

Multi-Use Development Site Available

Property Address:

East Broad Street
Pataskala, Ohio 43062

Submitted By:

Corey M Hoover

Cell | 614-787-4252 |

Corey_hoover@sbcglobal.net

and

DJ Falcoski

Cell | 614-774-2573 |

dj@djfalcoski.com

RE/MAX
COMMERCIAL

Confidentiality Agreement

All materials and information received or derived from Re/Max Commercial (hereinafter collectively referred to as “RE/MAX COMMERCIAL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by RE/MAX COMMERCIAL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters. Neither RE/MAX COMMERCIAL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. RE/MAX COMMERCIAL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating purchase, under contract or in escrow for a transaction is urged to verify all information provided and to conduct their own inspections and investigations, which may include appropriate third party/independent professionals selected by such party. All financial data should be verified by the party by obtaining and reading the applicable documents and reports and then consulting with appropriate independent professionals as needed. RE/MAX COMMERCIAL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX COMMERCIAL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Offering Terms

Building Summary

Property Type	Multi Use
Location	East Broad Street Pataskala, Ohio 43062
Parcel #	063-141642-00-000

Offer Procedure

Partners wishing to submit a proposal on the package are to submit a non-binding Letter of Intent. The terms shall require:

- Proposal description
- Entitlements times frames.
- Financing plan.
- Description of the debt/equity structure.

The site is an un-developed, tree lined plot of land located parallel to Ohio State Route 16 (SR 16).

Property Size: 11.34 Acres (approx.) 18 RT5 T1 Q4

Offers should be delivered to the attention of:

Corey M. Hoover
corey_hoover@sbcglobal.net
Cell | 614-787-4252 |
and/or
DJ Falcoski
Cell | 614-774-2573 |
dj@djfalcoski.com

Location Overview

The property is located at, East Broad Street, Pataskala, Ohio 43062. The site is approximately 11.34 acre, Multi Use Development Site, Zoned General Business. The property is well located in Licking County in central Ohio. It is in an industrial area, neighboring other commercial businesses.

Only a few miles to 270, 70 and 161. It is a mere 6.8 miles, 13 minutes to I-40, and only 8.3 miles, 14 minutes to I-70. With close proximity to several major projects, this site is ready for new opportunity.

Located parallel to Ohio State Route 16 (SR 16). SR 16 runs east-west from Columbus to Coshocton. SR 16 joins up with Civic Center Drive (formerly U.S. Route 33) at Columbus and runs for 709 miles from northern Indiana to Richmond, Virginia.

The City of Pataskala is committed to expanding its commercial and industrial tax base to secure a strong financial foundation for the community. Pataskala offers a wide range of incentives to encourage investment in the community. This area is ideal for multi-use development.

The site is large enough to accommodate one or more business opportunities. This is a unique opportunity to join the Pataskala community in this quality standalone asset located in Licking County.

Aerial Property Image

East Broad Street,
Pataskala, Ohio

Broad St SW

16

16

Pataskala



The outline illustrated in this images is not meant
to represent the actual property boundaries'.





East Broad Street
Pataskala, Ohio 43062

Licking County's lead economic
development organization since 2021



\$23.7B

in new capital
investment

10K

new jobs

6.7K

jobs
retained

*Attracts new economic-bas businesses
through lead generation efforts, marketing,
and trade missions.*

*Serves existing businesses through an
aggressive **retention and expansion
program**, ensuring local businesses are
connected to resources that help them
grow and thrive in Licking County.*

*Supports local jurisdictions in **community
preparedness efforts** that lead to
increased economic development activity
and revenue generation.*

*Deploys marketing efforts that promote
workforce development within local in-
demand industries.*

Licking County Ohio



Licking County Ohio, has 682.4 square miles of land area and is the 3rd largest county in Ohio by total area. Licking county is bordered by the following counties, Perry, Delaware, Coshoc, Knox, Franklin, Muskingum, and Fairfield.



