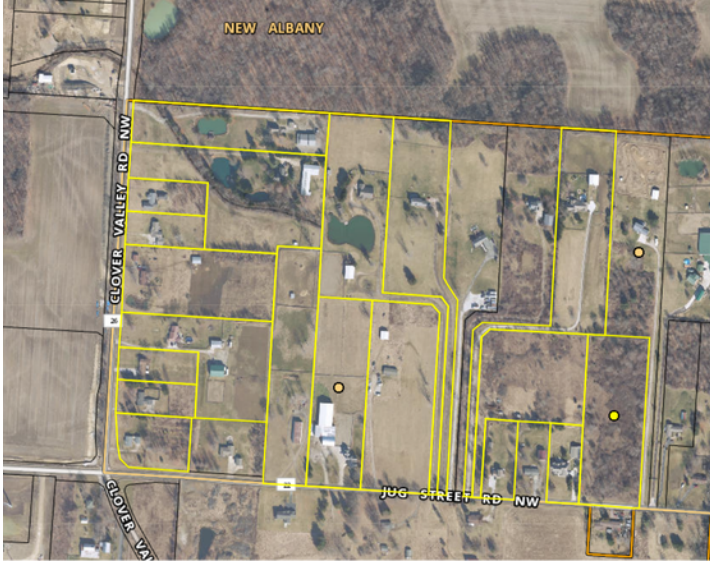


LAND ASSEMBLAGE - JUG & CLOVER VALLEY

Clover Valley & Jug Street Rd NW , New Albany, OH 43054



OFFERING SUMMARY

SALE PRICE:	Price not Disclosed Available
LOT SIZE:	75+/- Acres
ZONING:	Current Zoning - Rural Residential
MARKET:	New Albany
ZONING:	Columbus East
COUNTY:	Licking County Jersey Township

PROPERTY OVERVIEW

Land Assemblage. Total 75.0 +/- acres. Located in Licking County, Contiguous to New Albany Tech Park. Minutes to Intel site and New Albany International Business Park.

PROPERTY HIGHLIGHTS

- An assemblage of multiple parcels, 16 homeowners located at the northwest corner of Clover Valley and Jug Street Rd NW in Licking County, Jersey Township.
- This property is adjacent to the New Albany Tech Park, located in Jersey Township in Licking County.
- Clover Valley road frontage: ~1,695 Ft. / Jug Street road frontage: >1,500 Ft.
- Located 19 miles from John Glenn International Airport and 35 miles from Rickenbacker International Airport
- Reasons to Invest in New Albany: Strategically planned community; technology ready; 25% faster permitting to expedite development; triple feed electric through American Electric Power's 765,000 V transmission system, which is combined with redundant power sources; high speed fiber optics; top ten market for millennials; 10 hour drive from 46% of US population.

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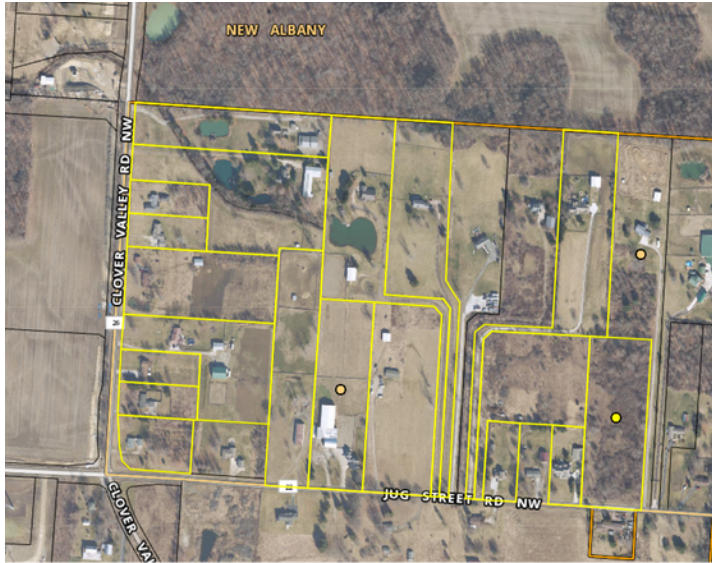
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LAND ASSEMBLAGE - JUG & CLOVER VALLEY

