



STEUBENVILLE SOUTH END DISTRICT

Opportunity Zone INVESTMENT PROSPECTUS



STEUBENVILLE, OH

Opportunities in the South End

Located in the heart of the Tri-State (OH-WV-PA) region's Ohio Valley, the City of Steubenville and its South End District Opportunity Zone offer a highly accessible Appalachian location along the Ohio River and the State Route 7 freeway near its crossroads with the US 22 Columbus to Pittsburgh Corridor.

Premier local attractions include:

- Historic Fort Steuben
- Franciscan University of Steubenville
- Steubenville Commercial Historic District
- Public Library of Steubenville and Jefferson County
- Panhandle Trail



CENTRAL LOCATION

Along Ohio River & State Route 7 Freeway



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

Easy Access
to Pittsburgh,
Wheeling,
Youngstown,
Cleveland,
& Columbus
markets



OVERVIEW MAP

STEUBENVILLE Opportunity Zone

SOUTH END DISTRICT

Legend

- Study Area
- Qualified Opportunity Zone
- Historic District

* All areas within map are New Market Tax Credit eligible

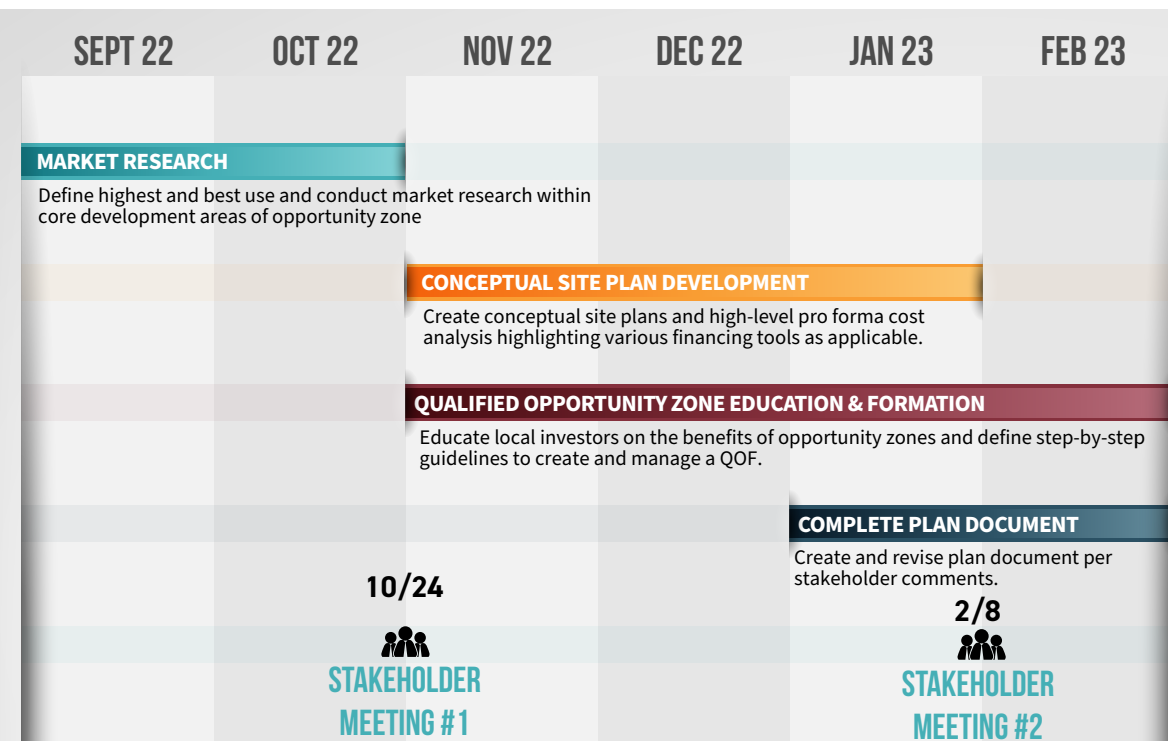


SOUTH END DISTRICT TECHNICAL ASSISTANCE

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 Jefferson County Port Authority and their local partners to leverage investment in the South End District Opportunity Zone.



