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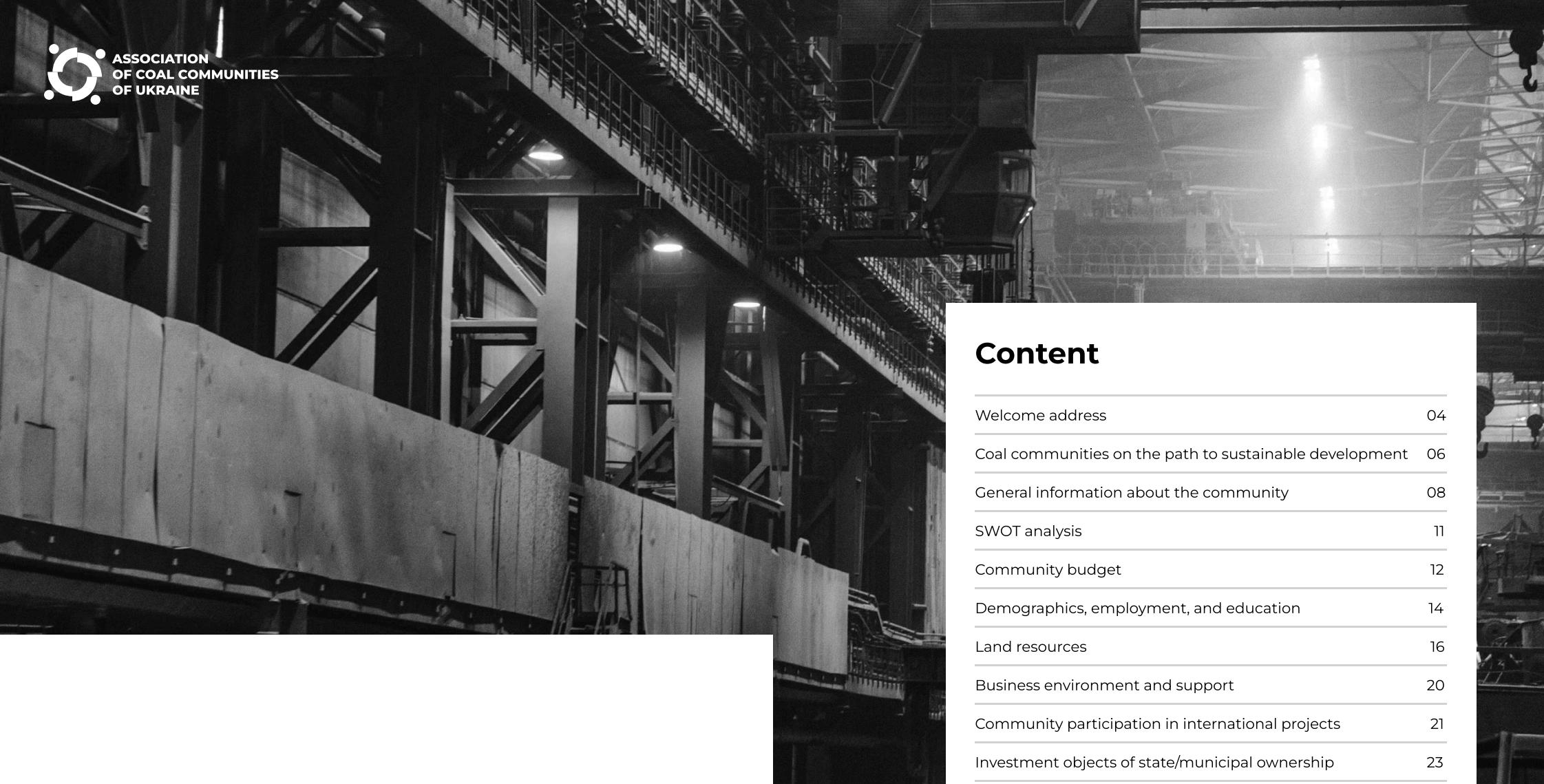
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Investment Passport of the Coal Microregion

Sokal City Territorial Community of Lviv Region

2025



Investment Passport of the Coal Microregion

Content

Welcome address	04
Coal communities on the path to sustainable development	06
General information about the community	08
SWOT analysis	11
Community budget	12
Demographics, employment, and education	14
Land resources	16
Business environment and support	20
Community participation in international projects	21
Investment objects of state/municipal ownership	23
Top 10 of investment objects	25
Investment projects	27
Key industries with growth potential	28
Renewable energy	31
Local and state business support programs	32



Dear investors of coal communities!

On behalf of the Association of Coal Communities of Ukraine, I express my sincere gratitude for your interest and commitment to the development of coal regions! Today, we are embarking on a new path—the rethinking of economic activities. The closure of mines has created new challenges for coal communities, impacting employment and local revenues. Therefore, it is crucial to attract new investors who will support private businesses and municipal enterprises. This will contribute to the sustainable development of our regions.

The economic transformation of coal communities is not only a strategic challenge but also an opportunity to create a competitive market that will attract investors from both Ukraine and abroad. Investment attraction is a key element in developing new industries, modernising infrastructure, and implementing advanced technologies. These initiatives will allow our communities not only to preserve their economic potential but also to significantly enhance it.

The Association of Coal Communities of Ukraine is actively working to create a favorable investment climate by offering transparent and efficient mechanisms for capital attraction. We collaborate with government bodies, international financial institutions, civil society, and the private sector to develop programs aimed at supporting local businesses, creating new jobs, and assisting local authorities in the development and implementation of comprehensive programs for small and medium-sized enterprises, as well as spatial development strategies.

I invite all partners to actively cooperate in achieving these ambitious goals. By taking small steps together, we can bring Ukraine closer to just and successful recovery.

With respect,
Andriy Tabinsky

Executive Director of the Association of Coal Communities of Ukraine

Dear guests and partners!

Attracting investment in the context of the ongoing war is one of the most important tasks for us, but it is also a significant challenge.

Our objective is to create a document that offers a detailed analysis of the strengths and weaknesses of the region, in order to entice external investors to carry out innovative projects, efficiently utilize existing resources, and start new businesses in the region.

Our priorities include effectively transforming the former coal industry, which opens up prospects for sustainable economic growth. Sokal City Territorial Community of Lviv Region offers investors a wide range of services suitable for reconstruction and further exploitation of objects, rich land resources and qualified staff that will cover the request for employees. We ensure high-quality publicity for your project by taking an individual approach to support each investor.

