

# CHEAHA VALLEY OPPORTUNITY ZONE

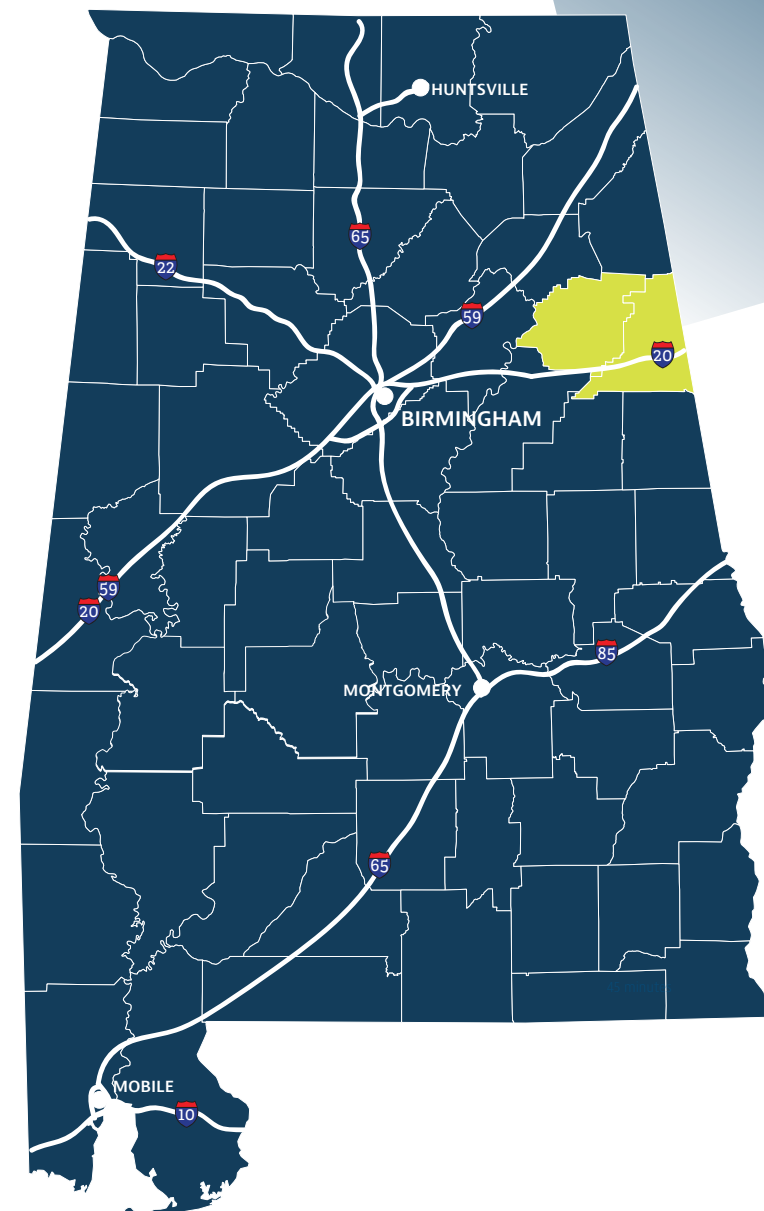
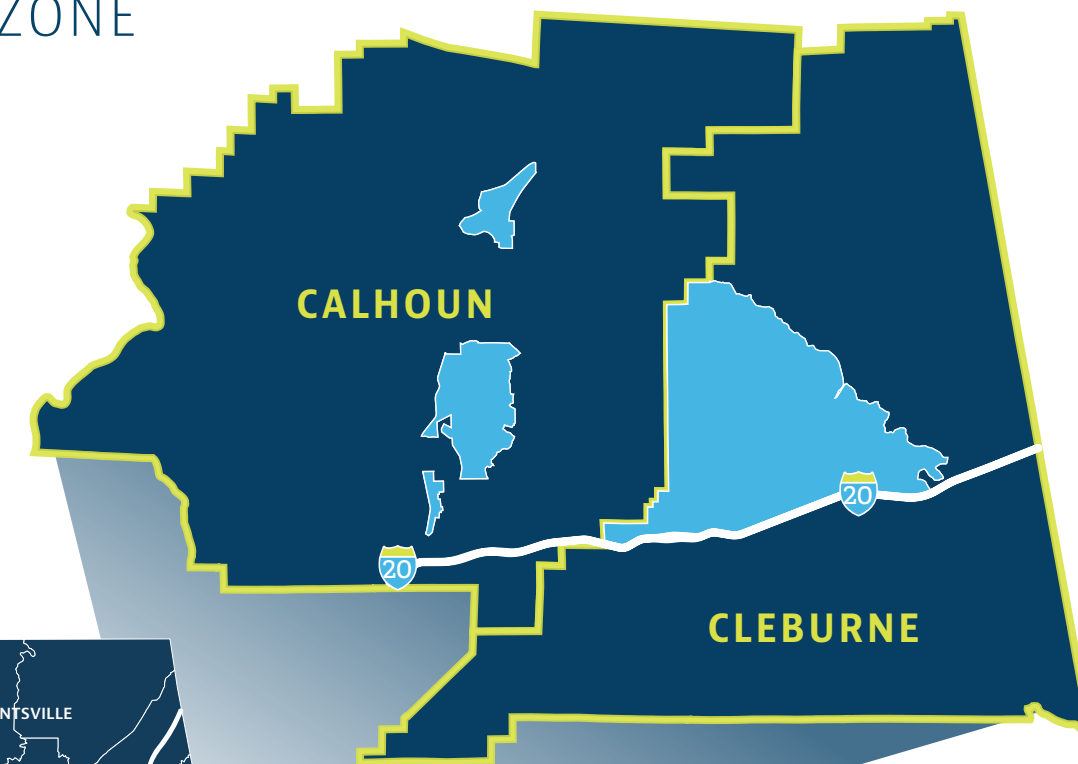
INVEST IN OPPORTUNITY ZONES  
NEAR ATLANTA  
NEAR BIRMINGHAM  
NEAR **PERFECT**

