PUTTING SITES TO WORK

How Superfund Redevelopment Is Making a Difference in Communities Across the United States

COMPENDIUM OF 2024 ECONOMIC DATA

EPA

Cover page photos:

Ohio River Park (Pennsylvania, Region 3)
New Brighton/Arden Hills/TCAAP (USArmy) (Minnesota, Region 5)
Wells G&H (Massachusetts, Region 1)
Vega Alta Public Supply Wells (Puerto Rico, Region 2)
Jacksonville Ash Site (Florida, Region 4)
Calhoun Park Area (South Carolina, Region 4)

Figure 1. A sign for and the front entrance to the J.G. Cooksey Training Center at the Portland Cement (Kiln Dust 2 & 3) Superfund site (Utah, Region 8).

TABLE OF CONTENTS

This page is intentionally blank.

PREFACE

EPA's Superfund Program is a cornerstone of the agency's work in service of citizens and communities across the country. A key part of Superfund's mission is revitalizing areas affected by contaminated lands to meet community needs for thriving economies and improved environmental and public health outcomes. Through EPA's Superfund Redevelopment Program, the agency contributes to these communities' economic vitality by supporting the return of sites to productive use.

EPA is focused on accelerating work and progress at all Superfund sites across the country and supporting redevelopment and community revitalization. Using resources from the 2021 Bipartisan Infrastructure Law, EPA is providing necessary funding to advance delayed cleanup efforts at over 100 Superfund sites. EPA is leading the way to support the return of these and other once-contaminated sites to productive use.

These regional profiles highlight community-led efforts as EPA expedites cleanup and remediation and engages with partners and stakeholders to support redevelopment and community revitalization.

INTRODUCTION

The cleanup and reuse of Superfund sites often restores value to site properties and surrounding communities that have been negatively affected by contamination. Site redevelopment can revitalize a local economy with jobs, new businesses, tax revenues and local spending.

Through programs such as the Superfund Redevelopment Program, EPA helps communities reclaim cleaned-up Superfund sites. Factoring future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA works closely with state and local officials to remove barriers that have kept many Superfund sites underused. EPA works to ensure that businesses on properties being cleaned up under Superfund can continue operating in a way that protects human health and the environment during site investigations and cleanup work. This continuity enables these businesses to remain open and serve as a source of jobs for communities.

Communities with environmental justice concerns are affected disproportionately by environmental pollution and hazards and often include community members who may be marginalized, underserved, low income and/or people of color, including Tribal and indigenous people. Superfund cleanups and site reuse provide opportunities to consider ways to address disproportionate impacts in these communities. Through meaningful community involvement efforts, EPA's goals are to engage people in productive dialogue and provide local benefits. EPA is leading the way to support the return of these sites and other once-contaminated areas to productive use.

Sites in Reuse and Continued Use: Business and Job Highlights

Businesses:	*10,622*
Total Annual Sales:	*$71.8 billion*
Number of People Employed:	*242,187*
Total Annual Employee Income:	*$20.3 billion*

Figure 2. The North Sixth commercial building at the Utah Power & Light/ American Barrel Co. Superfund site (Utah, Region 8).

Superfund sites across the country are now industrial facilities, shopping centers, medical facilities and neighborhoods. Many sites host large-scale retail centers and department stores. Other sites are now home to natural areas, commuter rail lines and recreation facilities. Over 10,000 on-site businesses and organizations at current and former Superfund sites provide an estimated 242,187 jobs and contribute an estimated $20.3 billion in annual employment income. Cleaned-up sites in use also generate property tax revenues for local governments.[1]

This national compendium describes the beneficial effects of Superfund redevelopment nationally and at EPA Region and state levels. Features include:

- An overview of EPA's support for Superfund redevelopment.
- A summary of sites on EPA's Superfund program's National Priorities List (NPL) that are currently in use.
- An overview of the beneficial effects of Superfund site redevelopment, including businesses, jobs and property tax.
- Two-page profiles summarizing economic and property value data collected for each of the 10 EPA Regions, including the 50 states, U.S. territories and Tribal nations.

[1] Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use.

Figure 3. Storefronts along a street at the California Gulch Superfund site (California, Region 9).

Figure 4. A sign showcasing tenants at the Cypress Centre mall at the Jones Road Ground Water Plume Superfund site (Texas, Region 6).

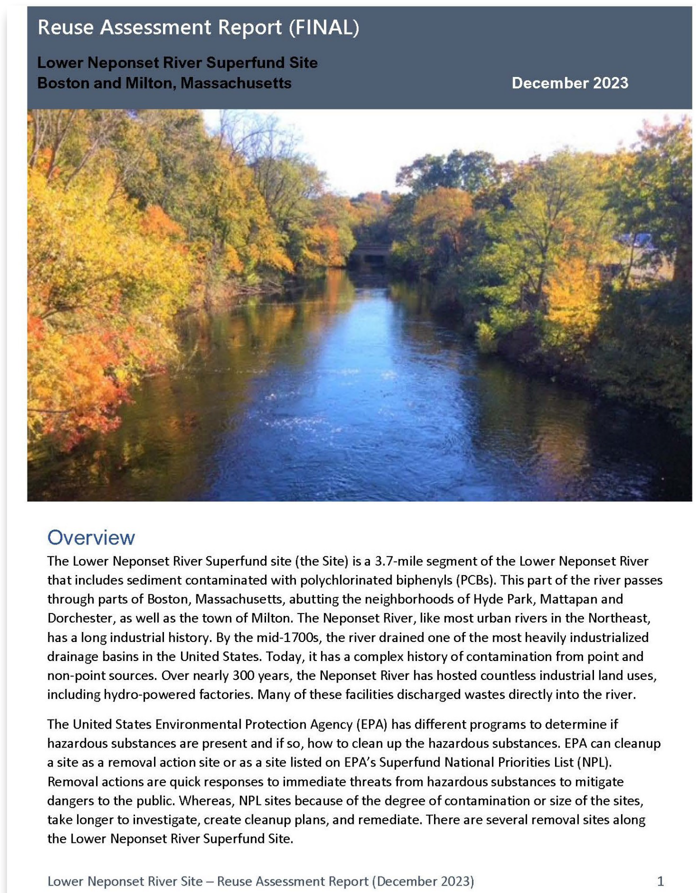
Figure 5. Informational signage, a picnic table and walking paths at the Palmerton Zinc Pile site (Pennsylvania, Region 3).

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA is committed to improving the health and livelihood of Americans by cleaning up and supporting the return of land to productive use. In addition to protecting human health and the environment through the Superfund program, EPA regional offices partner with stakeholders to encourage redevelopment opportunities at Superfund sites. EPA helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment at cleaned-up sites. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental and economic sustainability.

