



REAL  
ESTATE  
GROUP



**PRIME** LAND FOR SALE  
**DEVELOPMENT  
OPPORTUNITY**

**3429**

JOHNSTOWN-ALEXANDRIA RD

3429 Johnstown-Alexandria Rd



**6.43 ACRES**



**\$255,000/ACRE**

**TOTAL: \$1,639,650**

# LAND FOR SALE

3429 JOHNSTOWN-ALEXANDRIA RD & 7870  
DUNCAN PLAINS RD, ALEXANDRIA, OH 43001

**TWO NEIGHBORING PARCELS FOR DEVELOPMENT**

3429  
JOHNSTOWN-ALEXANDRIA RD

# 3429

JOHNSTOWN - ALEXANDRIA RD

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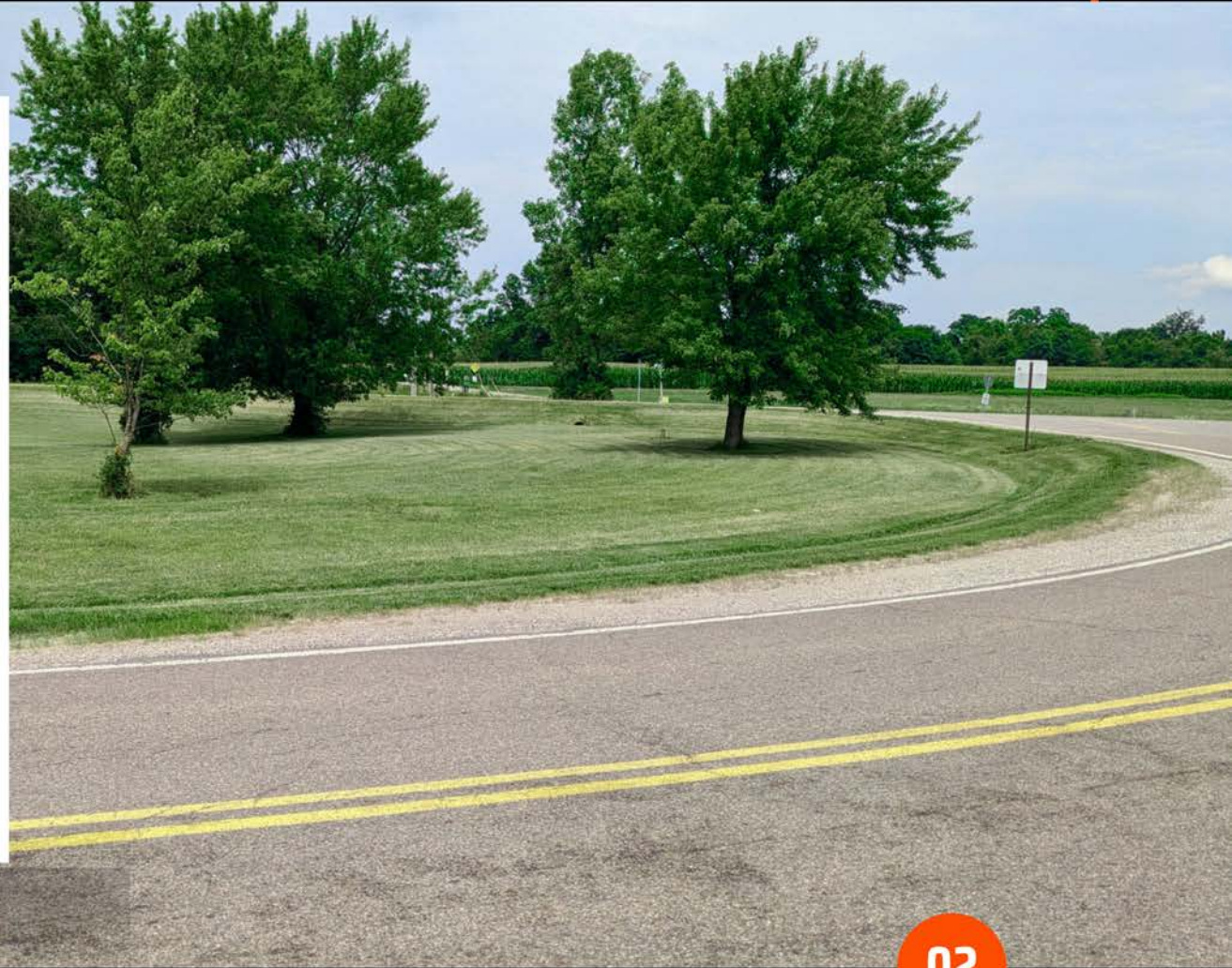
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3429 JOHNSTOWN-ALEXANDRIA RD ALEXANDRIA, OH 43001

