An Opportunity Zone Investment Prospectus for Cleveland & Cuyahoga County
By any number of metrics, Cleveland and Cuyahoga County is an area with formidable momentum.

Our progress is rooted in a great and storied history, and has been ignited by recent major investments that have accelerated our growth, provided new opportunities to our citizens, and created a sense of confidence and readiness for what comes next. We have been forged by a vibrant legacy of innovators and makers, grown to prominence as a global healthcare capital, and are looking ahead to the next disruptive technologies like the BlockLand blockchain initiative.

This is a community where companies, organizations and individuals thrive, and where a national model for public-private partnership has demonstrated the ability - time and again - to tackle major initiatives and move with agility and velocity when we see significant opportunity.

There has never been a better time to thrive in “The Land.” Join us as we continue our journey to new heights.

WE’D LOVE TO HEAR FROM YOU!
Connect with us at:

EMAIL: connect@OpportunityCLE.com

@Opportunity_CLE  Opportunity_CLE
$13 BILLION
in development completed, under construction, or planned in Cleveland and throughout Cuyahoga County since 2014

MAKE YOUR INVESTMENT GO FURTHER

What’s $100,000 Worth in the Largest US Metros?
Source: Regional Price Parity, BEA 2016
Our Economic Development Community

CONNECT WITH ONE OF US, BENEFIT FROM ALL OF US

Cleveland and Cuyahoga County’s robust and agile network of public, private, and philanthropic partners creates a cohesive economic development ecosystem unlike any other in the nation. Working with one of us provides access to the full spectrum of resources, including neighborhood level organizations, state and federal governments, utility and infrastructure agencies, workforce development organizations, private developers, and key industry experts.

The City of Cleveland Department of Economic Development provides technical assistance, creative financing and educational opportunities that will ensure a vibrant economic future for the region. Our mission is to provide assistance to businesses expanding within or relocating to the City of Cleveland, including financing, workforce solutions and technical assistance that will encourage investment in the community to enhance the lives of our citizens. The City’s economic development tools encourage wealth creation throughout the community by supporting entrepreneurs and small businesses seeking growth.

The Cuyahoga County Department of Development works to facilitate job creation and economic growth by developing and administering creative and innovative programs in community development, economic development, and housing. Our professional staff works with local elected officials, business leaders, small business owners, entrepreneurs, non-profits, arts and cultural organizations, and universities to provide technical assistance and educational opportunities that will ensure a vibrant economic future for our region.

The Cuyahoga Land Bank serves as a key partner in urban land aggregations, research and spatial analysis for developers and development projects. Whether partners are seeking land and buildings in opportunity zone geographies or project based development throughout the county, the Land Bank can serve as a valuable research and land assembly tool. Through its unique land banking powers, the Land Bank has directly assisted project developers and political subdivisions assemble parcels for dozens of projects resulting in over $250 million of investment.

With more than 11,000 members, the Greater Cleveland Partnership is one of the largest metropolitan chambers of commerce in the country. We’re focused on building a strong and thriving climate for the broad business community, including small businesses, middle-market companies and large corporations. We do this by mobilizing private-sector leadership, expertise and resources to create attractive business conditions that create jobs, grow investment and improve the economic prosperity of the region.

Cleveland Development Advisors is a real estate and business development finance organization that invests private capital and New Markets Tax Credit allocations into catalytic projects in Cleveland. We have helped provide financing for more than 130 projects, including regional icons such as the Gateway sports complex, the Rock & Roll Hall of Fame and Museum and FirstEnergy Stadium.

The Fund for Our Economic Future is an alliance of funders -- foundations, corporations, education institutions, health care systems, business and civic organizations, and government entities -- from across Northeast Ohio, who pool their resources and collective know-how to strengthen and sustain the regional economy in ways that also increase access to opportunity for all people. The members of the Fund all agree that a healthy economy is necessary to advance their diverse missions.

Key Opportunity Zone Partners
Municipal Partners
City of Bedford Heights
City of Brook Park
City of Cleveland Heights
City of Euclid
City of Garfield Heights
City of Maple Heights
Village of North Randall
City of Richmond Heights
City of Warrensville Heights

Philanthropic Partners
The Cleveland Foundation
The George Gund Foundation

Neighborhood/Community Partners
Burten, Bell, Carr Development Corporation
Downtown Cleveland Alliance
Fairfax Renaissance Development Corporation
Famicos Foundation
Metro West Community Development
MidTown Cleveland
Ohio City Inc.
Playhouse Square
Slavic Village Development
St. Clair-Superior Development Corporation
University Circle, Inc.

Regional Partners
Aerozone Alliance
Cuyahoga Metropolitan Housing Authority
Northeast Ohio Regional Sewer District
Port of Cleveland
Team NEO

State Partners
JobsOhio
Ohio Department of Transportation
What is an Opportunity Zone?
An Opportunity Zone is comprised of economically-distressed census tracts where new investments, under certain conditions, may be eligible for preferential tax treatment. Census tracts qualified as Opportunity Zones through nominations by each state’s governor and subsequent certification by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service. Opportunity Zones were added to the tax code by the Tax Cuts and Jobs Act on December 22, 2017.

