

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com



**148 +/- ac AVAILABLE**

**SEPARATE OWNER**

**104.902 +/- ac  
FOR SALE**

**Mink St SW**

**Refugee Rd SW**

**Rezoning for Data Center, Industrial or Residential - near Intel**



Appraisal Brokerage Consulting Development

## **104.902 +/- ACRES FARM LAND**

**0 Refugee Road SW, Pataskala, OH 43062**

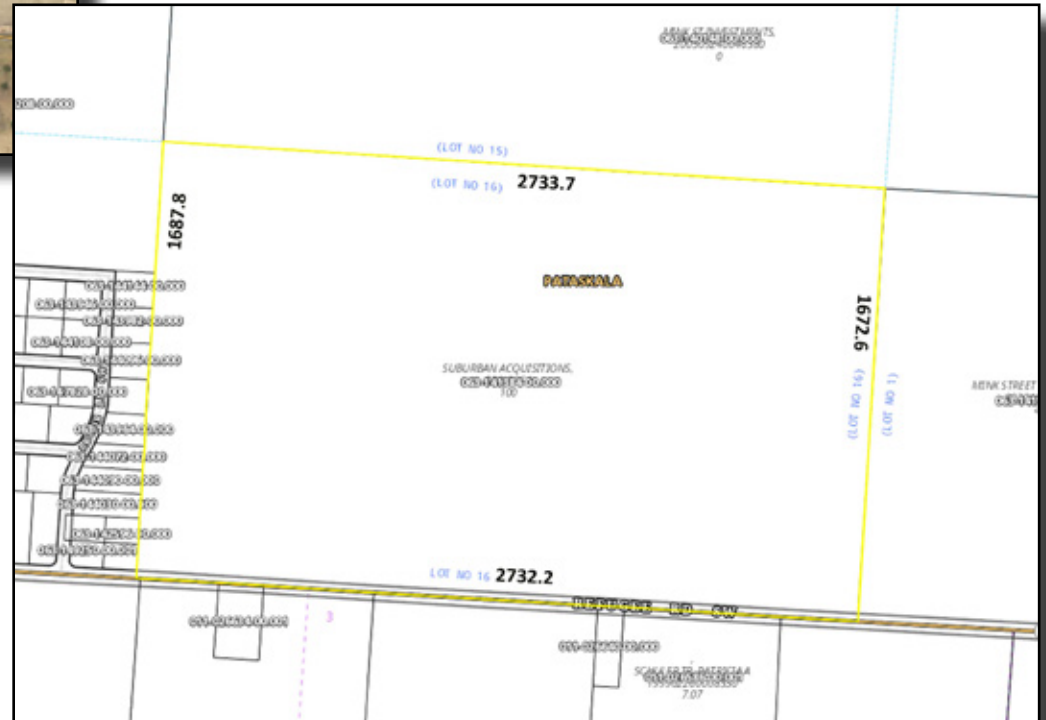
## DEVELOPMENT OPPORTUNITY!

104.902 +/- acres with approximately 2,732.2 +/- feet of frontage on Refugee Rd. Additional 148 +/- ac land available for a larger master-plan development for total of 252 +/- ac. Located in growing logistic corridor which includes: Ascena, Amazon, Yankee Candle and XPO. Great access to I-70 via five lane SR 310 new interchange. Water and sewer available from Southwest Licking Water and Sewer District. New sewer plant under construction. Zoned R-87. Rezone to 4-6 units per acre or industrial. Situated in the path of development. **The site is situated 16 minutes from the new Intel facility.**

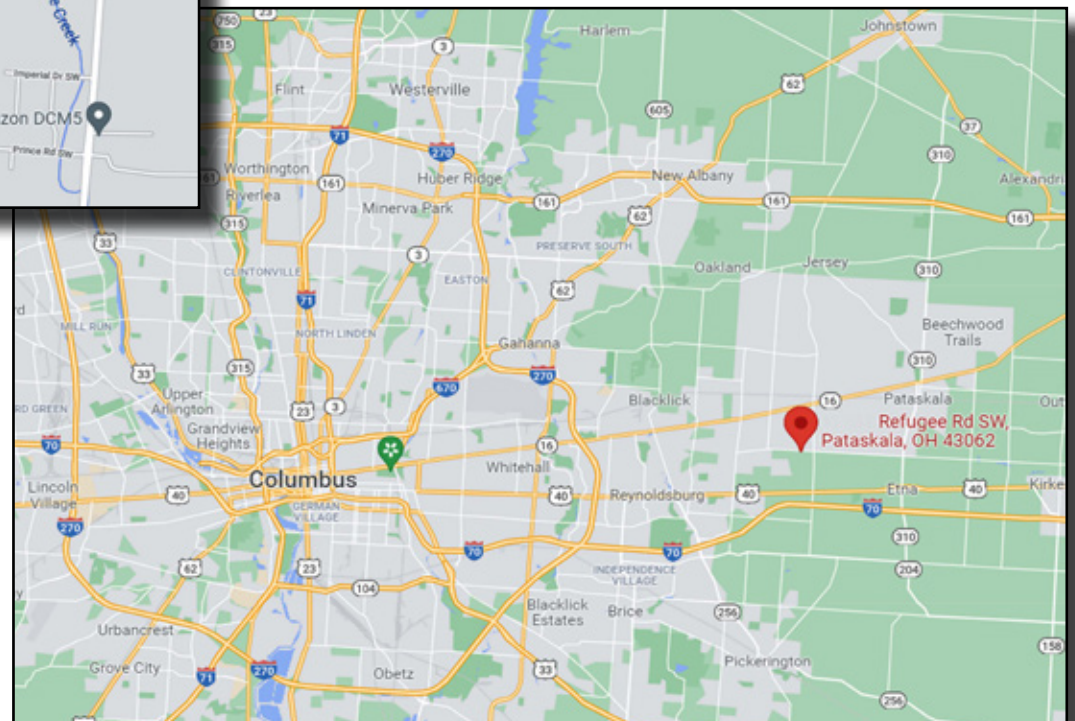
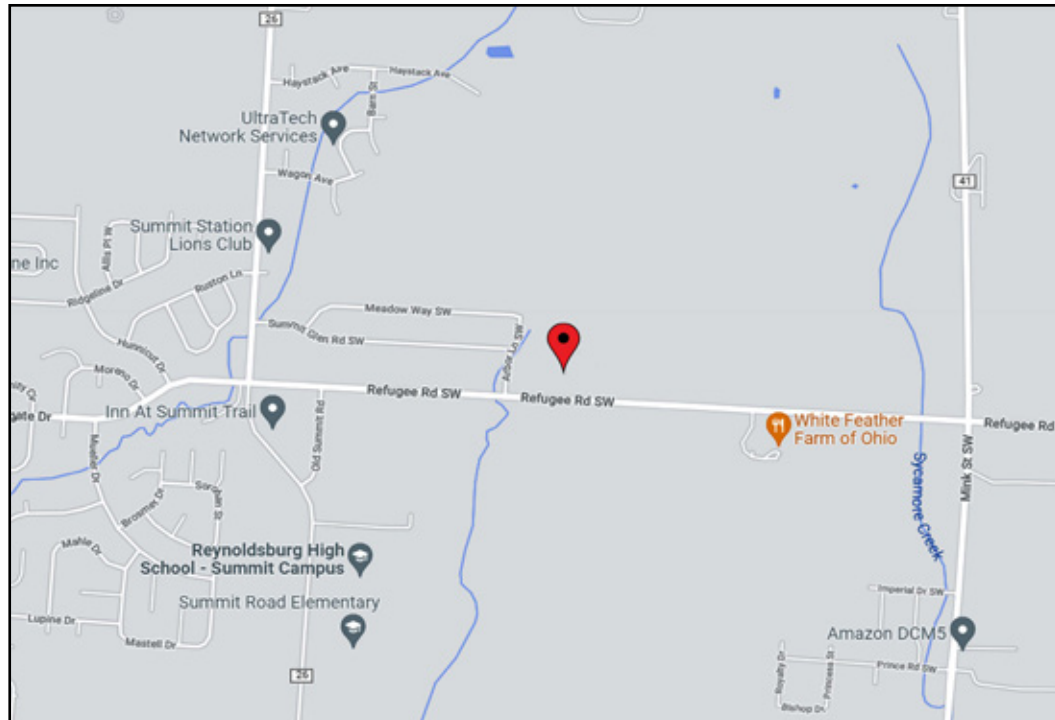


