

HEBRON

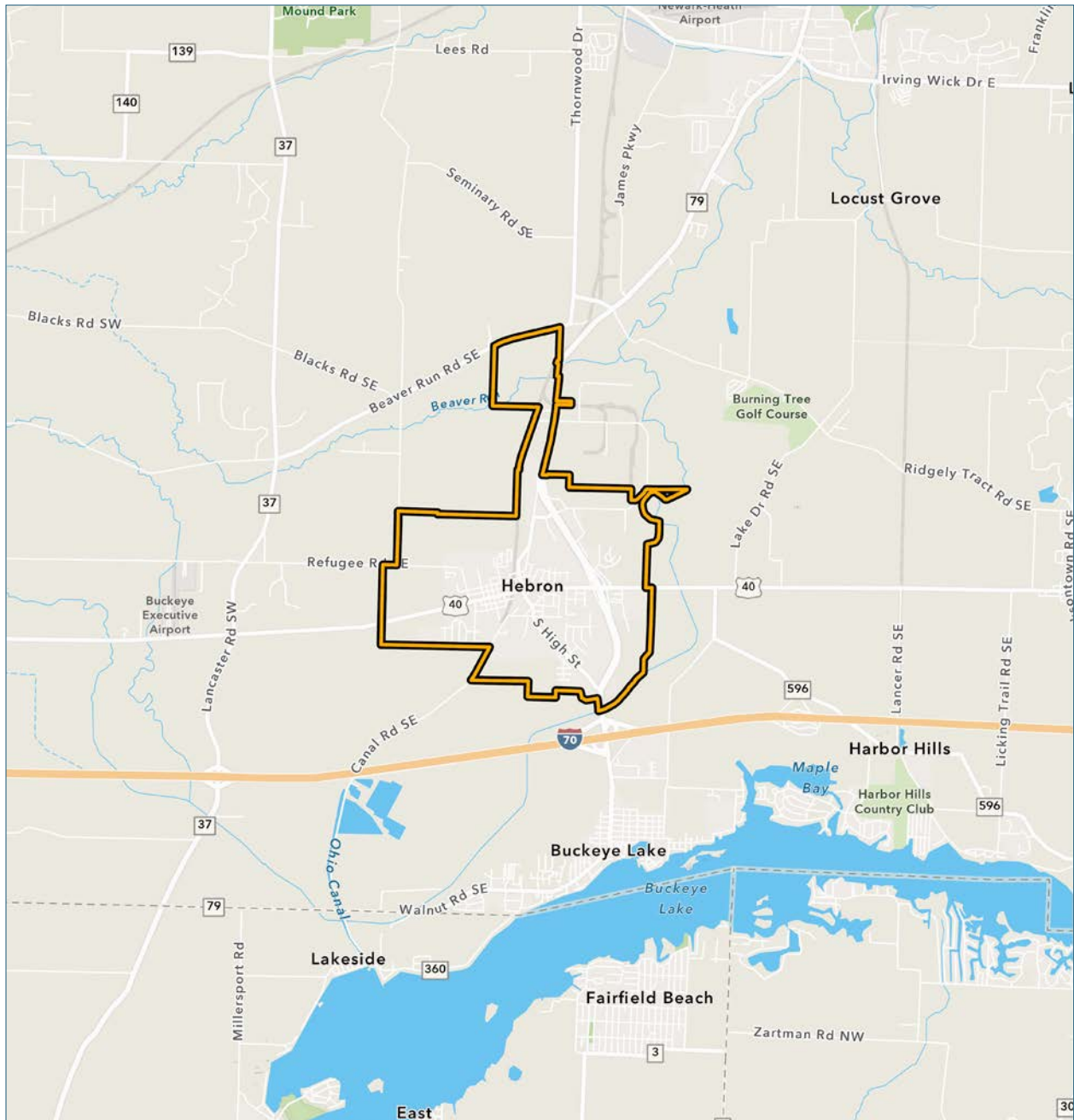
COMMUNITY PROFILE



OVERVIEW

With a population of approximately **3,000**, the Village of Hebron is strategically located near Interstate 70 in south-central Licking County and 30 miles due east of the Ohio state capital, Columbus. The Village is home to **Canal Park**, a public space in the center of the village, home to covered pavilions and connections into Licking County's extensive bike trail system. Additionally, Hebron's proximity to the **Buckeye Lake**, **Dawes Arboretum**, **Flint Ridge State Park** and **Newark Earthworks**

will satisfy the curiosity
of most seeking a
NEW ADVENTURE.



OVERVIEW



Total Population
3,000 (est.)



Median Household Income
\$41,739



Bachelor's Degree or Higher
16.2%



Employment Rate
62.5%



Total Housing Units
1,107



Total Households
888



As of 2021, the Hebron region's population **INCREASED BY 12.2%** since 2016, **GROWING BY 807**.

Population is expected to **INCREASE BY 3%** between 2021 and 2026, **ADDING 226**.



From 2016 to 2021, jobs **INCREASED BY 106.5%** in Hebron, OH (ZIP 43025) from 6,204 to 12,811.

This change **OUTPACED** the national growth rate of **0.4%** by **106.9%**.



The **TOP 3** industries in 2021 are:

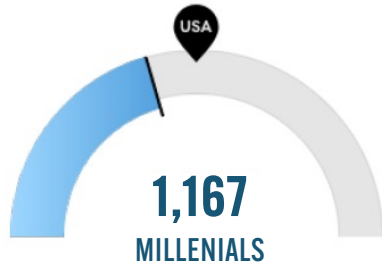
Warehousing and Storage

Soap, Cleaning Compound, and Toilet Preparation Manufacturing

Services to Buildings and Dwellings

OVERVIEW

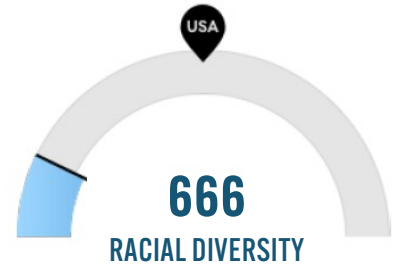
POPULATION CHARACTERISTICS



Hebron, OH ((ZIP 43025) has 1,167 millennials (ages 25-39). The national average for an area this size is 1,524.

