



SITE

ATHENS LAND DEVELOPMENT SITE

191-ACRE SITE TWO MILES FROM OHIO UNIVERSITY

8003 State Route 56 | Athens, OH 45701



COMPANY CONTACTS

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Property Tours

Prospective purchasers will have the opportunity to visit the Property via pre-scheduled property tours. In order to accommodate the Property's ongoing operations, property visits will require advance notice and scheduling. Prospective purchasers should not contact the property or any personnel at the property without written permission from broker.

All property tour requests should be sent to the attention of:

Derek Lichtfuss, 614-883-1239, derek.lichtfuss@ngkf.com

Offer Submission

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of Purchasers' offers including, but not limited to (1) asset pricing, (2) due diligence and closing time frame, (3) earnest money deposit, (4) a description of the debt/equity structure, and (5) qualifications to close. The purchase terms shall require all cash to be paid at closing.

Offers should be delivered to the attention of Derek Lichtfuss with the Newmark Knight Frank.

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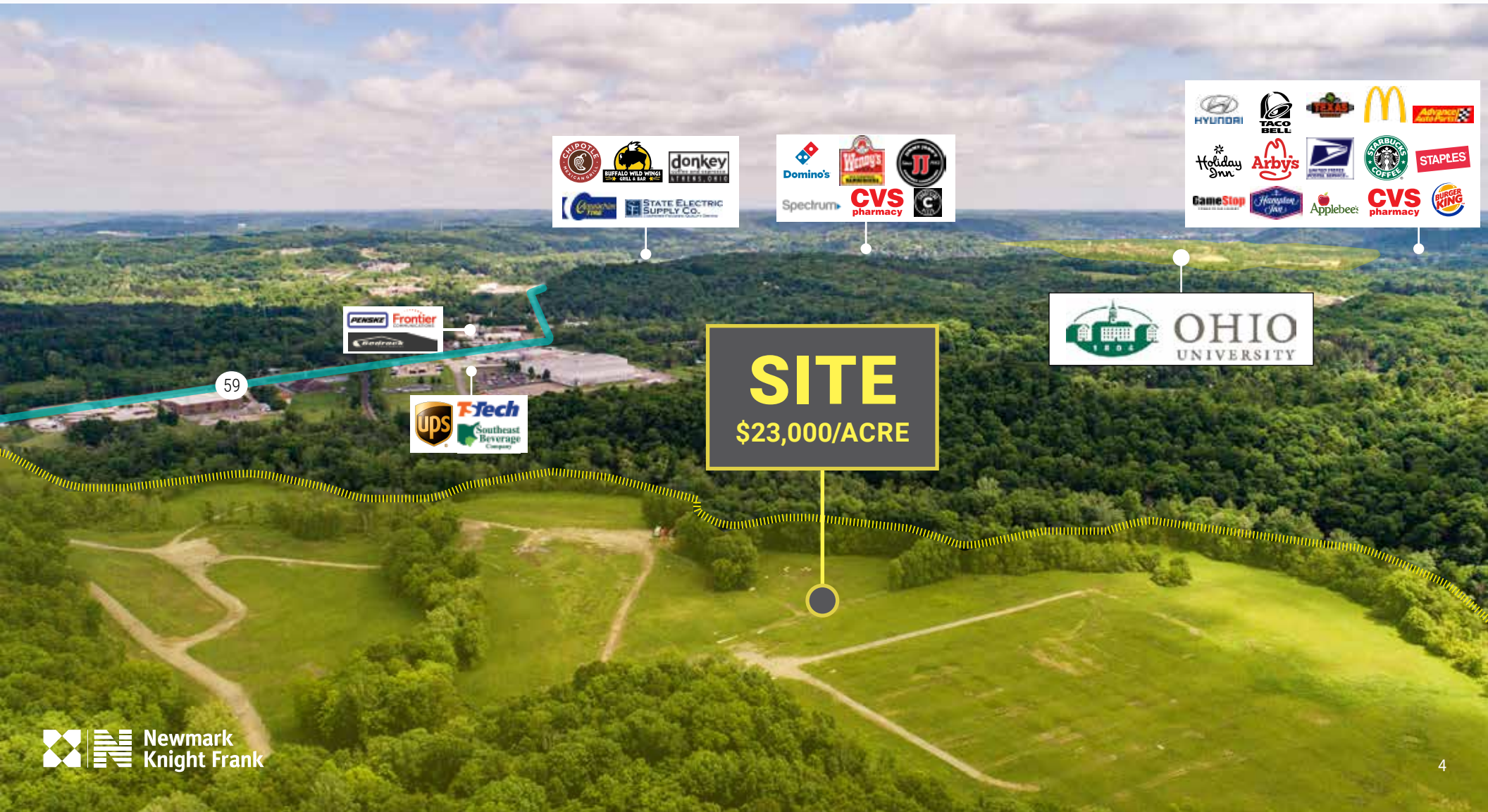


