

SUNBURY GATEWAY

LAND FOR SALE

FOURWINDS DRIVE, SUNBURY, OHIO 43074

SITE

FUTURE DEVELOPMENT

Logos on Map: Arby's, Starbucks, Waffle House, Taco Bell, Longhorn Silver's, Microtel, Hampton, Flying J, Denny's, Bob Evans, White Castle, Panda Express, McDonald's, Tim Hortons, Shell, Subway, Pilot, Burger King, Dunkin' Donuts, Harley Davidson.

Logos in Callout Box: Hollister, Aerie, Hot Topic, Torrid, Michael Kors, Kate Spade, Columbia, Francesca's, Express, Aeropostale, Coach, Carter's, Lane Bryant, Loft, Ann Taylor, Fossil, Gap, Old Navy, Banana Republic, Maurices, Talbots, Victoria's Secret, Claire's, Clarks, Skechers, Johnston & Murphy, Subway, Kirkland's, Back Room Shop, Famous Footwear, Bath & Body Works, Starbucks, Nike.

Tanger Outlets

SCOTT CUBBERLY SENIOR ADVISOR

MOBILE 614.395.5718 | DIRECT 614.334.7843
SCUBBERLY@EQUITY.NET

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PROPERTY HIGHLIGHTS

- Potential uses include Retail, Restaurant, Hotel, Assisted/Long-Term Care, Commercial, Medical, Educational, Multi-Family, Daycare, Automotive, Self-Storage and more
- +/- 53.76 acres (divisible) available for sale
- Tanger Outlets located at the same cloverleaf
- 29,038 vehicles per day on Route 36/37
- 80,675 vehicles per day on I-71
- Signalized intersection
- Excellent area demographics