Investment in the development of the Sokal City Territorial Community of Lviv Region and its transition to new economic models is a modern and promising direction. We're grateful for support from our partners - the Association of Coal Communities, which helps to actualize the needs and achievements of the community. Sokal is willing to work together and explore new opportunities!

With respect,
Serhiy Kasyan
Mayor of Sokal

Coal Communities on the Path to Sustainable Development



On December 12, 2015, the Paris Climate Agreement was adopted, formalizing an international initiative and recognizing the urgent global threat posed by greenhouse gas emissions. Ukraine ratified the Agreement and joined the global trend of decarbonization. According to the Government Program, by 2030, Ukraine's greenhouse gas emissions must be reduced by 65%. The Government's plans align with the Sustainable Development Goals:

7 Affordable and Clean Energy

8 Decent Work and Economic Growth

9 Industry, Innovation, and Infrastructure

10 Reduced Inequality

11 Sustainable Cities and Communities

12 Responsible Consumption

13 Climate Action

14 Life Below Water (Marine Resource Conservation)

15 Life on Land (Ecosystem Protection)

16 Peace, Justice, and Strong Institutions

17 Partnerships for the Goals

Apart from these initiatives, the government has also developed its own tools to address and prevent climate deterioration. As of January 1, 2024, the State Decarbonization Fund has been launched, and on June 25, 2024, the National Action Plan on Energy and Climate will come into effect, with key principles based on "Build Back Better" and "Build Back Greener".

Given this and the goal of effectively transforming coal regions, the Association of Coal Communities of Ukraine, in collaboration with the local governments of Sheptytskyi District (cities of Belz and Sokal), Volodymyr District in Volyn Oblast (Novovolynsk), and Ivano-Frankivsk District (Burshtyn), has developed investment passports. These documents aim to enhance the investment attractiveness of coal communities in each region by presenting their current economic situation and potential to both Ukrainian and international stakeholders.

The tested methodology for creating these economic profiles will enable the team to expand its expertise to other territories. In the future, this experience will contribute to the development of a strategy for the economic recovery of de-occupied areas in Donetsk and Luhansk Regions, where coal mining has historically played a significant role in the local economy.



General information about the community

The Sokal City Territorial Community of Lviv Region, with its administrative centre in the city of Sokal, was established on July 20, 2020, in accordance with the Resolution of the Cabinet of Ministers of Ukraine dated June 12, 2020, No. 718-r, as part of the administrative-territorial reform, in the Sheptytskyi District of Lviv Region.

The area of the Sokal City Territorial Community of the Lviv Region is 677.4 square kilometres, which constitutes 3.1% of the total area of the Lviv Region.

The community borders six districts: to the north — with Ivanichy District of the Volyn Region; to the northeast — with Horokhiv District of the Volyn Region; to the east — with Radekhiv District; to the southeast — with the Kamianka-Buzka District; to the south — with Zhovkva District of the Lviv Region; and to the west, the Sokal District borders the Lublin Voivodeship of the Republic of Poland.

In total, the community includes 60 settlements.



City

Sokal

Area – 8.47 km²



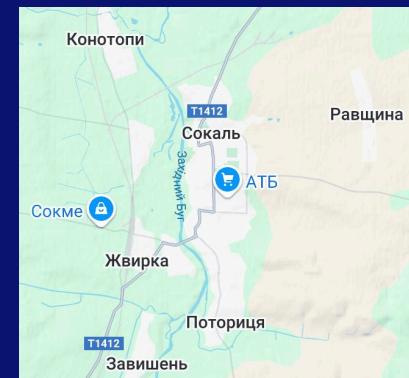
Urban-type settlement

Zhvirka

Area – 2.18 km²

Villages: Borok, Bobiatyn, Bodiachiv, Boianychi, Variazh, Velyke, Voislavchychi, Volytsia, Hanivka, Hatkivka, Horbkiv, Huta, Zabužzhia, Zavyshen, Zalyzhnia, Zubkiv, Ilkovychi, Kniazhe, Komariv, Konotopy, Kopytiv, Leshkiv, Leshchativ, Lubnivka, Luchytsi, Mativ, Nynovychi, Nismychi, Opilsko, Perviatychi, Perespa, Peretoky, Pisochna, Potorytsia, Ravshchyna, Romanivka, Romosh, Royatyn, Rusyn, Savchyn, Svytyaziv, Skomorokhy, Smykiv, Spasiv, Staryi Horod, Steniatyn, Sukhovolia, Tartakiv, Teliazh, Trudoliubivka, Tudorkovychi, Uhrynyiv, Ulvivok, Fusiv, Khorobriv, Sharpantsi, Shykhtari, Shpykolosy.

The community is located on the right bank of the Western Bug River.



The community's district also has 41 natural springs, of which 24 are in satisfactory condition. The most well-maintained springs are located in the Murovanske community ("Panna"), Savchyn community (village of Huta), Silets community (village of Silets), Khorobriv community (village of Nynovychi), Dvirtseve community ("Chapel of the Holy Mother"), and Khlyvchany community ("Vyshenka").

The water resources of the Sokal region hold significant potential for use in economic activities, tourism, and recreation.

General information about the community

The community is located close to border crossing points:



20 km
to the "Uhryniv-Dołhobyczów"
checkpoint



75 km
to the "Rava-Ruska-Hrebenne"
checkpoint

History and Identity of the Community's Brand

The first known mention of the community dates back to 1411. According to tradition, there are three versions of the origin of the name of the community's administrative centre — Sokal.

The first version is based on the idea that falcons ("sokil" in Ukrainian) were once abundant in the area. A falcon is, in fact, the central symbol of the community and is featured on both the coat of arms and the flag. The falcon motif is also expected to play a key role in the development of the city's brand identity.

Archaeological findings on the territory of Sokal indicate the presence of settlements from the Mesolithic, Neolithic, and Bronze Ages, as well as from the early and princely periods, and even Greek and Celtic traces. Sokal was first mentioned in documents in 1098 under the name Vsevolozh.

Since the 1960s, the city has become one of the centres of the chemical industry, which provided employment but also caused environmental damage.

The community benefits from a strategically advantageous location near major transportation routes, including the T-14-08 public road of national importance (Uhryniv-Khorobriv, heading toward the state border), and the R-15 regional highway.



T-14-08 Uhryniv-Khorobriv



P-15

S.W.O.T

“



S

Strengths

Proximity to the state border, significant geopolitical importance, and location near the strategic Baltic-Black Sea corridor. The community also boasts rich land resources. The light and furniture industries are developed, particularly the regionally recognised national furniture factory "SOKME" LLC in the village of Zhvyrka, which has been operating since 2000.

