

385+ Acres Available for Development

Connected To Your Future



385+ Acres Available

- Mixed-Use Opportunities.
- Largest undeveloped tract in Cuyahoga County.
- Surrounded by established, affluent communities with many amenities.
- Excellent major highway access.
- Investment incentives available through the Township, County and State.

For more information please contact us at:

Olmsted Joint Economic Development District

26100 Bagley Road
 Olmsted Falls, Ohio 44138
 (440) 235-5333
www.stearns Crossing.org
info@stearns Crossing.org

Area Universities/Colleges

- Baldwin Wallace College-5 miles
- New Cuyahoga County Community College Westshore Campus- 7 miles
- Oberlin College-19.3 miles
- Cleveland State University-20 miles
- Case Western Reserve University-23.5 miles

Area Shopping Centers

- Great Northern Mall-3.4 miles
- Historic Grand Pacific Junction- 3.5 miles
- Crocker Park Lifestyle Center-6.4 miles
- SouthPark Mall-11.7 miles

Area Cultural Amenities

- Playhouse Square- 20.2 miles
- University Circle- 23.7 miles

Major Highways

- I-480- ¾ mile
- I-80/Ohio Turnpike- ¾ mile
- I-71- 5 miles
- I-90- 7 miles

Parks and Rec Amenities

- Rocky River
- Plum Creek Local and Metro Parks



Ideal for High-tech Businesses

Professional Offices/Services

Specialty Retail/ Restaurants

Educational Institutions

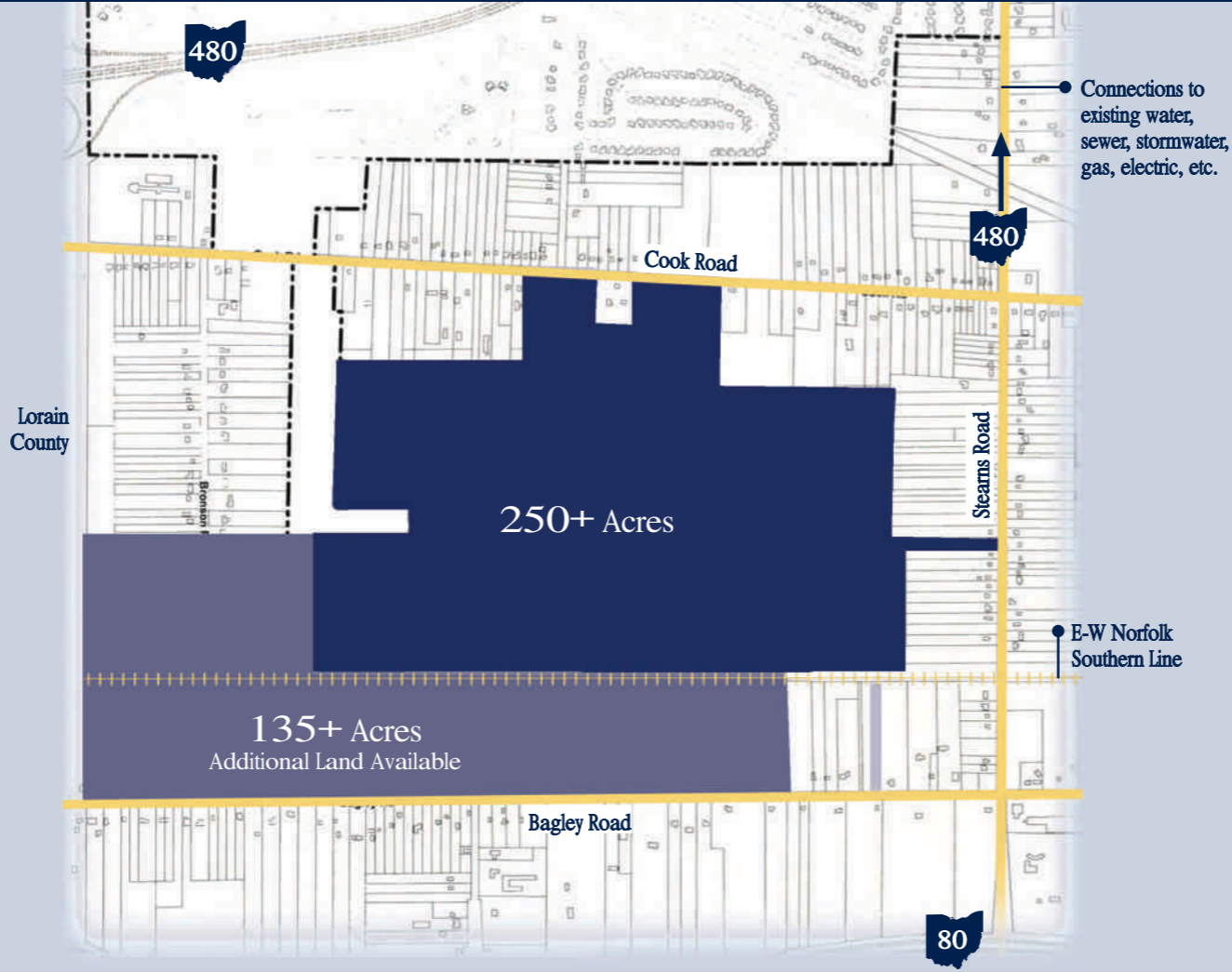
STEARNS CROSSING BUSINESS PARK

The City of Olmsted Falls and Olmsted Township created a Joint Economic Development District (JEDD) in 2001.

This District is viewed by both parties as an economic development tool that promotes local cooperation and fosters development activities without annexation. Infrastructure services are provided by the City and developable land is provided by the Township. Income tax from the developed land is collected to benefit both parties.

Connected to Your Future

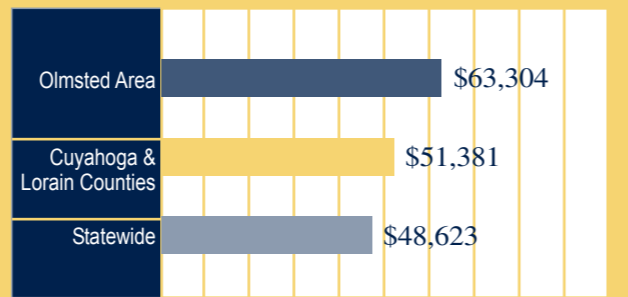