2024 Projected Population

Population Projection **184,667**

2023 *US Census Bureau*



Employment

Employment Rate **67.6%**

2023 *American Community Survey*
1-Year Estimates



Business and Economy

Total Employer Establishments **5,043**

2021 *Economic Survey Business Patterns*



Median Income

Median Household Income **\$78,505**

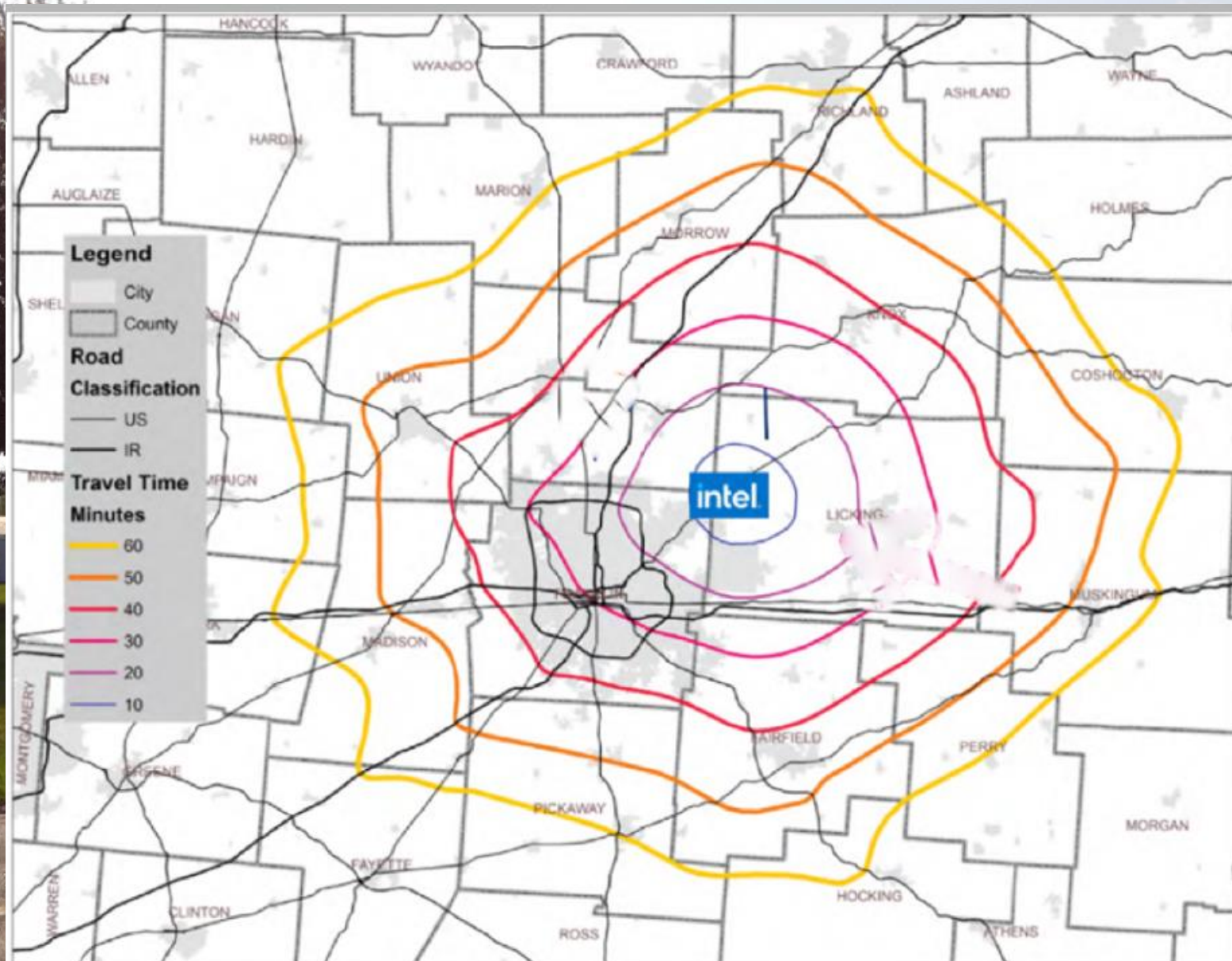


Approximate Minutes in Drive Time
From East Broad Street

1. Google – 13
2. Facebook – 13
3. Amazon – 12
4. New Albany Data Center - 20
5. Abercrombie & Fitch – 17
6. intel – 13
7. New Albany Country Club – 19
8. Edna Corporation Park – 8
9. Buckeye Lake - 26
10. Columbus John Glen Airport - 21

