



Development Opportunity

Twin Lakes Resort
273 Tackett Rd
Piketon, OH

38.79+/- Acres

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DEVELOPMENT OPPORTUNITY

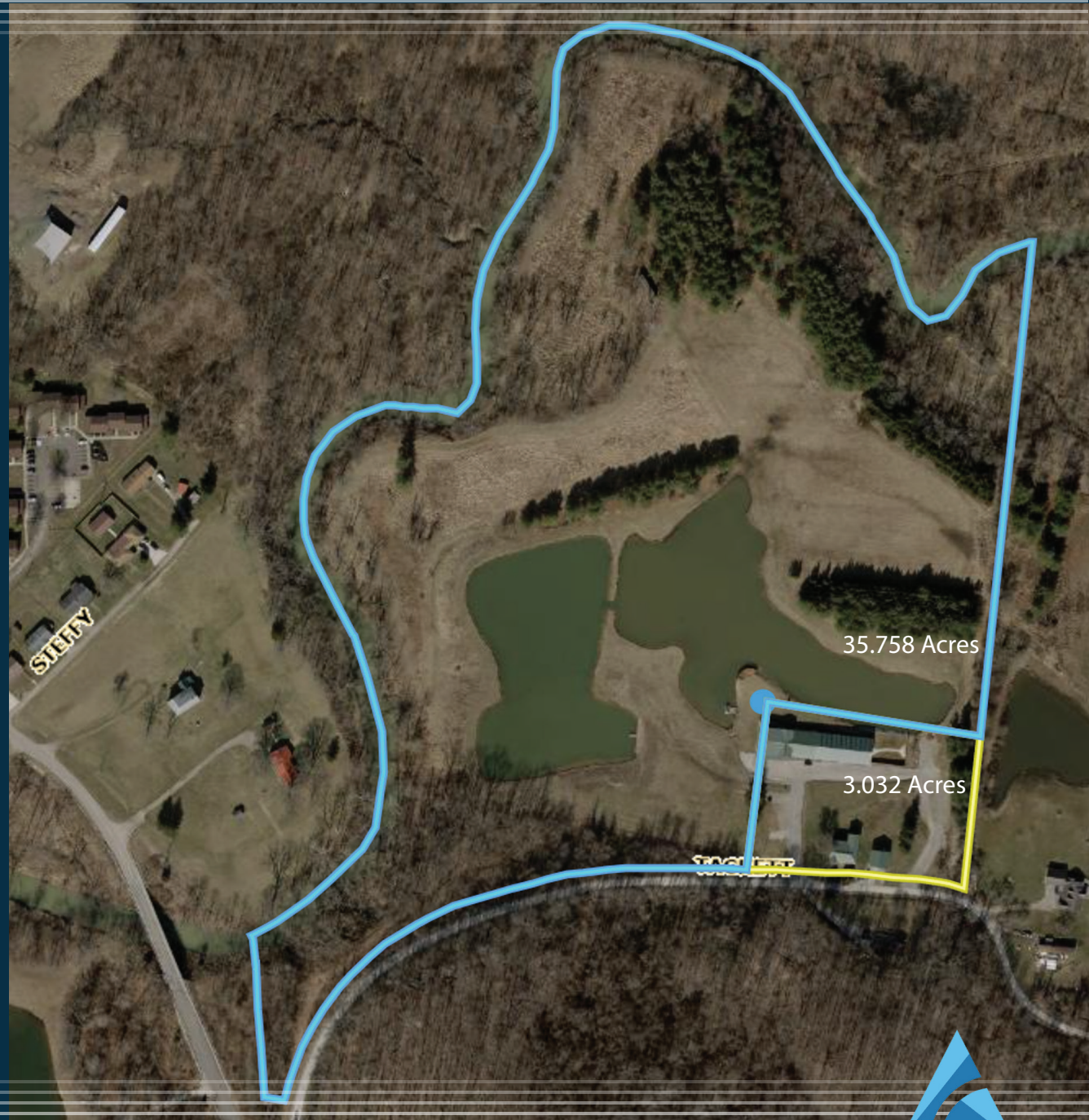
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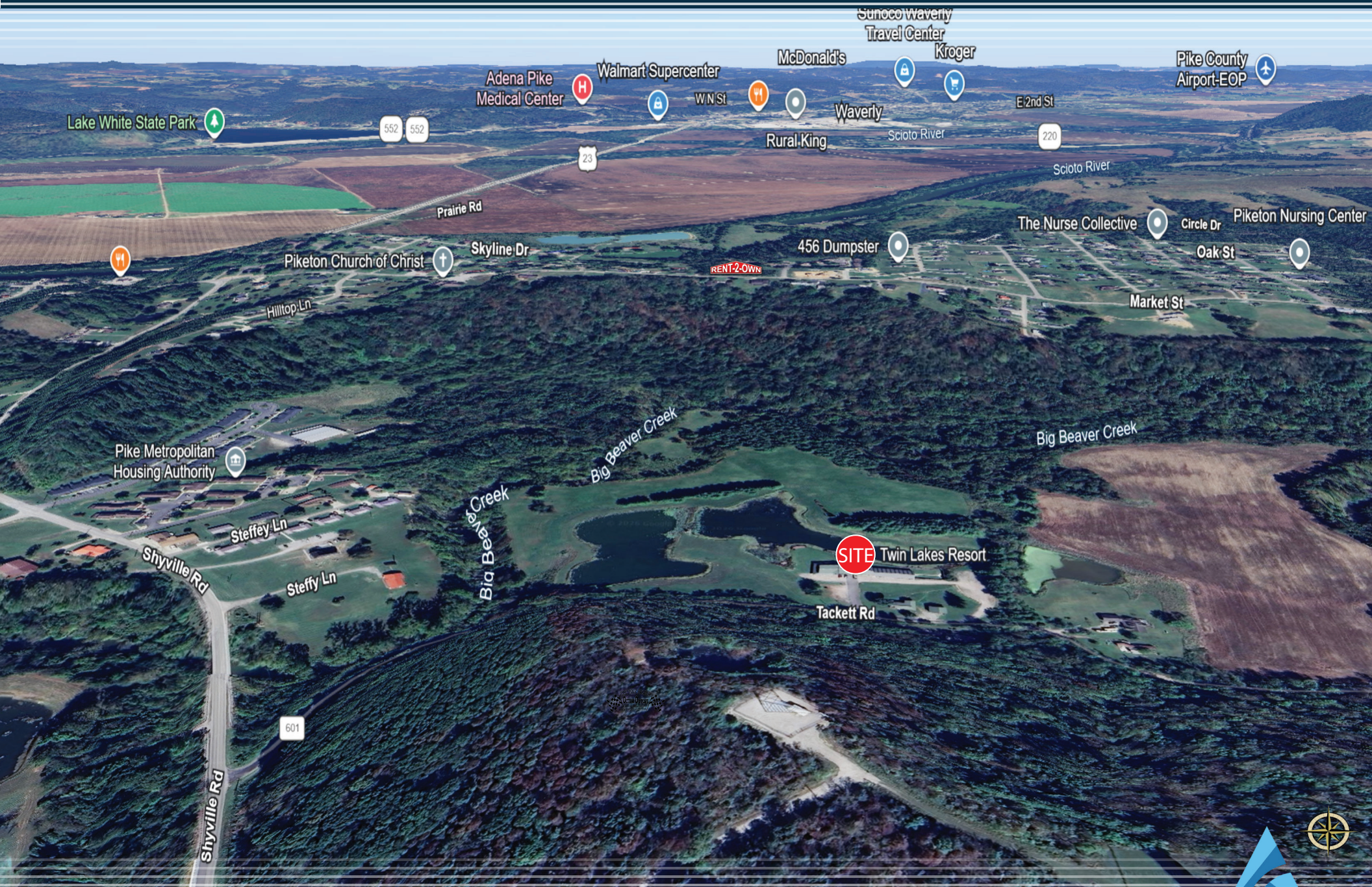
AVAILABLE: 35.758+/- & 3.032+/- ACRES