## OPPORTUNITY OVERVIEW

Unlock the potential of 6.43 acres of prime real estate in the heart of Alexandria, Ohio. ROTH Real Estate Group proudly presents this exceptional land offering at 3429 Johnstown-Alexandria Road, Alexandria, OH 43001. This rare opportunity combines two neighboring parcels, creating a versatile canvas for your development dreams.



LAND FOR SALE: DEVELOPMENT USE

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### DISCLAIMER

\*\*The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted, or represented by Roth Real Estate Group. The presentation of this property is submitted and could be subject to error, omissions, change of price or condition prior to sales or lease, or withdrawn without notice.

# TWO NEIGHBORING PARCELS

Owning two neighboring parcels zoned for residential development in a growing area like the Alexandria-Johnstown, Ohio area, offers numerous advantages. From **cost efficiencies** and **enhanced market appeal** to **improved connectivity and scalability**, these benefits make such an investment highly attractive.

## 6.43 ACRES

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**7870 DUNCAN  
PLAINS RD**

**PARCEL ID:  
066-321390-00.000**

**3429  
JOHNSTOWN-  
ALEXANDRIA RD**

**PARCEL ID:  
066-319524-00.000**

INCREASED VISIBILITY • COST-EFFICIENT INFRASTRUCTURE • ENHANCED MARKET APPEAL

### UTILITIES READY

Unlike many other parcels, this land comes with essential utilities already in place, including electric, gas, well water, and septic systems. This readiness significantly reduces the initial development costs and time.

### EDUCATIONAL EXCELLENCE

The property falls within the Northridge Local Schools district, known for its excellent educational facilities. This factor is a significant draw for families looking to move into the area, enhancing the property's appeal for residential development.

### SCENIC AND RECREATIONAL PROXIMITY

The property is close to various local attractions and recreational areas such as T.J. Evans Bike Trail, St. Albans Golf Club, and Lobdell Reserve. These amenities contribute to a high quality of life and make the location desirable for potential residents.

### DESIRABLE MARKET

Located in the thriving Alexandria market within Licking County, this property is part of a region experiencing significant growth. Alexandria and Johnstown have seen a steady increase in population and median household incomes, making this an attractive area for new developments.

### VERSITALE ZONING

Zoned for residential use, the property is ideal for a variety of development projects. Whether you're considering residential subdivisions, custom homes, or community projects, this land offers a flexible foundation for your vision.

# PROPERTY DETAILS

# OPPORTUNITY HIGHLIGHTS

## TWO NEIGHBORING PARCELS

Totaling 6.43 acres, offering ample space for development

## UTILITIES READY

Electric, gas, well water, and septic systems are already available

## STRATEGIC LOCATION

Located near major highways, providing easy access to surrounding areas

## DESIRABLE MARKET

Situated in the thriving Alexandria market within Licking County

JOHNSTOWN - ALEXANDRIA RD

## DEVELOPMENT POTENTIAL

### RESIDENTIAL SUBDIVISIONS

Create a vibrant community with custom homes or townhouses.

### CUSTOM HOMES

Perfect for building luxury homes with spacious lots.

### COMMUNITY PROJECTS

Ideal for developing parks, recreational areas, or community centers.

## NEARBY SCHOOLS

[Northridge Primary School](#)  
[Northridge Middle School](#)  
[Northridge High School](#)

## PROXIMITY TO HIGHWAYS

Easy access to major highways, including Route 37 and Route 62, making commuting and transportation convenient.

## COMMUTE TIMES

- **30-minute** drive to John Glenn Columbus International Airport
- **45 minutes** to Rickenbacker International Airport
- **40-minute** commute to downtown Columbus

## ATTRACTIONS

T.J. Evans Bike Trail  
St. Albans Golf Club  
Lobdell Reserve  
Alexandria Museum  
Otter Creek Vineyards (Johnstown)

## LOCATION BENEFITS

### BUSINESS HUBS

Close to New Albany International Business Park and Intel site



PEACEFUL ENVIRONMENT  
WITH RURAL CHARM.