Specific EPA redevelopment support efforts include:

- Identifying and evaluating local land use priorities to align with site cleanup plans through the redevelopment planning process.
- Facilitating cleanup and redevelopment discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help communities and EPA find the right tools to move site redevelopment forward.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns through development of educational materials, comfort letters, developer agreements and environmental status reports – known as Ready for Reuse Determinations – that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to returning Superfund sites to productive use such as the Academy of Model Aeronautics, Pollinator Partnership, Rails to Trails Conservancy, The Trust for Public Land and the U.S. Soccer Foundation.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund redevelopment.


Reuse Assessment Report (FINAL)

Lower Neponset River Superfund Site
Boston and Milton, Massachusetts **December 2023**

Overview

The Lower Neponset River Superfund site (the Site) is a 3.7-mile segment of the Lower Neponset River that includes sediment contaminated with polychlorinated biphenyls (PCBs). This part of the river passes through parts of Boston, Massachusetts, abutting the neighborhoods of Hyde Park, Mattapan and Dorchester, as well as the town of Milton. The Neponset River, like most urban rivers in the Northeast, has a long industrial history. By the mid-1700s, the river drained one of the most heavily industrialized drainage basins in the United States. Today, it has a complex history of contamination from point and non-point sources. Over nearly 300 years, the Neponset River has hosted countless industrial land uses, including hydro-powered factories. Many of these facilities discharged wastes directly into the river.

The United States Environmental Protection Agency (EPA) has different programs to determine if hazardous substances are present and if so, how to clean up the hazardous substances. EPA can cleanup a site as a removal action site or as a site listed on EPA's Superfund National Priorities List (NPL). Removal actions are quick responses to immediate threats from hazardous substances to mitigate dangers to the public. Whereas, NPL sites because of the degree of contamination or size of the sites, take longer to investigate, create cleanup plans, and remediate. There are several removal sites along the Lower Neponset River Superfund Site.

Lower Neponset River Site – Reuse Assessment Report (December 2023) 1

Figure 6. Reuse Assessment for the Lower Neponset River site (Massachusetts, Region 1).

These efforts have built expertise across EPA regional offices, making it easier to consider future use of Superfund sites prior to cleanup and to identify opportunities for removing reuse barriers. These efforts also help Tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and other partners and stakeholders to better understand the potential for future use opportunities for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.

SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.[2] EPA refers sites warranting long-term cleanup to its remedial program or to state programs. EPA's NPL is a list of sites targeted by the agency for further investigation and possible remediation through the Superfund program. Once EPA places a site on the NPL, the agency studies the contamination, identifies technologies to address it and evaluates alternative cleanup approaches. EPA then proposes a cleanup plan and, after collecting public input, issues a final cleanup plan. The agency then cleans up the site or oversees cleanup activities. There are 1,840 sites on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. Across the United States, EPA currently tracks 1,212 NPL sites and 156 non-NPL Superfund sites that are in use.[3] These sites either have new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others now host recreational, ecological and agricultural uses. Many redeveloped sites support multiple uses and have the capacity to support more uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites.

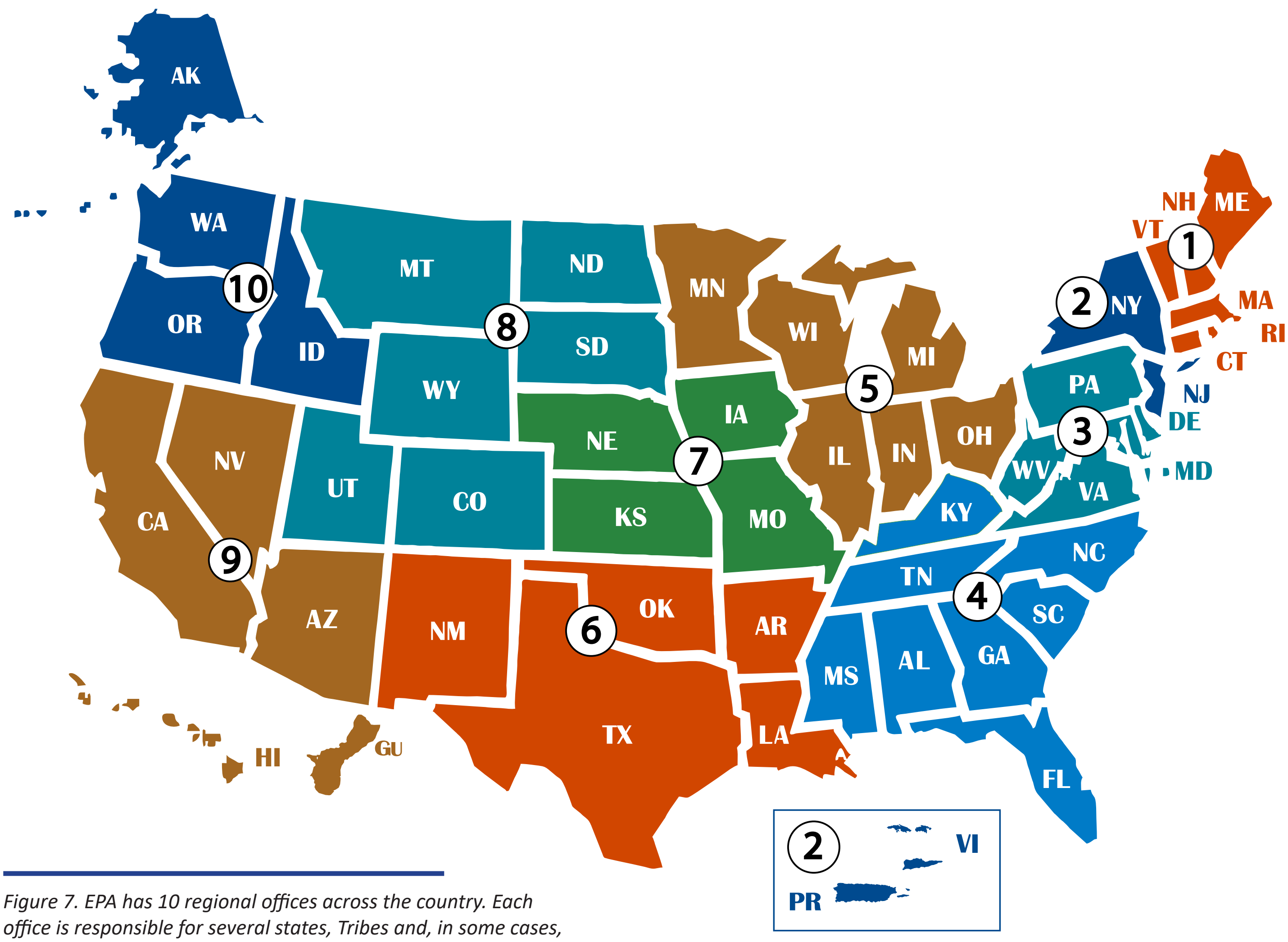


Figure 7. EPA has 10 regional offices across the country. Each office is responsible for several states, Tribes and, in some cases, territories or special environmental programs.

2 Removal actions may be taken at sites on the NPL and not on the NPL.

3 Non-NPL sites are typically sites where removal actions have been performed under the Superfund program and EPA has not placed the sites on the NPL.