EXECUTIVE SUMMARY

INTRODUCTION

Newmark Knight Frank is proud to present a unique land site located near Ohio University in Athens, Ohio. The Site is located on the west side of campus at 8003 OH-56, Athens, OH 45701, approximately two miles from campus. The Site, priced at \$23,000/acre, consists of approximately 191 acres on several parcels and currently leases the property to a festival each year.

Located next to Athens Country Club, the Site potentially allows for a new owner to subdivide several parcels into residential lots. Margaret's Creek runs through the land providing a natural feature, enhancing the variety of possibilities.





VENUE OF
ATHENS

59

59

33

33

MARGARET CREEK

MARGARET CREEK

SITE
\$23,000/ACRE

ATHENS
COUNTRY
CLUB



EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

LARGE SITE WITH A VARIETY OF POTENTIAL

A 191+/- acre site, priced at \$23,000/acre, providing an abundance of possibilities for a new owner. As the land is situated between the campus and Athens Country Club, the Site is large enough to have multiple developments, potentially enabling a new owner to provide much needed student or senior housing, as well as residential lots.

GREAT LOCATION FOR A LARGE STUDENT ASSET

The Site is strategically located in a prime location for a large student housing project. The Site is located just two miles from the main entrance of Ohio University and along OH-56 allowing for a quick drive to campus.

GROWING UNIVERSITY WITH TREMENDOUS ATHLETICS

With approximately 30,000 students enrolled, Ohio University is consistently among the largest universities in the state and off-campus housing continues to exhibit strong occupancy rates.

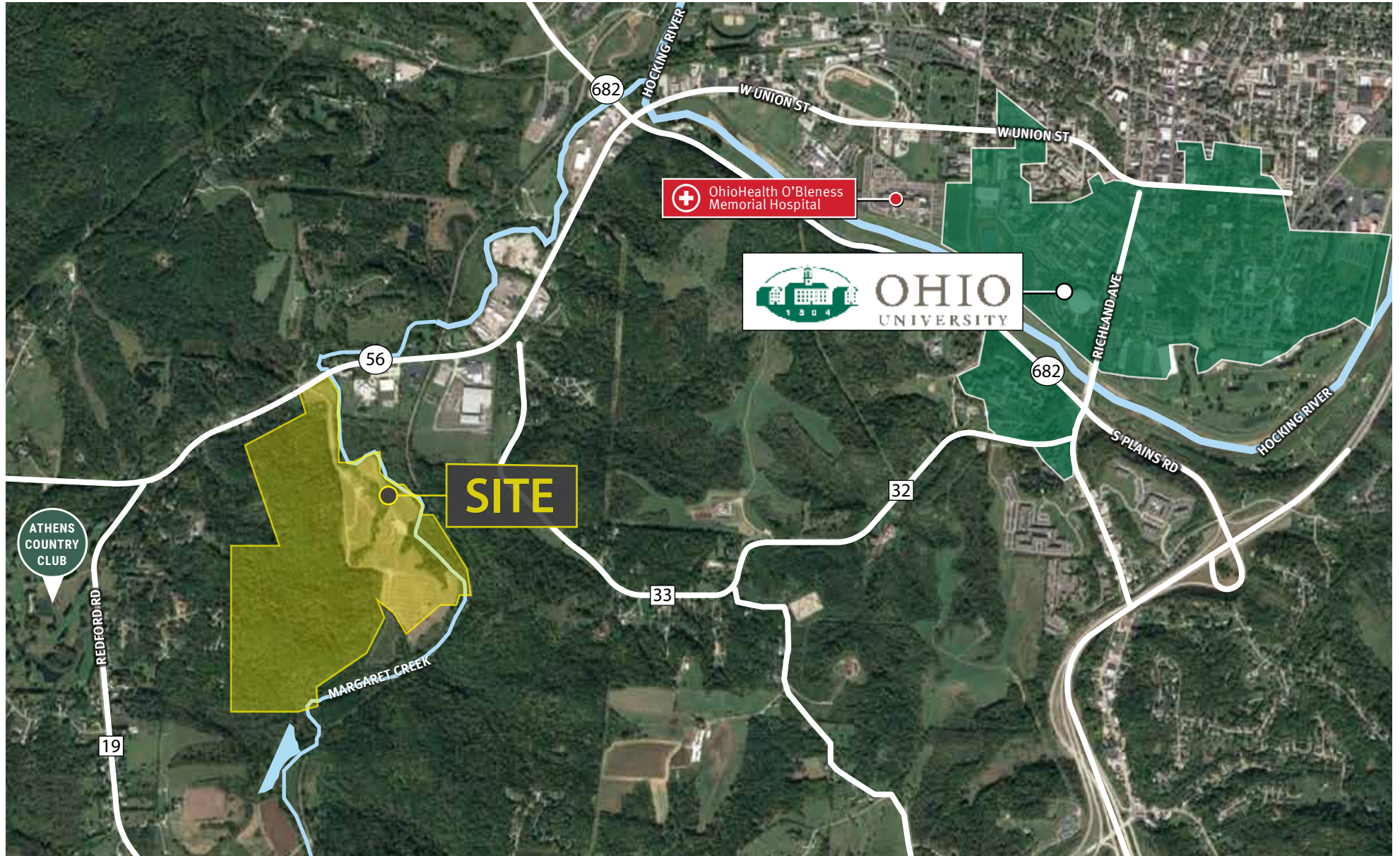
ROBUST DEMAND AND NO SUPPLY IN THE PIPELINE

