



HARRISON COUNTY, OH

Villages of Hopedale & Jewett

Opportunity Zone

INVESTMENT PROSPECTUS



Harrison County, OH

Opportunities in the Villages of Hopedale & Jewett

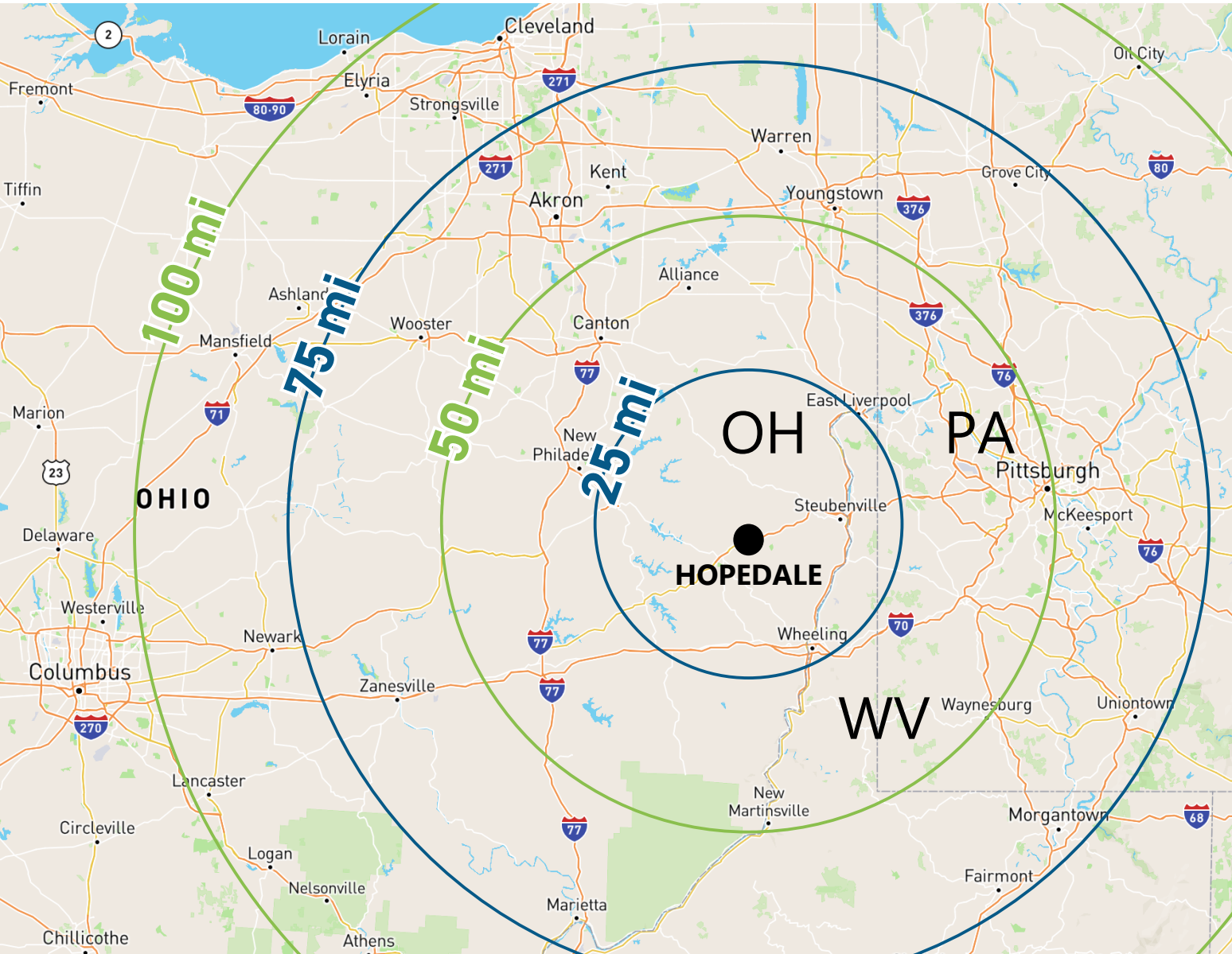
Located in the heart of Eastern Ohio Appalachia, Harrison County and its Village of Hopedale and Village of Jewett Opportunity Zone offer a highly accessible location along the US 22 Columbus to Pittsburgh corridor.

Premier local attractions and anchor institutions include:

- Conotton Creek Trail
- Harrison State Forest
- Tappan Lake Park
- ABATE Memorial for Fallen Bikers

