

AGRICULTURAL SECTOR

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Creation of an aquaculture farm (Petrykivka settlement TC)

Offer description

The community offers a land plot for the establishment of farming for aquaculture.

Also, in the proposed area can be created object of processing industry and logistics or recreation.

Offer initiator

Petrykivka settlement TC
www.petrykivska.otg.dp.gov.ua/ua

Offer goals

- Creation of a science-based natural-production complex for the maintenance and breeding of aquaculture with high export potential;
- creation of favorable conditions for breeding and increasing the number of animals;
- intensive breeding according to the shortened period of development;
- use of environmentally friendly technologies and protection of the environment;
- creation of a reserve of aquaculture for its reintroduction into the natural environment in case of need;
- increase of tax revenues to the budget of the society.



Mechanisms for cooperation

Lease through auction

Offer economic indicators



Economic indicators are calculated depending on the project of creating a farm for aquaculture breeding.



Creation of an aquaculture farm (Petrykivka settlement TC)

Land plots technical parameters

Land plots characteristics:

1 land plot

- **area:** ≈ 19,1 ha;
- **intended purpose:** reserve lands;
- **cadastral number:** 1223755100:02:001:0562;
- **leaseholder:** Petrykivka settlement TC.

2 land plot

- **area:** ≈ 39,6 ha;
- **intended purpose :** for the needs of the fish farming industry;
- **cadastral number :** 1223755100:02:001:0030;
- **leaseholder :** Petrykivka settlement TC.

Engineering infrastructure:

Water supply/disposal – n/a;

Gas supply – n/a;

Power supply – «Petrykivka» substation 35/10, with nominal capacity of 2×4000+6300 kVA – 6,2 km.

Logistics infrastructure:

- regional highway P52 – 7,8 km;
- international airport «Dnipro» – 67,4 km;
- the city of Dnipro – 50,1 km.

Neighboring land plots: PJSC «Petrykivka fishery»

Historical and Ethnographic Complex «Kossack sotnya», barrows, cemetery.

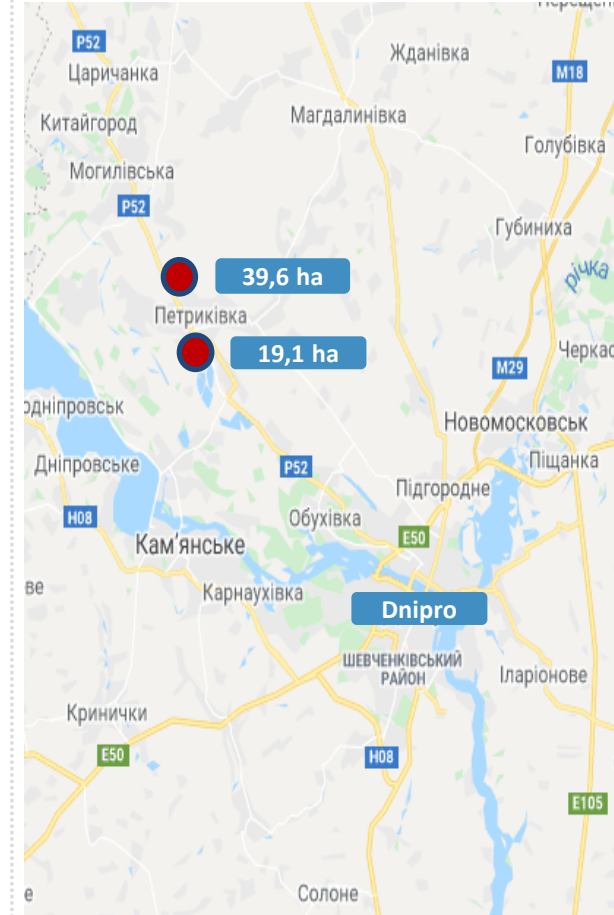
Additional information

Modern global consumption of aquaculture food is growing every year, and the capacity of traditional suppliers is limited .

That is why it is advisable to create an aquaculture farm with a high export potential.

Land plots location:

the village of Petrykivka, Petrykivka settlement TC, Petrykivka district, Dnipropetrovsk region.



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2



Construction of a grain elevator 100 thousand tons of disposable grain storage

Project description

A plot of land with the necessary engineering and logistics infrastructure for the construction of a grain terminal for 100 thousand tons.

The territory is located in Nikopol near the national highway H-23 (Kropyvnytsky - Kryvyi Rih-Zaporizhzhia), has a connected railroad track and an administrative building (3 floors), an area of 650 square meters (previous use meat packing plant).

A potential investor could use the proposed territory to create a logistics center, an industrial enterprise in the field of engineering, light industry or food industry.