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT

Businesses and Jobs

EPA has collected economic data for 10,622 businesses, government agencies and civic organizations operating at 664 NPL sites and 54 non-NPL sites in reuse and continued use. The businesses and organizations at these sites earn about $71.8 billion in estimated annual sales and employ about 242,187 people, earning an estimated $20.3 billion in annual employment income. This income injects resources into local economies and generates revenue through personal state income taxes. These businesses also help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. Table 1 presents more detailed information (see the Regional and State Redevelopment Profiles for each EPA Region and state's reuse details at the end of this compendium).[4]

Table 1. Site and Business Information for Sites in Reuse and Continued Use (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
1,349	**718**	**10,622**	**$71.8 billion**	**242,187**	**$20.3 billion**

[a] A total of 174 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.

[d] For information on the collection of business, jobs and sales data, see the Sources section of this compendium.

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	*Description*	*Example*
In Reuse	*Part or all of a site is being used in a new, different manner than before Superfund involvement. Or, the property was vacant and cleanup was designed to support a new, specific land use.*	*Fulbright Landfill (Missouri, Region 7) – Cleanup work at the site paved the way for the construction of a Fulbright Spring Greenway Trail segment. This trail segment now connects to several local parks, neighborhoods and an elementary school. More trail work is underway.*
In Continued Use	*Historical uses at a site remain active, and/or the site is still used in the same general manner as when the Superfund process started at the site.*	*Lexington County Landfill Area (South Carolina, Region 4) – The site's cleanup approach ensured that the Par Tee Driving Range and Bray Park could remain open during remedial work. Both the driving range and park remain open today.*
In Reuse and Continued Use	*Part of a site is in continued use and part of the site is in reuse.*	*Feed Materials Production Center (USDOE) (Ohio, Region 5) – Cleanup restored 7.4 miles of walking trails and more than 900 acres of existing wetlands, forests and grasslands, enabling the continued recreational and ecological use of the Fernald Preserve. A new visitor center was also constructed at the site.*

4 For more information on the collection of business, jobs and sales data, see the Sources section of this compendium.

Figure 8. Golfers recreating at the Lexington County Landfil site (South Carolina, Region 4).

Figure 9. A sign for the View 72 at Bingham Junction building at the Midvale Slag Superfund site (Utah, Region 8).

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use have the potential to increase in value significantly. This increased value can boost property tax revenues, which help pay for local government operations, schools, transit systems and other public services.

Identifying increases in property values and property taxes following cleanup and reuse is challenging. This is due to several factors, including limited data on past property values and the frequency and timing of local property value assessments. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund status. It is also difficult to isolate the effects of Superfund cleanup and redevelopment using current property values. However, these values do provide insight into the current value of Superfund properties and the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

Sites in Reuse and Continued Use: Property Value and Tax Highlights

Total Property Value:	*$75.3 billion*
Total Annual Property Taxes:	*$672 million*

Figure 10. A commercial building at Cascades Park at the Cascades Park Gasification Plant site (Florida, Region 4).

EPA has collected property value and tax data for a limited number of Superfund sites in reuse and continued use in each EPA Region (see the Regional and State Redevelopment Profiles at the end of this compendium for property value and tax details).[5]

5 Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are redeveloped, some or all of these improvements may be new or already in place. In some cases, the breakdown showing the land value and improvement value is not always available; only the total property value may be available.

CONCLUSION

EPA works closely with its partners at Superfund sites across the country to make sure sites can be reused safely or remain in continued use during and after cleanup. EPA also works with businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open.

The businesses and organizations at these sites provide jobs and income for communities and generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. There are 1,212 NPL sites and 156 non-NPL Superfund sites that either have new uses in place or uses that remain in place since before cleanup. Future uses are planned for many more Superfund sites across the country. EPA remains committed to working with all stakeholders to support opportunities for Superfund redevelopment.

The redevelopment of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, Tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments and plans, comfort letters and partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take more actions to ensure reuses are compatible with site remedies.

Across the country, Superfund sites are now home to major commercial and industrial facilities, mid-size developments and small businesses, providing services to surrounding communities. EPA is committed to working with all stakeholders to support the restoration and renewal of these sites as long-term assets.

Figure 11. The storefronts of various businesses along a street at the Oronogo-Duenweg Mining Belt Superfund site (Missouri, Region 7).

Figure 12. A boat at the docks at the Bayou Bonfouca Superfund site (Lousiana, Region 6).

SUPERFUND REDEVELOPMENT PROGRAM COORDINATORS

Region 1
Joe LeMay | (617) 918-1323 | lemay.joe@epa.gov

Region 2
Claudia Shuman | (212) 637-4279 | shuman.claudia@epa.gov
Marla Wieder | (212) 637-3184 | wieder.marla@epa.gov

Region 3
Jaclyn Kondrk | (215) 814-3358 | kondrk.jaclyn@epa.gov

Region 4
Scott Miller | (404) 562-9120 | miller.scott@epa.gov
Shelby Johnston | (404) 562-8287 | johnston.shelby@epa.gov
Susan Kibler | (404) 562-9622 | kibler.susan@epa.gov
Parker Johnson | (404) 703-1128 | johnson.william.p@epa.gov

Region 5
Jamie Stoik | (312) 886-6069 | stoik.jamie@epa.gov

Region 6
Casey Luckett Snyder | (214) 665-7393 | luckett.casey@epa.gov
Nathaniel Applegate | (214) 665-2114 | applegate.nathaniel@epa.gov

Region 7
Tonya Howell | (913) 551-7589 | howell.tonya@epa.gov

Region 8
Fran Costanzi |(303) 312-6571 | costanzi.frances@epa.gov
Molly Roby | (406) 457-5021 | roby.molly@epa.gov

Region 9
Georgia Thompson | 415-972-3048| thompson.georgia@epa.gov
Laura Hall | (415) 947-4143 | hall.laura@epa.gov
Romie Duarte | (213) 244-1801 |duarte.romie@epa.gov

Region 10
Stephen Lukas |(206) 553-2111| lukas.stephen@epa.gov

SUPERFUND REDEVELOPMENT PROGRAM REUSE INFORMATION RESOURCES

Superfund Sites in Reuse: find more information about Superfund sites in reuse.
www.epa.gov/superfund-redevelopment/find-superfund-sites-reuse

Superfund Redevelopment Website: tools, resources and more information about Superfund site reuse.
www.epa.gov/superfund-redevelopment

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns.
www.epa.gov/enforcement/landowner-liability-protections

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 1

REGION 1 REDEVELOPMENT PROFILE

EPA Region 1 serves Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and 10 Tribal nations. Region 1 has 96 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 1.

Businesses and Jobs

EPA has collected economic data for 585 businesses and organizations operating on 44 sites in reuse and continued use in Region 1.

Table 2. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 1 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
96	44	585	$2.7 billion	10,901	$966 million

[a] 14 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.

