SVN
WILSON COMMERCIAL GROUP, LLC

PROPOSAL

9246 Creek Road

9246 CREEK ROAD

Pataskala, OH 43062

PRESENTED BY:

SETH ASMAN
O: 614.747.2052
seth.asman@svn.com

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

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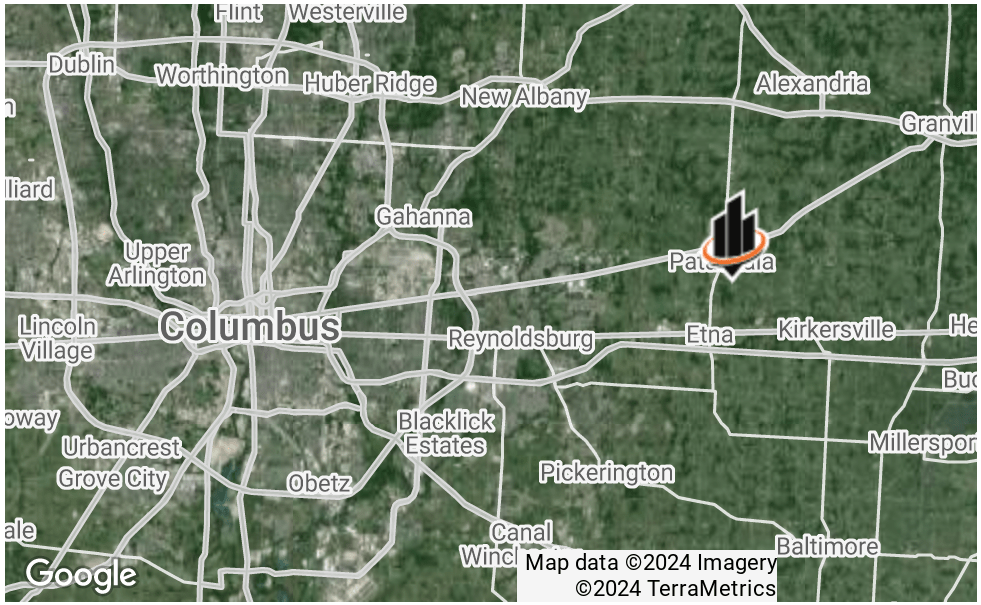
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$3,136,300
LOT SIZE:	158 Acres
PRICE / ACRE:	$19,850
APN:	064-068634-00.000
VIDEO:	View Here

PROPERTY OVERVIEW

New Price!! This expansive site is productive farmland and has potential for future development. Site is situated in the city of Pataskala and is approximately a 20 minute commute to the new Intel Chip Fab Campus. Property is ideal for farming today with potential for future development. Estate seeks buyer with limited sale contingencies. All offers will be considered.

PROPERTY HIGHLIGHTS

- Flat site with lots of potential
- Walking distance to city park with public pool.
- A Tier 1 site to Intel's Chip Fab Campus
- Actively Farmed

LOCATION DESCRIPTION

Licking County, Ohio, is an attractive region that presents a harmonious blend of scenic landscapes and dynamic communities. As part of the Columbus Metropolitan Statistical Area (MSA), it is nestled in the heart of the state, making it an appealing location for individuals and businesses who appreciate a mix of historical allure with modern comforts.

Spanning across central Ohio, Licking County is a picturesque haven. Its stunning landscapes, including rolling hills, lush forests, tranquil rivers, and fertile farmland, provide an idyllic backdrop for everyday life and offer a myriad of recreational opportunities. Residents and visitors can enjoy various outdoor activities such as hiking, cycling, fishing, and boating, fully embracing the county's diverse natural beauty.

As part of the Columbus MSA, Licking County enjoys excellent connectivity, with a network of major highways providing easy access for commuting and traveling. This strategic location makes it an ideal hub for commerce, encouraging a thriving business environment.

Moreover, the county's proximity to the recently announced Intel campus adds to its appeal. As Intel is poised to become a significant employer in the region, Licking County presents an excellent location for those seeking employment opportunities at the tech giant. This close proximity means less commute time and more opportunities for work-life balance for potential Intel employees residing in Licking County.

In conclusion with its strategic location within the Columbus MSA and proximity to the new Intel campus, it provides a balanced, thriving community for those seeking a rich, multi-faceted life. Its blend of scenic beauty, vibrant communities, educational opportunities, and modern conveniences make it an ideal choice for individuals, families, and businesses alike.