Project initiator

Individual person

Project duration

11 months

Project goals

- The construction of the elevator will provide a full range of services at a high quality level of modern technology, will reduce the risk of seasonality and allow producers to sell products at attractive prices.
- The main specialization of the project - receiving, drying, cleaning, ventilation and storage of grain.
- Creation of new 13 workplaces.

Mechanisms for cooperation

Partner's resources:

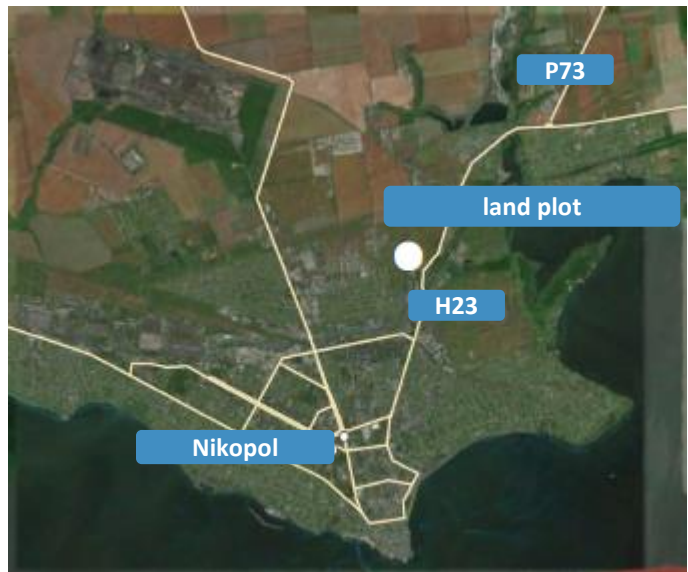
- a land plot of 9.8 hectares;
- administrative building with an area of 650 m²;
- shareholding.

- ✓ Joint venture.
- ✓ Sale/lease.

Project economic indicators

Project total cost: **\$ 3,8 mln**

Net present value (NPV)	\$ 2,3 mln	Payback period (PP)	6 years
Profitability index (PI)	120 %	EBITDA	\$ 10 mln
Internal rate of return (IRR)	25 %		



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Construction of a grain elevator 100 thousand tons of disposable grain storage

Project technical parameters

Land plot characteristics:

- **area:** 9,8 ha;
- **intended purpose of use:** industry lands;
- **cadastral number:** 1222986000:01:022:0385;
- **leaseholder:** communal property (lease agreement for 25 years)

Engineering infrastructure:

Water supply/disposal – centralized. It is possible to provide by connecting to the networks of the water company, which are located on the territory;

Gas supply – is brought into the territory. There is a gas-distributing plant at the distance of ≈ 500 m with a capacity of 13 878 m³ per hour, manager JSC «Dnipropetrovskgaz»;

Power supply – is available:

10 m – power transmission line, with power of 0,4 kV;
1,3 km – «Stroy mash-150» substation 150/10/6 with nominal capacity of 2x40 000 kVA, manager JSC «DTEK Dnipro electrical grids».

Logistics infrastructure:

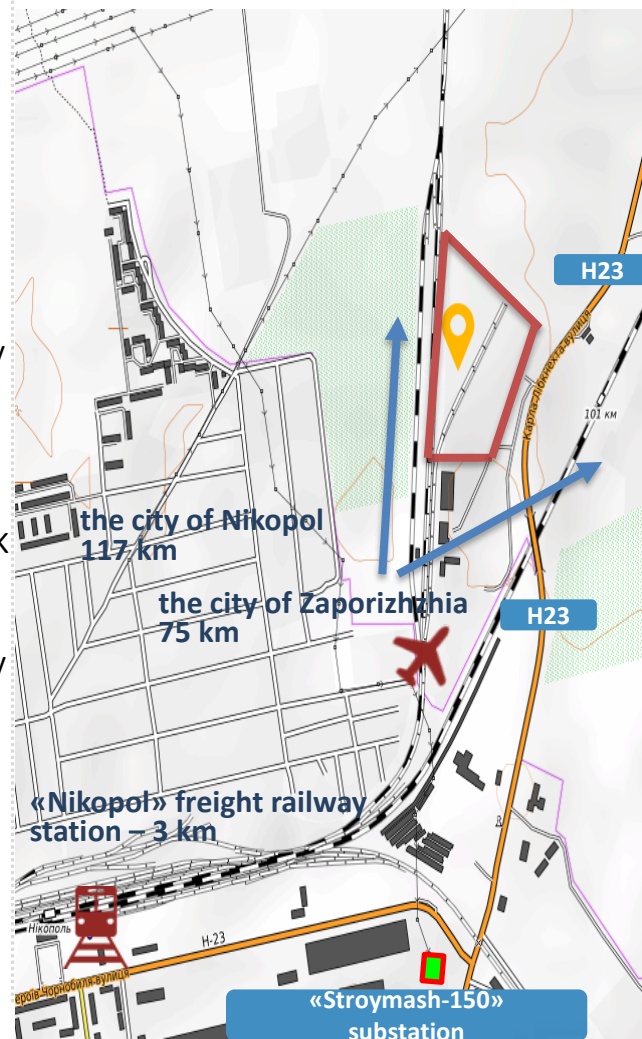
- **the land plot is located along the H-23** national highway (Kropyvnytsky-Kryvyi Rih-Zaporizhzhia);
- The railroad track is laid on the territory
- **3 km** – «Nikopol» freight railway station (on the line Apostolove – Zaporizhzhia II);
- **88 km** – «Zaporizhzhia» international airport;
- **117 km** – the city of Dnipro;
- **75 km** – the city of Zaporizhzhia, **24 km** – the city of Marhanets.

