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ЕКОНОМІЧНОГО РОЗВИТКУ  
ЯВОРІВЩИНИ

# INVESTMENT PASSPORT

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BRODY CITY  
TERRITORIAL COMMUNITY

Lviv oblast, 2023



**Anatoliy BELEY**  
**Brody Mayor**

### **Dear investors, partners, and businessmen!**

Brody Community is the territory of skilled and hard-working people who are carefully building a comfortable life for themselves and their children, drawing on the achievements of their predecessors. Every day we work to secure sustainable economic development of the Community, infrastructure modernization, comfortable living conditions for our residents, and the improvement of their wellbeing.

Today our community is open to new ideas and projects of Ukrainian and foreign entrepreneurs who strive to develop their businesses. The community offers many competitive advantages, including a favorable environment for the implementation of entrepreneurial and public initiatives created in the community. Well-educated, healthy, and active residents are our greatest value.

Dear investors, we will be glad to see you among partners intending to do business in our community! On our part, we confirm our willingness to provide our support in all necessary issues and readiness for the establishment of long-lasting and fruitful cooperation!

Best regards,

Anatoliy BELEY  
Brody Mayor

## THE COMMUNITY'S COMPETITIVE ADVANTAGES

Leading positions  
by agricultural output



Dynamically growing  
industrial output



Potential center  
of historical-cultural  
tourism and recreation



Logistics center  
of Western Ukraine



Favorable business  
environment



Community of skilled  
and hard-working people  
and qualified professionals



# BRODY CITY TERRITORIAL COMMUNITY

## PROSPECTIVE INVESTMENT DIRECTIONS



Setting up a low-alcohol beverages  
production enterprise in Ponykva Village



Setting-up livestock enterprises,  
including cattle, pig, rabbit, and fur-bearing  
animal livestock and breeding farms



Hop-growing and building  
a hop-processing plant



Creating storage facilities  
and supporting agrolistics complexes

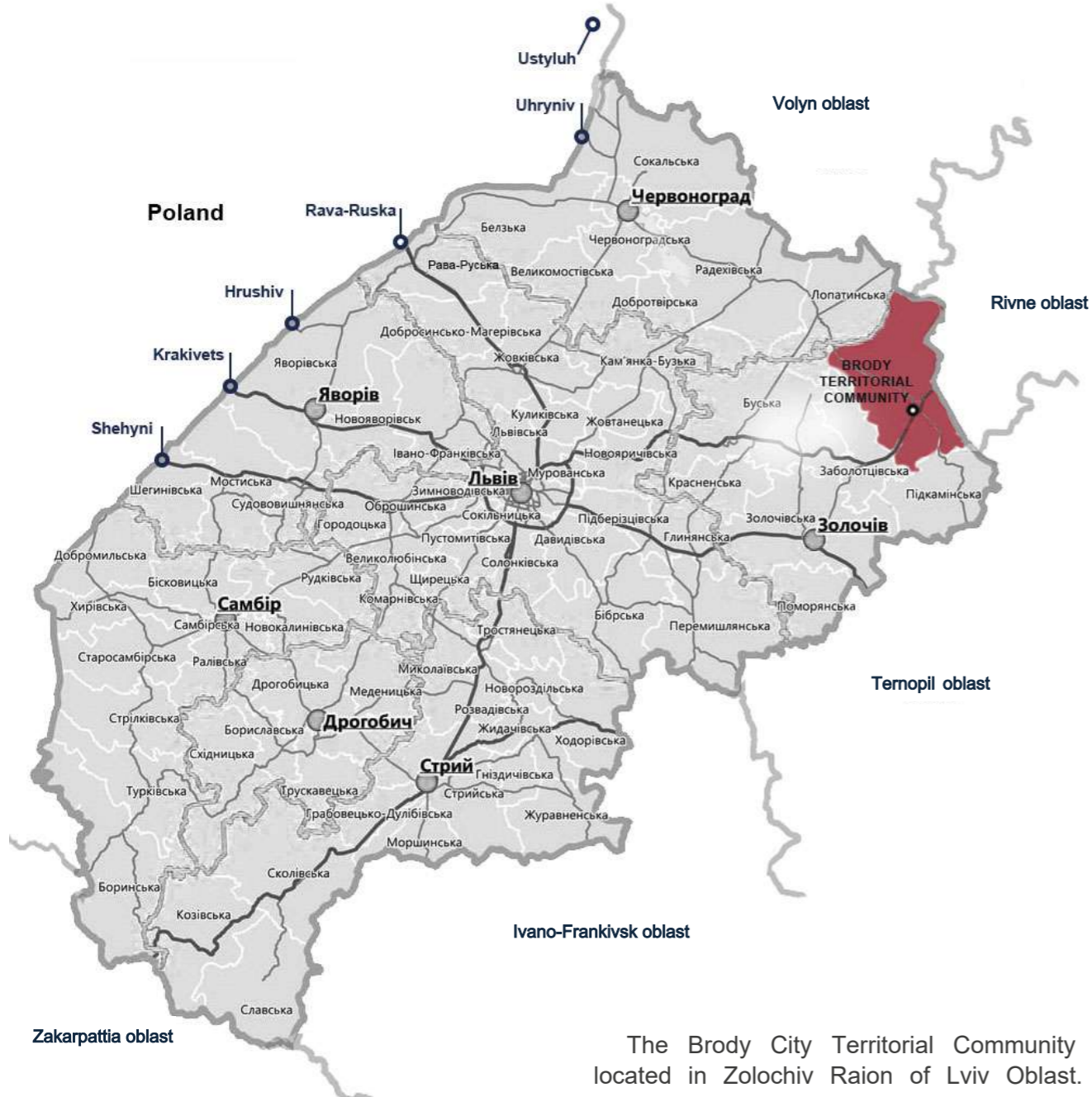


Building logistics centers, warehouses,  
heavy vehicle services, and roadside services



Building a multifunctional recreation complex  
close to "Game Husbandry "Styr" SoE  
(Zbruyi Village)

### BRODY CITY TERRITORIAL COMMUNITY



The Brody City Territorial Community is located in Zolochiv Raion of Lviv Oblast. It comprises 51 settlements, with the administrative center in Brody City.