# ALEXANDRIA, OH

A small village with a population of 483 as of the 2020 census, known for its community spirit and historical significance.

**Housing Market:** The median listing home price in Alexandria was \$437K in June 2024, reflecting a strong real estate market.

COMMUNITY  
SPIRIT AND  
HISTORICAL  
SIGNIFICANCE



# DEMOGRAPHICS

483

POPULATION

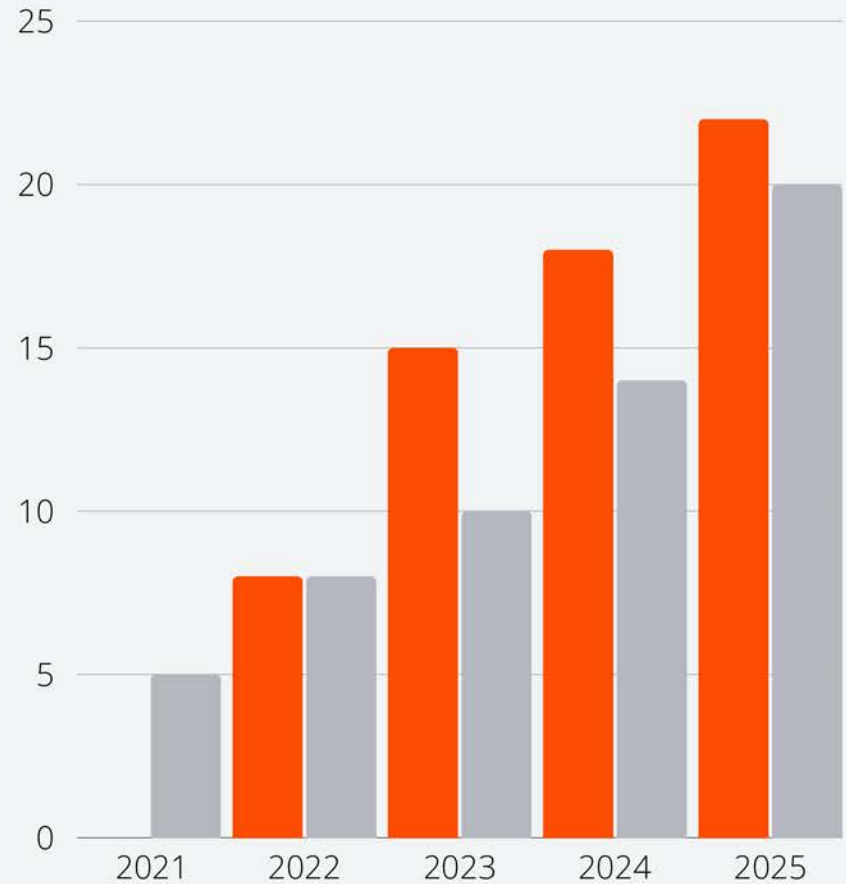
\$94,844

MEDIAN HOUSEHOLD  
INCOME

\$200,000

MEDIAN HOME VALUE

08



**ALEXANDRIA AND JOHNSTOWN  
ARE EXPERIENCING SIGNIFICANT  
GROWTH, MAKING THIS AN  
EXCELLENT OPPORTUNITY FOR  
FUTURE APPRECIATION.**



EDUCATION

Hold a bachelor's degree or higher

# JOHNSTOWN, OH

A growing city with a population of 5,278 as of the 2022 census, notable for its rich history and recent development boom.

**Population growth:** The town has experienced significant growth, with over 5,000 people and X amount of businesses. This population increase has likely contributed to economic expansion.

**Urban approach to development:** Johnstown has adopted an urban approach to development while maintaining outdoor amenities and recreational opportunities. This balanced approach has made the town attractive for both businesses and residents.



**RICH HISTORY  
RECENT  
DEVELOPMENT  
BOOM**

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# LOCAL MARKET OVERVIEW

Licking County is a thriving community experiencing unprecedented growth and the focal point of substantial economic investments.