What is the purpose of Opportunity Zones?
Opportunity Zones are an economic development tool—that is, they are designed to spur economic development, improve job access, and facilitate wealth creation in distressed areas.

How do Opportunity Zones spur economic development?
Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. Second, if the QOF investment is held for longer than five years, there is a 10% exclusion of the deferred gain. Finally, if held for more than seven years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least 10 years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

What is a Qualified Opportunity Fund?
A Qualified Opportunity Fund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a Qualified Opportunity Zone.

How does a corporation or partnership become certified as a Qualified Opportunity Fund?
To become a Qualified Opportunity Fund, an eligible corporation or partnership self-certifies by filing Form 8996, Qualified Opportunity Fund, with its federal income tax return. Early-release drafts of the form and instructions are posted, with final versions expected in 2019. The return with Form 8996 must be filed timely, taking extensions into account.

Can a limited liability company (LLC) be an Opportunity Fund?
Yes. A LLC that chooses to be treated either as a partnership or corporation for federal tax purposes can organize as a Qualified Opportunity Fund.

Source: IRS.gov

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Tax Benefits from Capital Gains Investment in Opportunity Zones

<table>
<thead>
<tr>
<th>Year 1</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>Year 5</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roll over gain into Opportunity Fund (defer tax on gain)</td>
<td>Tax on original capital gain is reduced by 10%</td>
<td>Tax on original capital gain is reduced by an additional 5% for a 15% total reduction</td>
<td>All capital gains taxes are eliminated on potential profits from Opportunity Fund investment</td>
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</table>
Cleveland/Cuyahoga County Opportunity Zones

A total of 64 census tracts in Cuyahoga County are eligible for Opportunity Fund investments. Among these, 48 are located within the City of Cleveland, while the remaining 16 tracts lie in the suburban communities of Bedford Heights, Brook Park, Cleveland Heights, Euclid, Garfield Heights, Maple Heights, North Randall, Richmond Heights, and Warrensville Heights.

These 64 census tracts have been organized into 11 unique districts based on numerous factors, including but not limited to their geography within the county, existing community development areas, recent planning efforts, common land uses and assets, and infrastructure. As such, each district offers distinct investment opportunities as part of the Opportunity Fund program.

Cuyahoga County - Overall
Land Area: 457 sq. miles
Population: 1,248,514
Median Age: 40.1 years
Median Household Income: $46,784
Median Home Value: $131,700
Poverty Rate: 18.0%

City of Cleveland - Overall
Land Area: 78 sq. miles
Population: 385,552
Median Age: 36.2 years
Median Household Income: $28,974
Median Home Value: $70,200
Poverty Rate: 33.1%
Downtown Cleveland

**Census Tracts:** 1033.00, 1071.01, 1077.01, 1078.02  
**Municipality:** Cleveland  
**Area:** 3.3 square miles  
**Population:** 16,724  

**Notable Infrastructure:** Interstate 90; OH 2; Burke Lakefront Airport (BKL); Port of Cleveland International Docks; Cuyahoga River Federal Shipping Channel; RTA Red Line, Blue Line, Green Line, Waterfront Line, and HealthLine; AMTRAK; Norfolk Southern freight rail; Towpath Trail network.

**Notable Assets:** Quicken Loans Arena; Progressive Field; FirstEnergy Stadium; Rock & Roll Hall of Fame and Museum; Great Lakes Science Center; Greater Cleveland Aquarium; Cleveland State University; Flats East Bank; North Coast Harbor; Playhouse Square theater district; Public Square; Huntington Convention Center of Cleveland; East Fourth Street.

**District Development Partners:** City of Cleveland; Cuyahoga County; Port of Cleveland; Cleveland Development Advisors; Downtown Cleveland Alliance; Playhouse Square; Cleveland State University; Campus District Inc.; Ohio Department of Transportation.

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**Notable Projects & Plans**

