

Michelson Farm. 79.43 ACRES

JOHNSTOWN, OHIO 43031



OFFERING MEMORANDUM

KW COMMERCIAL
1 Easton Oval,
Suite 100
Columbus, OH 43219

PRESENTED BY:

MARK SULLIVAN
Principal Broker - KW Greater Columbus / KW Commercial
O 614.944.5988
C 614.537.3888
sullivan@kw.com
OH #2010000493

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JOHNSTOWN, OH

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Executive Summary



SALE PRICE: \$1,429,740

PRICE PER ACRE: \$18,000.00 / Ac.

LOT SIZE: 79.43 Acres

APN #: 052-174090-00.000

PROPERTY OVERVIEW

DEVELOPMENT OPPORTUNITY IN JOHNSTOWN, OHIO. HAS POTENTIAL FOR MIX USE.

PROPERTY FEATURES

- DEVELOPMENT OPPORTUNITY
- RESIDENTIAL DEVELOPMENT
- Water & Sewer Services available.
- Located in Monroe Township
- Annex to the Village of Johnstown
- Survey Available
- Over 1,056 feet of road frontage.
- Johnstown, Ohio is served by various utility providers including water, sewer, fiber, natural gas, telecommunications, and electric.
- Johnstown, Ohio has direct access to a well-developed transportation infrastructure system with adequate capacities to accommodate most industrial and business needs.