**East Broad Street
Pataskala, Ohio 43062**

Drive Time Estimator



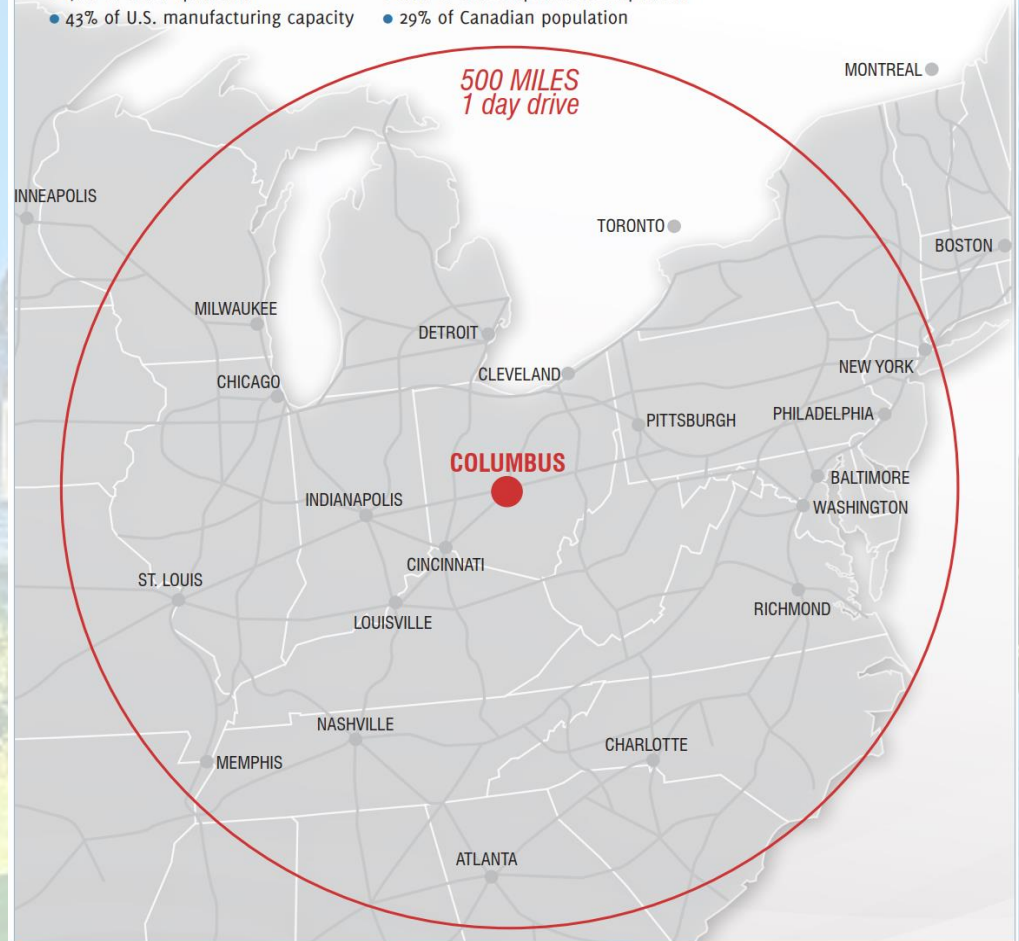
Commerce Area Coverage

This illustration shows the commerce area coverage within 500 mile radius of Columbus, OH.

500 Mile Radius

Columbus enjoys one of the best locations in the entire United States. Columbus is at the crossroads of interstate highways I-70 and I-71, connecting to the Interstate grid. The area has more than 140 trucking companies, 30 offering nationwide service. More than 15,000 truck movements originate or terminate daily in Greater Columbus. Greater Columbus is within a one-day truck drive or one-hour flight of:

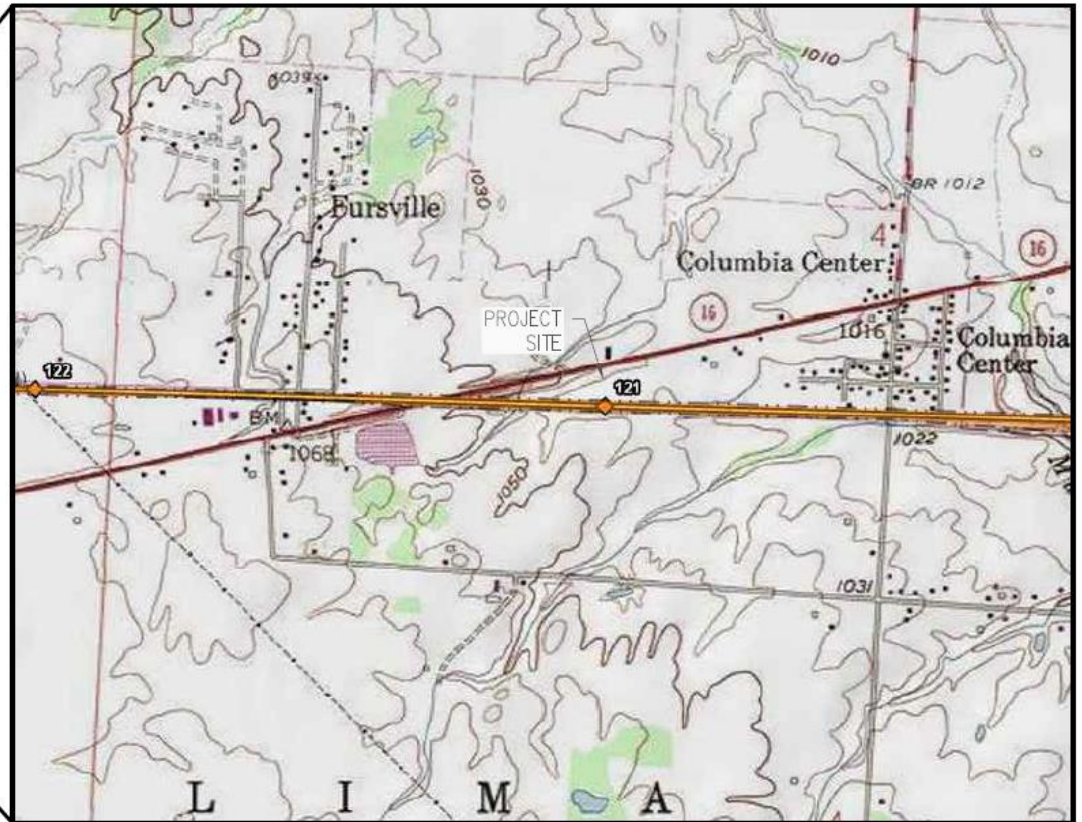
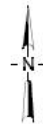
- 41% of U.S. Population
- 80% of U.S. Corporate Headquarters
- 43% of U.S. manufacturing capacity
- 29% of Canadian population



