

**FACT SHEET
WESTBOURNE FLEX, LLC
JUNE 2026**

I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five (75%) for a period of ten (10) consecutive years on real property improvements for the purpose of constructing new facilities to increase capacity and the creation of new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

Westbourne Flex, LLC is a wholly owned subsidiary of Pioneer Development. Established in 2021, Pioneer Development specializes in the acquisition, development, leasing, and management of light and flex industrial properties in strategically selected sub-markets within the Columbus, Ohio region. By leveraging deep understanding of market trends, local economic drivers, and industry-specific demands, Pioneer Development is able to deliver high-quality, efficient, and adaptable industrial spaces that cater to the evolving needs of growing businesses through strategic project selection, effective asset management, and efficient leasing strategies. To date they have developed approximately 500,000 square feet of light industrial products in Marysville, Plain City, Grove City, Columbus, and Delaware, Ohio.

Westbourne Flex, LLC is proposing to invest a total project cost of approximately \$10,000,000.00, which includes \$8,800,000.00 in real property improvements and \$1,200,000.00 in acquisition cost to construct two (2) proactive industrial multi-tenant flex/warehouse facilities consisting of approximately 38,540 square feet and 27,000 square feet at 6140 and 6250 Westbourne Ave. Columbus, Ohio 43213, Parcel No. 520-346972 (the “**Project Site**”). Additionally, Westbourne Flex, LLC proposes to create or cause to be created ten (10) net new full-time permanent positions with an estimated annual payroll of approximately \$500,000.00 (“**New Employees**”) at the proposed **Project Site**.

Westbourne Flex, LLC is requesting an Enterprise Zone property tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements to assist in the new construction of this project.

III. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
Acquisition of buildings	\$1,200,000.00
Additions/new construction	\$8,800,000.00
TOTAL INVESTMENT	\$10,000,000.00

IV. DECISION & TIMING

Real property improvements are expected to begin as soon as July of 2026 with the scheduled completion of June of 2027, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create ten (10) net new full-time permanent positions with an estimated annual payroll of approximately \$500,000.00 at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Warehouse	6	\$24.04	\$50,000.00	\$300,000.00
Sales	2	\$24.04	\$50,000.00	\$100,000.00
Research and Development	2	\$24.04	\$50,000.00	\$100,000.00
TOTALS	10			\$500,000.00

Total cumulative new payroll over the term of the Enterprise Zone Abatement to Columbus will be approximately **\$500,000.00**.

The proposed development is a proactive project for an end user that is yet to be determined, the end user will provide its own specific benefits package for its employees.

The proposed **Project Site** is located at 6140 and 6250 Westbourne Ave. Columbus, OH 43213, Parcel No. 520-346972, and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements related to the construction of two (2) proactive industrial multi-tenant flex/warehouse facilities that will consist of approximately 38,540 square feet and 27,000 square feet.

VII. NEW TAX IMPACT: ANNUAL & 10-YEAR SUMMARY

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$253,166.00	\$2,531,660.00	\$5,063,320.00
B. New City Income Tax Revenue	\$12,500.00	\$125,000.00	\$250,000.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$265,666.00	\$2,656,660.00	\$5,313,320.00
Proposed Tax Abatement Impact	Annual Summary	10-year Summary	20-year Summary
D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$189,875.00	\$1,898,750.00	\$1,898,750.00
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$75,791.00	\$757,910.00	\$3,414,570.00

School District Impact: Gahanna-Jefferson School District	Average Annual	10-year Summary	20-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	0	0	0
G. New Revenue as a Result of the Proposed Project (post abatement)	\$41,982.00	\$419,821.00	\$2,099,107.00
H. Total School District Revenue (i.e., F. + G.)	\$41,982.00	\$419,821.00	\$2,099,107.00

School District Impact: Eastland-Fairfield Joint Vocational School District	Average Annual	10-year Summary	20-year Summary
I. Existing School District Revenue from Real Property at site (pre abatement)	0	0	0
J. New Revenue as a Result of the Proposed Project (post abatement)	\$1,750.00	\$17,500.00	\$87,500.00
K. Total School District Revenue (i.e., F. + G.)	\$1,750.00	\$17,500.00	\$87,500.00

VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$1,898,745.00** for Westbourne Flex, LLC over the incentive term of ten (10) years.

Gahanna-Jefferson School District is estimated to receive an additional **\$419,821.00** over the term of the abatement and approximately **\$2,099,107.00** over a 20-year period, because of the aforementioned project.

Eastland-Fairfield Joint Vocational School District is estimated to receive an additional **\$17,500.00** over the term of the abatement and approximately **\$87,500.00** over a 20-year period, because of the aforementioned project

The first ten years of total taxes for the Library, County, Township, Schools and City net of the abatement equals a total of approximately **\$632,915.00**.

100% for the next ten years is **\$2,531,660.00**, plus the **\$632,915.00** from the first ten years equals **a total for 20 years of approximately \$3,164,575.00**.