

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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HORSE FARM



Appraisal Brokerage Consulting Development

HORSE FARM PROPERTY FOR SALE

9317 Johnstown-Alexandria Rd, Johnstown, OH 43031

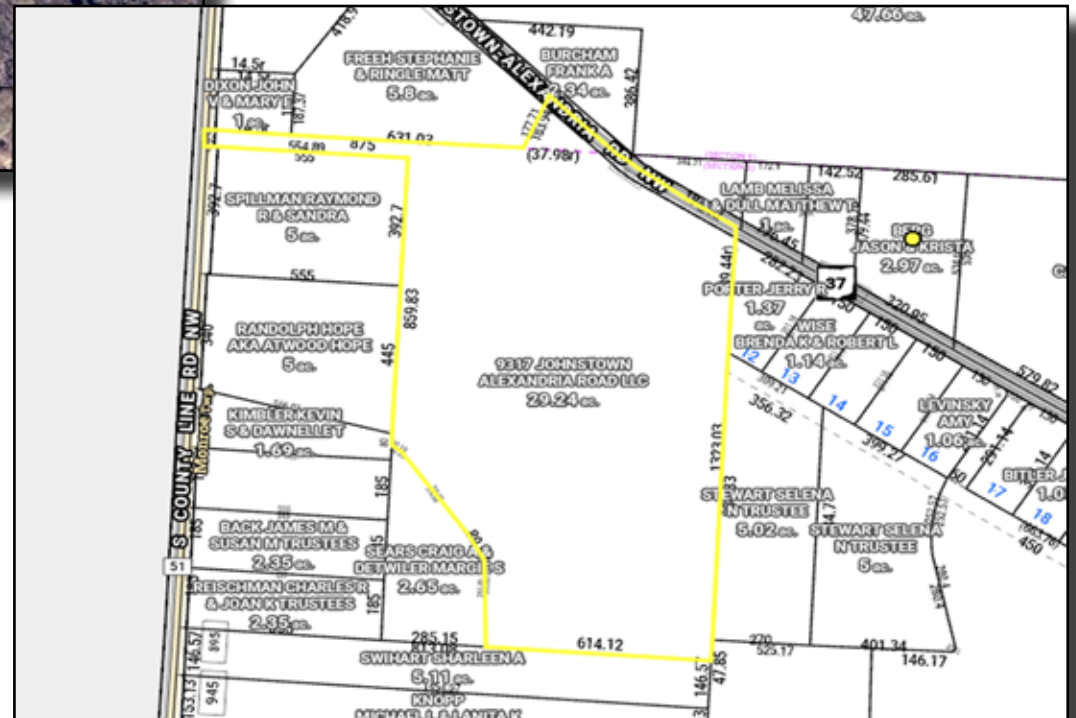
JOHNSTOWN HORSE FARM PROPERTY!

Horse Farm Property on 29.24 +/- acres. Approximately 4 +/- acres along the frontage of Johnstown-Alexandria Rd are zoned commercial, with gas in place. The property is currently on well and septic. DelCo water and sewer are expected to be available soon. The remaining 26 +/- acres are enrolled in CAUV. Two-story single-family farmhouse and several outbuildings on the property including Indoor Arena 70x160x16 w/26x160 Lean with Fiber Footing, 10 Stalls with Rubber Mats, Wash Bay, Tack & Feed, Barn with 2BR/3BA Lounge/Studio, & Run-in shed, 22x31 Metal Storage Building, Pole Barn/Maintenance Shop so much more! 4-Board Fence, 6-60x100 Grass Paddocks, 2-40x50 All Weather Paddocks, 2-Large Grass Paddocks, ½ mile Riding Track, 100x200 Outdoor Arena Footing, 100x200 Grass Riding Field. This is a unique property close to New Albany, Westerville, & Polaris. Has been an income producing horse facility in the past. Cell Tower lease on site is negotiable. Please do not disturb the tenant.

