

THUNDERBIRD

A NEW MIXED-USE NEIGHBORHOOD IN
CLEVELAND'S OPPORTUNITY ZONE
SITES AVAILABLE FOR SALE OR LEASE



CONTACT EXCLUSIVE AGENTS:

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CBRE



DOWNTOWN



DOWNTOWN



THE FLATS



OHIO CITY



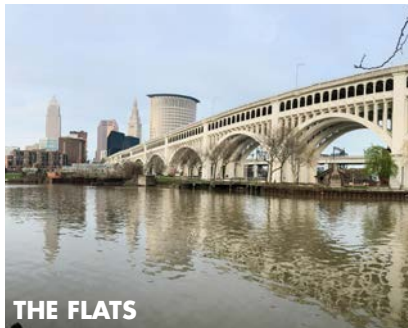
DOWNTOWN



TREMONT

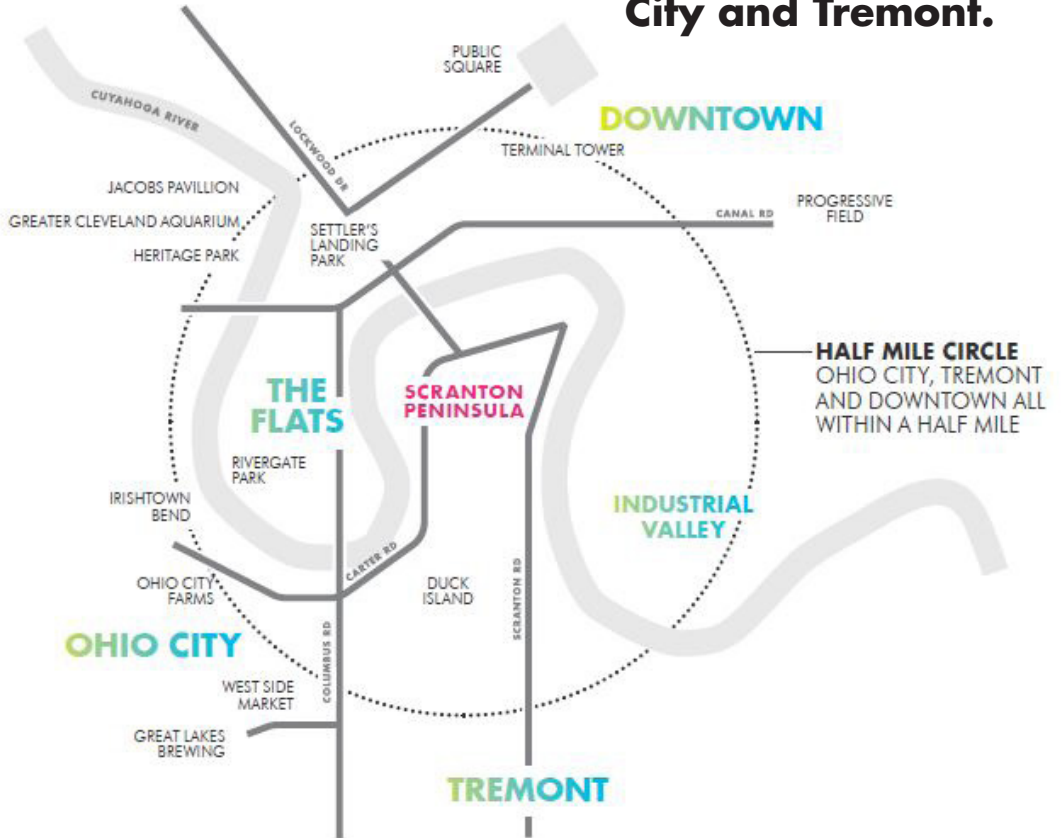


OHIO CITY



THE FLATS

**Proximity matters.
Thunderbird is uniquely
positioned within a half
mile of Public Square and
a very short walk to Ohio
City and Tremont.**



**Sites available for sale
or build to suit.**

TOTAL AREA

SF: 594,646 | Acres: 13.65

UNDER CONTRACT

SF: 324,178 | Acres: 7.44

AVAILABLE LOT B AREA

SF: 181,568 | Acres: 4.17

AVAILABLE LOT C AREA

SF: 88,900 | Acres: 2.04



Thunderbird is one of the most uniquely positioned properties in Cleveland. The site is located on the Scranton Peninsula, along the Cuyahoga River in the Flats, facing downtown Cleveland and surrounded by and connected to Ohio City and Tremont neighborhoods.