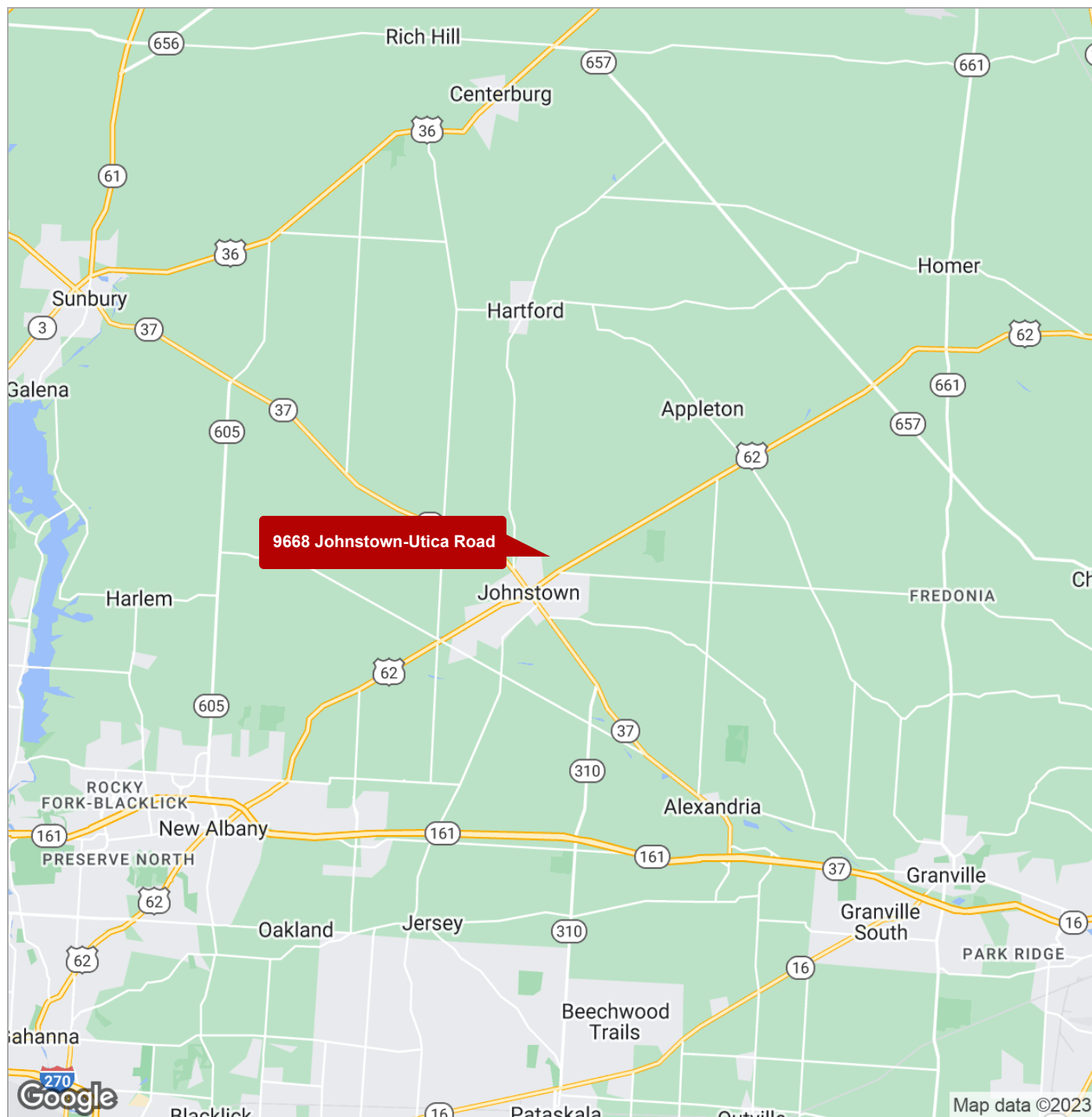
Additional Photos



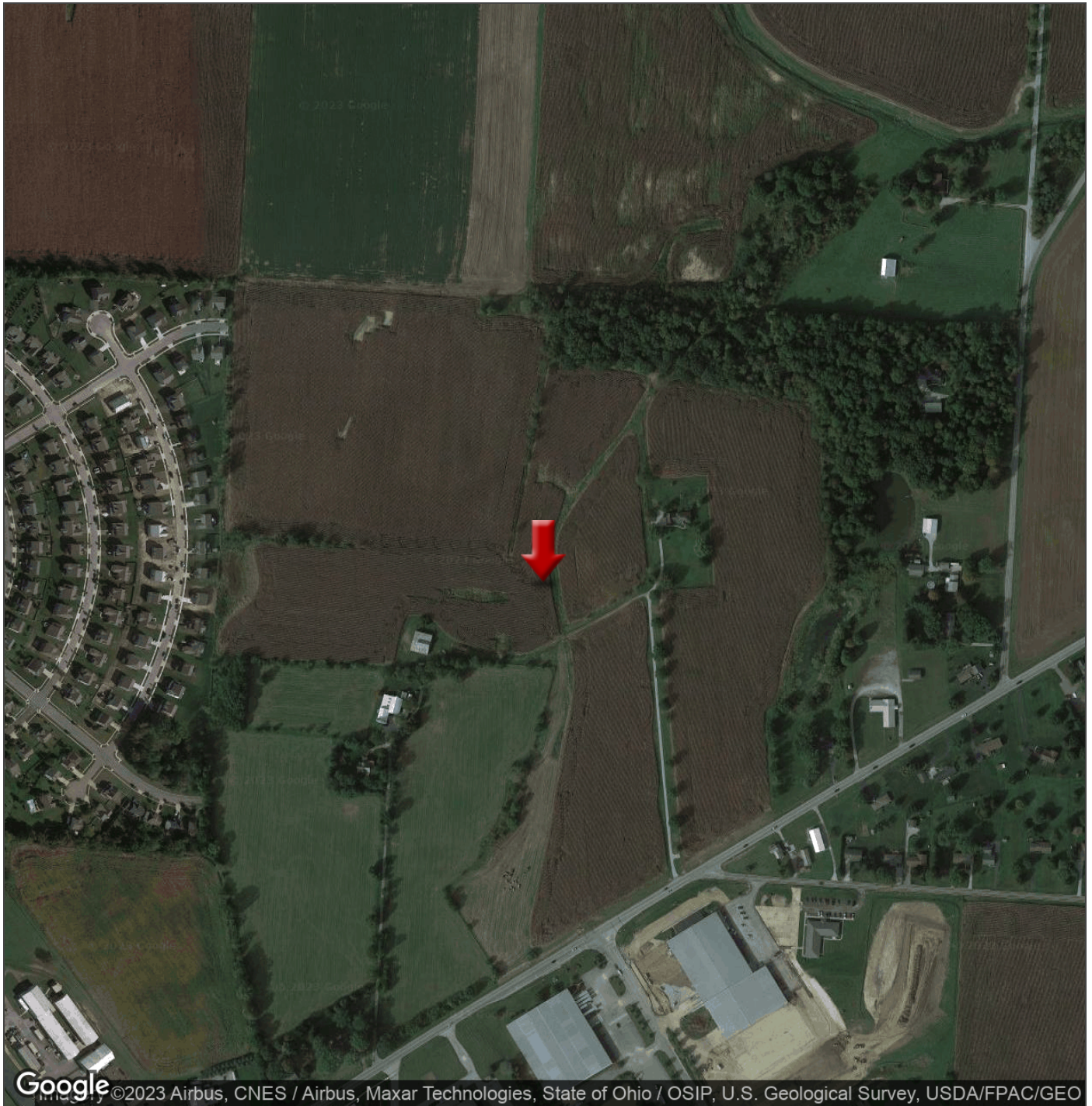