SUNBURY GATEWAY

LAND FOR SALE
FOURWINDS DRIVE, SUNBURY, OHIO 43074



SITE PLAN / PRICING

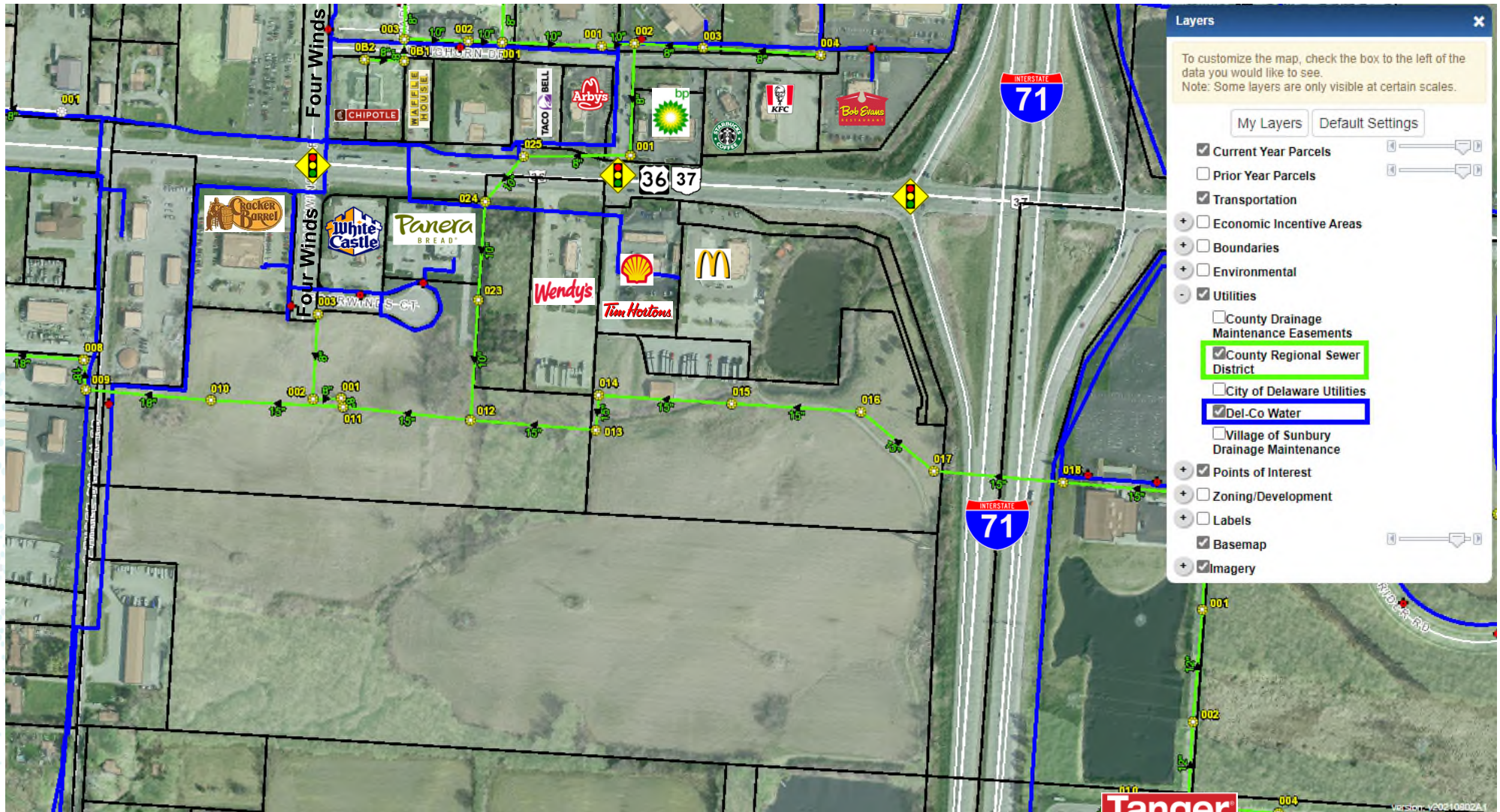


Parcel lines are conceptual only and can be modified for users.

MACRO SITE PLAN



UTILITIES



Tanger
Outlets

AERIAL (looking East)



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AERIAL (looking North)



AERIAL (looking Northeast)



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AERIAL (looking Northwest)



