



# SITE DEVELOPMENT

## Get Your Property Site-Ready and Get Noticed

When companies evaluate new site locations for operations, they often solicit site submissions on a national scale, resulting in a very competitive marketplace. REDI is one of hundreds of economic development organizations across the country submitting for site selection projects. It is imperative that the region's inventory of sites and buildings is ready for these requests to win projects, growing the number of jobs and investment in the Cincinnati region.

### Site Readiness

Site readiness is the **preparedness of a site for construction**. With the right approvals and due diligence in place, construction can begin almost immediately. This significantly reduces risk for the company evaluating significant investment in new operations. The closer to site-ready a property is, the more competitive the site.

#### DUE DILIGENCE

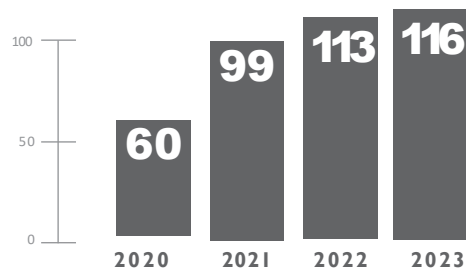
*Items to address:*

- Phase I Environmental Site Assessment
- Archaeological Study
- Geotechnical Assessment
- Endangered Species Study
- Wetlands Delineation

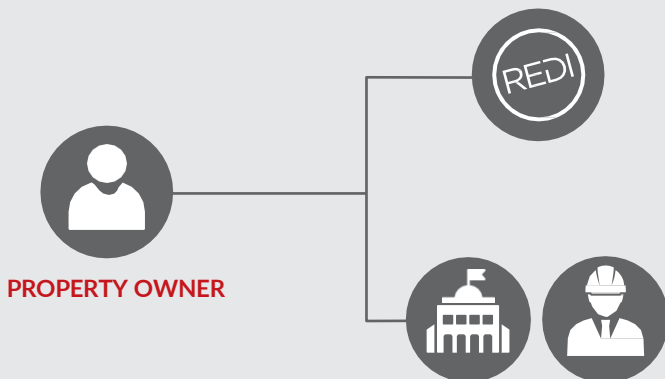
#### OTHER CONSIDERATIONS:

- Site is clear and graded
- Utilities are in place to the site boundary and have excess capacity

#### INCREASING SITE SEARCH VOLUME



## Partners for Site Development



#### REGIONAL ECONOMIC DEVELOPMENT INITIATIVE (REDI) CINCINNATI

REDI Cincinnati is the regional economic development partner for the Cincinnati region. As such, REDI performs and responds to commercial real estate site searches for companies looking at locating in the region.

#### LOCAL GOVERNMENT & LEDOS (LOCAL ECONOMIC DEVELOPMENT OFFICIALS)

Your local economic development officials can serve as a focal partner to you in this process. They can connect you to utility providers, real estate brokers and other technical resources. They can also be a great resource for due diligence and on recent local real estate transactions.



# ZOOMPROSPECTOR OVERVIEW

REDI Cincinnati maintains a property database called **ZoomProspector**. Local economic development officials keep it up to date. This ensures all information is accurate and **available immediately** once a site request is received from a potential project.

Your local economic development officials can assist you in gathering this information and packaging it for the ZoomProspector database. Below is a template of information that is needed for your property to be added to ZoomProspector. The more information included, the more competitive a site will be. **NOT HAVING IT COMPLETE DOES NOT DISQUALIFY A SITE**, however, REDI Cincinnati will not submit a site that does not meet criteria requested from clients.

### Additional documents to include:

- pictures of property
- property brochure
- aerial map outlining property boundary
- executive summaries for due diligence.