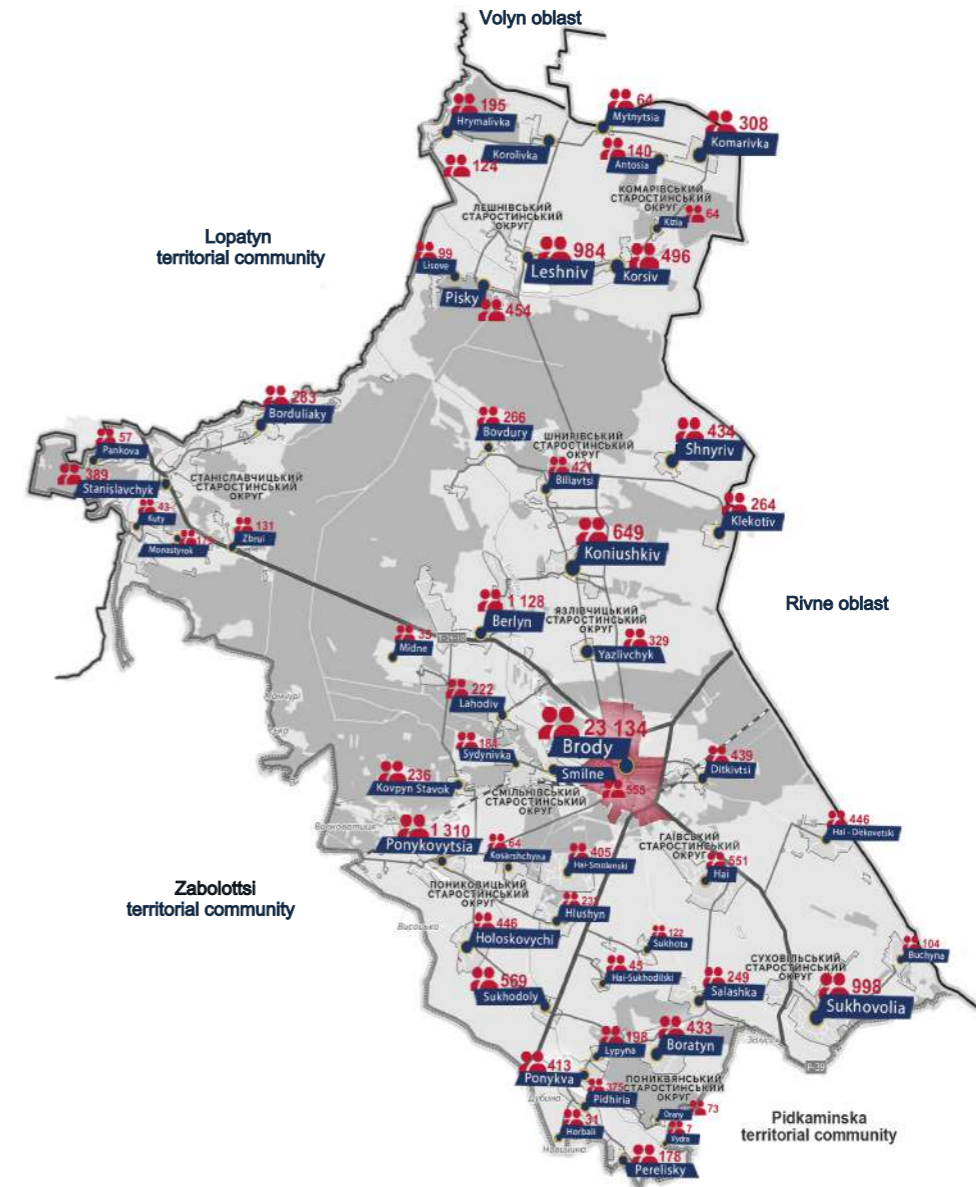
**51** Settlements

**10** Starosta's districts

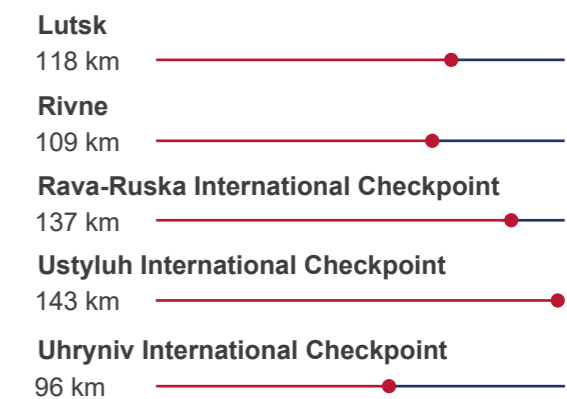
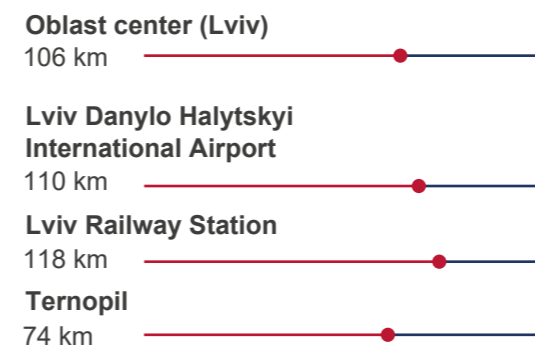
**39,049** Total population

**608.3** Community area

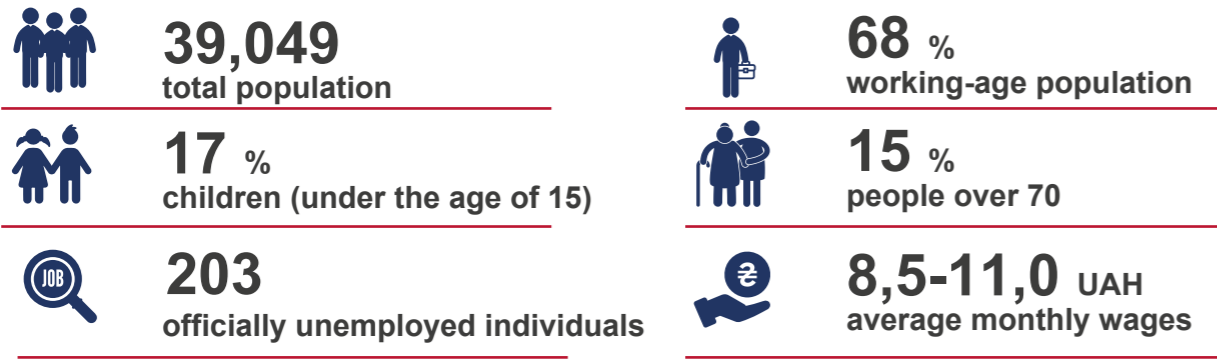
### COMMUNITY SETTLEMENTS AND THEIR POPULATION



### Distance by road from the community administrative center:



### POPULATION AND EMPLOYMENT



### COMMUNITY DEVELOPMENT STRATEGY

The 2027 Brody City Territorial Community **Development Strategy** outlines community strategic development priorities (approved by the Decision #611 of the Brody City Council as of 10 February 2022).

#### The community's strategic development goals:

- 1. Competitive and innovative economy
- 2. Human capital
- 3. Comfortable and safe life
- 4. Effective governance

#### Strategic priorities of local economic development

- ▶ Development of institutional infrastructure supporting business, entrepreneurship, and other investment initiatives.
- ▶ Improvement of the Community labor quality.
- ▶ Support of the initiatives of agricultural producers regarding cooperation in creating infrastructure for processing, packaging, and selling of berries, fruits, and medicinal herbs.
- ▶ Promotion of niche agriculture development (in particular, hop-growing).
- ▶ Establishment of public spaces and development of tourism and recreation ecosystem in the Community.
- ▶ Development of the tourism and recreation infrastructure and promotion of the Community's tourism capacity.