<table>
<thead>
<tr>
<th>Project</th>
<th>Primary Developer</th>
<th>Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td>1325 Chester Ave.</td>
<td>Victory Properties</td>
<td>Speculative new construction on existing surface lot</td>
</tr>
<tr>
<td>2210 Superior Viaduct</td>
<td>Downtown Ventures, LLC</td>
<td>Proposed residential tower</td>
</tr>
<tr>
<td>720 Euclid Ave.</td>
<td>City Club Apartments</td>
<td>Speculative new construction residential on existing surface parking lot</td>
</tr>
<tr>
<td>925 Euclid Ave.</td>
<td>Millennia Companies</td>
<td>Renovation of historic bank and office into mixed use development</td>
</tr>
<tr>
<td>Euclid Grand development</td>
<td>AltoPartners</td>
<td>Renovation of historic building block into mixed use development</td>
</tr>
<tr>
<td>Harbor View</td>
<td>Trammell Crow/Cumberland</td>
<td>New construction mixed use lakefront development on former port docks</td>
</tr>
<tr>
<td>Kenect Cleveland</td>
<td>Wolstein Group</td>
<td>Third phase of Flats East Bank mixed use riverfront neighborhood</td>
</tr>
<tr>
<td>Nautica Waterfront District</td>
<td>Jacobs Investments Inc.</td>
<td>New construction riverfront neighborhood on the Flats West Bank</td>
</tr>
<tr>
<td>nuCLEUs</td>
<td>Stark Enterprises</td>
<td>High rise residential tower with retail and office on downtown parking lot</td>
</tr>
<tr>
<td>Ohio Bell Building</td>
<td>Todd Interests</td>
<td>Renovation of historic skyscraper into Canopy by Hilton hotel</td>
</tr>
<tr>
<td>Public Square lot</td>
<td>Jacobs Group</td>
<td>Speculative new construction on parking lot adjacent to Public Square</td>
</tr>
<tr>
<td>Warehouse District development</td>
<td>Weston</td>
<td>New construction mixed use development on downtown parking lots</td>
</tr>
</tbody>
</table>
Downtown Cleveland Projects and Plans
1. 2210 Superior Viaduct
2. Nautica Waterfront District
3. Kenect Cleveland
4. Warehouse District development
5. Public Square lot
6. Harbor View
7. nuCLEus
8. 720 Euclid Ave. lot
9. Ohio Bell Building
10. 925 Euclid Ave.
11. Euclid Grand development
12. 1325 Chester Ave. lot

Why Downtown Cleveland?
- More than $6 billion invested during the last five years.
- Major development opportunities along lakefront and riverfront.
- Projected 20,000 residents by 2020 and 30,000 by 2030.
- 18.5 million visitors in 2017, with a goal of 20 million visitors in 2020.
- Home to three major league sports teams (Browns, Cavaliers, Indians).
- Home to Cleveland State University.
- Hub of RTA's rail and bus transit system at Tower City Center.
- Residential occupancy at 92% and Class-A office occupancy at 88%.
**W. 25th-MetroHealth Corridor**

**Census Tracts:** 1036.02, 1039.00, 1041.00, 1042.00, 1043.00, 1044.00, 1046.00, 1048.00, 1049.00, 1055.00  
**Municipality:** Cleveland  
**Area:** 3.8 square miles  
**Population:** 18,191  
**Notable Infrastructure:** Interstates 90, 71, and 490; OH 2 and 176; Port of Cleveland Bulk Terminal; Cuyahoga River Federal Shipping Channel; RTA Red Line and MetroHealth Line; Towpath Trail network.  
**Notable Assets:** MetroHealth Medical Center; Lutheran Hospital; West Side Market; Wendy Park; Steelyard Commons shopping center; Tremont Park/Clark Fields; Ohio City Farm; Towpath Trail network.  
**District Development Partners:** City of Cleveland; Cuyahoga County; Cleveland Development Advisors; MetroHealth Systems; Cleveland Metroparks; Ohio City, Inc.; Hispanic Business Center; Ohio Department of Transportation.

<table>
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<tr>
<th>Notable Projects &amp; Plans</th>
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</thead>
<tbody>
<tr>
<td>El Mercado</td>
<td>Hispanic Business Center</td>
<td>Latino market supporting entrepreneurship, training, and services</td>
</tr>
<tr>
<td>Irishtown Bend</td>
<td>Ohio City Inc./LAND studio</td>
<td>Riverfront hillside park development and W. 25th Street reconfiguration</td>
</tr>
<tr>
<td>Market Plaza redevelopment</td>
<td>Harbor Bay Real Estate</td>
<td>Mixed use transit oriented development adjacent to West Side Market</td>
</tr>
<tr>
<td>MetroHealth Campus Transformation</td>
<td>MetroHealth Systems</td>
<td>Multi-billion-dollar transformation of medical campus and greenspace</td>
</tr>
<tr>
<td>One West Twenty</td>
<td>Brickhaus</td>
<td>Proposed new construction residential near West Side Market</td>
</tr>
<tr>
<td>Thunderbird</td>
<td>Geis/J Roc Developers</td>
<td>New construction mixed use neighborhood on former industrial site</td>
</tr>
</tbody>
</table>
W. 25th-MetroHealth Corridor Projects and Plans
1. Irishtown Bend
2. Thunderbird
3. One West Twenty
4. Market Plaza redevelopment
5. El Mercado
6. MetroHealth Transformation