[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 41 Superfund sites in reuse and continued use in Region 1. These sites span 1,110 property parcels and 7,165 acres.

Table 3. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 1[a]

Total Land Value (41 sites)	Total Improvement Value (41 sites)	Total Property Value (41 sites)	Total Property Value per Acre (41 sites)[b]	Total Annual Property Taxes (37 sites)
$524 million	$841 million	$1.4 billion	$191,000	$23 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2024 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2019 to 2024 where date information was provided. Tax data were not available for every site. For more information, see the Sources section.

[b] Based on total property value amount of $1.4 billion divided by total acreage of 7,165.

Figure 13. A sign of commercial tenants at the Corporate Center at Pease at the Pease Air Force Base Superfund site (New Hampshire, Region 1).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 4. State-Specific Business Information for Sites in Reuse and Continued Use in Region 1 (2024)

State	Sites[a]	Sites with Businesses	Businesses[b,c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
Connnecticut	18	10	58	$364 million	1,471	$91 million
Maine	9	3	6	$31 million	156	$5 million
Massachusetts	38	14	456	$2 billion	7,505	$770 million
New Hampshire	13	4	16	$136 million	781	$42 million
Rhode Island	10	7	43	$68 million	838	$40 million
Vermont	8	6	6	$45 million	150	$17 million

[a] 14 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

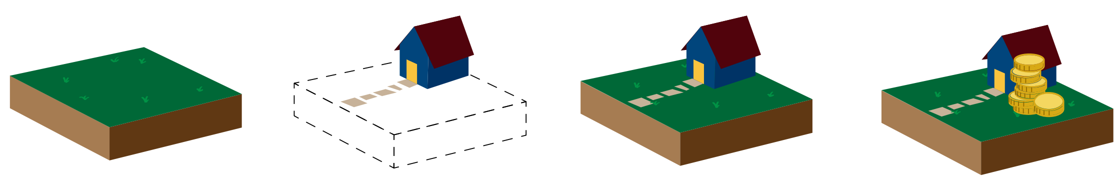


Table 5. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 1[a]

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Connnecticut	$57 million (8 sites)	$156 million (8 sites)	$203 million (8 sites)	$5 million (8 sites)
Maine	$422,700 (3 sites)	$2.6 million (3 sites)	$3 million (3 sites)	$50,000 (3 sites)
Massachusetts	$295 million (16 sites)	$546 million (16 sites)	$841 million (16 sites)	$16 million (15 sites)
New Hampshire	$11 million (7 sites)	$98 million (7 sites)	$109 million (7 sites)	$2 million (5 sites)
Rhode Island	$156 million (4 sites)	$31 million (4 sites)	$187 million (4 sites)	$421,000 (4 sites)
Vermont	$4 million (3 sites)	$18 million (3 sites)	$22 million (3 sites)	$420,000 (2 sites)

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2019 to 2024. Detailed property value (land and improvements) as well as tax data were not available for every site.

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 2

REGION 2 REDEVELOPMENT PROFILE

EPA Region 2 serves New Jersey, New York, Puerto Rico, the U.S. Virgin Islands and 8 Tribal nations. Region 2 has 197 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 2.

Businesses and Jobs

EPA has collected economic data for 958 businesses and organizations operating on 101 sites in reuse and continued use in Region 2.

Table 6. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 2 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
197	101	958	$3.9 billion	18,436	$1.2 billion

[a] 12 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.

[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 66 Superfund sites in reuse and continued use in Region 2. These sites span 5,826 property parcels and 9,179 acres.

Table 7. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 2[a]

Total Land Value (61 sites)	Total Improvement Value (61 sites)	Total Property Value (66 sites)	Total Property Value per Acre (66 sites)[b]	Total Annual Property Taxes (66 sites)
$668 million	$1.1 billion	$2 billion	$218,000	$36 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2024 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024. Detailed (land and improvement) property value data as well as tax data were not available for every site. For additional information, see the Sources section.

[b] Based on total property value amount of $2 billion divided by total acreage of 9,179.

Figure 14. A playground at the Li Tungsten Corp. Superfund site (New York, Region 2).

ECONOMIC HIGHLIGHTS — STATE OR TERRITORY REDEVELOPMENT

Table 8. State and Territory-Specific Business Information for Sites in Reuse and Continued Use in Region 2 (2024)

State or Territory	Sites[a]	Sites with Businesses	Businesses[b,c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
New Jersey	100	49	431	$1.9 billion	9,120	$667 million
New York	78	44	489	$1.7 billion	8,141	$510 million
Puerto Rico	18	7	34	$318 million	1,175	$70 million
U.S. Virgin Islands	1	1	4	-	-	-

[a] 12 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

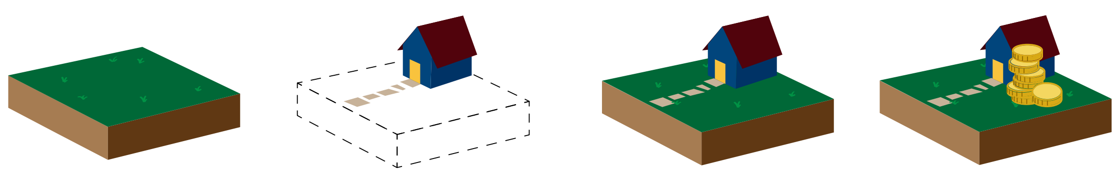


Table 9. State and Territory-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 2[a]

State or Territory	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
New Jersey	$609 million (37 sites)	$849 million (37 sites)	$1.5 billion (37 sites)	$32 million (37 sites)
New York	$58 million (24 sites)	$299 million (24 sites)	$536 million (29 sites)	$3 million (29 sites)
Puerto Rico[b]	-	-	-	-
U.S. Virgin Islands[b]	-	-	-	-

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024. Detailed (land and improvement) property value data as well as tax data were not available for every site.
[b] Property value and tax data were not available for sites in reuse or continued use in Puerto Rico or in the U.S. Virgin Islands.

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 3

REGION 3 REDEVELOPMENT PROFILE

EPA Region 3 serves Delaware, Maryland, Pennsylvania, Virginia, West Virginia and the District of Columbia. Region 3 has 168 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 3.

Businesses and Jobs

EPA has collected economic data for 560 businesses and organizations operating on 85 sites in reuse and continued use in Region 3.

Table 10. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 3 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
168	85	560	$3.1 billion	12,862	$1 billion

[a] 32 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 83 Superfund sites in reuse and continued use in Region 3. These sites span 2,357 property parcels and 8,808 acres.

Table 11. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 3[a]

Total Land Value (76 sites)	Total Improvement Value (76 sites)	Total Property Value (83 sites)	Total Property Value per Acre (83 sites)[b]	Total Annual Property Taxes (83 sites)
$206 million	$589 million	$853 million	$95,000	$14 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2024 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2024 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.
[b] Based on total property value amount of $853 million divided by total acreage of 8,808 acres.

Figure 15. The City of New Castle Police Department building at the New Castle Spill Superfund site (Delaware, Region 3).