- **UTILITIES:** Water/sewer provided to Carter Road.
 - **ZONING:** Semi-industrial (allows for multi-family or retail). City support to rezone or provide variances as needed.
 - **STREETS:** Simple, private drives envisioned to create a small-block, urban neighborhood.
 - **LOCATION:** Less than a half mile (10 min walk) from Ohio City, Tremont and Public Square.
 - **TRAILS AND PARKS:** Surrounded by trails and parks: Towpath, Centennial Link, Red Line Greenway, Merwin's Wharf, Irishtown Bend Park (planned), Thunderbird Riverfront Park and Trail* (proposed).
 - **RIVERFRONT:** Over 1400' of river frontage.
 - **VIEWS:** Panoramic views of Cleveland skyline.
 - **NEIGHBORHOOD:** West 25th Street, West Side Market, Hoopples, Cleveland Rowing Foundation (less than 5 min walk).
 - **DESIGN:** Walkable and dense, with an eye toward sharp, but straightforward design. Master planned and coordinated, but flexible and realistic.
 - **BREWERY:** Great Lakes Brewery will be joining the neighborhood with a new, state-of-the-art facility that will be designed at neighborhood scale with a bar/restaurant, and a pedestrian-oriented design.
- * *Thunderbird Park is in the very nascent stages of planning, is forward looking and uncertain if it will be realized.*

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2017 Population	14,270	96,917	261,641
2017 Daytime Population	67, 843	187,208	423,146
2017 Average HH Income	\$74,280	\$41,756	\$42,952
2022 Average HH Income	\$92,622	\$49,194	\$49,451

TRAFFIC COUNTS

Scranton/Carter RD (ODOT 2016):	4,257 per day
Lorain/Carnegie BDG (ODOT 2013):	14,040 per day

OPTIMAL HIGHWAY ACCESSIBILITY:

I-90W:	5 mins.
I-90E:	10 mins.
I-71S:	5 mins.
I-77S:	7 mins.
I-490W:	5 mins.
I-490E:	7 mins.



Thunderbird will establish a new dynamic neighborhood in the heart of a reemerging American City.



AN ASPIRATION

A Vision of Cleveland's Future

Located in the center of Cleveland and void of any existing buildings, the blank canvas of the Scranton Peninsula's eastern side is envisioned as a small, compact and walkable community, designed with both the honest and self-evident character embedded in the city as well as a thoughtful overlay of placemaking that looks beyond Cleveland today and towards a bright future.

A CROSSROADS

From Downtown to Neighborhoods
With well-established and burgeoning neighborhoods of Ohio City, Tremont and Downtown all within a half mile of the district, the district will be developed to support these neighborhoods, creating a waterfront link that binds them and establishes a continuous network of places to live, create, mix and work.

A WATERFRONT

An Amenity to the Neighborhood and Community

The district is designed with a continuous public waterfront, culminating in a world class park on the southern edge that will connect

to the continuously expanding park system including direct adjacency with the new 17-acre park at Irish Town Bend and the existing park on the southern side of the Peninsula, creating an active and living waterfront experience on the south bank of the Flats.

A LIVING ROOM

Intimate and Human-Scaled Development
Conscious of the large site and surrounding infrastructure, the district is composed of a series of well-designed small spaces, cozy walkable streets, and short building blocks with compatible but diverse architecture.

A CONTEXT

With a Focus on Views, Adjacencies and a River

Home to some of the most spectacular views of Cleveland, the district is designed to orient viewers to the landmarks on the horizon through framed spaces and a gradient of building heights that respond to the site's topographic changes. Thunderbird is conceived of a predominately mid-rise development (5-7 stories) with the potential for strategically placed higher rise buildings (8+ stories). All designed around view corridors and pedestrian experience.



THE VISION

Riverfront Development Opportunity

View from the Cuyahoga looking toward
the Eastern Edge of the District



* CONCEPTUAL DESIGN & RENDERING

CBRE

THE VISION

View from Carter Road looking toward
the Cuyahoga River and towards Downtown

**Your future HQ. This represents the best
of both worlds; convenience, access and
appeal of a city location, with the unique
opportunity to create a dynamic campus**

TENANTS NAME

TENANTS NAME

CONCEPTUAL DESIGN & RENDERING

CBRE

THE VISION

View from the Public Space
along Carter Road looking North

The Opportunity to build a campus
atmosphere that embodies the quality
of live, work, and play, enabling your
organization to attraction top tier talent.



