



Land For Sale, Minutes from Intel

2967 MINK STREET, JOHNSTOWN, OH
JERSEY TOWNSHIP

Land Available

4.89 Acres

Asking Price

\$1,100,000
(\$225,000/Acre)

Parcel

037-112026-00

Property Highlights

- Only a half mile to the new Intel Semiconductor Fabrication site and next to the New Albany Tech Park
- The property includes a 2,600 SF (4 bed/2 bath) single family residence, 1,920 SF pole barn and detached garage, built in 2003
- Sits within the New Albany TMD zoning area
- Electric is on site with utilities at street, the property is currently on a well/septic system
- Located in Jersey Township within Licking County, in the Johnstown Monroe Local School District

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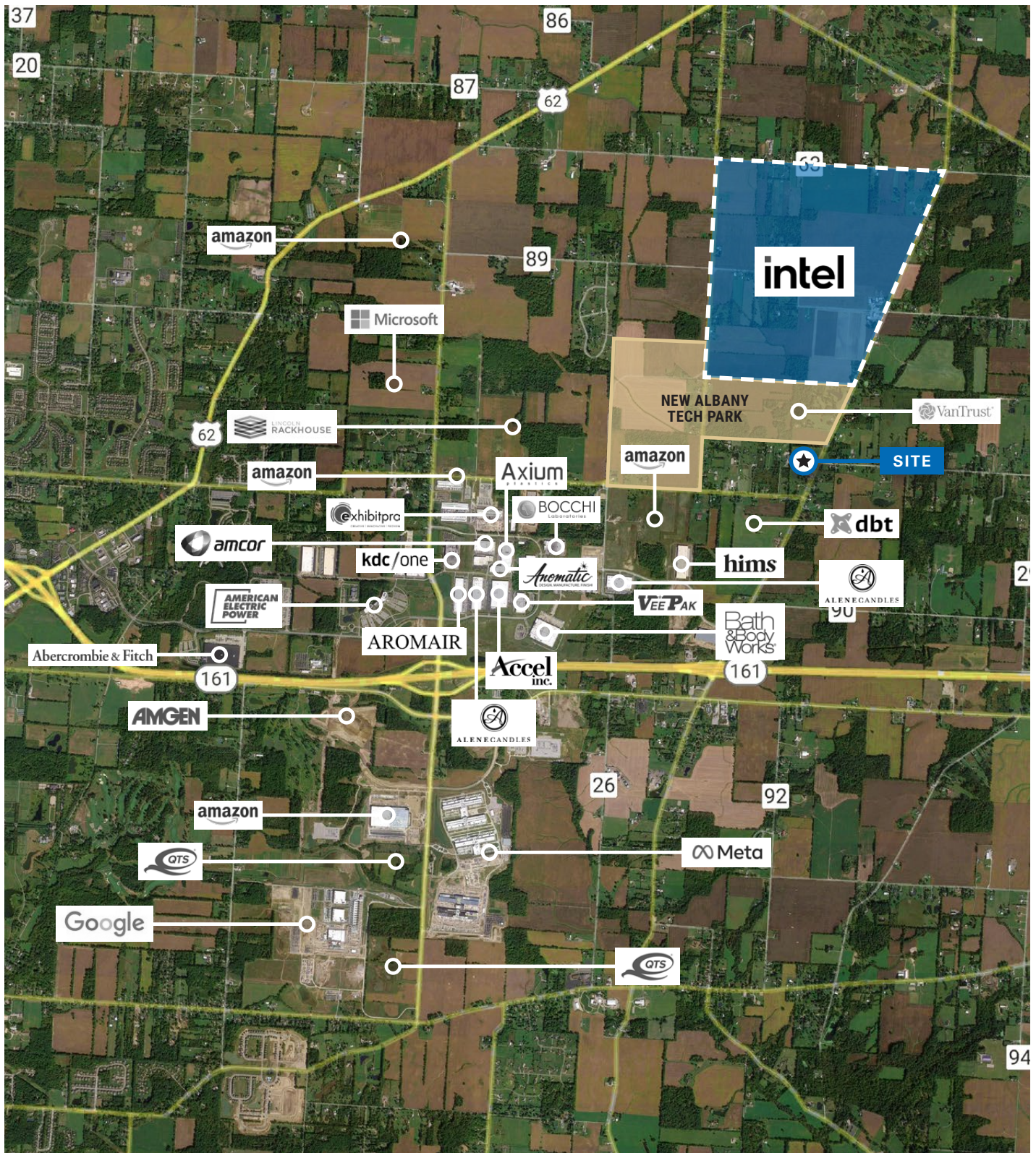
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NEWMARK