W

Weaknesses

Despite the available labour force, there is an insufficient number of jobs in the community. A noticeable issue is the lack of economic activity in the agricultural sector. Agricultural products generally have low added value, and the processing of vegetables, oilseeds, and cereals is not widely practiced.

T

Threats

O

Opportunities

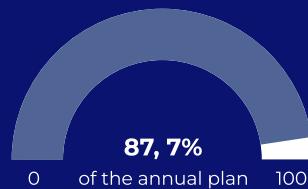
High potential for developing tourism infrastructure, promising prospects of becoming a successful logistics hub, strong export capabilities, and a high likelihood of implementing cross-border projects.

A limited local job market and non-competitive wages are causing the labour force to outmigrate, particularly the working-age population. This risk is further aggravated by increasing competition between communities for labour and investment in development projects.

Budget (Structure)

Budget structure

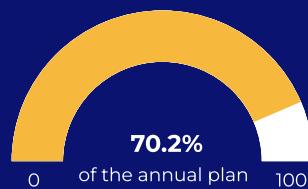
by revenue



● **Fulfilled - 440 million UAH**
(January–October)

Budget structure

by expenditure



● **Fulfilled - 388 million UAH**
(January–October)

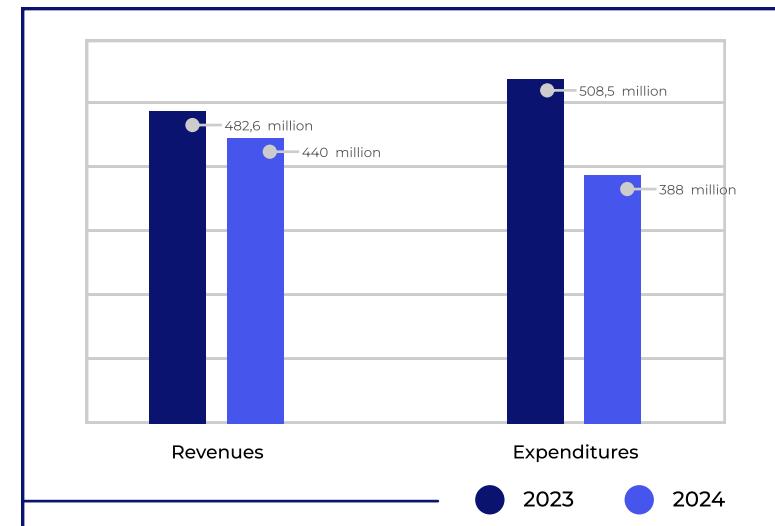
The main source of budget revenue: **Taxes – 281 million UAH**

According to the budget execution report of the Sokal City territorial community for the period of January–October 2024, total revenues amounted to UAH 440 million, which represents 87.7% of the planned target. The primary source of budget revenue is taxation, including personal income tax and corporate profit tax, as well as taxes on the increase in market value — totalling UAH 192 million. Local taxes and fees contributed an additional UAH 89 million.

Expenditures for the reporting period amounted to UAH 388 million, or 70.2% of the planned budget. The largest allocation from the city council was directed toward education, with UAH 269 million, including UAH 188.9 million earmarked for the operation of general secondary education institutions.

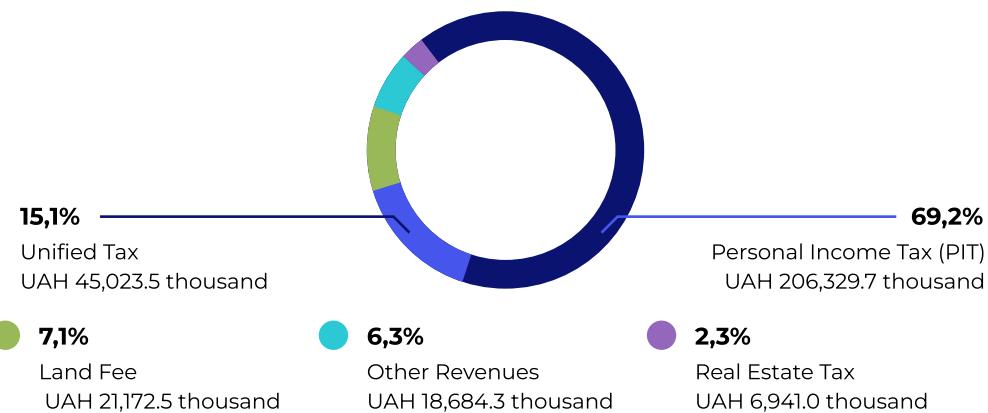
The second largest category of expenditure in the report concerns the provision of general government functions, such as salary payments to local self-government employees. UAH 2.6 million was allocated to support economic development activities.

According to the analysis of reports on the execution of the community's budget for 2023, the following structure has been identified:



In the structure of the general fund revenues of the community's budget, taxes and fees account for 61.7% of total income. The remaining revenues come from transfers from the state, regional, and local budgets.

Structure of Own Revenues of the General Fund (Taxes and Fees)
Sokal City Council, 2023



The main budget-forming enterprises within the community include: SE "SUNDS Textile Ukraine", MI "Center for Educational Institutions Services", MNPE "Sokal District Hospital", PE "Zakhidnyi Buh", LLC "TD Sokme", SE "Lvivuhillia", LLC "Sofro", among others. Expenditures for 2023 were estimated at UAH 508,472.5 thousand, including **UAH 468,566.5 thousand** from the general fund and **UAH 39,906.0 thousand** from the special fund.

Demographics, employment, and education

51,397 people are living in Sokal City Territorial Community, and most of them are rural residents.

Wage Growth:



In 2020, the average salary, compared to neighbouring territorial communities, was estimated at UAH 8,500, representing the most competitive market offer in the area.

Current salary levels in the community:

- UAH 10,000 to 15,000 — for positions such as sales consultants, cashiers, accountants, and executive assistants.
- From UAH 20,000 and above — for SMM managers, pharmacy managers, gas station managers, system administrators, and similar roles.
- UAH 50,000 to 100,000 — for military personnel.

As of summer 2024, the highest demand was in sales and service, with active searches for sales consultants, cashiers, pizza makers, and baristas. Out of 20 available vacancies, 9 were in this category. The job market was filled with numerous openings for drivers, loaders, accountants, and managers, as well as a vacancy for a veterinarian.