TECHNICAL ASSISTANCE KEY FINDINGS

- Market Demand for Healthy Food, Workforce Housing & Tourism Retail
- Workforce Training Center is an Anchor Tenant Opportunity at SR 7 Gateway



ENGAGED COMMUNITY

DESIRED DEVELOPMENT TYPES

Healthy Lifestyles



Grocery

Workforce Housing



Transit-Oriented
Development

Innovation District

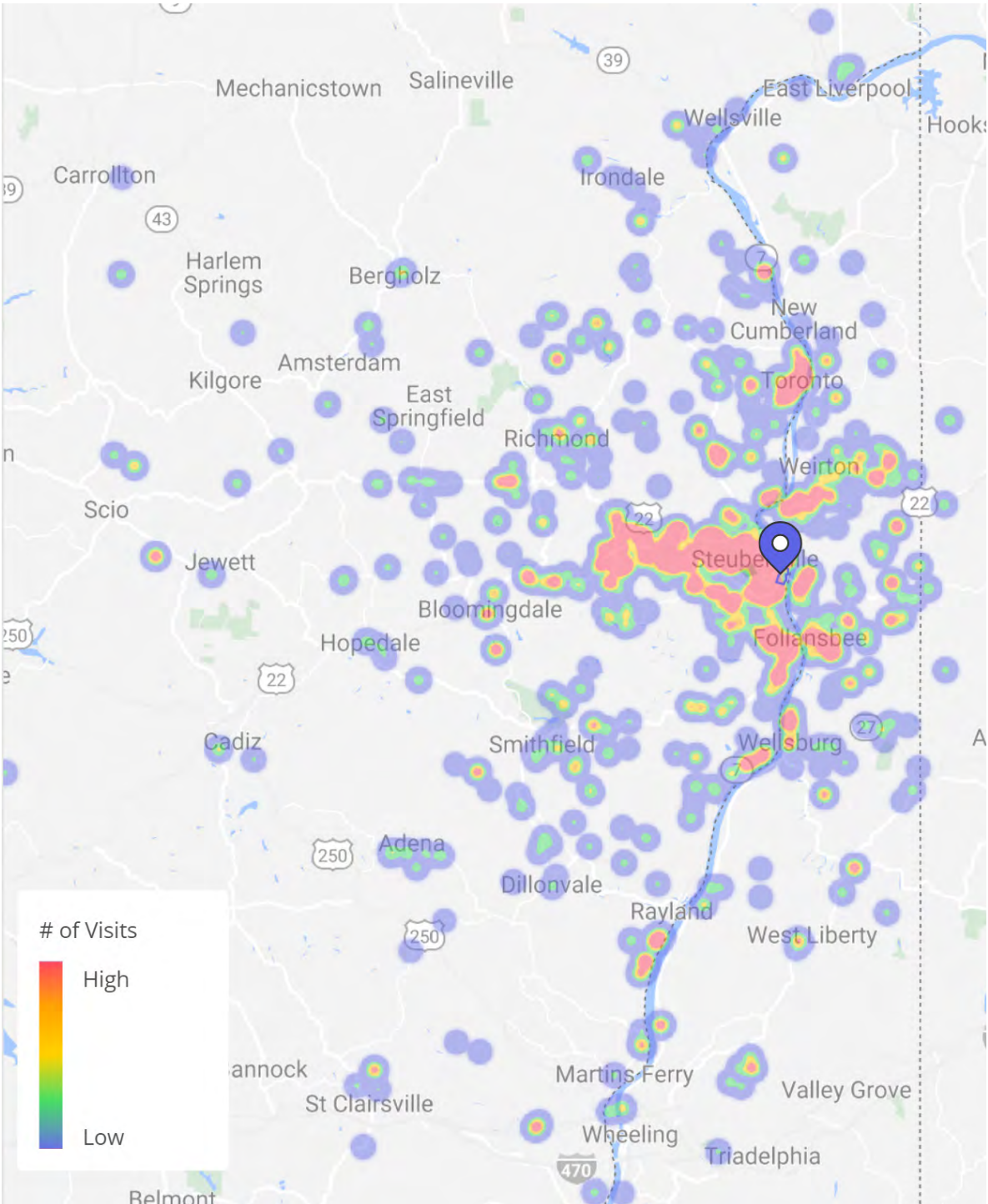


Jobs Skills
Training

Trail Town



Tourism
Retail



DOWNTOWN STEUBENVILLE

TRUE TRADE AREA



1.1 Million Visits
(Similar to Pre Pandemic Levels)



5.7 Per Year
Average Visit Frequency



97 Min.
Average Dwelling Time



\$46K
Median Household
Income in True Trade Area

MARKET PSYCHOGRAPHICS

EXPERIAN MOSAIC LARGEST GROUPS



Autumn Years

3,998 Households (30.3%)

Established & mature couples living gratified lifestyles in older homes



Thrifty Habits

1,646 Households (12.5%)

Cost-conscious adults living alone in urban areas



Family Union

1,351 Households (10.2%)

Middle income, middle-aged families living in homes supported by solid blue-collar occupations