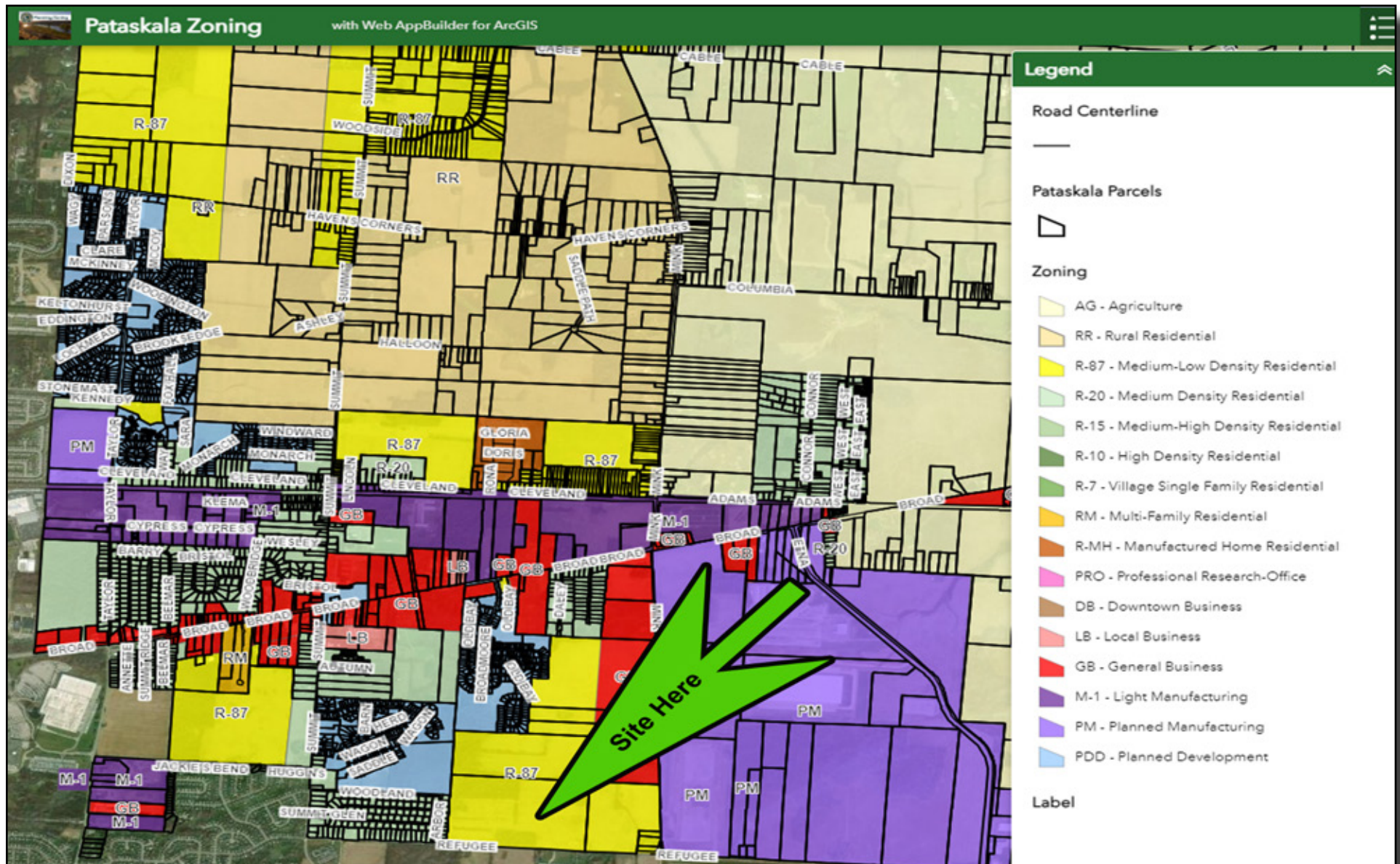
### Property Highlights

<b>Address:</b>	<b>0 Refugee Road SW Pataskala, OH 43062</b>
<b>School District:</b>	<b>Licking Heights LDS</b>
<b>County:</b>	<b>Licking</b>
<b>PID:</b>	<b>063-141384-00.000</b>
<b>Location:</b>	<b>Between Summit Rd SW &amp; Mink St SW</b>
<b>Acreage:</b>	<b>104.902 +/- acres</b>
<b>Sale Price:</b>	<b>Negotiable</b>
<b>Utilities:</b>	<b>Available at the site</b>