ADDITIONAL PHOTOS

SECTION 2

Location Information

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The Columbus Region

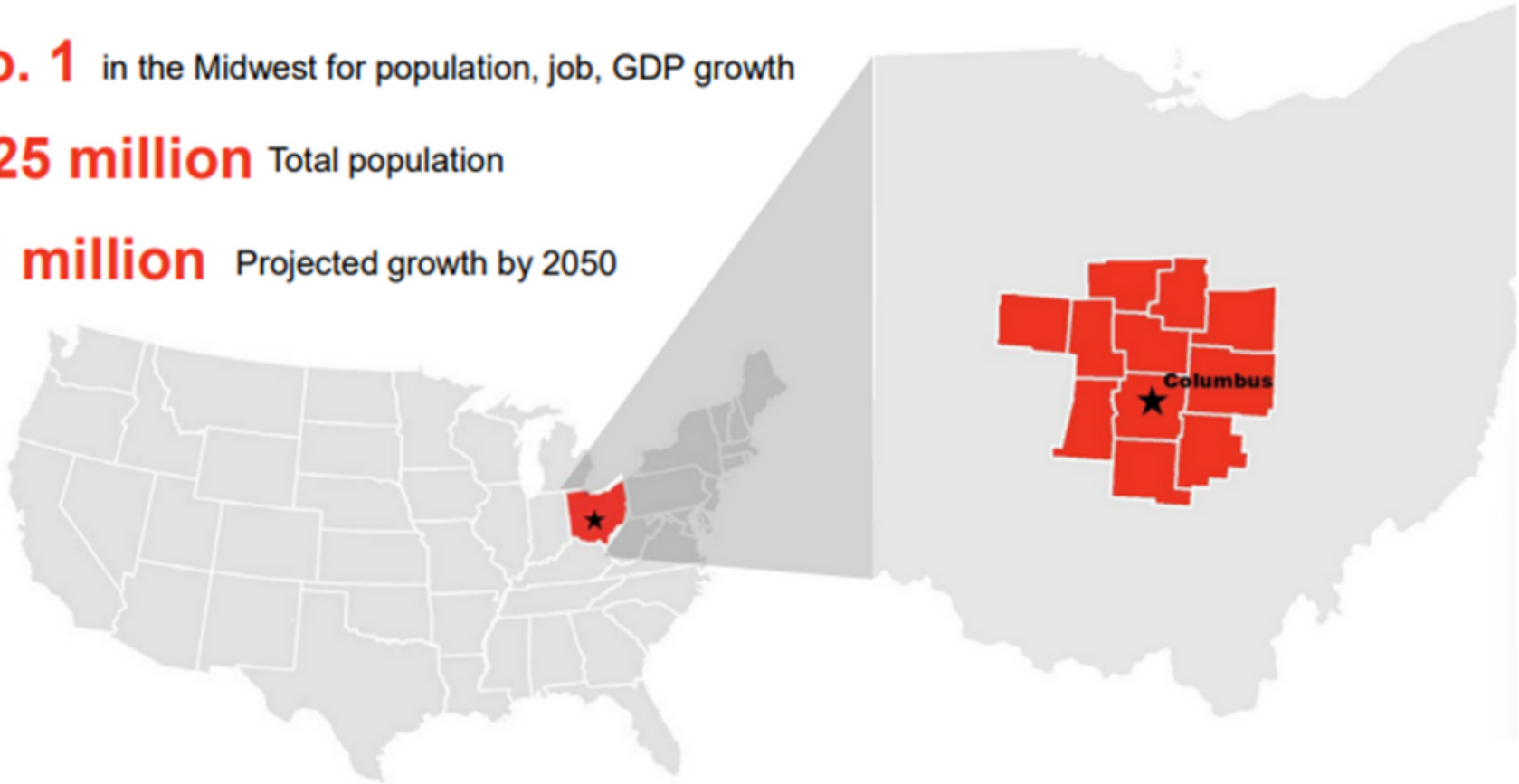
A TOP PERFORMING REGIONAL ECONOMY

The Columbus Region is a dynamic 11-county area in Ohio amidst unprecedented economic growth.

No. 1 in the Midwest for population, job, GDP growth

2.25 million Total population

+1 million Projected growth by 2050



Sources: U.S. Census Bureau, Decennial Census, 2010-2020; U.S. Bureau of Labor Statistics, 2010-2020 annual averages, not seasonally adjusted; U.S. Bureau of Economic Analysis, real GDP, 2010-2019; Insight 2050. Columbus ranked among the top 10 largest metros in the Midwest.

