



CARROLL COUNTY, OH

Village of Carrollton

Opportunity Zone

INVESTMENT PROSPECTUS



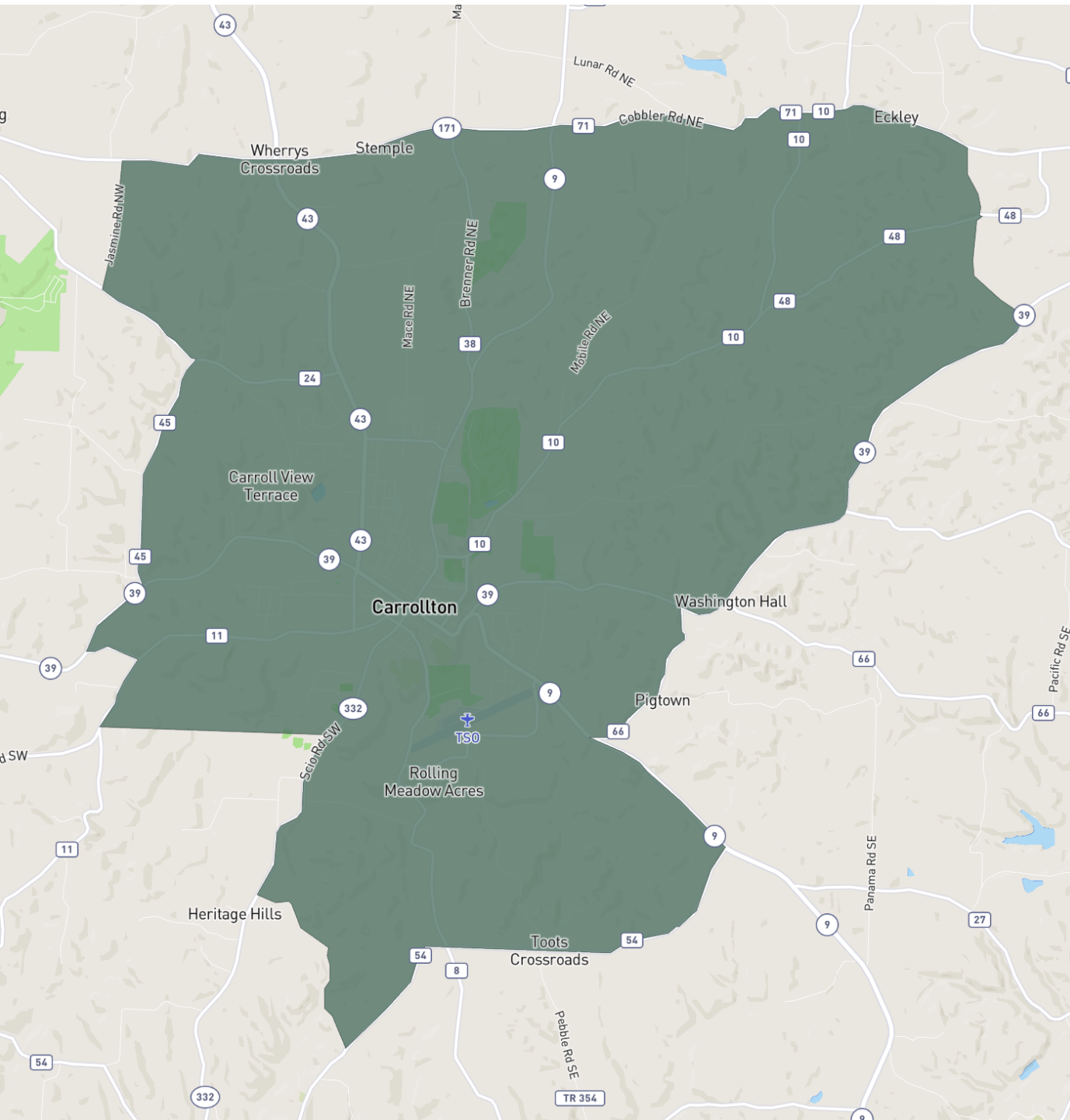
Carroll County, OH

Opportunities in the Village of Carrollton

Located in the heart of Eastern Ohio Appalachia, Carroll County and its Village of Carrollton Opportunity Zone offer a highly accessible location along the SR 43 corridor just under 40 minutes from Canton, Ohio.

Potential development sites within Carroll County's Opportunity Zones include:

- Northside greenfield development opportunity (commercial/light industrial/residential) with high visibility on SR 43
- Former school site infill redevelopment
- County Community Improvement Corporation (CIC) industrial park