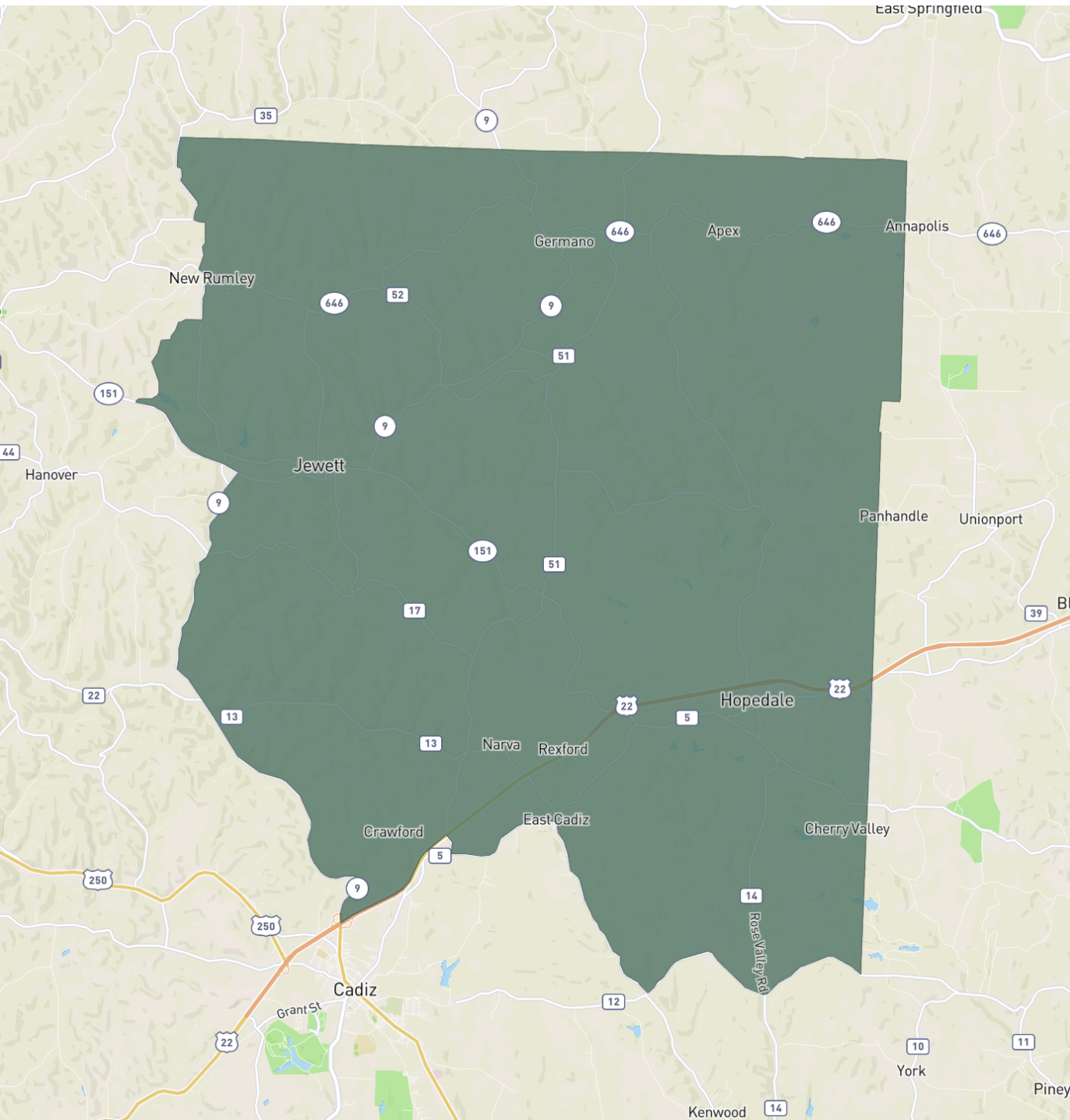


CENTRAL LOCATION ON US 22 Along Columbus to Pittsburgh Corridor



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

Easy Access
Columbus,
Pittsburgh
& Wheeling
markets



OVERVIEW MAP

Harrison County Opportunity Zone

Villages of Jewett & Hopedale

HOPEDALE & JEWETT 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 Harrison County and their local partners to leverage investment in the Hopedale and Jewett Opportunity Zone.

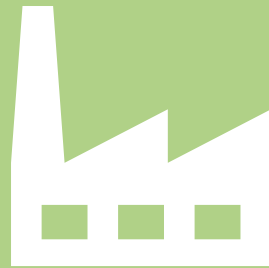
TECHNICAL ASSISTANCE KEY FINDINGS

- **Potential annexation area along the north side of US 22 freeway near Hopedale could be commercial/industrial location for Transportation & Logistics; Construction & Building Trades; Petrochemical Products; and Senior Healthcare**
- **Trail Town tourism retail should be promoted in Jewett along Conotton Creek Trail and in Hopedale once future regional trail connections are made**

STAKEHOLDER ENGAGEMENT

COMMUNITY DEVELOPMENT NEEDS

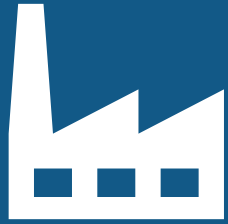
**PRIMARY
DEVELOPMENT
TARGETS**



**Light Industrial
End Users**



**Trail Town
Tourism**



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**

HARRISON COUNTY SUB SECTORS

Employment LQ > 1.5

- NAICS 623 Nursing and residential care facilities
- NAICS 811 Repair and maintenance
- NAICS 457 Gasoline stations and fuel dealers
- NAICS 423 Merchant wholesalers, durable goods
- NAICS 513 Publishing industries
- NAICS 444 Building material and garden equipment and supplies dealers
- NAICS 484 Truck transportation

TARGET INDUSTRY SECTORS

Harrison County

4-Digit Industry

Employment LQ>1.5

- NAICS 2121 Coal mining
- NAICS 4842 Specialized freight trucking
- NAICS 4571 Gasoline stations
- NAICS 2371 Utility system construction
- NAICS 2389 Other specialty trade contractors
- NAICS 4238 Machinery, equipment, and supplies merchant wholesalers

5-Digit Industry

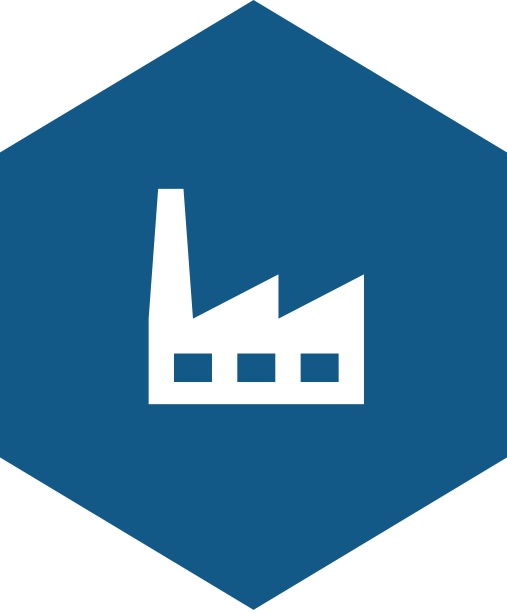
Employment LQ>1.5

- NAICS 21211 Coal mining
- NAICS 45711 Gasoline stations with convenience stores
- NAICS 48411 General freight trucking, local
- NAICS 81111 Automotive mechanical and electrical repair and maintenance