Educational institutions are represented by the following establishments:

Preschool Education:

- Municipal Preschool Educational Institution (Nursery-Kindergarten) No. 7 "Sokoliatko" of the Sokal City Council
- Municipal Preschool Educational Institution (Nursery-Kindergarten) of Combined Type No. 6 "Sonechko" of the Sokal City Council

General Secondary Education:

- Sokal Lyceum No. 1 named in honour of Oleh Romaniv, a general secondary education institution (grades I-III) under the Sokal City Council
- Sokal Lyceum No. 3, a general secondary education institution (grades I-III) under the Sokal City Council

Vocational Education:

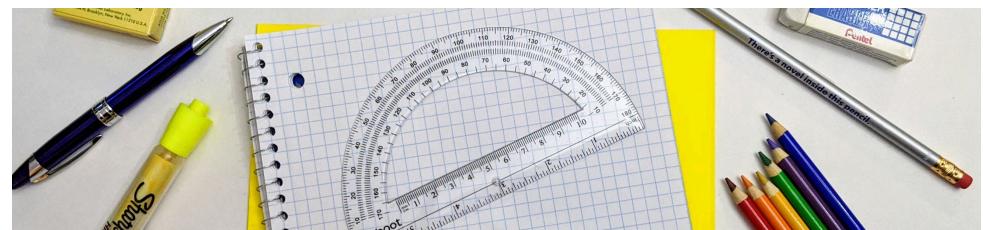
The leading provider of technical education in the community is the Sokal Vocational Lyceum. Each year, approximately 240 students are enrolled. The Lyceum offers vocational training in the following professions: Wheel vehicle repair mechanic, Electric gas welder, Plasterer, Tiler, Hairdresser-stylist, Hairdresser-visage, Hairdresser-manicurist, Cook-bartender, Cook-confectioner, Meat deboner, Producer of meat semi-finished products, Seamstress



data as of 01.11.2023

Additionally, the community hosts the Sokal Sports and Technical Club of the Society for the Promotion of Defense of Ukraine, which supports national-patriotic education and athletic training for youth, preparing them for future careers in this field.

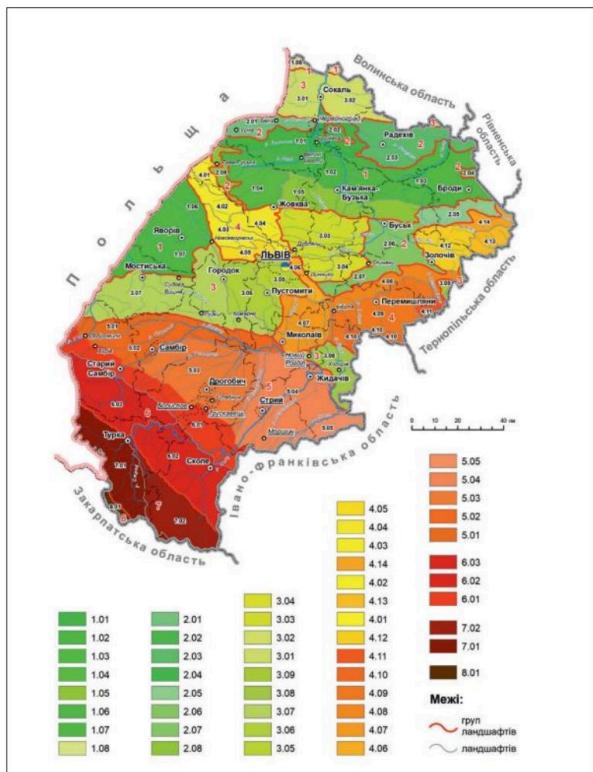
As part of the "Learning for Change" project, the Sokal Vocational Lyceum launched an open enrollment program for men seeking to acquire or upgrade their qualifications as wheel vehicle repair mechanics. Upon completing the training, participants received state-recognized certificates confirming their professional competency.



Land resources

The land area under the jurisdiction of the Sokal City Council amounts to 67.5 thousand hectares, of which approximately 57.3 thousand hectares are owned or used by legal landowners and land users.

The planning territory belongs to the Opilia landscape group, specifically the Variazh landscape.

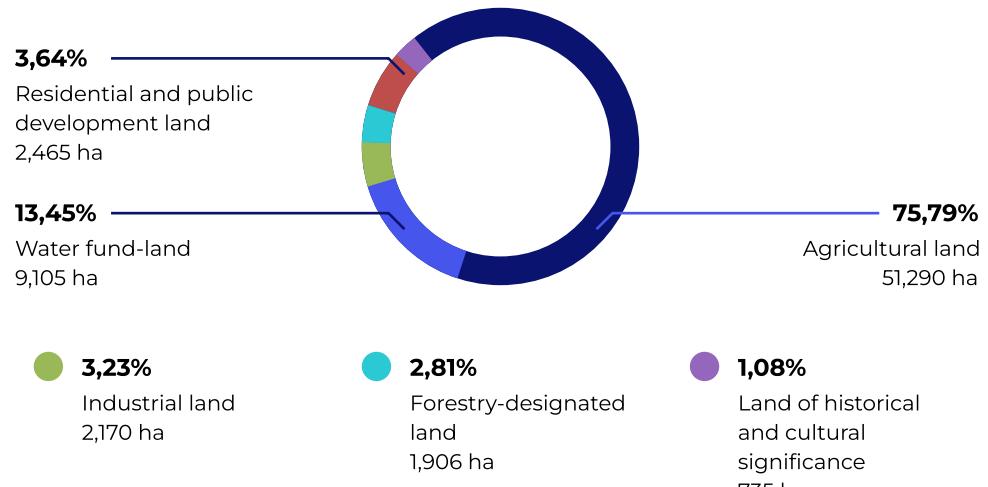


Landscape map of Lviv region

According to data from Opendatabot, there are 4,200 registered land plots within the community. These include plots of both municipal and private ownership.

Most private plots — which are smaller in size compared to municipal ones — are intended for individual gardening. Some, such as plot No. 4624810100:00:006:0018, owned by PE "SOKALZOOVETSERVICE", are designated for the construction and maintenance of other public-use buildings.

Structure of the Land Fund



The most common soil types include sod-podsolic, grey podsolic, shoddy, and meadow soils. Chernozems and grey podzolic soils are found on elevated areas of the terrain. These are the most fertile soils and are primarily used for arable farming.