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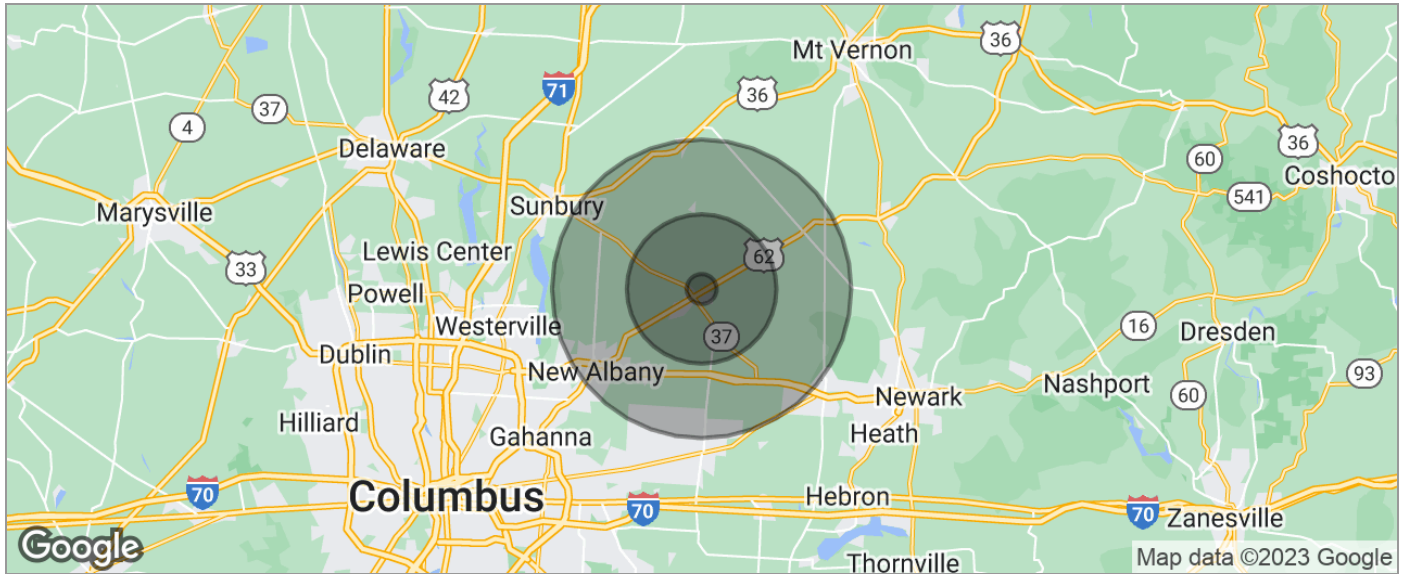
Regional Map