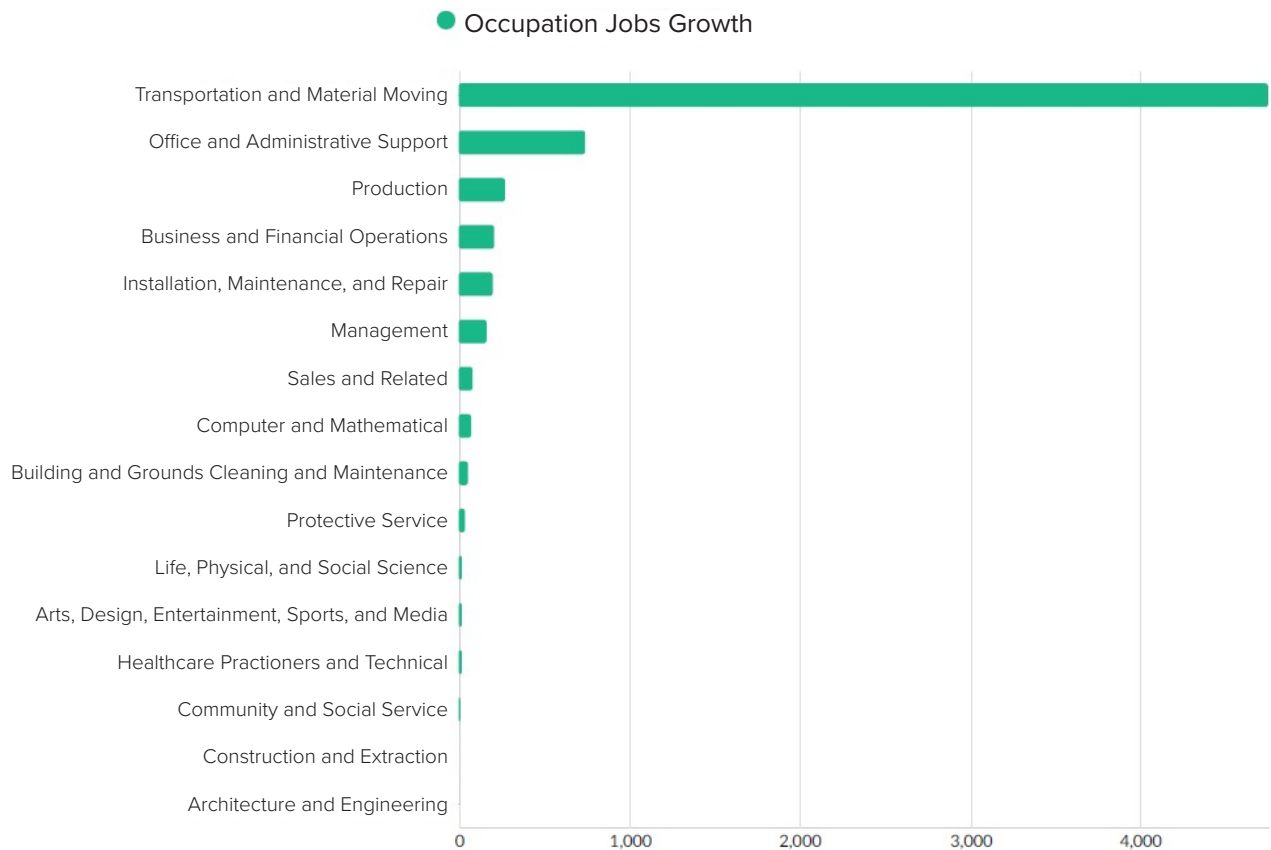


Retirement risk is high in Hebron, OH (ZIP 43025). The national average for an area this size is 2,201 people for 55 or older, where there are 2,436 here.



Racial diversity is low in Hebron, OH (ZIP 43025). The national average for an area this size is 2,978 racially diverse people, while there are 666 here.

TOP GROWING OCCUPATIONS



TRANSPORTATION

FOREIGN-TRADE ZONE 138

Administered by Columbus Regional Airport Authority, FTZ 138 is a top 10 zone in the United States for warehousing and distribution. It encompasses Rickenbacker International Airport, surrounding industrial parks and a 25-county service area in Central Ohio.

Being in the zone is a unique experience for every company. The exact benefits your company can receive depend on the nature and size of your business. Use the online savings calculator at FTZ138.com to learn how much money your company could be saving.

A Foreign-TradeZone (“FTZ” or “zone”) is a site within the United States that is legally considered to be outside of Customs territory for the purpose of duties and other considerations. Goods may be brought into the site duty-free and without formal Customs entry. Duties may be deferred, reduced or even eliminated and the zone can substantially lower Customs’ fees.

BY LAND

Hebron’s geographic location gives companies access to more of the U.S. population and employment base than any other major metro area. Within a day’s drive from the Columbus Region, 45% of the country’s population and 48% of headquarters operations can be reached.

BY AIR

By air, **John Glenn Columbus International Airport (CMH)** – located just 30 minutes from Hebron – provides business travelers daily flights to major cities including New York, Chicago, Atlanta and Washington D.C.

Located 10 miles south of Columbus and a 35 minute drive from Hebron is one of the world’s only cargo-dedicated airports, **Rickenbacker International Airport**, which can help import and export goods any place, any time.

- FTZs provide companies the opportunity to **LOWER COSTS** and **BOOST PROFITS**
- Streamlined application process allows companies to secure FTZ designation **WITHIN 30 DAYS**
- FTZs have been proven to be a successful trade program by consistently **CREATING AND RETAINING JOBS AND CAPITAL INVESTMENT** in the United States.



48%
of U.S. headquarters
operations within
a day’s drive



45%
of U.S. population
within a day’s drive



**JOHN GLENN
INTERNATIONAL**



**RICKENBACKER
INTERNATIONAL AIRPORT**

EDUCATION & WORKFORCE

LAKWOOD LOCAL SCHOOL DISTRICT

Lakewood Local School District is a Pre-K through 12th grade districts supporting over 1,800 students. Our philosophy on education is student centered, focusing on how our educational practices support student success beyond their time in our buildings. And we value the way our community works with us to drive student learning and achievement.