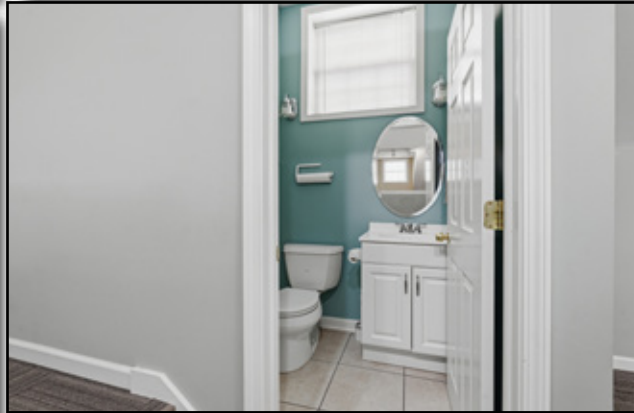


Property Highlights

Address:	9317 Johnstown-Alexandria Rd Johnstown, Ohio 43031
County:	Licking
Township:	Monroe
PID:	052-172962-00.000
Location:	South of Johnstown-Alexandria Rd between S County Line Rd and Clover Valley Rd
Acreage:	29.24 +/- ac
List Price:	\$3,500,000
Taxes 2025:	\$8,351
<u>Zoning:</u>	
4 +/- ac:	B1 - Local Business District
26 +/- ac:	CAUV - Current Agricultural Use Valuation
	Click here to view zoning regulations