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## LICKING COUNTY

↗ **178,844**

Total Population

↗ **\$232,200**

Average Home Value

↗ **\$78,505**

Average Household Income

## COLUMBUS METRO AREA

↗ **2.14M**

Total Population

↗ **\$251,600**

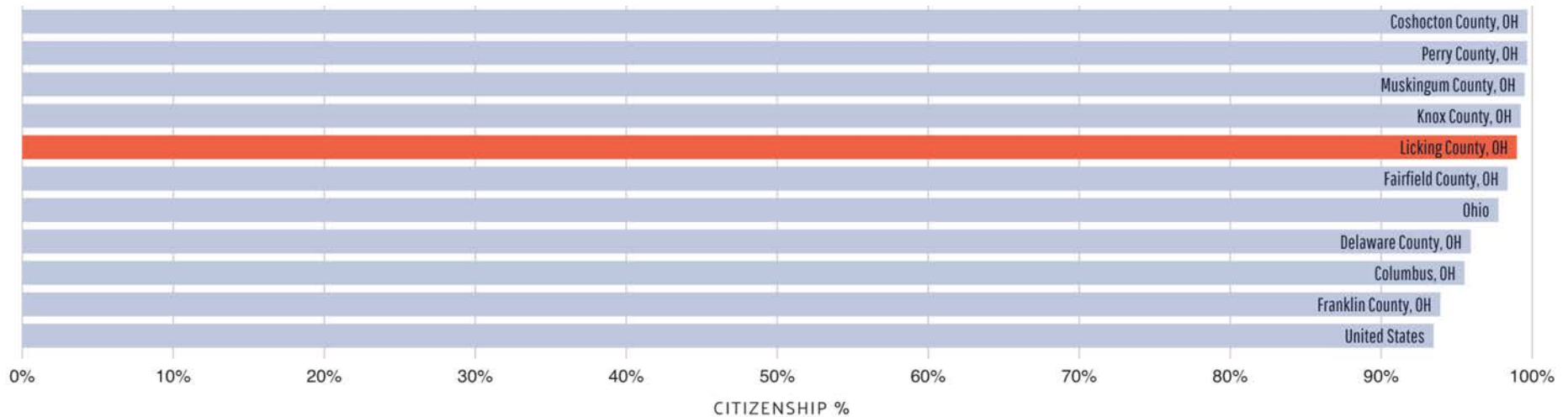
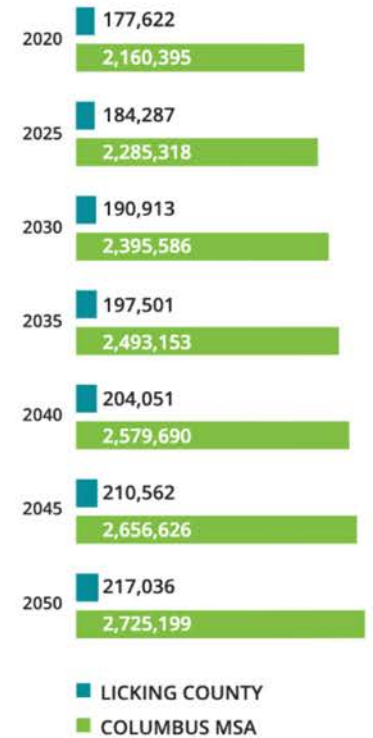
Average Home Value