CAREER & TECHNOLOGY EDUCATION CENTERS (C-TEC)

Many careers require some post-secondary education or college, but not necessarily a traditional, four-year college degree. The technical curriculum at C-TEC's high school directly prepares students to enter the workforce AND a two or four-year college degree program.



Many adults want to upgrade their skills and credentials faster, better, and cheaper. Many employers want the same for their workers and they want it around the clock. C-TEC's Adult Education Center provides all of that along with superior customer service.

CENTRAL OHIO TECHNICAL COLLEGE (COTC)

COTC's mission is to meet the higher education and training needs of students and employers in the area, and the college aspires to be recognized as Ohio's premier technical college focused on student success as well as for excellence in workforce development and technical education.



OHIO STATE UNIVERSITY - NEWARK (OSU-N)

Students at Ohio State Newark can complete some bachelor's degree programs and master's degrees in Newark. For other Ohio State degree programs, students can complete many of the course requirements in Newark and then transfer to the main campus in Columbus, Ohio. The Fisher College of Business gives juniors and seniors the option of taking classes online or during the evening.



DENISON UNIVERSITY

Founded in 1831 and focused then, as now, on preparing effective leaders and active citizens, Denison University holds a storied place on the landscape of American higher education. Among the earliest colleges to be established in the old "Northwest Territory," beyond the Allegheny Mountains and north of the Ohio River, Denison University held its first classes during the presidency of Andrew Jackson. As one of the nation's leading liberal arts colleges, Denison University boasts generations of students who can attest to its effect on their lives.

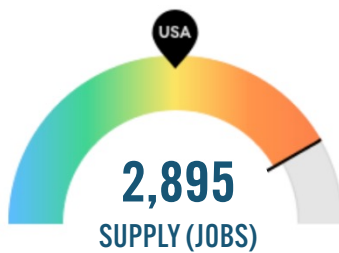
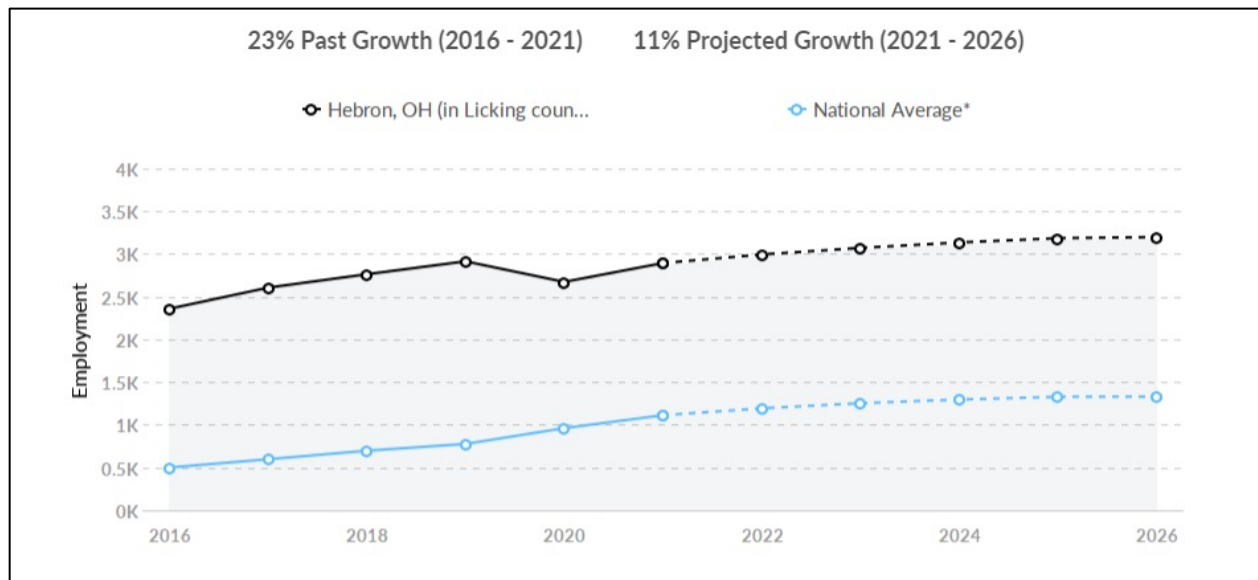


MANUFACTURING

The Hebron community has a history of manufacturing excellence dating back decades. The following data shows **Hebron will continue to be a leader in manufacturing** for years to come.

Data source – Lightcast 2022 Q3 Dataset for NAICS Code 31-33 Manufacturing.

The regional vs. national average employment helps you understand if the supply of Manufacturing is a strength or weakness for Hebron (ZIP 43025), and how it is changing relative to the nation. An average area of this size would have 1,113* employees, while there are 2,895 here. This higher than expected supply may make it easier to find candidates. The gap between expected and actual employment is expected to remain roughly the same over the next 5 years.



Hebron (ZIP 43025) is a hotspot for this manufacturing talent. The national average for an area this size is 1,113* employees, while there are 2,895 here.



Earnings per job are below the national average. The national average salary for Manufacturing in an area this size is \$95,109, while in Hebron (ZIP 43025) it is \$74,928. Earnings per jobs is the total industry earnings divided by the number of jobs in the industry.

*National average values are derived by taking the national value for Manufacturing and scaling it down to account for the difference in overall workforce size between the nation and Hebron (ZIP 43025). In other words, the values represent the national average adjusted for region size.

MANUFACTURING

MOST JOBS ARE FOUND IN THE PRODUCTION OCCUPATION SECTOR



Occupation	% of Industry in Occupation (2021)
Production Occupations	51.5%
Office and Administrative Support Occupations	10.6%
Transportation and Material Moving Occupations	9.2%
Business and Financial Operations Occupations	5.4%
Management Occupations	5.4%
Installation, Maintenance, and Repair Occupations	4.8%
Other	13.2%