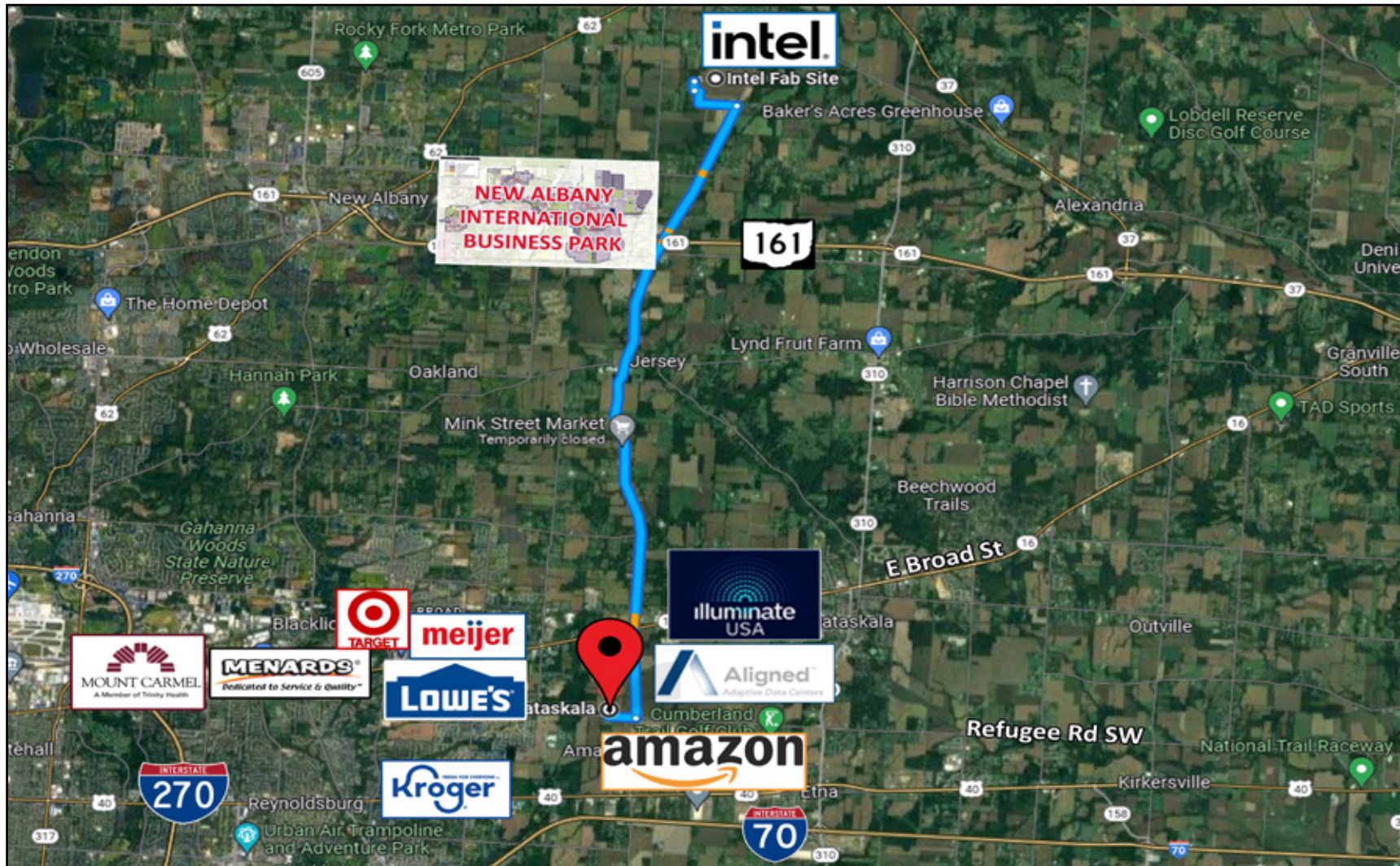




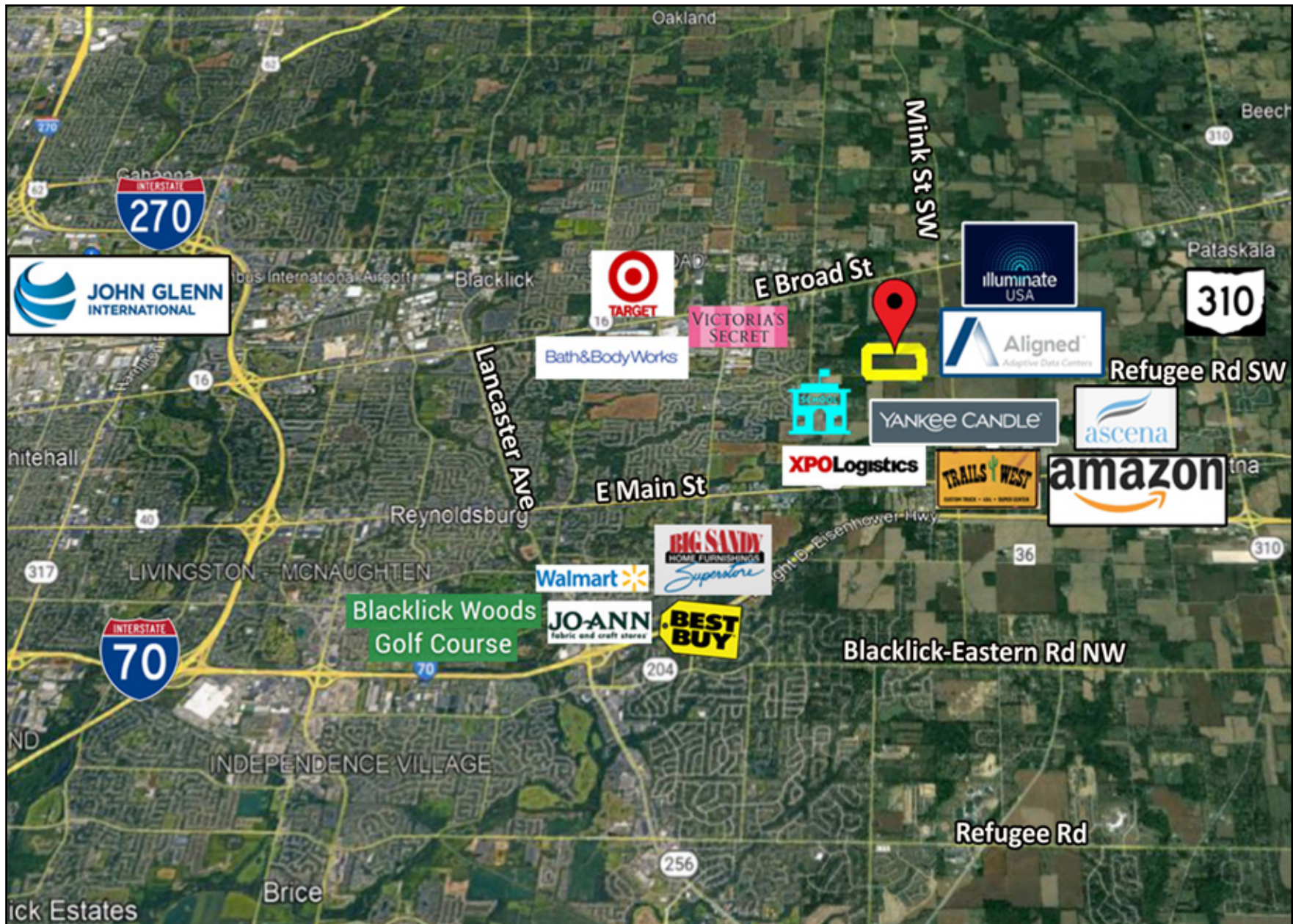




[Click here to see zoning text](#)



**Great Location!**  
 Easy access to main arteries  
 16 minutes to the new Intel facility  
 25 minutes to John Glenn International Airport  
 30 minutes to Downtown Columbus





## What we know about Intel factory coming to Columbus area

Mark Williams and Monroe Trombly | The Columbus Dispatch  
Published 10:37 a.m. ET Jan. 14, 2022 | Updated 11:10 a.m. ET March 24, 2022



Photos: Licking County site of planned Intel plant

Take a look at the area annexed to New Albany, Ohio, for a major semiconductor production facility Intel is planning

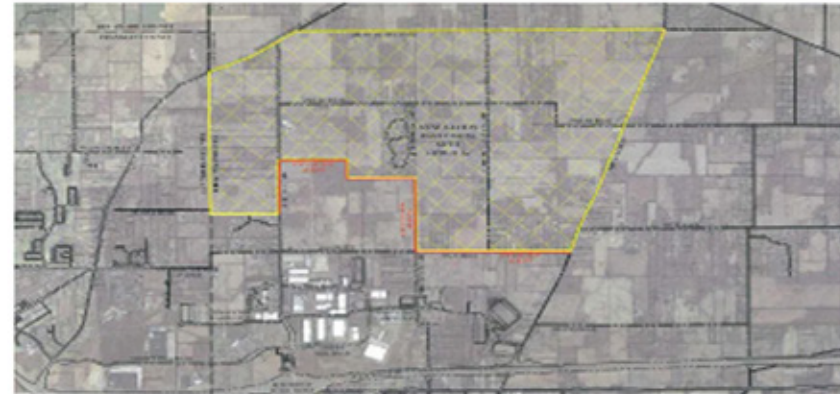
Intel has picked Greater Columbus for a new factory that figures to spark a new industry for the state.

The Silicon Valley semiconductor maker plans to invest \$20 billion in a site in Licking County that will employ 3,000 workers, a source close to the project told The Dispatch.

How quickly such a development could occur depends in part on Congress, which is debating legislation that would provide incentives to bring chip-making back to the U.S.

Click [here](#) to read the article

Here's what you need to know about the location, project, community and semiconductor production:



The city of New Albany has started the process of annexing as much as 3,190 acres from Jersey Township in Licking County. City of New Albany

- 16 minutes from 106 acre site
- \$20 Billion Investment Phase I
- \$100 Billion Investment Future Phases
- 3,000 New Jobs
- Largest Chip facility in the world

[Click here to read the article](#)

### Phase 1:

### Primary Improvements

2022 - 2023

### Phase 2:

### Secondary Improvements

2024 - 2025

- A** Jug Street Part 1 (Beech Road to Clover Valley Road) - 3 lanes, 8/1/22 completion
- B** Green Chapel Road (US 62 to Clover Valley Road) - 3 lanes, 12/24/23 completion
- C** Green Chapel Road (Clover Valley Road to Mink Street) - 5 lanes, 12/4/23 completion
- D** Mink Street - 5 lanes, 4/22/2024 completion
- E** Jug Street Part 2 (Clover Valley Road to Mink Street) - 2 lanes, 5/10/24 completion
- F** Harrison Road Extension (Clover Valley Road to Mink Street) - 3 lanes, 9/26/24 completion
- G** Clover Valley Road - 3 lanes, 10/1/24 completion
- H** Beech Road (Innovation Corridor Way to Jug Street) - 5 lanes, 9/11/25 completion
- I** Beech Road (Jug Street to US 62) - 3 lanes, 12/1/25 completion
- J** Miller Road - 3 lanes, 12/25/25 completion



Credit: New Albany

NEWS

[Click here to read the article](#)

## Etna Township to contribute \$3.5 million to widen portion of Refugee Road



**Maria DeVito**  
Newark Advocate

Published 5:08 a.m. ET March 17, 2022

[View Comments](#)



Etna Township Trustees agreed to contribute \$3.5 million to improve and widen sections of Refugee Road as part of a joint project with the City of Pataskala. Trustees Mark Evans and Rozland McKee voted in favor while Trustee Jeff Johnson voted against the effort at the March 15 meeting. Johnson opposed because he didn't want the township to be responsible for such a high price tag. Pataskala signed off on the project in 2021.

The project will widen Refugee Road to three lanes from Mink Street to Etna Parkway with roundabouts at each intersection.

