

9792 W 40 US, E New paris, OH 45547

\$8,999,999

Prime 34-Acre Travel Center Development Site

Shovel Ready | Prime 34-Acre Travel Center Development Site





Details

Asking Price	\$8,999,999	Property Type	Land
Subtype	Commercial		

Marketing Description

9792 W US-40, New Paris, OH 45547 | Parcel #G22913130000002000

Asking Price: \$9,000,000



📍 Location Advantage

Positioned directly along US Route 40 in New Paris, Ohio, this 34-acre commercial site offers unmatched visibility and accessibility in a high-traffic transportation corridor. With increasing demand for truck stops, travel centers, and highway commercial developments, this property is uniquely situated to capture long-term growth.

Investment Highlights

1. Significant Market Appreciation

- Land values in the area have surged since 2023, driven by strong commercial demand and limited supply.
- High-visibility frontage along Route 40 commands premium pricing for travel center and fuel-related development.

2. Shovel Ready! Site Preparation & Improvements (Over \$500,000 Invested)

- Lot Clearing & Tree Removal: \$150,000 invested; property fully cleared and ready for construction.
- Zoning Secured: Approved for truck stop and travel center operations.
- Professional Design & Engineering: \$350,000 invested in architectural drawings, site layouts, and engineering.
- Permits & Approvals in Place: Buyer can begin construction immediately.

3. Development Incentives

- 15-Year Property Tax Abatement secured, effective from the start of construction.
- Substantial long-term operating savings for future ownership.

4. Complete Development Package

- Full set of architectural plans and site designs included.
- All major pre-construction hurdles—zoning, approvals, site work—are complete.
- Truly "shovel-ready" opportunity.

Summary

This property is far more than raw land—it is a fully entitled, build-ready development site strategically located on a major highway corridor. With tax incentives in place, all approvals secured, and site work complete, the property represents a turnkey investment with reduced development risk and accelerated timelines.

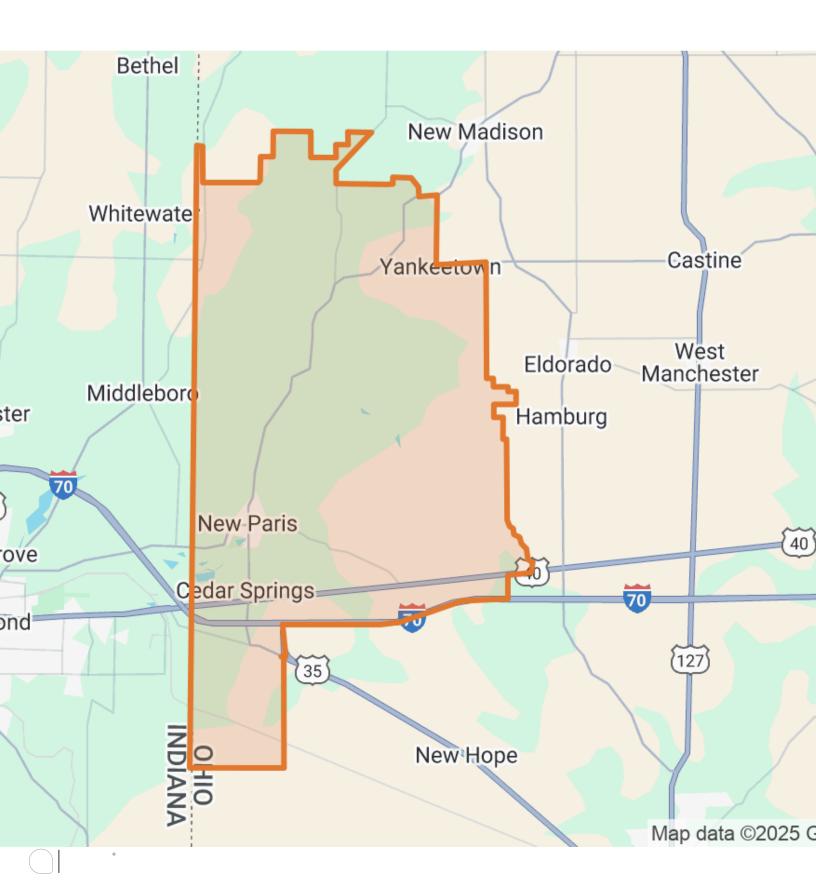
Asking Price: \$9,000,000

Contact: Bill 614-332-8762 or Stasi 786-886-4666

Property Photos (2 photos)