6-Digit Industry

Employment LQ>1.5

- NAICS 457110 Gasoline stations w/convenience stores
- NAICS 238912 Nonresidential site preparation contractors
- NAICS 811111 General automotive repair
- NAICS 236115 New single-family housing construction



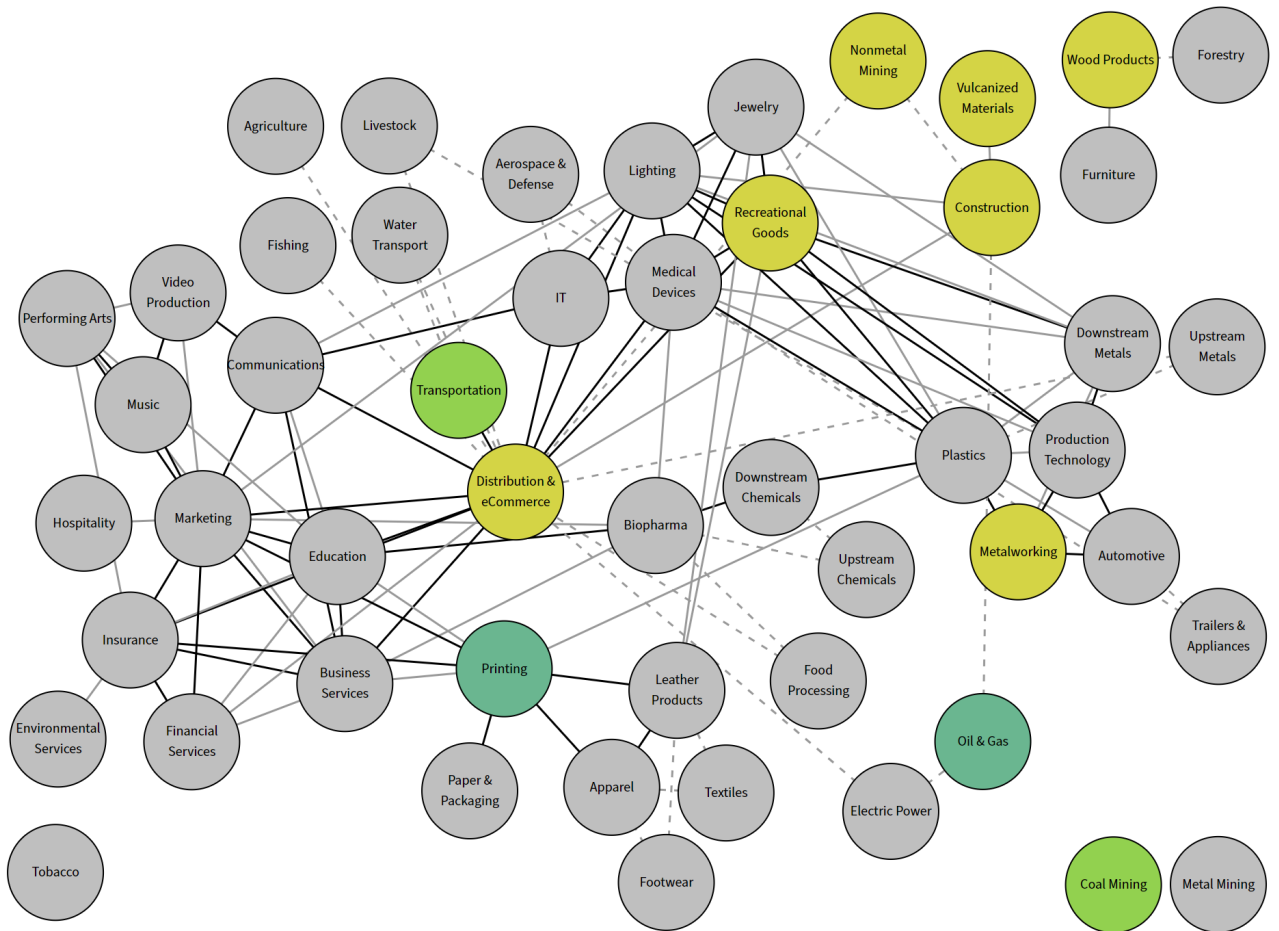
TARGET INDUSTRY SECTORS

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



ETHYLENE SUPPLY CHAIN



POTENTIAL FUTURE ANNEXATION AREA

Village of Hopedale





MARKET DEMAND

Tourism & Experience Retail

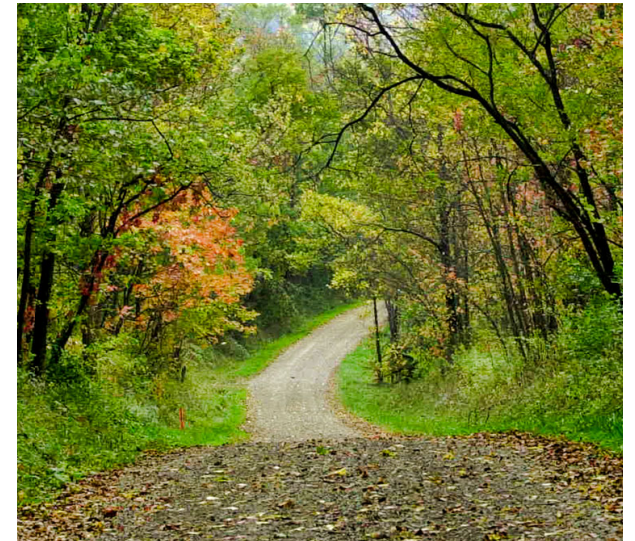
VISITOR ATTRACTIONS



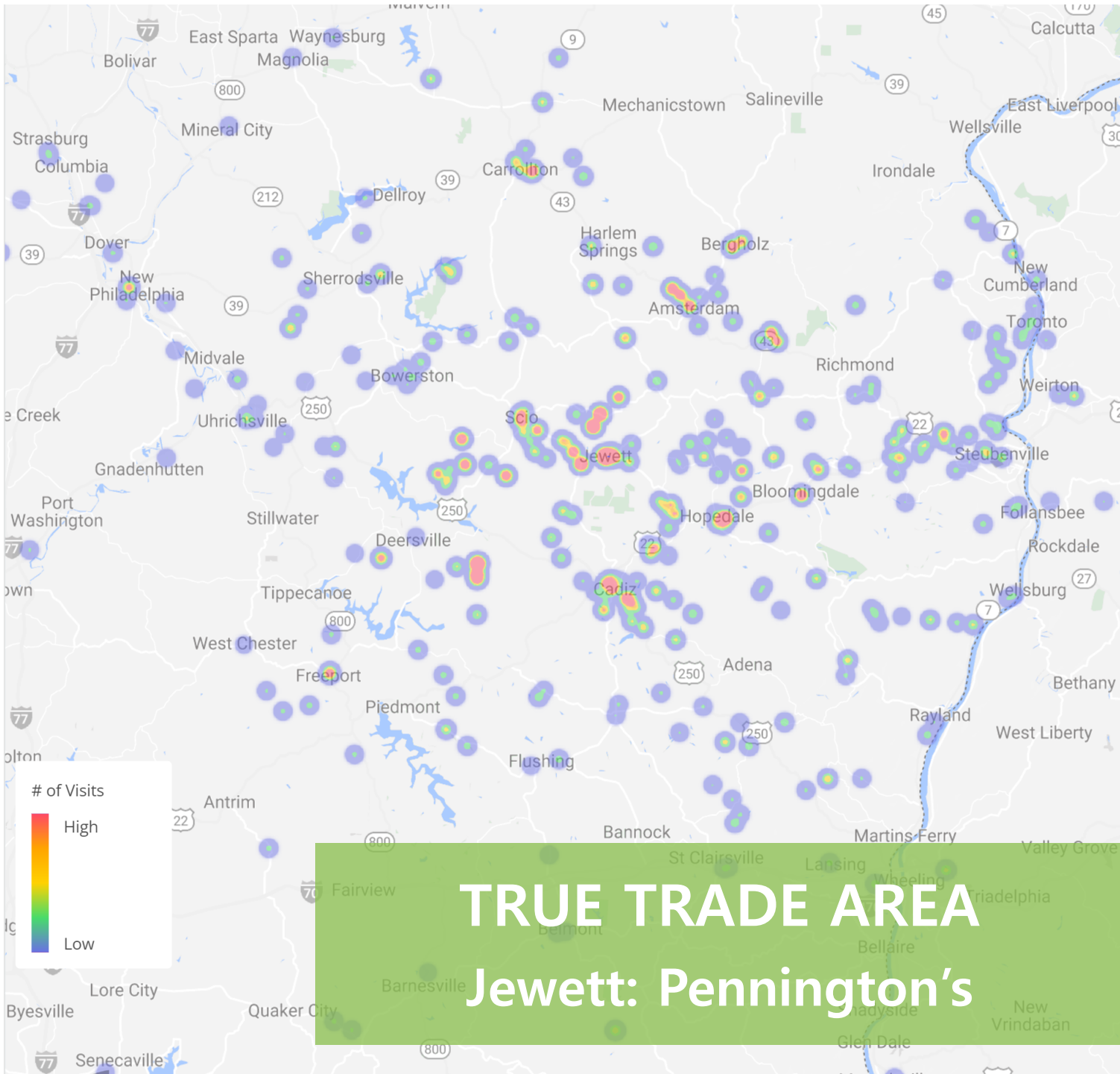
Conotton Creek
Trail



Tappan Lake Park



Harrison
State Forest



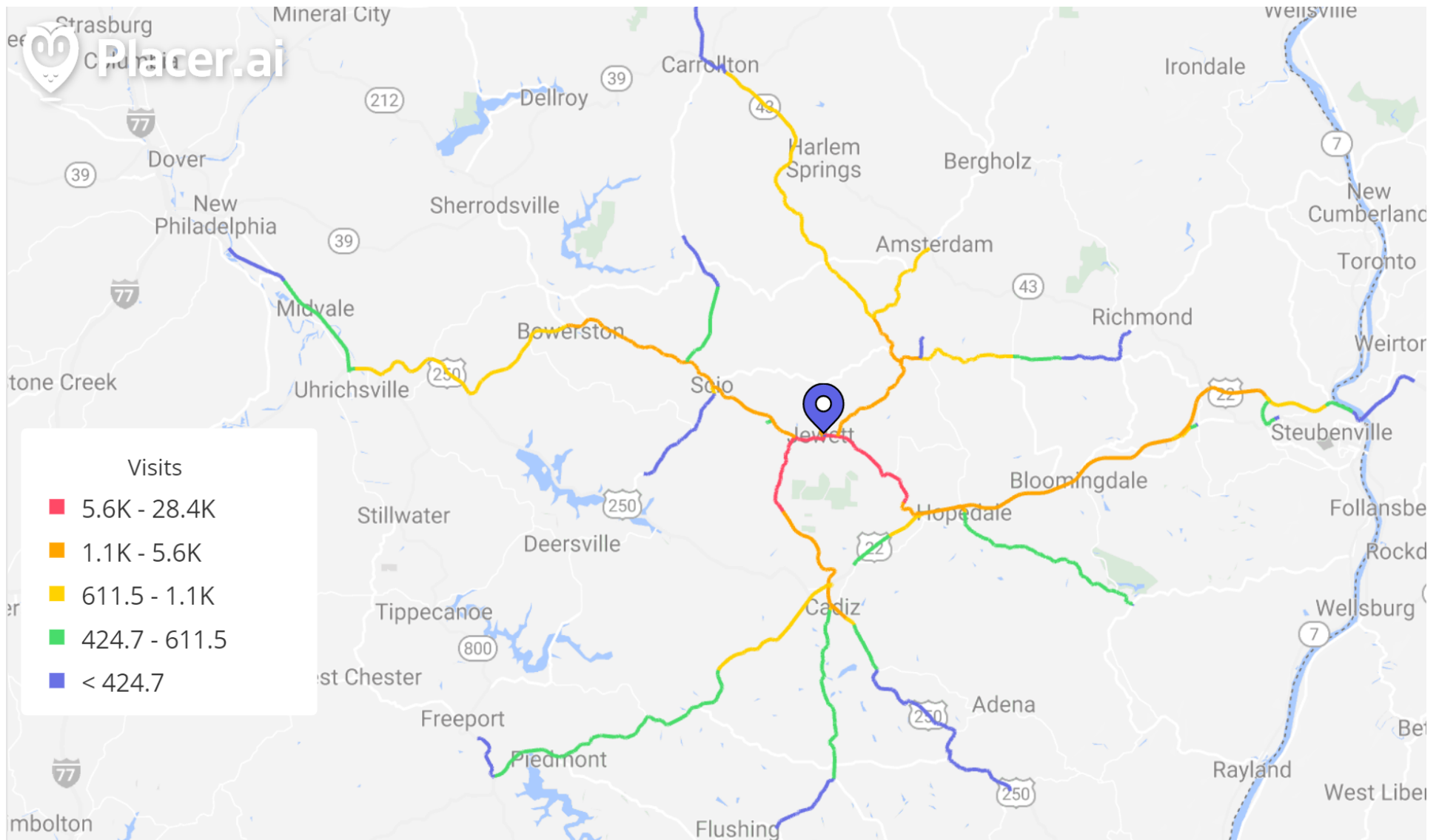
TRUE TRADE AREA - AUDIENCE PROFILE

Jewett: Pennington's

	● 50 % of Visits		● 70 % of Visits	
Overview				
Population	2,957		13,302	
Households	1,231		5,402	
Persons per Household	2.34	96	2.32	95
Household Median Income	\$48,244.03	8	\$45,839.53	7
Household Median Disposable Income	\$40,792.53	8	\$39,586.71	7
Household Median Discretionary Income	\$32,434.58	89	\$28,902.52	7
Average Income Per Person	\$28,718.52	89	\$25,455.53	7
Median Rent	\$648.71	76	\$701.08	8
Median House Value	\$120,434.13	58	\$113,676.02	55
Households in Poverty	100 (8.1%)	60	958 (17.7%)	32
Household Median Wealth	\$77,884.06	103	\$67,730.14	90
Average Age	43.09	106	39.91	98
Median Age	43.28	108	37.53	94
Households with Children	224 (18.2%)	68	1,149 (21.3%)	8
High School Graduate or Higher	1,865 (88.9%)	98	7,951 (90.3%)	100