OVERVIEW MAP

Carroll County Opportunity Zone

Village of Carrollton

CARROLLTON OPPORTUNITY ZONE TECHNICAL ASSISTANCE

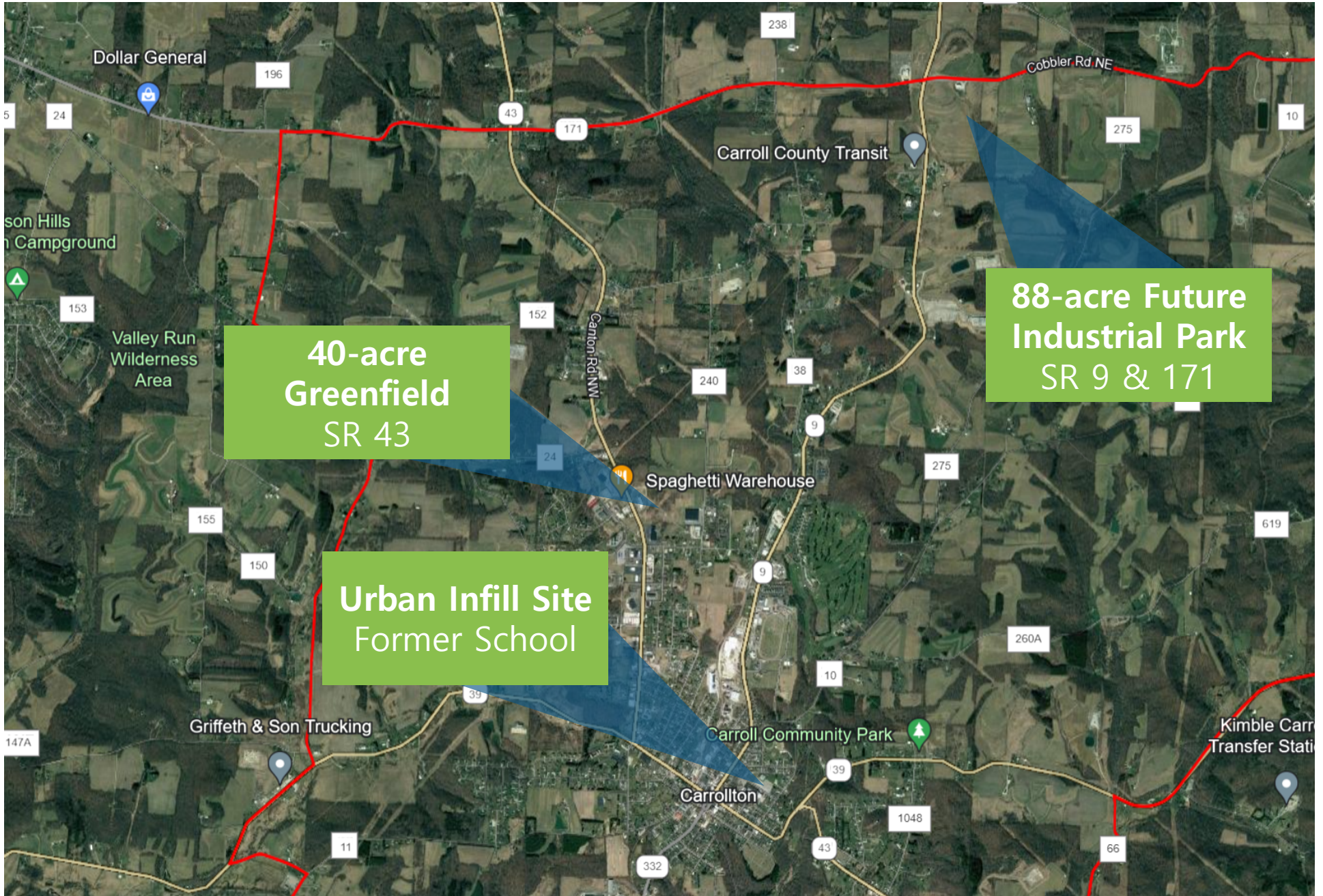
Shared Community Vision for Reinvestment