On dense carbonate rocks, low-humus chernozems and chernozem-meadow soils have formed. These soils developed from the weathering products of chalk formations and are rich in calcium. The humus content is relatively low — ranging from 3.5% to 4.2%.

The soils of the Sokal District are fertile and well-suited for cultivating a wide range of agricultural crops such as wheat, barley, sugar beets, flax, corn, cabbage, cucumbers, tomatoes, carrots, and onions.

Thanks to this, the district holds strong potential for the development of the agricultural sector.



Land resources

Urban Planning Documentation of the Community includes:

1. Detailed Development Plan for the purpose of changing the designated use of land plots for the construction and maintenance of a wind power plant within the territory of the Sokal City Territorial Community, Chervonohrad District, Lviv Region. (Active)



2. Detailed Development Plan for the purpose of changing the designated use of land plots for the construction and maintenance of a wind power plant within the territory of the Sokal City Territorial Community, Chervonohrad District, Lviv Region. (Planned)



3. Master Plan of the settlement of Zhvyrka (under the Sokal City Council, Chervonohrad District, Lviv Region) and its Strategic Environmental Assessment Report



4. Master Plan of the village of Smykiv



5. Master Plan of the village of Zavyshen (under the Sokal City Council, Chervonohrad District, Lviv Region) and its Strategic Environmental Assessment Report



Business environment and support

The business environment of the community is represented by the following enterprises and entities:

- Private Joint Stock Company (PJSC) "Sokal Hosiery Factory" – one of the most efficient textile manufacturing facilities. Its reported revenue for 2023 was UAH 30,514,600.
- Subsidiary Enterprise (SE) of PVN Holding A/S – "Dansk Tekstil" has operated in the market since 2001. As of 2023, the company employed 750 people. It specializes in the production of knitted fabrics and the manufacturing of apparel.
- Limited Liability Company (LLC) "Chernihivskyi Tekstyl", located in the urban-type settlement of Zhvyrka, was relocated from the Chernihiv region in 2022. The company is engaged in garment manufacturing.
- LLC "EKO EXPORT", based in the village of Variazh, focuses on the production of oil and animal fats.
- Private Farm (PF) "Shpykolos", located in the village of Shpykolosy, operates an oil production facility.
- LLC "Sokal Meat Processing Plant" – engaged in meat processing.
- LLC "Zhovkva Breeding Poultry Reproducer" – a pig farming complex in the village of Ulvivok, where two additional pigsties were constructed in 2023.
- LLC "Sky Protein", based in Sokal, operates a soybean processing facility.
- Research and Production Company (RPC) "Enamine" – a global supplier of chemical compounds for scientific research, drug discovery, and components for pharmaceutical and biotech R&D programs.
- SOKME Furniture Factory – its declared revenue for 2023 was UAH 13,911,700. The company operates more than 8,000 m² of modern production facilities and over 40,000 m² of warehouse space.

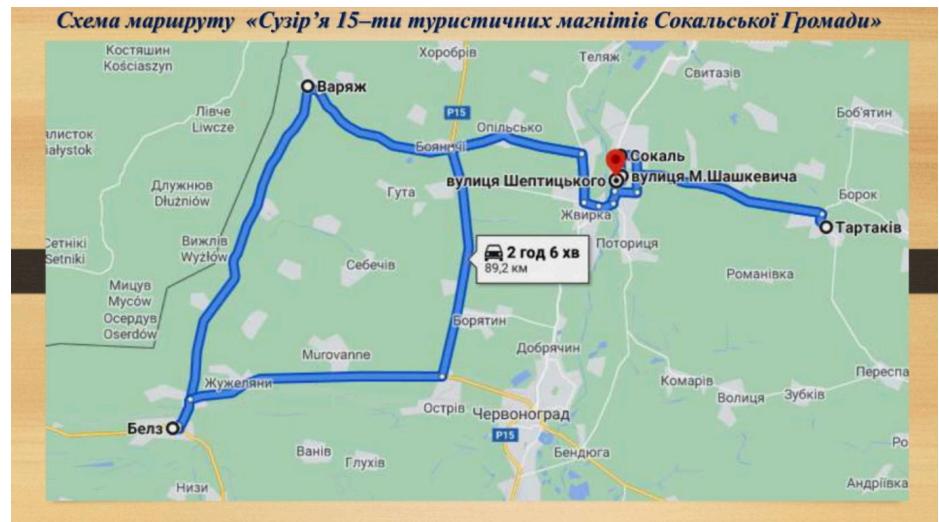
On December 27, the first "Made in Ukraine" office was opened in Sheptytskyi. This space offers entrepreneurs access to information, consultations, and support in preparing documentation and business plans for government and regional grant programs. The office also provides employment services aimed at supporting domestic producers.

The office operates at the Sheptytskyi District Employment Center, located at 4A Parkova Street, Sheptytskyi. Entrepreneurs from across the Sheptytskyi District, including those from the Sokal City Territorial Community, may access its services.

The community also hosts an Administrative Services Center (ASC), which supports entrepreneurs in registering their businesses and provides ongoing administrative services. The centre also issues urban planning conditions and restrictions for land development and handles their amendment or cancellation as needed.

Community participation in international projects

In 2021, with the support of the Lviv Tourism Development Association and the NGO "Educational Resource Center," the community won a grant competition from the Ukrainian Cultural Foundation. The funds were used to implement the project "Tourist Sokal Region. Galician Gem: History, Legends, and Sacred Heritage." As part of this initiative, the first official tourist route within the Sokal City Territorial Community was developed.



Thanks to the community's proximity to the border, the city of Sokal and nearby settlements are actively engaged in cross-border cooperation projects.

One of the first such initiatives was "[Improving Accessibility of Border Road Infrastructure in Zamość and Sokal Districts, Alongside Promotion of Environmental Projects](#)."

The project focused on the modernization of 2.6 km of roads in the villages of Zhvyrka, Zabuzhzhia, and Huta through the installation of new asphalt pavement and the construction of sidewalks using environmentally sustainable solutions. The quality of these roads is of strategic importance, as they connect to the Lviv-Kovel highway, which leads to key border crossings: Zosin-Ustyluh and Hrebenne-Rava-Ruska.

An additional component of the project included a series of educational sessions on environmental protection and traffic safety conducted in educational institutions across the Sokal district.

Community participation in international projects

The second project under the Cross-Border Cooperation Programme “Poland–Belarus–Ukraine 2014–2020” is [“United by the Bug – Creation of Two Cross-Border Kayaking Tourist Routes.”](#)

The project focused on the development of tourism infrastructure that connects partner countries.