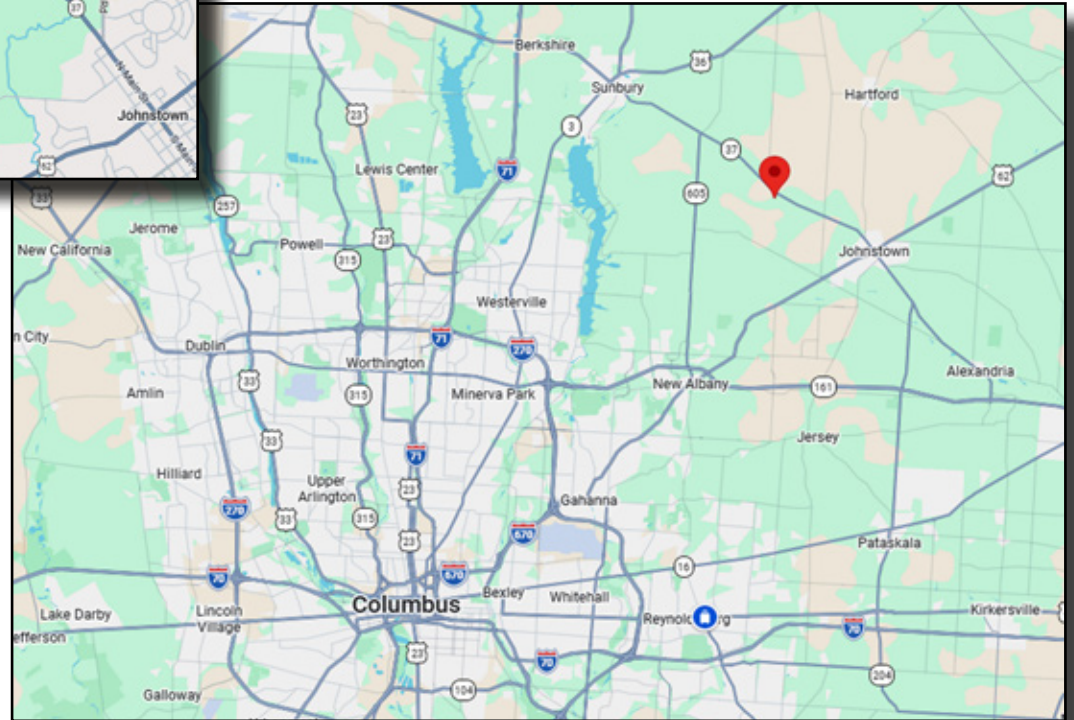


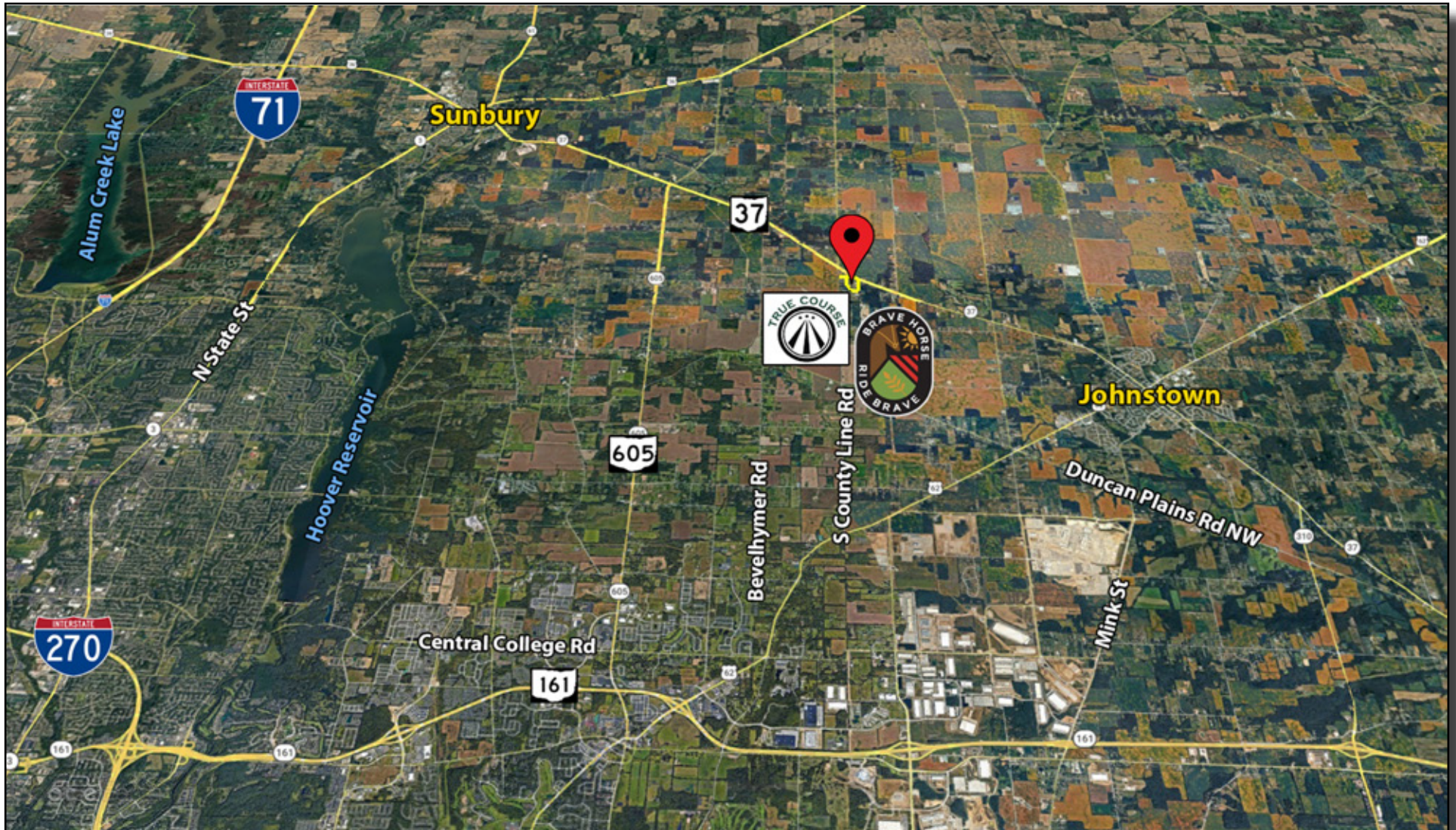