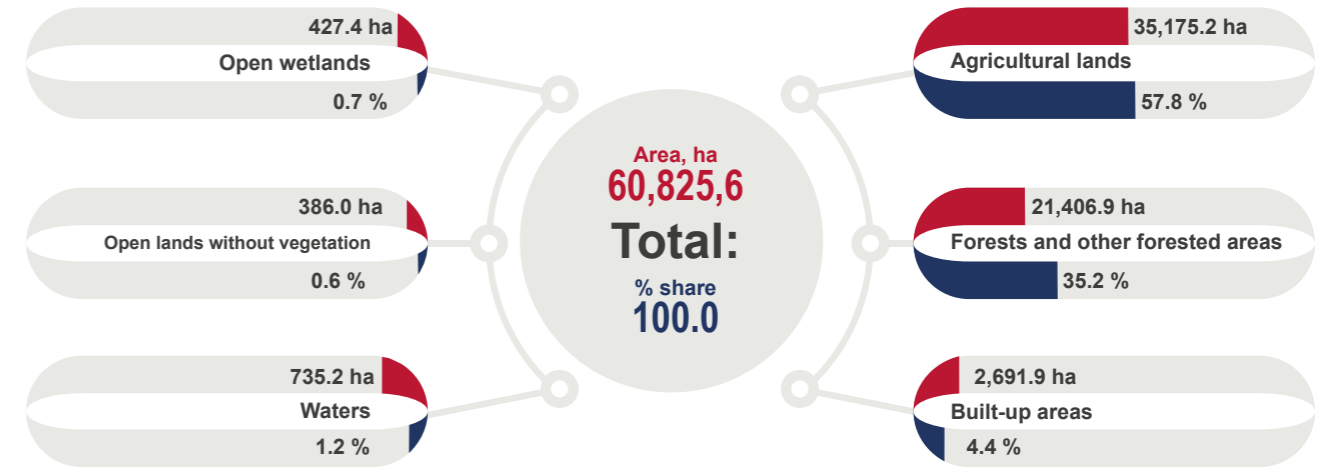
#### Urban Planning Documents

**Twenty-one settlements** in the Brody City Community, including Brody City as the administrative center and **20 villages** (Hayi-Smolenski, Ditkivtsi, Leshniv, Pisky,

Boratyn, Ponykva, Lypyna, Ponykovytsya, Kosarshchyna, Smilne, Sydynivka, Bilyavtsi, Yazlivchyk, Lahodiv, Stanislavchyk, Monastyrok, Pankova, Kutu, Zbruyi, and Bordulyaky), **have developed their master plans.**

### NATURAL RESOURCES

#### Land resources distribution



#### Water resources

The community has an extensive network of rivers and ponds. The river network density ranges within 0.2—0.3 sq. km. **The total waterfund area is 735.2 ha.**



Buhayi Lake



Stryr, Slonivka, Suhovilka, Bovdurka Rivers

#### Minerals

**Peat** (the main peatlands are located close to Berlyn and Shnyriv Villages), **sand** (the deposits are close to Brody City and Ditkivtsi, Yazlivchyk, and Lahodiv Villages), and **loam** (around Ponykva Village) are the main minerals present in the Community.

#### Environment

**The significant forest cover** (about 35.2% of the Community area) has a beneficial effect on the environmental situation.

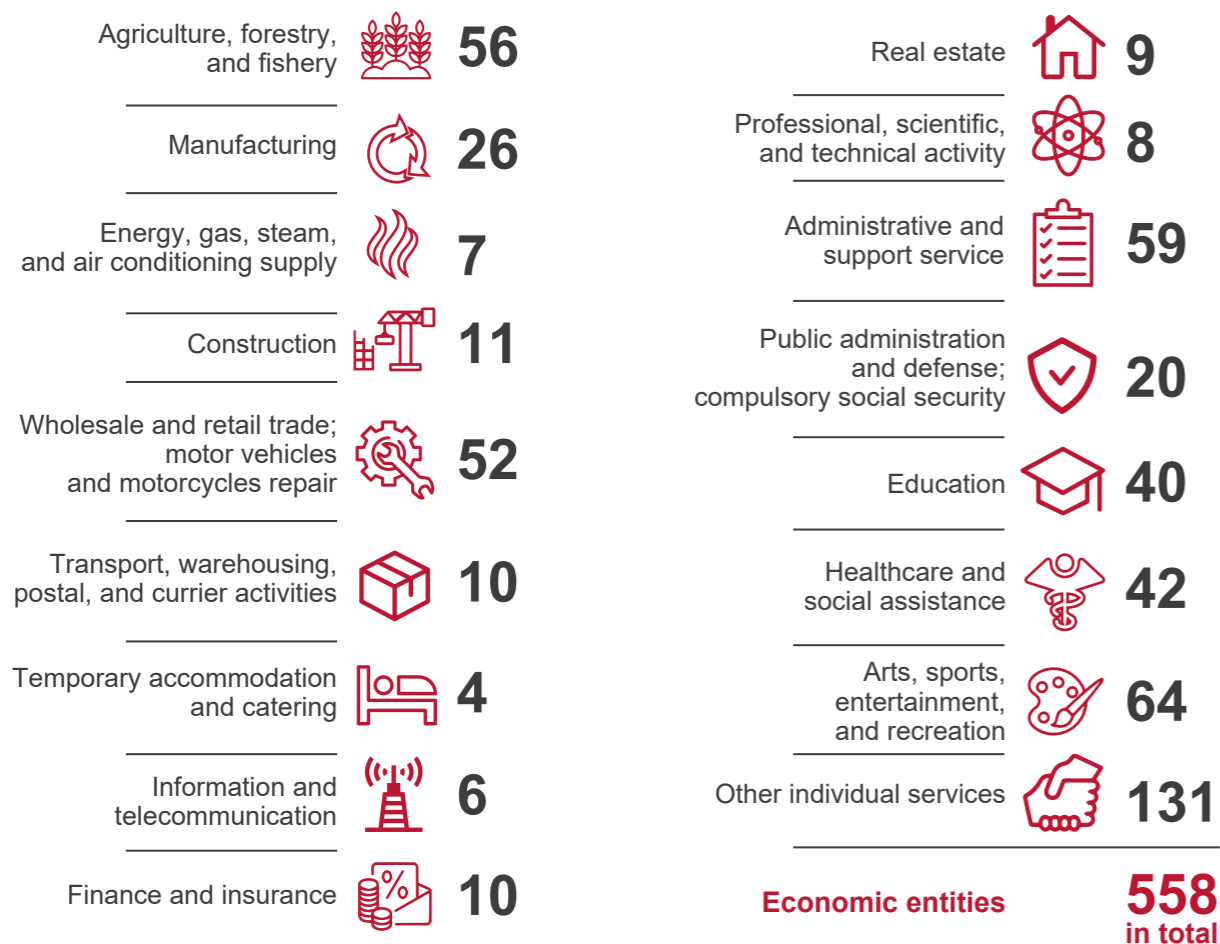
**The absence of large industrial enterprises** and significant forest cover create a positive environmental situation in the Brody Community.

These minerals are not actively extracted because of their low market value and the exhaustion of available quarries.



## COMMUNITY ECONOMY

1 330 economic entities are operating in the community, including 558 legal entities and 772 individual entrepreneurs.