MARKET DEMAND

Healthy Grocery & Dining

UNMET ANNUAL MARKET DEMAND

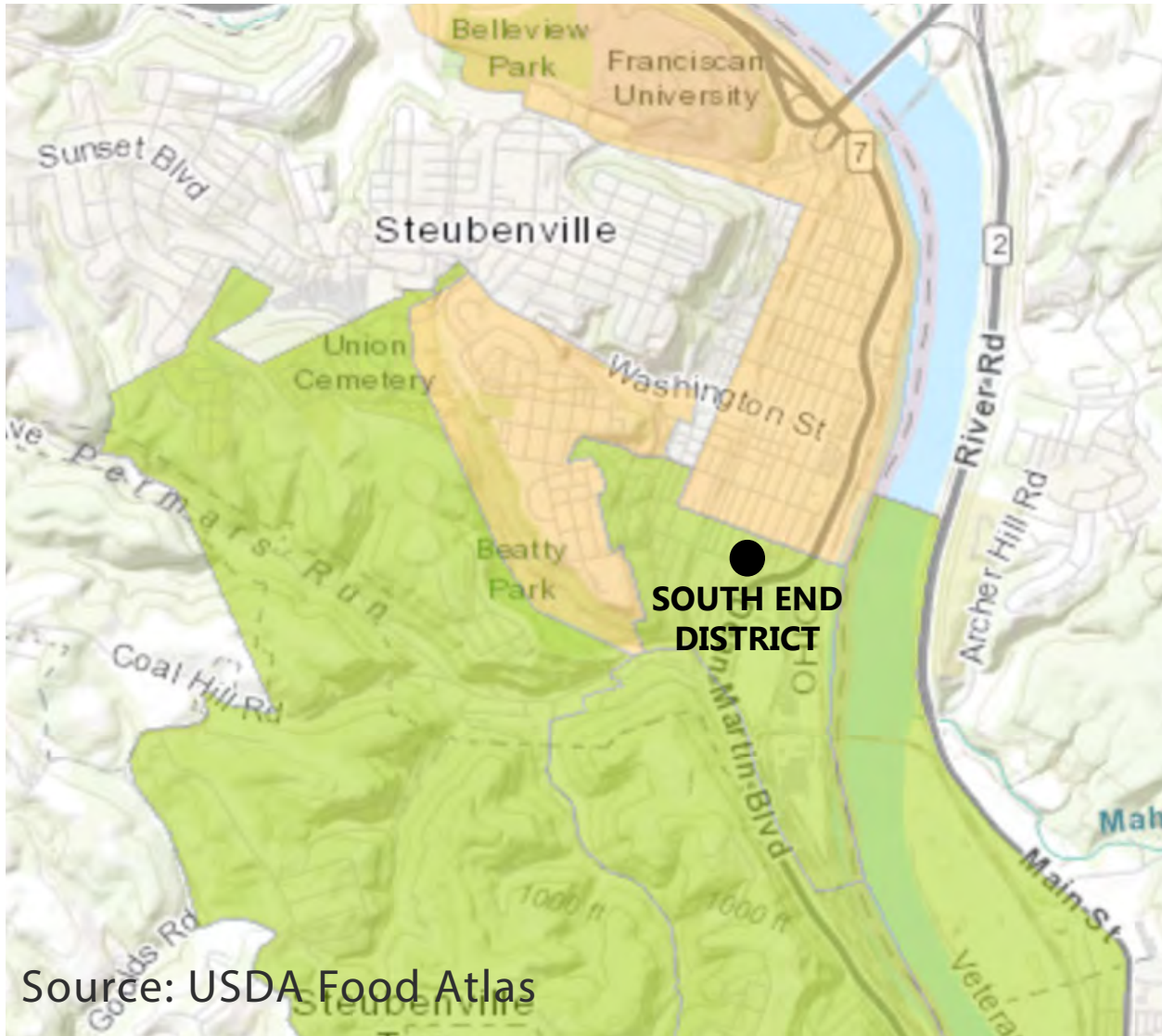
DOWNTOWN STEUBENVILLE
TRUE TRADE AREA



\$58M

Grocery Stores

including establishments primarily engaged in retailing a general line of food products primarily from fixed point-of-sale locations



FOOD DESSERT

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 Workforce Housing

NEW HOUSING NEEDED IN CITY
OVER 90% OF HOUSING UNITS BUILT BEFORE 1980!



Per Steubenville's Consolidated Plan - "Single family detached units and multi-family units that are in move in condition not requiring rehabilitation-newly constructed modern units (both sale and rental) are needed for moderate income households (50-80% Area Median Income [AMI]) along with upper income households (greater than 100% AMI)."

NEED FOR TRANSIT: LIMITED MOBILITY

19.6%



One in five City of Steubenville households lack access to a personal vehicle, compared to just 7.8% of household statewide. This indicates a need for transit-oriented development with households in close proximity to transit service which extends across the Tri-State Region to the Pittsburgh metro area (see below).