A strong overall student market with occupancy is over 93 percent and there are currently zero off-campus student developments planned through 2022.



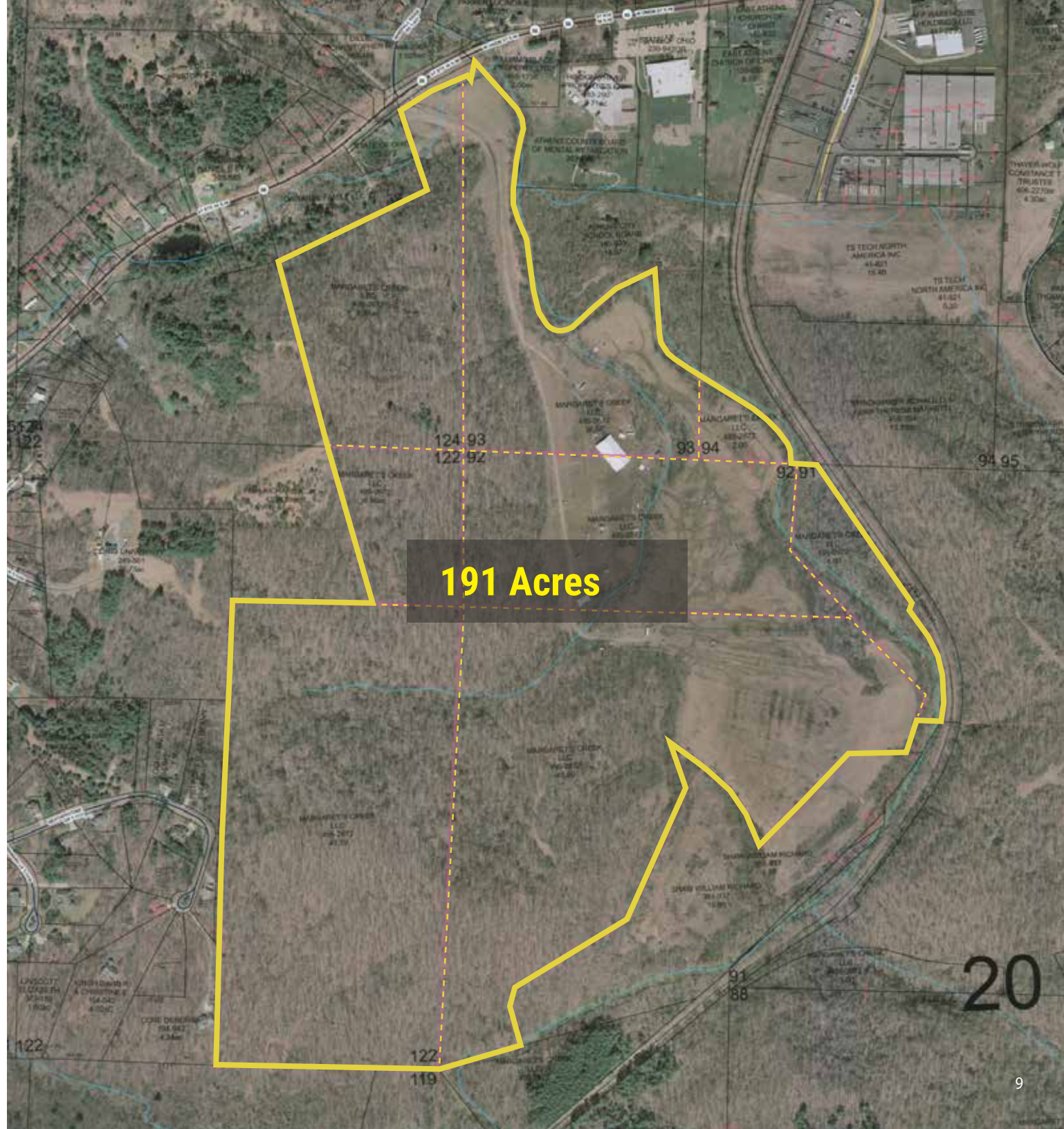
SITE DETAILS

LOCATION AERIAL



SITE DETAILS

SITE ACRES





MARKET OVERVIEW

OHIO UNIVERSITY

Ohio University (Ohio), founded in 1808, is the oldest public university in Ohio and a member of the University System of Ohio. The university is located in Athens, Ohio, approximately 75 miles southeast of the capital, Columbus. Ohio University is home to 29,712 students and offers a wide array of Bachelor's and Master's degree programs. Currently, the university offers over 250 undergraduate majors, housed within 9 colleges, and 174 graduate programs. Ohio is known for its prestigious academics as well as its value.

Ohio's campus boasts 1,774 acres of lush greenery sprawling beside the Hocking River. Centered around the historic College Green lawn, much of the campus is built in traditional Colonial style architecture. The "Ivy League climate" of the campus and early colonial roots prompted *Time* to call Ohio University the "Harvard on the Hocking." Adjacent to the College Green, Manasseh Cutler Hall, the oldest structure on campus as well as the office of the university president, is registered as a national landmark.

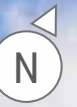
As Ohio's first institution of higher learning, Ohio University's athletic tradition is rich and storied. Ohio University currently fields 20 teams, with the most recent additions being women's lacrosse (1999), women's soccer (1997) and women's golf (1996). Ohio competes in the NCAA Division I Mid-American Conference (MAC). The "Battle of the Bricks" is a conference rivalry game against the Miami RedHawks, dating back to 1908, that is highly anticipated by students and alumni each year.