PRICING: \$5,000,000.

- FOR A DEVELOPER, THE OPPORTUNITY IS THE ACREAGE, FRONTAGE, LAKES, AND LOCATION. FOR AN INVESTOR OR OWNER-USER, THE EXISTING EVENT CENTER, RESIDENTIAL ACCOMMODATIONS, AND RENOVATED HOME PROVIDE IMMEDIATE ASSETS THAT CAN POTENTIALLY BE REPOSITIONED, LEASED, OPERATED, OR INCORPORATED INTO A LARGER MASTER DEVELOPMENT
- NEAR PORTSMOUTH AREA ENERGY AND INDUSTRIAL COORIDOR & THE EMERGING DEVELOPMENT ASSOCIATED WITH THE NATION'S LARGEST MAJOR ENERGY & TECHNOLOGY INVESTMENTS



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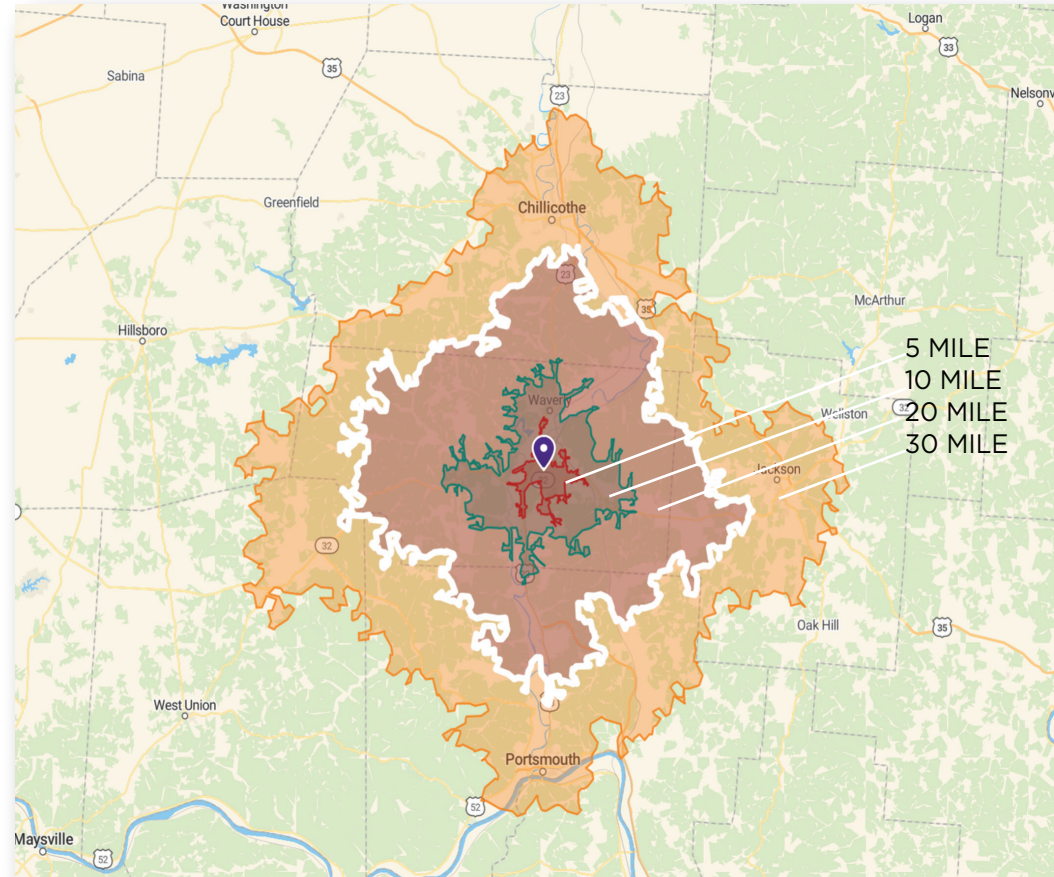
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PROPERTY/INVESTMENT HIGHLIGHTS:

- EXISTING 12,000± SF EVENT/CONFERENCE FACILITY, WITH EXISTING BUSINESS (TWIN LAKES RESORT) PORTIONS OF WHICH INCLUDE RESIDENTIAL/APARTMENT ACCOMMODATIONS. ORIGINALLY CONSTRUCTED IN 2014, THE FACILITY RECEIVED SIGNIFICANT UPDATES IN 2018 AND 2020. CONFERENCE COMPONENT CONTAINS 5,000± SF.
- 38.79± ACRES WITH 1,522± FEET OF TACKETT ROAD FRONTAGE, LAND IDEAL FOR REDEVELOPMENT
- FOUR HVAC UNITS APPROX. 5 TONS EACH
- SEPERATE 1,200± SF NEWLY RENOVATED 2 BED, 2 BATH HOME ON PROPERTY. UPDATED APPLIANCES, NEW HVAC, TWO CAR GARAGE, COVERED DECK
- TWO LAKES & NATURAL AMENTITIES
- DEVELOPMENT POTENTIAL
- LOCATED IN THE HEART OF THE NATION'S LARGEST ENERGY & TECHNOLOGY TRANSFORMATION, EMERGING AI & ADVANCED TECHNOLOGY HUB
- 3,700+ ACRE FEDERAL REDEVELOPMENT SITE NEARBY, PORTS TECHNOLOGY CAMPUS INCLUDES: 10GW DATA CENTER (SB ENERGY/NVIDIA, OPEN AI, U.S. DOE) CAMPUS, 9.2GW NATURAL GAS PLANT, \$4.2B AEP OHIO TRANSMISSION INFRASTRUCTURE & CENTRUS ENERGY URANIUM ENRICHMENT (\$900M)



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