Why W. 25th-MetroHealth Corridor?
- Significant waterfront investment opportunities.
- Home to MetroHealth Medical Center, which is undergoing a $1 billion-plus campus transformation.
- Ohio City & Tremont neighborhoods seeing booming residential market growth.
- Clark-Fulton neighborhood is home to the state’s largest Latino community and burgeoning La Villa Hispana.
- Includes robust transit infrastructure and a significant portion of the Towpath Trail bike & hike path, which connects to the Cuyahoga Valley National Park.
# Health-Tech Corridor

**Census Tracts:** 1083.01, 1087.01, 1123.01, 1128.00, 1131.01, 1187.00, 1188.00, 1189.00, 1191.00, 1965.00  
**Municipality:** Cleveland  
**Area:** 4.1 square miles  
**Population:** 18,997  

**Notable Infrastructure:** Interstate 90; RTA Red Line and HealthLine; Norfolk Southern freight rail; Wade Park and Nord Family Greenway.  
**Notable Assets:** Cleveland Clinic Main Campus; University Hospitals Medical Center; VA Cleveland Medical Center; Case Western Reserve University; Institute of Art; Institute of Music; Cleveland School for the Arts; Museums of Art, Modern Art, and Natural History; Children’s Museum; Botanical Gardens; Western Reserve Historical Society; Uptown district.  
**District Development Partners:** City of Cleveland; Cuyahoga County; Cleveland Development Advisors; Cleveland Clinic; University Hospitals; MidTown Cleveland; University Circle, Inc.; Fairfax Renaissance Development Corp.; Case Western Reserve University; Cuyahoga Metropolitan Housing Authority; Ohio Department of Transportation.

<table>
<thead>
<tr>
<th>Notable Projects &amp; Plans</th>
<th>Primary Developer</th>
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</tr>
</thead>
<tbody>
<tr>
<td>5700 Euclid Ave. site</td>
<td>Health-Tech Corridor/RTA</td>
<td>2.5 acre site on Euclid Ave. near E. 55th and Norfolk Southern Mainline</td>
</tr>
<tr>
<td>6565 Euclid Ave. site</td>
<td>City of Cleveland</td>
<td>1.6 acres of city land bank property with 360 feet fronting Euclid Ave.</td>
</tr>
<tr>
<td>7214 Euclid Ave. site</td>
<td>Euclid-Carnegie LLC</td>
<td>5.9 acres between Euclid and Carnegie Ave. requiring rehab/demo</td>
</tr>
<tr>
<td>MLK Branch Cleveland Public Library</td>
<td>City of Cleveland</td>
<td>Construction of iconic public library building on relocated site</td>
</tr>
<tr>
<td>Richman Brothers Building</td>
<td>China Great Lakes Innovation</td>
<td>Proposed rehab of 650k sf historic garment factory into office/residential</td>
</tr>
<tr>
<td>Circle Square development</td>
<td>Midwest Development Partners</td>
<td>New construction of mixed-use district adjacent to Wade Park</td>
</tr>
<tr>
<td>Warner &amp; Swasey Building</td>
<td>City of Cleveland</td>
<td>Potential rehab of historic factory building and/or new construction</td>
</tr>
</tbody>
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**MLK Branch Cleveland Public Library**

**Warner & Swasey Building**

**Richman Brothers Building**
1. Richman Brothers Building
2. 5700 Euclid Avenue site
3. Warner & Swasey Building
4. 6565 Euclid Avenue site
5. 7214 Euclid Avenue site
6. MLK Branch Cleveland Public Library
7. Circle Square Development

Why Health-Tech Corridor?
- Over $4 billion in real estate investment since 2008.
- Home to Cleveland’s medical hub, anchored by Cleveland Clinic, University Hospitals, and the VA Medical Center.
- Case Western Reserve University, including its soon-to-be-opened Health Education Campus.
- Recent major business investments like IBM Watson Health, Dealer Tire, and the Link 59 development.
- Key technology incubator and start-up infrastructure, including the MidTown Tech Park, MidTown Tech Hive, and JumpStart.
Opportunity Corridor

**Census Tracts:** 1135.00, 1136.00, 1138.01, 1141.00, 1143.00, 1145.01, 1146.00, 1147.00, 1192.02, 1193.00, 1196.00

**Municipality:** Cleveland

**Area:** 4.9 square miles

**Population:** 15,186

**Notable Infrastructure:** Opportunity Corridor boulevard (completion 2022), Interstates 490 and 77; RTA Red Line, Blue Line, and Green Line; Norfolk Southern and CSX freight rail.

**Notable Assets:** Karamu House Performing Arts Theater; Urban Agricultural Innovation Zone; Green City Growers Greenhouse; Bridgeport Place; Heritage View Homes; St. Luke’s Manor; Ken Johnson Recreation Center; Luke Easter Park.

**District Development Partners:** City of Cleveland; Cuyahoga County; Ohio Department of Transportation; Cleveland Development Advisors; Burten Bell Carr Development; Fairfax Renaissance Development; Slavic Village Development; Cleveland Neighborhood Progress; Cuyahoga Metropolitan Housing Authority; Northeast Ohio Regional Sewer District.