Additional information

Over the past 5 years, in Ukraine there is a tendency to increase the yield and volume of grain crops, with the largest crop threshed in 2021 and amounting to 80 million tons (in Dnipropetrovsk - 4.8 million tons). Thus there is a growing demand for storage capacity of crops. According to Gosstat of Ukraine, insufficient development of capacities (both processing and storage) becomes the consequence of losses in the range of 25% of the grain crop, and therefore the creation of elevator facilities is a promising direction of business organization in the field of agroindustrial complex.

Location:

the city of Nikopol, Dnipropetrovsk region.



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Construction of poultry plant (Grechanopodivska ATC)

Proposal description

A land plot for the construction of poultry plant is offered.

A potential investor can also use the proposed territory for the implementation of another project.

Proposal initiator

Grechanopodivska ATC
<https://grehotg.gov.ua/>

Proposal goals

- creation of a poultry plant to meet the regional market demand for poultry meat;
- cooperation with farms and enterprises that are engaged in the production of feed;
- creation of new workplaces in the community;
- processing of poultry waste using modern technologies for the production of alternative energy and biofertilizers;
- increasing tax revenues to the community budget.



Mechanisms for cooperation

Lease

Proposal economic indicators

Economic indicators are calculated depending on the project of poultry farm construction





Construction of poultry plant (Grechanopodivska ATC)

Land plot technical parameters

Land plot characteristics:

- **area:** ≈ 9 ha;
- **Intended purpose of use:** reserve lands;
- **cadastral number:** 1225885900:03:001:0347;
- **leaseholder:** Grechanopodivska ATC.

Engineering infrastructure:

Water supply/disposal – n/a, distance to the functional water pipe – 0,2 km;

Gas supply – n/a, distance to the functional medium pressure gas pipeline – 1 km;

Power supply – n/a, distance to the functional high-voltage transmission line – 1 km, substation «Kryazhevaya» 35/10 with nominal capacity of 2500 + 4000 kVA – 7 km.

Transport infrastructure:

- territorial highway T0411 – 3,1 km;
- regional highway P-74 – 13,9 km;
- international airport «Kryvyi Rih» – 54,2 km;
- railway station «Inhulets» – 26,9 km;
- the city of Kryvyi Rih – 39,3 km;
- the city of Dnipro – 200 km.

There is a concrete access road, 4 meters wide.

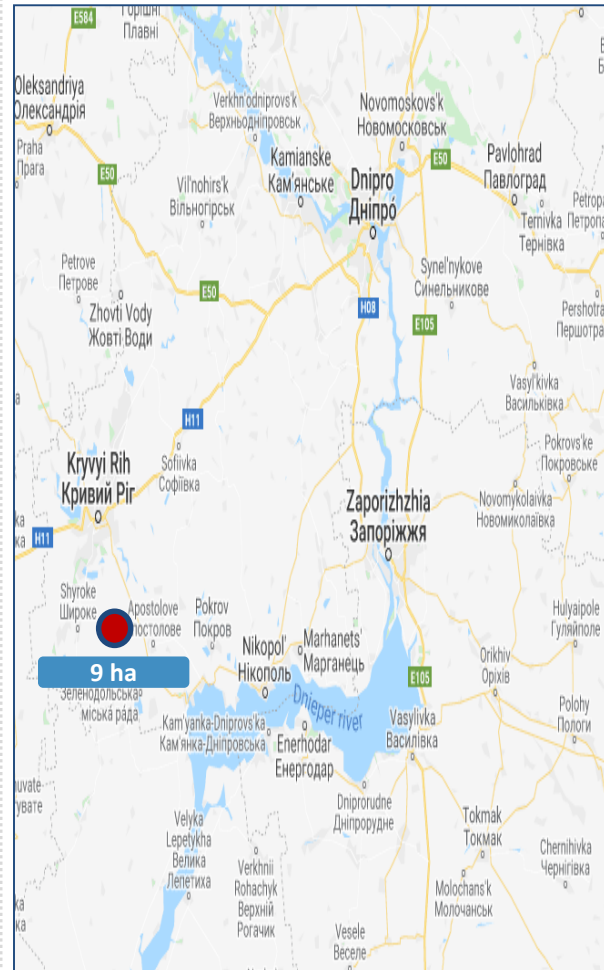
Neighboring land plots: dam, pond, household, garden, viaduct.