Source: 2020 ACS 5-Year Estimate

TRANSIT-
ORIENTED
DEVELOPMENT
(TOD)

Opportunity to
link Workforce
Housing with
Transit Access

TRI-STATE AREA

REGIONAL TRANSIT CONNECTIONS





MARKET DEMAND Innovation & Jobs Skilling Training

WORKFORCE, INNOVATION & HIGHER ED STEUBENVILLE INSTITUTIONAL ANCHORS



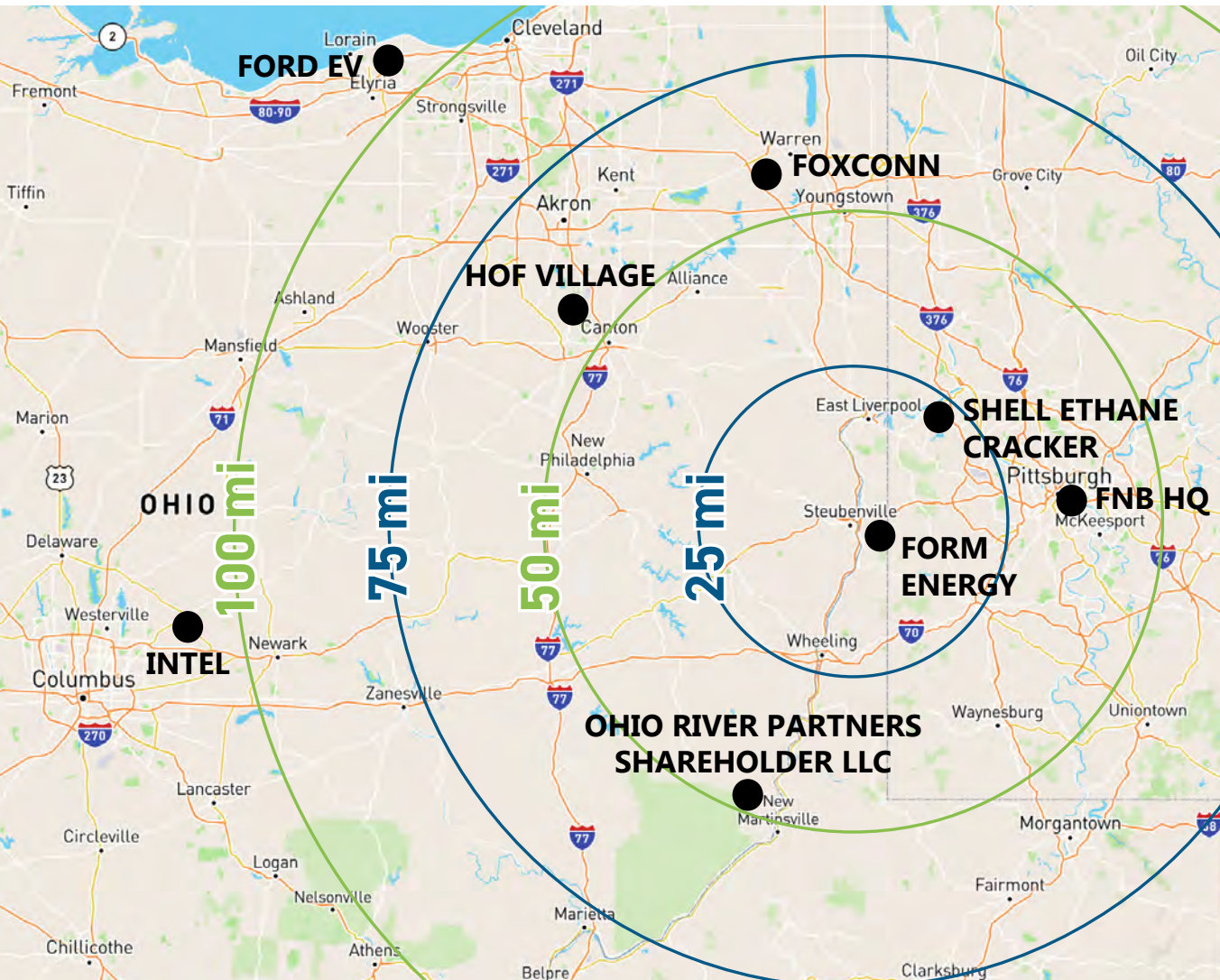
Humanities and Social Sciences
Natural and Applied Sciences
Online Programming
Professional Programs
Theology and Philosophy



Associates degrees in business
technologies, information
technologies, engineering
technologies, health and public
services



16 programs including
building trades, computer
technologies, health
technologies, criminal
justice, and culinary arts