## CHEAHA VALLEY OPPORTUNITY ZONE

Calhoun and Cleburne counties - where quality of life is superb, history is rich, innovation is at the forefront of industry and public safety, environmental assets are endless, quality education is attainable, homes are affordable, and people are hospitable.

Situated along the I-20 corridor, this region offers four impressive opportunity zones brimming with investment potential.

## CHEAHA VALLEY OPPORTUNITY ZONE



4

**Opportunity Zones**



2

**Regional Counties**

## CHEAHA VALLEY

### OPPORTUNITY ALABAMA

Opportunity Alabama (or OPAL) is a nonprofit initiative dedicated to connecting investors with investable assets in Alabama's Opportunity Zones. By using a data-driven approach, we bring investors, opportunities, communities and key institutional supporters together to generate real returns while improving economic vitality and quality of life.

Opportunity Alabama exists to unite the four groups necessary to facilitate a statewide Opportunity Zone ecosystem here in Alabama:



For Projects



For Partners



For Investors



For Communities

## CHEAHA VALLEY

### OPPORTUNITY ZONES, WHY INVEST

Opportunity Zones are a tax incentive that came from the Tax Cuts and Jobs Act of 2017. Partnerships, corporations, and individuals that re-invest capital gains in Opportunity Zones get three primary benefits:



#### TEMPORARY DEFERRAL

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or on December 31, 2026.



#### STEP-UP IN BASIS

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least five years and by an additional 5% if held for at least seven years, thereby excluding up to 15% of the original gain from taxation.