$63,498
Median Household Income

35.9
Median Age

6 Traditional counties: Franklin, Delaware, Licking, Madison, Pickaway and Fairfield

11 counties
Franklin, Fairfield, Knox, Logan, Marion, Morrow, Delaware, Licking, Madison, Union Pickaway and Fairfield

The Columbus MSA Population 28th largest in the country with a population of
2.4 million

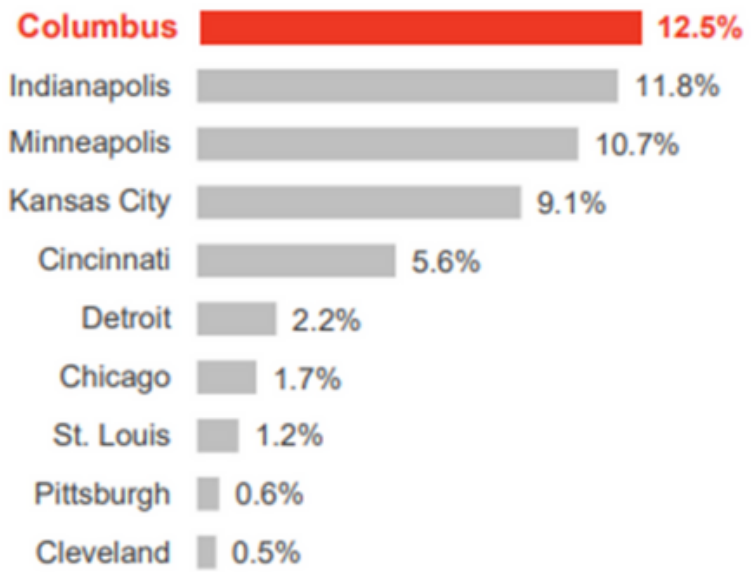
826,729
Households

Top metro in the Midwest and U.S.

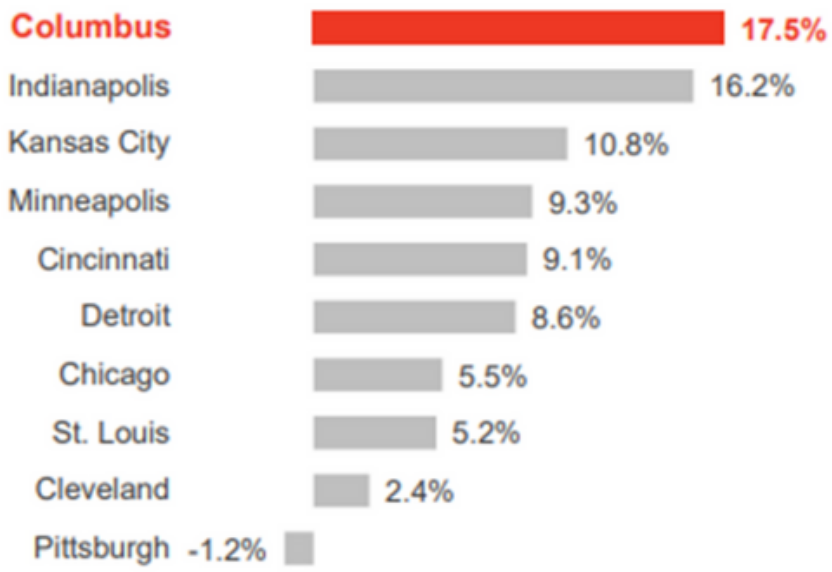
UNPRECEDENTED ECONOMIC GROWTH

The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest growing metros in the country.

Population growth (2010 – 2020)



Private sector job growth (2010 – 2020)



Sources: U.S. Census Bureau, Decennial Census, 2010-2020; U.S. Bureau of Labor Statistics, 2010-2020 annual averages, not seasonally adjusted; Columbus ranked among the top 10 largest metros in the Midwest.

Home to the world's major players

CORPORATE OPERATIONS GROW HERE

The Columbus Region is home to 16 Fortune 1000 headquarters and has a diverse economy where no major industry sector represents more than 17% of employment.

FORTUNE 500 HQ

- CardinalHealth
- Nationwide
- American Electric Power
- Lbrands *
- Big Lots!

NOTABLE HQ

- Battelle
- Huntington
- covermymeds
- DHL
- Mettler Toledo
- AllianceData
- NetJets
- Hexion
- The Scotts Miracle-Gro Company
- Vertiv
- Wendy's

MAJOR OPERATIONS

- Abbott
- accenture
- amazon
- Discover Financial Services
- Google
- Honda
- IBM
- Safelite AutoGlass
- Upstart
- york.