### Local budget tax revenue structure by sector, %



## LOCAL TAXES IN 2023



## LARGEST TAX-PAYING COMPANIES

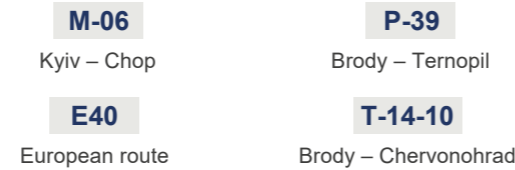
Company name	Activity	Employees
Hjort Knudsen Ukraine LLC	Textile manufacturing	670
Elektrokontakt LLC	Vehicle parts and accessories production	700
“Brody Lisove Hospodarstvo / Forestry Management Entity” SoE	Forestry and logging	437
«Zahidnyi Buh» PE	Agriculture	38
“Halant” ALC	Textile manufacturing	116
Lviv Zaliznytsia/Railway Administration Office of the AT “Ukrzaliznytsia”	Transport and communication	403
«Ahrofond» LLC	Agriculture	220
«Ecohalychprodukt» LLC	Agriculture	40

## INFRASTRUCTURE

### Road transport

A considerable number of roads crosses the territory of the Brody Community, including the **international highway** (M-06 Kyiv – Chop, E40 – European route) that is part of two **Pan-European Transport Corridors** (III and V); **regional highway** (P-39 Brody – Ternopil); **territorial highway** (T-14-10 Brody –

Chervonohrad); **local highways** (14 roads); municipal roads on the balance sheet of Brody City Council.



### Railways and stations



**Kyiv - Lviv - Mukachevo - Chop**  
**Lviv - Kyiv**  
**Truskavets - Kyiv**  
**Kyiv – Przemyśl**

**Brody Railway Station** is located on the double-track electrified line of the 1st technical category Kyiv – Lviv – Mukachevo – Chop (state border with Hungary and Slovakia).

**10 long-distance passenger routes** (including Lviv - Kyiv, Truskavets – Kyiv, and Kyiv - Przemyśl) and 2 commuter routes run through the Station. Several siding tracks of enterprises and warehouses adjoin the Brody Railway Station.

### Municipal solid waste management system



**Waste landfill** | **6.9** ha area

The main **6.9 ha municipal solid waste landfill** is located on the northeastern edge of Brody City. There are also unauthorized dumps that “Brody” CE is putting into order.

Service provider – **«Brody» CE**

### Community

⚡ Settlements with electricity supply | **100%**

Electricity service provider **«Lvivenerhozbut» LLC**

⚙️ Settlements with gas supply | **100%**

Service provider - **Naftohaz**

🚰 Settlements connected to water supply networks | **18** settlements + **80%** of the residential fund in Brody City

Water supply and sanitation service provider **«Brodyvodokanal» CE**



### Healthcare facilities

**53 healthcare facilities** provide medical care for the population of Brody Community, including of municipal ownership (“Brody Tsentralna Miska Likarnya/Central City Hospital” CE; “Brody Stomatolohichna Poliklinika/Dental Clinic” CE; **3 outpatient primary healthcare clinics** (Leshnivska, Suhovilska, Ponykovytska); **30 emergency care centers** (UCC)); of private ownership (“Yevrodent” LLC; “Medis

Diahnostychnyi Tsentri/Diagnostic Center” LLC (2 centers); PSML “Eskulab” PE (Medical Laboratory “Eskulab”); Pharmaceutical company “Zdorova Rodyna” PE (Medical Center “Zdorova Rodyna”); “Biokurs” LLC (Medical Center “Biokurs”); **13 private dental clinics**).

**A modern equipped maternity ward** of Brody Central City Hospital was opened in 2019 after being under reconstruction since 2011.

## TOURISM AND RECREATION



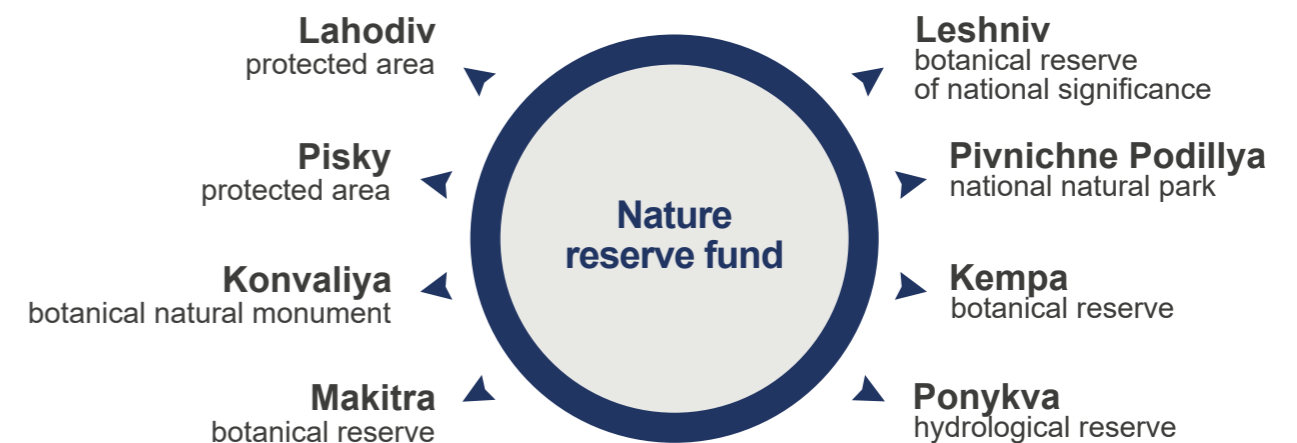
### Landmarks of local significance

**New Jewish cemetery** in Brody City and over 30 objects (residential and administrative buildings, churches, bell towers) in the settlements of the community.



### Landmarks of national significance in Brody City

- ▶ Brody Castle – 1630-1635
- ▶ Palace – mid-18th century
- ▶ Walls and bastions with dungeons – 1630-1635
- ▶ Svyatoho Yuriya Church (St. George Church) – 1625, 1867
- ▶ Great Synagogue – 1742



## COMMUNITY INVESTMENT PROJECTS

About 50 investment projects have been implemented in Brody City Territorial Community in the last three years, including capital repairs and purchase of equipment for educational, medical, sports, and cultural infrastructure, arrangement of outdoor gyms and playgrounds, installment of closed-circuit cameras and streetlights, repairs of road infrastructure in community settlements, etc.

### The largest implemented projects

- ▶ Capital repairs of the driveways on M. Vovchka Str. and 900-richchya Brodiv Str. in Brody City;
- ▶ Capital repairs of the road on Shkilna Str. in Brody City;
- ▶ Diagnostic equipment modernization program;
- ▶ Capital repairs of bathrooms in the infectious disease unit of "Brody City Hospital" CE;

### At the stage of implementation

- ▶ Reconstruction of the Rynok Square (Market Square) in Brody City;
- ▶ Reconstruction of sewerage and storm drain systems along Mazepy Str., B. Hmelnytskoho Str., Chubynskoho Str., Vyhovskoho Str., M. Verbytskoho Str., Entuziastiv Str., and Rozdolskoho Str in Brody City.

### Planned for implementation by 2027

- ▶ Creation of the logistics-transport complex "Brody";
- ▶ Completion of a sports complex at Markiyan Shashkevych Pedagogical College;
- ▶ Reconstruction of treatment facilities in Brody City;
- ▶ Reconstruction and construction of external lighting facilities in rural settlements;
- ▶ Construction of a new modern municipal shelter for stray dogs in Brody City;
- ▶ Creation of a new cemetery or crematorium in Brody City;
- ▶ Creation of an accommodation facility for socially disadvantaged individuals;
- ▶ Creation of the Community's geographic information system (GIS);
- ▶ Development and modernization of water supply, treatment, and sewerage networks in the community settlements, especially in rural areas;
- ▶ Arrangement of wellness and park zones and natural environment objects, namely Buhayi pond in Brody City;
- ▶ Creation of a new municipal solid waste landfill in Brody City;
- ▶ Creation of a public space for youth (in the Brody City cinema), and several others.



