



Dining & Lodging

Opportunity Zones are designed to encourage long-term private investments in low-income communities.

These zones are designated by governors in every state. Benefits to investors include: deferred taxes on prior gains and if an investor holds the property for at least 10 year, they are eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.



Learn More About Opportunity Zone DL1

- Located on primary commercial corridor
- Close proximity to Walmart
- Infrastructure-ready area
- Can simultaneously support lodging and dining projects
- Dining and lodging projects could have symbiotic relationship

SITE FEASIBILITY

Lodging IRR: 15% - 18%

Dining IRR: Upwards of 13%

Demographics

POPULATION: 2,097

HOUSING UNITS: 1,096 (47% owners, 36.4% renters)

MEDIAN HOME VALUE: \$81,996

MEDIAN HOUSEHOLD INCOME: \$29,635

TRAFFIC COUNT HWY 176: 12k-13k/day

TOP EMPLOYMENT SECTORS:



37.8%
Services



25.2%
Manufacturing



16.5%
Retail

Highlights

- Nearly 2 miles of US Hwy 176 is in Union County's commercial corridor.
- Over 30 national tenant retailers, restaurants, banks, and grocery stores are located in the Opportunity Zone.
- Locally-owned and independent retail also contribute to the commercial node.
- The downtown core is a mile away with development opportunities available.
- New development can also take advantage of proximity to other local attractions.