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**Notable Projects & Plans**

- **BoxSpot Cleveland**
  - **Primary Developer:** Burten Bell Carr Development
  - **Overview:** Possible expanded incubator space using shipping container construction

- **Buckeye-Woodhill RTS Plan**
  - **Primary Developer:** City of Cleveland
  - **Overview:** Transit-oriented development plan around recently rebuilt rail station

- **E. 79th Street TOD Plan**
  - **Primary Developer:** City of Cleveland
  - **Overview:** Transit-oriented development plan within core investment area of OC

- **Innovation Square**
  - **Primary Developer:** Fairfax Renaissance Development
  - **Overview:** New construction of mixed-income single- and multi-family residential

- **New Economy Neighborhood**
  - **Primary Developer:** Fairfax Renaissance Development
  - **Overview:** New construction of high-tech district with office, R&D, and lab space

- **St. Hyacinth TOD Plan**
  - **Primary Developer:** Slavic Village Development
  - **Overview:** New construction infill housing adjacent to key transit station

- **St. Luke’s Pointe**
  - **Primary Developer:** Cleveland Neighborhood Progress
  - **Overview:** New construction single-family residential development
Opportunity Corridor Projects and Plans
1. St. Hyacinth TOD Plan
2. E. 79th Street TOD Plan
3. BoxSpot Cleveland
4. Innovation Square
5. New Economy Neighborhood
6. Buckeye-Woodhill RTS Plan
7. St. Luke’s Pointe

Why Opportunity Corridor?
- Construction of new boulevard with full spectrum of utility infrastructure, including water, sewer, stormwater, bike/ped facilities, and transit enhancements.
- Nearly 200 acres of land being readied for development.
- Includes E. 79th Street and Buckeye-Woodhill areas, which are both targeted investment areas of the Mayor’s Neighborhood Transformation Initiative.
- Robust and mobilized community development organizations.
- Growing, community-focused businesses and institutions.
Glendale-Rockefeller Park Innovation District

Census Tracts: 112.02, 1164.00, 1181.01, 1186.02, 1183.01, 1182.00, 1165.00, 1166.00, 1184.00, 1185.00
Municipality: Cleveland
Area: 3.3 square miles
Population: 18,643
Notable Infrastructure: Interstate 90/OH 2; Norfolk Southern freight rail; E. 55th Street Marina; Dr. Martin Luther King Jr. Drive; St. Clair Ave.; Superior Ave.; E. 105th Street.
Notable Assets: Rockefeller Park; Cleveland Cultural Gardens; Gordon Park; Cleveland Lakefront Nature Preserve.
District Development Partners: City of Cleveland; Cuyahoga County; Cleveland Development Advisors; St. Clair-Superior Development Corporation; Cleveland Neighborhood Progress; Famicos Foundation; Cleveland Metroparks; First Interstate Properties; FirstEnergy.

Notable Projects & Plans

<table>
<thead>
<tr>
<th>Project</th>
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</thead>
<tbody>
<tr>
<td>E. 105th &amp; Superior Investment Area</td>
<td>City of Cleveland</td>
<td>Targeted residential/retail development area from Thrive 105-93 Plan</td>
</tr>
<tr>
<td>FirstEnergy Plant Site redevelopment</td>
<td>FirstEnergy/City of Cleveland</td>
<td>Redevelopment of 60 acre cleaned industrial site along eastern lakefront</td>
</tr>
<tr>
<td>Hub 55</td>
<td>Rick Semersky</td>
<td>Continued historic rehab and new construction of mixed-use block</td>
</tr>
<tr>
<td>Shoreway Commerce Park</td>
<td>First Interstate Properties</td>
<td>Thirty-plus acre cleaned industrial site</td>
</tr>
</tbody>
</table>

FirstEnergy Plant Site redevelopment plan

Shoreway Commerce Park

Revitalized Rail Spur and Siding
Why Glenville-Rockefeller Park Innovation District?

- Significant lakefront investment opportunities on clean industrial land.
- Includes Circle North, a targeted investment area of the Mayor’s Neighborhood Transformation Initiative.
- Burgeoning maker communities and eclectic neighborhoods.
- Major freeway, street, transit, and freight rail corridors connecting the lakefront, downtown, and University Circle.

Glenville-Rockefeller Park Innovation District Projects and Plans

1. Hub 55 development
2. FirstEnergy Plant site redevelopment
3. Shoreway Commerce Park
4. E. 105th & Superior Avenue Investment Area
Euclid/Collinwood Industrial Corridor

**Census Tracts:** 1176.00, 1177.00, 1178.00, 1527.01, 1526.03, 1525.02, 1523.03, 1962.00

**Municipalities:** Cleveland, Euclid

**Area:** 6.8 square miles

**Population:** 23,063

**Notable Infrastructure:** Interstate 90; OH 2; Norfolk Southern and CSX freight rail; Euclid Ave.; St. Clair Ave.; E. 185th Street; E. 22nd Street, E. 260th Street.