SOC	Description	Employed in Industry (2020)	Employed in Industry (2021)	Change (2020 - 2021)	% Change (2020 - 2021)	% of Total Jobs in Industry (2021)	Median Hourly Earnings
51-0000	Production Occupations	1,381	1,490	109	8%	51.5%	\$18.17
43-0000	Office and Administrative Support Occupations	284	307	22	8%	10.6%	\$17.47
53-0000	Transportation and Material Moving Occupations	270	266	(5)	(2%)	9.2%	\$16.24
13-0000	Business and Financial Operations Occupations	128	157	29	23%	5.4%	\$29.48
11-0000	Management Occupations	127	157	29	23%	5.4%	\$44.12
49-0000	Installation, Maintenance, and Repair Occupations	134	138	5	3%	4.8%	\$21.49
41-0000	Sales and Related Occupations	103	128	25	24%	4.4%	\$15.50
17-0000	Architecture and Engineering Occupations	93	87	(7)	(7%)	3.0%	\$35.36
19-0000	Life, Physical, and Social Science Occupations	54	51	(3)	(5%)	1.8%	\$33.06

COMMUNITY REINVESTMENT AREA (CRA)

OVERVIEW

The Ohio Community Reinvestment Area (CRA) program is an economic development tool administered by municipal and county government that provides real property tax exemptions for property owners who renovate existing or construct new buildings. Community Reinvestment Areas are areas of land in which property owners can receive tax incentives for investing in real property improvements. The program is delineated into two distinct categories, those created prior to July 1994 ("pre-1994") and those created after the law changes went into effect after July 1994.

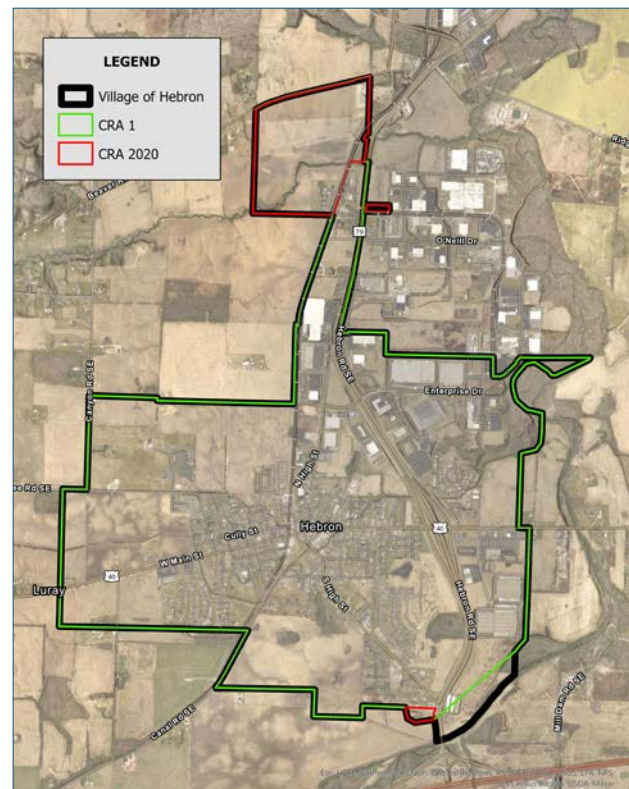
CRA 1 (PRE-1994)

TYPE	TERM	INVESTMENT MINIMUM	PERCENTAGE
Remodeling of Residential	10 Years	\$5,000	100%
Remodeling of Commercial or Industrial	12 Years	\$10,000	100%
New Construction of Non-Retail Commercial or Industrial	15 Years	N/A	100%

CRA 2020 (POST-1994)

TYPE	TERM	INVESTMENT MINIMUM	PERCENTAGE
Remodeling of Residential	10 Years	\$5,000	100%
Remodeling of Commercial or Industrial	12 Years	\$10,000	100%
New Construction of Non-Retail Commercial or Industrial	15 Years	N/A	100%

**The exemption percentage and term for commercial and industrial projects are to be negotiated on a project specific basis. If the proposed exemption exceeds 50%, local school district consent is required unless the legislative authority determines, for each year of the proposed exemption, that at least 50% of the amount of the taxes estimated that would have been charged on the improvements if the exemption had not taken place will be made up by other taxes or payments available to the school district. Upon notice of a project that does not meet this standard, the board of education may approve the project even though the new revenues do not equal at least 50% of the projected taxes prior to the exemption.