Trade Area Summary

Attribute Summary for New Paris, OH 45347

Median Household Income

Median Age

Total Population

1st Dominant Segment

\$64,744

43.2

4,309

Small Town Simplicity

Source: 2024/2029 Income (Esri)

Source: 2024/2029 Age: 5 Year Increments (Esri)

Source: 2024 Age: 1 Year Increments (Esri)

Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation



LIFE MODE - What are the people like that live in this area?



Growing up and staying close to home; single householders

URBANIZATION - Where do people like this usually live?

Semirural

The most affordable housing—in smaller towns and communities located throughout the country

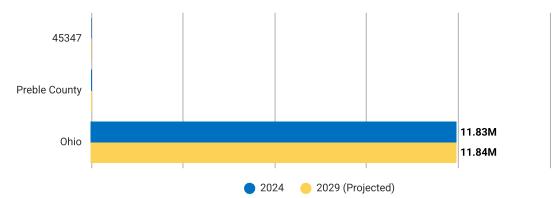
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Top Tapestry Segments	Small Town Sincerity	Heartland Communities	Prairie Living	Salt of the Earth
% of Households	539 (30.8%)	486 (27.8%)	473 (27.0%)	251 (14.4%)
Lifestyle Group	Hometown	Cozy Country Living	Cozy Country Living	Cozy Country Living
Urbanization Group	Semirural	Semirural	Rural	Rural
Residence Type	Single Family	Single Family	Single Family	Single Family
Household Type	Singles	Married Couples	Married Couples	Married Couples
Average Household Size	2.24	2.35	2.49	2.52
Median Age	41	42.1	43.2	44.3
Diversity Index	59.4	41.9	31.7	29
Median Household Income	\$44,000	\$57,800	\$75,900	\$78,200
Median Net Worth	\$54,700	\$164,300	\$293,700	\$317,400
Median Home Value	\$148,300	\$157,400	\$240,200	\$252,700
Homeownership	52.5	71.5	81.9	85.5
Employment	Services or Professional	Professional or Services	Mgmnt/Bus/Financial or Professional	Professional or Mgmnt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Community-oriented residents. Enjoy outdoor activities like hunting and fishing.	Motorcycling, hunting, and fishing are popular. Support their local community.	Faith and religion are important. Go fishing, hunting, boating, camping.	Spending time with family is their top priority. Outdoor sports and activities.
Financial	Price-conscious consumers that shop accordingly	Stick to community banks and low-risk investments	Bank in person, have noninterest checking accounts, invest in CDs	Prefer to conduct business in person
Media	Rely on television or newspapers to stay informed	Trust TV and newspapers more than any other media	Read the local newspaper, listen to faith and country music	Satellite dishes and high speed internet through DSL
Vehicle	Own, maintain domestic trucks, ATVs	Own domestic truck, SUV	Highest ranked market for owning 4+ vehicles	Own truck, ATV

Population

Source: U.S. Census American Community Survey via Esri, 2024 Update Frequency: Annually

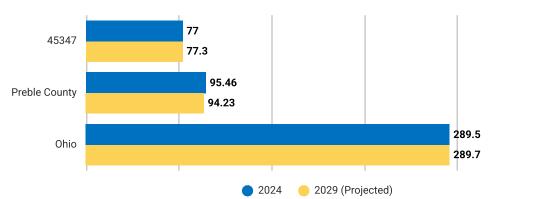
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