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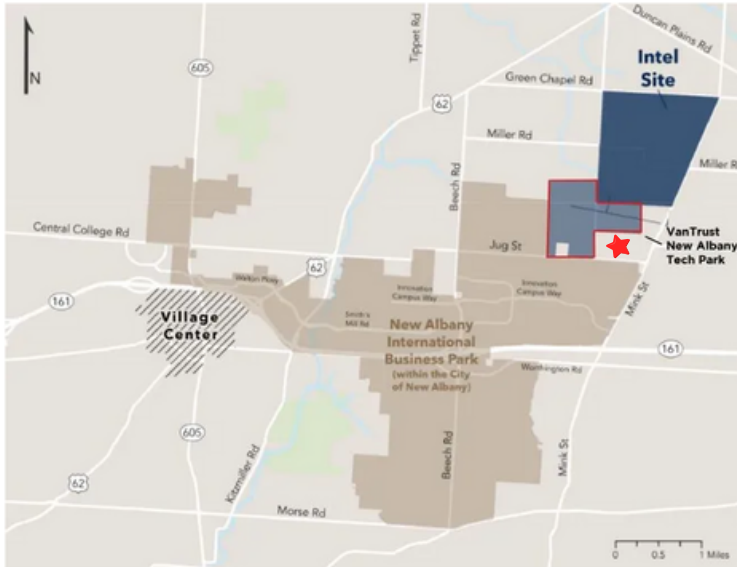


PROPERTY DESCRIPTION

Land Assemblage of 75.0 +/- acres

LOCATION DESCRIPTION

- Located adjacent to the New Albany Tech Park, New Albany, Ohio and minutes to the Intel site as well as the New Albany International Business Park.
- Road frontage along Jug Street and Clover Valley Road. Ideal location being minutes from both the I-161 / Beech Rd highway ramp and the I-161 Mink Road highway ramp.
- Part of the Beech Road North District which is bounded by Clover Valley, Jug Street Road NW and Mink Road.



REFERENCE MATERIAL, WEBSITES, DOCUMENTATION

GrowLickingCounty.org

ColumbusRegion.com

JobsOhio.com

New.columbus.gov

Newalbanbybusiness.org

Jersey Township Comprehensive Plan 2030

City of New Albany Mink Road Area Plan

City of New Albany Strategic Plan 2020

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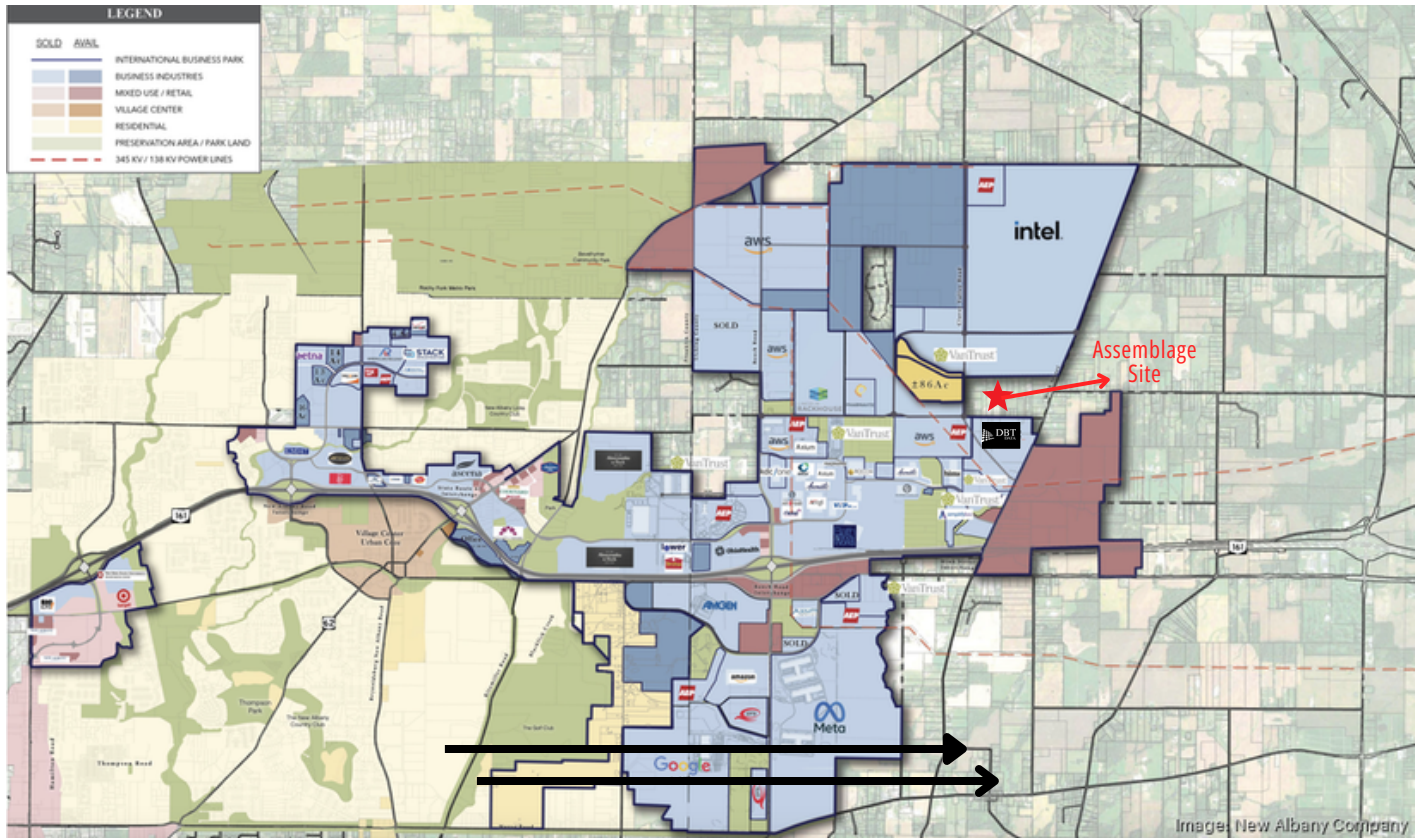
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LAND ASSEMBLAGE - JUG & CLOVER VALLEY