**Notable Assets:** Lincoln Electric; Amazon Euclid Fulfillment Center; Euclid Creek, Villa Angela, and Wildwood Parks.

**District Development Partners:** City of Cleveland; City of Euclid; Cuyahoga County; Cleveland Development Advisors; Cleveland Metroparks; Ohio Department of Transportation; CRM Companies Inc.; Fogg Corporate Partners; Providence Baptist Church.

### Notable Projects & Plans

<table>
<thead>
<tr>
<th>Project</th>
<th>Primary Developer</th>
<th>Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bluestone Business Park</td>
<td>Fogg Corporate Properties</td>
<td>68 acre spec and shovel-ready business and industrial park</td>
</tr>
<tr>
<td>Century Corners Business Park</td>
<td>City of Euclid</td>
<td>2 acres of shovel-ready land in established light industrial park</td>
</tr>
<tr>
<td>Chevy Zone Redevelopment Plan</td>
<td>City of Cleveland</td>
<td>Mixed use development proposal along key north-south corridor</td>
</tr>
<tr>
<td>Euclid Ave. Recreationway Corridor</td>
<td>City of Euclid</td>
<td>Commercial corridor redevelopment master plan</td>
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<tr>
<td>GE Tungsten Redevelopment</td>
<td>TBA/City of Euclid</td>
<td>24 acre former GE facility targeted for redevelopment</td>
</tr>
<tr>
<td>I-90 Interchange Site</td>
<td>City of Euclid/CRM Companies Inc.</td>
<td>9.3 acre shovel-ready development site at I-90 and Euclid Ave.</td>
</tr>
<tr>
<td>Providence Park</td>
<td>Providence Baptist Church</td>
<td>68 acre mixed-use development site</td>
</tr>
</tbody>
</table>

**Chevy Zone redevelopment plan**

**Bluestone Business Park**
Fogg Corporate Properties
Why Euclid/Collinwood?

- Ideal combination of robust transportation infrastructure, accessible workforce, and land assets.
- Diverse and progressive communities focused on supporting livable neighborhoods and sustainable business opportunities.
- Established and growing manufacturing and distribution presence.

Euclid/Collinwood Industrial Corridor Projects and Plans

1. Chevy Zone redevelopment
2. GE Tungsten redevelopment
3. Bluestone Business Park
4. Euclid Avenue Recreationway Corridor
5. Century Corners Business Park
6. Providence Park
7. I-90 Interchange Site
Outer Belt Development District

Census Tracts: 1881.04, 1938.00, 1881.05, 1881.07, 1331.04, 1331.03, 1711.02
Municipalities: Bedford Heights, Maple Heights, North Randall, Warrensville Heights.
Area: 7.7 square miles
Population: 19,326
Notable Infrastructure: Interstates 480 and 271; US 422; Norfolk Southern and Cleveland Commercial Railroad (CCRR) freight rail; Cleveland Intermodal Terminal; Emery Road; Miles Road; Northfield Road; Warrensville Center Road; Richmond Road; Aurora Road; Rockside Road.
Notable Assets: JACK Thistledown Racino; Amazon North Randall Fulfillment Center; Tri-C Corporate College East; Southgate shopping center.
District Development Partners: City of Bedford Heights; City of Maple Heights; Village of North Randall; City of Warrensville Heights; Cuyahoga County; Cleveland Development Advisors; Ohio Department of Transportation.

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<th>Notable Projects &amp; Plans</th>
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<tbody>
<tr>
<td>Randall Park Mall facility</td>
<td>IRG/Industrial Commercial Properties</td>
<td>Spec warehouse/industrial/office next to Amazon Fulfillment Center</td>
</tr>
<tr>
<td>Southgate USA</td>
<td>City of Maple Heights</td>
<td>Proposed renovation/reconfiguration of shopping center</td>
</tr>
<tr>
<td>Warrensville Heights Town Center</td>
<td>City of Warrensville Heights</td>
<td>Phased workforce housing &amp; senior apartment development</td>
</tr>
</tbody>
</table>

Amazon North Randall Fulfillment Center
Image courtesy of Cuyahoga County
Why Outer Belt Development District?

- Strategic location along major freeways and rail corridors with direct access to Cleveland-Hopkins International Airport, Port of Cleveland, and East Suburbs.
- Established steel and manufacturing operations as well as growing logistics and distribution facilities.
- Adjacent to Cuyahoga Community College (Tri-C) East Campus and Corporate College East.