Columbus Economic Development • 150 S. Front St. • Columbus, OH 43215 614.645.8616 www.columbus.gov

GENESEE & WYOMING - JACKSONVILLE, FL

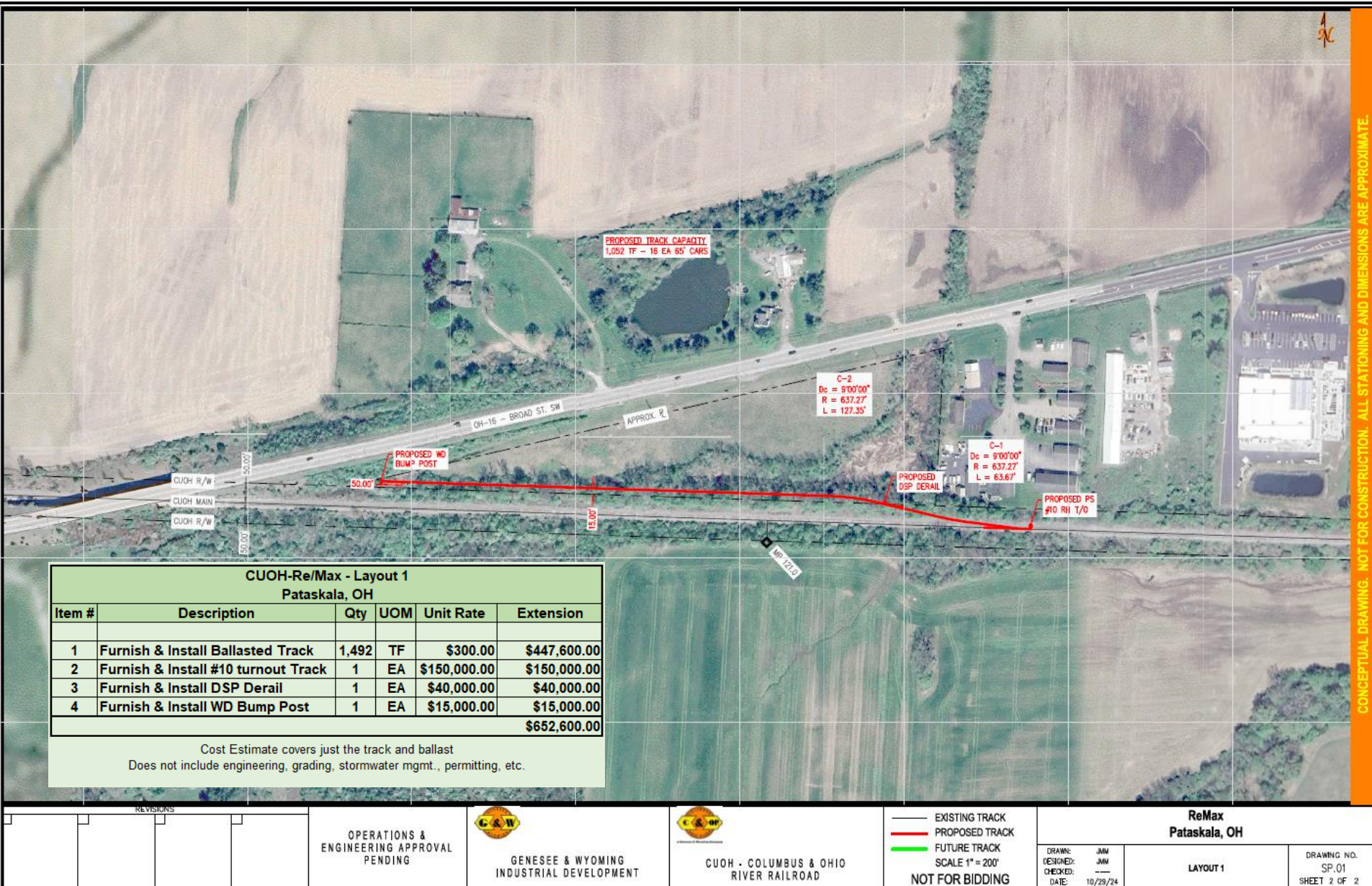
CONCEPTUAL DRAWING. NOT FOR CONSTRUCTION. ALL STATIONING AND DIMENSIONS ARE APPROXIMATE.