In August 2021 L Brands split into two companies – Victoria's Secret and Bath & Body Works

JPMorgan Chase & Co.

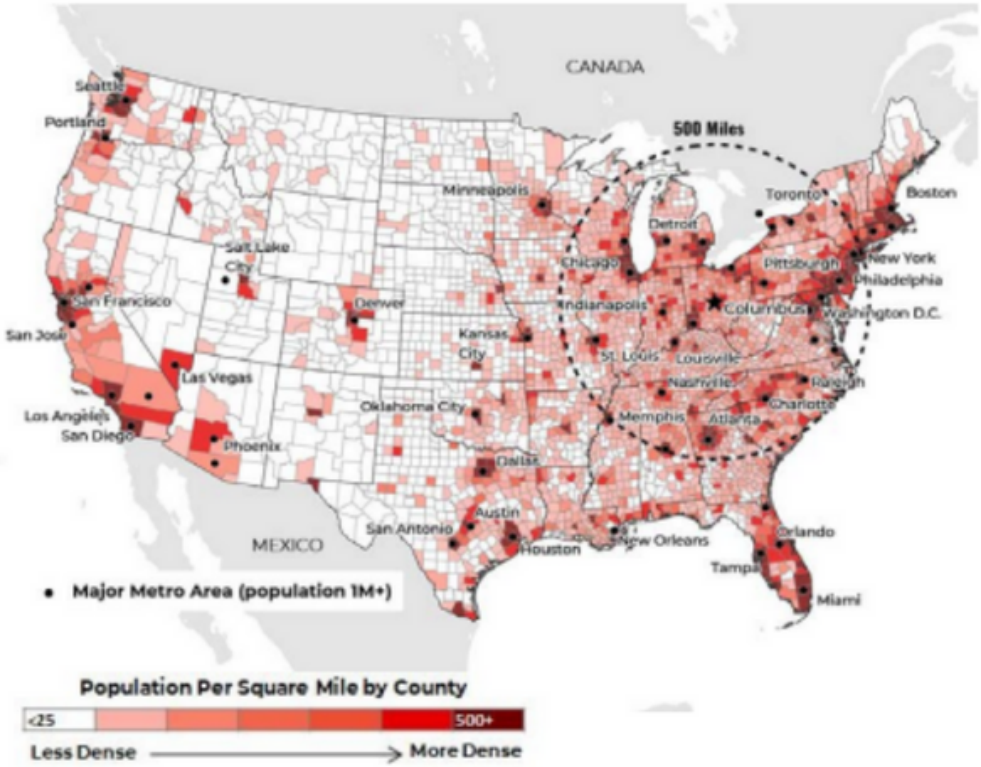
JPMorgan Chase employs over 20,000 people in the Columbus Region, including over 5,000 tech workers that build apps and digital tools for Chase online banking. In fall 2018, the company announced the opening of a fintech research center in Columbus to engineer solutions ranging from blockchain to app design.

Sources: Fortune, 2021; EMSI, 2021.

Unmatched market access

EPICENTER OF U.S. POPULATION AND INDUSTRY

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro. Within a day's drive, you can reach 45 percent of the country's population base.



METRO	10-HOUR DRIVE POPULATION	% OF U.S. POPULATION
Columbus	**149,939,360**	**45%**
Indianapolis	128,480,626	38%
Detroit	110,741,409	33%
Atlanta	98,816,246	30%
New York	92,174,742	28%
Minneapolis	48,263,719	14%
Phoenix	39,678,331	12%
Salt Lake City	25,787,578	8%

Source: ESRI Business Analyst, 2021, 10-hour drivetime from city center; Logistics Management, 12/1/14, "Sweating the details at lululemon's Ohio DC.