Outer Belt Development District Projects and Plans
1. Randall Park Mall facility
2. Southgate USA
3. Warrensville Heights Town Center
Aerozone Innovation Hub

Census Tract: 1381.05  Municipality: Brook Park  Area: 1.5 square miles  Population: 1,183  
Notable Infrastructure: Cleveland Hopkins International Airport; OH-237; Norfolk Southern freight rail; Aerospace Parkway.
Notable Assets: NASA Glenn Research Center; Cleveland Hopkins International Airport; IX Center; Rocky River Reservation.
District Development Partners: City of Brook Park; Cleveland-Hopkins International Airport; NASA Glenn; Aerozone Alliance; Cuyahoga County; Cleveland Development Advisors.

<table>
<thead>
<tr>
<th>Notable Projects &amp; Plans</th>
<th>Primary Developer</th>
<th>Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aerospace Technology Park</td>
<td>Chelm Properties, Inc.</td>
<td>Aerospace/technology-focused business park adjacent to NASA Glenn</td>
</tr>
<tr>
<td>Airport Growth/Revitalization Area</td>
<td>Brook Park/Cleveland</td>
<td>Vacated residential land part of Airport Expansion Area</td>
</tr>
</tbody>
</table>

Why Aerozone Innovation Hub?
- Proximity to NASA Glenn Research Center and Cleveland Hopkins International Airport.
- A focus area of the Aerozone Alliance, a multi-jurisdictional effort to create an innovation hub that leverages the presence of the Airport and NASA.
- Serviced by air, rail transit, and freeway systems.

Aerozone Innovation Hub Projects and Plans
1. Aerozone Technology Park
2. Airport Growth/Revitalization Hub

NASA Glenn Research Center at Lewis Field
Cuyahoga County Airport District

Census Tract: 1801.04  Municipality: Richmond Heights  Area: 1.0 square miles  Population: 2,796
Notable Infrastructure: Cuyahoga County Airport; Curtiss Wright Parkway; Richmond Road; Highland Road; Chardon Road.
Notable Assets: Cuyahoga County Airport; Richmond Heights High School; University Hospitals Richmond Medical Center; new high school building.
District Development Partners: City of Richmond Heights; Cuyahoga County; Cleveland Development Advisors; University Hospitals.

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<tr>
<td>Curtiss Wright Parkway site</td>
<td>Cuyahoga County/Richmond Hts.</td>
<td>30+ acres adjacent to airport</td>
</tr>
<tr>
<td>Medical District</td>
<td>Cuyahoga County/Richmond Hts.</td>
<td>Vacant buildings around UH Med Center</td>
</tr>
<tr>
<td>Richmond &amp; Chardon District</td>
<td>Richmond Heights</td>
<td>Development of city-owned vacant land</td>
</tr>
</tbody>
</table>

Why Cuyahoga County Airport District?
• Significant developable acreage adjacent to County Airport.
• Commercial and industrial presence along Curtiss Wright Parkway.
Transportation Boulevard Development District

Census Tract: 1545.01  Municipality: Garfield Heights  
Area: 0.9 square miles  Population: 3,285

Notable Infrastructure: Interstate 480; Transportation Boulevard/E. 98th Street; Granger Road; Turney Road.

Notable Assets: Garfield Heights High School; Ohio Department of Transportation District 12 offices; Turneytown Shopping Center.

District Development Partners: City of Garfield Heights; Craig Realty Group; Cuyahoga County; Cleveland Development Advisors; Ohio Department of Transportation.

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<tr>
<td>Craig Realty Group Development</td>
<td>Craig Realty Group</td>
<td>Proposed large-scale retail development on nearly 70 acre site off I-480</td>
</tr>
</tbody>
</table>

Why Transportation Boulevard Development District?

- Major new construction development plan on 70+ acre shovel-ready site.
- Superb accessibility along I-480 near I-77.
- High visibility with 180,000 cars daily along I-480.
- Central location within Cuyahoga County.

Transportation Boulevard Development District Projects and Plans

1. Craig Realty Group Development

Craig Realty Group Development Site

Freeway Entrance/Exit
Caledonia Park District

**Census Tract:** 1403.01  **Municipality:** Cleveland Heights  **Area:** 0.3 square miles  **Population:** 2,657  
**Notable Infrastructure:** Monticello Blvd.; North Taylor Road; Noble Road.  
**Notable Assets:** Caledonia Park; Caledonia Elementary School; Caledonia Community Cultural Arts Center.  
**District Development Partners:** City of Cleveland Heights; Cuyahoga County; Cleveland Development Advisors.

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<td>Caledonia Neighborhood Revitalization</td>
<td>City of Cleveland Heights</td>
<td>Infill single-family residential development on city-owned parcels</td>
</tr>
</tbody>
</table>

**Why Caledonia Park District?**
- Proximity to cultural assets and medical institutions.
- Availability of developable residential lots.
- New tax abatement program.