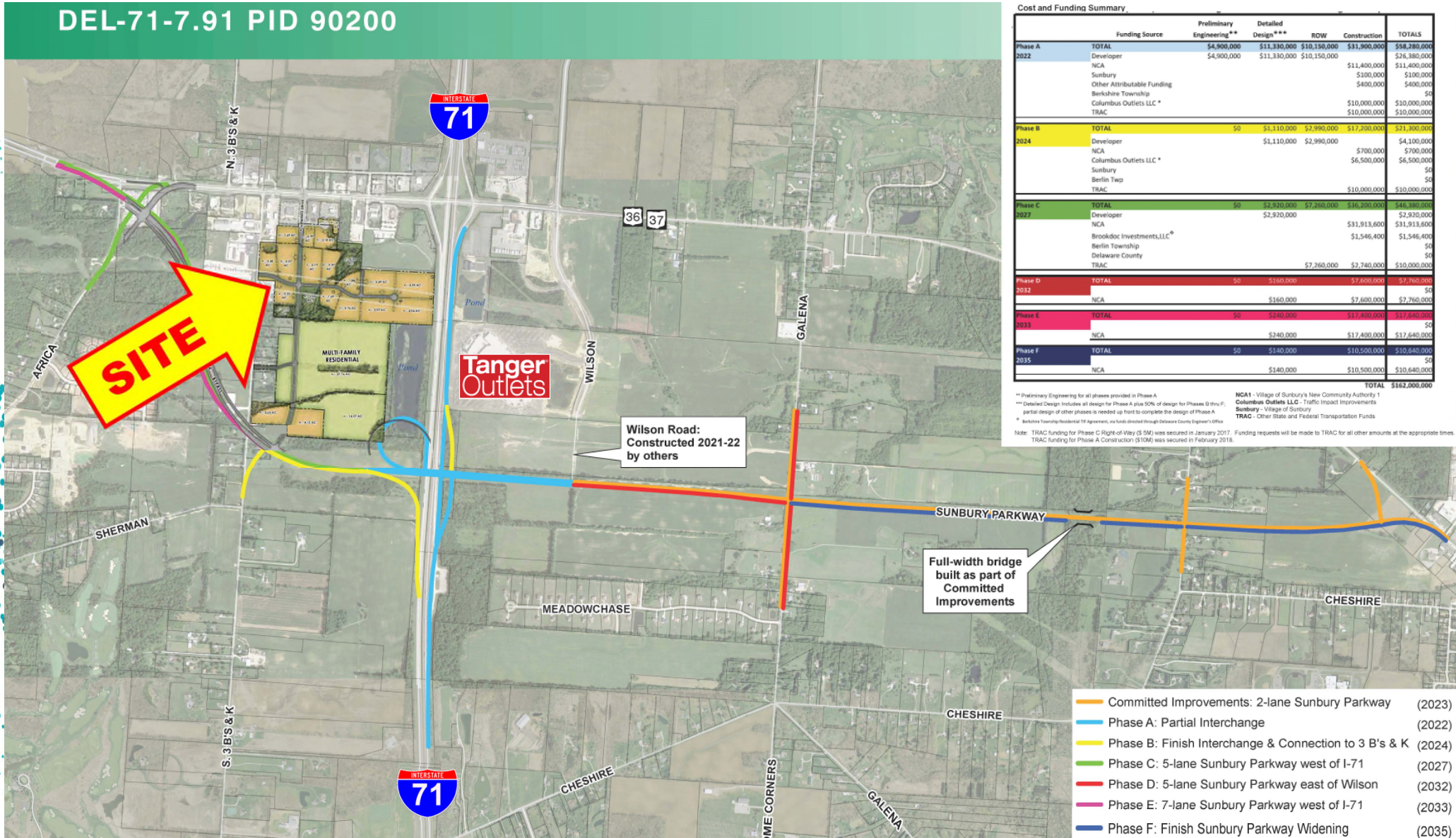
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ODOT PHASING PLAN

DEL-71-7.91 PID 90200



Cost and Funding Summary

Phase	Funding Source	Preliminary Engineering**			Detailed Design***			ROW	Construction	TOTALS
		Year	Year	Year	Year	Year	Year			
Phase A 2022	TOTAL	\$4,900,000	\$11,330,000	\$10,150,000	\$31,900,000			\$58,280,000		
	Developer	\$4,900,000	\$11,330,000	\$10,150,000				\$26,380,000		
	NCA				\$11,400,000	\$10,150,000		\$11,400,000		
	Sunbury				\$100,000			\$100,000		
	Other Attributable Funding				\$400,000			\$400,000		
	Berkshire Township Columbus Outlets LLC * TRAC				\$10,000,000	\$10,000,000		\$10,000,000		
Phase B 2024	TOTAL	\$0	\$1,110,000	\$2,990,000	\$17,200,000			\$21,300,000		
	Developer			\$1,110,000	\$2,990,000			\$4,100,000		
	NCA				\$700,000			\$700,000		
	Columbus Outlets LLC *				\$6,500,000			\$6,500,000		
	Sunbury Berlin Twp TRAC				\$10,000,000			\$10,000,000		
	TOTAL	\$0	\$2,920,000	\$7,260,000	\$36,200,000			\$46,380,000		
Phase C 2027	TOTAL	\$0	\$2,920,000	\$7,260,000	\$36,200,000			\$46,380,000		
	Developer				\$2,920,000			\$2,920,000		
	NCA				\$31,913,600			\$31,913,600		
	Brookloc Investments, LLC *				\$1,546,400			\$1,546,400		
	Berlin Township Delaware County TRAC				\$7,260,000	\$2,740,000		\$10,000,000		
	TOTAL	\$0	\$2,160,000	\$7,400,000	\$7,760,000			\$17,760,000		
Phase D 2032	TOTAL	\$0	\$160,000	\$7,400,000			\$7,760,000			
	NCA						\$7,760,000			
Phase E 2033	TOTAL	\$0	\$240,000	\$17,400,000			\$17,640,000			
	NCA						\$17,640,000			
Phase F 2035	TOTAL	\$0	\$140,000	\$10,500,000			\$10,640,000			
	NCA						\$10,640,000			
								TOTAL	\$162,000,000	