Aerial Map

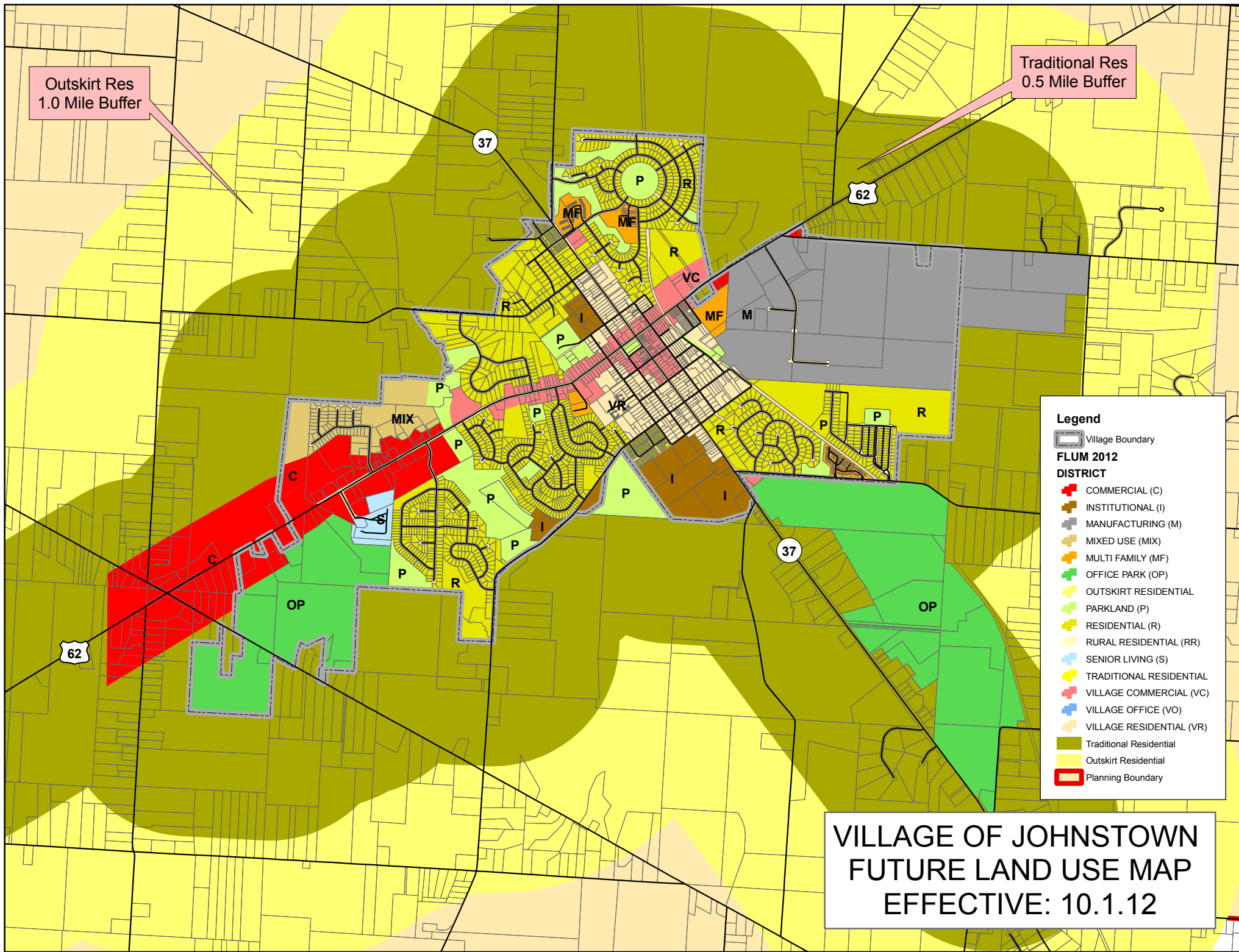


Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	778	10,959	44,785
MEDIAN AGE	38.0	39.4	39.0
MEDIAN AGE (MALE)	36.1	38.3	38.7
MEDIAN AGE (FEMALE)	38.9	39.7	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	285	4,019	16,135
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$73,857	\$75,653	\$86,950
AVERAGE HOUSE VALUE		\$237,971	\$264,826
RACE	1 MILE	5 MILES	10 MILES
% WHITE	97.0%	97.5%	96.1%
% BLACK	0.4%	0.5%	1.1%
% ASIAN	1.2%	0.9%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.6%	0.5%	0.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	4.8%	3.3%	2.2%

