

**westwood**  
COMMERCIAL  
REAL ESTATE CO.

**For Sale**

**\$1,299,000**

94.76 Acres

\$13,708/Acre

APN: 048-159132-00.000

Township: Madison

Contact:

**Douglas D. Smith**

Commercial Realtor®

**Westwood Commercial  
Real Estate Co.**

doug.smith@westwoodohio.com

(614) 869-7139

## Beal Road SE

Newark, OH 43055

**Recreational Land or Prime Home Site**

### Property Overview:

- **Expansive 95-acre setting** ideal for recreation, hunting, hiking, or building a secluded estate home.
- **Includes a utility building** that could be converted to a year-round cabin. It is wired for electric and can be run from a generator.
- **Rural beauty with natural features** such as wooded areas, open meadows, rolling terrain, and abundant wildlife with **Claylick Creek running through the eastern edge of the property.**
- **Close to Newark and Granville amenities**, providing easy access to dining, healthcare, shopping, and schools.
- **Short drive to Columbus**, combining peaceful countryside living with metropolitan convenience.
- **Near Buckeye Lake, Dawes Arboretum, and extensive parks**, enhancing year-round outdoor recreation opportunities.
- **Strong local infrastructure** with improving utilities and roads due to strong regional growth
- **Flexible use potential**, from a private residence to agricultural, hobby farming, trails, or multi-generational family retreat.
- **In the direct path of Central Ohio expansion**, offering both personal enjoyment today and potential investment security for the future.





# Community Profile

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Newark, OH 43055



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2

## Community Profile: Newark & Licking County

Greater Newark and Licking County combine strong Central Ohio growth with the natural beauty and privacy that recreational land and estate-home buyers value. As one of the fastest-expanding counties in the state - powered by the Intel “Silicon Heartland” project, thriving manufacturing, and steady population growth - the region offers long-term stability and rising property values. Yet just minutes outside Newark and Granville, the landscape transitions into rolling countryside, wooded areas, abundant wildlife, and wide-open acreage ideal for hiking, hunting, horseback riding, or building a forever home. Residents enjoy access to excellent schools, healthcare, parks, and dining, while remaining a short drive from Columbus. For buyers seeking a peaceful retreat with the upside of being in the path of progress, Licking County delivers both lifestyle and long-term investment appeal.

### Greater Newark/Licking County Highlights

- Strong workforce pipeline from OSU-Newark, Denison University, and C-TEC.
- Rapid population and housing growth, outpacing most Ohio counties.
- Excellent transportation access to SR-16, I-70, US-62, and key freight networks.
- Proximity to John Glenn International Airport and Rickenbacker Inland Port.
- Thriving retail, dining, and revitalized downtown districts (Newark, Granville).
- Abundant natural amenities including Buckeye Lake, Dawes Arboretum, and extensive parks.
- Lower land costs and more available acreage than Franklin County or the New Albany tech corridor.
- Intel’s \$28B “Silicon Heartland” project is driving unprecedented long-term economic growth.