** Preliminary Engineering for all phases provided in Phase A.
 *** Detailed Design includes all design for Phase A plus 50% of design for Phases B thru F; partial design of other phases is needed up front to complete the design of Phase A.
 * Berkshire Township Residential TIF Agreement, via funds directed through Delaware County Engineer's Office.
 Note: TRAC funding for Phase C Right-of-Way (\$5M) was secured in January 2017. Funding requests will be made to TRAC for all other amounts at the appropriate times.
 TRAC funding for Phase A Construction (\$10M) was secured in February 2018.

- Committed Improvements: 2-lane Sunbury Parkway (2023)
- Phase A: Partial Interchange (2022)
- Phase B: Finish Interchange & Connection to 3 B's & K (2024)
- Phase C: 5-lane Sunbury Parkway west of I-71 (2027)
- Phase D: 5-lane Sunbury Parkway east of Wilson (2032)
- Phase E: 7-lane Sunbury Parkway west of I-71 (2033)
- Phase F: Finish Sunbury Parkway Widening (2035)

ESTIMATED GROWTH

Build Out Analysis

1, 5, 10 miles Radius from Intersection of I 71 and US 36
Delaware County, Ohio
February, 2022



- Study Site
- Study Area
- Township Boundary
- Incorporated Area
- Road Centerlines
- Rail road
- AEP Powerline Easement
- Rivers/ Lakes/Ponds
- Floodway
- 500 Year Flood Plains
- 100 Year Flood Plains
- NWI Wetland
- Slope > 20%
- Multi Family
- Recorded Subdivision
- Proposed Subdivision
- Rezoning Subdivision
- Net Developable Land to be Build-Out



Build-Out Analysis by Radius (1/2022)

Subarea	within 1 mile radius	1 to 5 miles radius	5 to 10 miles radius	Total
Gross Acreage	2,000	46,010	150,032	200,043
Current Housing Unit (1/2022)	719	8,246	54,186	63,151
Housing within Morrow County	-	-	697	697
Housing within Franklin County	-	-	4,253	4,253
Estimated Current population (1/2022) - A	1,992	22,841	163,807	198,640
Census 2020 average Population Index (2.77) for covered Jurisdictions				
Recorded Vacant Lot (SF)	110	439	1,027	1,576
Proposed Residential Lot (SF)	-	1,875	3,262	5,137
Rezoned Residential Lot (no proposed plat) (SF)	-	1,208	22	1,230
Multi Family units without Building Permits (MF)	843	400	2,992	4,235
Total Residential Lot (Housing Unit) Increased (SF+MF)	953	3,922	7,303	12,178
Population Increased - B	2,649	10,864	20,229	33,733
Net Developable Acreage (NDA)**	367	16,155	49,877	66,999
Housing Unit increased after NDA overlay with Density	100	14,505	30,244	44,849
Acreage within Morrow County	-	-	13,827	13,827
Estimated Housing Unit Increased within Morrow County (Density 0.5)	-	-	6,914	6,914
Population Increased - C	277	40,179	102,826	143,382
Total Build-Out Population (A + B + C)	4,908	73,884	286,962	365,755

Total Build-Out Population for Study Area:

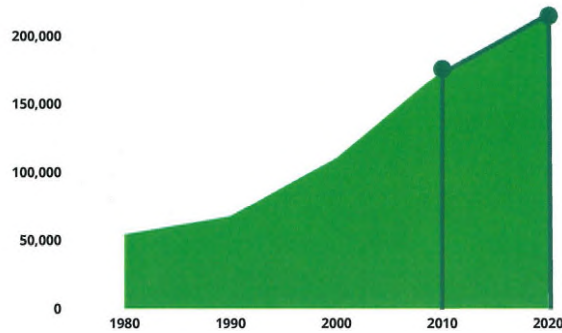
* Existing Land Use layer was created based on County Auditor's Office DALIS parcel layer dated 1/29/2022.
From the existing land use classifications, only Agricultural, Agricultural Vacant Land, Residential Vacant Land, Other Uses Vacant Land, Other Uses Vacant Land, and Single Family Lot with acreage greater than 10 acres, were selected as "Vacant Land".
** This figure was based on Vacant Land excluded NWI Wetland, 100-Year Floodplains, powerlines easement from AEP, and Developed Areas

Prepared By: Delaware County Regional Planning Commission
(740-833-2260) <https://www.dcrpc.org>
Parcels information provided by Delaware County Auditor's GIS Office
(740-833-2070)

DELAWARE DATA

Fastest growing county in Ohio

population

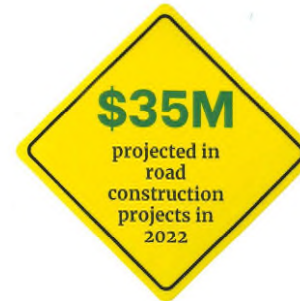


214,124

Total Population
(2020 U.S. Census)

23%

population increase from
2010-2020 U.S. Census.



Infrastructure Investments

\$80M

projected in Regional
Sewer capital projects in
2022-2023

2 new

sewer pump stations
completed in 2021

23%

increase in
residential permits

27%

increase in sewer
tap connections

11.5%

increase in
commercial permits

55.5%

adults with a
bachelor's degree
or higher

39.2

median age

23%

of our population is
Generation Z (born
1999-2016). This is
the largest group

2022 Budget

\$128.8M county general fund budget

Berkshire Township

Berkshire Township saw the largest percentage increase of any township from 2010-2020 according to U.S. Census data.

84%

population increase
from 2010-2020

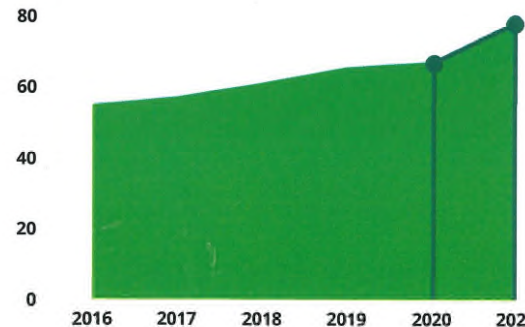
City of Sunbury

With the certification of the 2020 U.S. Census, Sunbury officially became a city. It joins the cities of Delaware, Powell, parts of Dublin, Westerville, and Columbus.

6,614

total population
in 2020

sales tax revenue



\$76.8M

2021 sales tax revenue

15.5%

increase in sales
tax revenue from
2020 to 2021

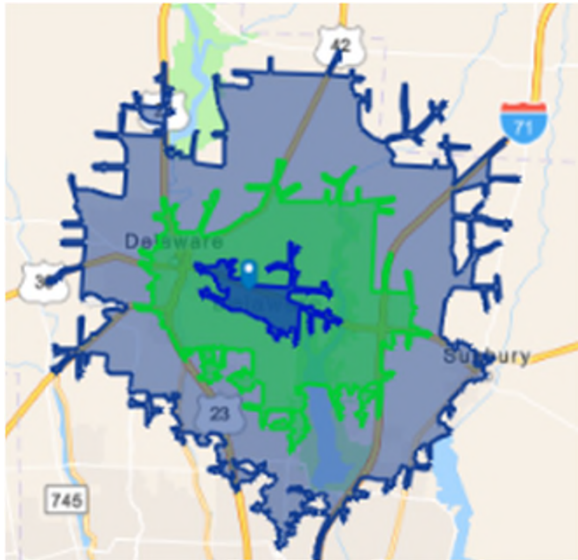
find more Delaware County Census data: <https://regionalplanning.co.delaware.oh.us/data/census/>