### Private investment projects in the community



**Manufacturing company "Elektrokontakt Ukraina" LLC** is the unit of German company "Elektrokontakt GmbH", which is a part of the world-renowned company Nexans. The company's plants are located in more than 30 countries on 5 continents. "Elektrokontakt Ukraina" LLC manufactures cables for the automobile industry. "Elektrokontakt Ukraina" LLC has been functioning in Brody City since 2017, employing over 1,000 people. The investment is about UAH 1 billion.



**"HJORT KNUDSEN UKRAINA" LLC** (legal successor of "Obyednana Moda Ukraina" LLC) is a Danish furniture factory. The company manufactures soft furniture - chairs, sofas, beds, and wood furniture. The company fully belongs to and is managed by the Danish company Hjord Knudsen, with headquarters in Denmark. The products are sold in 11 countries of Northern

Europe. The sale offices are located in Denmark, Sweden, Norway, Finland, England, Poland, the Netherlands, and Germany. The company has been operating in Brody City since 2014. The investment is about UAH 50 million.

**"Ekohalychprodukt" LLC** is specialized in berry cultivation (raspberry, currant, gooseberry, honeysuckle). "Ekohalychprodukt" LLC has been operating in the Community since 2018 located in Konyushkiv Village of Yazlivchytskyi starosta's district. Berry fields cover 70 ha.



The private enterprise **"Zahidnyi Buh"** is among the largest producers and exporters of cereals and oil seeds in Western Ukraine. The enterprise built a 23,000 tones capacity elevator in 2012. A modern seed processing plant is located in the elevator territory. There is a railway line with shipping at the elevator. There is also a possibility of shipping by vehicle. The investment is about UAH 55 million.

## INVESTOR SUPPORT INSTITUTIONS IN THE COMMUNITY AND THE REGION

### Economy and Public Procurement Department of the Executive Committee of Brody City Council

Bohdan Storozhynskyi  
head of department  
+38 (032 66) 4 40 35  
mrbrody@ukr.net  
Brody City, Rynok Square, 20

### Economic Policy Department of Lviv Oblast State Administration

Lviv, Vynnychenka Str., 18  
+38 032 261 21 55  
deploda@loda.gov.ua  
facebook.com/deploda

### Lviv Oblast Regional Development Agency

Lviv, Vynnychenka Str., 18, room 424  
facebook.com/Ard.Lviv

### Lviv Chamber of Commerce and Industry

Lviv, Stryiskyi Park, 14  
+38 032 276 46 11  
lcci@cci.lviv.ua

### UkraineInvest Western Ukraine Office

Ivano-Frankivsk, Teodor Tsyokler Str., 9-A  
info@ukraineinvest.gov.ua



## INVESTMENT OPPORTUNITIES IN THE COMMUNITY

### Manufacturing

The Community has a strong capacity for innovations and for creation of processing industry facilities. Meanwhile, the Community is oriented on high value-added manufacturing. Taking logistics into account, export-oriented or imported raw material-based manufacturing is especially promising. It focuses on eco-friendly manufacturing.

#### Competitive advantages of the community:

##### Labor resources

The Community's **working-age population** amounts to almost **28,000** individuals. Moreover, a former raion center, Brody City concentrates qualified and highly qualified workers and specialists. There is hidden unemployment in the

community, many residents work abroad, so the community has the capacity to fill in new jobs. The need to secure competitive wages for employees (UAH 18,000 and above) is an essential condition of development in this field.

##### Transport accessibility

**Brody City is one of the major transport hubs in Lviv Oblast.** The international highway (**M-06 Kyiv – Chop, E40 – European route**) that is part of two Pan-European Transport Corridors (III and V), regional highway (**P-39 Brody – Ternopil**), and territorial highway (**T-14-10 Brody – Chervonohrad**) cross the territory of the Brody Community. **Brody Railway Station** is located on the double-track electrified line of the 1st technical category Kyiv - Lviv –

Mukachevo - Chop (state border with Hungary and Slovakia). Several siding tracks of enterprises and warehouses adjoin the Brody Railway Station.

The closest **international border checkpoint** (Uhryniv) is 94 km away from Brody.

The transport infrastructure is beneficial for the development of businesses requiring the accessibility of roads and junctions (in particular, large industrial enterprises).

##### Available land plots

The Brody Community has **0.3 to 15 ha land plots available for construction of industrial facilities.** Most land plots are connected to territorial roads and are located close to

electricity, gas, and water supply connection points with the possibility of connection.

##### Engineering infrastructure

The Brody Community's power supply network is capable to secure high power (due to the liquidation of the central heating system in the Community), allowing for the construction of large industrial facilities.

##### Production ecosystem

A range of the considerable number of medium and small industrial enterprises are operating in the Community, namely "Elektrokontakt Ukraina" LLC, "Hjort Knudsen Ukraina" LLC, "Halant" ALC, "BMZ" ALC, "Romteh" LLC, "Ukropol-ten" JLLC, "Bropol" JLLC, "Ruta" LLC, etc.

#### Ideas for investors

##### ► **Food and low-alcohol/soft beverage production**

Potentially a low-alcohol beverage production enterprise can be created in Ponykva Village, where there is a distillery and quality water needed for good beer. Ponykva has long-lasting brewing traditions (a brewery was functioning in Ponykva Village from the 19<sup>th</sup> to late 20<sup>th</sup> century). The community also has hop-growing farms. A 0.6 ha land plot is suggested for the construction of an enterprise (**investment object 12**).

##### ► **Crop and livestock products processing**

The Community has a strong raw materials capacity for the development of crop and livestock products processing. The Brody Raion used to have threefold higher parameters of agricultural production per capita than the Oblast average. Nowadays, Brody Territorial Community is among the leading grain and milk producers.

##### ► **Wood processing and woodworking**

35% of the community territory is covered with forests, the companies can have access to the local wood market.

##### ► **Innovation-oriented manufacturing**

Mechanical engineering; instrument engineering; equipment manufacturing.

**Suggested investment objects are # 1, 2, 3, 4, 5, 6, and 7.**

## Agricultural production and supporting agrolistics

The Brody Community is unique in its agricultural production and supporting agrolistics development capacity. Agricultural production rates per capita in Brody Raion were three times higher than the oblast average. Nowadays, The Brody Territorial Community is among the leaders in grain and milk production. Meanwhile, the Community needs the construction of storage facilities and supporting agrolistics complexes — vegetable storages, fruit storages, granaries, drying or freezing facilities for raw materials and products, etc. It is extremely important to launch enterprises engaged in packaging and/or preparing agricultural products for the markets of Lviv, Volyn, Rivne, and Ternopil Oblasts.

### Competitive advantages of the community:



#### Land resources

The community has **substantial areas of agricultural lands** (57.8% of the total community area), mainly concentrated in Yazlivchytskyi, Ponykovytskyi, Stanislavchytskyi, and Shnyrivskyi starosta's districts.