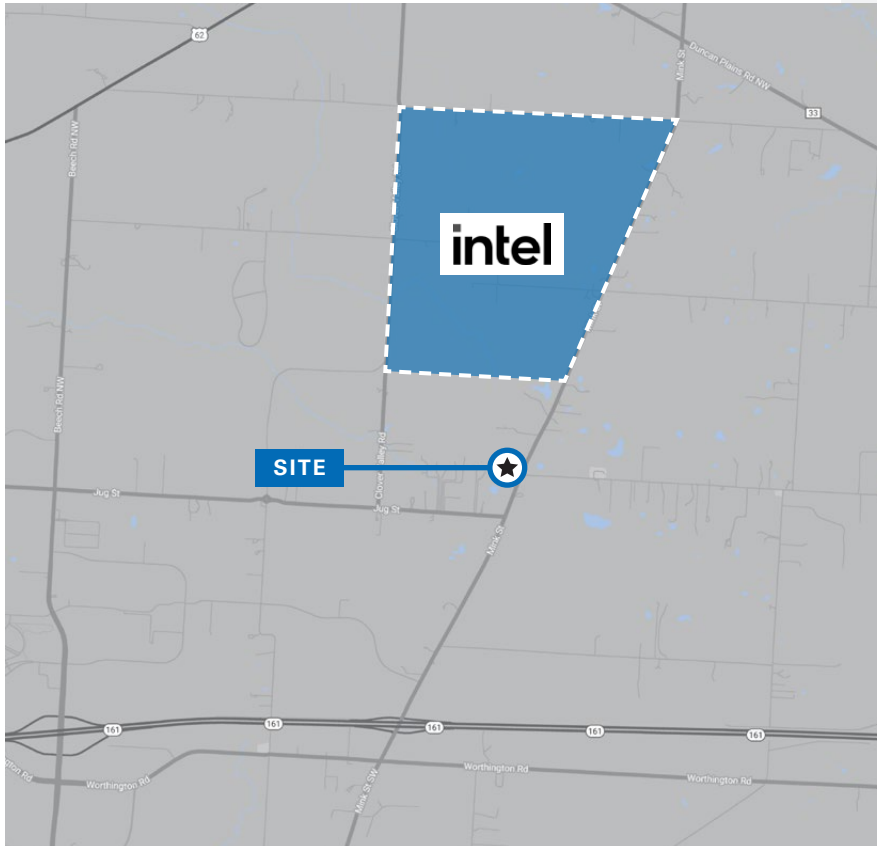
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2967 MINK STREET



NEWMARK

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Proximity to Intel

Intel is currently under construction of two new leading-edge chip factories in Licking County, Ohio, an announced initial investment of more than \$20 billion. The investment will help boost production to meet the surging demand for advanced semiconductors, powering a new generation of innovative products from Intel and serving the needs of foundry customers as part of Intel's IDM 2.0 strategy.

As the largest single private-sector investment in Ohio history, the initial phase of the project is expected to create 3,000 Intel jobs, 7,000 construction jobs over the course of the build and support tens of thousands of additional local long-term jobs across a broad ecosystem of suppliers and partners.

Transportation Improvements

Local transportation improvements will be necessary to support the expansion of New Albany's International Business Park. The State of Ohio has set aside \$90 million for transportation investments in the area surrounding Intel's future campus, known as the Silicon Heartland.

Included in these improvement is the widening of Mink Street from two lanes to five lanes. This widening project will also include utility enhancements at the street with upgraded capacity.



Zoning

Section 14.06.C.2 Subarea B – Mink Street – Mixed Use (MU) – Large Scale (MMUL)

The purpose of the MMUL subarea is to provide a variety of mixed uses on larger tracts of land and may include residential, commercial, and offices as standalone uses or as part of a mixed-use building. This subarea is further characterized by interconnected streets, sidewalks, and open spaces.

USE	PERMITTED
Accessory Dwelling Unit	Yes
Accessory Structures	Yes
Advanced Manufacturing	No
Animal Service Facilities	Yes
Assisted Living	Yes
Automobile Repair	No
Bank, with Automobile Oriented Uses	Yes
Bank, without Automobile Oriented Uses	Yes
Business, Retail Medium	Yes
Business, Retail Small	Yes
Commercial Residential	Yes
Commercial Recreation Facilities, Large	Yes
Commercial Recreation Facilities, Outdoor	Yes
Commercial Recreation Facilities, Small	Yes
Communication Facilities and Utility Sub Station	Yes
Contractor Office	Yes
Data Processing Center	Yes
Day Care Centers	Yes
Equipment Repair, Large	No
Equipment Repair, Small	No
Flex-Office- Retail	Yes
Flex-Office-Warehouse	Yes
Food Truck/Trailer	Yes
Health Care Facilities	Yes
Heavy Manufacturing	No
Home Occupations, Minor	Yes
Hotels/Motels	Yes
Institutional- Art Galleries, Libraries, and Other Similar Uses	Yes

USE	PERMITTED
Landscape and Hardscape Businesses	No
Logistics	Yes
Lumberyard	No
Machine Shop	No
Maker Space, Large	No
Maker Space, Small	Yes
Small Manufacturing	No
Mixed Use Building	Yes
Nursery School	Yes
Nursing Home	Yes
Offices, Large Administration, Business Medical or Professional	Yes
Offices, Small administration, Business Medical or Professional	Yes
Outdoor Service Facilities	Yes
Park, Community or Regional	No
Park, Neighborhood	Yes
Personal Services	Yes
Places of Assembly, Large	No
Places of Assembly, Small	Yes
Research and Development	Yes
Restaurants with Auto Oriented Uses	Yes
Restaurants without Auto Oriented Uses	Yes
School, High or Technical	Yes
School, Post Secondary	Yes
School, Primary, Intermediate, or Middle	Yes
Solar Energy Systems, Ground Mounted, Small	Yes
Solar Energy Systems, Roof Mounted	Yes
Temporary Structure, Construction Trailer Office	Yes
Wind Energy Conversion Systems	Yes