WORKFORCE TRAINING CENTER

Opportunity to train the building trades with central location proximate to Tri-State construction projects along Columbus-Pittsburgh Corridor

STEUBENVILLE SOUTH END DISTRICT

THE PERFECT LOCATION TO TRAIN TOMORROW'S WORKFORCE



Within a 1-hour drive
of numerous Tri-State
mega projects



High visibility location
along SR 7 freeway
with 14,239 ADT



Established apprentice
pipeline from Jefferson
County JVS

SR 7 GATEWAY SITE



- **Gateway Location along SR 7 close to US 22 COL-PGH Corridor**
- **Opportunities for High Visibility Signage**
- **Site Readiness Efforts Underway**



MARKET DEMAND

Tourism & Experience Retail

VISITOR ATTRACTIONS



Historic Fort Steuben



Market Street Bridge

HISTORIC FORT STEUBEN

Local Tourist Attraction

RELIVE HISTORY IN STEUBENVILLE

Fort Steuben opened the Northwest Territory which became Ohio, Indiana, Illinois, Michigan and Wisconsin. A visit to Fort Steuben is an opportunity to see what everyday life was like for the early American soldiers on the frontier. From the officers' quarters to the blacksmith's shop, the herb garden and the hospital, Historic Fort Steuben allows you to step back 200 years!



PLANS UNDER DEVELOPMENT

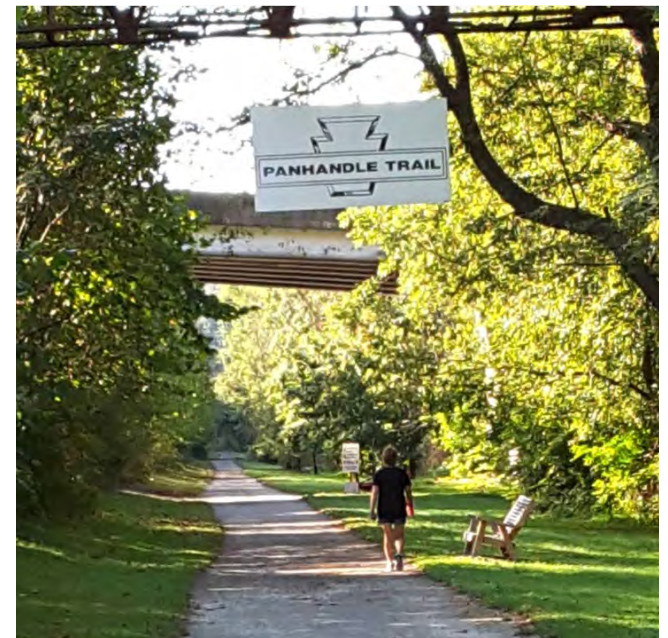


**Downtown
Redevelopment**
Historic adaptive
reuse of former Realty
Exchange Building



Great American Rail Trail

Future off-road
trail connection
to Cleveland,
Pittsburgh &
Washington DC



COMMUNITY VISION

Redevelopment Concept Areas



PROPOSED SITE PLAN STEUBENVILLE SOUTH END DISTRICT



3-Story Mixed-Use
 1st Floor Retail along 4th
 ~ 20,000 Sq. Ft.
 - Transit Center at NW Corner
 1st Floor Condos along South & Slack
 2nd & 3rd Floor Condos
 - 128 Units varying from 600 to 1,400 Sq. Ft.

Grocery/Culinary Space
 with outdoor farmers market
 ~ 35,000 Sq. Ft.
 ~ 1.4 Acre site

Townhomes
 21 Single Story Units
 with attached garage
 ~ 2,200 Sq. Ft. per Unit
 ~ 4.5 Acre site

Parking Lot
 - 79 Parking Spaces

3-Story Mixed-Use
 1st Floor Retail & Restaurants
 ~ 22,000 Sq. Ft.
 2nd & 3rd Floor Condos
 - 42 Units varying from 600 to 1,400 Sq. Ft.
 - 38 Parking Space in Lot

Trade School/Workforce Training
 ~ 82,000 Sq. Ft.
 ~ 5 Acre Site
 67 Parking Spaces

Parking Garage
 - 3 Stories
 - 657 Parking Spaces

Steel Works Park
 - Walking Trail
 - Picnic Shelter
 ~ 2.0 Acre site

Reconfigured Intersection
 - Merge Slack and S 3rd Street Access
 - Allow Left Turns at S 3rd Intersection (South)

Gateway Directional Signage

Reconfigured Intersection
 - Allow Two-Way Traffic on S 3rd Street
 - Remove Southbound Left Turn onto South Wells

- Qualified Opportunity Zone
- Trade School/Workforce Training
- Retail/Restaurant within Mixed-Use Building
- Grocery/Culinary Space
- Studio to 3 Bedroom Condos
- Workforce or Senior Townhomes
- Public Space/Park