ECONOMIC HIGHLIGHTS - STATE OR DISTRICT REDEVELOPMENT

Table 12. State and District-Specific Business Information for Sites in Reuse and Continued Use in Region 3 (2024)

State or District	Sites[a]	Sites with Businesses	Businesses[b,c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
District of Columbia	2	-	-	-	-	-
Delaware	18	11	90	$289 million	1,533	$119 million
Maryland	19	4	7	$18 million	267	$13 million
Pennsylvania	95	55	364	$2.6 billion	9,286	$785 million
Virginia	24	9	62	$185 million	1,473	$105 million
West Virginia	10	6	37	$28 million	303	$15 million

[a] 32 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

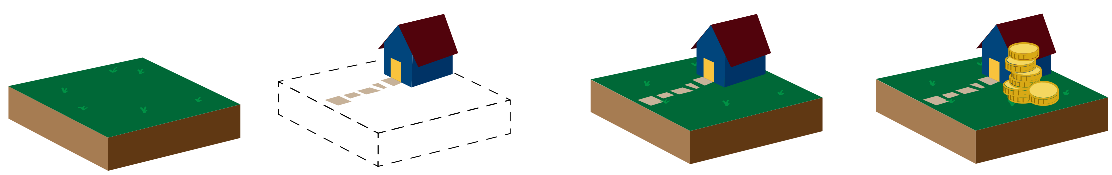


Table 13. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 3[a]

State or District	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
District of Columbia[b]	-	-	-	-
Delaware	$10 million (11 sites)	$74 million (11 sites)	$84 million (11 sites)	$2 million (11 sites)
Maryland	$4 million (7 sites)	$4 million (7 sites)	$8 million (7 sites)	$105,139 (7 sites)
Pennsylvania	$164 million (49 sites)	$448 million (49 sites)	$669 million (56 sites)	$11 million (56 sites)
Virginia	$16 million (5 sites)	$36 million (5 sites)	$52 million (5 sites)	$170,432 (5 sites)
West Virginia	$12 million (4 sites)	$26 million (4 sites)	$38 million (4 sites)	$628,045 (4 sites)

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2024. Detailed (land and improvement) property value data as well as tax data were not available for every site.
[b] Property value and tax data were not available for the two sites in the District of Columbia.

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 4

REGION 4 REDEVELOPMENT PROFILE

EPA Region 4 serves Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes. Region 4 has 185 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 4.

Businesses and Jobs

EPA has collected economic data for 629 businesses and organizations operating on 116 sites in reuse and continued use in Region 4.

Table 14. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 4 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
185	116	629	$8.1 billion	19,733	$1.5 billion

[a] 18 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 91 Superfund sites in reuse and continued use in Region 4. These sites span 1,999 property parcels and 13,537 acres.

Table 15. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 4[a]

Total Land Value (85 sites)	Total Improvement Value (84 sites)	Total Property Value (91 sites)	Total Property Value per Acre (91 sites)[b]	Total Annual Property Taxes (90 sites)
$595 million	$833 million	$1.8 billion	$129,640	$24 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2024 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.
[b] Based on total property value amount of $1.8 billion divided by total acreage of 13,537.

Figure 16. The Power Plant Cafe at the Cascade Park Gasification Plant site (Florida, Region 4).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 16. State-Specific Business Information for Sites in Reuse and Continued Use in Region 4 (2024)

State	Sites[a]	Sites with Businesses	Businesses[b,c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
Alabama	15	7	19	$1.7 billion	1,059	$108 million
Florida	70	45	351	$4.4 billion	10,580	$875 million
Georgia	17	13	34	$261 million	1,018	$75 million
Kentucky	7	3	6	$497 million	667	$56 million
Mississippi	6	6	14	$53 million	400	$21 million
North Carolina	27	19	33	$507 million	1,483	$94 million
South Carolina	25	15	68	$282 million	1,631	$106 million
Tennessee	18	8	104	$497 million	2,895	$182 million

[a] 18 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

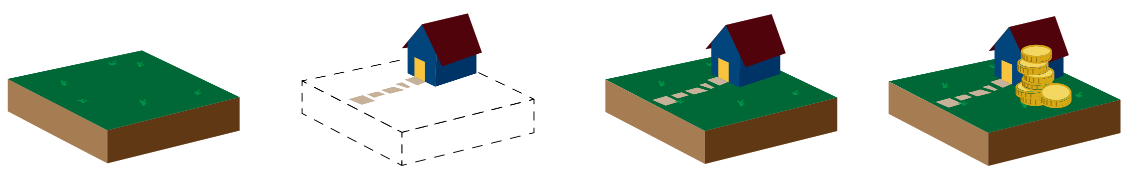


Table 17. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 4[a]

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Alabama	$45 million (4 sites)	$27 million (4 sites)	$86 million (5 sites)	$544,452 (5 sites)
Florida	$301 million (41 sites)	$560 million (40 sites)	$1.2 billion (46 sites)	$17 million (46 sites)
Georgia	$5 million (7 sites)	$32 million (7 sites)	$37 million (7 sites)	$265,361 (7 sites)
Kentucky	$5 million (2 sites)	$17 million (2 sites)	$22 million (2 sites)	$235,397 (2 sites)
Mississippi	$2 million (3 sites)	$2 million (3 sites)	$4 million (3 sites)	$41,134 (3 sites)
North Carolina	$36 million (9 sites)	$67 million (9 sites)	$103 million (9 sites)	$758,584 (8 sites)
South Carolina	$191 million (13 sites)	$96 million (13 sites)	$294 million (13 sites)	$4 million (13 sites)
Tennessee	$10 million (6 sites)	$32 million (6 sites)	$42 million (6 sites)	$369,245 (6 sites)

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024. Detailed (land and improvement) property value data as well as tax data were not available for every site.

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 5

REGION 5 REDEVELOPMENT PROFILE

EPA Region 5 serves Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes. Region 5 has 223 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 5.

Businesses and Jobs

EPA has collected economic data for 534 businesses and organizations operating on 117 sites in reuse and continued use in Region 5.

Table 18. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 5 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
223	117	534	$6.6 billion	19,361	$1.7 billion

[a] 13 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 81 Superfund sites in reuse and continued use in Region 5. These sites span 4,432 property parcels and 14,816 acres.

Table 19. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 5[a]

Total Land Value (66 sites)	Total Improvement Value (66 sites)	Total Property Value (81 sites)	Total Property Value per Acre (81 sites)[b]	Total Annual Property Taxes (81 sites)
$315 million	$583 million	$967 million	$65,261	$30 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2024 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2024 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.
[b] Based on total property value amount of $967 million divided by total acreage of 14,816.