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

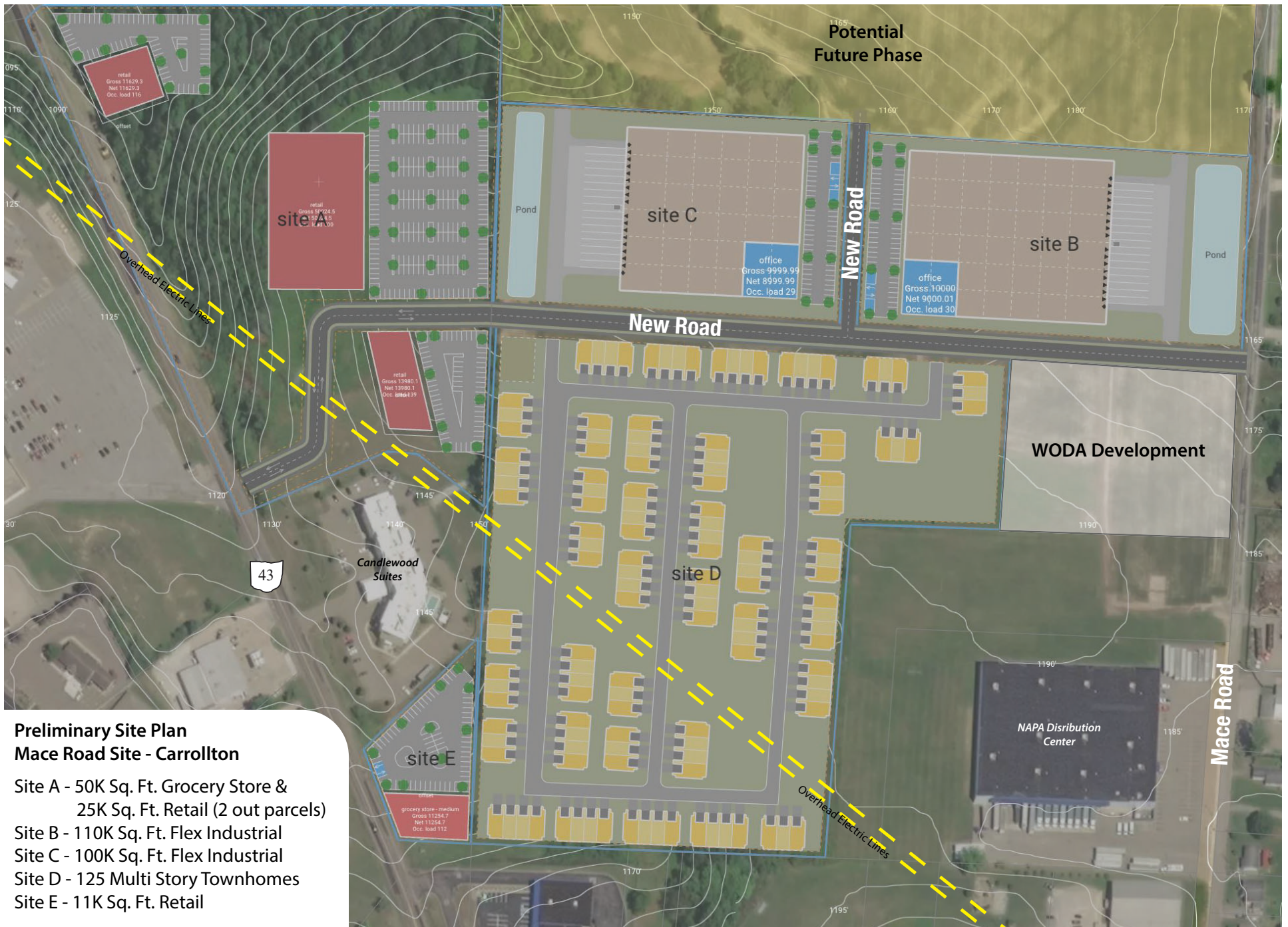
TECHNICAL ASSISTANCE KEY FINDINGS

- North end greenfield site presents opportunities for mix of commercial, residential & light industrial
- Infill downtown site best situated for denser, age-in-place housing
- CIC property at SR 9 & SR 171 presents opportunity for industrial end users in target market sectors that include construction & building trades; transportation & logistics; chemical manufacturing; and metal product manufacturing