Land plot diagram



Proposal location:

the village of Stepove, Grechanopodivska ATC, Kryvyi Rih raion, Dnipropetrovsk region.



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Creation of a processing plant (Shyrokyivska ATC)

Description of the proposal

A land plot is offered for the creation of a processing plant or other enterprise in the field of agro-industrial complex.

A potential investor can also use the proposed land plot for the construction of a solar power plant.

Initiator of the proposal

Shyrokyivska ATC
<https://shiroksel.otg.dp.gov.ua/ua>

Proposal goals

- creation of production for processing products that are grown on the territory of the community;
- attraction of local producers and farmers to cooperation;
- creation of new workplaces in the community;
- using the infrastructure and logistics capabilities of the land plot for the prompt transportation of products and their further sale;
- creating conditions for the development of the processing sector in the region;
- increasing tax revenues to the community budget.



Mechanisms for cooperation

Lease through auction

Investment opportunities

Considering the logistical and infrastructural features of the proposed land plot and the community as a whole, it would be advisable to create a processing plant for the supply of raw materials to feed factories and other agro-industrial enterprises in the region.





Creation of a processing plant (Shyroktivska ATC)

Land plot technical parameters

Land plot characteristics:

- **area:** ≈ 4,549 ha;
- **intended purpose of use:** for the placement, construction, operation and maintenance of buildings and structures of facilities of power generating enterprises, institutions and organizations;
- **cadastral number:** 1225855100:01:009:0065;
- **leaseholder:** Shyroktivska ATC.

Engineering infrastructure:

Water supply/water disposal – n/a;

Gas supply – gas-distributing plant with reserve capacity of 6494,72 cubic meters per hour ≈ 2 km;

Power supply – substation «Luch» 35/10 with nominal capacity of 2×6300 kVA – 1 km.

Transport infrastructure:

- national highway H23 – 30 km;
- regional highway P-74 – 4,2 km;
- international airport «Kryvyi Rih» – 54,2 km;
- railway substation «Ingulets» – 16,1 km;
- the city of Kryvyi Rih – 31,9 km.

The proposed land plot is adjacent to the territorial highway T0447.

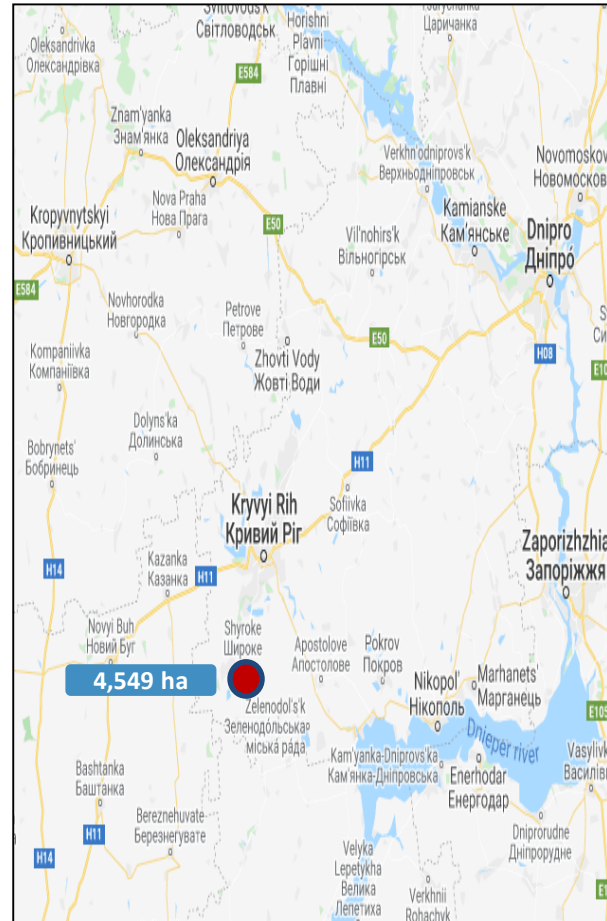
Neighboring land plots: substation «Luch» 35/10, Shyroktivska feed factory, gas supply facility, gas-filling station, Mobile Mechanical Division.