#### PERMANENT EXCLUSION

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

# CHEAHA VALLEY

## CALHOUN AND CLEBURNE BY THE NUMBERS

### COMMUNITY DIRECTION ON VERBIAGE AND HIGH-LEVEL OVERVIEW

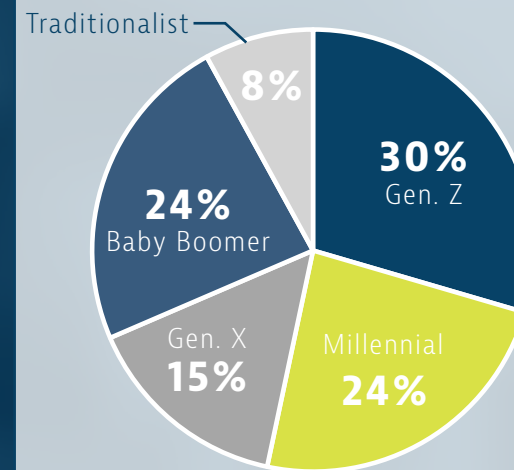


**129,000+**  
**POPULATION**

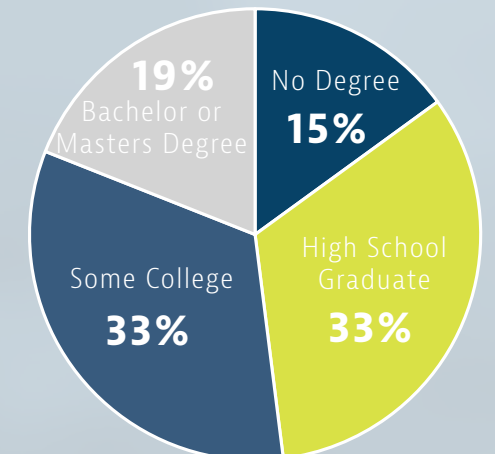


**\$42,972**  
**HOUSEHOLD INCOME**

### POPULATION BY GENERATION



### EDUCATION ATTAINMENT



**4,140+**  
**TOTAL BUSINESSES**



**\$83,135**  
**MEDIAN NET WORTH**

# CHEAHA VALLEY CALHOUN COUNTY

## 1 JACKSONVILLE

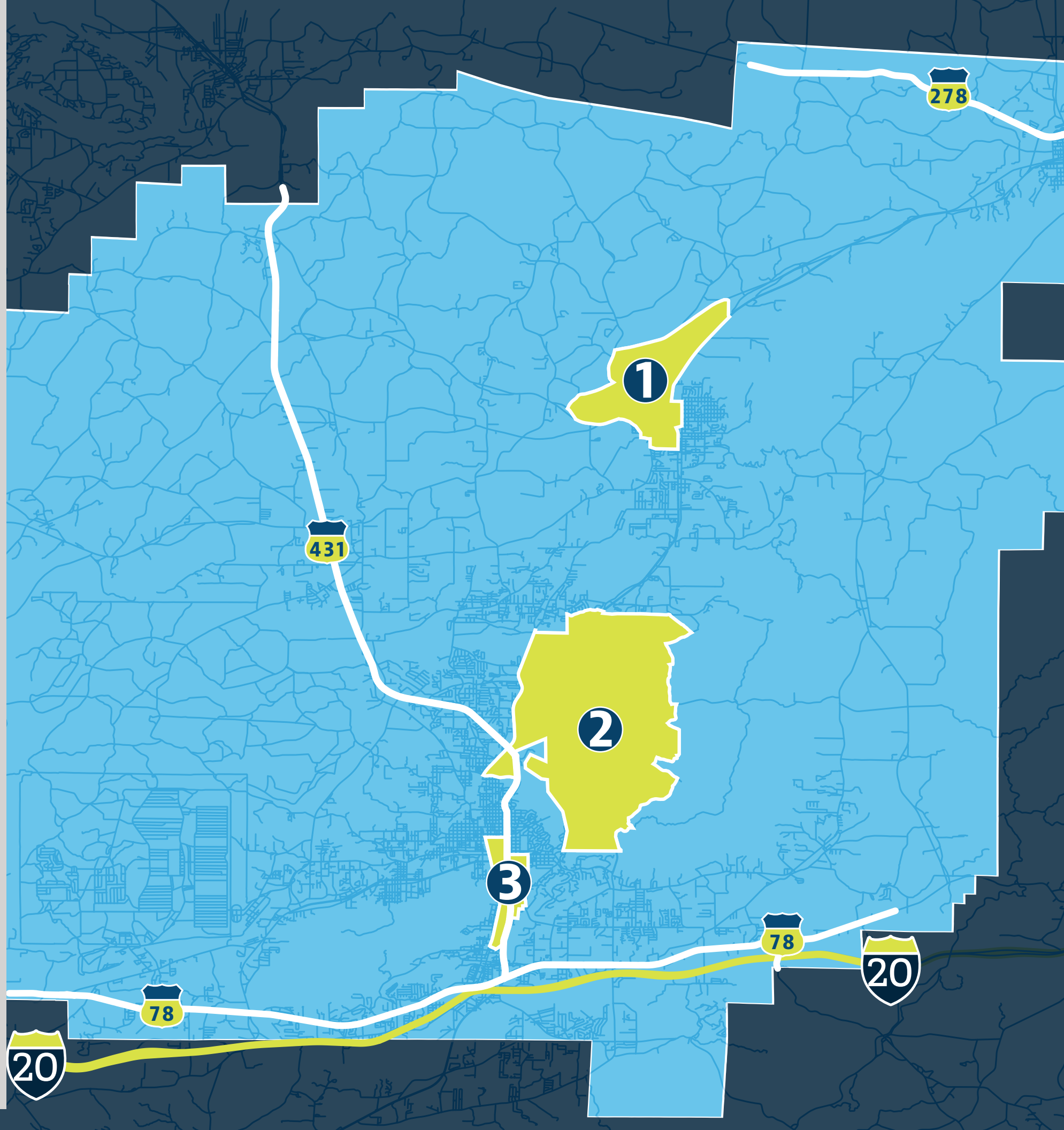
Jacksonville is a warm, caring and resilient community located in the Appalachian foothills, midway between Atlanta on the East and Birmingham on the West. Jacksonville is an historic town with a population of about 12,800+ and a student population of 8,100+.