Figure 17. A flower nursery at the Southside Sanitary Landfill (Indiana, Region 5).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 20. State-Specific Business Information for Sites in Reuse and Continued Use in Region 5 (2024)

State	Sites[a]	Sites with Businesses	Businesses[b,c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
Illinois	48	19	86	$519 million	1,229	$98 million
Indiana	32	18	76	$682 million	2,106	$146 million
Michigan	50	32	128	$723 million	3,038	$242 million
Minnesota	38	26	162	$3.5 billion	8,232	$851 million
Ohio	27	12	64	$835 million	3,169	$228 million
Wisconsin	28	10	18	$408 million	1,587	$116 million

[a] 13 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

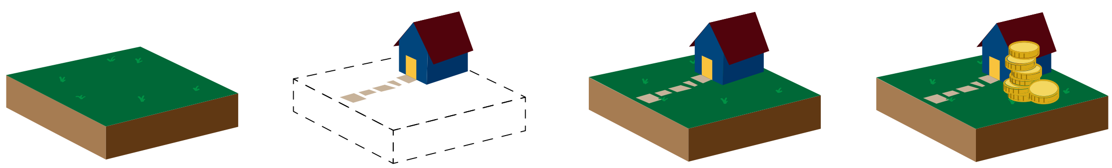


Table 21. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 5[a]

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Illinois	$52 million (10 sites)	$129 million (10 sites)	$181 million (10 sites)	$16 million (10 sites)
Indiana	$7 million (10 sites)	$17 million (10 sites)	$24 million (10 sites)	$713,407 (10 sites)
Michigan	$402,500 (4 sites)	$184,700 (4 sites)	$41 million (18 sites)	$2 million (18 sites)
Minnesota	$234 million (23 sites)	$358 million (23 sites)	$622 million (24 sites)	$11 million (24 sites)
Ohio	$17 million (11 sites)	$66 million (11 sites)	$83 million (11 sites)	$1.3 million (11 sites)
Wisconsin	$4 million (8 sites)	$12 million (8 sites)	$16 million (8 sites)	$272,456 (8 sites)

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2021 to 2024. Detailed (land and improvement) property value data were not available for every site.

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 6

REGION 6
REDEVELOPMENT PROFILE

EPA Region 6 includes Arkansas, Louisiana, New Mexico, Oklahoma, Texas and 66 Tribes. Region 6 has 79 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 6.

Businesses and Jobs

EPA has collected economic data for 361 businesses and organizations operating on 46 sites in reuse and continued use in Region 6.

Table 22. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 6 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
79	46	361	$1.1 billion	5,061	$310 million

[a] 7 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 56 Superfund sites in reuse and continued use in Region 6. These sites span 6,978 property parcels and 37,672 acres.

Table 23. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 6[a]

Total Land Value (54 sites)	Total Improvement Value (54 sites)	Total Property Value (54 sites)	Total Property Value per Acre (56 sites)[b]	Total Annual Property Taxes (54 sites)
$484 million	$1.2 billion	$1.6 billion	$43,652	$15 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2025 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025 where date information was provided. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.
[b] Based on total property value amount of $1.6 billion divided by total acreage of 37,672.

Figure 18. A pavilion with picnic tables at the Tar Creek (Ottawa County) Superfund site (Oklahoma, Region 6).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 24. State-Specific Business Information for Sites in Reuse and Continued Use in Region 6 (2024)

State	Sites[a]	Sites with Businesses	Businesses[b, c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
Arkansas	6	4	7	$15 million	147	$11 million
Louisiana	15	8	48	$29 million	510	$21 million
New Mexico	15	7	16	$13 million	64	$3 million
Oklahoma	9	5	111	$394 million	1,523	$88 million
Texas	34	22	179	$678 million	2,817	$187 million

[a] 7 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

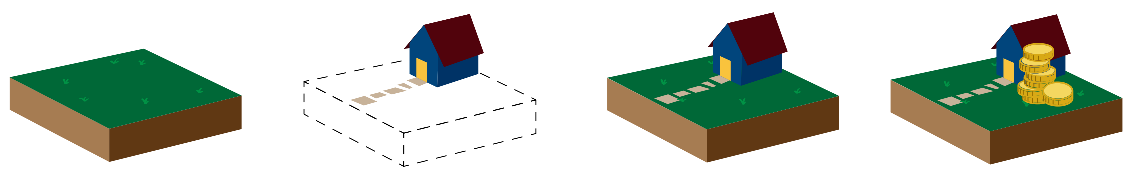


Table 25. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 6[a]

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Arkansas	$1 million (4 sites)	$2 million (4 sites)	$3 million (4 sites)	$11,246 (4 sites)
Louisiana	$35 million (9 sites)	$83 million (9 sites)	$117 million (9 sites)	$2 million (9 sites)
New Mexico	$9 million (9 sites)	$9 million (9 sites)	$17 million (9 sites)	$184,822 (9 sites)
Oklahoma	$25 million (6 sites)	$169 million (6 sites)	$195 million (6 sites)	$2 million (6 sites)
Texas	$414 million (26 sites)	$897 million (26 sites)	$1.3 billion (26 sites)	$11 million (26 sites)

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025. Detailed (land and improvement) property value data as well as tax data were not available for every site.

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 7

REGION 7 REDEVELOPMENT PROFILE

EPA Region 7 serves Iowa, Kansas, Missouri, Nebraska and 9 Tribal nations. Region 7 has 111 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 7.

Businesses and Jobs

EPA has collected economic data for 1,876 businesses and organizations operating on 57 sites in reuse and continued use in Region 7.

Table 26. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 7 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
111	57	1,876	$11.6 billion	38,097	$2.5 billion

[a] 9 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 65 Superfund sites in reuse and continued use in Region 7. These sites span 64,179 property parcels and 775,657 acres.

Table 27. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 7[a]

Total Land Value (60 sites)	Total Improvement Value (60 sites)	Total Property Value (65 sites)	Total Property Value per Acre (65 sites)[b]	Total Annual Property Taxes (65 sites)
$860 million	$3.8 billion	$5.4 billion	$6,959	$86 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2025 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.
[b] Based on total property value amount of $5.4 billion divided by total acreage of 775,658.

Figure 19. The Depot Café at the Madison County Mines Superfund site (Missouri, Region 7).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 28. State-Specific Business Information for Sites in Reuse and Continued Use in Region 7 (2024)

State	Sites[a]	Sites with Businesses	Businesses[b,c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
Iowa	28	16	25	$2.8 billion	3,428	$313 million
Kansas	24	15	297	$1.6 billion	6,850	$420 million
Missouri	42	16	1,485	$5.7 billion	24,730	$1.6 billion
Nebraska	17	10	69	$1.5 billion	3,089	$183 million

[a] 9 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

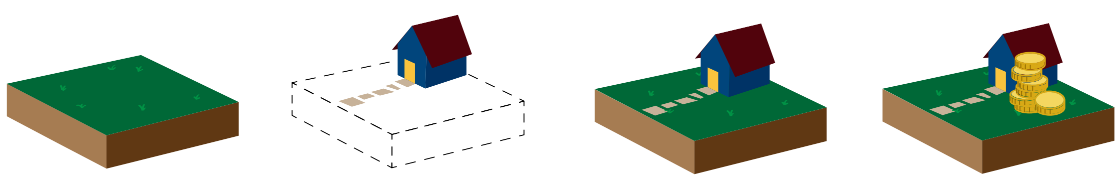


Table 29. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 7[a]

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Iowa	$17 million (17 sites)	$114 million (17 sites)	$129 million (17 sites)	$4 million (17 sites)
Kansas	$117 million (17 sites)	$926 million (17 sites)	$1 billion (17 sites)	$14 million (17 sites)
Missouri	$581 million (16 sites)	$2.7 billion (16 sites)	$4 billion (21 sites)	$66 million (21 sites)
Nebraska	$146 million (10 sites)	$130 million (10 sites)	$275 million (10 sites)	$2 million (10 sites)

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025. Detailed (land and improvement) property value data were not available for every site.