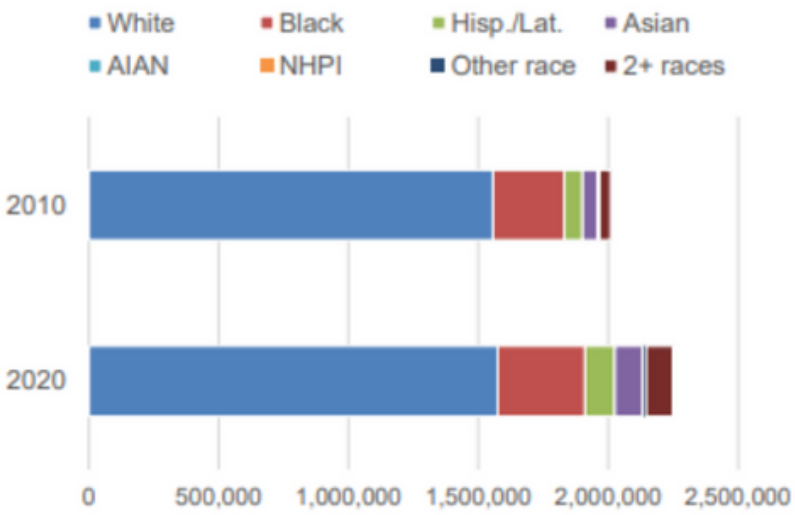
Growing and diversifying

A DECADE OF RECORD GROWTH

Columbus is one of only 14 cities in the U.S to add over 100,000 people in the past decade and the only city located in the Midwest. A majority of the growth in the Region is from non-white only groups.

Columbus is the only city in the Midwest to add >100,000 people in the past decade.

92% of the Columbus Region's population growth was from non-white only groups.



Source: U.S. Census Bureau, 2010 and 2020 decennial census.

Top metro for young professionals

ATTRACT TODAY'S BEST TALENT

Columbus is among the top 10 large metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Among U.S. metro areas with a population over 1 million, Columbus ranks:

No. 1 in the Midwest for millennial migration

No. 12 in the U.S. for millennial migration

Source: Brookings.

Sources; U.S. Census Bureau, American Community Survey 1-year estimates, 2019; How migration of millennials and seniors has shifted since the Great Recession, Brookings, 2019;

Jobs in Ohio's metropolitan areas

Fastest to Recover

Ohio is close to recovering all the jobs that were lost during the recession, but the recovery has been uneven. Columbus is the only major metro area that has recovered all the jobs lost during the recession.

METRO AREA	2007-14 INCREASE/DECREASE JOBS	CHANGE	YEARS UNTIL FULL RECOVERY
Columbus	**+35,718**	**4.0%**	**0**
Cincinnati	-18,119	-2.3%	1
Canton	-2,418	-1.4%	1
Dayton/Springfield	-26,915	-6.4%	4
Cleveland/Akron/Lorain	-64,336	-4.7%	7
Toledo	-17,512	-5.6%	7
Youngstown	-16,897	-7.9%	10

Source: economist George Zeller, using Bureau of Labor Statistics data

THE COLUMBUS DISPATCH

Home to top academic institutions

BUILD A TALENT PIPELINE

The Columbus Region offers a steady pipeline of young talent with more than **22,700 annual college graduates** from leading universities to top ranked liberal arts colleges.

The Ohio State University

68,100 total enrollment; Including: 6,700+ international students, 2,300+ students in computer science

No. 2 for graduate employability

Over 130 students in the Data Analytics major program

Fisher College of Business ranks No. 31 in the U.S. for its MBA and No. 15 for its undergrad programs

Columbus State Community College

28,159 enrollment

Degrees in business management, computer science, IT, and cybersecurity

Partners with industry on critical needs, including custom training solutions

FOUR-YEAR LIBERAL ARTS AND BUSINESS COLLEGES

Ohio University
Columbus College of Art & Design
Ohio Wesleyan University
Otterbein University
Capital University
Denison
Kenyon College
Franklin University
Mount Vernon Nazarene University

Source: EMSI, 2021, Total degrees in 2020, non-distance education, associates degree and above; The Ohio State University.