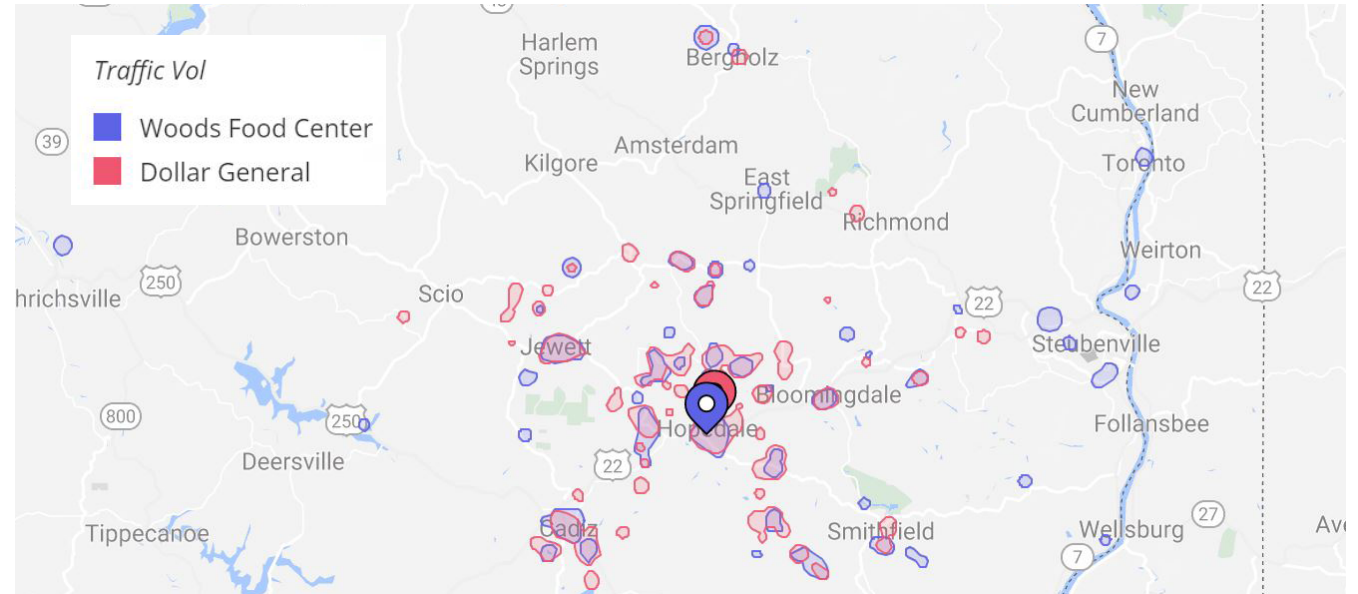
VISITOR JOURNEY ROUTES

Jewett: Pennington's



HOPEDALE GROCERS

TRUE TRADE AREAS

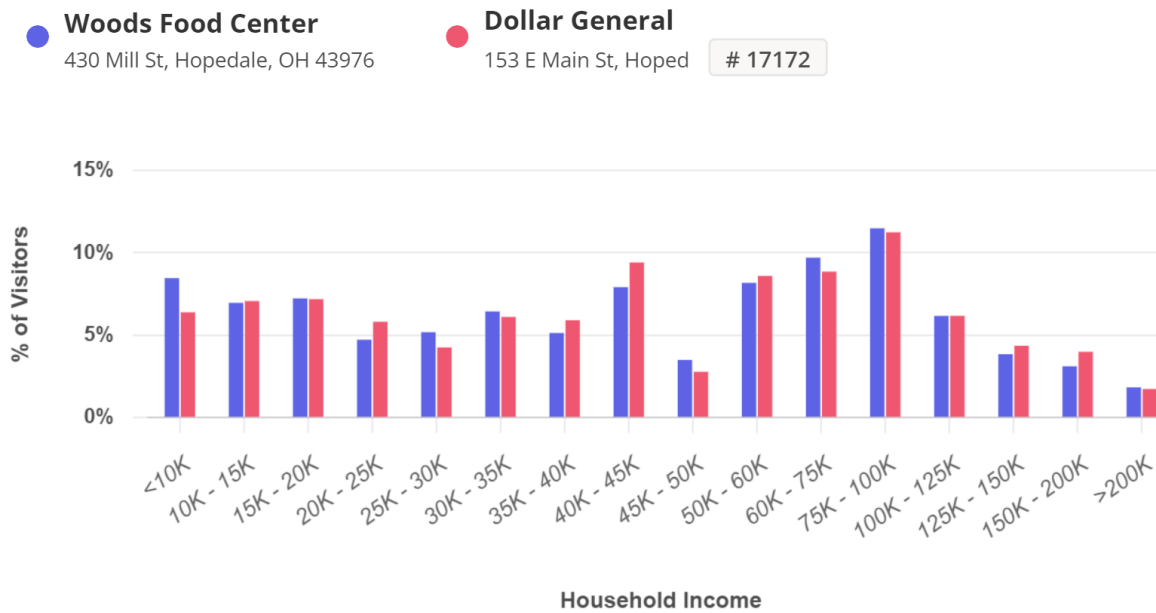


Entities Overlap	Trade Area Size - Traffic Vol 70% (sq mi)	Population
	21.91	13,256
