

**FACT SHEET  
JETWAY FLEX, LLC  
FEBRUARY 2025**

**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**

Founded in 2021 and based in Columbus, OH, Pioneer Development specializes in acquisition, development, leasing, and management of light and flex industrial properties in strategically selected sub-markets within the Columbus Region. By leveraging market trends, local economic drivers, and industry-specific demands, Pioneer Development provides high-quality, efficient, and adaptable industrial spaces that cater to the evolving needs of growing businesses. To date, Pioneer Development has developed over 400,000 square feet of light industrial product in Marysville, Plain City, Grove City, and Delaware.

Jetway Flex, LLC is proposing to invest a total project cost of approximately \$10,298,498.00 in real property improvements to construct two (2) multi-tenant flex/warehouses that will consist of a 28,130 square foot and a 46,500 square foot proactive industrial facilities located at 1905 and 1931 Jetway Blvd. Columbus, OH 43219, parcel number 010-255956 (the “**Project Site**”). Additionally, Jetway Flex, LLC proposes to create twelve (12) net new full-time permanent positions with an estimated annual payroll of approximately \$600,000.00 (“**New Employees**”) at the proposed **Project Site**.

Jetway 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**

<b>INVESTMENT TYPE</b>	<b>PROPOSED VALUE</b>
New construction	\$10,298,498.00
<b>TOTAL INVESTMENT</b>	<b>\$10,298,498.00</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as the second quarter of 2025 with a scheduled time of completion of second quarter of 2026, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

The project will create twelve (12) net new full-time permanent positions with an estimated annual payroll of approximately \$600,000.00 at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Warehouse	12	\$24.00	\$50,000.00	\$600,000.00
<b>TOTALS</b>	<b>12</b>			<b>\$600,000.00</b>

Total cumulative new payroll over the term of the Enterprise Zone Abatement to Columbus will be approximately **\$600,000.00**.

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 1905 and 1931 Jetway Blvd. Columbus, OH 43219, parcel number 010-255956, and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

## VI. REQUESTED PUBLIC PARTICIPATION

Contingent on the sale and transfer of ownership, 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) multi-tenant flex/warehouses that will consist of a 28,130 square foot and a 46,500 square foot proactive industrial facilities.

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

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$263,300.00	\$2,632,999.00	\$5,265,998.00
B. New City Income Tax Revenue	\$15,000.00	\$150,000.00	\$300,000.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$278,300.00	\$2,782,999.00	\$5,565,998.00
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	\$197,475.00	\$1,974,750.00	\$3,949,500.00
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$80,825.00	\$808,249.00	\$1,616,498.00
School District Impact: Columbus City School District	Average Annual	10-year Summary	20-year Summary

F. Existing School District Revenue from Real Property at site (pre abatement)	\$5,429.93	\$54,299.30	\$108,598.60
G. New Revenue as a Result of the Proposed Project (post abatement)	\$46,497.00	\$464,970.00	\$2,324,834.00
H. Total School District Revenue (i.e., F. + G.)	\$51,926.93	\$519,269.30	\$2,433,432.60

**VIII. TAX BENEFIT**

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$1,974,749.00** for Jetway Flex, LLC over the incentive term of ten (10) years.

Columbus City School District is estimated to receive an additional **\$464,970.00** over the term of the abatement and approximately **\$2,324,834.00** 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 **\$658,250.00**.

100% for the next ten years is **\$2,632,999.00**, plus the **\$658,250.00** from the first ten years equals **a total for 20 years of approximately \$3,291,249.00**.