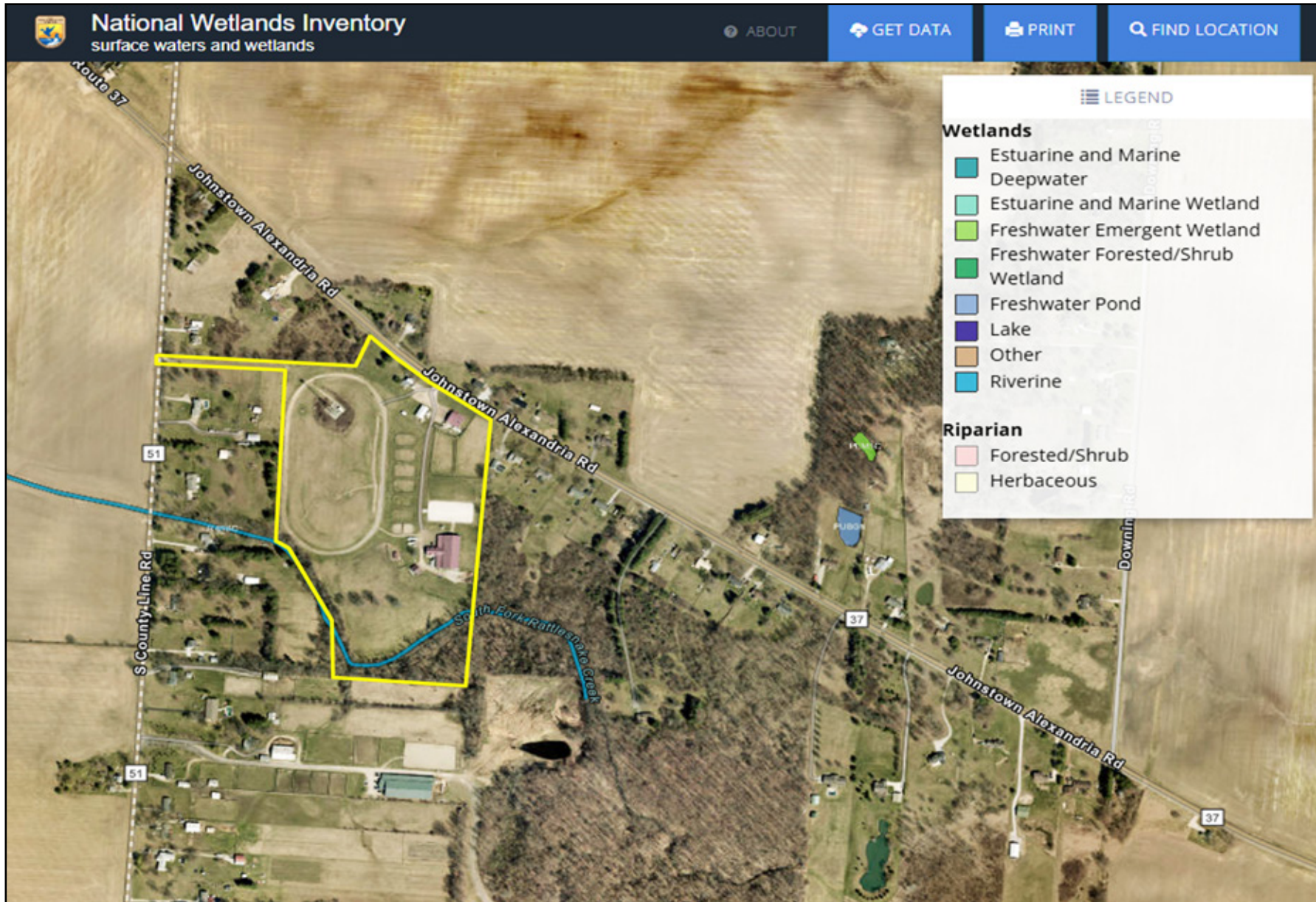


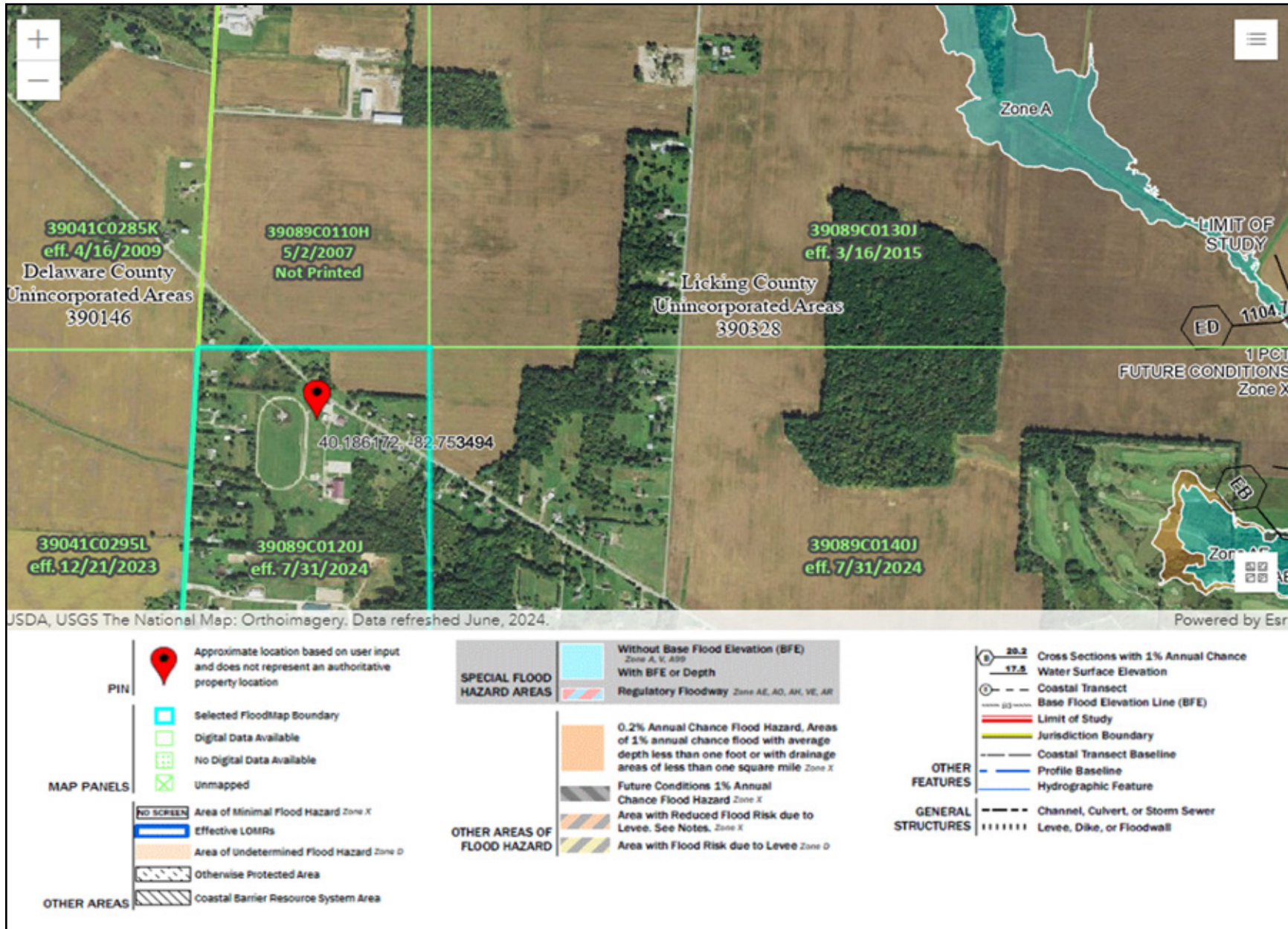
Great Location!

Easy access to major roads
Minutes to Downtown Johnstown
35 minutes to Downtown Columbus