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5-MIN. DRIVE DEMOS



KEY FACTS

3,905
Population

2.9
Average
Household Size

39.5
Median Age

\$131,289
Median Household Income

BUSINESS

93

Total Businesses

1,056

Total Employees

EDUCATION

1%
No High School
Diploma

19%
High School
Graduate

21%
Some
College

59%
Bachelor's/Grad/Prof
Degree

INCOME

\$57,179
Per Capita
Income

\$131,289
Median
Household
Income

\$172,801
Average
Household
Income

EMPLOYMENT

75.1
White
Collar %

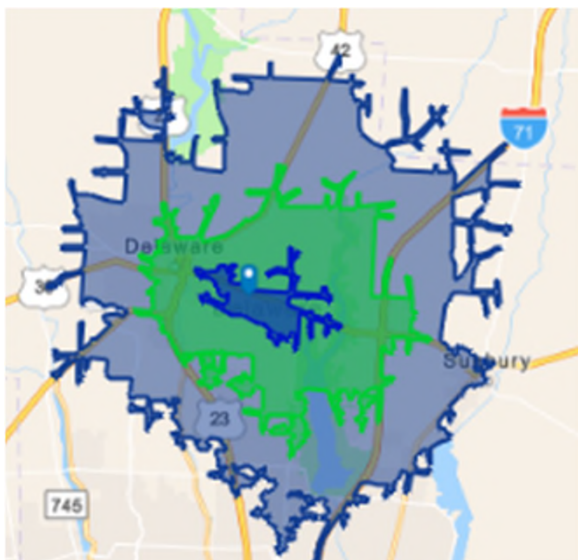
11.9
Blue
Collar %

13.0
Services
%

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10-MIN. DRIVE DEMOS



KEY FACTS

29,102
Population



2.9
Average
Household Size



38.4
Median Age

\$115,117
Median Household Income

BUSINESS



770

Total Businesses



9,324

Total Employees

EDUCATION



2%

No High School
Diploma



20%

High School
Graduate



24%

Some
College



54%

Bachelor's/Grad/Prof
Degree

INCOME



\$52,495

Per Capita
Income



\$115,117

Median
Household
Income



\$153,382

Average
Household
Income

EMPLOYMENT



74.8

White
Collar %



12.3

Blue
Collar %



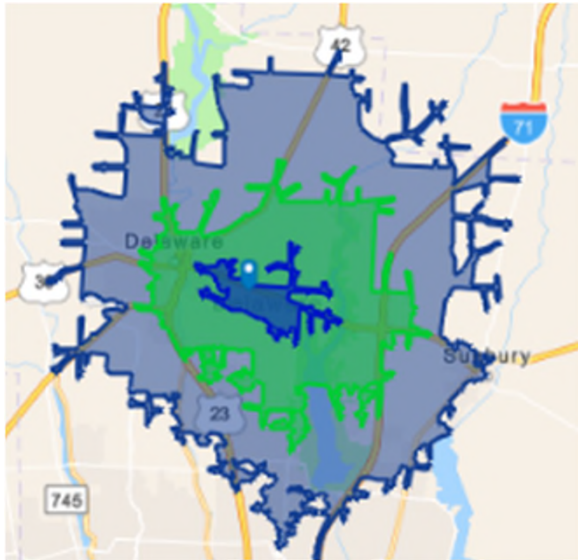
12.9

Services
%

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15-MIN. DRIVE DEMOS



KEY FACTS

129,469
Population

2.7
Average
Household Size

37.4
Median Age

\$108,532
Median Household Income

BUSINESS

4,467

Total Businesses

76,644

Total Employees

EDUCATION

3%

No High School
Diploma

18%

High School
Graduate

23%

Some
College

57%

Bachelor's/Grad/Prof
Degree

INCOME



\$52,901
Per Capita
Income



\$108,532
Median
Household
Income



\$144,404
Average
Household
Income

EMPLOYMENT

75.8
White
Collar %

12.2
Blue
Collar %

12.0
Services
%

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