



ECONOMIC DEVELOPMENT IN

HUBER HEIGHTS

COME GROW WITH US

THE CITY OF HUBER HEIGHTS

is strategically located in the Dayton region just minutes away from Wright Patterson Air Force Base (WPAFB), the I-70 and I-75 interchange and I-675. Because of our strategic location in the Northern Miami Valley, Huber Heights is the perfect location for high-tech manufacturers, distributors and retailers. Huber Heights is currently home to more 800 businesses. The City of Huber Heights is dedicated to encouraging economic development in our business community, as evidenced by the significant growth throughout our city.

Huber Heights' growing business base includes major retailers, manufacturers, health care providers and locally owned businesses. The workforce in the Dayton Region is well educated and trained to meet the needs of a vast array of employers.

Since 2008, Huber Heights has seen economic growth within the City, leading to private investment and thousands of jobs, improving the quality of life for residents and visitors. Highlighted in this brochure are specific projects that have made an impact on Huber Heights and the Region.

RESIDENTIAL ECONOMIC DEVELOPMENT

This information is from 2008 to the present date. It only includes information for single-family dwellings and does not include condominiums or apartment complexes. The property investment is equal to how much the home was valued, or sold, at the completion of construction. The investment amount does not include developer investment or infrastructure investment by the City.

CARRIAGE TRAILS

North of I-70

437 homes built

Property Investment: \$61,598,503

THE OAKES

Bellefontaine Road

62 homes built

Property Investment: \$10,357,957

LEXINGTON PLACE

Chambersburg Road

23 homes built

Property Investment: \$3,751,000

CALLAMERE FARMS

Bellefontaine Road/ Chambersburg

12 homes built

Property Investment: \$2,975,000

HEATHERMERE

Kitridge Road

10 homes built

Property Investment: \$1,574,531

COTTONWOOD GLEN

Bellefontaine Road/ Fishburg

13 homes built

Property Investment: \$1,389,375

WINDBROOKE

US Rt 40

19 homes built

Property Investment: \$2,530,838

PARKTOWNE

Old Troy Pike/ Gibson

11 homes built

Property Investment: 1,563,784

587 HOMES
\$85,740,988 IN PROPERTY INVESTMENT
AVERAGE HOME VALUE \$146,066

REDEVELOPMENT ACTIVITIES

24 projects have been highlighted in this report. This list is not inclusive of all projects that have occurred. These projects represent property owners that are investing private funds to redevelop and expand properties in the City of Huber Heights. Since 2008, over \$68 million dollars has been invested to redevelop existing commercial properties. These are dollars that are being spent to improve our community by private investors. \$575,000 was secured in grant funding by the City.

1 ENMAN TOOL CENTER POINT 70 BLVD

- ▶ CONSTRUCTION OF 10,000 SQ. FT. ADDITION TO CENTER POINT 70 LOCATION
- ▶ \$135,000 EDGE GRANT FOR LAND PURCHASE

\$ \$740,000 Investment  **11** Full Time

2 MATTRESS FIRM REDEVELOPMENT OF VACANT WENDY'S SITE I-70/ OLD TROY PIKE

\$ \$1,200,00 Land Purchase & Redevelopment  **4** Full Time

6 AIDA EXPANSION CENTER POINT BLVD.

- ▶ 16,000 SQ. FT. EXPANSION IN 2008
- ▶ PLANNED EXPANSION OF 30,000 SQ. FT. IN JUNE, 2015
- ▶ EDGE GRANTS OBTAINED TOTAL \$225,000.

\$ \$24,000,000 Investment (Expansion Projects, Machinery & Technology Improvements)  **133** Retained **30** Full Time

7 TRIMBLE EXPANSION KELLENBURGER RD.

- ▶ 130,000 SQ. FT. EXPANSION IN 2014.
- ▶ \$300,000 ROADWAY AND UTILITIES INCENTIVES GRANTED
- ▶ \$350,000 IN GRANT DOLLARS OBTAINED

\$ \$14,000,000 Investment  **400** Retained **30** Created **430** Total Full Time

9 PVS PLASTICS EXECUTIVE BLVD.

- ▶ 2014 PLANT UPGRADES, ELECTRICAL UPGRADES AND MACHINERY.