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 8

REGION 8 REDEVELOPMENT PROFILE

EPA Region 8 serves Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribal nations. Region 8 has 84 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 8.

Businesses and Jobs

EPA has collected economic data for 2,768 businesses and organizations operating on 51 sites in reuse and continued use in Region 8.

Table 30. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 8 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
84	51	2,768	$10.2 billion	43,439	$3 billion

[a] 10 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 59 Superfund sites in reuse and continued use in Region 8. These sites span 68,965 property parcels and 896,267 acres.

Table 31. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 8[a]

Total Land Value (51 sites)	Total Improvement Value (50 sites)	Total Property Value (59 sites)	Total Property Value per Acre (59 sites)[b]	Total Annual Property Taxes (56 sites)
$9.6 billion	$20.7 billion	$30.8 billion	$34,407	$195 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2025 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.
[b] Based on total property value amount of $30.8 billion divided by total acreage of 896,267.

Figure 20. A neighborhood of single-family homes at the Kennecott (South Zone) site (Utah, Region 8).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 32. State-Specific Business Information for Sites in Reuse and Continued Use in Region 8 (2024)

State	Sites[a]	Sites with Businesses	Businesses[b,c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
Colorado	26	13	823	$2.1 billion	9,947	$686 million
Montana	21	14	1,160	$1.2 billion	10,262	$528 million
North Dakota	2	2	2	$2 million	10	$1 million
South Dakota	4	1	1	$6 million	10	$1 million
Utah	28	20	780	$7 billion	23,201	$2 billion
Wyoming	3	1	2	$10 million	9	$1 million

[a] 10 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

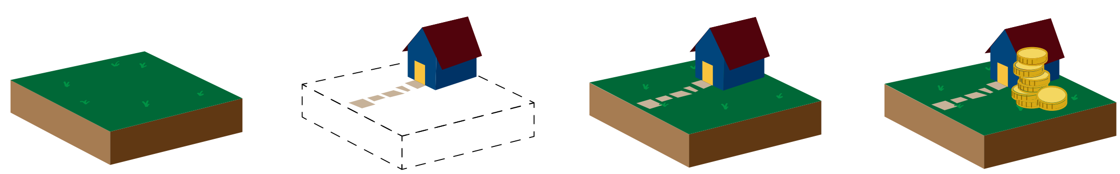


Table 33. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 8[a]

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Colorado	$3.6 billion (15 sites)	$6.5 billion (15 sites)	$10.2 billion (15 sites)	$80 million (15 sites)
Montana	$996 million (17 sites)	$3 billion (17 sites)	$4 billion (17 sites)	$11 million (14 sites)
North Dakota	$1.4 billion (2 sites)	$843 million (2 sites)	$2.2 billion (2 sites)	$12 million (2 sites)
South Dakota	-	-	$2 million (1 site)	$46,369 (1 site)
Utah	$3.5 billion (17 sites)	$10.2 billion (16 sites)	$14.3 billion (23 sites)	$91 million (23 sites)
Wyoming	-	-	$27 million (1 site)	$176,929 (1 site)

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2022 to 2024. Detailed (land and improvement) property value data as well as tax data were not available for every site.

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 9

REGION 9 REDEVELOPMENT PROFILE

EPA Region 9 serves Arizona, California, Hawaii, Nevada, American Samoa, Guam, the Northern Mariana Islands and 148 Tribes. Region 9 has 117 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 9.

Businesses and Jobs

EPA has collected economic data for 1,065 businesses and organizations operating on 54 sites in reuse and continued use in Region 9.

Table 34. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 9 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
117	54	1,065	$13.7 billion	39,009	$5.4 billion

[a] 31 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 57 Superfund sites in reuse and continued use in Region 9. These sites span 5,657 property parcels and 34,610 acres.

Table 35. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 9[a]

Total Land Value (53 sites)	Total Improvement Value (53 sites)	Total Property Value (56 sites)	Total Property Value per Acre (57 sites)[b]	Total Annual Property Taxes (56 sites)
$3.6 billion	$6.1 billion	$10 billion	$288,519	$109 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2025 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2024 to 2025. For more information, see the Sources section.
[b] Based on total property value amount of $10 billion divided by total acreage of 34,610.

Figure 21. The Scottsdale Police Department Forensics Lab at the Indian Bend Wash Area Superfund site (Arizona, Region 9).

ECONOMIC HIGHLIGHTS — STATE OR TERRITORY REDEVELOPMENT

Table 36. State and Territory-Specific Business Information for Sites in Reuse and Continued Use in Region 9 (2024)

State or Territory	Sites[a]	Sites with Businesses	Businesses[b,c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
Arizona	9	5	189	$5.2 billion	13,682	$1.5 billion
California	101	47	791	$8.5 billion	24,822	$3.9 billion
Guam	1	-	-	-	-	-
Hawaii	4	1	20	$20 million	137	$6 million
Nevada	2	1	65	$34 million	368	$23 million

[a] 31 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

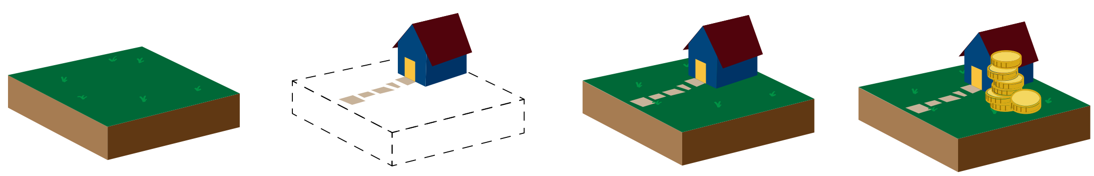


Table 37. State and Territory-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 9[a]

State or Territory	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Arizona	$285 million (4 sites)	$1 billion (4 sites)	$1.4 billion (5 sites)	$4 million (5 sites)
California	$3.2 billion (48 sites)	$5.1 billion (48 sites)	$8.2 billion (49 sites)	$101 million (49 sites)
Guam[b]	-	-	-	-
Hawaii	$174 million (1 site)	$27 million (1 site)	$200 million (1 site)	$475,354 (1 site)
Nevada	-	-	$183 million (1 site)	$4 million (1 site)

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2024 to 2025. Detailed (land and improvement) property value data were not available for every site.
[b] Property value and tax data were not available for sites in reuse or continued use in Guam.