## 2 MCCLELLAN

Looking for a place to invest and grow a business? Then McClellan is the right place for you. This area in Anniston, AL is a growing, mixed-use community offering opportunities for industrial, commercial, retail, residential, educational, and research & technology. It is centrally located making it a notable area with quick access to highways and it allows companies to reach a larger section of the work-force. McClellan is also known for its beautiful natural landscape, walking trails, parks, bike trails and horse trails which provide a picturesque backdrop for any work environment.

## 3 ANNISTON

Coldwater Mountain Bike Trails – nationally and internationally known mountain bike trails nestled in the foothills of the Appalachian chain and the Coldwater Mountain Preserve. Home of the Noble Street Festival Street Bicycle Race series. The event draws participants and spectators from around the world Downtown Anniston is an historic district, Alabama Main Street program city, that is dressed in architecture, a mix of retail, hospitality and fine dining. A walkable community.



# CHEAHA VALLEY

## CALHOUN COUNTY

### WHY CALHOUN COUNTY

With our convenient location on the I-20 corridor, we offer you small-town community life a stone's throw away from two of the Southeast's major metropolitan areas. Calhoun County is an energized community, with leaders working tirelessly to promote revitalization and industrial business growth. While nearby big cities provide broad opportunities for personal and career development, access to major retail, excellent culinary and other cultural experiences, we offer our own unique culture — classic Southern hospitality enhanced by our rich history and sense of people and place found only in the comfortable foothills of the Appalachian Mountains.

The mild climate offers four true seasons — complete with the rare snowfall in winter, an abundance of colorful blooms in spring, warm summer days and lovely, crisp fall afternoons. No matter your particular interests, you can find entertainment in our community. For the adventurer, we have world-

class mountain biking trails at Coldwater Mountain and gorgeous scenery and hiking at Alabama's highest point at Cheaha State Park; not to mention our close proximity to Talladega Superspeedway for race fans. The cultural arts enthusiast can enjoy a five-star meal and a magical performance with the Knox Concert Series, Oxford Performing Arts Center, and Jacksonville State University student productions. Or, you can have a sauce-dripping barbecue, visit our local farmer's market, drink a craft beer and spend an evening exploring the charm of our downtowns. When you are looking to enhance the quality of life for your family and employees, then look no further than Calhoun County, Alabama.