**Climate is beneficial for the cultivation of crops.**



#### Access to raw materials

The cultivation of crops, vegetables, fruits, and berries is rapidly growing in the community. There are companies specializing in collecting medicinal herbs.



#### Engineering infrastructure

The Brody Community has **gas and electricity supply networks with enough capacity**. Brody City Council is ready to assist an investor in bringing engineering infrastructure directly to the land plot boundary.



#### Production ecosystem

A range of companies operate in agriculture and supporting logistics. The largest companies are "Ekohalychprodukt" LLC, "Brody Agro" LLC, "Sydynivka" JLLC, "Zahidnyi Buh" PE (including a grain elevator complex), "Agroseton" LLC, "Hayi-Halychyny" LLC, "Kameliya" PE, etc.



#### Transport accessibility

The Brody Community's geographic position (at the border of four Ukrainian oblasts and close to the border with Poland) and the fact that the Lviv-Kyiv highway - a part of two Pan-European Transport Corridors (III and V) - crosses the Community are the enablers of the Community logistics competitiveness.

**The roads are in good condition, which secures convenient shipping.**

The double-track electrified line of the 1st technical category Kyiv - Lviv – Mukachevo - Chop (state border with Hungary and Slovakia) runs through the Community territory. The freight railway station in Brody City accepts and dispatches heavy and oversized cargo.

## Ideas for investors

### ► **Launching the livestock farms**

These include cattle, pig, rabbit, and fur-bearing animal livestock and breeding farms. The community has land plots that allow organizing these enterprises according to sanitary standards. There is a distillery in Suhodoly Village. Molasses, the by-product of ethanol production, can be used to feed cattle.

### ► **Creating fruit, berry, and vegetable growing farms, including in niche segments**

There are many private household plots and farms in the Community. It has long-lasting farming traditions. The major share of milk produced in the Brody Territorial Community comes from family dairy farms. The Community is among the leaders by the number of such farms and has the capacity for further growth in numbers (considering the number of households with 4 and more cows). A milk processing cluster covering Brody and neighboring communities has been formed.

### ► **Creating storage facilities and supporting agrolistics complexes**

These include vegetable storages, fruit storages, granaries, vegetables, fruits, berries, and medicinal herbs drying or freezing facilities, and enterprises engaged in packaging and/or preparing agricultural products and medicinal herbs.

### ► **Developing hop-growing and building a hop-processing plant**

Hop-growing was and remains an essential component of agriculture in the Brody Community. 5 hop-growing enterprises operate in Brody and the neighboring Zabolotsivska Community. All of them are among the top 20 leading hop-growing enterprises in Ukraine. These are "Naukovo-vyrobnyche Pidpryemstvo Zahid-Hmil/R&D and Production Enterprise" PE, Private Agricultural Enterprise "Shchedryi Urozhai", "Sydynivka" LLC, Private Agricultural Enterprise "Halytska". The Community has vacant land plots of municipal ownership and undeveloped assigned land plots in private ownership that can be used for hop-growing.

**Hop-processing plant construction is quite promising considering the annual increase in the number of large brewing corporations and small craft breweries in many countries worldwide, including Ukraine, and taking into account the availability of the raw materials.**

It is also important that Ukraine has a governmental program that supports gardening, viticulture, and hop-growing.

**Suggested investment objects are # 1-7, 10.**

## Logistics and storage complexes

Brody City is one of the major transport hubs in the region. Therefore, the community's territory is very promising for the construction of logistics centers, warehouses, and vehicle service facilities.

### Competitive advantages of the community:



#### The community logistics capacity

Brody Community is located on the border of four Ukrainian oblasts and is almost equidistant from four oblast centers;

Location near **Polish border** (96 km to the closest border checkpoint);

The community is on the **Lviv-Kyiv highway** that secures freight and passenger flows from the EU countries to the capital of Ukraine and is part of **Pan-European Transport Corridors**;

The roads are in good condition, securing convenient shipping;



#### Available land plots

The Brody Community has **0.3 to 6 ha land plots** that can be used for the construction of warehouses and logistics centers. Most plots are connected to paved roads, and railroads come to some of them. Moreover, most plots have access



#### Engineering infrastructure

**Brody Railway Station** is located on the double-track electrified line of the 1st technical category Kyiv - Lviv – Mukachevo - Chop (state border with Hungary and Slovakia). 10 long-distance passenger routes (including Lviv - Kyiv, Truskavets – Kyiv, and Kyiv - Przemyśl) and 2 commuter routes run through the Station;

The **freight railway station** in Brody City accepts and dispatches heavy and oversized cargo;

The **railway hub** is also strategically significant for pipeline transportation. The cisterns are prepared here for filling for further oil transportation;

The community has sufficiently advanced transport-supporting infrastructure.

to electricity and gas supply networks with the possibility of connection. Land plots for the construction of logistics and storage complexes can be transferred to investors by sale, lease, or for long-term use.

### Ideas for investors

- ▶ **Logistics centers.**
- ▶ **Warehouses.**
- ▶ **Heavy transport services (garage, carwash, parking, etc.);**
- ▶ **Roadside services.**

**Suggested investment objects are # 4, 7, 8, and 9.**

## Recreation complexes

The Brody Community is unique in its historical-cultural **tourism and recreation** development perspectives. The most valuable objects of historical-cultural heritage include:



- ▶ **Brody City Castel**
- ▶ **Great Synagogue**
- ▶ **New Jewish Necropolis in Brody City**
- ▶ **Svyatoho Yuriya Church (St. George Church)**

The structure of inbound tourism consists of a small number of domestic tourists and prevailing foreign tourists. Most often, tourists seek cognitive and religious tourism.

The community also has a strong recreation capacity and beautiful nature: **forests, waters, and hilly terrain** (landscape). The nature reserve fund of the community includes the following objects:



- ▶ **Leshniv Reserve of national significance**
- ▶ **National Natural Park «Pivnichne Podillya»**
- ▶ **Kempa and Ponykva reserves**
- ▶ **Lahodiv and Pisky protected areas**

The Brody Community is a **popular hunting center**. The related businesses include:



- ▶ **Hunting Farm «Styr»** (Zbruyi Village) – state enterprise
- ▶ **«Nadbuzhzhya» LLC** (Sasiv Village) and **«BION» PE** (Kovpyn Stavok Village) – 2 private hunting farms

**Tourism development** is among the strategic goals of the 2027 Brodivska City Community Development Strategy. The City Council stimulates tourism and recreation development and works on creating tourist infrastructure, modernizing destinations, and promoting the community.

### Competitive advantages of the community:



#### Available land plots

The Brody Community has **land plots available for the construction** of recreation complexes. They can be transferred to investors by sale, lease, or for long-term use.



#### Engineering infrastructure

The Brody Community has **gas and electricity supply networks and a municipal solid waste management system.**

## Ideas for investors

Construction of a multifunctional recreation complex close to “Myslyvske Hospodarstvo/Game Husbandry “Styr” SoE (Zbruyi Village).

### Perspective directions for a recreation complex:

#### ► *Hotel complex for a few days stay*

The hunting farm is located around 100 km from four oblast centers of Western Ukraine, where the main target audience resides – citizens who take weekend trips (or within a week) outside the city for recreation. Usually, these are people with above-average income who require the respective comfort level.