LOCATION MAP
N.T.S.

REVISIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
-----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Proposed Track Improvements



CONCEPTUAL DRAWING. NOT FOR CONSTRUCTION. ALL STATIONING AND DIMENSIONS ARE APPROXIMATE.

Commerce, Investment & Development News

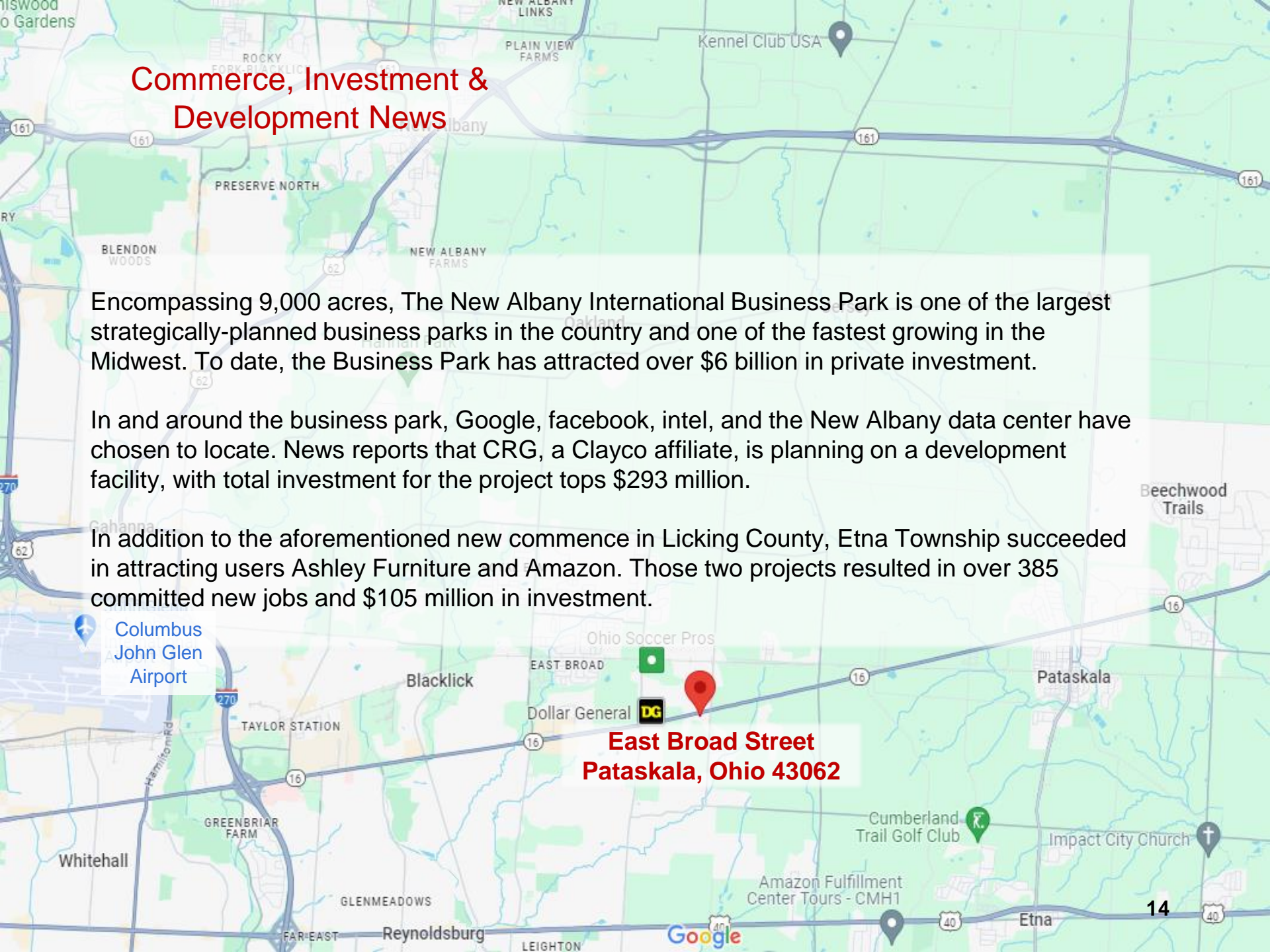
Encompassing 9,000 acres, The New Albany International Business Park is one of the largest strategically-planned business parks in the country and one of the fastest growing in the Midwest. To date, the Business Park has attracted over \$6 billion in private investment.