Clover Valley & Jug Street Rd NW , New Albany, OH 43054



The properties within the Clover Valley - Jug assemblage are located within the New Albany Tech Park and less than five minutes from the New Albany International Business Park.

Nearby businesses include:

- Intel - <https://www.intel.com/content/www/us/en/corporate-responsibility/intel-in-ohio.html>
- AEP - <https://www.aep.com/>
- Meta - <https://www.facebook.com/NewAlbanyDataCenter>
- Amazon - <https://www.aboutamazon.com/news/aws/aws-continues-to-invest-in-ohio>
- Google - <https://apnews.com/article/google-ohio-data-centers-technology-ab9b1dbab74bd993de33e2be8efc4a75>
- DBT Data - <https://dbtdata.com/>
- Axiom Plastics - <https://www.axiumpastics.com/contacts>

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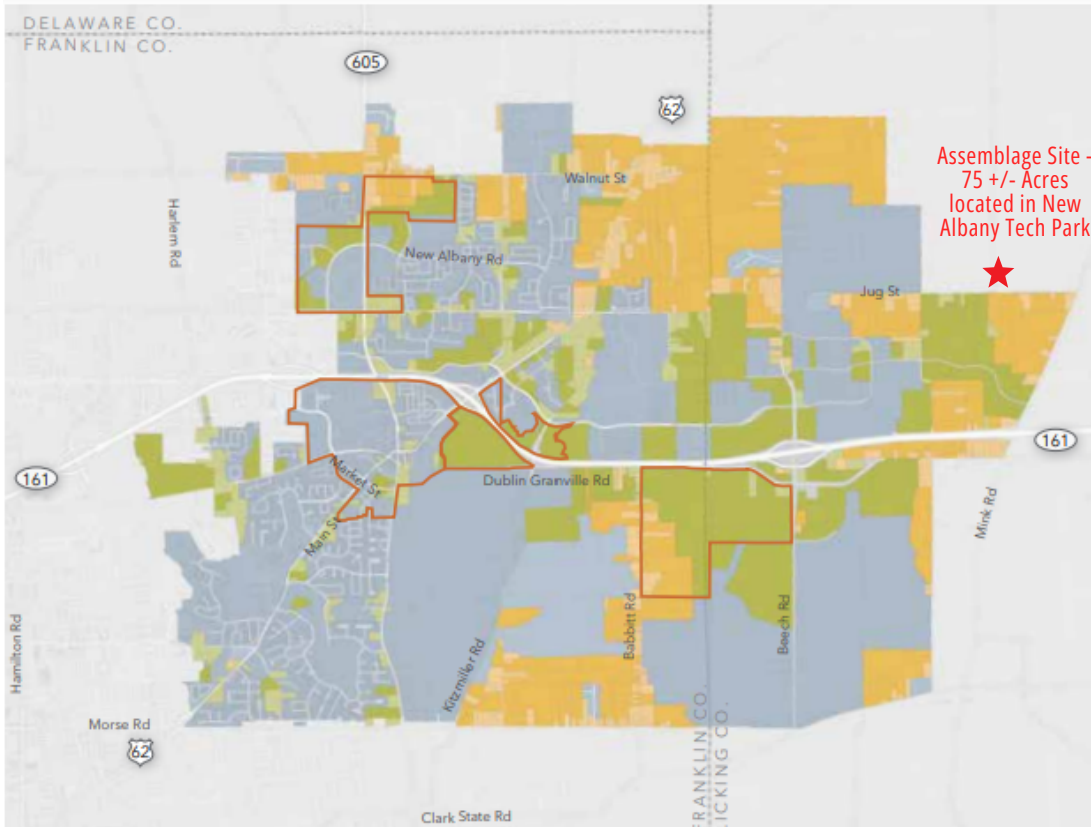
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LAND ASSEMBLAGE - JUG & CLOVER VALLEY