Land plot scheme



Land plot location:

the urban-type settlement of Shyroke, Shyroktivska ATC, Shyroktivskiyi district, Dnipropetrovsk region.



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Creation of agricultural or industrial production (Solonyans'ka ATC)

A land plot prepared for the establishment of agricultural or industrial production is offered.

Description of the proposal

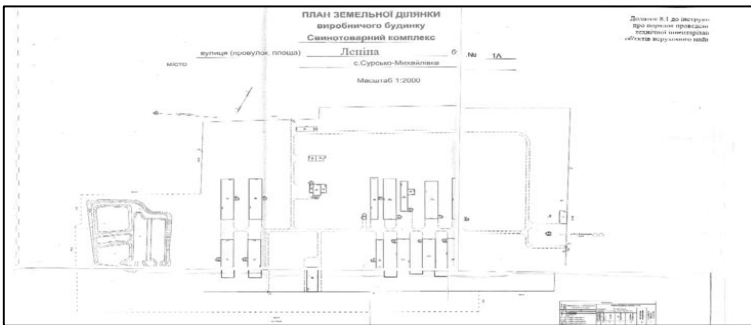
The proposed area can also be used as a pig farm, to accommodate commercial agricultural production or other commercial activities in the field of agriculture.

Initiator of the proposal

Private owner

Proposal goals

- creation of production in the field of agro-industrial complex;
- export of quality agricultural products;
- involvement of local producers and farmers in cooperation;
- creation of new workplaces in the community;
- development of the agricultural processing sphere of the region;
- increasing tax revenues to the community budget.



Mechanisms for cooperation

Sale

Investment opportunities

One of the priority areas of investment in the region is the creation of feed production. In the context of this land plot and the proposal, it would be appropriate to establish the production of pet food.





Creation of agricultural or industrial production (Solonyans'ka ATC)

Land plot technical parameters

Land plot characteristics:

- **area:** ≈ 32,3 ha;
- **intended purpose of use:** for other agricultural purposes;
- **cadastral number:** 1225087300:01:001:0053;
- **leaseholder:** Solonyans'ka ATC.

Engineering infrastructure:

Water supply/water disposal – is available;

Gas supply – gas-distributing plant with reserve capacity of 20416,09 cubic meters per hour ≈ 2 km;

Power supply – substation «Sursko-Mykhailivka» 35/10 with nominal capacity of 2×4000 kV – 0,8 km.

Transport infrastructure:

- national highway H11 – 13,4 km;
- international airport «Dnipropetrovsk» – 51,7 km;
- railway station «Pryvilne» – 6,7 km;
- the city of Dnipro – 45,1 km;
- the city of Kamianske – 47 km.

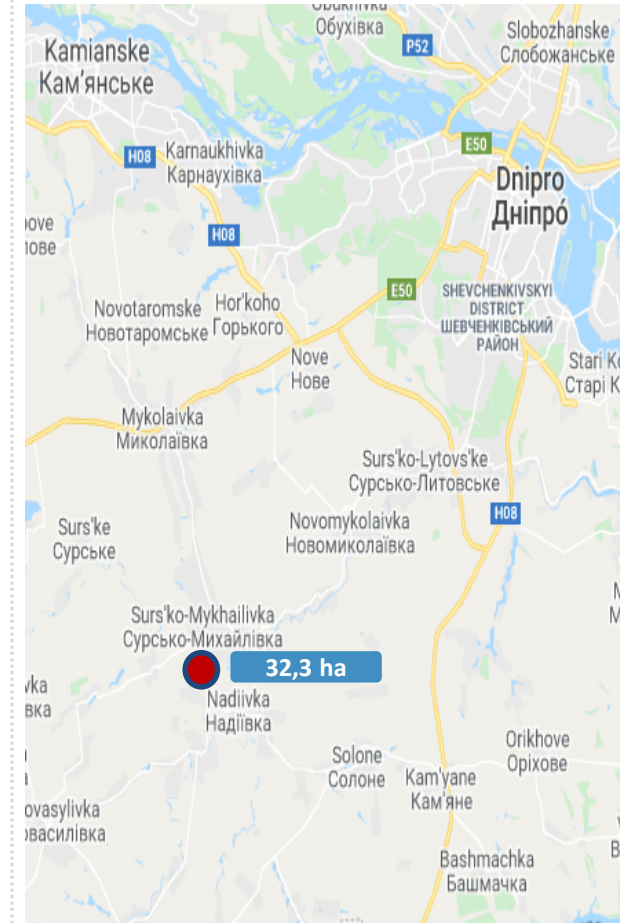
Neighboring land plots: substation «Sursko-Mykhailivka» 35/10 kV, quarry, elevator, JSC «Kombikorm».