Businesses along Refugee Road are contributing money to the project, leaving about \$7 million to be split between Etna and Pataskala. They debt payments will be about \$230,000 a year, Evans said, depending on the bond term.

The Licking County Commissioners will also provide \$1 million as a stopgap in case the project exceed \$10 million, Evans said.

The township has Joint Economic Development Districts in place on some of the undeveloped Refugee Road land. Once development comes in, Evans said money from the JEDDs can be used to pay down the debt as well.

"The projections from the JEDD on Ashley Furniture alone, the one building, was enough to pay the debt on this," he said after the meeting.

Evans and McKee also approved a resolution that states if more companies come to the area in the future, they will be be required to contribute money that Etna will use to pay down the debt from the project.

"I wanted to ensure before I came on board with this that there's mechanisms that we can get funding from the development coming in to reduce our debt in conjunction with what we're going to receive through JEDDs, TIFs or anything else negotiated," he said.

Commercial Real Estate

## Aligned Data Centers buys Pataskala property for nearly \$14 million



Aligned Data Centers, which recently broke into the Ohio market with a [\\$202 million project in Sandusky](#), appears to be targeting Pataskala for its second development in the Buckeye State.

The Plano, Texas-based data center company paid \$13.9 million for three parcels of vacant land at 6770 Mink St., according to Licking County property records. The land, which measures 89.4 acres, was sold by Shaffer Family Investments LLC in a transaction recorded last month by the Licking County Auditor. Aligned has not revealed its plans for the property. A company representative did not immediately respond to a request for comment.

Scott Fulton, director of planning for the city of Pataskala, said in an email to *Columbus Business First* that the city knew there was interest in the property but was not aware of the transaction. He said no applications or plans have been submitted to the city. Aligned offers co-location and build-to-scale data centers for cloud, enterprise and managed service providers, according to its website. The company has more than 60 data centers under management or in development. It currently operates more than 23 campuses in 17-plus markets, including Chicago, Salt Lake City, Dallas and Phoenix. Aligned also has an international presence in the countries of Chile, Mexico, Colombia and Brazil.

Aligned's first foray into Ohio was announced in late September when it paid \$52 million for a 129-acre property in Sandusky. The former site of a General Motors plant and Kyklos Bearing International facility will become a "hyperscale data center campus," the company said when the project was announced.

[Click here to read the article](#)

Aligned plans to build four hyperscale data centers on the property to "support the rapid deployment of large-scale workloads of its customers in a region with abundant, reliable, low-cost power," according to *Business First* sister paper the *Cleveland Business Journal*.

Aligned is the latest in an ever-growing list of data center companies expanding to Central Ohio.

Most recently, Overland Park, Kansas-based QTS Data Centers revealed plans to invest \$1.5 billion in [four New Albany data centers](#). The centers will be constructed on roughly 93 acres the company purchased for a combined \$11.2 million in October.

Data center companies aren't the only ones joining the fray, as tech giants such as Amazon, Google and Microsoft have opened or made plans to open new centers in the region.

Amazon Web Services will invest [\\$3.5 billion in New Albany by 2030](#), expanding its existing data center footprint in the city and the broader region. AWS currently operates data centers in New Albany, Dublin and Hilliard, and in June announced [plans to invest an additional \\$7.8 billion](#) to expand its data center footprint in Central Ohio.

The Amazon announcement came less than a month after Google pledged [an additional \\$1.7 billion](#) to support its three data centers in the region. With the new investment, the California-based tech giant so far has committed a total of about \$3.7 billion to grow its data center footprint at sites in New Albany, Columbus and Lancaster. Microsoft also is eyeing New Albany. The company hasn't revealed its plans, but this summer [it paid \\$57 million](#) for a nearly 184-acre parcel.

A Microsoft spokesperson confirmed it is "committed to supporting digital transformation with the Microsoft cloud," so another data center could be in the works. Licking County Commissioner Tim Bubb said it was his understanding that Microsoft is building a data center, adding more credence to the possibility of another major tech company joining in on Central Ohio's data center expansion.

Manufacturing

## Energy company to invest \$600M, create 850 jobs at solar panel production plant in Pataskala



An energy company is investing \$600 million in a new manufacturing facility in Pataskala that would bring 850 jobs to Central Ohio.

Chicago-based Invenergy, which is the anchor customer of the Illuminate USA joint venture, announced it will create one of the largest solar panel production plants in the country.

The investment will include a \$220 million commitment to acquire and build out a 1.1 million-square-foot building using approximately 150 union jobs at peak construction. The remaining \$380 million will be used to cover equipment and startup costs.

Once operational, the facility would manufacture domestic solar panels, creating at least 850 new administrative, assembly and engineering jobs. Operations are expected to commence by the end of 2023 and Illuminate USA will begin hiring this spring.

The company said in a news release that the Pataskala manufacturing facility is being developed with an existing industrial building, requiring no farmland development. The address is 3600 Etna Parkway.

The release states that the site will be home to "some of the most advanced panel assembly technology in the world."

"We recognize the importance of having a strong domestic supply chain to meet the fast-growing demand for affordable solar power," Art Fletcher, executive vice president of global sourcing at Invenergy, said in the release.

"Invenergy is proud of the role Illuminate USA will play in bringing the highest-quality, domestically produced solar products to market, enhancing our nation's manufacturing capabilities with a long-term investment that will create at least 850 good-paying jobs for Ohioans."

Construction is slated to begin in April. Once complete, the facility would deliver as much as 5 gigawatts of solar module capacity per year. That represents nearly 50% of total U.S. utility-scale solar installations last year and is capable of powering nearly 1 million American homes, according to the release.

This facility is one step toward a broader rebuilding effort for advanced manufacturing jobs and production capacity in the U.S. and in Ohio, officials say. "We're proud that the construction of the Illuminate USA facility will support 150 union jobs, as our affiliates and their members continue to set the standard for construction excellence in Ohio," Dorsey Hager, executive secretary-treasurer of the Columbus/Central Ohio Building & Construction Trades Council, said in the release.

Illuminate USA is partnering with JobsOhio and One Columbus to develop training and skills development programs and to support recruiting efforts.

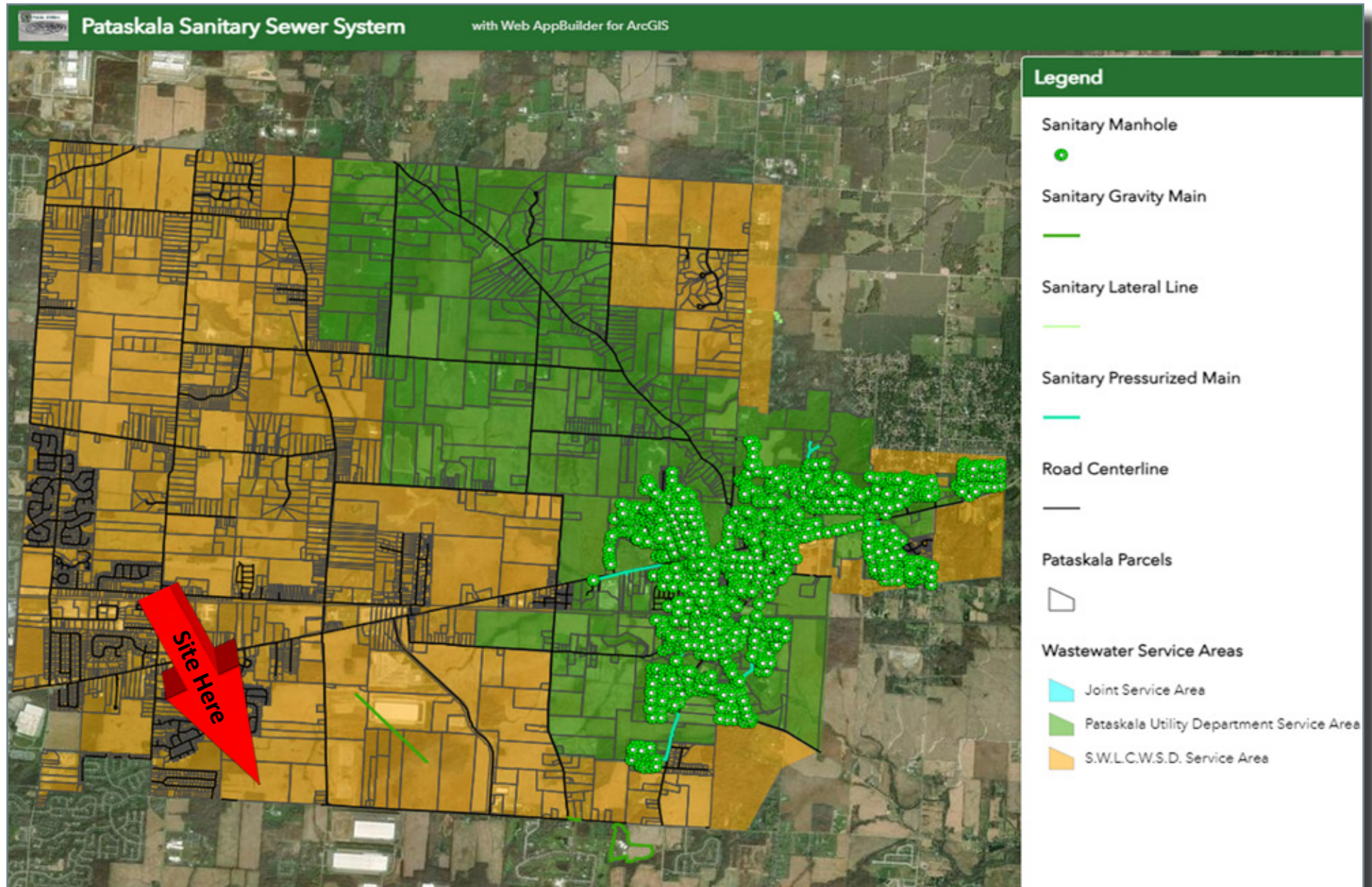
"Illuminate USA's investment is a critical step to establishing a more complete solar power supply chain in the United States as market demand for clean energy grows," JobsOhio President and CEO J.P. Nauseef said in the release. "These new operations at a more than 1 million-square-foot facility will amplify Ohio's role to boost domestic production of solar panels." The company intends to deepen its support of the region through partnerships with local schools and universities, as well as sponsorships of local community events like The Hartford Fair. Illuminate USA also intends to advance research and development efforts at the facility to promote American leadership in solar panel production.