3-Story Mixed-Use
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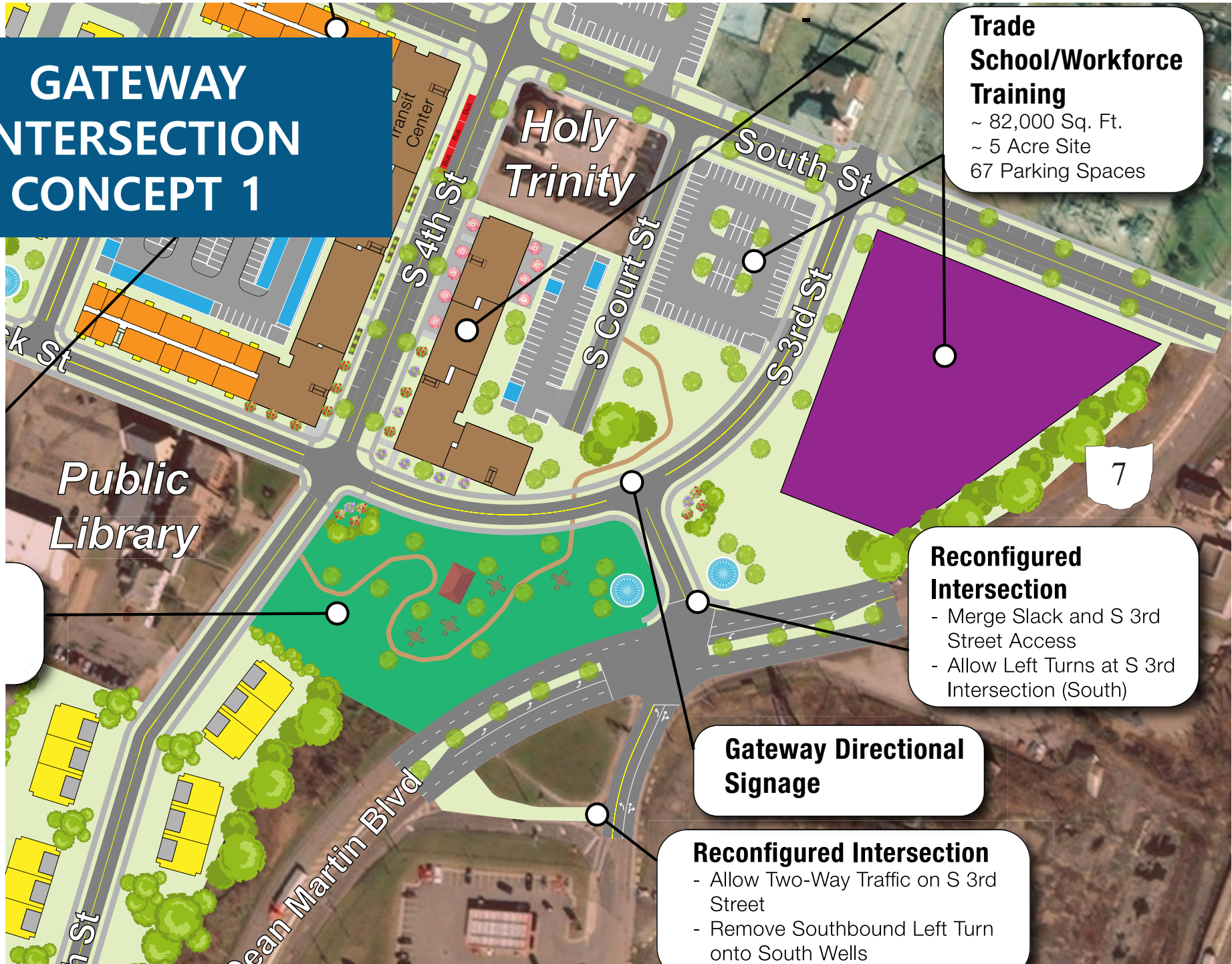
- Grocery/Culinary Space**
- Studio to 3 Bedroom Condos**
- Workforce or Senior Townhomes**
- Public Space/Park**



PHASE 1 Prime Site along SR 7

NEW GATEWAY DISTRICT Potential Workforce Training Center Anchor Location

GATEWAY INTERSECTION CONCEPT 1



Trade School/Workforce Training
~ 82,000 Sq. Ft.
~ 5 Acre Site
67 Parking Spaces

Reconfigured Intersection
- Merge Slack and S 3rd Street Access
- Allow Left Turns at S 3rd Intersection (South)

Gateway Directional Signage

Reconfigured Intersection
- Allow Two-Way Traffic on S 3rd Street
- Remove Southbound Left Turn onto South Wells