Additional information

The agro-industrial complex is the second structural subdivision of the Ukrainian economy after industrial production. The industry included in the agro-industrial complex (including the provision of its means of production) accounts for almost 40% of gross domestic product, almost a quarter of fixed assets and the number of employees. The agro-industrial complex includes enterprises and organizations related to the production and processing of agricultural products, their storage, transportation and sale, production of fixed assets and repair of machinery and equipment, research and implementation of results in the practice of agriculture and animal husbandry, etc.

Land plot location:

the village of Sursko-Mykhailivka, Solonyans'ka ATC, Solonyans'kyi district, Dnipropetrovsk region.



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Storage and processing of fruits, vegetables and meat products (Myrivska ATC)

The community offers three land plots located within the Myrova railway station for the construction of an enterprise for processing agricultural products, production and storage of food.

Also, the community offers these plots to potential investors for other economic activities.

Description of the investment proposal

Initiator of the investment proposal

Myrivs'ka ATC
www.myrivska.otg.dp.gov.ua/ua

Proposal goals

- concentration of community resources around food production;
- use of successful transport infrastructure of Myrova station;
- creation of added value by processing and storage of agricultural products of neighboring communities;
- increasing tax revenues to the community budget;
- creation of quality infrastructure for providing logistics services to local producers;
- reducing the shortage of areas for storage of agricultural products;
- increasing the volume of production of fruit and vegetables and berries by providing areas for its storage in the off-season.

Mechanisms for cooperation

Lease through auction

Proposal economic indicators

Economic indicators are calculated depending on the project of construction manufacturing facilities for the production and storage of food and processing of agricultural products



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Storage and processing of fruits, vegetables and meat products (Myrivska ATC)

Land plot technical parameters

Land plot characteristics:

- **area:** ≈ 17 ha;
- **intended purpose of use:** for maintenance of industrial buildings and structures in the process of economic activity;
- **cadastral number:** 1225485500:01:005:0220;
- **leaseholder:** Myrivs'ka ATC.

Engineering infrastructure:

Water supply/water disposal – n/a;

Gas supply – gas-distributing plant with a capacity of 5362 cubic meters per hour ≈ 2 km;

Power supply – railway substation «Myrova» 35/3,3 ≈ 3 km.

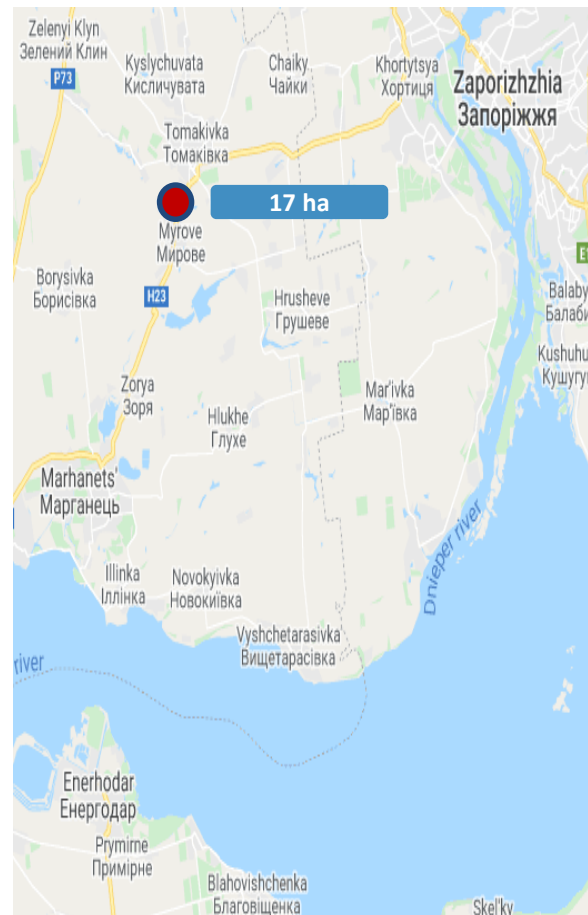
Transport infrastructure:

- national highway H23 – 1 km;
- regional highway P73 – 20,2 km;
- international airport «Zaporizhzhia» – 55,3 km;
- the city of Dnipro – 103 km;
- the city of Zaporizhzhia – 42,5 km;
- the city of Marhanets – 19,2 km;
- the city of Nikopol – 40 km.

Neighboring land plots: railway station «Myrova», pond, school, elevator, oil plant, fodder plant, farm, pack-houses.

Land plot location:

the village of Myrove, Myrivs'ka ATC, Tomakivskiy district, Dnipropetrovsk region.