#### ► *Outdoor activities, including hunting, fishing, and pine forest walks*

The territory of the hunting farm “Styr” has all the necessary conditions for outdoor activities: enclosures with wild boars and pheasants, a pine forest, a lake, and an apiary. The forests are home to European bison, roe deer, elk, red deer, wild boar, fox, hare, and beaver. You can fish, hunt, look at the local apiary, swim in the lake, have a barbecue, make fish soup, etc.

The romantic Baba Yaga house located right in the middle of the lake is the highlight of the hunting farm. It can be reached by a narrow bridge and is mainly used for photo shoots.

#### ► *Catering facilities (cafe, restaurant, etc.)*

**A 4.8-ha plot of the forest fund lands is suggested for the construction of a recreation complex (investment object 11).**

## Creating commercial service facilities in rural areas

The Brody Community covers 51 settlements with a population of about 39,000 inhabitants. All settlements, except for the Community center, are rural ones. They have an urgent need to develop commercial services – the beauty industry, early childhood development centers for preschoolers, pharmacies, etc.

Gradual economic activation and increasing income and living standards in the community cause the growing demand for commercial services in the settlements. Currently, the residents have access to most of these services in the community administrative center.

### Competitive advantages of the community:



#### Available premises

There are premises suitable for conversion to commercial service facilities. The Brody Community is the owner of a range of buildings of former village councils, urgent care centers, community halls, etc. Most of them are in satisfactory condition and connected to engineering infrastructure.



#### Support for investors

The municipal property of the Brody City Council can be transferred to investors by sale or lease. The Brody City Council is ready to assist investors in technical document processing and obtaining permits for connecting to engineering infrastructure.

### Idea for investors

► *Creating beauty industry centers, early childhood development centers for preschoolers, pharmacies, etc. in rural settlements.*

**Suggested investment objects are # 13, 14, 15, and 16.**





### OBJECT 1

## AGRICULTURAL LAND PLOT (FARM)

### Description

<b>Location</b>	Near Bordulyaky Village
<b>Cadastral reference</b>	Not available
<b>Area</b>	4.0 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	01.13. Other agricultural designation
<b>Immovable property on the land plot</b>	Immovable property is located on the land plot
<b>Land management documents</b>	No land management documents

### Engineering infrastructure

-  **Electricity supply**  
50 m to the connection point
-  **Water supply**  
100 m to the connection point
-  **Gas supply**  
Not connected
-  **Transport accessibility**  
3.6 km to territorial highway T-1410



**Offer for an investor**

Industrial and agricultural facilities can be located on the land plot.



### Contact person

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### OBJECT 2

## AGRICULTURAL LAND PLOT (ARABLE)

### Description

<b>Location</b>	Near Bordulyaky Village
<b>Cadastral reference</b>	4620386600:07:003:0024
<b>Area</b>	15.9820 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	Agricultural lands. Land reserve (land plots of each land category not owned or managed by individuals or legal entities)
<b>Immovable property on the land plot</b>	No immovable property on the land plot

### Engineering infrastructure

-  **Electricity supply**  
100 m to the connection point
-  **Water supply**  
200 m to the connection point
-  **Gas supply**  
Not connected
-  **Transport accessibility**  
3.6 km to territorial highway T-1410



**Offer for an investor**

Industrial and agricultural facilities can be located on the land plot.



### Contact person

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## OBJECT 3 AGRICULTURAL LAND PLOT (FARM)

### Description

<b>Location</b>	Near Stanislavchyk Village
<b>Cadastral reference</b>	Not available
<b>Area</b>	10.0 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	01.13. Other agricultural designation
<b>Immovable property on the land plot</b>	Immovable property is located on the land plot
<b>Land management documents</b>	No land management documents

### Engineering infrastructure

-  **Electricity supply**  
50 m to the connection point
-  **Water supply**  
150 m to the connection point
-  **Gas supply**  
Not connected
-  **Transport accessibility**  
0.8 km to territorial highway T-1410



**Offer for an investor**

Industrial and agricultural facilities  
can be located on the land plot.



### Contact person

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## OBJECT 4 AGRICULTURAL LAND PLOT (FARM)

### Description

<b>Location</b>	Near Berlyn Village
<b>Cadastral reference</b>	Not available
<b>Area</b>	5.0 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	01.13. Other agricultural designation
<b>Immovable property on the land plot</b>	Immovable property is located on the land plot
<b>Land management documents</b>	No land management documents

### Engineering infrastructure

-  **Electricity supply**  
20 m to the connection point
-  **Water supply**  
50 m to the connection point
-  **Gas supply**  
10 m to the connection point
-  **Transport accessibility**  
On the territorial highway T-1410



**Offer for an investor**

Industrial and agricultural facilities  
can be located on the land plot.



### Contact person

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### OBJECT 5

## AGRICULTURAL LAND PLOT (FARM)

### Description

<b>Location</b>	Near Berlyn Village
<b>Cadastral reference</b>	Not available
<b>Area</b>	6.0 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	01.13. Other agricultural designation
<b>Immovable property on the land plot</b>	Immovable property is located on the land plot
<b>Land management documents</b>	No land management documents

### Engineering infrastructure

-  **Electricity supply**  
100 m to the connection point
-  **Water supply**  
The inactive water tower on the land plot
-  **Gas supply**  
10 m to the connection point
-  **Transport accessibility**  
On the territorial highway T-1410



**Offer for an investor**

Industrial and agricultural facilities and warehouses can be located on the land plot.



### Contact person

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### OBJECT 6

## AGRICULTURAL LAND PLOT (FARM)

### Description

<b>Location</b>	Near Konyushkiv Village
<b>Cadastral reference</b>	Not available
<b>Area</b>	4.0 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	01.13. Other agricultural designation
<b>Immovable property on the land plot</b>	Immovable property is located on the land plot
<b>Land management documents</b>	No land management documents

### Engineering infrastructure

-  **Electricity supply**  
30 m to the connection point
-  **Water supply**  
20 m to the connection point
-  **Gas supply**  
10 m to the connection point
-  **Transport accessibility**  
5 km to territorial highway T-1410



**Offer for an investor**

Industrial and agricultural facilities and warehouses can be located on the land plot.



### Contact person

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## OBJECT 7 AGRICULTURAL LAND PLOT (FARM)

### Description

<b>Location</b>	Near Konyushkiv Village
<b>Cadastral reference</b>	Not available
<b>Area</b>	1.5 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	01.13. Other agricultural designation
<b>Immovable property on the land plot</b>	Immovable property is located on the land plot
<b>Land management documents</b>	No land management documents



### Contact person





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### Engineering infrastructure

-  **Electricity supply**  
200 m to the connection point
-  **Water supply**  
200 m to the connection point
-  **Gas supply**  
200 m to the connection point
-  **Transport accessibility**  
5 km to territorial highway T-1410



### Offer for an investor

Industrial and agricultural facilities  
can be located on the land plot.



Photo of the object

## OBJECT 8 NON-AGRICULTURAL LAND PLOT

### Description

<b>Location</b>	Near Brody City
<b>Cadastral reference</b>	4620310100:29:001:0002
<b>Area</b>	0.4930 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	12.04 For location and exploitation of road transport and road management buildings and facilities (for construction and maintenance of a petrol station)
<b>Immovable property on the land plot</b>	No immovable property on the land plot



### Contact person

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### Engineering infrastructure

-  **Electricity supply**  
1.1 km to the connection point
-  **Water supply**  
1.1 km to the connection point
-  **Gas supply**  
1.4 km to the connection point
-  **Transport accessibility**  
On the international highway  
M-06 Kyiv-Chop



### Offer for an investor

Ready land plot. Logistics and storage  
complexes, petrol stations, and  
roadside services can be located on  
the land plot.