### ZOOMPROSPECTOR BASIC INFORMATION

BUILDING OR SITE \_\_\_\_\_  
 PROPERTY NAME \_\_\_\_\_  
 PROPERTY ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_  
 COUNTY \_\_\_\_\_  
 STATE, ZIP CODE \_\_\_\_\_  
 LATITUDE, LONGITUDE \_\_\_\_\_  
 MINIMUM SIZE \_\_\_\_\_  
 MAXIMUM SIZE \_\_\_\_\_  
 PROPERTY TYPE \_\_\_\_\_  
*(vacant land or build to suit)*  
 SALE PRICE OR LEASE PRICE \_\_\_\_\_  
*(negotiable unacceptable)*

### COMMONLY REQUESTED INFORMATION

SITE OWNER \_\_\_\_\_  
 TOTAL ACREAGE \_\_\_\_\_  
 CONTIGUOUS DEVELOPABLE ACREAGE \_\_\_\_\_  
 ZONING \_\_\_\_\_  
 TOPOGRAPHY \_\_\_\_\_  
 PERMITTING INFORMATION \_\_\_\_\_  
 FLOODPLAIN \_\_\_\_\_  
 NEAREST HIGHWAY \_\_\_\_\_  
*(distance in miles)*  
 NEAREST FOUR-LANE HIGHWAY \_\_\_\_\_  
*(distance in miles)*  
 NEAREST INTERSTATE \_\_\_\_\_  
*(distance in miles)*  
 NEAREST AIRPORT \_\_\_\_\_  
*(distance in miles)*  
 NEAREST INTERNATIONAL AIRPORT \_\_\_\_\_  
*(distance in miles)*  
 NEAREST PORT \_\_\_\_\_  
*(distance in miles)*  
 IS THE PROPERTY RAIL-SERVED? \_\_\_\_\_

### DUE DILIGENCE

*Completed: Yes or No, if yes, list year completed*

PHS I ENVIRONMENTAL SITE ASSESSMENT (ESA)  Y  N \_\_\_\_\_  
 PHS II ESA  Y  N \_\_\_\_\_  
*(if applicable)*  
 GEOTECHNICAL ASSESSMENT  Y  N \_\_\_\_\_  
 WETLANDS DELINEATION  Y  N \_\_\_\_\_  
 ENDANGERED SPECIES ASSESSMENT  Y  N \_\_\_\_\_  
 ARCHAEOLOGICAL STUDY  Y  N \_\_\_\_\_

### UTILITIES

#### ELECTRIC SERVICE

DISTANCE OF NEAREST ELECTRIC LINE \_\_\_\_\_  
*(at site or # ft.)*  
 LINE VOLTAGE \_\_\_\_\_  
 LINE EXCESS CAPACITY \_\_\_\_\_  
*(MW)*

#### NATURAL GAS SERVICE

DISTANCE OF NEAREST NATURAL GAS LINE \_\_\_\_\_  
*(at site or # ft.)*  
 LINE SIZE \_\_\_\_\_  
*(inches)*  
 LINE PRESSURE \_\_\_\_\_  
*(PSI)*  
 LINE EXCESS CAPACITY \_\_\_\_\_  
*(MCF/Month or MCF/Hour)*

#### WATER SERVICE

DISTANCE OF NEAREST WATER LINE \_\_\_\_\_  
*(at site or # ft.)*  
 LINE SIZE \_\_\_\_\_  
*(inches)*  
 LINE CAPACITY \_\_\_\_\_  
*(gallons per day)*  
 SYSTEM TOTAL CAPACITY \_\_\_\_\_  
*(million gallons per day)*  
 SYSTEM EXCESS CAPACITY \_\_\_\_\_  
*(million gallons per day)*

#### WASTEWATER SERVICE

DISTANCE OF NEAREST WASTEWATER LINE \_\_\_\_\_  
*(at site or # ft.)*  
 LINE SIZE \_\_\_\_\_  
*(inches)*  
 LINE TYPE \_\_\_\_\_  
*(gravity or force main)*  
 LINE CAPACITY \_\_\_\_\_  
*(gallons per day)*  
 CAPACITY OF PUMP STATION OR LIFT STATION \_\_\_\_\_  
*(if applicable) (gallons per day)*  
 SYSTEM TOTAL CAPACITY \_\_\_\_\_  
*(million gallons per day)*  
 SYSTEM EXCESS CAPACITY \_\_\_\_\_  
*(million gallons per day)*

#### TELECOMMUNICATIONS

TYPE OF SERVICES OFFERED \_\_\_\_\_

Please submit form to  
**Andrea Pinho: [APinho@REDICincinnati.com](mailto:APinho@REDICincinnati.com)**  
**(513) 579-3131**