Project overview:

Three kayaking tourism centres were established in Sokal (Ukraine), Bielin (Poland), and Drohiczyn (Poland) to promote natural heritage and kayaking tourism. The initiative provided free access to kayaks and related equipment, organized water sports activities, and hosted open public events. A unique feature of the project is the Kayaking Museum in Drohiczyn, which also includes a specialized kayak simulator designed for people of all ages and abilities.

Related procurement:

Procurement of project services – Assistant Coordinator (Ukraine) for the project “United by the Bug – Creation of Two Cross-Border Kayaking Tourist Routes” (CPV code 021:2015 – 79410000-1, Business and Management Consultancy Services) – [UA-2023-06-07-005855-a](#) on [Zakupivli.pro](#).

The third initiative is [“To the Rescue: Improving Access to Emergency Medical Services in Crisis Situations through Cross-Border Cooperation of Emergency Medical Services in the Border Regions of Poland, Belarus, and Ukraine.”](#)

Project overview:

The project aimed to strengthen emergency medical services by acquiring six modern ambulances and advanced medical equipment, as well as conducting first aid training sessions.

Additionally, the community is participating in the project “Protecting the Border River Bug by Expanding the Sanitation Network in the Border Municipalities of Dołhobyczów (Poland) and Sokal (Ukraine)”. The project includes the reconstruction of a water pumping system connecting to the wastewater treatment facilities in the city of Sokal.



Investment objects of state / municipal ownership

Community objects with potential for coal transition:

- 1
- 2
- 3

“Lisova Mine” of the state-owned enterprise Lvivuhillia

“Nadiya Mine” – Private Joint Stock Company

“Zarichna Mine”

1. Sports complex "Sokol"



The object has a high investment potential since the youth of the community is interested in the development of sports skills and professional growth in this direction. The reconstruction of the building was to be carried out as part of the presidential program “Big Construction.” The total cost of the project in 2021 amounted to UAH 31 million, including 20 million from the State Fund for Regional Development, 7 million from the regional budget and 2 million each from the district and city budgets.

The reconstruction project has been changed, so there is not enough money to complete it.

Investment objects of state / municipal ownership

2. Sokal Pennal Colony (No. 47) (former monastery building)



In 1958, the maximum security colony began working and was located at the House of Disabled People premises. Intended for the detention of men sentenced to imprisonment for a certain term and to life imprisonment, after 2012 it was reconstructed. Prisoners were involved in correctional labour in the field of production - engineering. As of 2020, there were 486 convicts in prison, which is a considerable workforce.

In the 80s, the colony became one of the most powerful producers of products for the needs of agriculture. Then contracts were concluded with large enterprises of the Lviv region, such as Lvivselmash, Bilotserkivskiy machine-building plant, etc.

Headed by Mikhailo Bogdanovich Kohut.

In addition, the investor may be interested in such objects of communal property as:

- [Sokal Central District Hospital](#)
- [MI "Sokalvodokanal"](#)
- [MI "Sokalzhitlocommunservice"](#)
- [MI "Sokalteplocommunenergo"](#)

Top 10 of investment objects

Nº	Name	Ownership Type	Area, ha	Purpose	Potential for Cross-Border Cooperation
1	Land Plot 1	Municipal	31.92	For placement and operation of main, auxiliary, and additional buildings and structures of processing, mechanical engineering, and other industries	High 20.4 km to the customs post in Uhrynyiv
2	Land Plot 10	Municipal	7.6	Energy land	High 18 km to the customs post in Uhrynyiv
3	Land Plot 2	Municipal	4.7	For placement and operation of main, auxiliary, and additional buildings and structures of processing, mechanical engineering, and other industries	High 19.8 km to the customs post in Uhrynyiv
4	Land Plot 5	Municipal	4.26	For placement and operation of main, auxiliary, and additional buildings and structures of processing, mechanical engineering, and other industries	High 18 km to the customs post in Uhrynyiv
5	Land Plot 4	Municipal	3.2	For placement and operation of main, auxiliary, and additional buildings and structures of processing, mechanical engineering, and other industries	High 18 km to the customs post in Uhrynyiv

Топ 10 інвестиційних об'єктів

Nº	Name	Ownership Type	Area, ha	Purpose	Potential for Cross-Border Cooperation
6	Land Plot 7	Municipal	1.98	For construction and maintenance of other public buildings	High 18 km to the customs post in Uhrynyiv
7	Land Plot 3	Municipal	1.90	For placement and operation of main, auxiliary, and additional buildings and structures of processing, mechanical engineering, and other industries	High 19.8 km to the customs post in Uhrynyiv
8	Land Plot 18	Municipal	1.75	For placement and operation of main, auxiliary, and additional buildings and structures of processing, mechanical engineering, and other industries	High 18 km to the customs post in Uhrynyiv
9	Land Plot 17	Municipal	1.63	For placement and operation of main, auxiliary, and additional buildings and structures of processing, mechanical engineering, and other industries	High 18 km to the customs post in Uhrynyiv
10	Production Complex (Factory)	Private	1.59	Possible use for industrial purposes	High 16 km to the customs post in Uhrynyiv

Investment projects

Projects Implemented with State Contributions in the Past:



- 1 Expansion of the Danish Textile enterprise and construction of new production facilities.
- 2 Reconstruction of the slaughterhouse and vehicle boxes at Sokal Meat Processing Plant LLC.
- 3 Development of the Sokal Wind Power Plant.

Other Enterprises That Received Investment Support:

- SOTEKO LLC, Volytsia village, 1 Zarychna St.
- SUPERDESKA LLC, Ostriv village, 66V Tsentralna St. – a woodworking company specializing in pallet production.
- UHRYNIV ECO FARM LLC, Uhrynyiv village, Tsentralna St. Thanks to investments, the company completed a project to build a mini power plant in a neighboring region.
- RATA PJSC, Velyki Mosty, 47 Sahaidachnoho St.
- Private Entrepreneur Ihor Romanovich Pankiv, registered at: Yavoriv District, Lviv Region, Yamelnia village, 28 Mazurivka St. The investment plan included the construction of a household goods store.