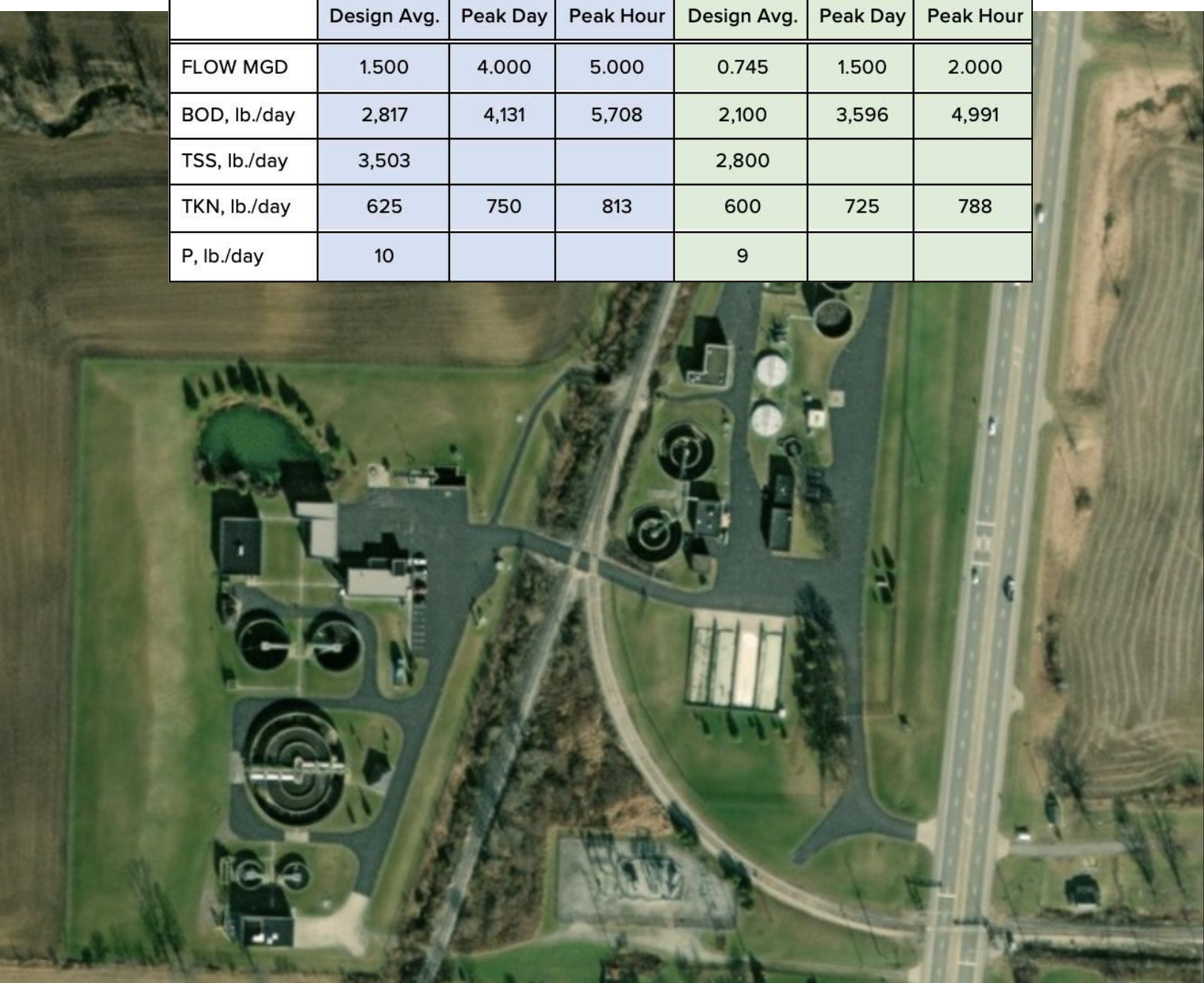


WATER RECLAMATION/WASTEWATER

AVAILABLE CAPACITY - 745,000 MGD

The new WRF consisted of a raw influent pump station and flow metering; preliminary treatment consisting of mechanically cleaned fine screens with a backup manually cleaned bar screen, grit tank equipped with pumps and a cyclone grit classifier/removal system; primary clarifiers; secondary biological treatment in an Orbal oxidation ditch system; secondary clarifiers; traveling-bridge tertiary sand filters; final effluent flow metering; ultraviolet disinfection and post-aeration. In lieu of continuous intermediate treatment pumping, effluent pumps were installed to discharge treated water to Beaver Run. Discharge from the facility is normally by gravity. The effluent pumps only come on-line during flood conditions.

PARAMETER	PLANT CAPACITY			RESERVE (AVAILABLE) CAPACITY		
	Design Avg.	Peak Day	Peak Hour	Design Avg.	Peak Day	Peak Hour
FLOW MGD	1.500	4.000	5.000	0.745	1.500	2.000
BOD, lb./day	2,817	4,131	5,708	2,100	3,596	4,991
TSS, lb./day	3,503			2,800		
TKN, lb./day	625	750	813	600	725	788
P, lb./day	10			9		



WATER

AVAILABLE CAPACITY - 1.4 MGD

The Hebron Water Treatment Plant was expanded in 2004 and can treat **2,160,000 gallons of water per day** (1,500 gallons per minute). The facilities' primary treatment is a precipitative excess lime softening process capable of producing finished water with a hardness of 120 mg/l. The quality of the finished water meets or exceeds current Ohio EPA regulations.

The source water for the treatment plant is groundwater. The raw water is pumped to the aerator for iron and manganese removal. Aeration of the water help control any taste and odor problems as well. Chlorine is introduced into the raw water prior to aeration to inhibit algae growth and help oxidize iron and manganese.

Sodium Permanganate is introduced to **enhance iron and manganese removal.** Following aeration, is the softening process. The water enters the solids contact reactors and Lime is added into the reactor raising the pH to 11.0 s.u. These solids contact reactor performs several processes in one basin, including rapid mix, flocculation, and sedimentation. The water then enters the recarbonation basin and Carbon dioxide is added to reduce the pH from 11.0 down to 8.5 s.u. for further stabilization.

Following stabilization, the water is **filtered through dual-media high rate filters.** The filtered water is then chlorinated and fluoridated before entering the finished water clear wells. The finished water is stored in the clear well until it is pumped into the elevated storage towers and distribution system.



ZONING DISTRICTS

VILLAGE OF HEBRON ZONING DISTRICT SUMMARY CHART

	R1	R2	R3	R4	R5	NC	GC	M1	M2	PRD	PCD	PID	PUD
Min Lot Area	14,000	11,200	6,700	11,200	11,200 See (1)	N/A	N/A	N/A	N/A	5 acres	N/A	10 acres	20 acres
Max Lot Coverage	35%	35%	35%	35%	35%	N/A	N/A	N/A	N/A	N/A	45%	50%	N/A
Min Lot Width	100'	80'	60'	80'	80'	N/A	N/A	N/A	N/A	250'	250'	400'	600'
Min Front Setback	35'	35'	20'	20'	35'	See (3)	See (3)	See (3)	50'				
Min Side Setback	13'	10'	10'	10'	13'	20'	20'	20'	50'				
Min Rear Setback	45'	35'	35'	10'	35'	25'	25'	25'	50'				
Min Dwelling Dimensions	1,400	1,150	900	1,150	See (2)	Max of 5,000							

(1) or 3,500 square feet per dwelling, whichever is greater.