In and around the business park, Google, facebook, intel, and the New Albany data center have chosen to locate. News reports that CRG, a Clayco affiliate, is planning on a development facility, with total investment for the project tops \$293 million.

In addition to the aforementioned new commence in Licking County, Etna Township succeeded in attracting users Ashley Furniture and Amazon. Those two projects resulted in over 385 committed new jobs and \$105 million in investment.

Columbus
John Glen
Airport

**East Broad Street
Pataskala, Ohio 43062**



Regional Investment Projects



BIOTECH
+ 100 JOBS
+ \$30M INVESTMENT



HQ EXPANSION
+ 200 JOBS



PRODUCTION
+ 150 JOBS
+ \$13M INVESTMENT



HQ EXPANSION
+ 240 JOBS



**HYPERION
MANUFACTURING**
+ 650 JOBS
+ \$225M INVESTMENT



HQ EXPANSION
+ 100 JOBS
+ \$8M PAYROLL



SEMI CONDUCTOR PLANT
+ 3000 JOBS
+ \$20B INVESTMENT



BIOTECH
+ 225 JOBS
+ \$200M INVESTMENT

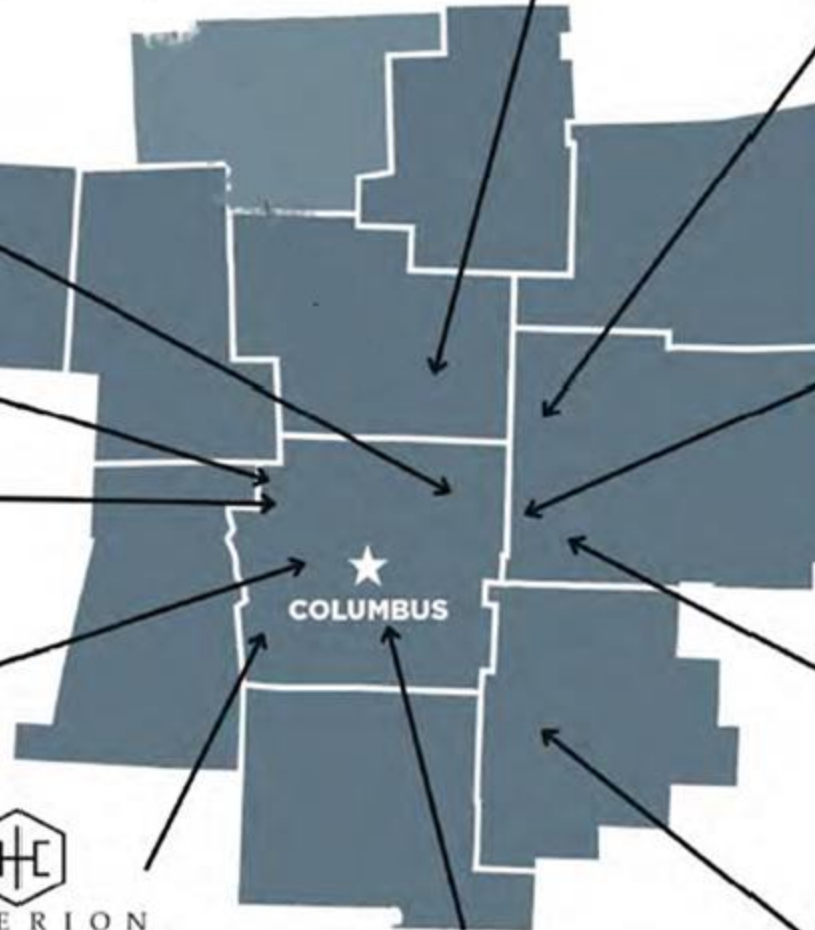


BIOTECH
+ 263 JOBS
+ \$132M INVESTMENT

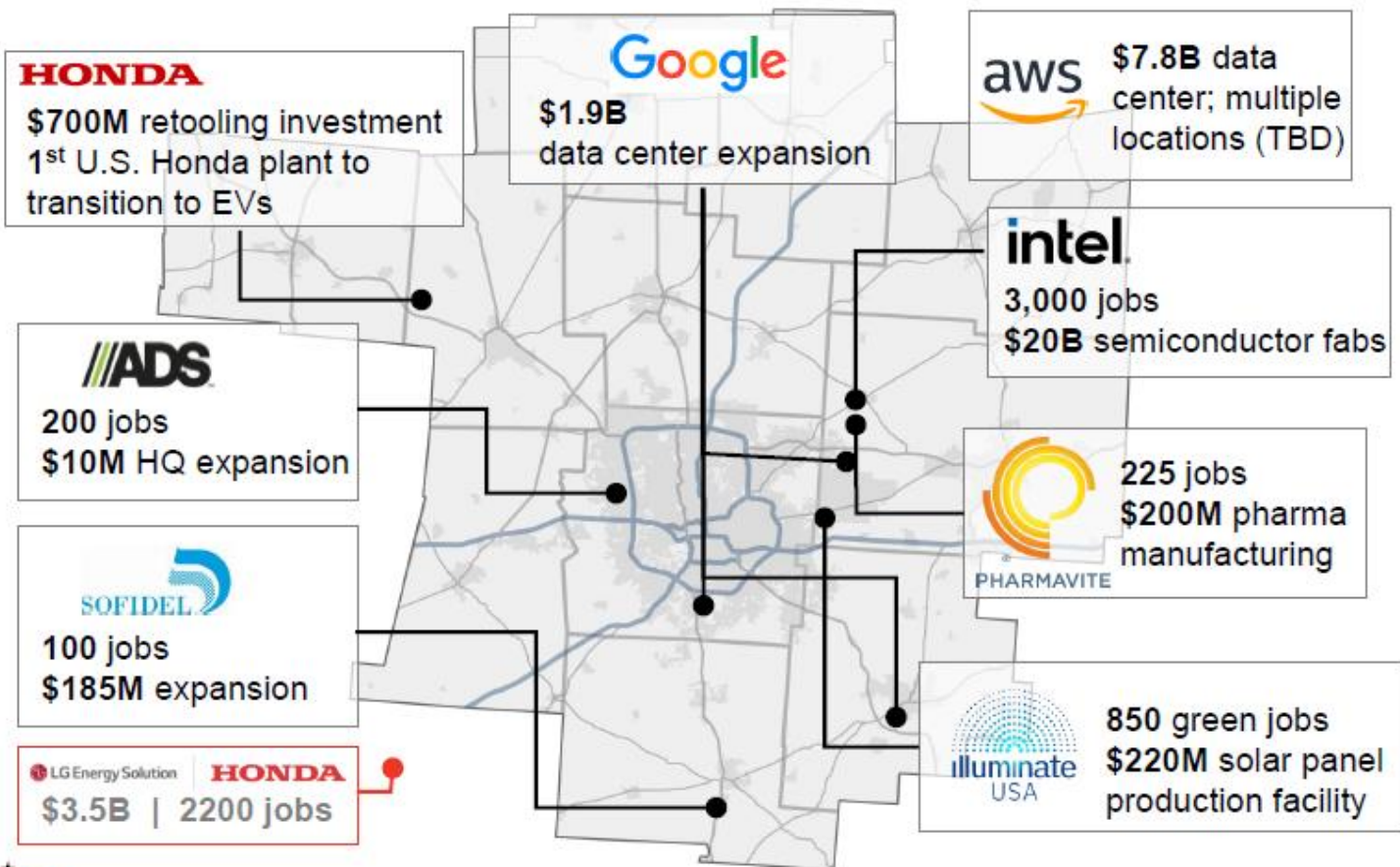


MANUFACTURING
+ 224 JOBS
+ \$5.9M INVESTMENT

Orveon
CORPORATE OFFICE
+ 150 JOBS



NOTABLE PROJECTS ANNOUNCED 22/24



12,400+
New Jobs

\$1.06B+
New Payroll

\$32B+
Capital Investment

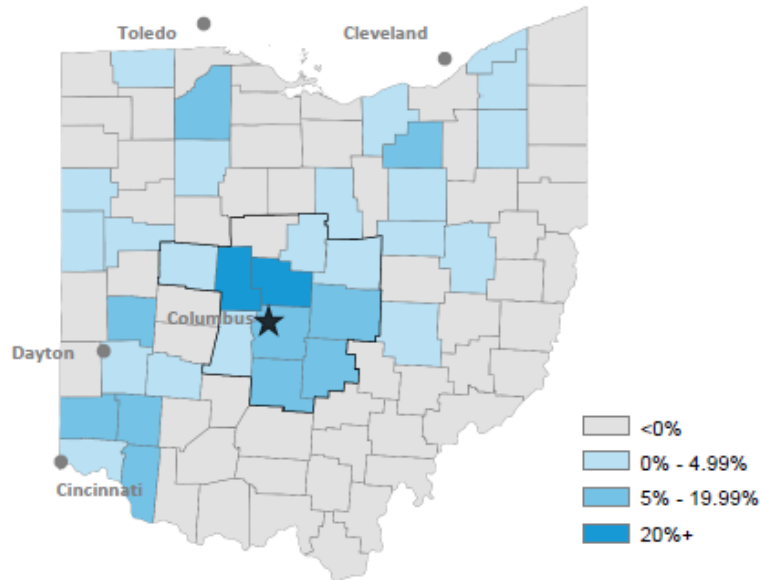


Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – July 31, 2024; One Columbus projects only, does not encompass all market activity.