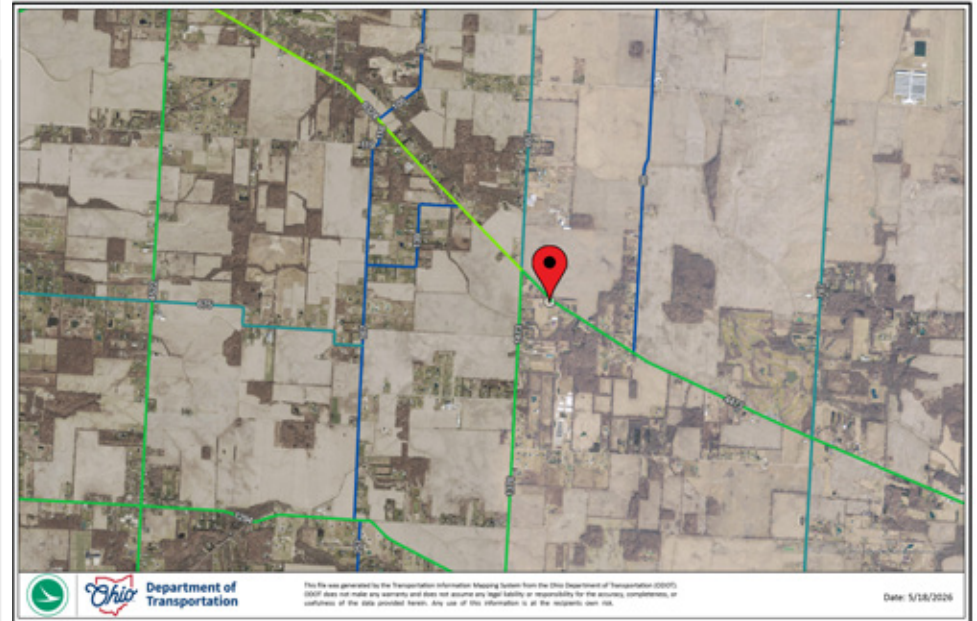
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Demographic Summary Report