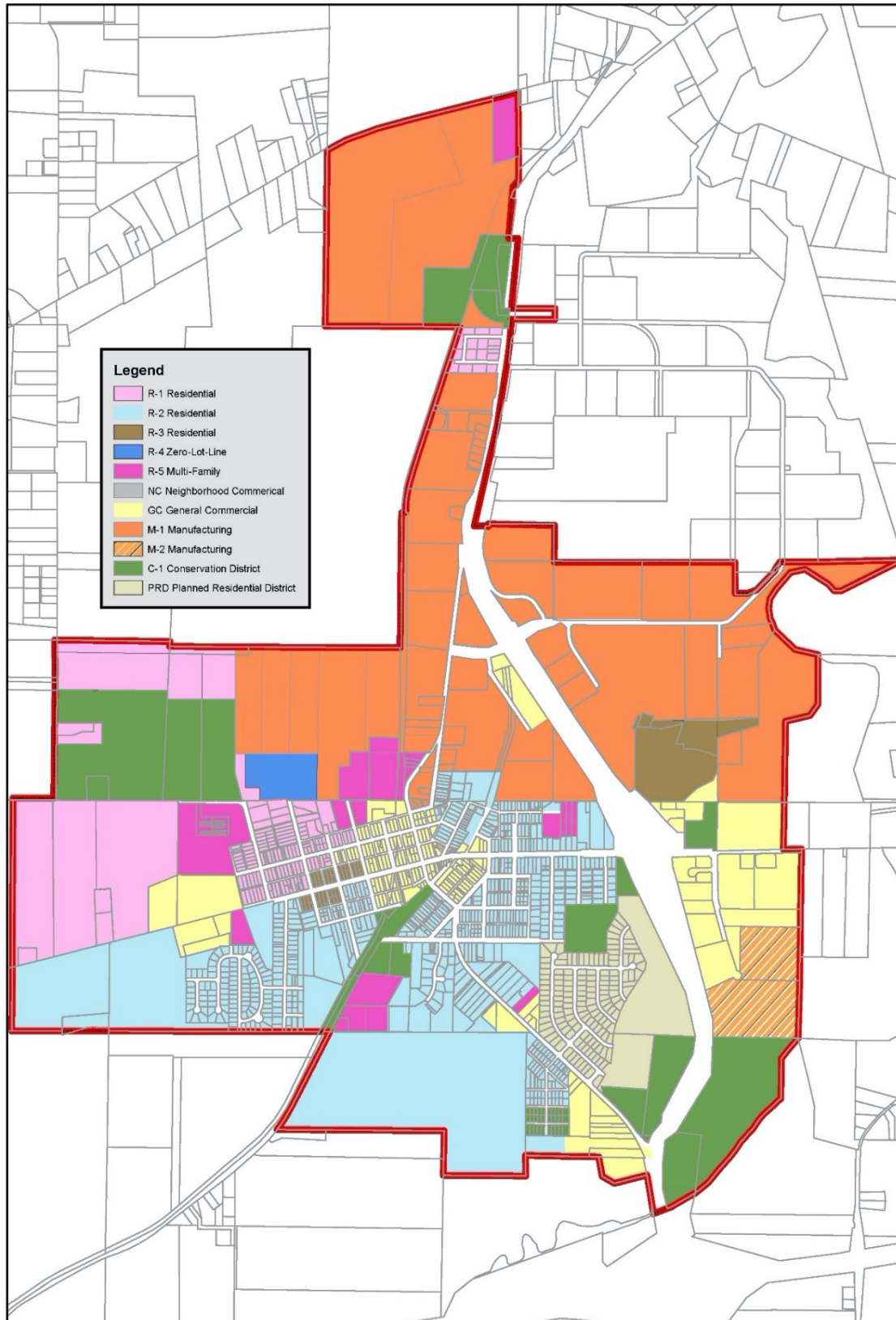
(2) One bedroom - 700 square feet; two bedroom - 850 square feet; three bedroom - 975 square feet; each additional bedroom - 225 square feet.

(3) Average of adjacent buildings, if no adjacent buildings, minimum of 50' setback.