Campus social life is vibrant, bolstered by 36 fraternities and sororities, as well as 525 university recognized student organizations. In 2007 The John Calhoun Baker University Center, named after John Calhoun Baker, the 14th president of Ohio, opened. The facility replaced the original Baker Center located on East Union Street across from College Green and serves as the hub of campus activity. The Baker Center contains a large food court called West 82; a pub bistro called Latitude 39; a Grand Ballroom; The Honors Collegium, The Wall of Presidents, the Bobcat Student Lounge, a shop called Bobcat Depot that sells apparel, computers, and accessories; a theater seating 400; study areas; computer labs; administrative offices; and numerous conference rooms. The Front Room, a large coffee house, is located on the fourth floor and opens onto its own outside terrace as well as onto the intersection of Park Place and Court Streets, making it a hot spot for students between classes. Other amenities include a United States Post Office and the Trisolini Art Gallery.



MARKET OVERVIEW

CAMPUS AERIAL



The Convocation Center

Ohio University College of Osteopathic Medicine

John Calhoun Baker University Center

Vernon R. Alden Library

Ohio University Admissions

Athens Parking Garage

Ohio University School of Music

Walter Hall

OU Aquatic Center

Tupper Hall

Clippinger Laboratories

OU Police Department

Gamertsfelder Hall

Washington Hall

Clippinger Research Annex

Morton Hall

Carr Hall

Pickering Hall

Sowle Hall

Tanaka Hall

MARKET OVERVIEW

CITY OF ATHENS

Athens is a city in and the county seat of Athens County, Ohio, United States. Athens is most widely known as the home of Ohio University, a large public research university with an enrollment of more than 36,800 students across all campuses. Located along the Hocking River in the southeastern part of Ohio, Athens is the principal city of the Athens, Ohio Micropolitan Statistical Area. The current population of Athens is 24,486, with a daytime population of over 35,000.