TARGET DEVELOPMENT SITES



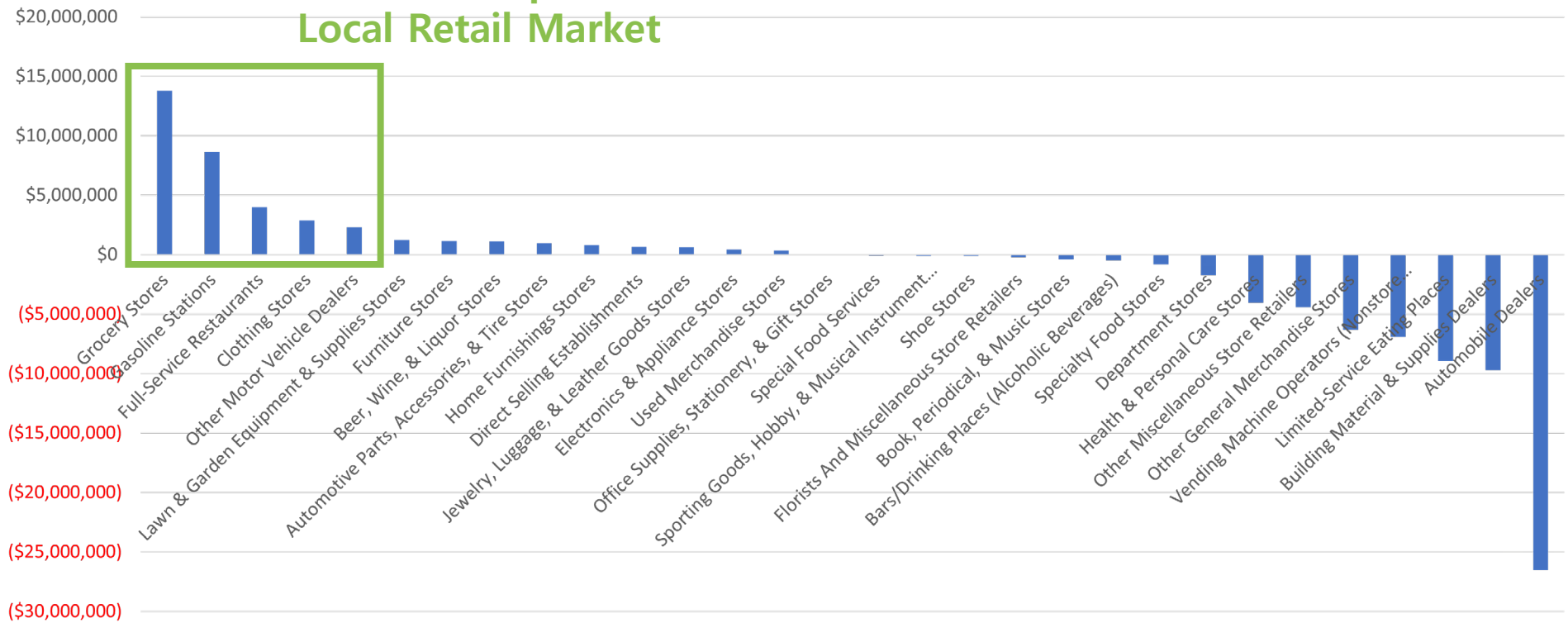
CONCEPT PLAN: 40-acre Greenfield

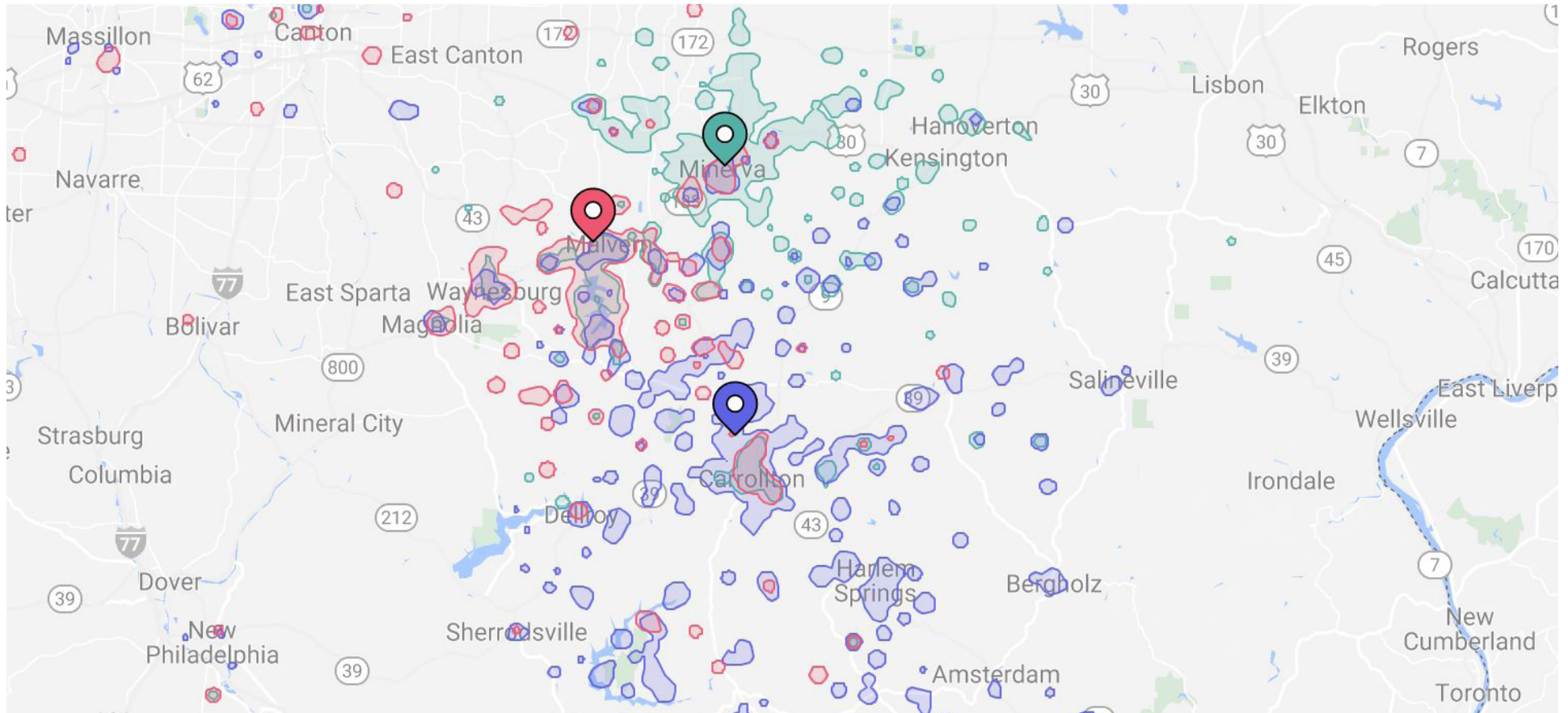


CARROLLTON

Retail Demand

Unmet Gaps in Local Retail Market





Dollar General Market
1305 Canton Rd NW, Carrollton, OH 44615

Kishman's Fresh Market IGA
5077 Alliance Rd, Malvern, OH 44644

Kishman's IGA
202 E High St, Minerva, OH 44657

TRUE TRADE AREAS

Local Grocers

TRUE TRADE AREAS - Local Grocers



Entities Overlap	Trade Area Size - Traffic Vol 70% (sq mi)	Population
	60.91	32,269
	32.23	24,173
	41.18	13,862
	11.77	6,275
	10.79	6,078
	12.48	6,197
	7.56	4,937