Thunderbird will establish a new dynamic neighborhood in the heart of a reemerging American City.



OPPORTUNITY ZONE & ECONOMIC INCENTIVES

Site is located in newly created Opportunity Zone:

(Contact Tracey Nichols, Director Financial Services, Project Management Consultants 216-566-5825)

- An Opportunity Zone is an economic development tool designed to spur economic development and job creation in economically-distressed communities where new investments may be eligible for preferential tax treatment.
- Investors can defer and reduce capital-gains taxes when they reinvest profits from other asset sales (including, but not limited to, real estate, stocks or art collectibles, etc.) into a qualified Opportunity Zone fund within 180 days following the sale of a prior investment.
- Opportunity Zone Funds are eligible for a basket of tax benefits, including deferral of current capital gains, a tax reduction of up to 15% on current gains, and no capital gains taxes on appreciation if the investment is held for 10 years. The tax benefits for investors increase the longer the asset is held.
 - After 5 year hold, reduction of 10%
 - After 7 year hold, reduction of 15%
 - After 10 year hold, investors permanently avoid any capital gains tax on the post-acquisition gains.
- Potential governmental economic incentives available through the City of Cleveland's Economic Development Department.



THE VISION

Pedestrian Oriented

View within the Pedestrian Passage
looking North



* CONCEPTUAL DESIGN & RENDERING

A VIBRANT, TRANSFORMING CITY

Cleveland is a rich city filled with world class destinations.