**26%+**

**Total Population  
Between Ages 16 - 35**



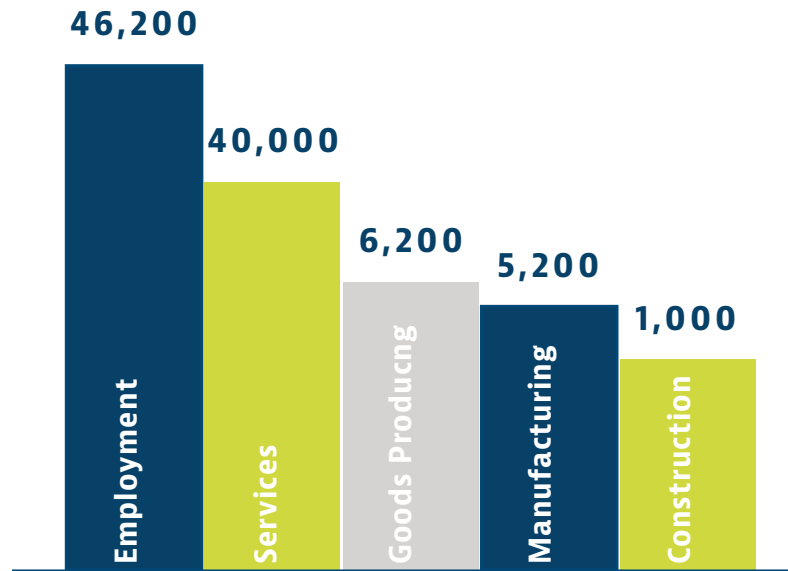
# CHEAHA VALLEY CALHOUN COUNTY

## THRIVING ECONOMY

When determining where to expand your business, it is important to first examine the industries that are already present in the community and to see how the industrial environment of the area welcomes those particular assets. Calhoun County is home to a diverse set of industrial sectors including industries related to aerospace, automotive, metal-working, Department of Defense, plastic-injection molding, and logistics and warehousing sectors.



### Civilian Labor Force



### Top Ten Employers

COMPANY	JOBS
Anniston Army Depot	4,300
Honda Manufacturing	4,000
N.E. AL Regional Medical Center	1,685
Calhoun County Schools	1,400
Jacksonville State University	1,108
Homeland Security	1,000
New Flyer of America	615
Oxford City School System	536
Tyler Union	516
Bridgewater Interiors LLC	415



### Top Industry Sectors

INDUSTRY
Aerospace
Automotive
Department of Defense
Firearms
Food Manufacturing
Logistics and Warehousing
Machining
Metalworking
Plastic Injection Molding
Wood Products



# CHEAHA VALLEY

## CALHOUN COUNTY

### THRIVING ECONOMY

Calhoun County is the most populous and progressive county in East Alabama. Located in the Anniston-Oxford-Jacksonville MSA, the high population in Calhoun County makes the community one of the most populated counties in the state. The county is located sixty miles east of Birmingham, Alabama, and ninety miles west of Atlanta, Georgia on I-20. Calhoun County has more than 150 companies in its industrial database and is a regional source for commercial, professional, medical, educational, and retail services.



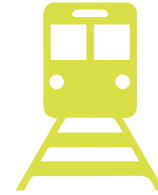
### Miles To Major Cities

CITY	DISTANCE TO
Birmingham, AL	59
Atlanta, GA	90
Huntsville, AL	109
Nashville, TN	207
Montgomery, AL	278
Memphis, TN	292
Savannah, GA	340

# CHEAHA VALLEY

## CALHOUN COUNTY

### LOGISTIC ADVANTAGES



#### Railway

- Norfolk Southern
- CSX Transportation
- Amtrak



#### Major Roads

- Interstate 20
- Highway 431, 78 and 278



#### Airport

- Anniston Municipal Airport
- Birmingham-Shuttlesworth International Airport
- Atlanta Hartsfield-Jackson Airport