Public Library

Holy Trinity

S 4th St

S Court St

South St

S 3rd St

Jean Martin Blvd

7

GATEWAY INTERSECTION CONCEPT 2

Carpenters Trade School

~ 82,000 Sq. Ft.
~ 5 Acre Site
67 Parking Spaces

Holy Trinity

Public Library

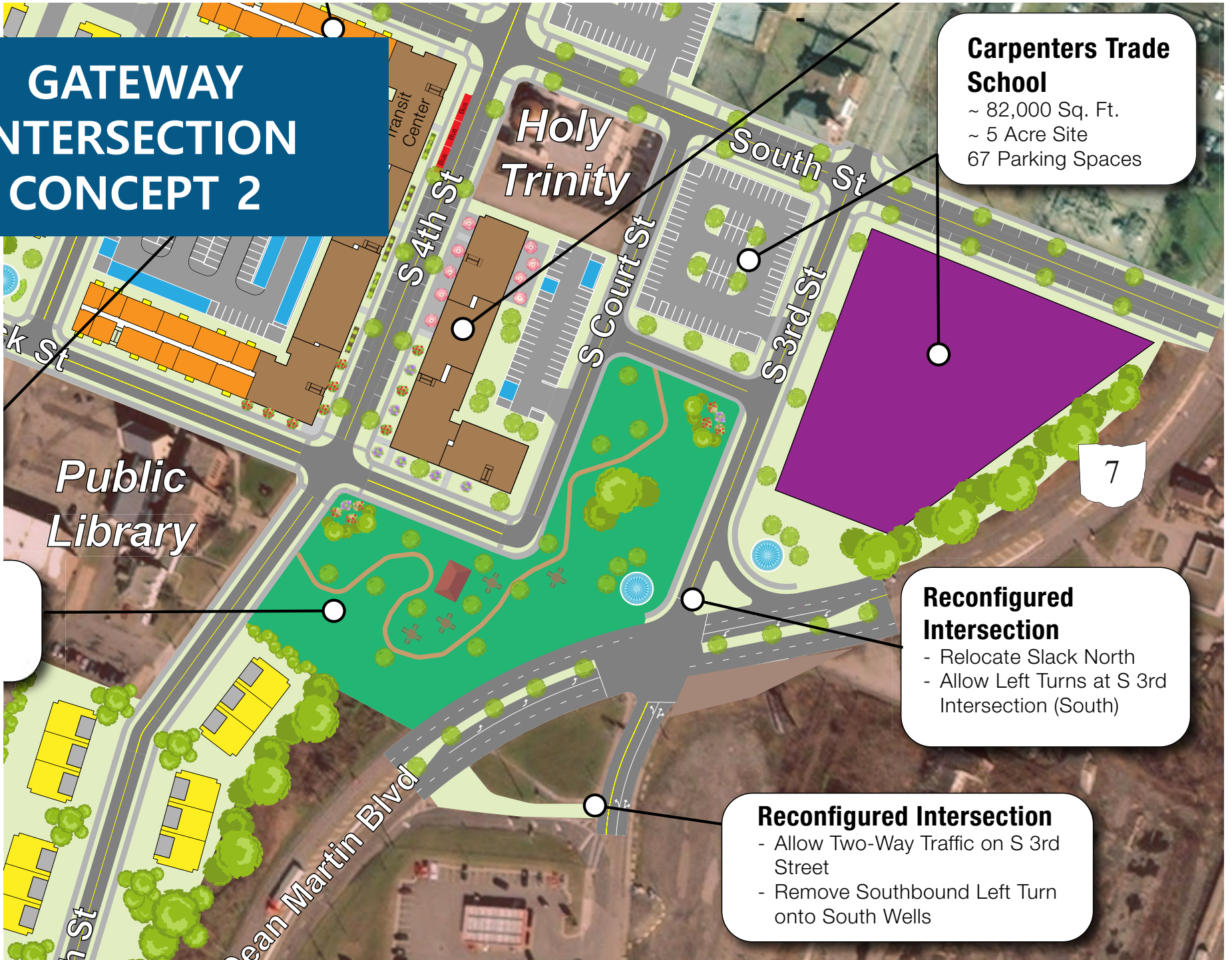
Reconfigured Intersection

- Relocate Slack North
- Allow Left Turns at S 3rd Intersection (South)

Reconfigured Intersection

- Allow Two-Way Traffic on S 3rd Street
- Remove Southbound Left Turn onto South Wells

7



FINANCIAL INCENTIVE PACKAGE

The Steubenville South End District 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 Jefferson County Port Authority are here to assist potential investors and developers to explore creative ways to complete their capital stacks.