Clover Valley & Jug Street Rd NW , New Albany, OH 43054

New Albany Strategic Plan



Legend

- Developed or planned developed arcsels
- Undeveloped or rural parcels within city, >5 acres
- Undeveloped or rural parcels within city, <5 acres
- Undeveloped or rural parcels outside city, >5 acres
- Undeveloped or rural parcels outside city, <5 acres
- Strategic Plan Focus Area

Source: Engage New Albany Strategic Plan 2020

Future land uses are most important for areas of change. The illustration above classifies parcels within city limits and within the unincorporated parts of the study area based upon their size and potential to develop. It generally classifies areas that are not expected to change in the next ten years (blue). The remaining parcels are those where development could occur. The map highlights parcels that are larger and smaller than five acres. Generally parcels larger than five acres are easier to develop and can support more intense development.

Areas in orange and light orange must first be annexed to the city in order to develop more intensely. This map also highlights the strategic plan focus areas. These are areas where the most change is expected or desired within the next five to ten years.

Source: Engage New Albany Strategic Plan 2020

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LAND ASSEMBLAGE - JUG & CLOVER VALLEY

Clover Valley & Jug Street Rd NW , New Albany, OH 43054

Silicon Heartland - Investing in Ohio

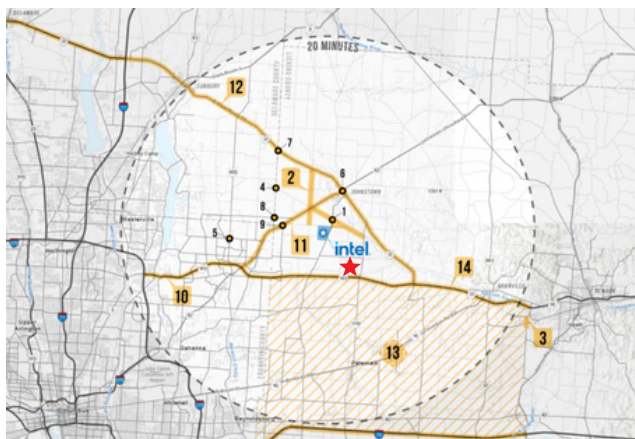


Intel is planning to invest more than \$20 billion in the construction of two new leading-edge chip factories in Ohio to boost production to meet demand for advanced semiconductors, power a new generation of innovative products from Intel, and serve the needs of foundry customers.

Spanning nearly 1,000 acres in Licking County, just outside of Columbus, the "mega-site" can accommodate a total of eight chip factories as well as supporting operations and ecosystem partners.