	23.33	9,948
	11.58	4,760

HOPEDALE GROCERS

TRUE TRADE AREAS: Household Incomes

Household Income

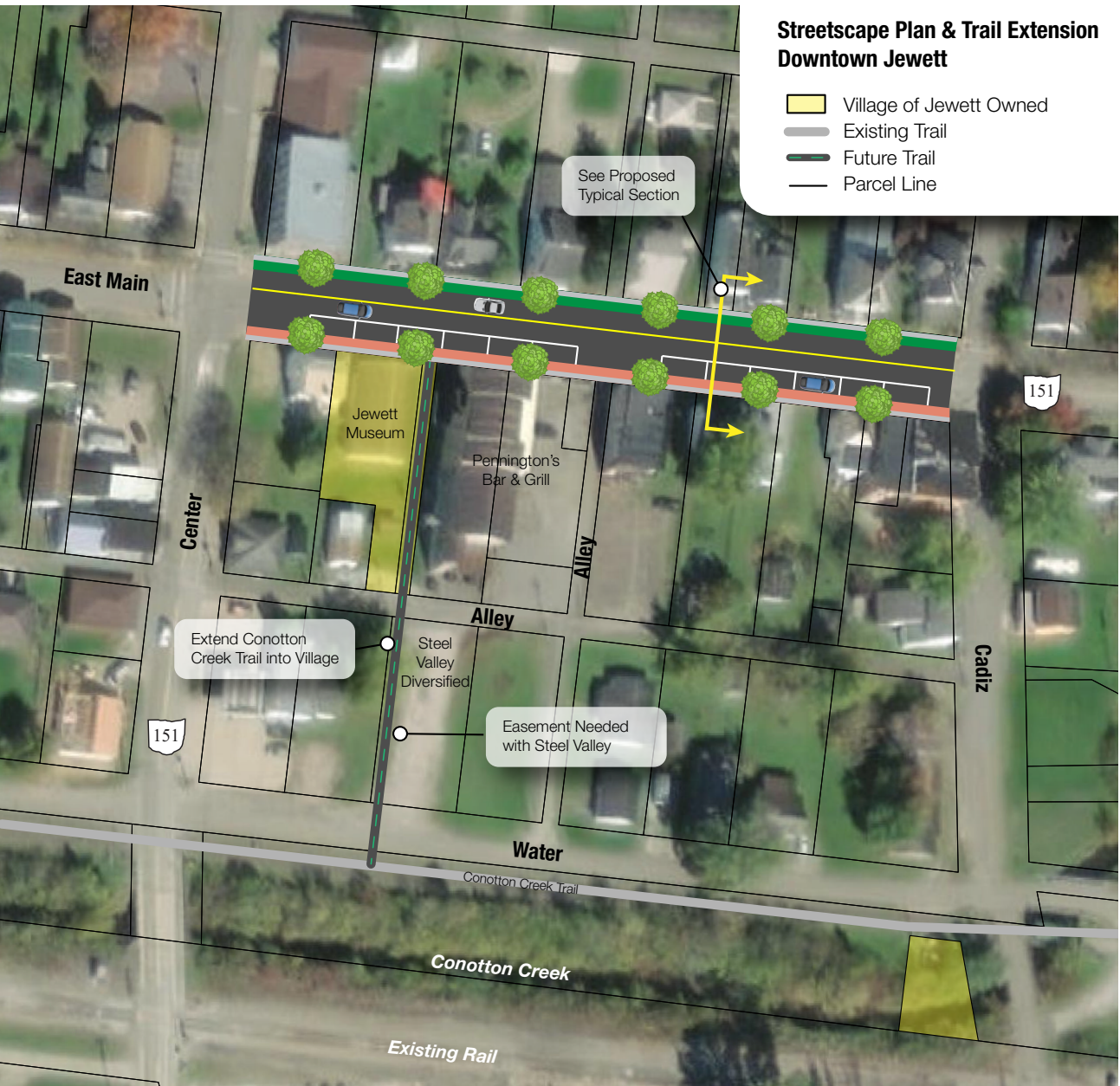


	Average	Median
●	60K	44K
●	61K	44K

Mar 1st, 2022 - Feb 28th, 2023

Data provided by Placer Labs Inc. (www.placer.ai)