↗ **\$76,541**

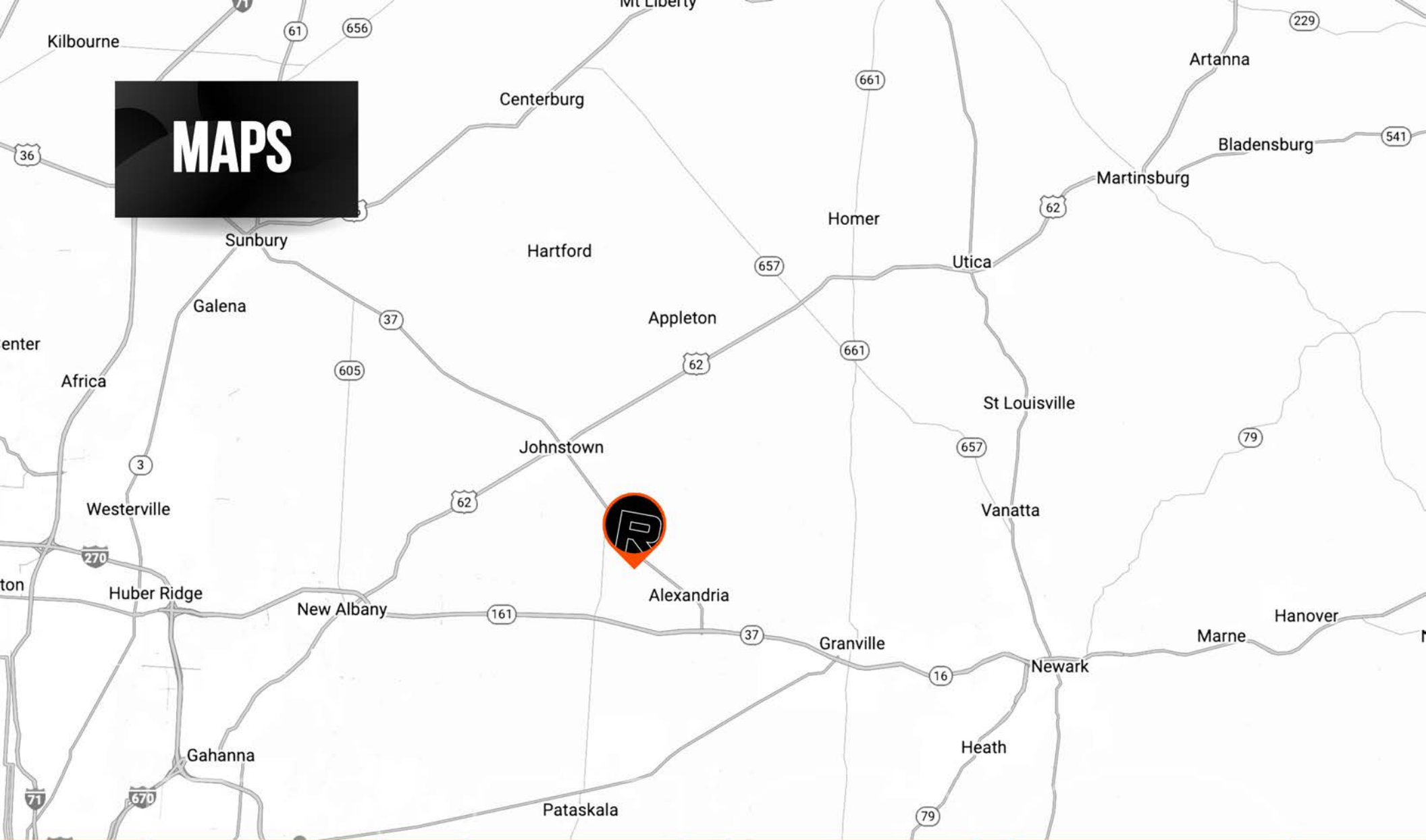
Average Household Income

# POPULATION GROWTH

In 2022, Licking County, OH had a population of 179k people with a median age of 40.2 and a median household income of \$78,505. Between 2021 and 2022 the population of Licking County, OH grew from 177,454 to 178,844, a 0.783% increase and its median household income grew from \$72,771 to \$78,505, a 7.88% increase.



# MAPS



JOHNSTOWN-ALEXANDRIA RD

## SCHOOLS WITHIN 5-10 MILES

- 02 Elementary
- 02 Middle
- 02 High School
- 01 Preschools



34  
29

3429  
Johnstown-Alexandria Rd

**3429 Johnstown-Alexandria Rd**

3429 Johnstown-Alexandria Rd,  
Alexandria, OH 43001



[View larger map](#)



**CLICK ON MAP  
FOR LIVE VIEW**

**INTERACTIVE  
MAP**



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# WHY BUY NOW?

Don't miss this incredible opportunity to invest in prime residential land in Alexandria, OH and to be part of Alexandria's growth story.

**RAPIDLY  
DEVELOPING AREA  
WITH INCREASING  
PROPERTY VALUES**

**RAPID GROWTH**

**STRONG POTENTIAL  
FOR HIGH ROI AS  
THE REGION  
CONTINUES TO  
GROW**

**POTENTIAL FOR  
HIGH ROI**

**LIMITED AVAILABILITY  
OF LARGE LAND  
PARCELS IN THIS  
DESIRABLE  
LOCATION**

**LIMITED LARGE  
LAND PARCELS**

**CONTRIBUTE TO  
THE GROWTH OF  
ALEXANDRIA,  
OHIO**

**SHAPE THE FUTURE OF  
ALEXANDRIA'S LANDSCAPE**





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3429  
JOHNSTOWN - ALEXANDRIA RD