Learn more at: <https://www.intel.com/content/www/us/en/corporate-responsibility/intel-in-ohio.html>

Local transportation improvements are necessary to support the expansion of New Albany's International Business Park. These roadway improvements will happen over the course of several years in a phased approach. The map illustrates anticipated roadwork start and completion dates. Learn more at: <https://siliconheartland.newalbanyohio.org/>



ODOT CONSTRUCTION - Ohio Governor Mike DeWine and the Ohio Department of Transportation have invested \$90 million for transportation investments in the area surrounding Intel's future campus. Most of the investment will fund projects on local roadways in Delaware, Franklin and Licking counties. The projects will ensure the network of local roads has the capacity to handle the rapid growth in central Ohio.

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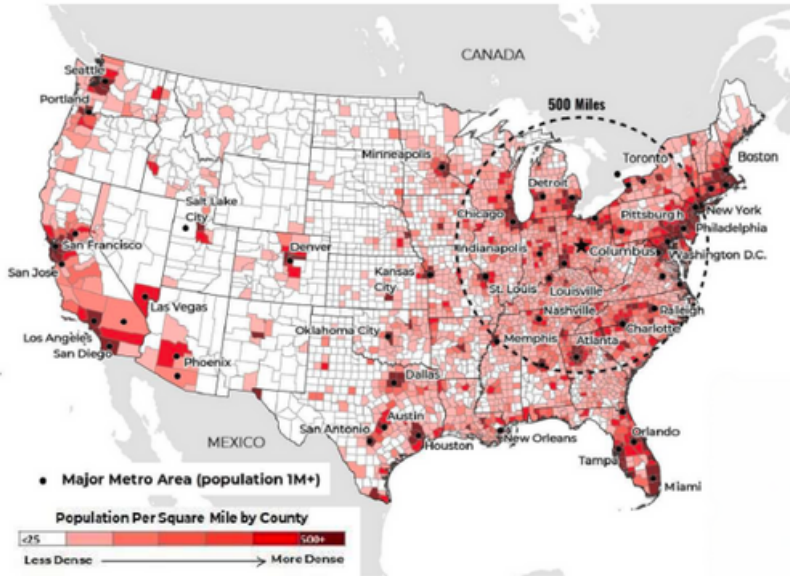


LAND ASSEMBLAGE - JUG & CLOVER VALLEY

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Epicenter of U.S. Population and Industry

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro. Within a day's drive, you can reach 45 percent of the country's population and manufacturing base.



METRO	10-HOUR DRIVE POPULATION	% OF U.S. POPULATION
Columbus	149,939,360	45%
Indianapolis	128,480,626	38%
Detroit	110,741,409	33%
Atlanta	98,816,246	30%
New York	92,174,742	28%
Minneapolis	48,263,719	14%
Phoenix	39,678,331	12%
Salt Lake City	25,787,578	8%

Source: ESRI Business Analyst, 2021, 10-hour drivetime from city center; Logistics Management, 12/1/14, "Sweating the details at lululemon's Ohio DC."

Your paragraph text

Access by Air:

The Columbus Region has two international airports: John Glenn Columbus International Airport (CMH) and Rickenbacker International Airport (LCK). Rickenbacker International Airport is one of the nation's only cargo-focused airports, with onsite warehouses and distribution spaces and no nighttime noise restrictions.

National Rail Hub:

Norfolk Southern and CSX, two of the nation's largest rail providers, provide coast-to-coast rail service for double-stacked freight trains via the Heartland and Gateway corridors. Four intermodal terminals handle 800,000 container lifts annually as they make their way to world markets and seaports.

Foreign-Trade Zone 138

Ranked a top 10 FTZ in the nation for warehousing and distribution for the past eight years in a row, FTZ 138 encompasses the entire Columbus Region. Because FTZ 138 is legally outside customs territory, goods can enter the Region without formal customs entry.

Ohio State Freight Plan:

Transport Ohio - July 5, 2022 -

https://www.transportation.ohio.gov/static/Programs/TransportOhio/TransportOhio_StatewideFreightPlan.pdf

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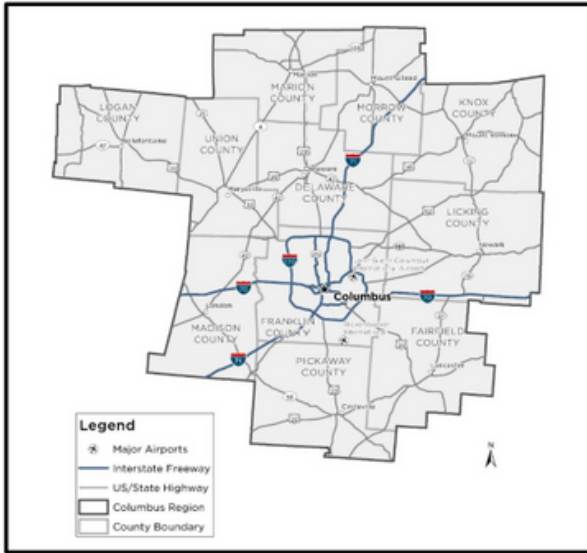
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Columbus Regional Workforce