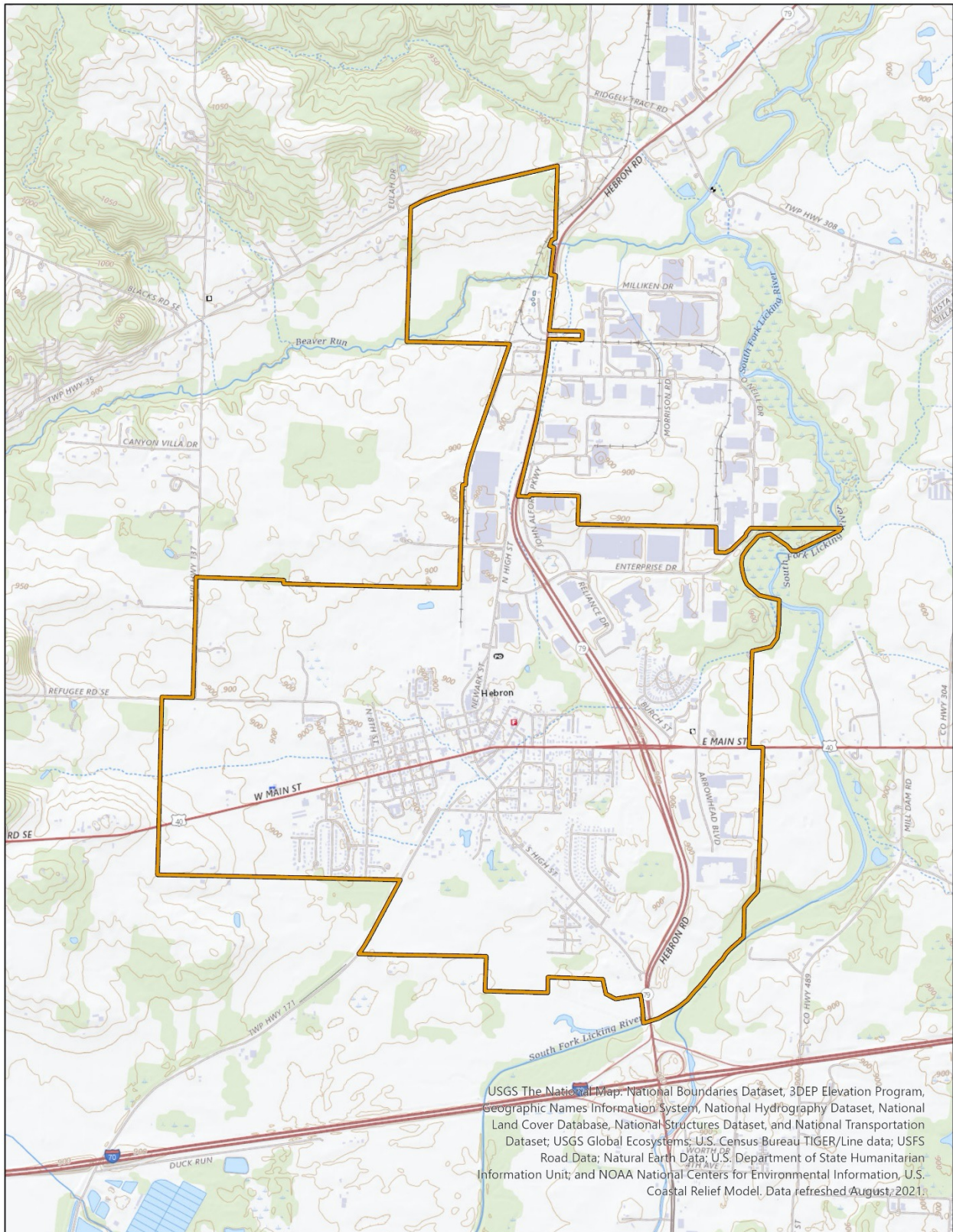
PLEASE REFER TO THE MOST CURRENT ZONING ORDINANCE ONLINE AT HEBRONVILLAGE.ORG



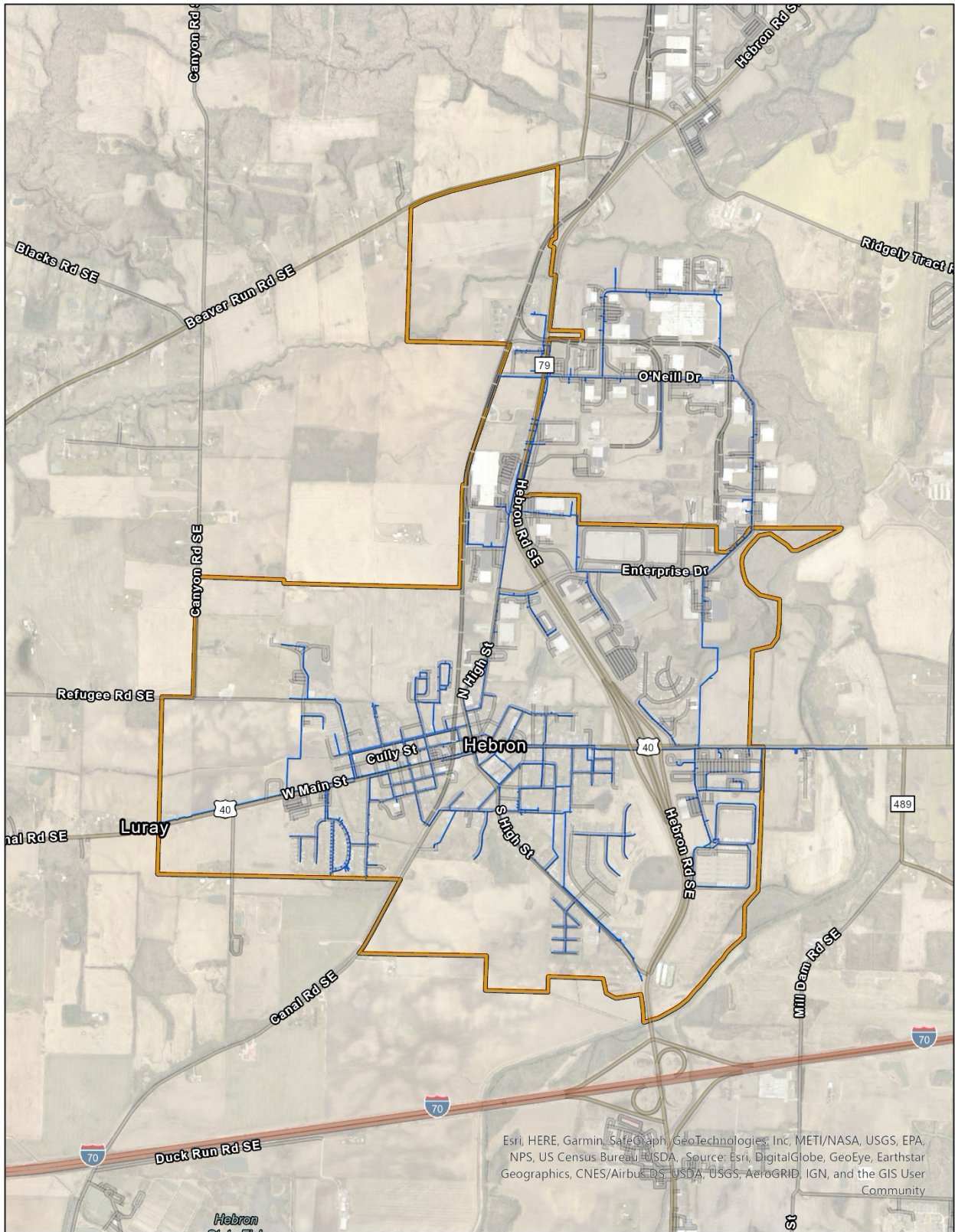
ZONING MAP



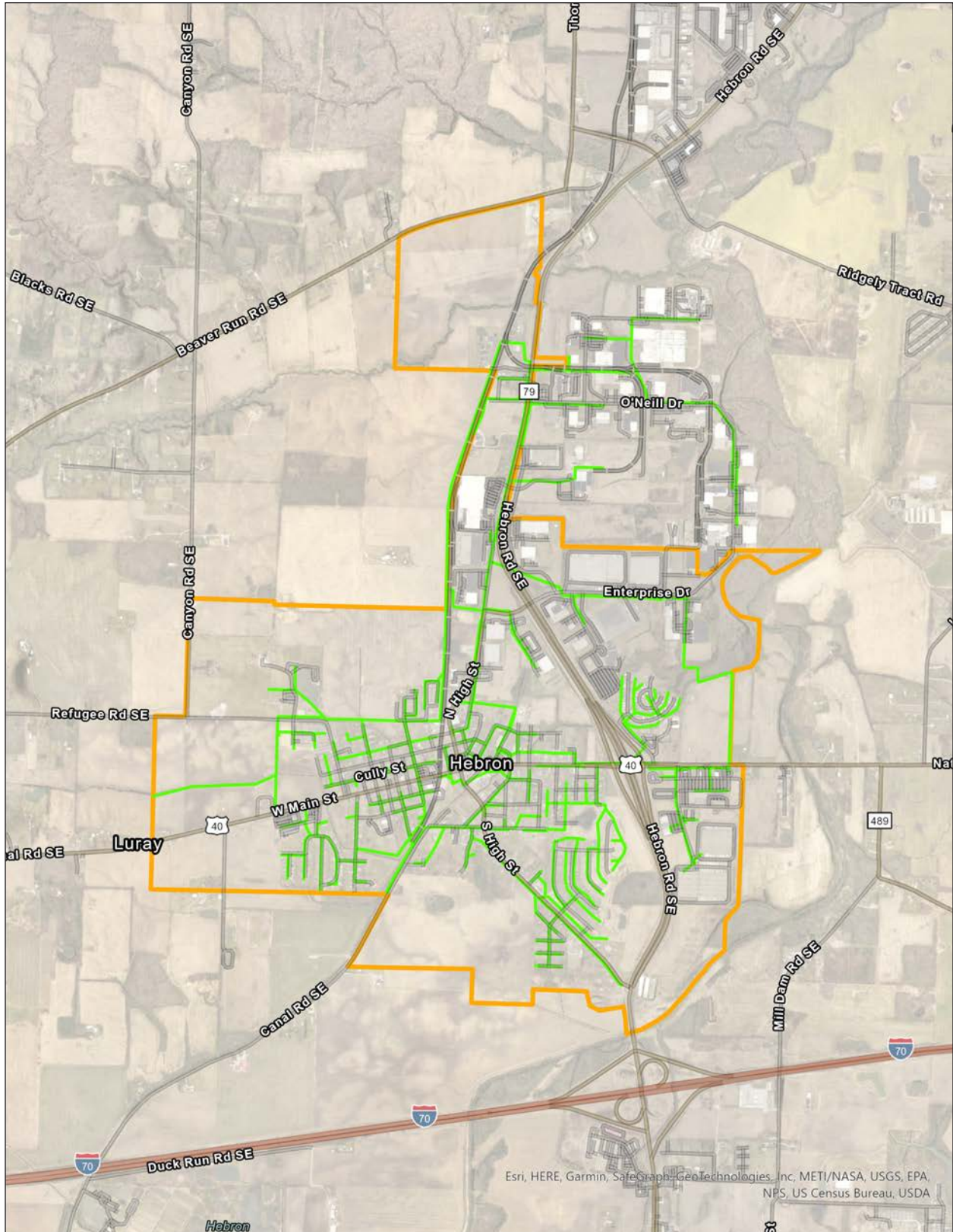