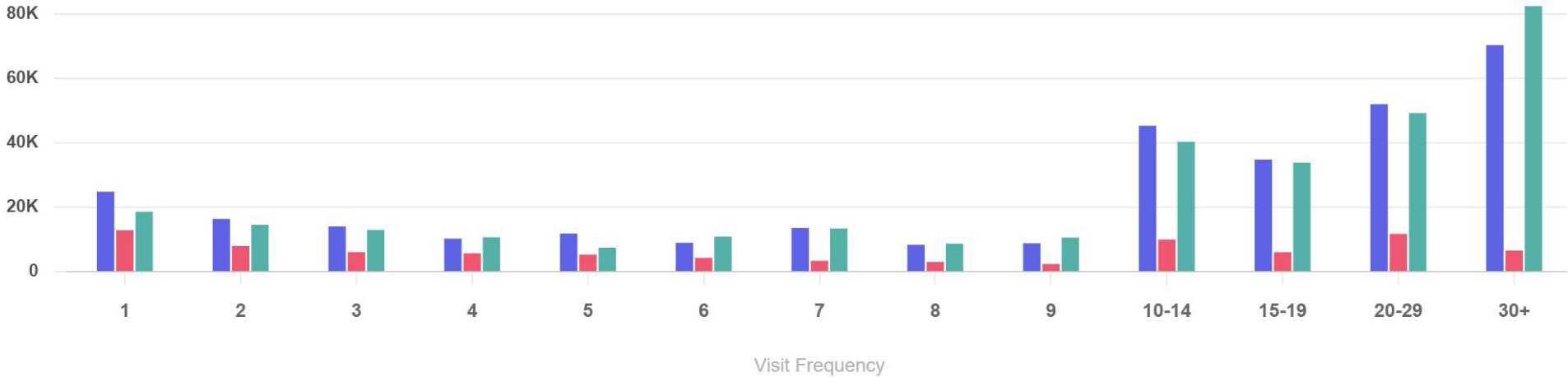
LOCAL GROCERS

Visitation Data

Dollar General Market
1305 Canton Rd NW, Carrollton, OH 44615

Kishman's Fresh Market IGA
5077 Alliance Rd, Malvern, OH 44644

Kishman's IGA
202 E High St, Minerva, OH 44657



Average Visits

5.52 Visits

3.42 Visits

6.32 Visits

TRUE TRADE AREA: Audience Profiles

Dollar General & Candlewood Suites

● Dollar General Market

● Candlewood Suites

Overview

Persons per Household	2.42	99	2.23	91
Household Median Income	\$55,339.73	93	\$55,723.52	94
Household Median Disposable Income	\$47,843.74	94	\$48,548.38	95
Household Median Discretionary Income	\$35,137.58	96	\$38,225.25	105
Median House Value	\$130,396.87	63	\$194,010.41	93
Households in Poverty	(13.7%)	102	(13.7%)	101
Household Median Wealth	\$71,379.18	94	\$76,401.94	101
Households with Children	(24.1%)	90	(20%)	75
High School Graduate or Higher	(85.8%)	95	(90.5%)	100
Bachelor's Degree or Higher	(16.7%)	59	(23.7%)	83

Population

Persons per Household	2.42	99	2.23	91
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VISITOR JOURNEY ROUTES

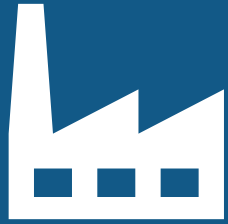
NAPA Distribution Center



CARROLL COUNTY CIC PROPERTY

Future Industrial Park





TARGET INDUSTRY SECTORS

Location Quotients

- **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**

CARROLL COUNTY SUB SECTORS

Employment LQ > 2.0

- NAICS 237 Heavy and civil engineering construction
- NAICS 484 Truck transportation
- NAICS 325 Chemical manufacturing
- NAICS 623 Nursing & residential care facilities
- NAICS 332 Fabricated metal product manufacturing
- NAICS 441 Motor vehicle and parts dealers
- NAICS 444 Building material and garden equipment and supplies dealers

TARGET INDUSTRY SECTORS

Carroll County

4-Digit Industry

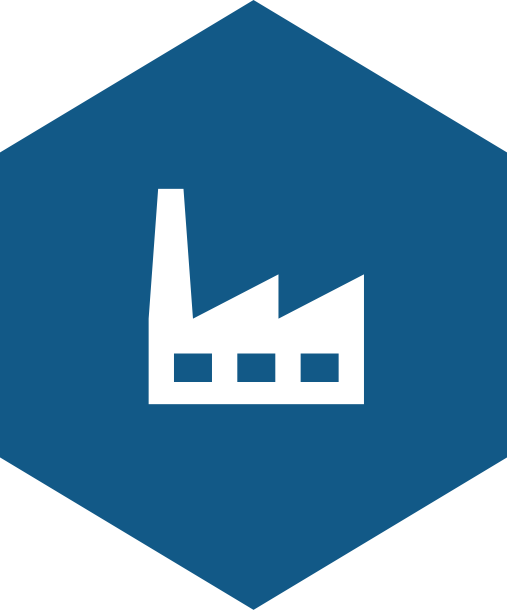
Employment LQ>1.5

- NAICS 7212 Rv (recreational vehicle) parks and recreational camps
- NAICS 6232 Residential intellectual and developmental disability, mental health, and substance abuse facilities
- NAICS 4842 Specialized freight trucking
- NAICS 4442 Lawn and garden equipment and supplies retailers
- NAICS 2389 Other specialty trade contractors
- NAICS 3327 Machine shops; turned product; and screw, nut, and bolt manufacturing
- NAICS 4411 Automobile dealers
- NAICS 8139 Business, professional, labor, political, and similar organizations