Licking County Courthouse



Dawes Arboretum



Downtown Granville - Wikipedia



# Photo Key

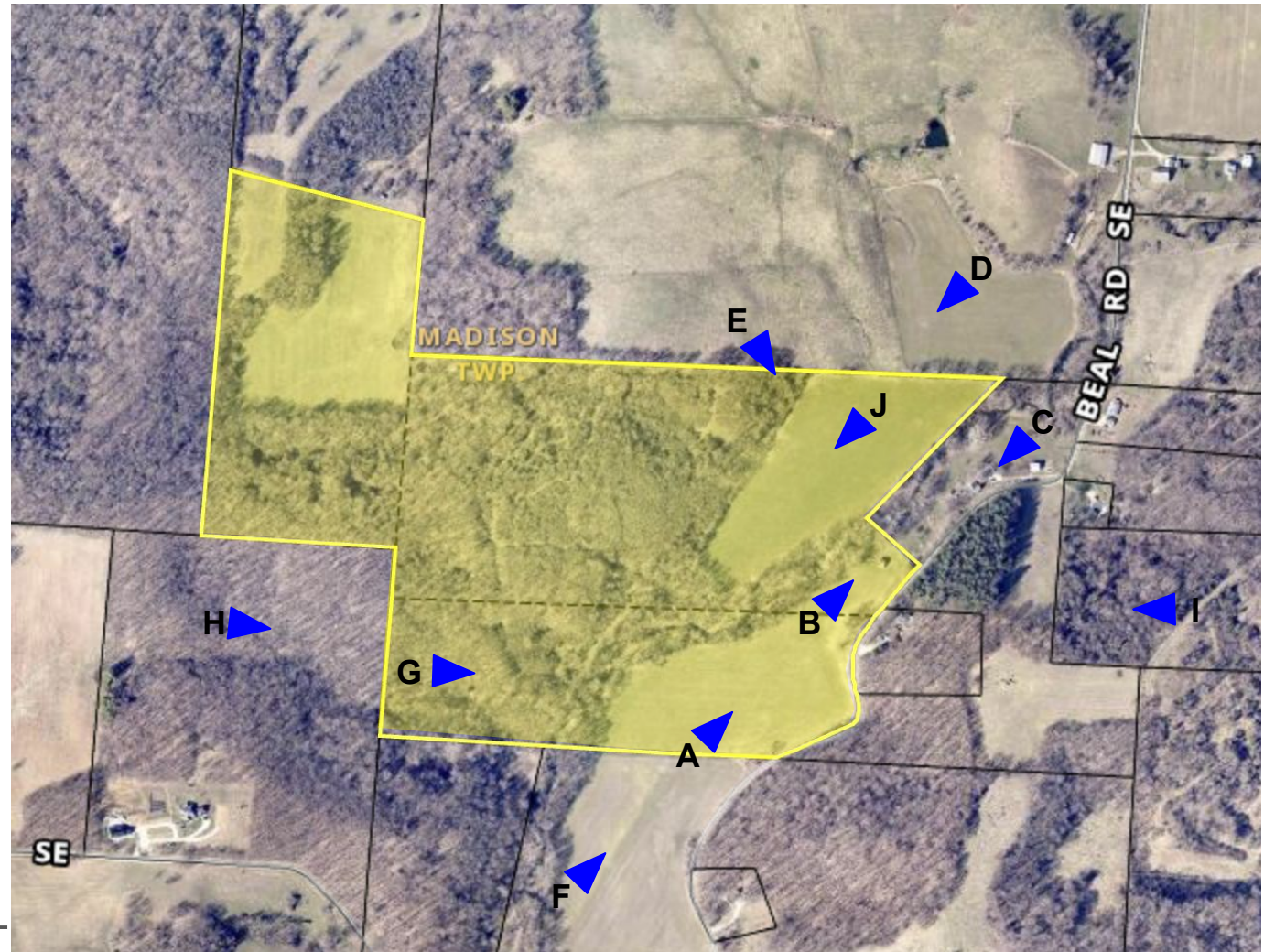
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3