FINANCIAL INCENTIVES TOOLKIT

Healthy Lifestyles



Grocery

New Markets
Tax Credits
USDA HFFI

Workforce Housing



Transit-Oriented
Development

TOD TIFIA
TIF
LIHTC

Innovation District



Jobs Skills
Training

New Markets
Tax Credits
Innovation
District

Trail Town



Tourism
Retail

DRD
Historic 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

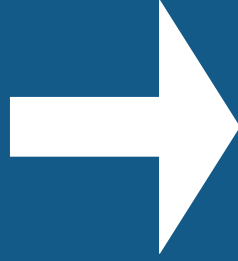


**QOZ
Business**

OPPORTUNITY ZONE

Qualified Opportunity Fund (QOF)

TAX INCENTIVES



TEMPORARY
DEFERRAL

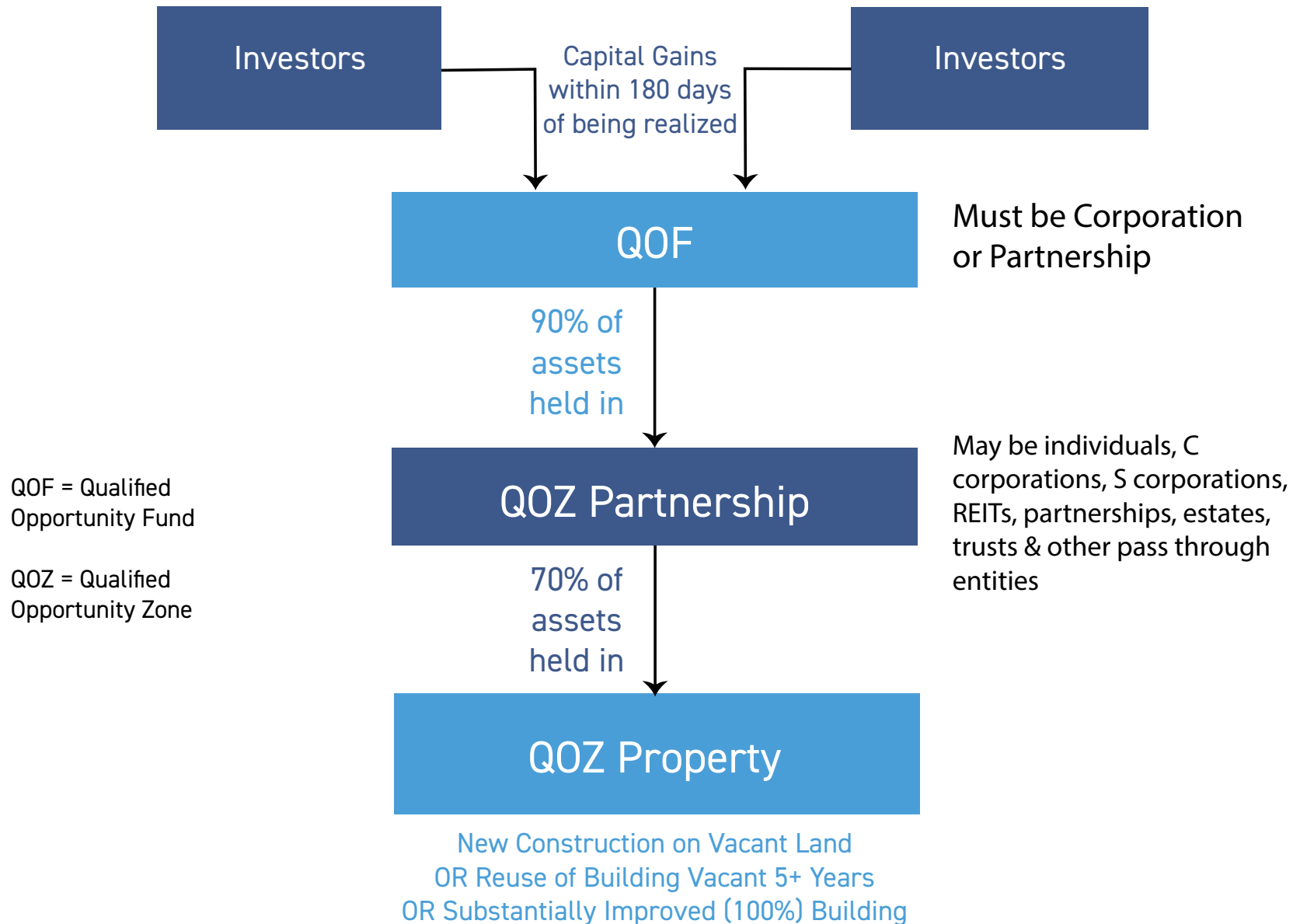
CAPITAL GAINS
invested in QOF
until 12/31/2026



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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