USGS TOPOGRAPHIC



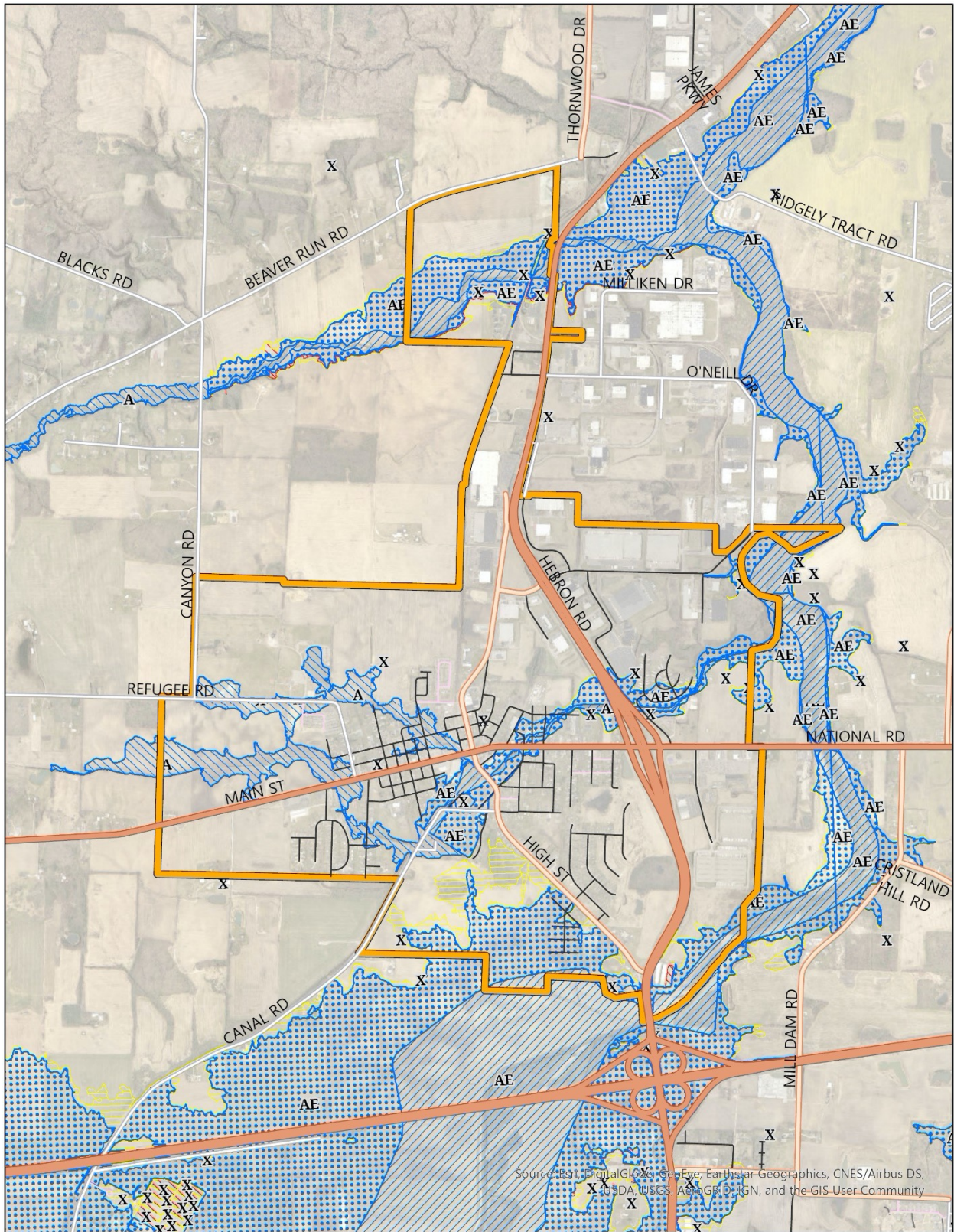
WATER LINE



SEWER LINE



FLOODPLAIN



CONTACT

The Village of
HEBRON
Crossroads of Ohio
Where Our Paths Connect



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