*See photos on the following  
pages for corresponding  
keyed letters.*



**Site Plan/Photo Key**

Not to Scale/For Reference Only





# Aerials

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4





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5



B



# Aerials

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6



C



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7



D



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8



E



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9



F



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10



G



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11





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12





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13



J



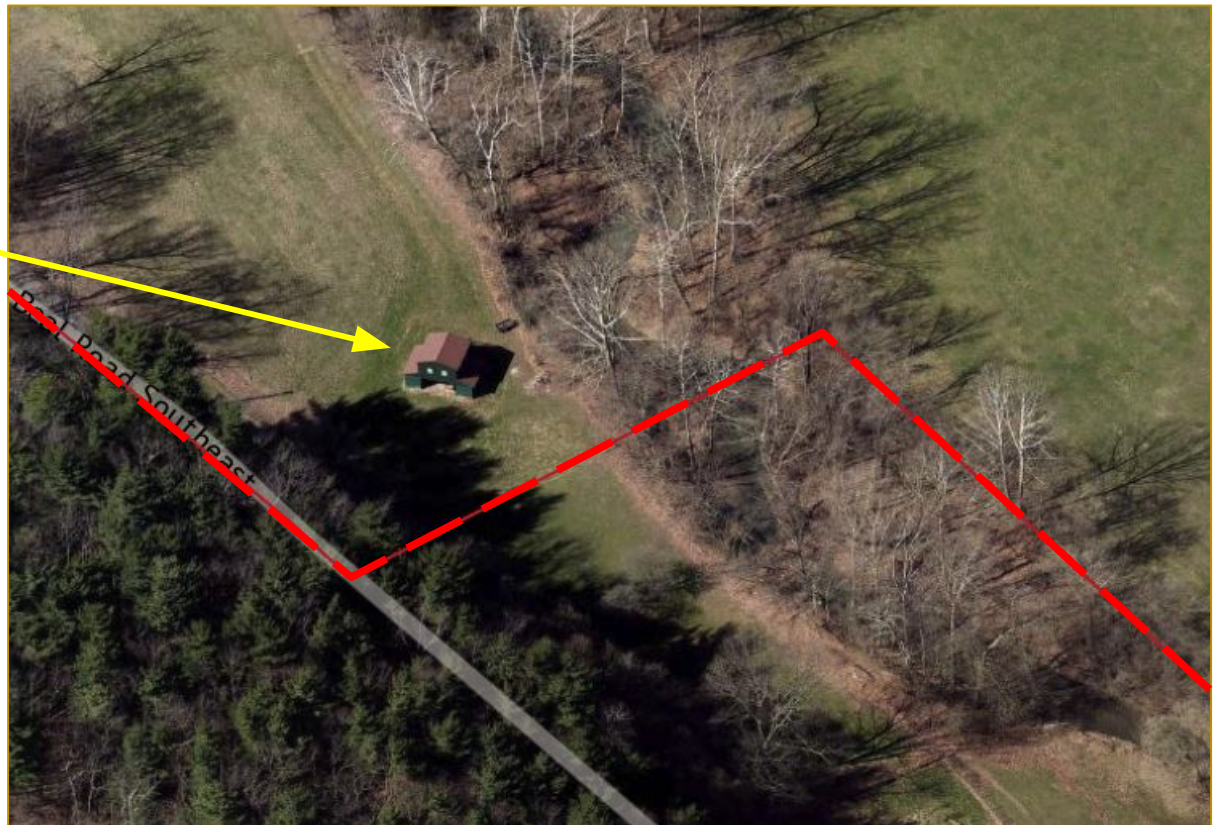
# Building Details



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14





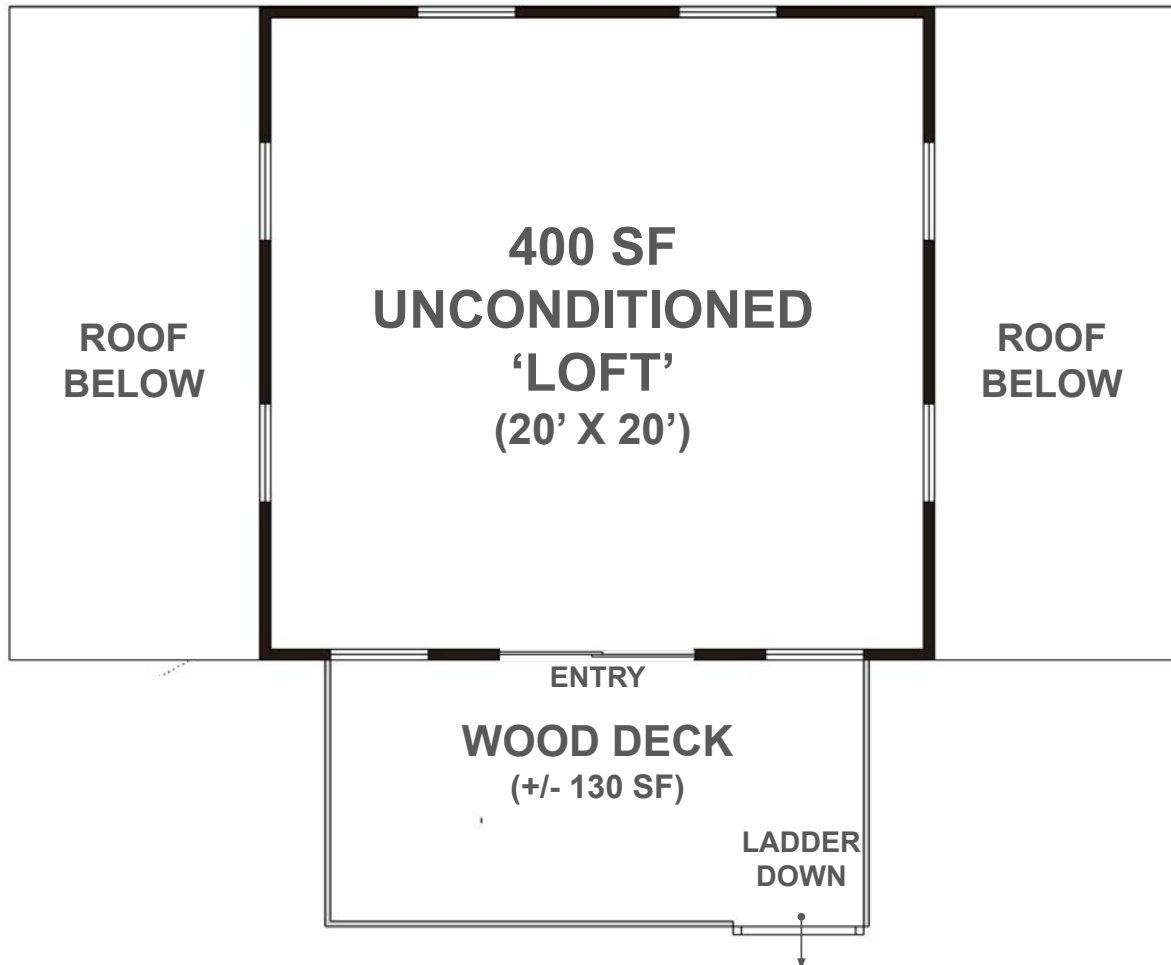
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15