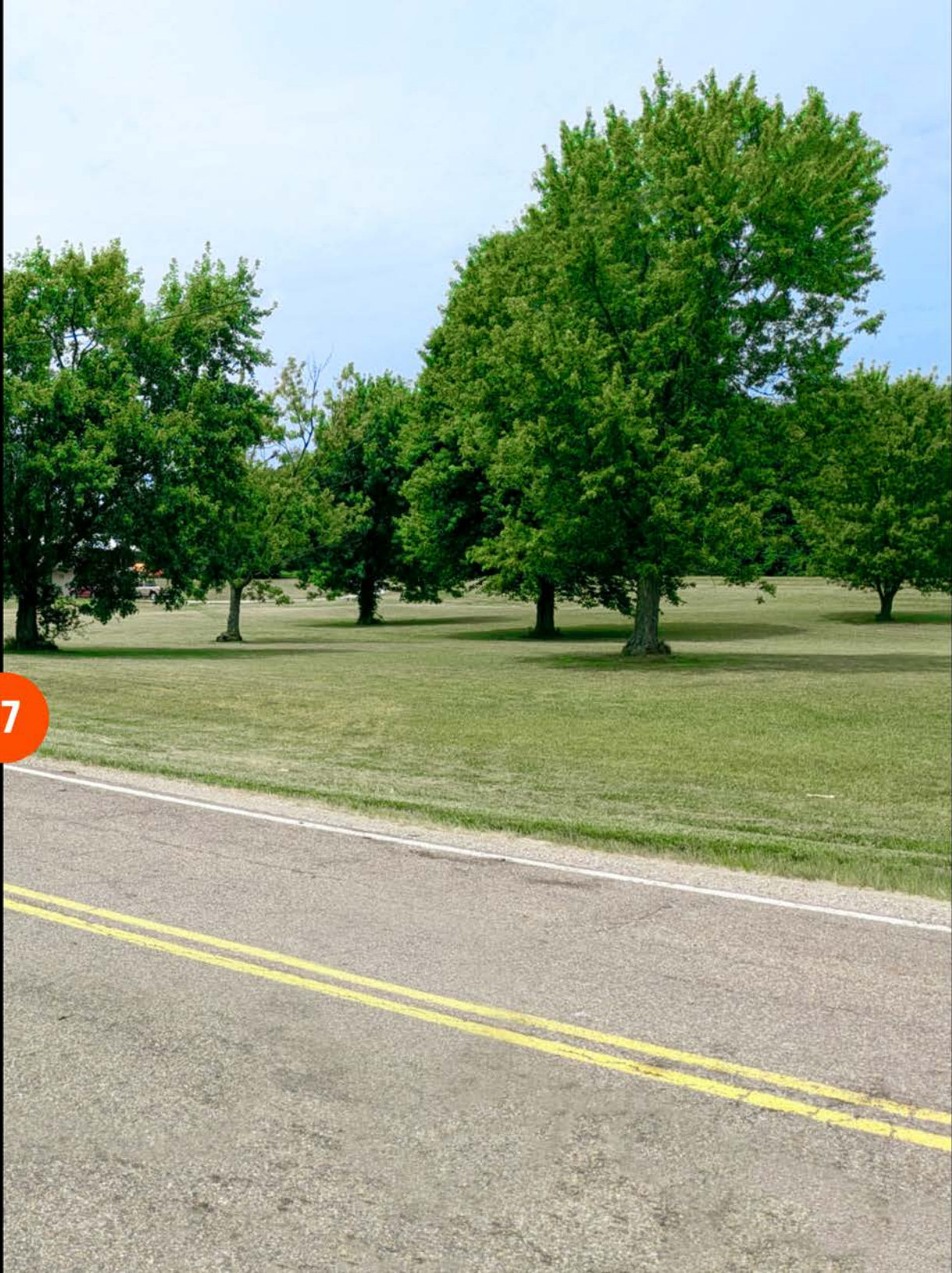
AERIAL  
VIEW



## PEACEFUL ENVIRONMENT WITH RURAL CHARM

The area's natural beauty and rural character contribute to the overall appeal of both Alexandria and Johnstown as destinations for those seeking a quiet getaway or outdoor activities.

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JOHNSTOWN - ALEXANDRIA RD

3429  
JOHNSTOWN - ALEXANDRIA RD

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