Home to top academic institutions

TALENT PIPELINE: OFFICE, BUSINESS, FINANCE & TECH PROGRAMS

	College	Enrollment	Relevant Programs Offered
4 YEAR	The Ohio State University	61, 391	Computer Science and Engineering, Computer Information Science, Information Systems, Data Analytics, Electrical Engineering, Actuarial Science, Accounting, Business Administration, Communication, Corporate Finance, Economics, Marketing, Visual Communication Design, Digital Animation & Productive Media
	Ohio University	27,367	Computer Science and Engineering, Accounting, Actuarial Science, Mathematics, Applied Economics, Applied Management, Business Administration, Business Analytics, Economics, Finance, Financial Economics, Communications, International Business, Marketing, Graphic Design, Electronic Media
	Franklin University	6, 031	Computer Science, Cybersecurity, Information Systems, Information Technology, Accounting, Business Administration, Communications, Financial Management, Financial Planning, Forensic Accounting, Human Resources Management, Marketing, Interactive Media Design
	Capital University	3,226	Computer Science, Engineering (Computer/mathematics), Accounting, Business Management, Communication, Economics, Financial Economics, Marketing, Electronic Media & Film
	Otterbein University	2,853	Computer Science, Actuarial Science, Business Administration, Business Analytics, Communication, Economics, Finance, Marketing, Mathematics
	Denison University	2,293	Computer Science, Data Analytics, Economics (math or finance), Mathematics
	Mount Vernon Nazarene University	2,205	Computer Science, Computer Systems and Network Engineering, Electrical Engineering, Finance, Information Technology Management, Management, Marketing, Communications, Graphic Design
	Ohio Dominican University	1,604	Computer Science, Software, Accounting, Business Administration, Finance, Mathematics, Graphic Design
	Kenyon College	1,750	Economics, Mathematics
	Ohio Wesleyan University	1,494	Computer Science, Data Analytics, Accounting, Business Administration, Communications, Economics, Finance Economics, Management Economics, Mathematics
	Columbus College of Art & Design	1,093	Advertising & Graphic Design, Animation, Fashion Design, Industrial Design, Cinematic Arts
	Devry University	497	Computer Information Systems, Information Systems Management, Electronics Engineering Technology, Network Systems Administration, Technical Management, Accounting and Financial Management, Business Administration, Communications, Human Resource Management, Multi-media Design & Development
2 YEAR	Columbus State Community College	28,159	Information Technology Support Technician, Management Information Systems, Software Developer, Cybersecurity, Accounting, Business Management, Economics, Human Resources Management Technology, Finance, Marketing, Mathematics, Digital Design & Graphics, Interactive Media
	Central Ohio Technical College	3,469	Information Technology, Accounting Technology, Human Resources, Management, Digital Media Design

Sources: One Columbus.

Companies investing in Columbus

BUSINESS EXPANSIONS AND NEW LOCATIONS SINCE 2020

Despite the pandemic, the Columbus Region has seen continued investment from national and globally recognized companies, with operations ranging from headquarters to innovation and data centers.

Results in 2021:

83	8,152	$2.7 billion
Company announcements	New jobs committed	Fixed investment

NOTABLE TECH & OFFICE PROJECTS

NETJETS

Location: Columbus
Type: Expansion
Jobs committed: 154
Industry: Aviation
Project operations: HQ
Headquarters: Columbus, OH

intel

Location: New Albany
Type: Attraction
Jobs committed: 3,000
Industry: Semiconductors
Project Operations: Manufacturing
Headquarters: Santa Clara, CA

BARK

Location: Columbus
Type: Expansion
Jobs Committed: 500
Industry: Retail / E-Commerce
Project Operations: Office
Headquarters: New York, NY

Upstart

Location: Columbus
Type: Expansion
Jobs Committed: 250
Industry: Financial Services
Project Operations: Office, Tech
Headquarters: San Francisco, CA

amazon web services · BRANCH · Google · BOLD PENGUIN · lower™ · Veeva · Clarus R+D

goosehead INSURANCE · igsenergy · Seamless.AI · slalom · FlightSafety INTERNATIONAL · HEITMEYER CONSULTING

Source: One Columbus, results for 2020 and 2021 as of September 30, 2021. One Columbus projects, does not encompass all market activity.

