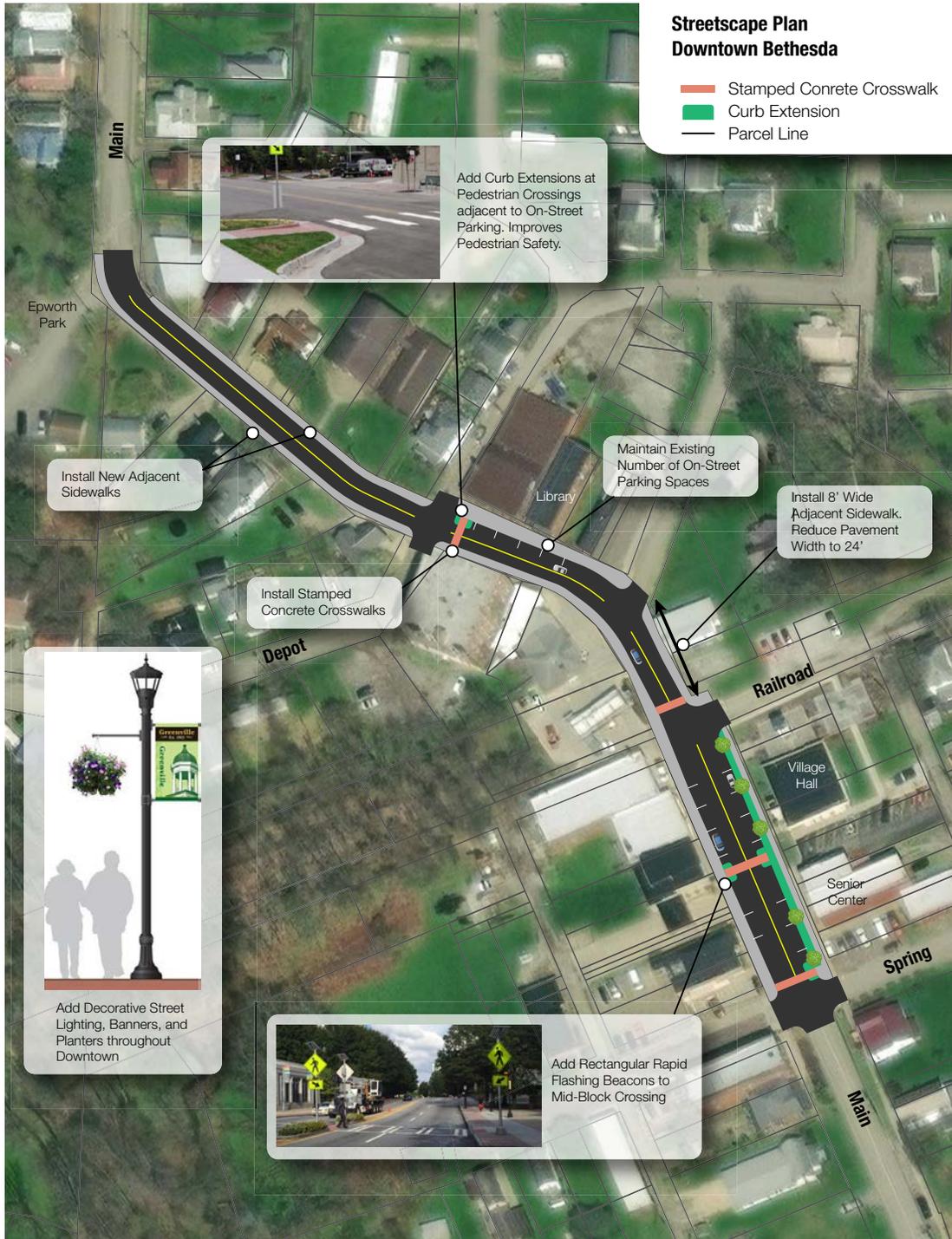


PROPOSED STREETSCAPE PLAN

VILLAGE OF BELMONT Jefferson Street (SR 147)

Streetscape Plan Downtown Bethesda

- Stamped Concrete Crosswalk
- Curb Extension
- Parcel Line



PROPOSED STREETSCAPE PLAN

VILLAGE OF BETHESDA Main Street

FINANCIAL INCENTIVE PACKAGE

The Village of Belmont and Bethesda Opportunity Zone is eligible for numerous financial incentives to attract real estate development including:

- Qualified Opportunity Zone
- New Markets Tax Credits
- Enterprise Zone
- 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:
Downtown Redevelopment District
Historic Preservation Tax Credits

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

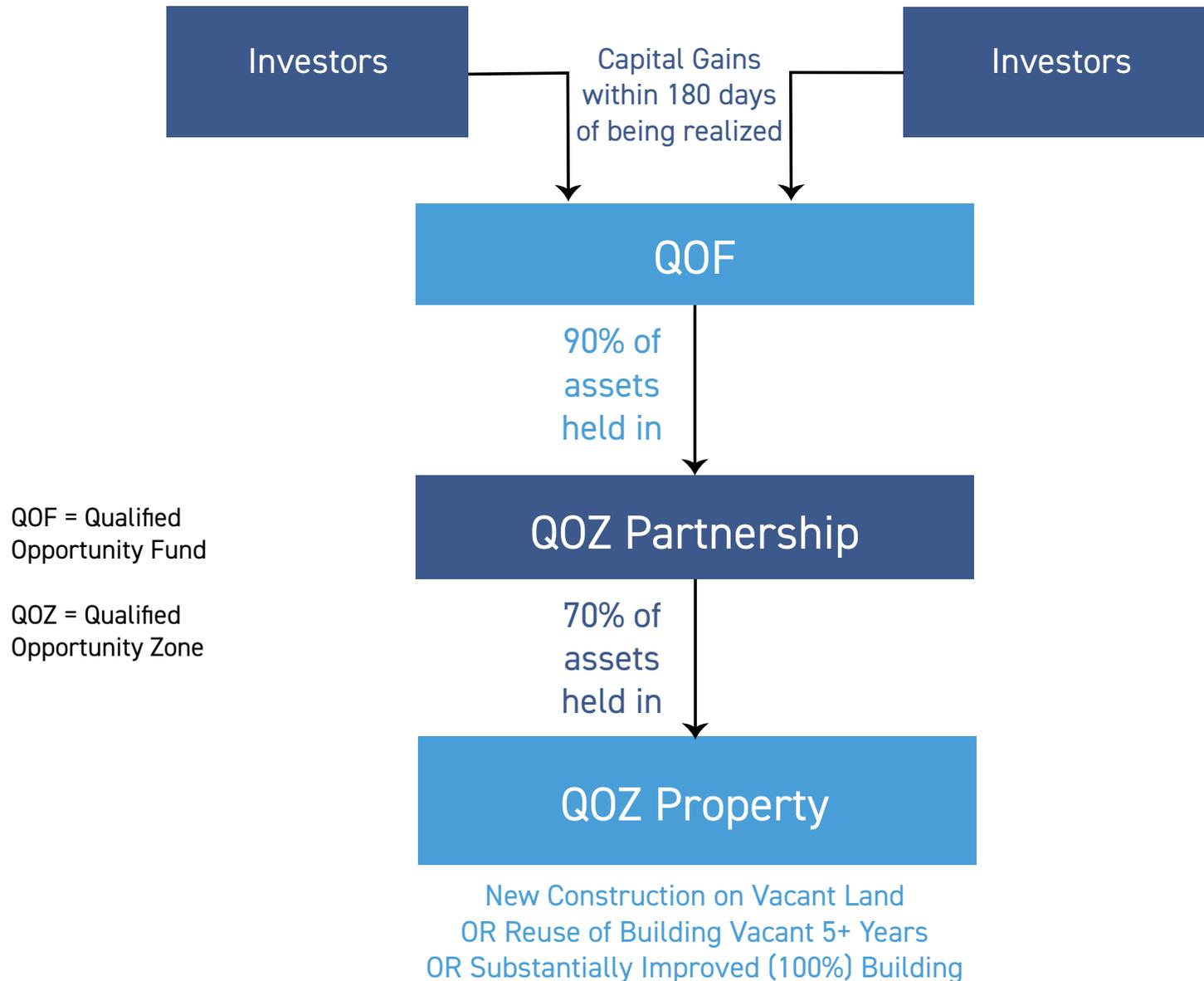


CAPITAL GAINS
invested in QOF
until 12/31/2026



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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