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Additional information

The agricultural sector of the economy in recent years has provided a consistently high rate of growth of gross output, but a significant part of it is not processed into finished agricultural products with high added value, and is mostly exported as raw materials. As a result, the producer and the industry as a whole do not meet the significant financial resources per ton of products sold, which are necessary to ensure expanded reproduction and development of production, upgrade the material and technical base of agriculture, and increase incomes and reduce rural unemployment.

Production of bioorganic fertilizers (Myrivs'ka ATC)

Description of the investment proposal

The community offers a land plot located in the industrial zone of the village of Zorya to create an enterprise for the production of bioorganic fertilizers from chicken manure.

Initiator of the investment proposal

Myrivs'ka ATC
www.myrivska.otg.dp.gov.ua/ua

Proposal goals

- creation of an enterprise for the production of fertilizers by processing chicken manure of a poultry farm;
- improving the environmental situation in the region by processing agricultural enterprises waste products;
- meeting the needs of local farmers in bioorganic fertilizers;
- development of the market of ecological fertilizers in the region;
- introduction of the best world practices in the field of use of organic fertilizers;
- production incentive of organic products;
- providing the fertilizer market with a more cost-effective alternative to mineral fertilizers;
- increasing tax revenues to the community budget.



Mechanisms for cooperation

Lease through auction

Proposal economic indicators

Economic indicators are calculated depending on the technology and project of construction of enterprise for the production of bioorganic fertilizers from chicken manure

Production of bioorganic fertilizers (Myriv'ska ATC)

Land plot technical parameters

Land plot characteristics:

- **area:** ≈ 1,3 ha;
- **intended purpose of use:** for other agricultural use;
- **leaseholder:** Myriv'ska ATC.

Engineering infrastructure:

Water supply/water disposal – n/a;

Gas supply – gas-distributing plant with a throughput of 2681 cubic meters per hour – 1,5 km;

Power supply – substation Marhanets'ka 35/10 kV – 0,3 km.

Transport infrastructure:

- national highway H23 – 3,7 km;
- regional highway P73 – 25 km;
- international airport «Zaporizhzhia» – 67 km;
- the city of Dnipro – 115 km;
- the city of Zaporizhzhia – 54,1 km;
- the city of Marhanets – 12,6 km;
- the city of Nikopol – 33,4 km.

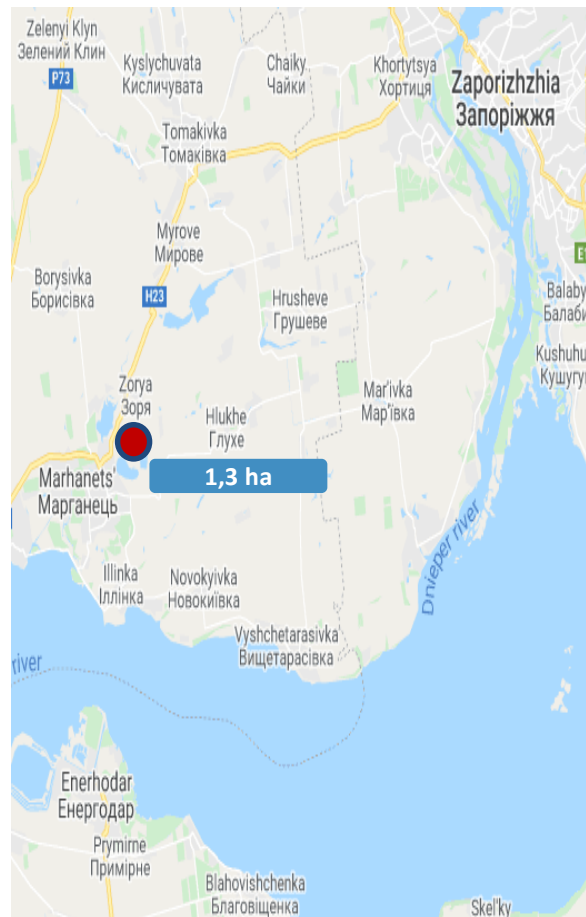
Neighboring land plots: reservoir, farm, the territory of the former summer camp, substation Marhanets'ka 35/10 kV.

Additional information

The volume of world production of organic fertilizers, including chicken manure, seems microscopic compared to tens of millions of tons of their production from mineral, potassium, nitrogen and phosphorus counterparts. Nevertheless, the segment of organic fertilizers is developing dynamically, and over the past 7 years this market has grown by 71%. Due to the global trend for the use of organic food and improving the overall environmental friendliness of life, the demand for non-chemical fertilizers is growing. A feature of the Ukrainian market of organic fertilizers at this time is the lack of imports of these products, as well as competition from global producers, so this market is easier to enter. Focusing not only on domestic consumption of organic fertilizers, but also on exports, makes this business even more promising.