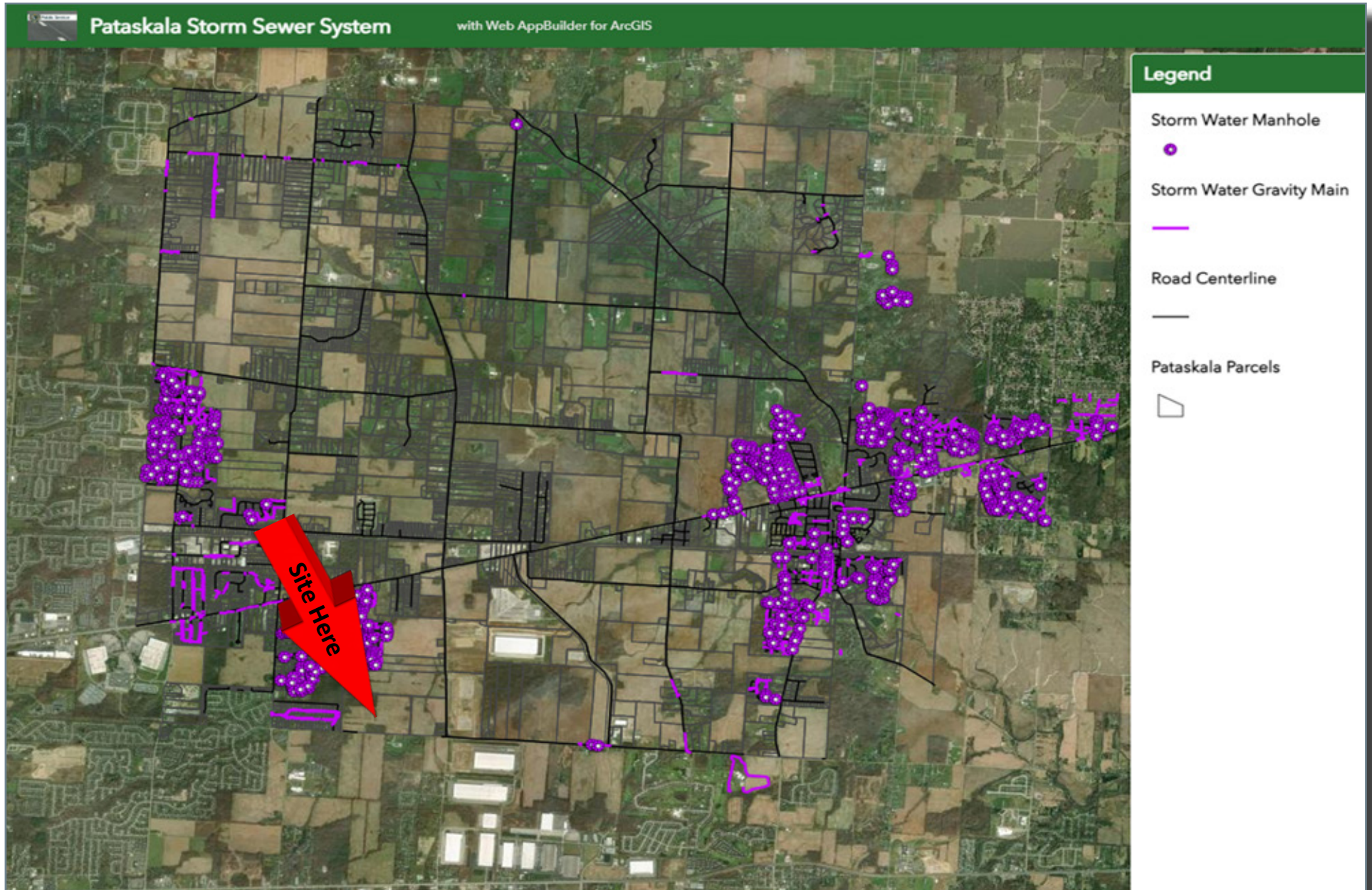
Invenergy will work with manufacturing partner LONGi to produce Ohio-made solar panels. The company has a portfolio of 775 megawatts of solar power in the state and has developed more than 6,000 megawatts in solar projects worldwide, according to the release.

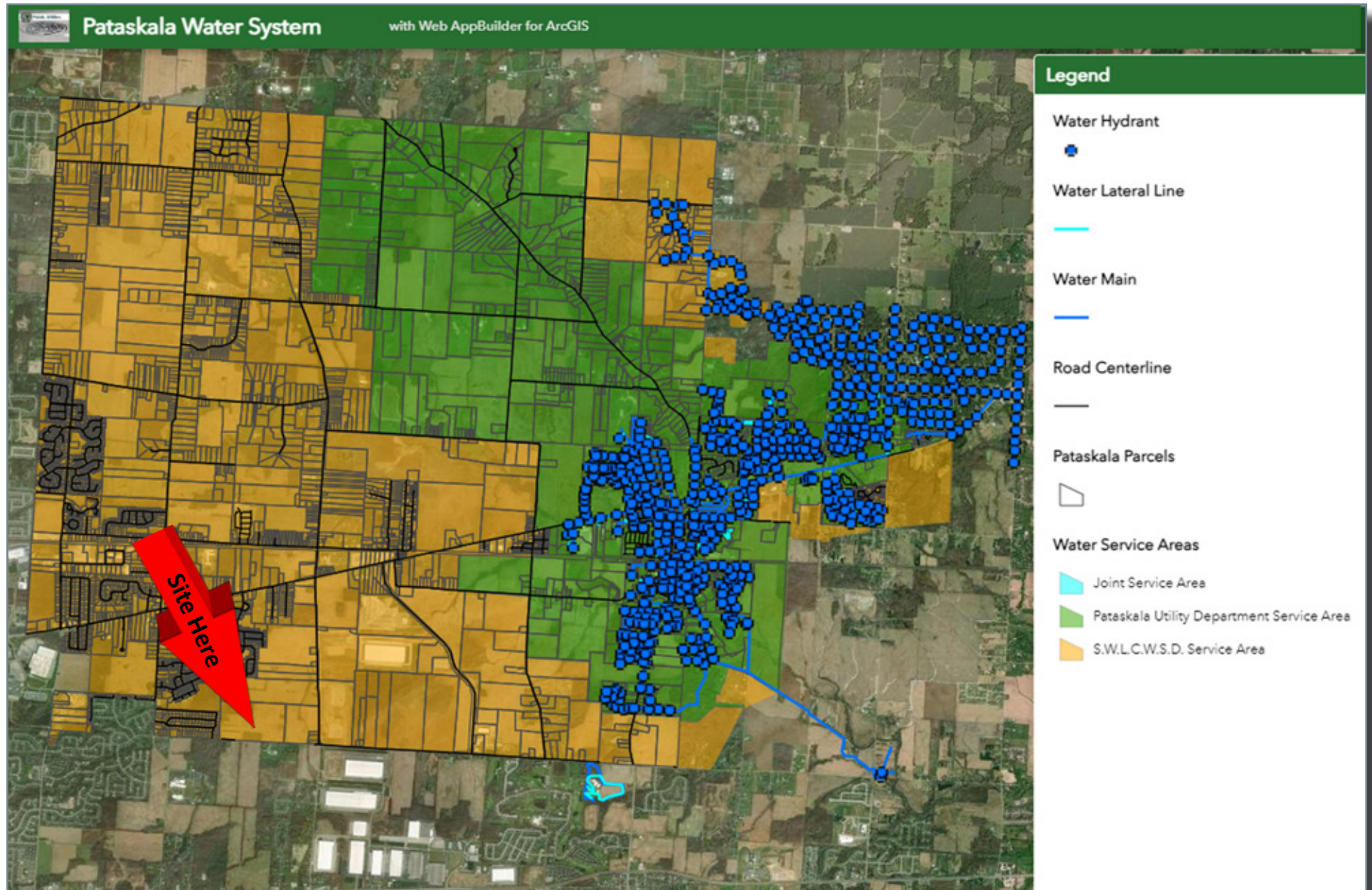
"We are thrilled that Invenergy and Illuminate USA chose Pataskala, Ohio for this major investment," Pataskala Mayor Mike Compton said in the release.