Cleveland Clinic

**A TOP 5
HEALTH SYSTEM**



18 Million
ANNUAL VISITORS



Cleveland Sports

**3 PRO TEAMS AND APPEARANCES IN
BOTH THE NBA FINALS AND MLB
WORLD SERIES IN THE LAST YEAR**



Walkable Downtown Cleveland

**A TOP CITY IN THE COUNTRY FOR
VISITORS WHO WANT TO GO
CAR-FREE**



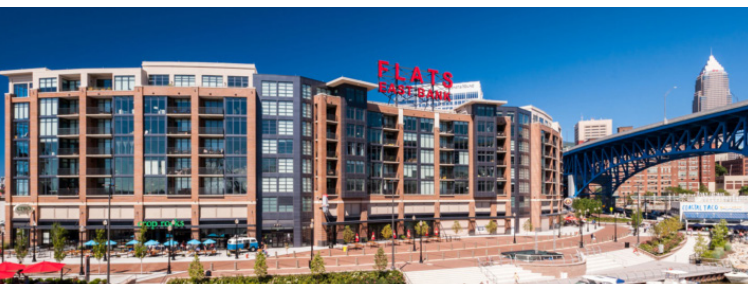
Playhouse Square

**A TOP 5
THEATER DISTRICT**



Cleveland Museum of Art

**A TOP 5
ART MUSEUM**



Flats East Bank

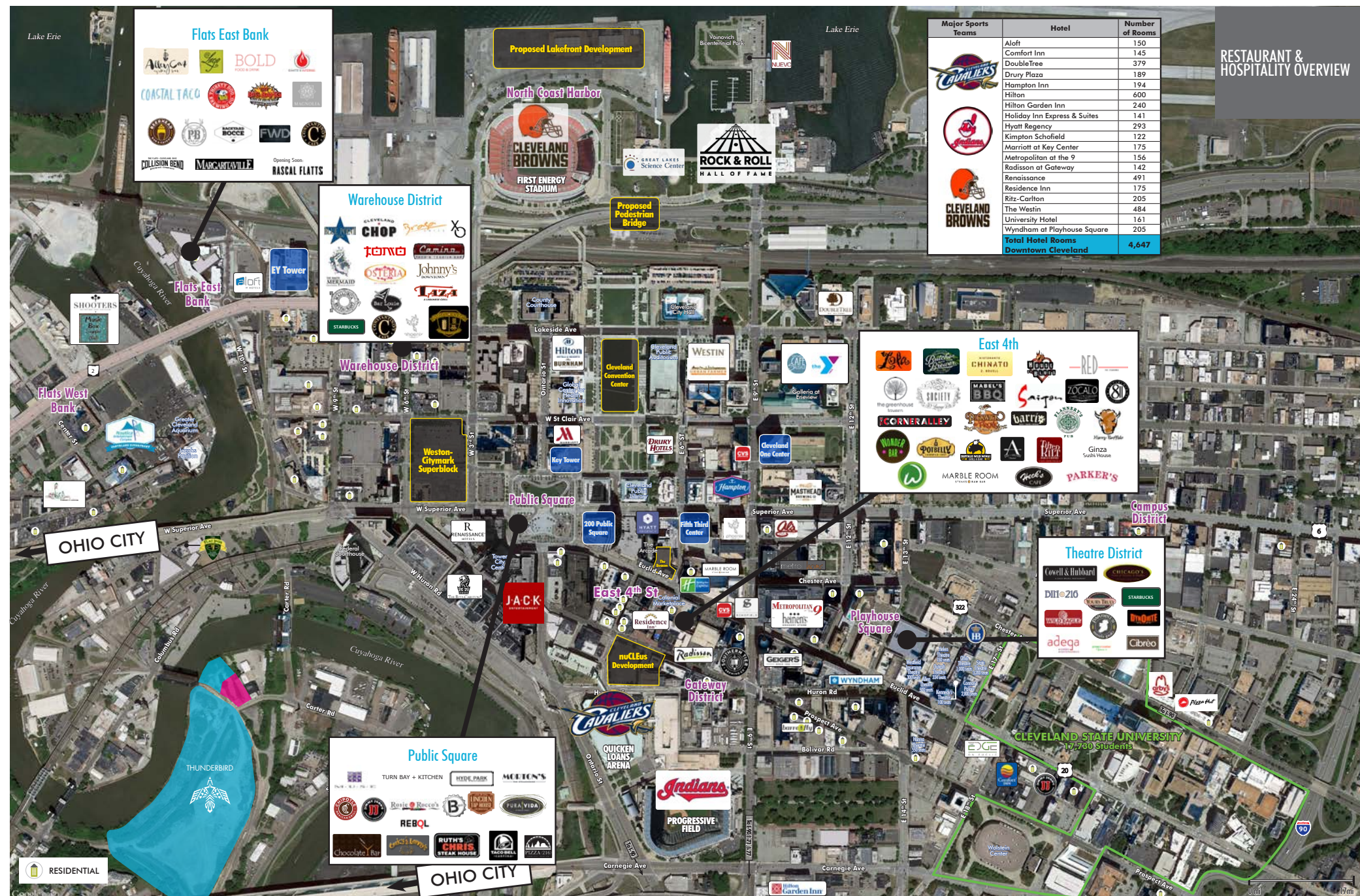
**OVER \$500 MILLION
INVESTED IN THE LAST
TEN YEARS**



Ohio City

**HOME TO THE LOCALLY
OWNED
WEST SIDE MARKET**





OHIO CITY

1 Mile from Downtown

+ 10,000 Residents

Approximately 1,500 new
apartments planned

250 local businesses

4,000 employees

Major Employer:
Lutheran Hospital (Cleveland
Clinic)

Retail Vacancy Rate: Decreased
from 35% to 2% in the last four
years

16% growth among ages 18-34
& 42% growth among ages
60-64

2nd largest transit hub in
Cuyahoga County

Light Rail connector to
Downtown & Airport

West Side Market attracts 1.8
million visitors annually with over
10,000 visitors every Saturday.

Home to Saint Ignatius High
School, one of the nation's
premiere parochial high schools
with over 1,400 students.





THE VISION

Proposed park and Riverfront Trail Amenities

View from the Public Space along
Carter Road looking North



CONCEPTUAL DESIGN & RENDERING

A VIBRANT, TRANSFORMING CITY

Why Cleveland. Because it's the FUTURE.



79%

INCREASE IN
DOWNTOWN
POPULATION SINCE
2000



6

JAMES BEARD
AWARD-WINNING
RESTAURANTS



136%

INCREASE IN NUMBER
OF RESIDENTS WITH
ADVANCED DEGREES



2.37

AVERAGE
HOUSEHOLD SIZE



22

FORTUNE 1000
COMPANIES



8TH

FASTEST GROWING
POPULATION
OF 25-34 YEAR-
OLD COLLEGE
GRADUATES



97%

INCREASE IN BABY
BOOMER RESIDENTS
SINCE 2000

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