Land plot location:

the village of Zorya, Myriv'ska ATC, Tomakivskiy district, Dnipropetrovsk region.



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Production of vegetable mixes (frozen)* Verkhivtsevo City Council

Project technical parameters

Land plot characteristics:

- **area:** 32 ha, Brown-field;
- **buildings:** single-store (office building, warehouses, dining room), the area on which the buildings are located is 1 ha;
- **intended use:** industrial land;
- **cadastral number:** is not available;
- **administrator:** Verkhivtsevo City Council (communal property).

Engineering infrastructure:

- **water supply:** potential connection point to the water pipe line – 0.1 km, water tower in the territory;
- **water discharge:** disposal fields – 0.5 km;
- **gas supply:** connection to the existing gas pipeline – 0.1 km, gas boiler-house in the territory;
- **electricity supply:** substation 35/10 kW «Travy» in the territory.

Transport infrastructure:

- **distance to the nearest transport corridors:** railway station «Verhivtsevo» – 2 km, regional highway T0429 – 500 m.

Form of land plot transfer

Auction (for sale, for rent)

Neighboring land plots:

firehouse, industrial estate, disposal fields «Soloma», Ltd (oil-extraction shop), public buildings.

Land plot location:

Matrosova Str., Verhivtsevo,
Verkhnodniprovsk district



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*The offered territory can also be used for placing construction materials production and industrial facilities.



Production of vegetable mixes (frozen)* Verkhivtsevo City Council

MARKET OVERVIEW

The market of vegetable mixes is attractive for investment. It accounts for about 39 thousand tons per year (\$ 11 mln). Domestic production is 4.2 thousand tons (\$ 1 mln), a third of which is mainly exported to the markets of Poland, India and Moldova.

Import of vegetable mixes exceeds 90% (34.8 K tons per year (\$ 10 mln), which are mainly imported from Poland, China and Greece. Dnipropetrovsk region grows a sufficient amount of vegetables, which may allow opening its own production.

In the near future, experts predict an increase of the vegetable mixes market.

Vegetable mixes

The market of Ukraine: \$ 11 mln

Production: \$ 1 mln

Import: \$ 10 mln (91%)

Consumers: food industry enterprises, citizens

Core enterprises: Cold-store complex «Snihovyk», Ltd



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AGRICULTURAL SECTOR

Production of pet food* Pavlograd City Council

Pavlohrad



Land plot location:

1, Dniprovska Str., Pavlohrad

Project technical parameters

Land plot characteristics:

- **area:** 44 ha, Brown-field;
- **production area dimensions:** 7,75 ha;
- **buildings:** single-store (warehouses, garages, shelter, office building), the area on which the buildings are located is 7.75 ha;
- **cadastral number:** 1212400000:02:001:0063;
- **administrator:** «Pavlohradkonopleprom», Ltd (collective property).

Engineering infrastructure:

- **water supply/water discharge:** centralized, own well, cesspools;
- **gas supply:** distance to the nearest gas distribution point (GDS) – 4 km, to the existing gas pipeline – 0.1 km;
- **electricity supply:** substation 150/35/6 kW in the territory owned by «Pavlohradkonopleprom», Ltd, distance to the power transmission line 35/10 kW – 2 m.

Transport infrastructure:

- **distance to the nearest transport corridors:** railway station «Pavlohrad-1» – 2 km, European route E50 – 20 m, regional highway T0422 – 1 km, the Vovcha river – 50 m



Form of land plot transfer

For sale and rent

Neighboring land plots:

European route E50, branch railway line, the Vovcha river, parking, trucks washing, a gas station, Nova Pochta.

*The offered territory can also be used for placing construction materials production, industrial and logistics facilities.

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Production of pet food* Pavlograd City Council

MARKET OVERVIEW

An interesting niche for investment is the production of pet food, import of which is about 60% and exceeds \$ 53 mln.

Since 2015, against the background of the hryvnia devaluation and lower population incomes, the imported products volume has decreased, which made it possible to increase the local feed producers capacity.

As 90% of Ukrainian products are produced by one manufacturer, a low degree of competition is a special feature of local production. For most other manufacturers, pet food production is not the main activity.

Market demand has no reason to reduce, because city dwellers prefer to buy ready-made pet food, rather than its ingredients.

Pet food

The market of Ukraine: \$ 93 mln

Production: \$ 39.6 mln

Import: \$ 53.4 mln (57.4%)

Consumers: citizens

Core enterprises:

- «Granulated feeds plant», Ltd



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