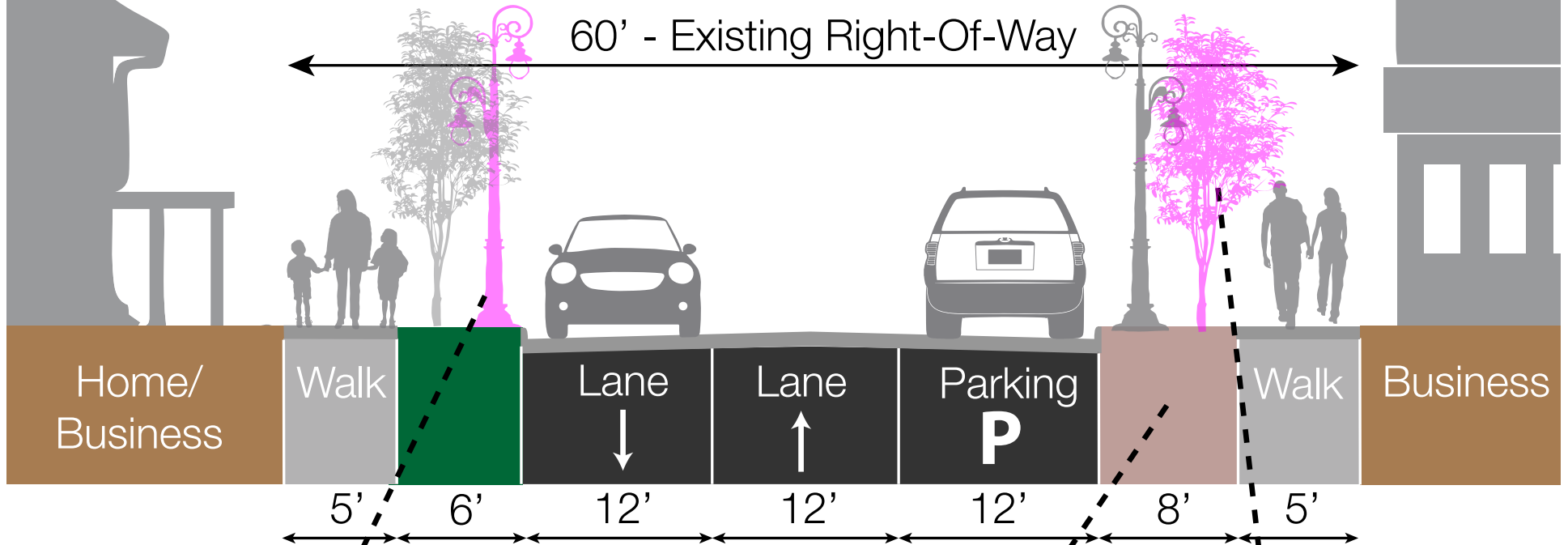


PROPOSED STREETScape & TRAIL PLAN

VILLAGE OF JEWETT

VILLAGE OF JEWETT

Streetscape Improvements East Main Street - Looking East



Decorative Street Lighting

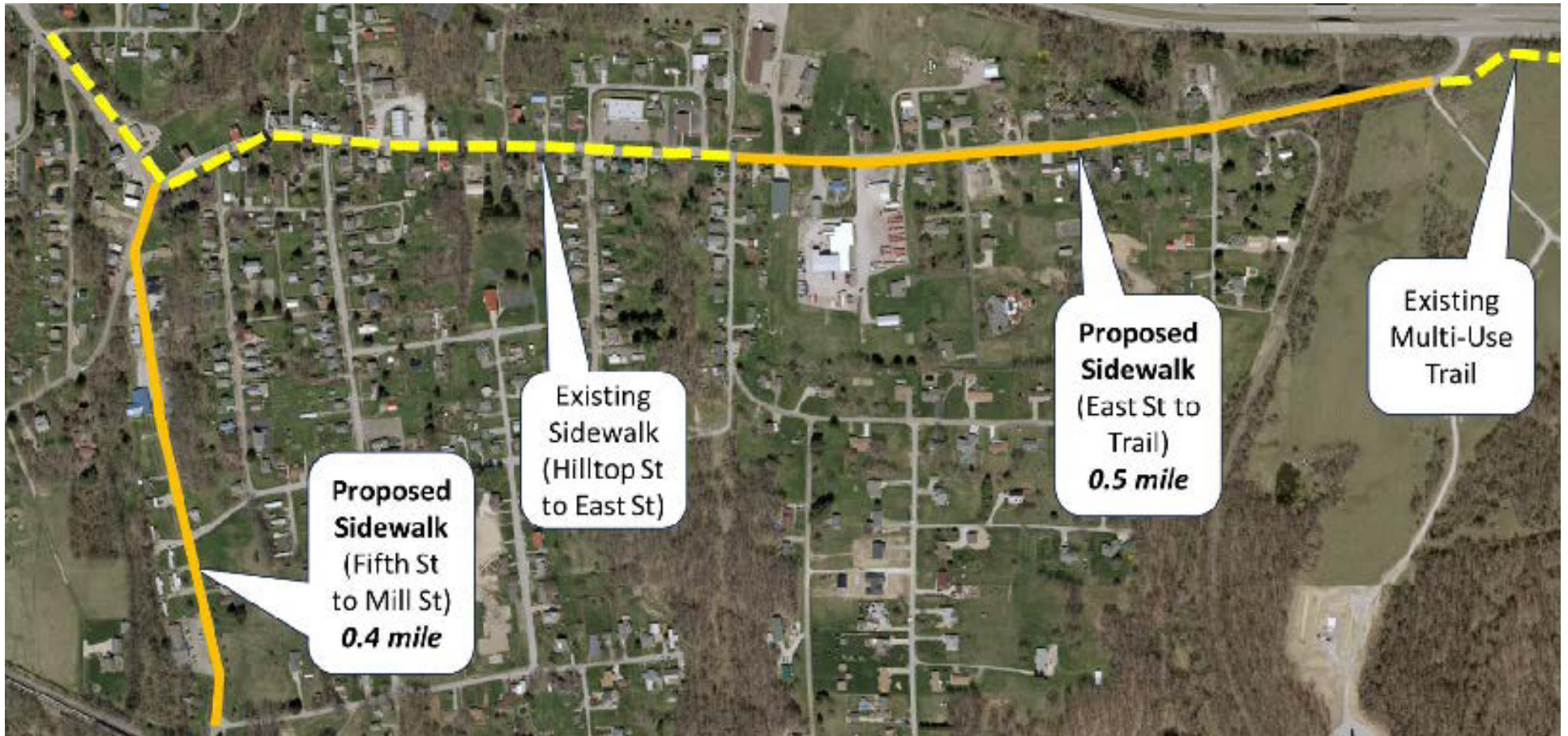


Stamped Concrete/Brick
Walk



Street Trees/Plantings

VILLAGE OF HOPEDALE Proposed Connections



FINANCIAL INCENTIVE PACKAGE

The Village of Hopedale and Jewett 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 