**ATHENS TOTAL
POPULATION
OF 24,486**



**ATHENS
TOTAL JOBS
10,572**



**ATHENS COUNTY
UNEMPLOYMENT
RATE 6.4%**

MARKET OVERVIEW

TOP EMPLOYERS

Ohio University is now the largest employer in Athens County. In addition to direct employment from the University, much of the local economy depends on tourism and events related to the University, through local restaurants, bars, stores, and hotels. Athens also houses a small array of manufacturing and technology related businesses, including Quidel Corporation (formerly Diagnostic Hybrids), Stewart-MacDonald, Sunpower, Fastenal, and Gorman-Redlich.

COURT STREET

Court Street is the heart of the uptown with a number of small shops, banks, offices, national/local restaurants, coffee shops, bars, clubs, and a movie theater. Court Street is the home of many events during the year and is very lively place until late at night. Ohio University's student center (John Calhoun Baker University Center) is at one end of Court Street. Outside of the uptown area, there are several shopping areas around Athens. The largest shopping area would be East State Street, with a small mall, several shopping strip centers, plus large box stores, car dealerships, hotels/motels and many local and national restaurants. On the north side of town is the Columbus Road area with some shopping, eateries, and office buildings. On the south side, the Richland Avenue area boasts several fast food restaurants, shops, and a large full-service hotel. Popular West Union Street offers restaurants, offices, hospital complex, and the county fairgrounds.

HALLOWEEN BLOCK PARTY

Athens is home to the annual Halloween Block Party, a massive international spectacle that draws attention from news media across the world each year. Ohio University's citation as the world's most haunted institution of higher education by the British Psychological Society; Athens' citation as one of the 10 most haunted American cities; and the annual Halloween celebration, have dually added to Athens' reputation as one of the 10 most terrifying places on Earth and the "World Capital of Halloween." It is said that the population of Athens can double during this night, with over 30,000 people flooding the streets in costume.





MARKET OVERVIEW

ATHENS HIGHLIGHTS

- Population has increased at a rate of 18.1% since 2000
- Total population in Athens County totals to be 65,818
- Median gross rent in Athens is \$751 a month on average
- Median gross rent in Athens is usually higher than surrounding Athens County
- Median age in Athens is 21.4
- Unemployment rate in Athens County stands at 6.4% in June '19 according to the Bureau of Labor Statistics

ATHENS COUNTY TOP EMPLOYERS BY RANK		
RANK	MAJOR EMPLOYER	EMPLOYEES
1	Ohio University	4,169
2	OhioHealth O'Bleness Hospital + AMA	682
3	Athens County	567
4	Hocking College	550
5	Walmart	310
6	Athens City Schools	417
7	Rocky Brands	350
8	Quidel	172
9	Alexander Local School District	198
10	City of Athens	180
11	Nelsonville-York School District	160
12	Holzer Clinic	149
13	The Athens Messenger	98
14	Sunpower, Inc.	62
15	Don Wood Automotive	115



DISCLOSURE

Prospective purchasers are hereby advised the Owners ("Owner") of Ohio Student Land Site ("Property"), are soliciting offers through Newmark Knight Frank, which may be accepted or rejected by the Owners at the Owners' sole discretion.

Any solicitation of an offer for the Property offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owners will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owners shall have no obligation to accept any offer from any prospective purchaser. The Owners reserve the right to withdraw the Property from consideration at any time prior to final execution of a Purchase Agreement.

This Offering document is furnished to prospective purchasers for the purpose of determining whether to invest in the Property offered hereby. The information contained herein, or any other related information provided by the Owners, may not be reproduced, redistributed or used in whole or in part without the prior written consent of the Owners.

No person has been authorized to give any information or make any representation or warranty, either expressed or implied and, if given or made, such information or representation must not be relied upon.

While the Owners and Newmark Knight Frank have no reason to believe that the information provided herein or in subsequent information updates delivered to potential purchasers hereunder contains any material inaccuracies, neither the Owners nor Newmark Knight Frank nor any of the Owners' or Newmark Knight Frank's respective subsidiaries, affiliates, companies, or the officers, directors, employees, agents and representatives of any such entities, etc., make any representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein.

Any obligations to prospective purchasers that the Owners may have with respect to the Property are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser's sole and exclusive rights against the Owners, with respect to this prospective transaction, the Property, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owners, Newmark Knight Frank, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Property unless otherwise agreed to by the Owners in writing.

Acquisition of properties such as the these offered hereunder involves a high degree of risk and are suitable only for persons and entities of substantial financial means.

FOR MORE INFORMATION

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