"The company's presence will increase the renewable energy landscape in the region, ultimately adding to our already diverse business ecosystem."

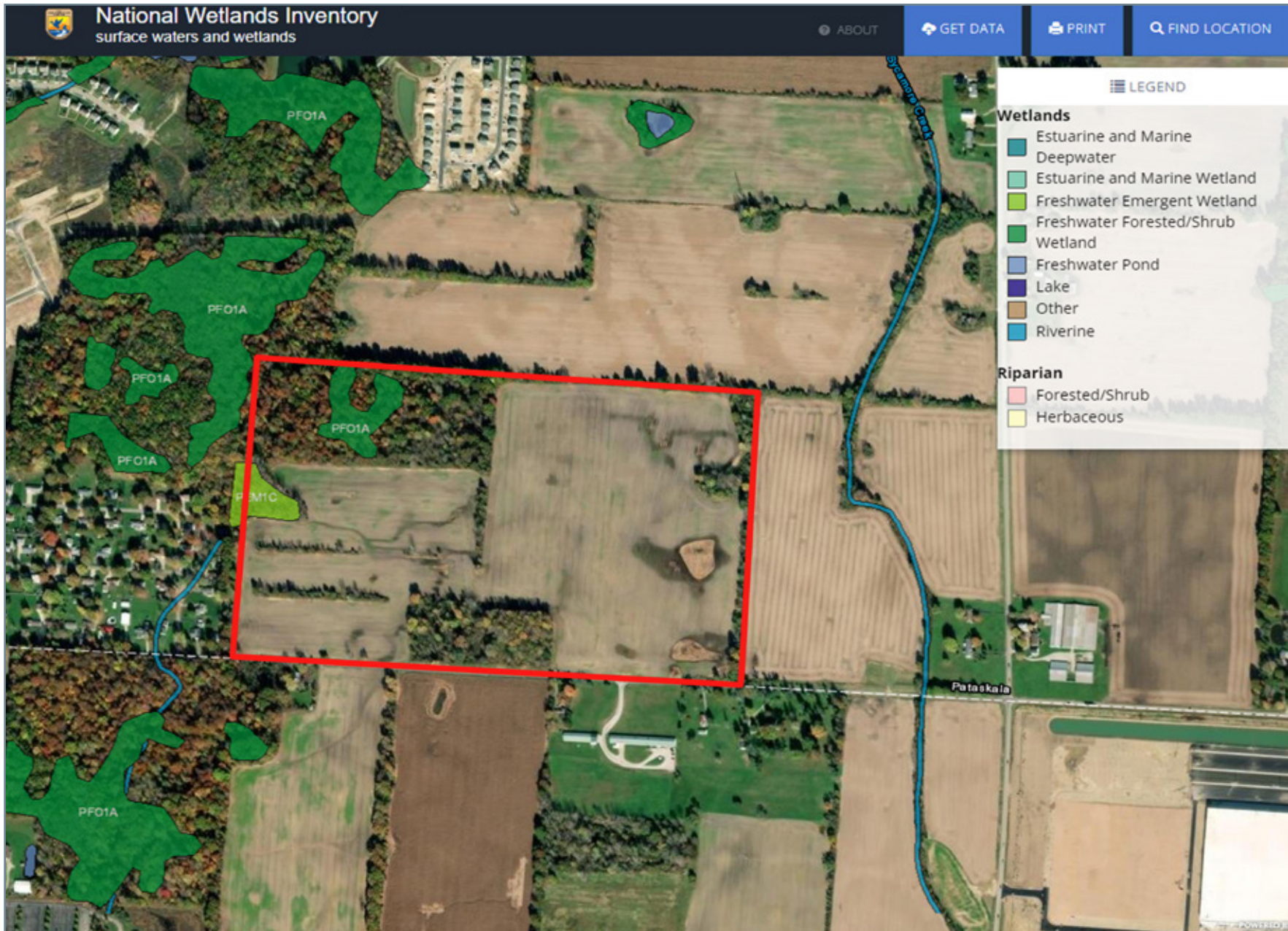
[Click here to read the article](#)