Photo of the object



## OBJECT 9

## AGRICULTURAL LAND PLOT (FARM)

## Description

<b>Location</b>	Near Brody City
<b>Cadastral reference</b>	Not available
<b>Area</b>	0.3 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	Agricultural land. Land reserve (land plots of each land category not owned or managed by individuals or legal entities)
<b>Immovable property on the land plot</b>	No immovable property on the land plot
<b>Land management documents</b>	No land management documents

 **Contact person**

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## Engineering infrastructure

-  **Electricity supply**  
50 m to the connection point
-  **Water supply**  
1,000 m to the connection point
-  **Gas supply**  
30 m to the connection point
-  **Transport accessibility**  
On the international highway  
M-06 Kyiv-Chop

**Offer for an investor**

Logistics and storage facilities and  
roadside services can be located on the  
land plot.



Photo of the object

## OBJECT 10

AGRICULTURAL LAND PLOT  
(PERENNIAL FARMS (HOP YARDS))

## Description

<b>Location</b>	Near Sydynivka Village
<b>Cadastral reference</b>	4620386400:01:001:0030, 4620386400:01:001:0031 4620386400:01:001:0032 4620386400:01:002:0002 4620386400:01:001:0002
<b>Area</b>	48.9 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	The land plot is leased to "Sydynivka" JLLC
<b>Designation</b>	01.01. For commercial agriculture
<b>Immovable property on the land plot</b>	The hop yard is located on the land plot
<b>Land management documents</b>	No land management documents

 **Contact person**

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## Engineering infrastructure

-  **Electricity supply**  
100 m to the connection point
-  **Water supply**  
100 m to the connection point
-  **Gas supply**  
Not connected
-  **Transport accessibility**  
8.1 km to international highway  
M-06 Kyiv-Chop

**Offer for an investor**

The land plot is equipped for  
hop-growing.



Photo of the object

## OBJECT 11 FOREST FUND LAND PLOT

### Description

<b>Location</b>	Near Zbruyi Village
<b>Cadastral reference</b>	Not available
<b>Area</b>	4.8 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	The land plot is in permanent use by Game Husbandry "Styr" SoE
<b>Designation</b>	09.01. for forestry and related services
<b>Immovable property on the land plot</b>	The recreation area is located on the land plot
<b>Land management documents</b>	No land management documents

### Engineering infrastructure

-  **Electricity supply**  
The land plot has a transformer
-  **Water supply**  
The land plot has a water tower
-  **Gas supply**  
Not connected
-  **Transport accessibility**  
0.5 km to territorial highway T-1410



**Offer for an investor**

The tourism and recreation complex can be located on the land plot.



### Contact person

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## OBJECT 12 INDUSTRIAL, TRANSPORT, COMMUNICATION, ENERGY, DEFENSE, AND OTHER DESIGNATION LAND (FORMER BREWERY IN PONYKVA VILLAGE)

### Description

<b>Location</b>	Ponykva Village
<b>Cadastral reference</b>	Not available
<b>Area</b>	0.6 ha
<b>Ownership</b>	Municipal
<b>Transfer conditions</b>	Competitive sale of the land plot leasehold rights (land auctions)
<b>Designation</b>	11.02. For location and exploitation of the main and auxiliary buildings and facilities for processing, mechanical engineering, and other industries
<b>Immovable property on the land plot</b>	The brewery is located on the land plot
<b>Land management documents</b>	No land management documents

### Engineering infrastructure

-  **Electricity supply**  
Connected
-  **Water supply**  
Connected
-  **Gas supply**  
Adjacent to the land plot
-  **Transport accessibility**  
3.0 km to international highway M-06 Kyiv-Chop



**Offer for an investor**

Food companies, including low-alcohol drinks production enterprises, can be located on the land plot.



### Contact person

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### OBJECT 13



## NON-RESIDENTIAL PREMISE – ONE-STOREY BUILDING

Former kindergarten, built in 1961. Renovation required. Not used by the asset holder.

### Description

<b>Location</b>
Tsentralna Str., 36, Suhovolya Village, Zolochiv Raion
<b>Asset holder</b>
Education Department of Brody City Council
<b>Ownership</b>
Brody City Council
<b>Transfer conditions</b>
Rights lease or competitive sale
<b>Designation</b>
Not specified
<b>Technical documentation</b>
Not available

### Engineering infrastructure

-  **Electricity supply**  
Connected
-  **Transport accessibility**  
10 km to Brody City,  
120 km to Lviv City



**Offer for an investor**

The City Council is interested in selling the real estate.

### OBJECT 14


## NON-RESIDENTIAL PREMISE – TWO-STOREY BUILDING

Former dormitory. Renovation required. Not used by the asset holder.

### Description

<b>Location</b>
Lisova Str., Hayi-Smolenski Village, Zolochiv Raion
<b>Asset holder</b>
Executive Committee of Brody City Council
<b>Ownership</b>
Brody City Council
<b>Transfer conditions</b>
Rights lease or competitive sale
<b>Designation</b>
Not specified
<b>Technical documentation</b>
Not available

### Engineering infrastructure

-  **Electricity supply**  
Not connected
-  **Transport accessibility**  
3 km to Brody City,  
107 km to Lviv City



**Offer for an investor**

The City Council is interested in selling the real estate.

### Contact person

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### Contact person

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**OBJECT 15**



**NON-RESIDENTIAL PREMISE – ONE-STOREY BUILDING,  
209 SQ. M. TOTAL AREA**

Former elementary school. Renovation required. Not used by the asset holder.

**Description**

<b>Location</b>
Tsentralna Str., Klekotiv Village, Zolochiv Raion
<b>Asset holder</b>
Executive Committee of Brody City Council
<b>Ownership</b>
Brody City Council
<b>Transfer conditions</b>
Rights lease or competitive sale
<b>Designation</b>
Not specified
<b>Technical documentation</b>
Not available

**Engineering infrastructure**

-  **Electricity supply**  
Not connected
-  **Transport accessibility**  
17 km to Brody City,  
125 km to Lviv City



**Offer for an investor**

The City Council is interested in selling the real estate.

**OBJECT 16**



**NON-RESIDENTIAL PREMISE – ONE-STOREY BUILDING**

Former Community Hall. Renovation required. Not used by the asset holder.

**Description**

<b>Location</b>
Tsentralna Str., Bilyavtsi Village, Zolochiv Raion
<b>Asset holder</b>
Executive Committee of Brody City Council
<b>Ownership</b>
Brody City Council
<b>Transfer conditions</b>
Rights lease or competitive sale
<b>Designation</b>
Not specified
<b>Technical documentation</b>
Not available

**Engineering infrastructure**

-  **Electricity supply**  
Possibility of connection
-  **Transport accessibility**  
10 km to Brody City,  
120 km to Lviv City



**Offer for an investor**

The City Council is interested in selling the real estate.

 **Contact person**

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