Columbus MSA is one of the fastest growing markets in the Country

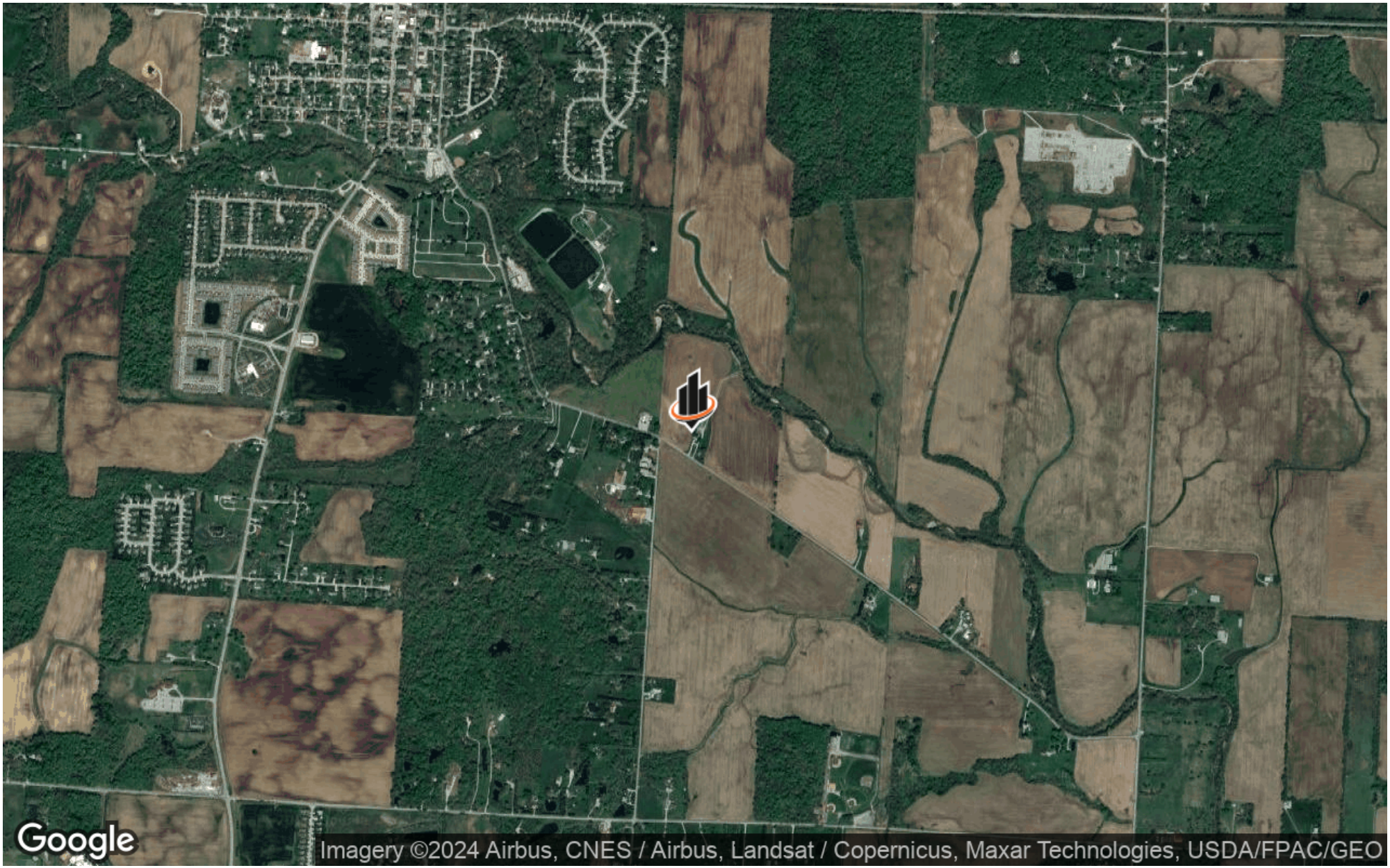
Fastest growth for Jobs, Wages, VC Startups and population growth in the Midwest.

It is the most popular destination for millennials on this side of the Mississippi.

Intel will complement and accelerate the Columbus MSA growth.

All sectors of CRE are impacted by Intel's Campus: Land development, Industrial, Flex/Office, Retail, Multifamily, Storage.