## Floor Plan

For Reference Only

**STORAGE  
CONTAINERS**





# Parcel Map

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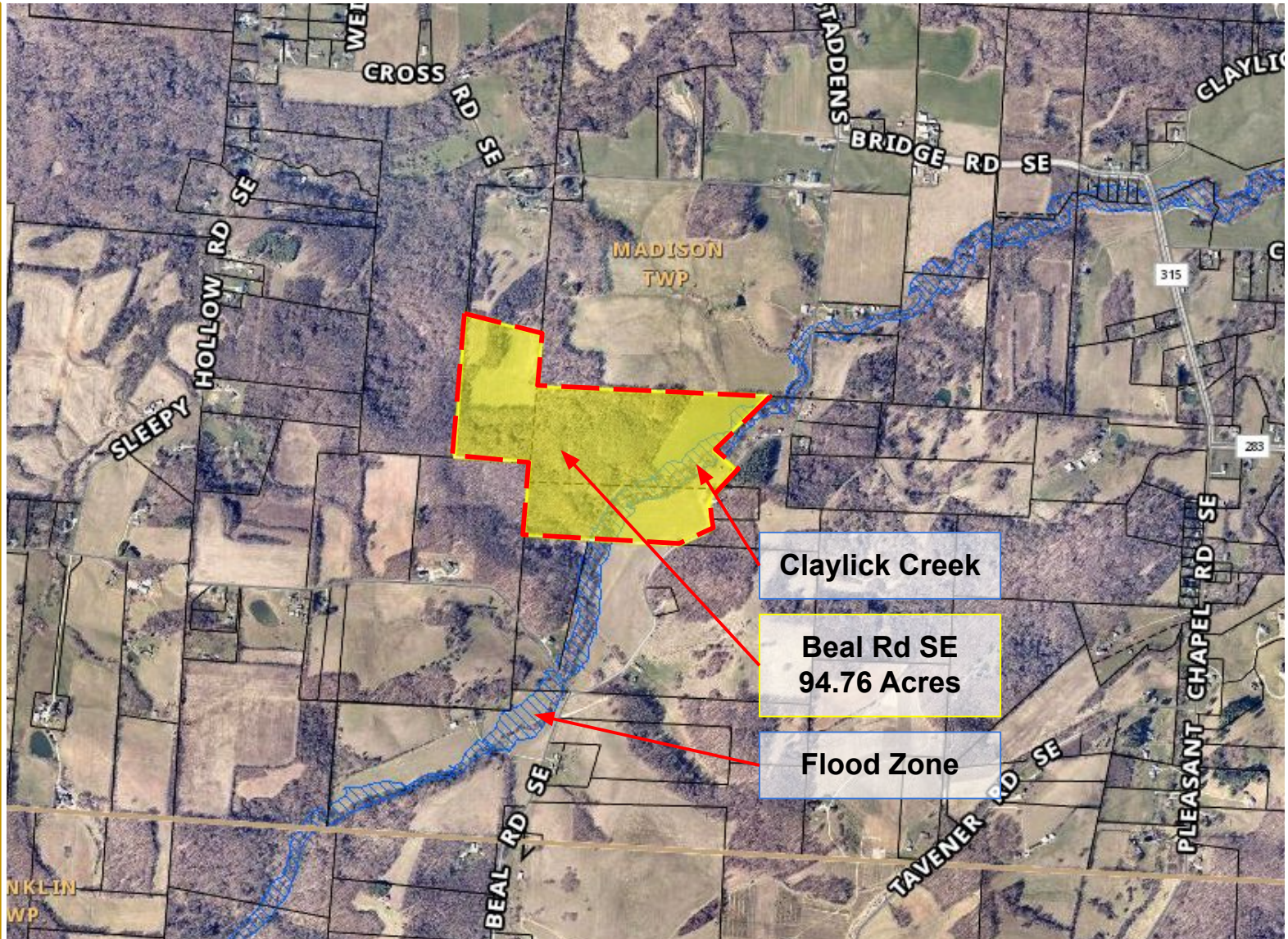