Harrison 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

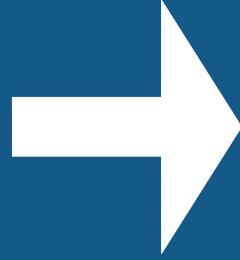


**QOZ
Business**

OPPORTUNITY ZONE

Qualified Opportunity Fund (QOF)

TAX INCENTIVES



**TEMPORARY
DEFERRAL**

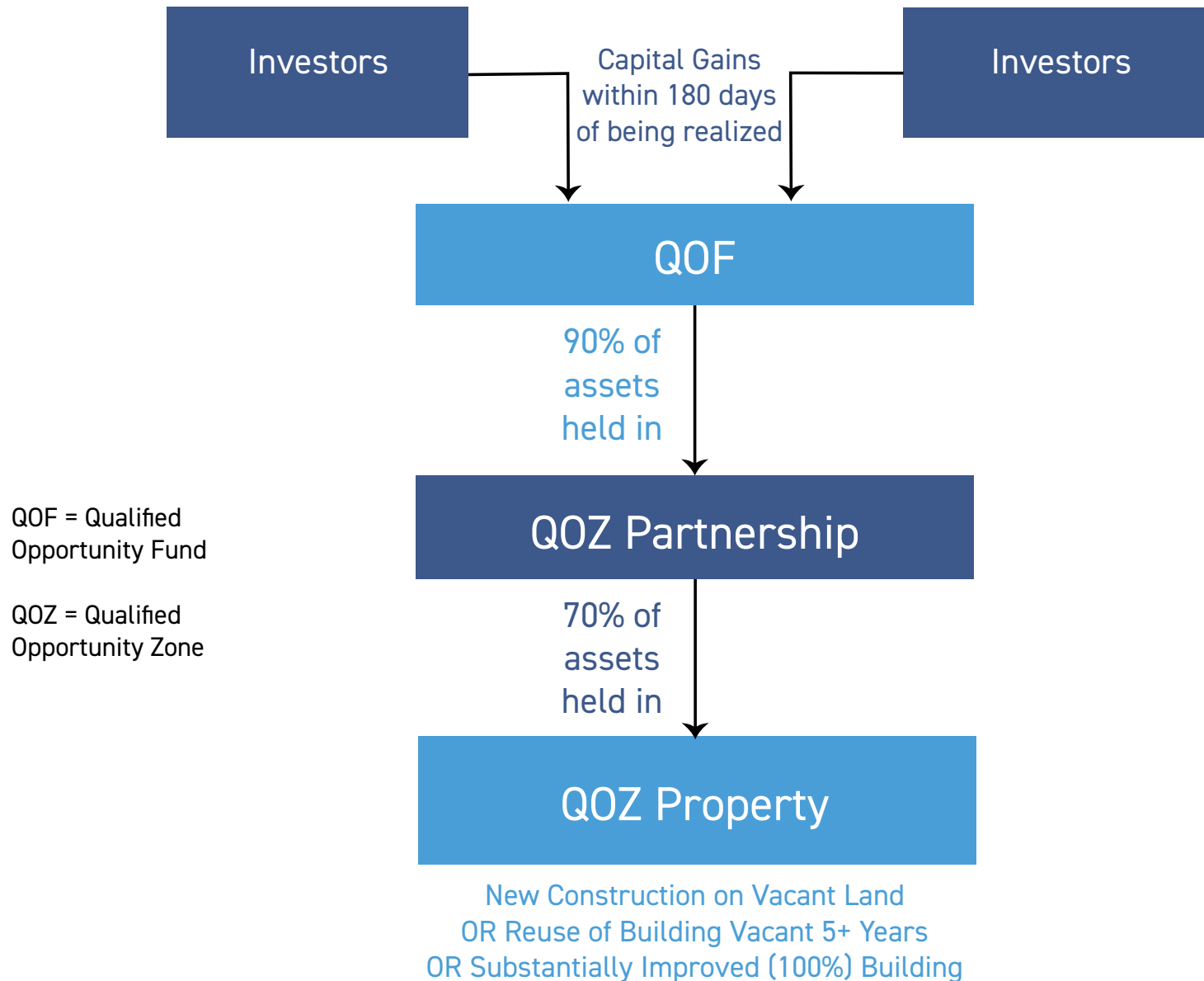
**CAPITAL GAINS
invested in QOF
until 12/31/2026**



**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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