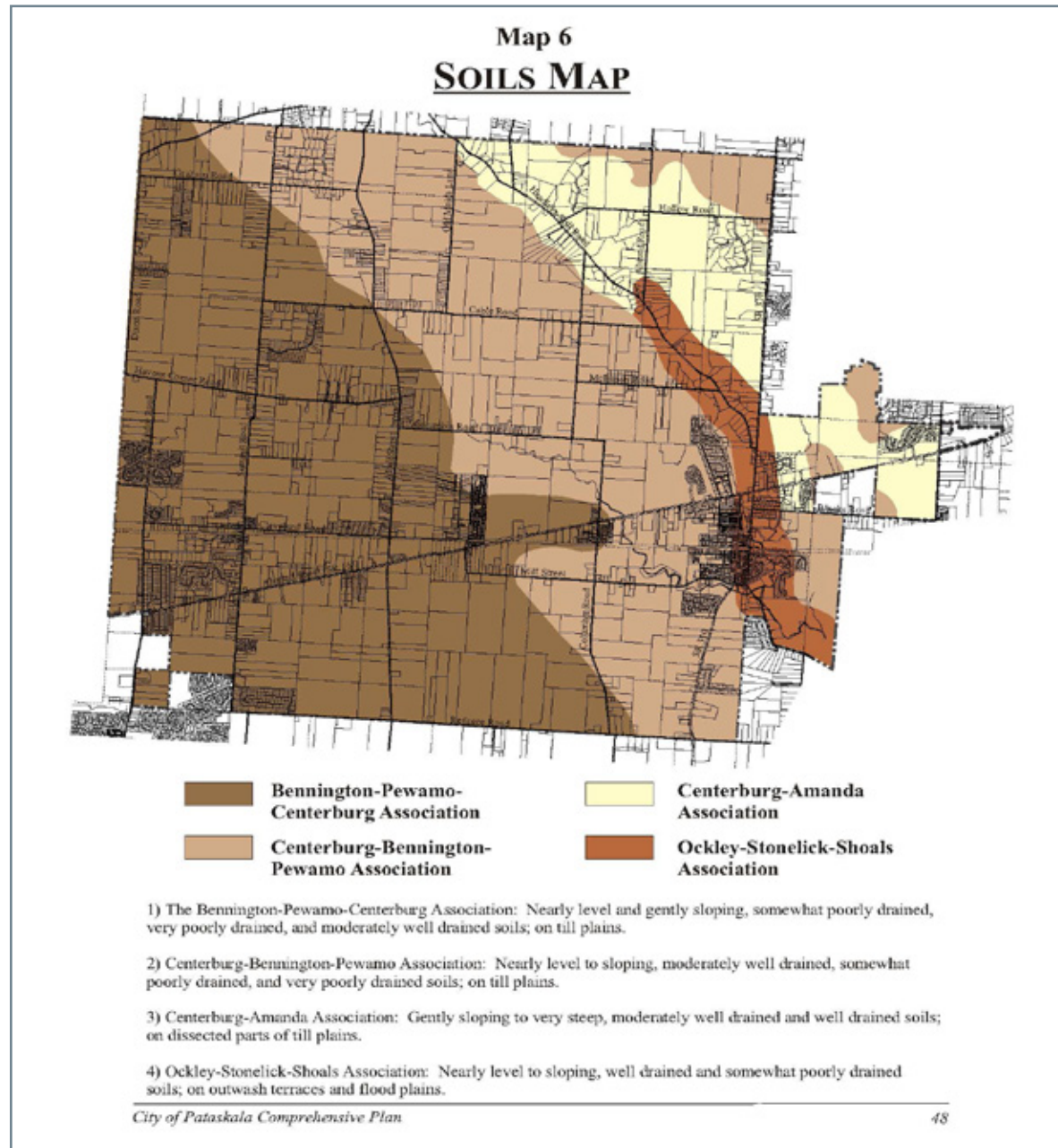


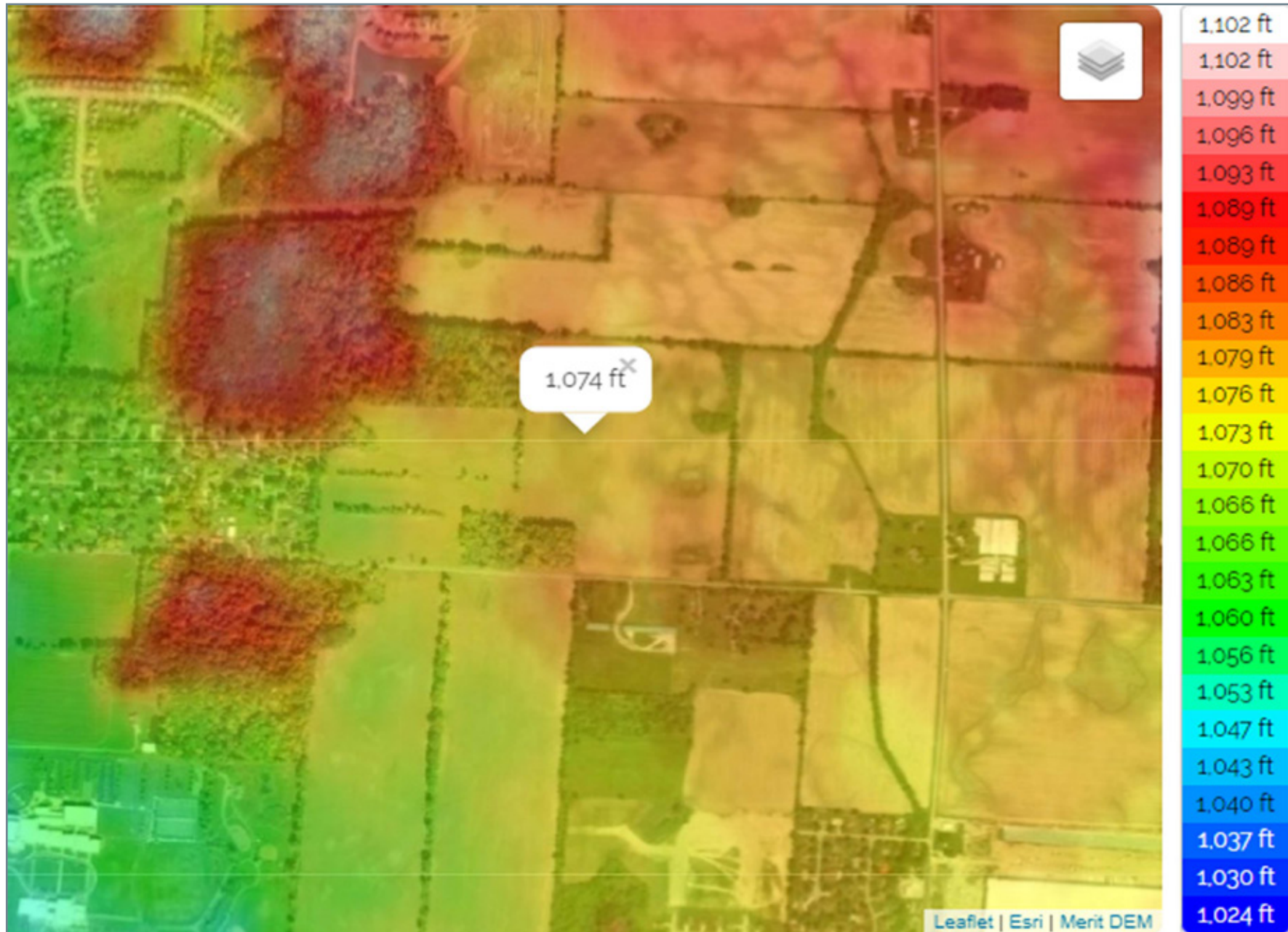


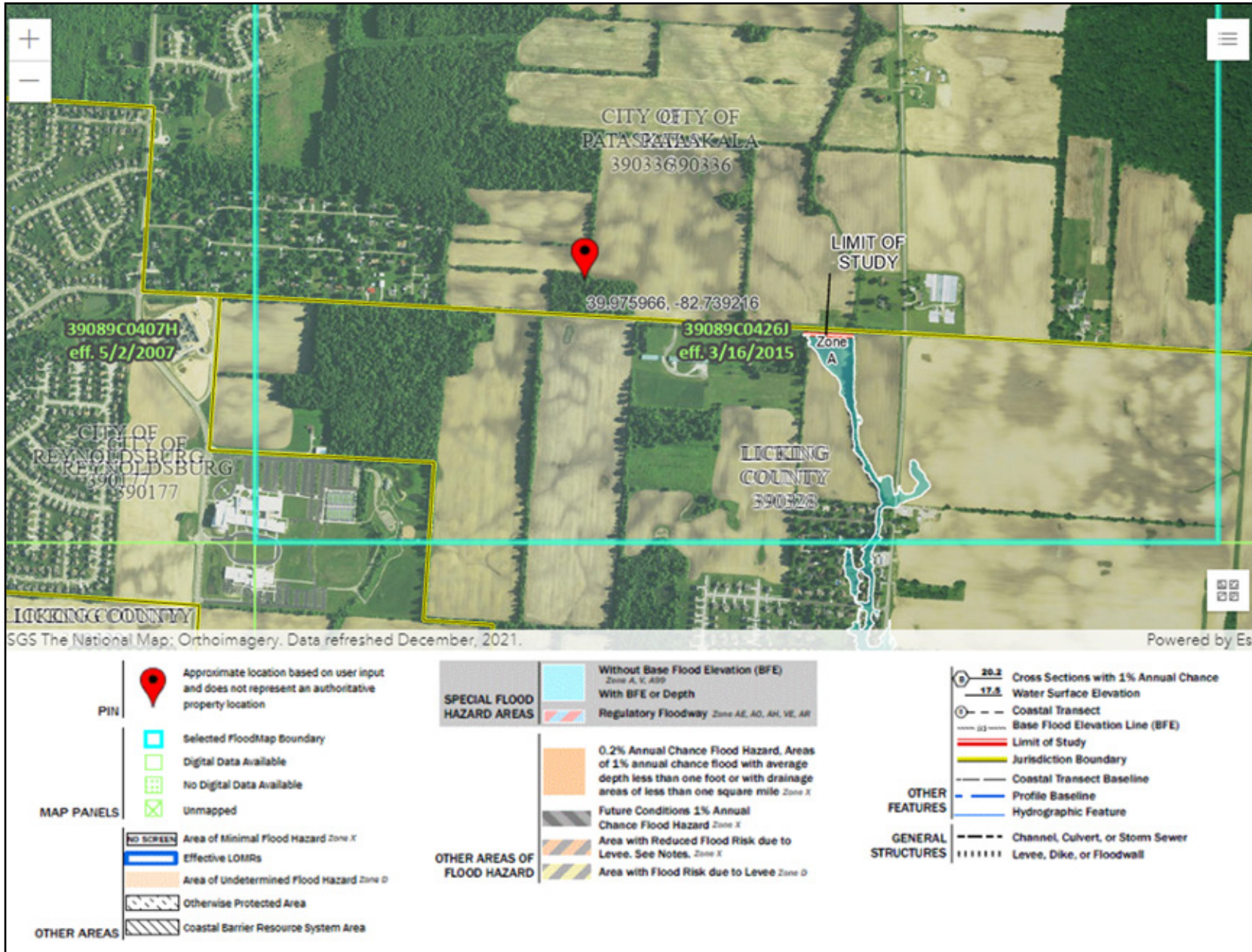












Demographic Summary Report

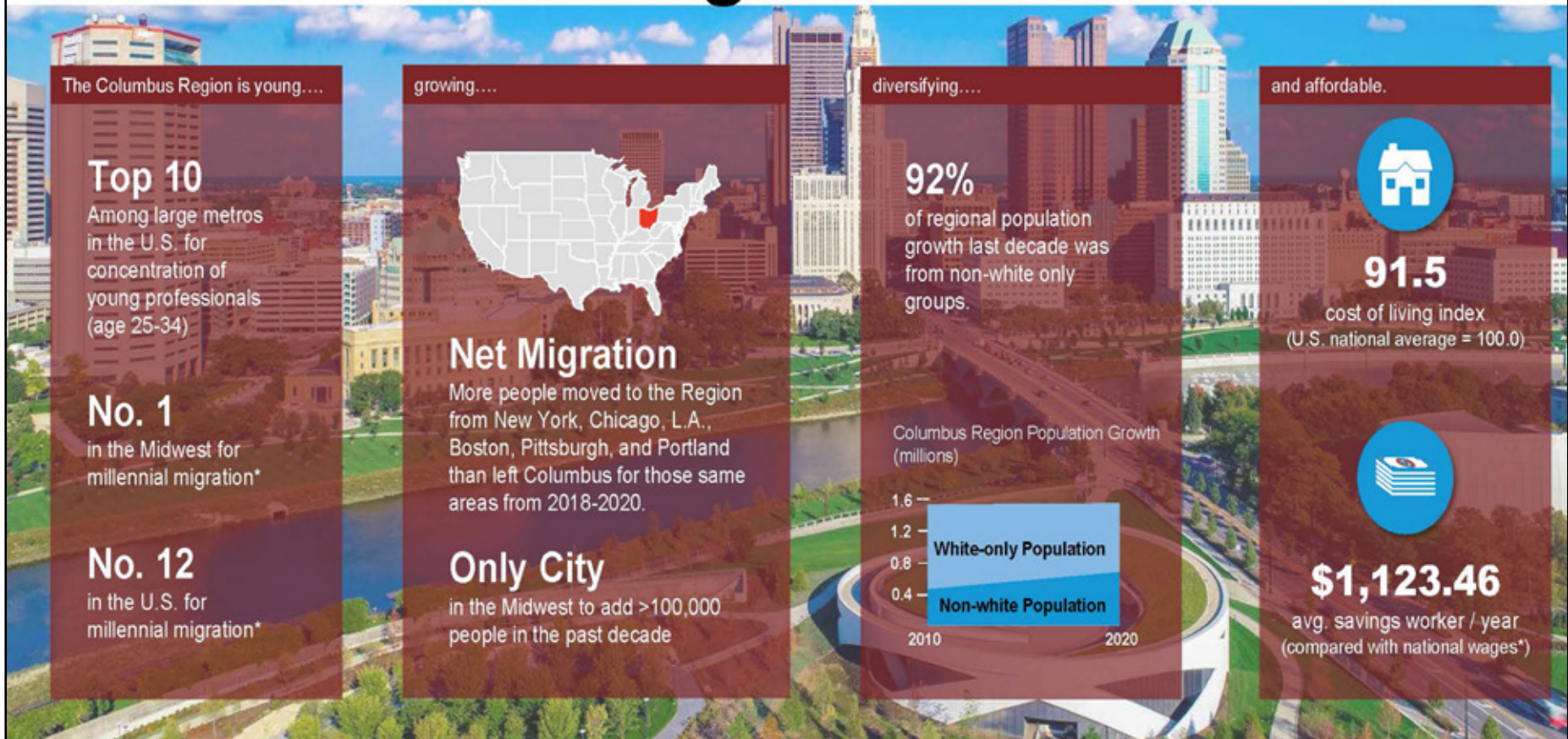
0 Refugee Rd, Pataskala, OH 43062				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	2,457	33,214	115,794	
2023 Estimate	2,366	32,527	113,222	
2010 Census	1,954	29,182	98,459	
Growth 2023 - 2028	3.85%	2.11%	2.27%	
Growth 2010 - 2023	21.08%	11.46%	14.99%	
<b>2023 Population by Hispanic Origin</b>	96	1,344	4,815	
<b>2023 Population</b>	2,366	32,527	113,222	
White	1,777 75.11%	23,481 72.19%	78,267 69.13%	
Black	374 15.81%	6,033 18.55%	25,894 22.87%	
Am. Indian & Alaskan	13 0.55%	111 0.34%	333 0.29%	
Asian	112 4.73%	1,745 5.36%	4,603 4.07%	
Hawaiian & Pacific Island	1 0.04%	16 0.05%	61 0.05%	
Other	88 3.72%	1,142 3.51%	4,064 3.59%	
U.S. Armed Forces	2	34	106	
<b>Households</b>				
2028 Projection	917	12,418	44,740	
2023 Estimate	882	12,166	43,779	
2010 Census	723	10,913	38,112	
Growth 2023 - 2028	3.97%	2.07%	2.20%	
Growth 2010 - 2023	21.99%	11.48%	14.87%	
Owner Occupied	733 83.11%	9,875 81.17%	31,685 72.37%	
Renter Occupied	148 16.78%	2,291 18.83%	12,094 27.63%	
<b>2023 Households by HH Income</b>	882	12,166	43,782	
Income: <\$25,000	78 8.84%	819 6.73%	4,563 10.42%	
Income: \$25,000 - \$50,000	145 16.44%	1,970 16.19%	7,867 17.97%	