This page is intentionally blank.

REGIONAL AND STATE REDEVELOPMENT PROFILES: REGION 10

REGION 10 REDEVELOPMENT PROFILE

EPA Region 10 serves Alaska, Idaho, Oregon, Washington and 271 native Tribes. Region 10 has 108 Superfund sites with either new uses in place or uses remaining in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Region 10.

Businesses and Jobs

EPA has collected economic data for 1,286 businesses and organizations operating on 47 sites in reuse and continued use in Region 10.

Table 38. Detailed Site and Business Information for Sites in Reuse and Continued Use in Region 10 (2024)

Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
108	47	1,286	$10.7 billion	35,288	$2.7 billion

[a] 28 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.

[d] For information on the collection of business, jobs and sales data, see the Sources section.

Property Values and Property Tax Revenues

EPA has collected property value data for 59 Superfund sites in reuse and continued use in Region 10. These sites span 13,896 property parcels and 38,034 acres.

Table 39. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 10[a]

Total Land Value (56 sites)	Total Improvement Value (56 sites)	Total Property Value (59 sites)	Total Property Value per Acre (59 sites)[b]	Total Annual Property Taxes (57 sites)
$9.2 billion	$11 billion	$20.4 billion	$537,905	$140 million

[a] Results are based on an effort by EPA's Superfund Redevelopment Program in 2025 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025. Detailed (land and improvement) property value data as well as tax data were not available for every site. For more information, see the Sources section.

[b] Based on total property value amount of $20.5 billion divided by total acreage of 38,034.

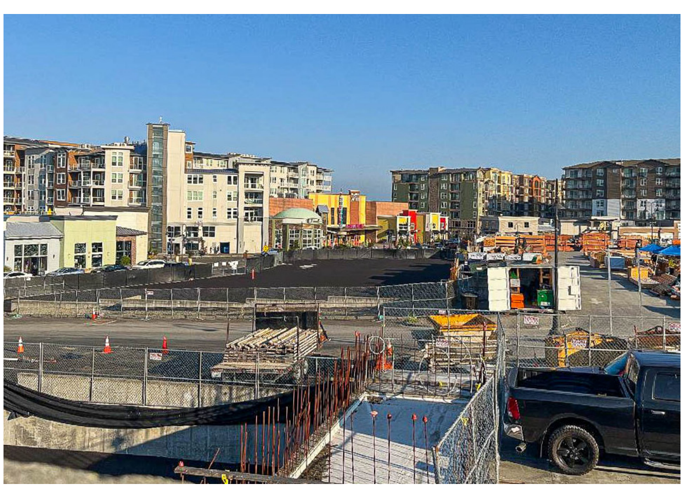


Figure 22. Development at the Asarco Inc Superfund site (Washington, Region 10).

ECONOMIC HIGHLIGHTS — STATE REDEVELOPMENT

Table 40. State-Specific Business Information for Sites in Reuse and Continued Use in Region 10 (2024)

State	Sites[a]	Sites with Businesses	Businesses[b,c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
Alaska	11	3	96	$288 million	1,698	$132 million
Idaho	14	5	271	$435 million	3,298	$175 million
Oregon	22	12	101	$4.2 billion	10,573	$783 million
Washington	61	27	818	$5.8 billion	19,719	$1.6 billion

[a] 28 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.
[c] Business information is not available for all businesses on all Superfund sites in reuse or continued use.
[d] For information on the collection of business, jobs and sales data, see the Sources section.

PROPERTY VALUES

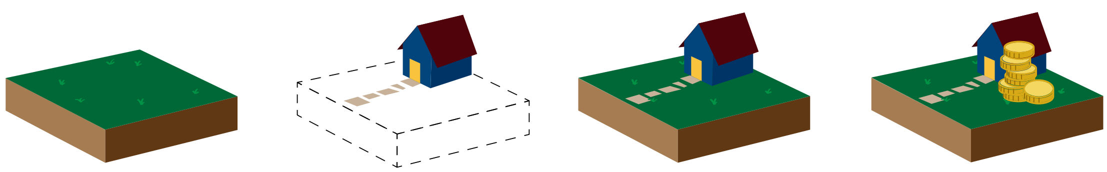


Table 41. State-Specific Property Value and Tax Information for Sites in Reuse and Continued Use in Region 10[a]

State	Total Land Value	Total Improvement Value	Total Property Value	Total Annual Property Taxes
Alaska	$82 million (4 sites)	$142 million (4 sites)	$224 million (4 sites)	$3 million (4 sites)
Idaho	$263 million (5 sites)	$674 million (5 sites)	$1 billion (6 sites)	$2 million (5 sites)
Oregon	$835 million (13 sites)	$2.3 billion (13 sites)	$3.1 billion (14 sites)	$37 million (14 sites)
Washington	$8 billion (34 sites)	$7.9 million (34 sites)	$16 billion (35 sites)	$98 million (34 sites)

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025. Detailed (land and improvement) property value data were not available for every site.

SOURCES

BUSINESS, JOBS, SALES AND INCOME INFORMATION

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) (www.dnb.com) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 600 million businesses worldwide.

When Hoovers/D&B research was unable to identify employment and sales volume for on-site businesses, EPA used the Reference Solutions database (www.thereferencegroup.com). In cases where Reference Solutions did not include employment and sales volume for on-site businesses, EPA used the Manta database (www.manta.com). The databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper articles and discussions with local officials and business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This can be attributed to a number of business conditions and/or data reporting.

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for site businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in site counties. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Business and employment data included in this compendium were collected in 2024. Estimated annual employment income was calculated using 2024 jobs data and BLS average weekly wage data for those jobs from 2023 (the latest available wage data at the time of data collection). Federal facility sites are included in calculations of total sites in reuse or continued use only. Federal facility sites are excluded from all other calculations (i.e., number of sites with businesses, number of businesses, total jobs, total income and total annual sales). All sales and income figures presented have been rounded for the convenience of the reader.

PROPERTY VALUE AND TAX INFORMATION

EPA collected on-site property values and property taxes included in this compendium for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor datasets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which typically varied from 2019 to 2025. All figures presented have been rounded for the convenience of the reader. Federal facility sites are excluded from all property value and tax calculations.

Write-ups of sites in reuse or continued use featured in this compendium are based on available EPA resources. Learn more at www.epa.gov/superfund-redevelopment.

Back Cover page photos:

Solitron Microwave (Florida, Region 4)
Jacksonville Ash Site (Florida, Region 4)
Midvale Slag (Utah, Region 8)
Eagle-Picher Henryetta (Oklahoma, Region 6)
Wyckoff Co./Eagle Harbor (Washington, Region 10)

United States Environmental Protection Agency

Office of Superfund Remediation and Technology Innovation
Superfund Redevelopment Program

July 2025
www.epa.gov/superfund-redevelopment/redevelopment-economics-superfund-sites