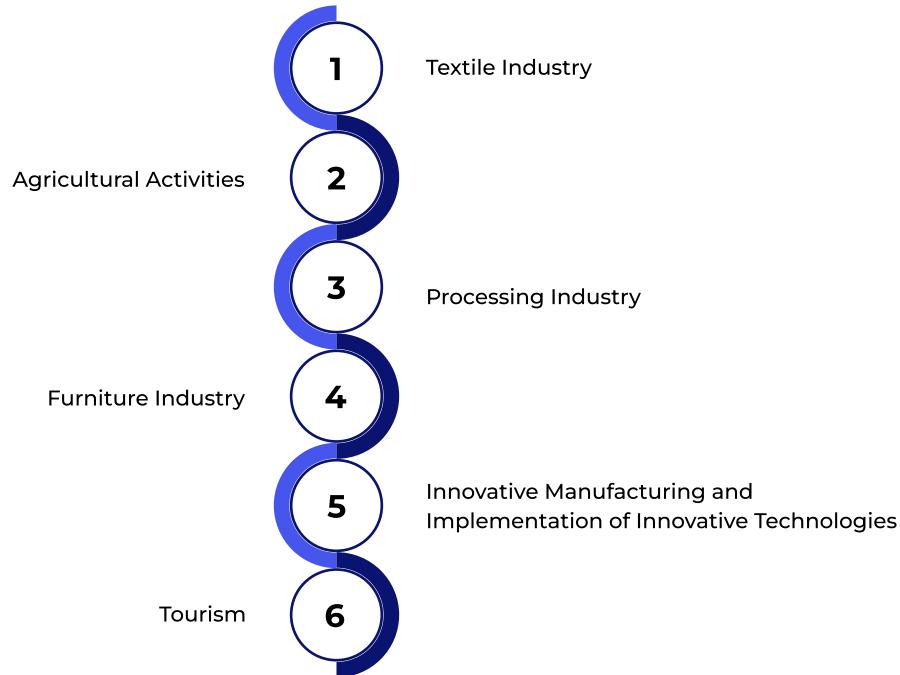
Major Investor: "MISTO KOMFORTU" Construction Company

A key investor is MISTO KOMFORTU, which has begun construction of the new "Tsentralnyi" Residential Complex in Sokal. This modern comfort-class development is located in the city centre, offering numerous advantages for a high-quality lifestyle. The ground floors of the complex will house commercial spaces, providing a wide range of services, including shops, cafés, and restaurants. The area is within walking distance of schools, kindergartens, a city hospital, a medical centre, supermarkets, a post office, and pharmacies.

The well-developed infrastructure ensures comfortable living, and the gated community's modern playgrounds and video surveillance provide a safe and worry-free environment.

Key industries with growth potential

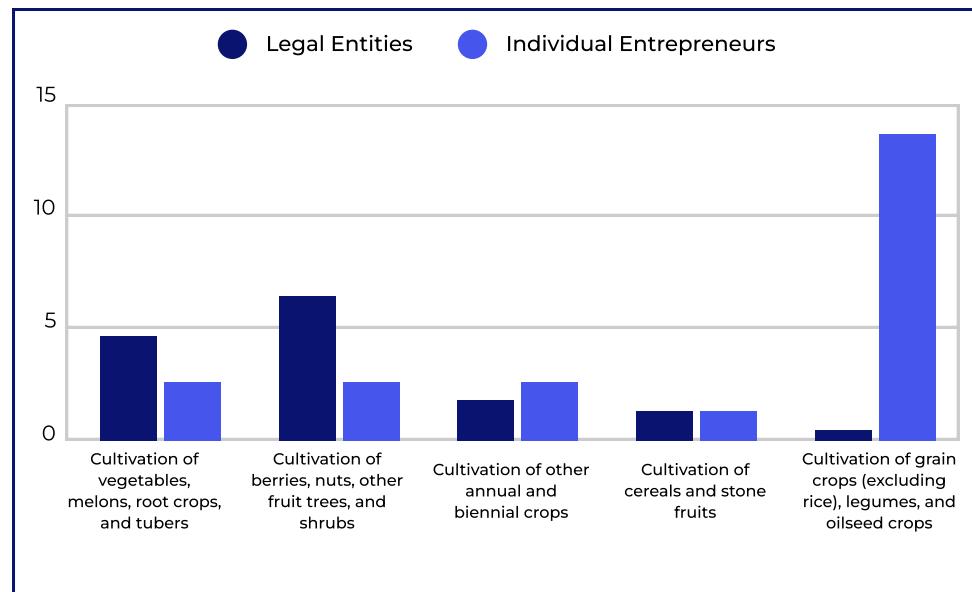
Sectors for Development:



According to the analysis of the distribution of active business entities by type of economic activity as of 2024, the crop production sector is quite developed in the Sokal City Territorial Community. Among legal entities, there are 12 businesses, while among individual entrepreneurs, there are 20.

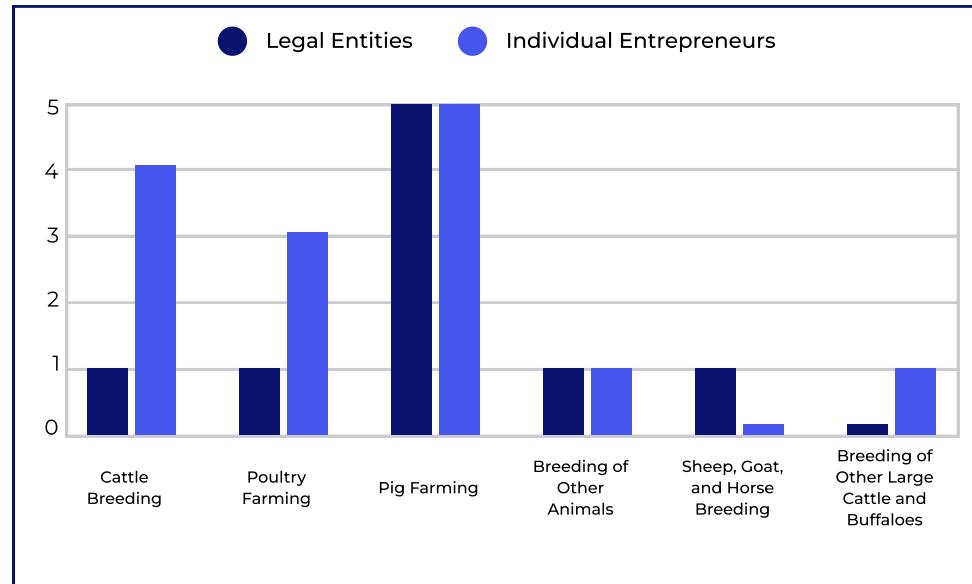


Crop Production Development in the Sokal City Territorial Community



A potential growth sector is the implementation of innovative technologies in agriculture, such as soil liming to reduce acidity. Comprehensive fertilization with organic and mineral fertilizers creates optimal conditions for crop cultivation and enhances land productivity. On the other hand, the community's livestock sector remains underdeveloped.