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16

*Residents enjoy access to excellent schools, healthcare, parks, and dining, while remaining a short drive from Columbus.*

*For buyers seeking a peaceful retreat with the upside of being in the path of progress, Licking County delivers both lifestyle and long-term investment appeal.*





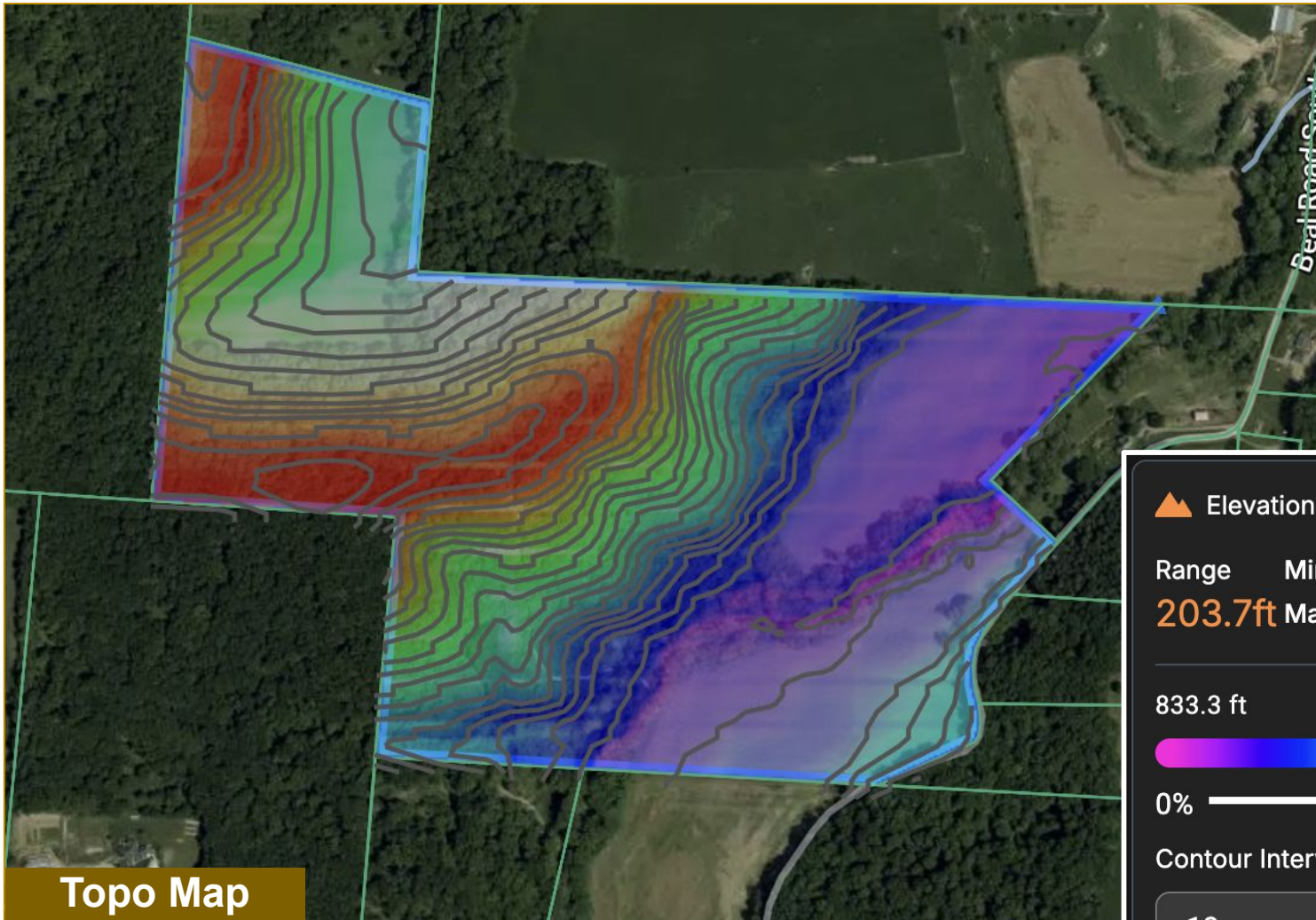
# Elevation/Topo Map



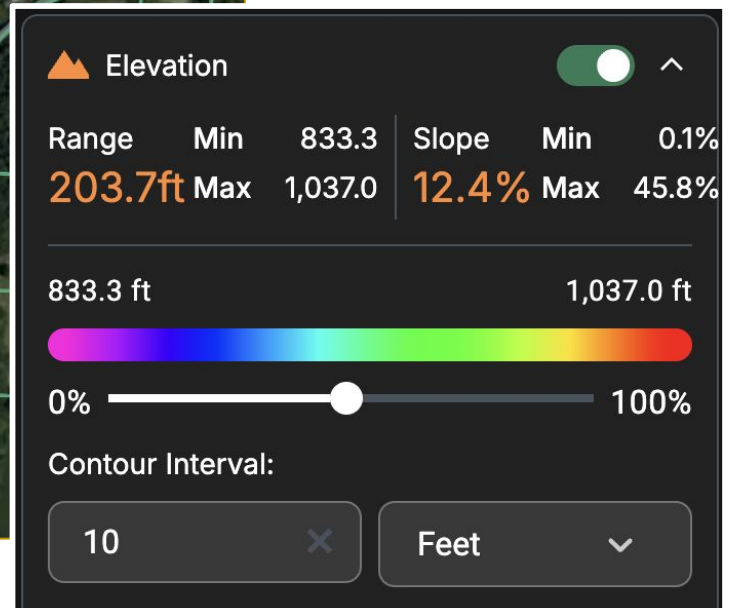
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17



**Topo Map**





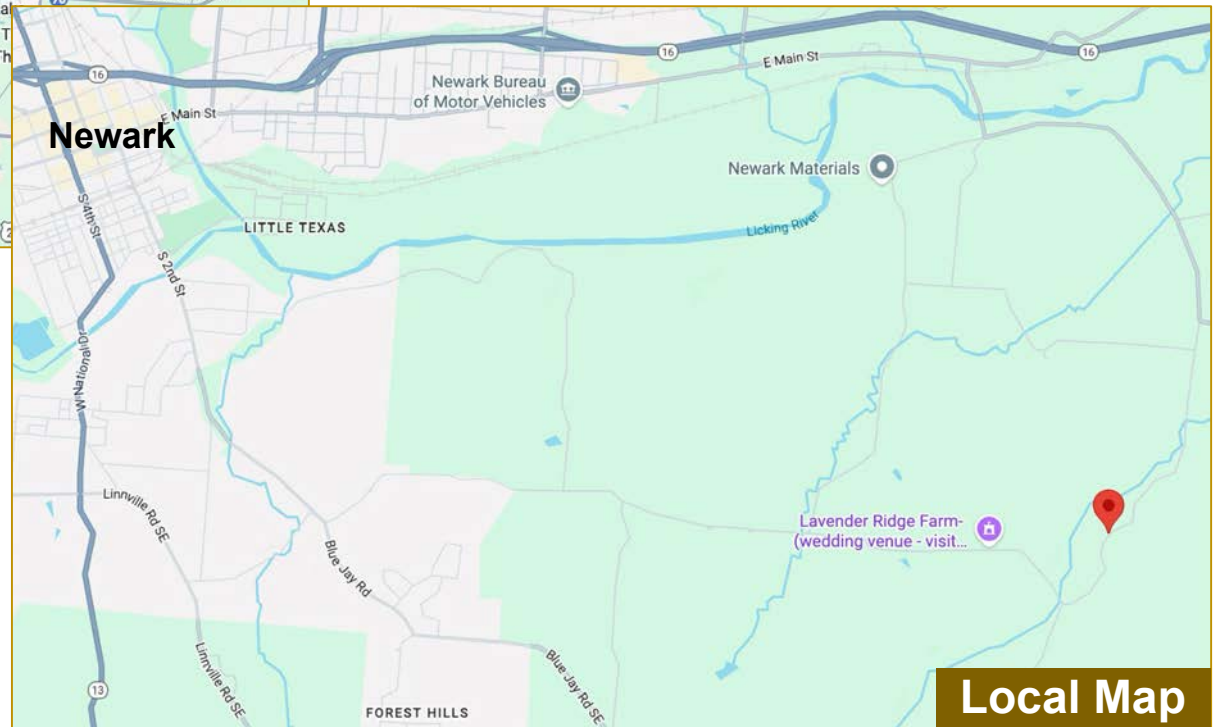
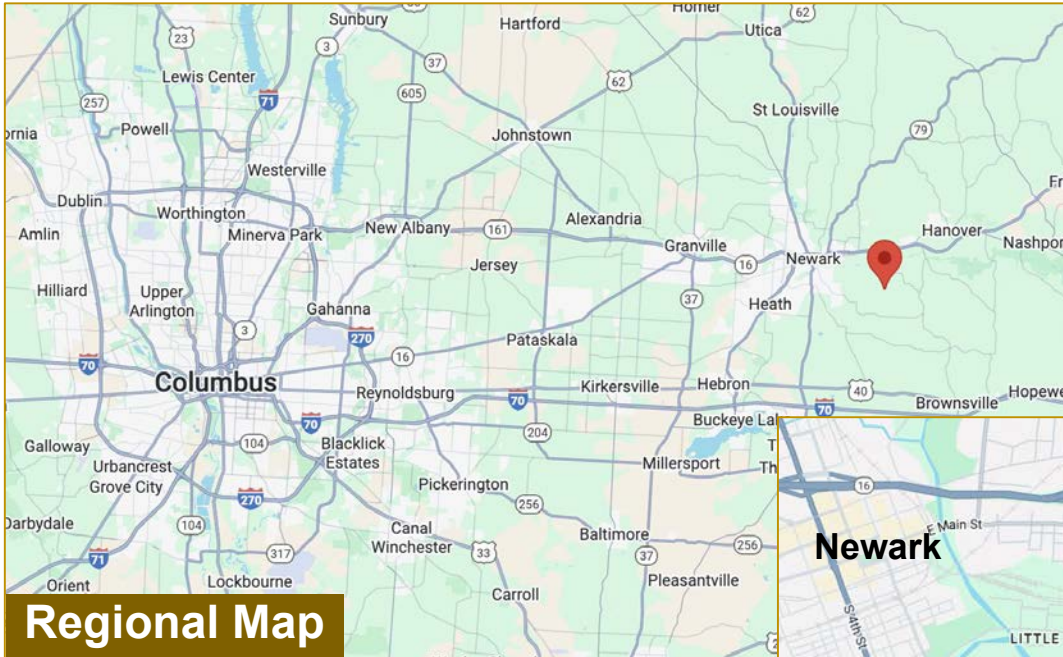
# Location Map