5-Digit Industry

Employment LQ>1.5

- NAICS 48422 Specialized freight (except used goods) trucking, local
- NAICS 72121 Rv (recreational vehicle) parks and recreational camps
- NAICS 23713 Power and communication line and related structures construction
- NAICS 44424 Nursery, garden center, and farm supply retailers
- NAICS 81291 Pet care (except veterinary) services
- NAICS 33271 Machine shops
- NAICS 71391 Golf courses & country clubs
- NAICS 44133 Automotive parts and accessories retailers
- NAICS 45711 Gasoline stations with convenience stores



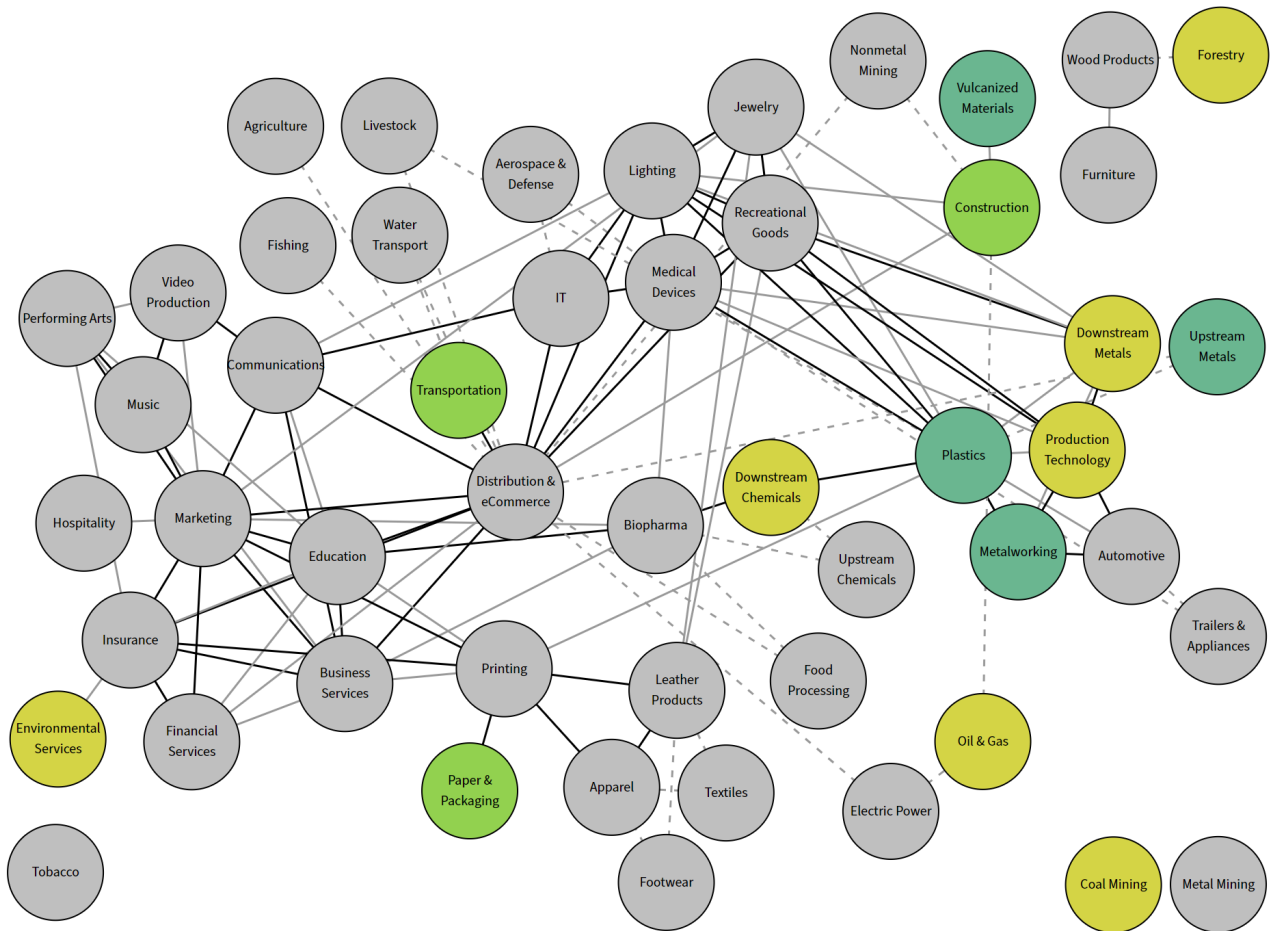
TARGET INDUSTRY SECTORS

Cluster Specialization

Cluster Specialization

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

- BCR >= 95th pctile & RI >= 20%
- BCR 90th-94th pctile & RI >= 20%
- Next closest clusters not meeting above criteria