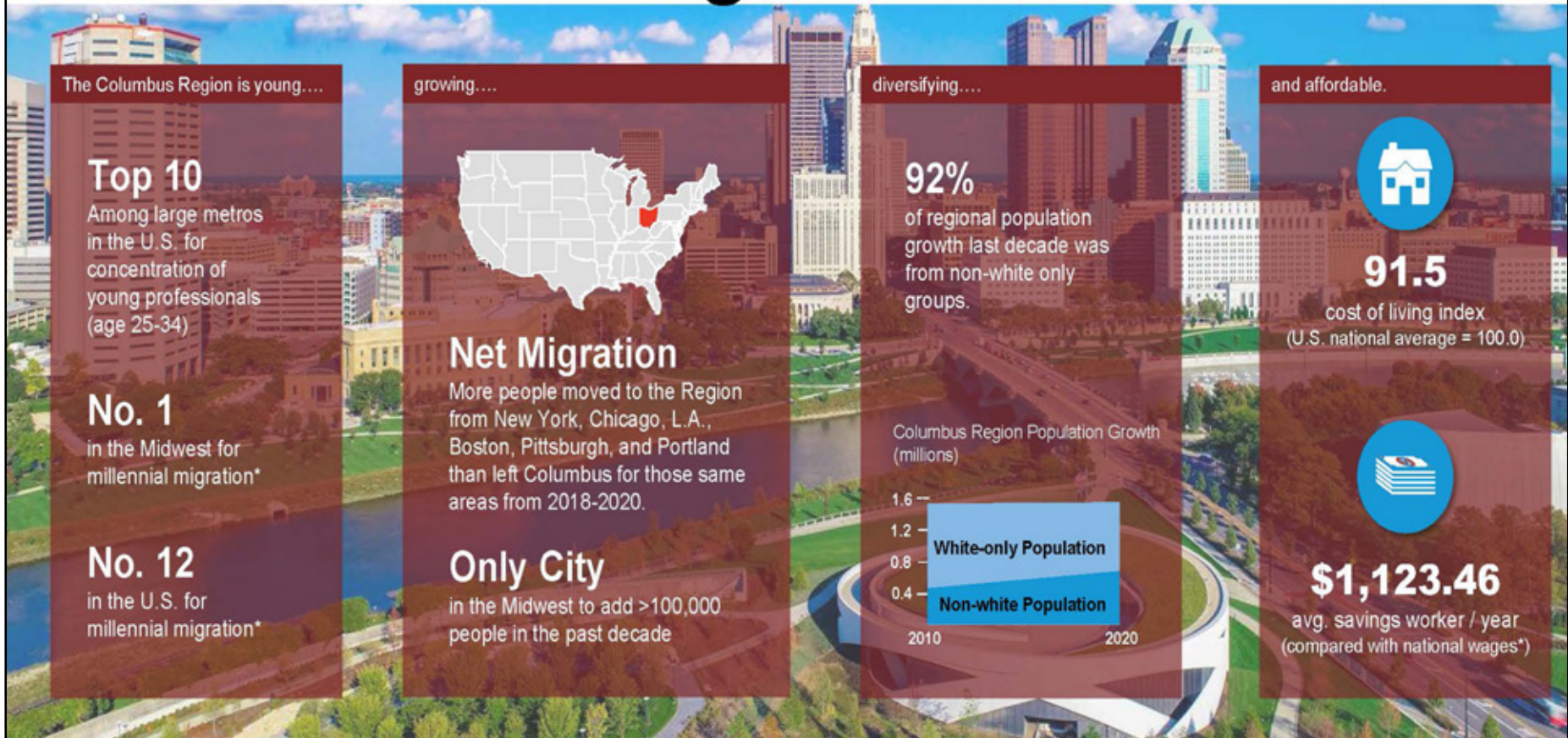
8644 Johnstown Alexandria Rd, Johnstown, OH 43031				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	190	7,538	13,850	
2025 Estimate	185	7,309	13,344	
2020 Census	178	6,962	12,706	
Growth 2025 - 2030	2.70%	3.13%	3.79%	
Growth 2020 - 2025	3.93%	4.98%	5.02%	
2025 Population by Hispanic Origin				
2025 Population	185	7,309	13,344	
White	167 90.27%	6,573 89.93%	11,982 89.79%	
Black	1 0.54%	43 0.59%	98 0.73%	
Am. Indian & Alaskan	0 0.00%	3 0.04%	5 0.04%	
Asian	3 1.62%	91 1.25%	177 1.33%	
Hawaiian & Pacific Island	0 0.00%	5 0.07%	7 0.05%	
Other	14 7.57%	594 8.13%	1,075 8.06%	
U.S. Armed Forces	0	0	6	
Households				
2030 Projection	70	2,976	5,308	
2025 Estimate	68	2,886	5,116	
2020 Census	66	2,760	4,880	
Growth 2025 - 2030	2.94%	3.12%	3.75%	
Growth 2020 - 2025	3.03%	4.57%	4.84%	
Owner Occupied	54 79.41%	2,008 69.58%	3,915 76.52%	
Renter Occupied	13 19.12%	879 30.46%	1,200 23.46%	
2025 Households by HH Income				
Income: <\$25,000	7 10.45%	303 10.50%	460 8.99%	
Income: \$25,000 - \$50,000	4 5.97%	322 11.16%	515 10.07%	
Income: \$50,000 - \$75,000	12 17.91%	519 17.98%	929 18.16%	
Income: \$75,000 - \$100,000	11 16.42%	371 12.86%	583 11.40%	
Income: \$100,000 - \$125,000	12 17.91%	533 18.47%	761 14.88%	
Income: \$125,000 - \$150,000	7 10.45%	253 8.77%	478 9.35%	
Income: \$150,000 - \$200,000	7 10.45%	256 8.87%	636 12.43%	
Income: \$200,000+	7 10.45%	329 11.40%	753 14.72%	
2025 Avg Household Income	\$114,925	\$111,637	\$123,304	
2025 Med Household Income	\$98,863	\$95,147	\$102,316	



Traffic Count Report

8644 Johnstown Alexandria Rd, Johnstown, OH 43031							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Clover Valley Rd	Johnstown-Alexandria Rd	0.33 S	2025	775	MPSI	.32	
2 Clover Valley Rd	Blamer Rd	0.31 N	2025	775	MPSI	.70	
3 Clover Valley Rd	Blamer Rd	0.31 N	2024	775	MPSI	.70	
4 Johnstown-Alexandria Rd	Downing Rd	0.13 NW	2024	4,434	MPSI	.95	
5 Johnstown-Alexandria Rd	Downing Rd	0.13 NW	2025	4,410	MPSI	.95	
6 Green Mill Rd	Johnstown-Alexandria Rd	0.21 N	2025	106	MPSI	.96	
7 Green Mill Rd	Johnstown-Alexandria Rd	0.21 N	2024	106	MPSI	.96	

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs.

All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.