- I-80/Ohio Turnpike..... ¾ mile
 - I-480 ¾ mile
 - Great Northern Mall 3.4 miles
 - Historic Grand Pacific Junction..... 3.5 miles
 - St. John Westshore Hospital 4.9 miles
 - I-71 5 miles
 - Cleveland Hopkins International Airport5 miles
 - Southwest General Hospital 5.3 miles
 - Crocker Park Lifestyle Center 6.4 miles
 - I-90 7 miles
 - SouthPark Mall 11.7 miles
 - Lorain County Airport 17.6 miles
 - Downtown Cleveland 20 minutes
 - Cleveland Clinic 23 miles
 - University Hospital 24 miles
- Proximate to world class museums, professional sporting venues and Lake Erie
Local and Metro Parks



Additional Local Statistics

- Immediate access to major highways.
- E-W Norfolk Southern line on site.
- Design guidelines.
- Investment/development incentives available.
- Cuyahoga County Sales Tax: 7.75%
- Income Tax: 1.5%
- Olmsted Township Property Tax: 2.87% of Market Value
- Personal Property: Tangible personal property tax has been phased out for general business filers in Ohio; however telephone and interexchange telecommunications companies, or entities leasing property to telephone and interexchange telecommunications companies are exempt from this phase out.
- High School and customized Post-High School employee training readily available.
- Public Protection Classification (Town Class) of 5 with hydrants.
- Highly educated workforce available.
- 250+ acres readily available, 135+ acres potential expansion.
- Local residents have significant discretionary purchasing power.
- Proposed site plan available.
- ESA Phase I completed.

2008 Median Household Income



Income Exceeding \$100,000—21% of Local
18%-Cuyahoga & Lorain Counties; 12%-Statewide

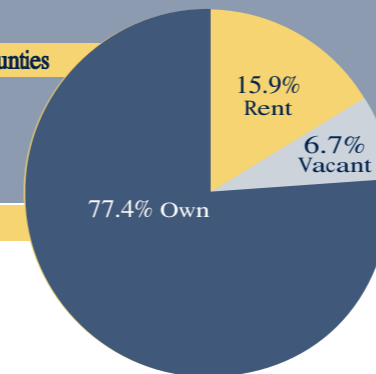
Olmsted Area Housing Ratio

Cuyahoga & Lorain Counties

- 58.9% Own
- 30.6% Rent
- 10.5% Vacant

Statewide

- 63.3% Own
- 27.1% Rent
- 9.6% Vacant



Post-High School Education/Degree

