

FOREST PARK OPPORTUNITY ZONE

Census Tract #39113080400

The Forest Park Area Opportunity Zone located in Harrison Township, OH is a unique development opportunity for a variety of investment.

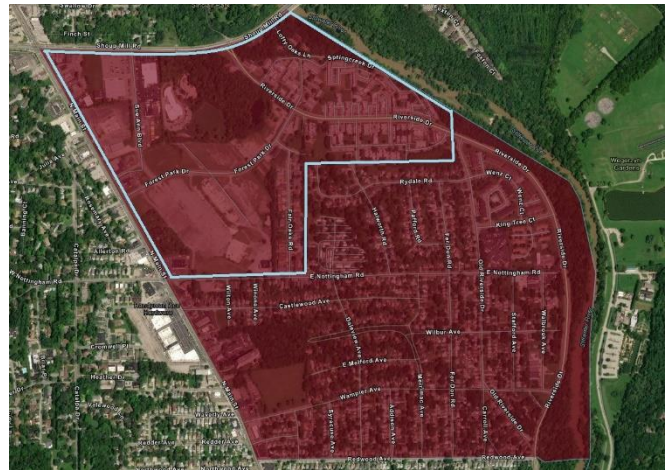
50 acres available for development along Main Street that sees over 22,000 VPD.

Conveniently located 10-miles from Downtown Dayton and 10-miles from the Dayton International Airport.

Forest Park Development Area has a single, known, and involved land-owner.

Prior to being designated an Opportunity Zone, this site had already completed a Forest Park Area Development Plan, which has been through a public feedback process and enjoys support from local and county officials and residents.

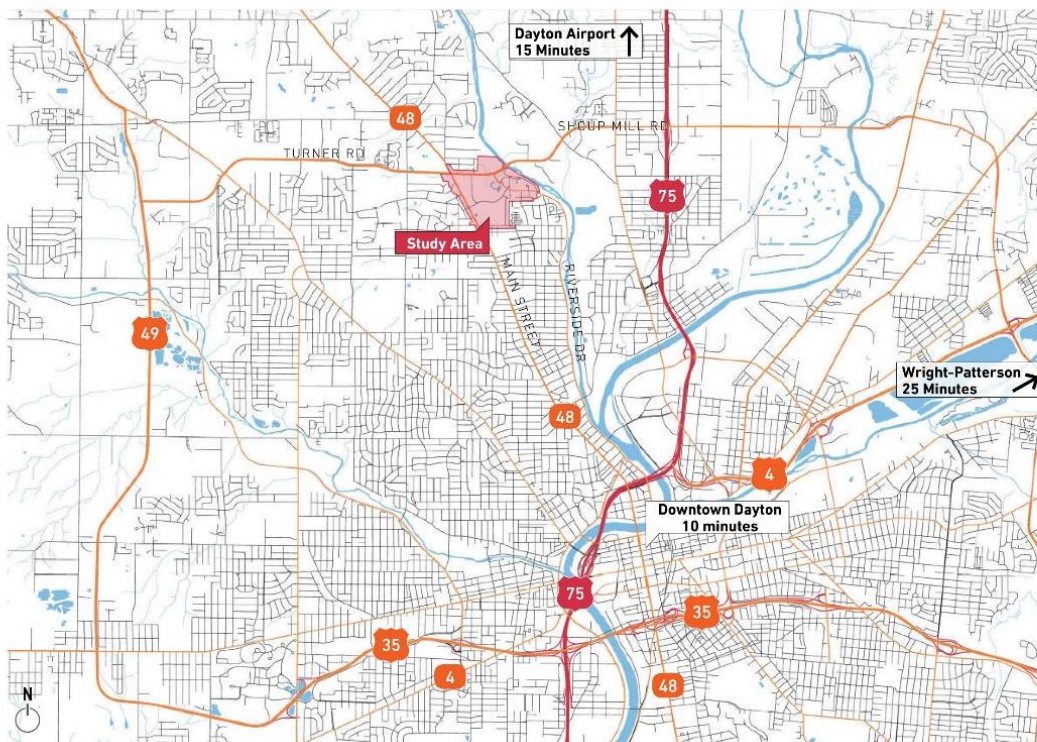
Site can accommodate mixed-use development that can include retail, commercial, light industrial, multi-family, or government uses.



- NEARLY 800,000 SQUARE FEET OF NEW DEVELOPMENT**
- 15 ACRES OF DEDICATED PUBLIC SPACE**
- 80,000-160,000 SF INSTITUTIONAL/COMMERCIAL OFFICE**
- 50,000 SF RETAIL**
- 80-120 HOTEL ROOMS**
- 40,000 - 75,000 SF LIGHT INDUSTRIAL**
- 400 UNITS OF HOUSING**

- Civic/Public**
- Residential**
- Senior Living**
- Office/Inst.**
- Retail**
- Hotel**
- Light Industrial**
- Public Space**
- Parking**

LOCATION + ACCESS



Forest Park is part of Harrison Township, directly north of the City of Dayton municipal boundary line, bounded by Main Street (State Route 48) to the west, Riverside Drive to the east, Shoup Mill Road to the north and Nottingham Road to the south.

MARKET

5-YEAR DEMAND PROJECTIONS

Housing 150-240 new units

Retail 14,000-18,500 square feet

Office 11,000-18,500 square feet

Based on market analysis conducted by Greenstreet

X-FACTORS TO GROWTH

- » Create your own demand
- » Re-establish Forest Park as a center
- » Mix uses

BASELINE MARKET RESEARCH SHOWS

Demographics are changing

- » Households are aging
- » Their size is shrinking with single-person households accounting for nearly half of current households

Home ownership is far lower than regional and national averages

- » Renters are not the problem as their percentage is similar to those found elsewhere
- » Vacancy is a problem at nearly three times the regional average
- » Demolition may sometimes be appropriate, but loss of building stock can eliminate attainable investment opportunities for new homeowners.

Employment is a big deal

- » Incomes are almost half of the metro's
- » Unemployment is almost double that of the metro's
- » Potential to provide employment opportunities near where people live

Contact for development details or full development plan:

Cathi Spaugy, Harrison Township Economic Development Director
cspaugy@harristownship.org, 937-890-5611