Livestock Development in the Sokal City Territorial Community



Key industries with growth potential

The community also offers construction services, including:

- Construction of residential and non-residential buildings – 15 entities
- Construction of energy, mining, and manufacturing enterprises – 5 entities

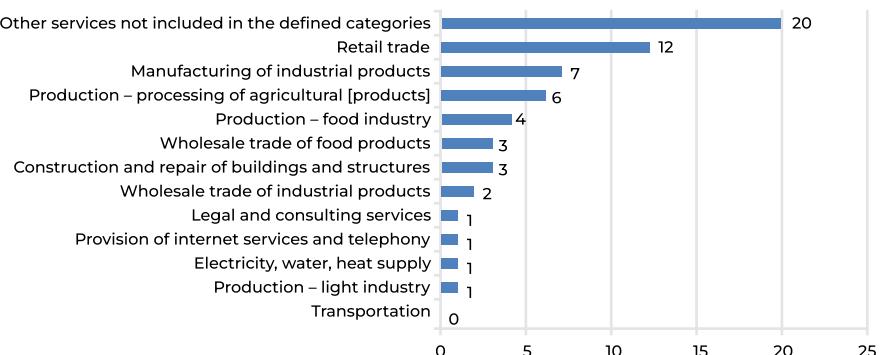
Additionally, the community possesses significant potential in the IT sector. A large number of software development service providers – 212 entities – demonstrates the high level of innovation potential, favorable business environment, availability of qualified specialists, and well-developed infrastructure. This contributes to the creation of high-paying jobs, growth in IT service exports, and enhanced economic competitiveness on the global market. Furthermore:

- 27 entities provide data processing services
- 10 entities offer other IT-related services

According to the 2021 business survey report for Sokal City Territorial Community, the primary sectors of activity included retail trade, industrial production, and agricultural processing, among others. The leading sector was other services.



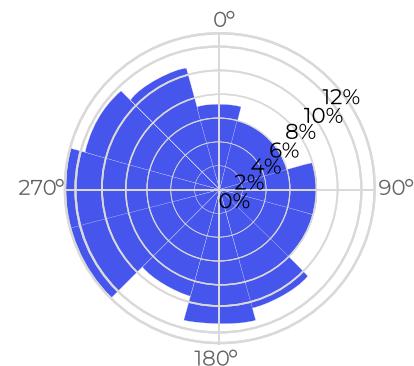
Main spheres of activity



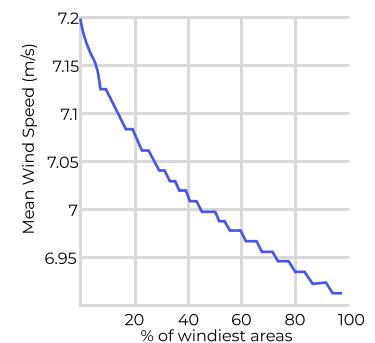
Renewable energy

The Sokal City Territorial Community of Lviv Region has significant potential for the development of renewable energy, particularly wind power plants. At an altitude of 100 meters, the average wind speed reaches 7.12 m/s, which far exceeds the minimum threshold of 6 m/s required for the efficient operation of modern wind turbines. This high wind speed is a crucial factor for stable electricity generation. Additionally, the wind energy density in the region is high, reaching 347 W/m² in the top 10% of the windiest zones, confirming the feasibility of wind farm construction.

The geographical location of the community provides favorable conditions for placing wind turbines, thanks to flat terrain and well-developed infrastructure. Proximity to settlements and transport routes facilitates the transportation of equipment and the connection of facilities to the power grid. The dominant wind directions, primarily northwest and west, allow for optimal turbine placement to maximize energy production. With its high average wind speed, significant energy density, and advantageous geographic conditions, the Sokal City Territorial Community presents an attractive opportunity for investors interested in renewable energy development. These factors create all the necessary prerequisites for the successful implementation of green energy projects.



Wind Rose



Average Wind Speed at 100m

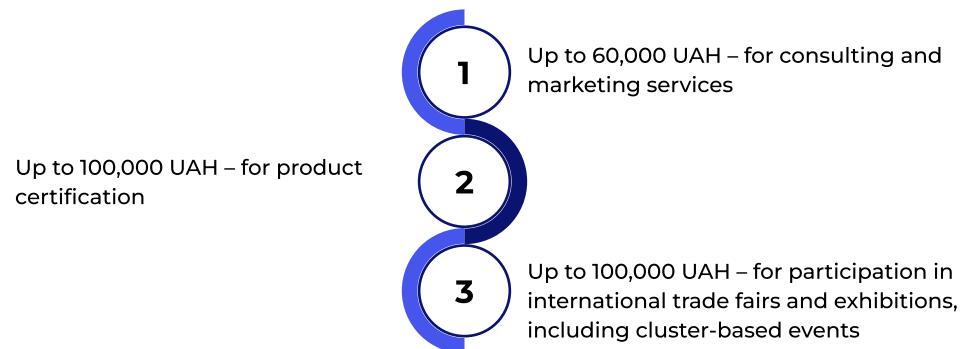
In 2018, during the International Economic Forum, the company "Eko-Optima" signed a letter of intent for the construction of the Sokal Wind Power Plant.

In June 2023, it was announced that the same company would reconstruct a hydraulic structure on the Western Bug River in Ulyivok village, where it plans to install a 1 MW small hydroelectric power plant using Czech-made turbines. However, there is currently no available data on the project's current status.

Additionally, the GIZ project has developed three renewable energy projects for the Sokal City Territorial Community, focused on solar power and biogas. The search for investors is currently underway.

Local and state business support programs

As part of the Lviv Region Competitiveness Enhancement Program for 2021–2025, ATO/OOS participants and war veterans from the Russian-Ukrainian war engaged in micro, small, or medium-sized businesses are eligible for voucher-based financial support, including:



A mandatory condition for obtaining support is that businesses must cover at least 30% of the total costs of the listed services.

Additionally, all community residents can access state grant programs through eRobota, primarily aimed at starting and expanding businesses. They can also benefit from regional employment centres, which assist with retraining and professional development programs.

Also, since the establishment of the Association of Coal Communities of Ukraine, it has been actively involved in grant financing for local micro and small businesses in coal-mining communities, supporting economic diversification and sustainable development.