COLUMBUS REGION DRIVING OHIO'S GROWTH

All of Ohio's population growth in the past decade can be attributed to net gains from Columbus Region counties, with the region adding over 218,000 people and the rest of the state collectively losing 13,000.

Population growth by county (2012 – 2022)



#1	Union	26.6%
#2	Delaware	24.9%
#3	Warren	14.7%
#4	Fairfield	10.4%
#5	Franklin	10.4%
#6	Licking	8.1%
#7	Miami	6.9%
#8	Pickaway	6.6%

Of the top 10 fastest growing counties in Ohio in the past decade, 6 are in the Columbus Region.

Property Tours

Interested parties will have the opportunity to visit the properties via pre-scheduled tours. The tours will include access to the buildings and the surrounding property.

We invite you to call to discuss this property. We look forward to hearing from you and will schedule a walk through at your convenience.

Please do not contact the owner. All tours will be coordinated through Corey M. Hoover and/or DJ Falcoski, of Re/Max Commercial.

**Contact Corey and/or DJ to schedule
a tour at your convenience.**

Corey M. Hoover
corey_hoover@sbcglobal.net

Cell | 614-787-4252

and/or

DJ Falcoski

Cell | 614-774-2573 |

dj@djfalcoski.com

Thank you,



Corey M Hoover
Commercial Sales
Cell: (614) 787-4252

corey_hoover@sbcglobal.net



DJ Falcoski
Commercial Sales/Investment
Cell: (614) 774-2573

dj@difalcoski.com



4349 Easton Way #110
Columbus, Ohio 43219

8/13/2024