AERIAL MAP


Google
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SECTION 3

Demographics

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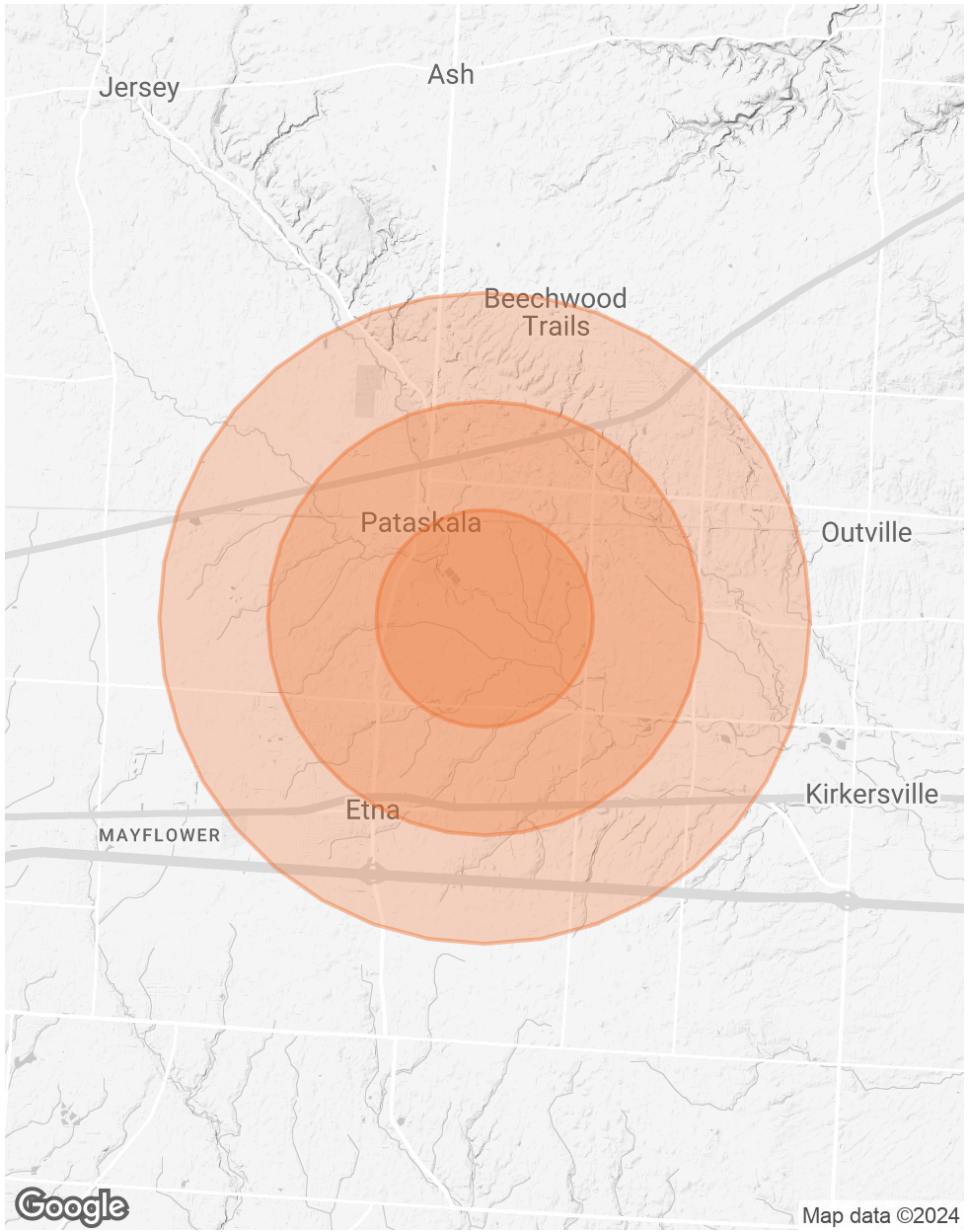
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,010	8,124	15,132
AVERAGE AGE	43.2	39.1	39.2
AVERAGE AGE (MALE)	47.5	39.1	38.1
AVERAGE AGE (FEMALE)	41.0	40.0	39.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	821	3,192	5,689
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	$63,514	$78,158	$90,134
AVERAGE HOUSE VALUE	$193,594	$210,809	$213,928

2020 American Community Survey (ACS)



SECTION 4

Advisor Bios

SVN
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ADVISOR BIO 1

SETH ASMAN

Senior Advisor

seth.asman@svn.com

Direct: **614.747.2052** | Cell: **614.747.2052**

PROFESSIONAL BACKGROUND

Seth Asman is a Top 50 / Top 3% nationally ranked SVN advisor. His office is a Top 10 Commercial Real Estate Firm based in Columbus, Ohio and is ranked in the top 25% of over 200 national SVN Franchise Offices. He is a 2021 Partners Circle recipient, and in 2022 Mr. Asman was named as one of 5 Top Commercial Producers by the Columbus Board of Realtors.

With 20+ Years of business and consulting experience, Mr. Asman specializes in complex real estate transactions involving Investors, Businessowners, Bank-Owned and Estate interests. His team has helped clients evaluate and transact Multifamily Housing, Land Development, Storage, SFRP/BFR, Office Investment, Manufacturing/Industrial, and Retail. Mr. Asman has been recognized with the SVN Achiever's Award, and most recently received Partner's Circle recognition, SVN's highest honor for its advisors.

Current projects for Mr. Asman include multifamily, land, and development. His team also has several ongoing assignments in Retail, Storage and Office.

Mr. Asman earned a B.S. in Business Administration from Susquehanna University. He is a licensed real estate agent, a member of the Columbus Board of Realtors, the Ohio Association of Realtors, and a member of the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.
Business Management

SVN | Wilson Commercial Group, LLC
Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
614.944.5140