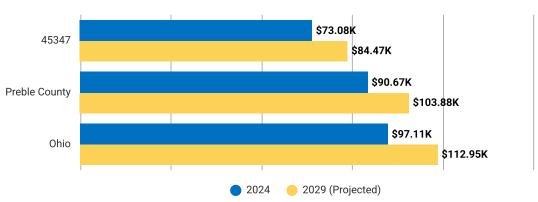
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

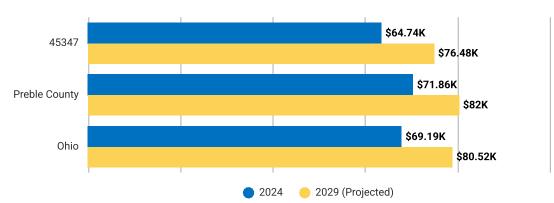
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



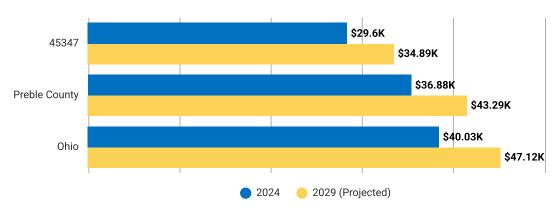
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.





Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected.
Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

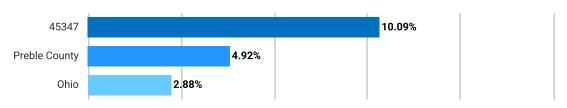


12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



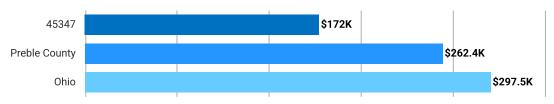
Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Source: Listing data

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Update Frequency: Monthly

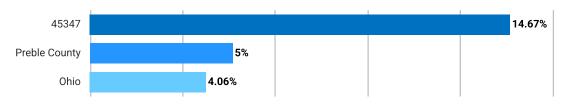


12 mo. Change in Median Listing Price

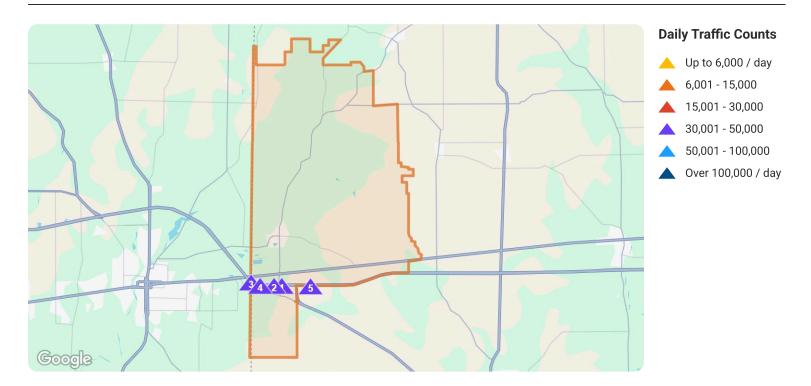
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Source: Listing data

Update Frequency: Monthly



Traffic Counts



Traffic Counts by Highest Traffic Count

44,831

I-70 2024 Est. daily traffic counts

Cross: State Rte320 Cross Dir: W Distance: 0.15 miles

Historical counts

▲ Count Type

2004 **4**1,430 AADT

1994 **A** 23,810 ADT

37,654

I-70

2024 Est. daily traffic counts

Cross: State Rte320 Cross Dir: E Distance: -

35,932

2024 Est. daily traffic counts

Cross: National Rd Cross Dir: N Distance: -

National Rd E

4 35,793

I 70;US 35

2021 Est. daily traffic counts

Cross: State Rte320 Cross Dir: E Distance: 0.16 miles

Historical counts

Year A Count Type 2019 **A** 36,146 AADT 2004 **A** 41,430 AADT

1994 🔺 26,270 ADT

32,648

170

2021 Est. daily traffic counts

Cross: I- 70 Cross Dir: -Distance: -

Historical counts

Year 🛕 Count Type 2020 **A** 28,078 AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