Caledonia Park District Projects and Plans
1. Caledonia Neighborhood Revitalization
REady To Get Involved?
Are you a developer or business owner with a project located in a designated Opportunity Zone who is seeking additional equity to get it off the ground? Are you a prospective investor who is interested in leveraging the Opportunity Zone tax incentives by supporting the numerous social and economic opportunities throughout Cuyahoga County? OpportunityCLE brings both parties together in one place on its Opportunity Zone investment portal, hosted by The Opportunity Exchange. The investment portal offers project owners the ability to promote their Opportunity Zone development projects on a global scale, while interested investors can view the growing pipeline of projects and connect with investment opportunities in Cuyahoga County. Follow the links below to take the first step in getting involved.

I Have a Project: www.theopportunityexchange.com/OpportunityCLE/submit
I Want to Invest: www.theopportunityexchange.com/OpportunityCLE/profile

The Opportunity Exchange is a leading national platform that connects impact-driven Opportunity Zone projects, investors, and communities. The platform helps unlock the potential of Opportunity Zones by providing a technology solution that empowers communities to curate, showcase, and attract investments that benefit all. To learn more about this work in Cleveland and elsewhere across the country, visit www.theopportunityexchange.com or email contact@theopportunityexchange.com.

Cleveland & Cuyahoga County Opportunity Zone Investment Resources

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<tr>
<th>Organization</th>
<th>Phone</th>
<th>Email</th>
<th>Website</th>
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<tbody>
<tr>
<td>City of Cleveland</td>
<td>216-664-2406</td>
<td><a href="mailto:DEbersole@city.cleveland.oh.us">DEbersole@city.cleveland.oh.us</a></td>
<td>RethinkCleveland.org</td>
</tr>
<tr>
<td>Cuyahoga County</td>
<td>216-443-7260</td>
<td><a href="mailto:tcarter@cuyahogacounty.us">tcarter@cuyahogacounty.us</a></td>
<td>CuyahogaCounty.us/Development</td>
</tr>
<tr>
<td>Cuyahoga Land Bank</td>
<td>216-698-8853</td>
<td><a href="mailto:gfrangos@cuyahogalandbank.org">gfrangos@cuyahogalandbank.org</a></td>
<td>CuyahogaLandBank.org</td>
</tr>
<tr>
<td>Greater Cleveland Partnership</td>
<td>216-592-2208</td>
<td><a href="mailto:BusinessDevelopment@gcpartnership.com">BusinessDevelopment@gcpartnership.com</a></td>
<td>GCPartnership.com</td>
</tr>
<tr>
<td>Cleveland Development Advisors</td>
<td>216-592-2274</td>
<td><a href="mailto:cda@gcpartnership.com">cda@gcpartnership.com</a></td>
<td>ClevelandDevelopmentAdvisors.com</td>
</tr>
<tr>
<td>Fund for Our Economic Future</td>
<td>216-456-9800</td>
<td><a href="mailto:info@thefundneo.org">info@thefundneo.org</a></td>
<td>TheFundNEO.org</td>
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<tr>
<td>City of Bedford Heights</td>
<td>440-786-3240</td>
<td><a href="mailto:MartyD@bedfordheights.gov">MartyD@bedfordheights.gov</a></td>
<td>BedfordHeights.gov</td>
</tr>
<tr>
<td>City of Brook Park</td>
<td>216-433-1300</td>
<td><a href="mailto:sadams@cityofbrookpark.com">sadams@cityofbrookpark.com</a></td>
<td>CityofBrookPark.com</td>
</tr>
<tr>
<td>City of Cleveland Heights</td>
<td>216-291-4857</td>
<td><a href="mailto:tboland@clvhts.com">tboland@clvhts.com</a></td>
<td>ClevelandHeights.com</td>
</tr>
<tr>
<td>City of Euclid</td>
<td>216-289-8154</td>
<td><a href="mailto:JHolody@cityofeuclid.com">JHolody@cityofeuclid.com</a></td>
<td>CityofEuclid.com</td>
</tr>
<tr>
<td>City of Garfield Heights</td>
<td>216-475-5484</td>
<td><a href="mailto:NKuban@garfieldhts.org">NKuban@garfieldhts.org</a></td>
<td>GarfieldHts.org</td>
</tr>
<tr>
<td>City of Maple Heights</td>
<td>216-587-9011</td>
<td><a href="mailto:ablackwell@mapleheightsohio.com">ablackwell@mapleheightsohio.com</a></td>
<td>CityMapleHeights.com</td>
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<tr>
<td>Village of North Randall</td>
<td>216-662-0430</td>
<td><a href="mailto:mayor@northernrandall.org">mayor@northernrandall.org</a></td>
<td>Norrland.com</td>
</tr>
<tr>
<td>City of Richmond Heights</td>
<td>216-486-3927</td>
<td><a href="mailto:economic.development@richmondheightsohio.org">economic.development@richmondheightsohio.org</a></td>
<td>RichmondHeightsOhio.org</td>
</tr>
<tr>
<td>City of Warrensville Heights</td>
<td>216-587-6500</td>
<td><a href="mailto:jduval@cityofwarrensville.com">jduval@cityofwarrensville.com</a></td>
<td>CityofWarrensville.com</td>
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