* Demographic data derived from 2020 ACS - US Census



Outskirt Res
1.0 Mile Buffer

Traditional Res
0.5 Mile Buffer

Legend

- Planning Boundary
- Village Boundary
- FLUM 2012**
- DISTRICT**
- COMMERCIAL (C)
- INSTITUTIONAL (I)
- MANUFACTURING (M)
- MIXED USE (MIX)
- MULTI FAMILY (MF)
- OFFICE PARK (OP)
- OUTSKIRT RESIDENTIAL
- PARKLAND (P)
- RESIDENTIAL (R)
- RURAL RESIDENTIAL (RR)
- SENIOR LIVING (S)
- TRADITIONAL RESIDENTIAL
- VILLAGE COMMERCIAL (VC)
- VILLAGE OFFICE (VO)
- VILLAGE RESIDENTIAL (VR)
- Traditional Residential
- Outskirt Residential

VILLAGE OF JOHNSTOWN
FUTURE LAND USE MAP
EFFECTIVE: 10.1.12



UTILITIES

WATER & SEWER

Development **Village of Johnstown**

Contact: Jack Liggett, Service Director
395 W. Jersey Street
Johnstown, Ohio 43031
Phone: 740.967.4746
Email: jliggett@johnstownohio.org

Village of Johnstown

Jim Lenner, Village Manager
599 S. Main Street
Johnstown, Ohio 43031
Phone: 740.967.3177
Email: jlenner@johnstownohio.org

WATER & SEWER RATE:

1 - 2,000 Gallons: \$30.96

Additional 1,000 Gallons: \$16.29

Facility	Design Capacity	Actual Usage	Percent Used
Water Treatment	1.0 MGD	0.5 MGD	50%
Wastewater Treatment	3.0 MGD	1.2 MGD	40%

ELECTRICITY

Development **Energy Coop**

Contact: Dan McVey, Vice President
P. O. Box 4970
Newark, OH 43058-4970
Phone: 740.348.1238
Email: dan_mcvey@theenergycoop.com

AEP

Tim Wells, CEcD
Manager of Economic
and Business Development
Phone: 740.368.7139
Email: tjwells@aep.com

TELECOMMUNICATIONS

Development **CenturyLink**

Contact: Dee Reed
441 West Broad St
Pataskala, Ohio 43062
Phone: 740.927.8282
Email: delores.a.reed@centurylink.com

Time Warner Cable

Dennis Walther
1015 Olentangy River Rd.
Columbus, Ohio 43212
Phone: 614.827.7924
Email: dennis.walther@twcable.com

NATURAL GAS

Development **Columbia Gas**

Contact: Darnita M. Bradley
Phone: 614.460.4615
Email: ddbradley@nisource.com

Johnstown, Ohio has direct access to a well-developed transportation infrastructure system with adequate capacities to accommodate most industrial and business needs. US-62 bisects the Village carrying more than 15,000 vehicles per day through the Village on their way to SR-161, I-270 and the greater Columbus region. SR-37 links I-70 to the I-71 corridor through the middle of the Village. Air travel and freight are accommodated by Rickenbacker and Port Columbus Airport which are a short distance from Johnstown.

DESTINATION	DISTANCE	TRAVEL TIME
Newark-Heath Airport	24 Miles	17 Minutes
Port Columbus International Airport	20 Miles	30 Minutes
Rickenbacker Airport	35 Miles	45 Minutes
I-70 (via SR 37)	17 Miles	25 Minutes
I-71 (via SR 37)	16 Miles	23 Minutes
I-270 (via SR 161)	15 Miles	20 Minutes