\$ \$1,000,000 Investment  **32** Full Time

3 RURAL KING OLD TROY PIKE

- ▶ PURCHASED ABANDONED KMART BUILDING IN 2012

\$ \$1,000,000 Investment (Initial Purchase & Upgrades)  **15** Full Time **25** Part Time

4 ABC SUPPLY TROY PIKE

- ▶ PURCHASED VACANT FURROWS LUMBER BUILDING HAD BEEN VACANT FOR MORE THAN 10 YEARS BUILDING

\$ \$1,250,000 Investment (Initial Purchase & Property Redevelopment)  **10** Full Time

8 HUBER CROSSING TROY PIKE

- ▶ REDEVELOPMENT OF VACANT FRANK'S NURSERY IN 2008
- ▶ CURRENTLY A FULLY OCCUPIED RETAIL CENTER

\$ \$1,200,000 Investment  **25** Full Time **20** Part Time

10 FedEx TERMINAL PLACE

- ▶ FREIGHT HUB EXPANSION IN 2009

\$ \$3,100,000 Investment  **43** Created **340** Total Full Time

5 HUBER HEALTH CENTER TROY PIKE

- ▶ NEW EMERGENCY ROOM AND UPDATED OFFICE SUITES

\$ \$7,500,000 In Facility Upgrades Since 2010  **+100** Full Time

11 O'REILLYS AUTO PARTS TROY PIKE

\$ \$800,000 Investment  **5** Full Time **3** Part Time

12 CHILDREN'S HEALTH CENTER TROY PIKE

▶ REDEVELOPMENT UNDERWAY IN 2015 **\$ \$3,000,000** Investment

13 KE ROSE
CHAMBERSBURG RD.

▶ 5,000 SQ. FT. EXPANSION IN 2014

▶ \$50,000 EDGE GRANT OBTAINED



\$400,000
Investment

(Land purchase, building expansion
& sewer and water upgrades)



19 Full Time Retained
4 Full Time Created
24 Total Full Time

14 GRISMER TIRE
BRANDT PIKE

▶ BUILDING IMPROVEMENTS



\$150,000
Investment



5 Full Time

15 McDonald's
MERILY WAY

▶ BUILDING REDEVELOPMENT IN 2014



\$800,000
Investment



15 Full Time
20 Part Time

17 MARIAN LANES
BRANDT PIKE

▶ UPGRADES FACILITY AND ADDITION OF PRIVATE
BAR/RESTAURANT/BOWLING ALLEY



\$1,000,000
Investment



6 Full Time
3 Part Time

18 ROOSTERS
MERILY WAY

▶ REMODELED FORMER BOB
EVAN'S ON MERILY WAY IN 2012



\$700,000
Investment



35 Full Time
20 Part Time

19 SMYTH
PARTS PLUS
TROY PIKE

▶ REMODELED FORMER CARPET STORE



\$500,000
Investment



6 Full Time
2 Part Time

20 CLARK POWER/
PTI TRUCKING
EXECUTIVE BLVD.

▶ UPGRADES AND 12,000 SQ. FT. EXPANSION OF
VACANT FACILITY ON EXECUTIVE BLVD.



\$750,000
Investment



24 Full Time

21 HH GREGG &
BIG LOTS
EXECUTIVE BLVD.

▶ CUB CLOSED IN 2007, HH GREGG OPENED IN
2009



\$1,200,000
Investment
(Building Purchase,
Remodeling)



65 Full Time
20 Part Time

22 FIFTH
THIRD
BANK
OLD TROY PIKE

▶ REDEVELOPED FORMER WHITE
CASTLE IN 2012



\$1,750,000
Investment



6 Full Time
2 Part Time

23 ASPEN
DENTAL
OLD TROY PIKE

▶ REDEVELOPED A VACANT
RESTAURANT IN 2012



\$1,500,000
Investment



10 Full Time

24 TACO
BELL
BRANDT PIKE

▶ REDEVELOPED A VACANT
BP GAS STATION IN 2012



\$900,000
Investment



10 Full Time
12 Part Time

TOTAL JOBS
1,451 FULL
TIME

163 PART
TIME

TOTAL PRIVATE
INVESTMENT
\$69,140,000

CITY
INVESTMENT
\$710,000
GRANT FUNDING

*DOES NOT REFLECT PROPERTY TAX ABATED