**Preliminary Site Plan
School Site - Carrollton**

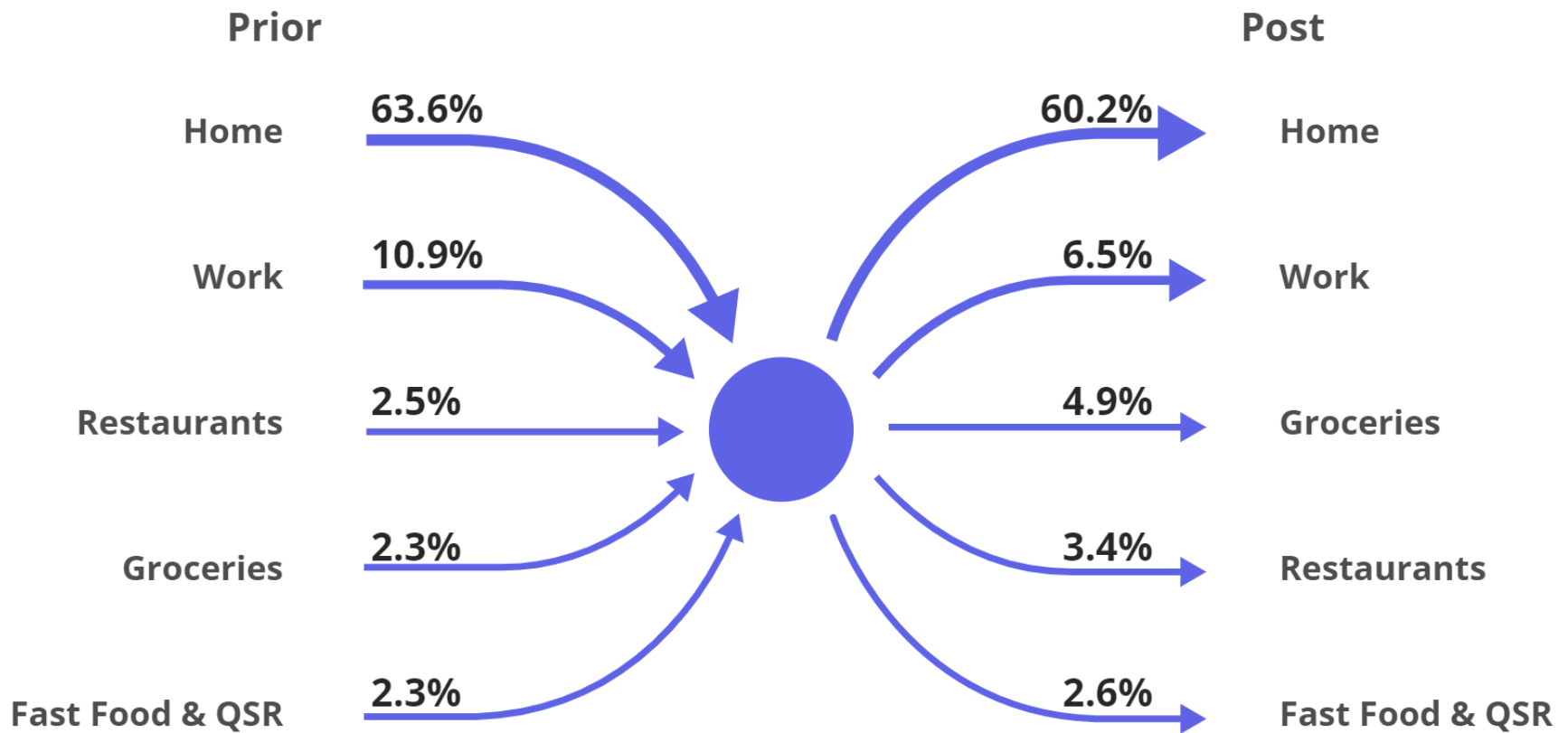
Total: 22 Units
Bedrooms: 3
Average Sq. Ft.: 2,100
Parking: 2 stalls/townhome

**CONCEPT
PLAN
Former
School Site**

**Potential
Infill
Residential**

DOWNTOWN CARROLLTON

Visitor Journey



Population by Age - Ages 45 to 64 (Older Adult)

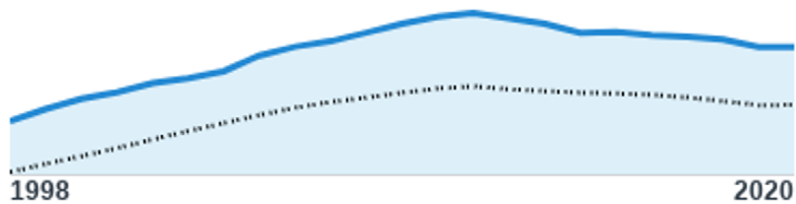
Carroll County, OH

Percentage of population 1998-2020

us avg

25.39%

29.08%



Population by Age - Ages 65 and Older (Older Adult)

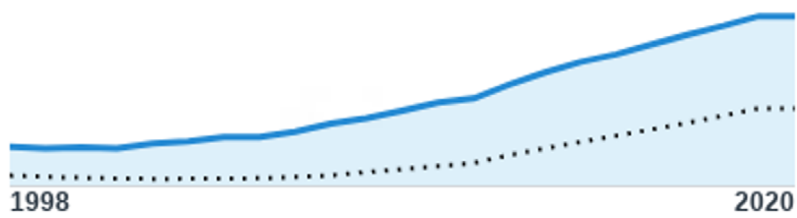
Carroll County, OH

Percentage of population 1998-2020

us avg

16.42%

21.79%



CARROLL COUNTY
Aging Population -
Need for Senior Living

CARROLL COUNTY

Age of Housing Stock - Need for New Units

Year Structure Built	Number	Percent
Total housing units	13,607	100.0%
Built 2014 or later	110	0.8%
Built 2010 to 2013	254	1.9%
Built 2000 to 2009	1,399	10.3%
Built 1990 to 1999	2,398	17.6%
Built 1980 to 1989	1,372	10.1%
Built 1970 to 1979	2,240	16.5%
Built 1960 to 1969	1,113	8.2%
Built 1950 to 1959	1,217	8.9%
Built 1940 to 1949	778	5.7%
Built 1939 or earlier	2,726	20.0%
Median year built	1974	