The Columbus Region (Region), consisting of the 11 counties of Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway, and Union, is a metropolitan area located in central Ohio. The City of Columbus, centrally located in the Region, is the state capital and largest city in Ohio, and the 14th largest city in the U.S. The regional economy is diverse and growing as a center for innovation.

Over the last decade, the Region has experienced strong, consistent growth supported by a shared commitment to region-wide prosperity. One Columbus, the region's economic development organization, and JobsOhio have led these successes for over a decade. The MidOhio Regional Planning Commission (MORPC) is the Region's regional council for more than 70 members comprised of counties, cities, villages, townships, and regional organizations. Working with One Columbus, the region's economic development leader, and more than 30 other regional partners, MORPC has updated the Columbus Region Comprehensive Economic Development Strategy (CEDS) to support the region's commitment to sustained prosperity.

Source: Columbus Region Comprehensive Economic Development Strategy (CEDS) - Mid-Ohio Regional Planning Commission (MORPC)

The Columbus Region is relatively young compared to U.S. averages, with a share of workingage (18-64) population 1.9% above the U.S. average. This difference is projected to become even greater. While the Region's share of working-age population is projected to decrease by 0.7% by 2050, the national share is projected to decrease by 3.1%. These trends indicate a region facing an aging population, but one with an increasing competitive advantage in population demographics.

FIGURE: Population by Age Projection

Geography	Age Group	2020 % of Total		2050 % of Total		Change 2020-2050
		2020	2020	2050	2050	
Columbus Region	Population Ages under 18	529,601	23.4%	657,082	23.2%	24.1%
Columbus Region	Population Ages 18 - 64	1,425,164	62.8%	1,760,530	62.1%	23.5%
Columbus Region	Population Ages 65 and older	313,229	13.8%	417,688	14.7%	33.3%
TOTAL		2,267,994		2,835,300		25.0%

Geography	Age Group	2020 % of Total		2050 % of Total		Change 2020-2050
		2020	2020	2050	2050	
United States	Population Ages under 18	73,967,000	22.2%	78,225,000	20.1%	5.8%
United States	Population Ages 18 - 64	202,621,000	60.9%	225,023,000	57.9%	11.1%
United States	Population Ages 65 and older	56,052,000	16.9%	85,675,000	22.0%	52.8%
TOTAL		332,640,000		388,923,000		16.9%

Source: United States Census Population Projections

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LAND ASSEMBLAGE - JUG & CLOVER VALLEY

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Columbus Regional Workforce - Education

The Columbus Region is known for its access to high-quality education, which creates a dynamic, versatile workforce for companies to recruit and develop to support their business goals.

22,000

Annual college graduates

18

Technical and Vocational Career Schools

60

Colleges in Columbus Region

Top 10

For Millennial Concentration

Ohio's Investment in Education & Training

\$1.5M

Investment in manufacturing skill programs

\$300M

Investment in Innovation Districts

\$21K+

Engineering & Science graduates per year

Education Supports the Workforce of the Future

With more than 200 college and university campuses in the state, Ohio is focused on education to support the workforce of tomorrow. Ohio is home to some of the top-ranked public and private colleges and universities in the country, including Case Western Reserve University, The Ohio State University, Miami University, University of Dayton, and University of Cincinnati.

- There are 53 Ohio Technical Centers that awarded almost 7,000 credentials, certificates, or degrees for the 2018-2019 school year.
- Ohio has 11 universities or colleges certified by the National Security Agency as Centers of Academic Excellence in Cyber Defense and two schools certified in Cyber Operations.
- Four Ohio universities (Ohio State University, Case Western Reserve University, University of Akron, and the University of Cincinnati) are among the top 100 in the world for patents issued in the United States to protect new inventions.
- Learn more at jobsohio.com/why-ohio

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