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18





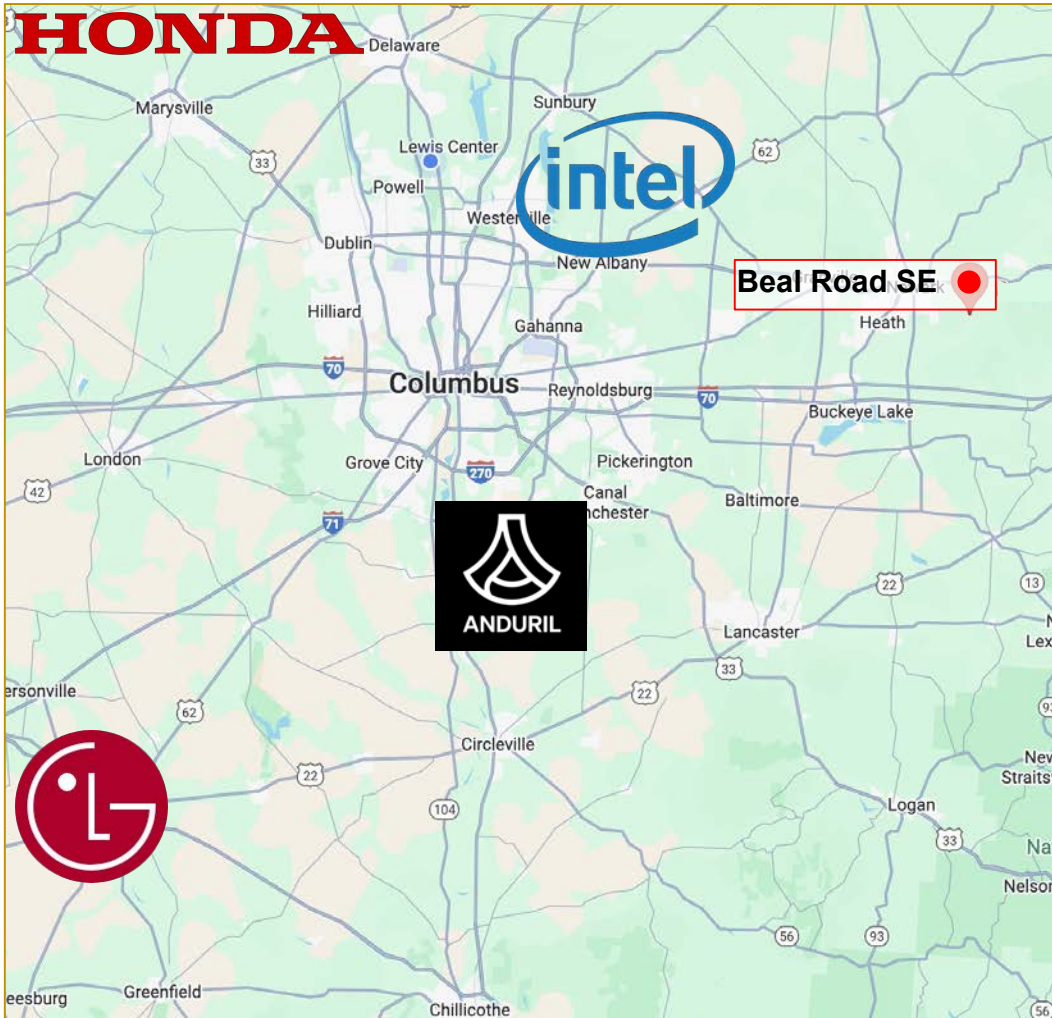
# Drive Times

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19



***This property enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility - Arsenal 1, near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' Advanced Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity to support these and other growing companies in the Greater Columbus region.***

**Drive Times to the following landmarks:**

Miles	To	Miles	To
2	OH 16	40	John Glenn International
4	I-70	46	Downtown Columbus
6	Downtown Newark	46	<b>Anduril Industries</b>
15	Buckeye Lake	52	I-71
25	<b>Intel - Ohio One</b>	80	<b>Honda America</b>
35	I-270	85	<b>LGES Battery Plant</b>



# Demographics



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20

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from Beal Rd SE, Newark, OH 43055

CITY, STATE

**Newark, OH**

POPULATION

**3,536**

AVG. HH SIZE

**2.70**

MEDIAN HH INCOME

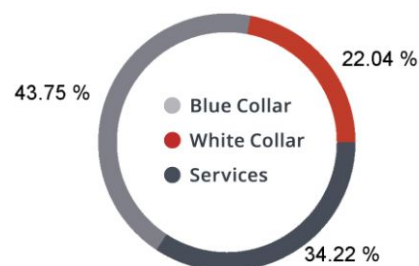
**\$55,247**

HOME OWNERSHIP

Renters: **245**

Owners: **1,045**

EMPLOYMENT



**45.95 %**

Employed

**2.87 %**

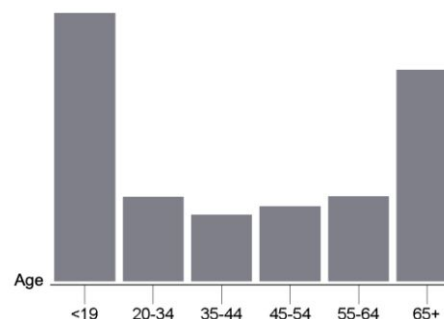
Unemployed

GENDER & AGE

**49.30 %**



**50.70 %**

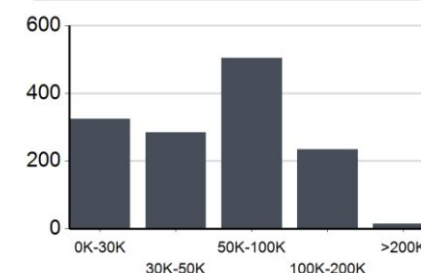


RACE & ETHNICITY

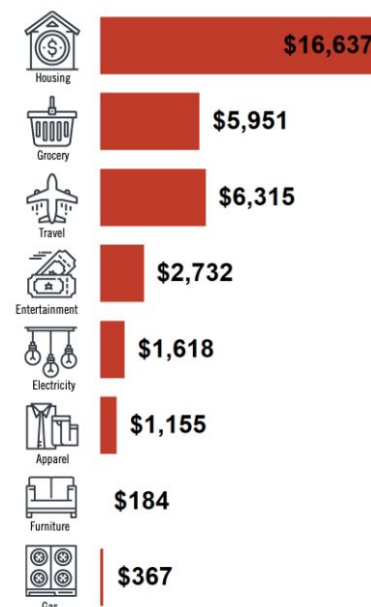
White:	98.76 %
Asian:	0.00 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	0.19 %
Hispanic:	0.58 %
Two or More Races:	0.46 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING





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EXCLUSIVELY LISTED BY:

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*Thank you!*