FINANCIAL INCENTIVE PACKAGE

The Carroll County 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 (from other Counties)
- Tax Increment Financing

OMEGA and Carroll County 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

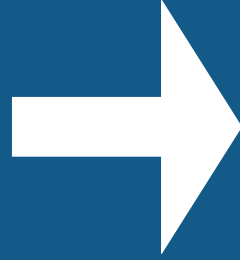


**QOZ
Business**

OPPORTUNITY ZONE

Qualified Opportunity Fund (QOF)

TAX INCENTIVES



**TEMPORARY
DEFERRAL**

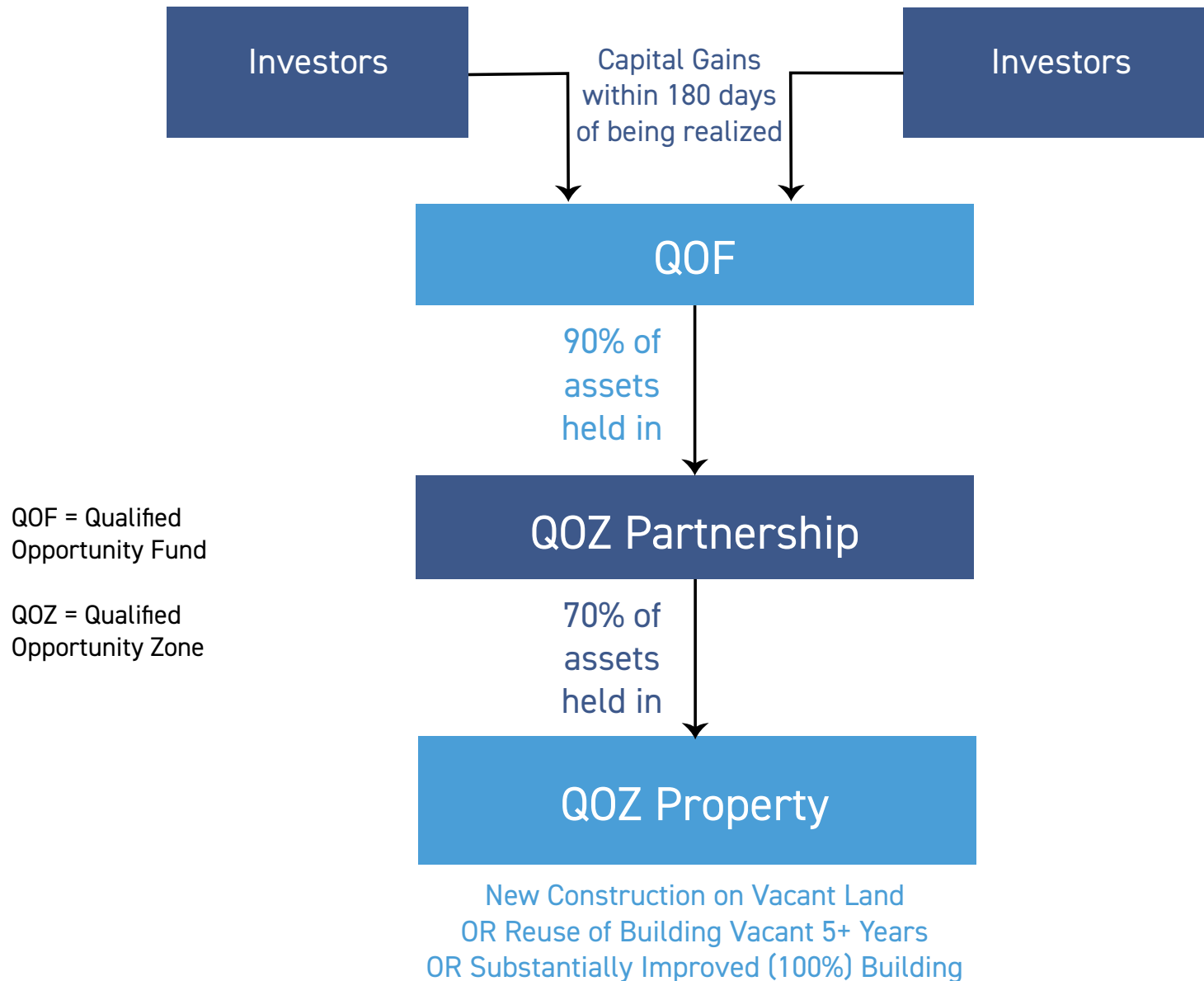
**CAPITAL GAINS
invested in QOF
until 12/31/2026**



**PERMANENT
EXCLUSION**

**CAPITAL GAINS
from QOF
at 10 YEARS**

BASIC OPPORTUNITY ZONE INVESTMENT FLOWCHART: RENTAL REAL ESTATE PROJECT





THANK YOU



FOR MORE INFO PLEASE CONTACT

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