Income: \$50,000 - \$75,000	80 9.07%	2,250 18.49%	7,889 18.02%	
Income: \$75,000 - \$100,000	144 16.33%	1,862 15.30%	7,003 16.00%	
Income: \$100,000 - \$125,000	106 12.02%	1,805 14.84%	6,375 14.56%	
Income: \$125,000 - \$150,000	94 10.66%	1,423 11.70%	4,027 9.20%	
Income: \$150,000 - \$200,000	117 13.27%	1,207 9.92%	3,370 7.70%	
Income: \$200,000+	118 13.38%	830 6.82%	2,688 6.14%	
<b>2023 Avg Household Income</b>	\$120,616	\$103,475	\$95,087	
<b>2023 Med Household Income</b>	\$98,957	\$89,017	\$80,612	

**TIMS** Transportation Infrastructure Management System    Project Search    Create a Map    Data Download    Standard PDF Maps    Map Viewers    Data Glossary

0 Refugee Rd, Pataskala, OH 43062

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Refugee Rd SW	Mink St SW	0.12 E	2022	1,785	MPSI	.44
2 Refugee Rd SW	Mink St SW	0.12 E	2021	1,823	MPSI	.44
3 Refugee Rd SW	Mink St SW	0.12 E	2018	1,782	MPSI	.44
4 Mink St SW	Refugee Rd SW	0.11 S	2022	4,013	MPSI	.54
5 Mink St SW	Refugee Rd SW	0.11 S	2018	3,658	MPSI	.54
6 Mink St SW	Refugee Rd SW	0.11 S	2020	4,233	MPSI	.54
7 Mink St SW	Imperial Dr SW	0.16 S	2022	4,062	MPSI	.61
8 Mink St SW	Imperial Dr SW	0.16 S	2018	3,892	MPSI	.61
9 Mink St SW	Imperial Dr SW	0.16 S	2021	4,136	MPSI	.61
10 Refugee Rd SW	Mink St SW	0.09 W	2022	1,126	MPSI	.64

# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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