



Offering Memorandum



374 Acres at Eden Park

SUNBURY, OH 43074

PRESENTED BY:

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PROPERTY SUMMARY

2607 BLAYNEY ROAD

SUNBURY, OH 43074

OFFERING SUMMARY

COUNTY:	Delaware
SIZE:	374 Acres
PRICE / ACRE:	Site Dependent
ACCESS:	State Route 61, Blayney Road, Carter's Corner Road
JURISDICTION:	Berkshire / Kingston Township
UTILITIES:	Available on-site or through Annexation
PIDS:	41711001076000, 41711001080000, 41711001081001, 51740002025000, 51740002026000



EXECUTIVE SUMMARY

- A rare opportunity to amass 374 acres of developable land in one of Ohio's fastest growing counties.
- Once a renowned equestrian complex, this site benefits from 3 various frontages and access points, including State Route 61.
- The site has access to major utilities such as water, gas, and electric, with public sewer capacity scheduled to extend to the site in the near future.
- Site is positioned for a variety of uses including data center, flex-office / warehouse, residential, and has the size needed for large-scale master planned developments.
- A unique assemblage opportunity in one of the Midwest's fastest growing markets.

AREA HIGHLIGHTS

**2nd Fastest Growing City in Ohio
(26.7% Growth)**

**3,600 New Residences Planned For
Area**

**Average Property Sales Price up
~26% YoY**

**Large Anchor & Employment
Drivers including AWS
(\$2 Billion Data Center Campus)**



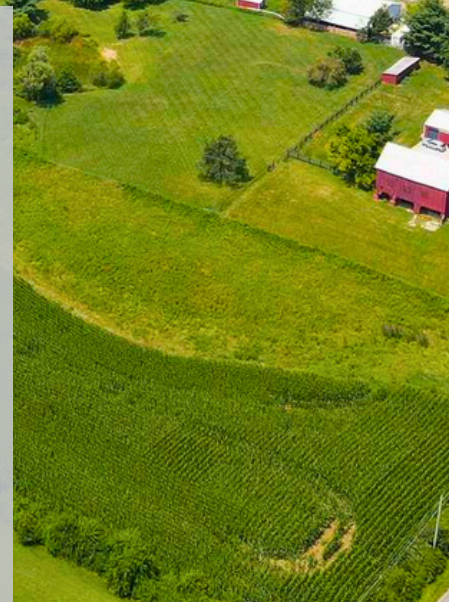
**Fastest Growing
Area in the Midwest**



**State Route and
Nearby Freeway
Access**



**High Power
Transmission Nearby**



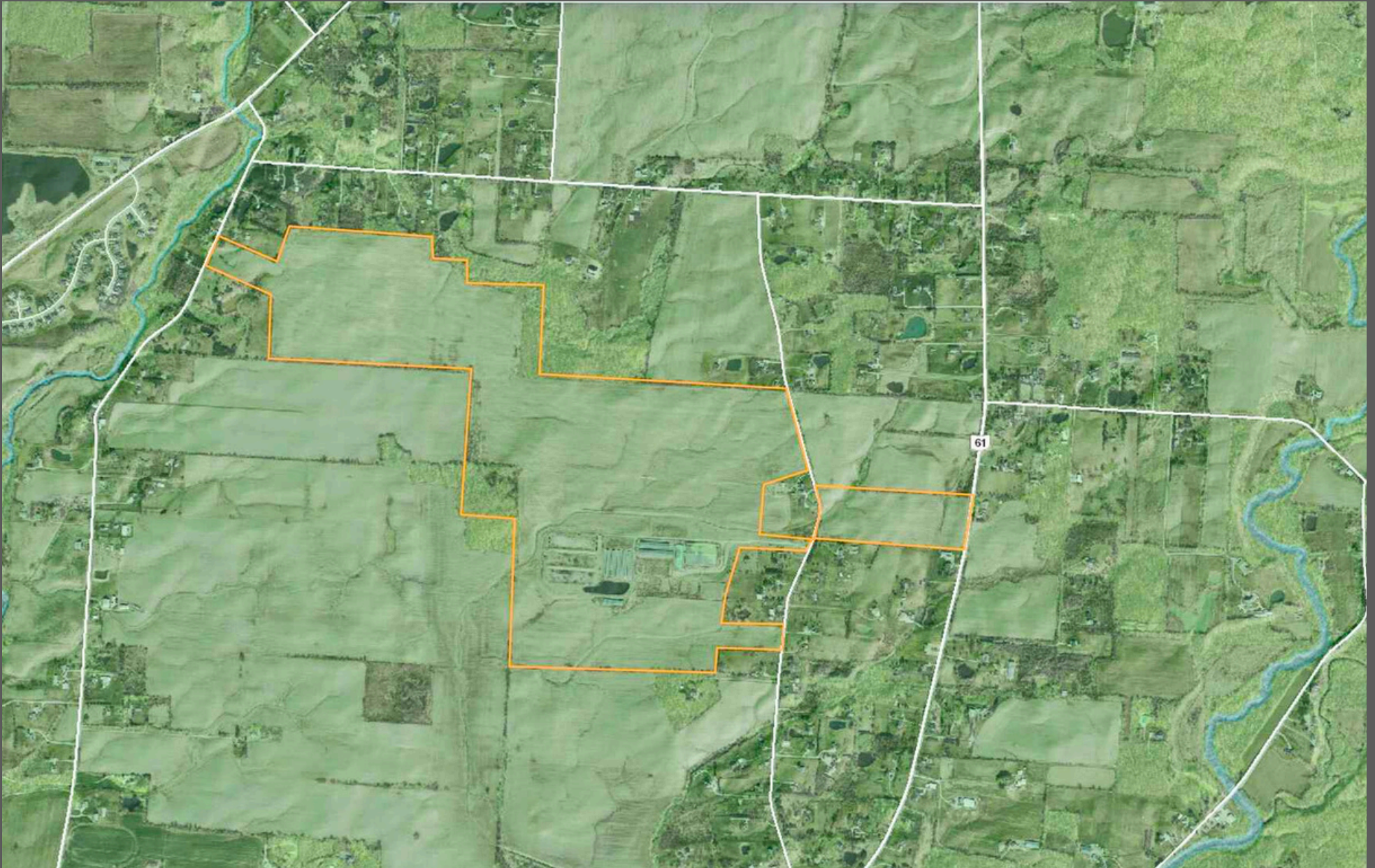
SITE CONTEXT



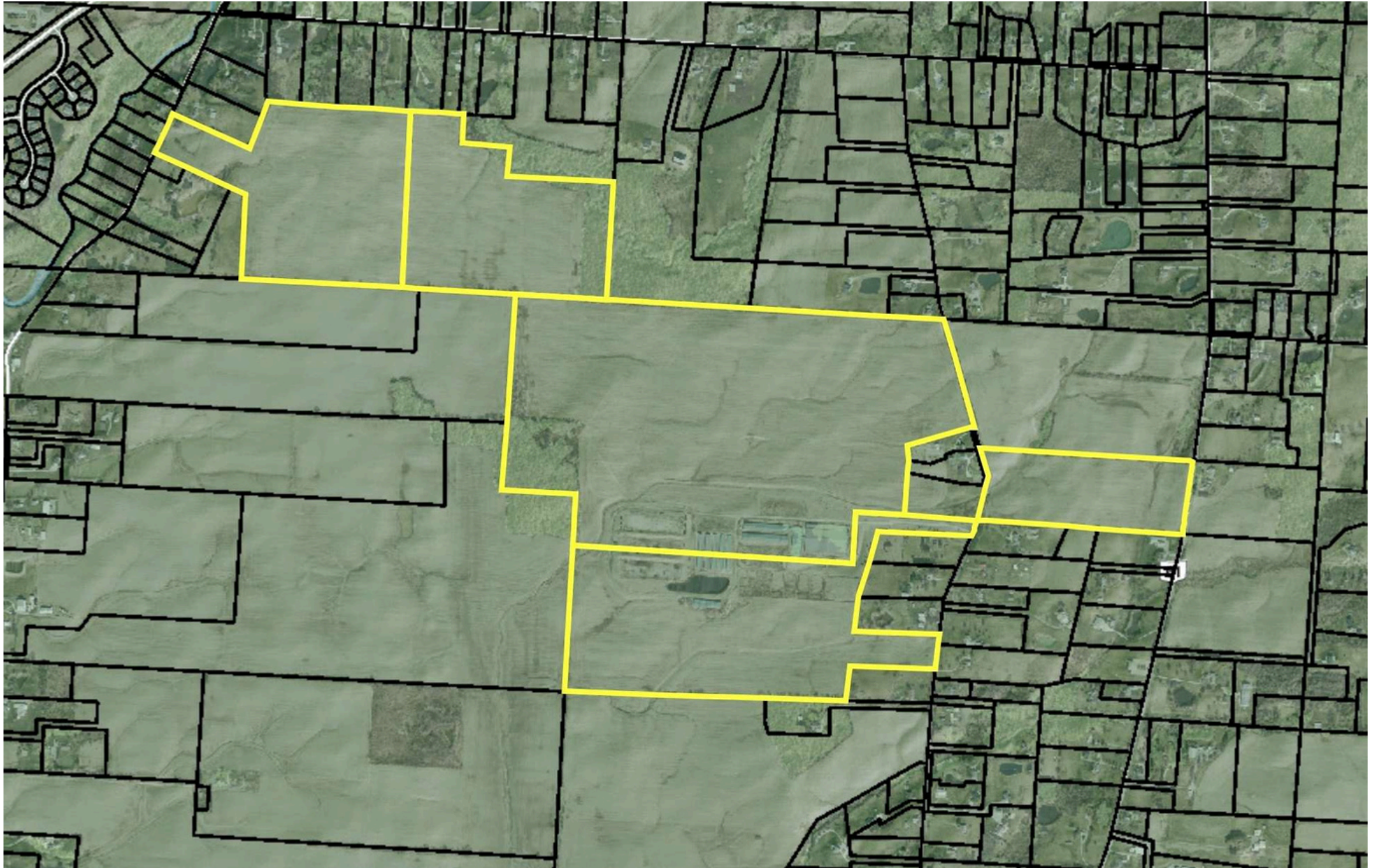
PROPERTY AERIAL



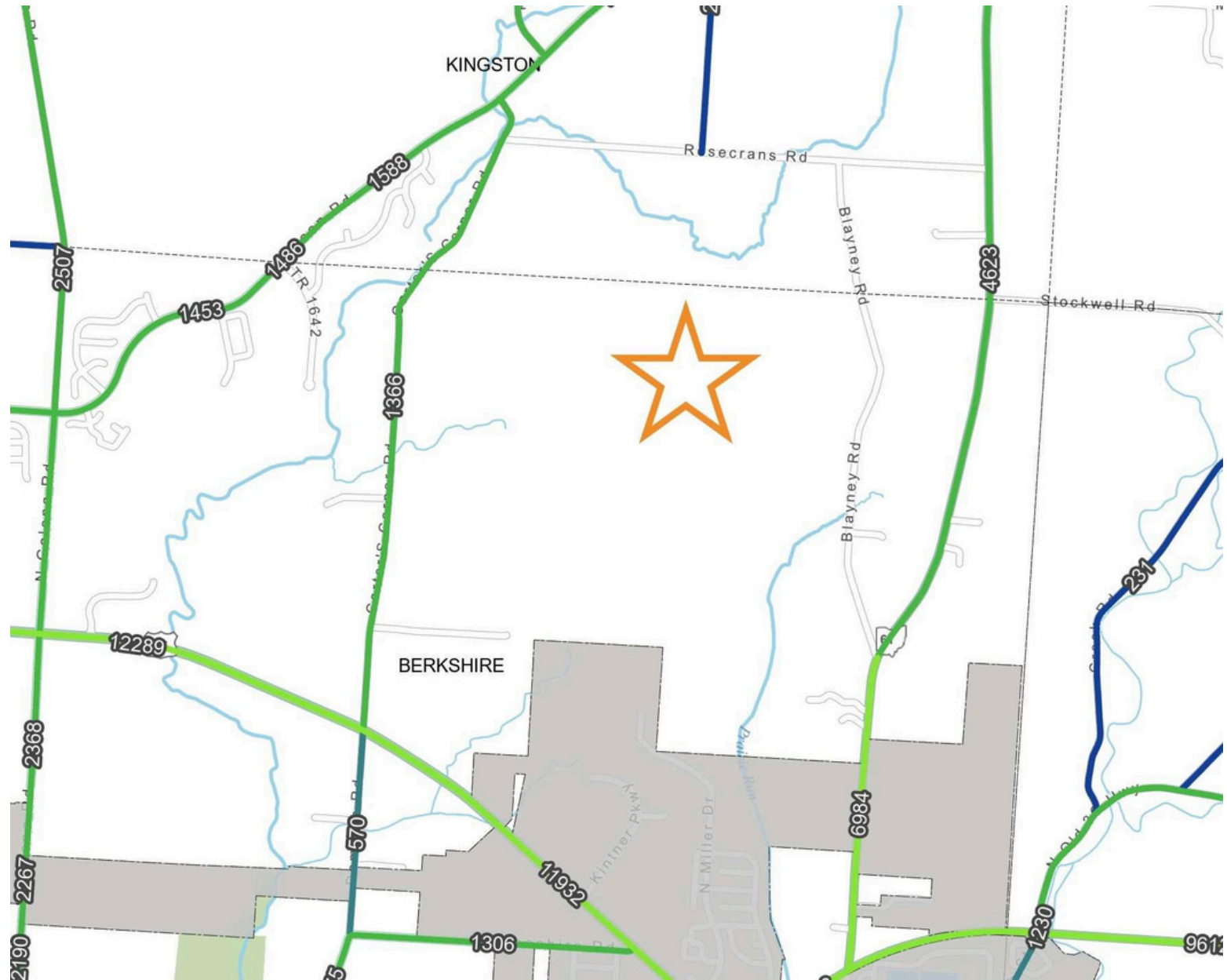
ASSEMBLAGE AERIAL



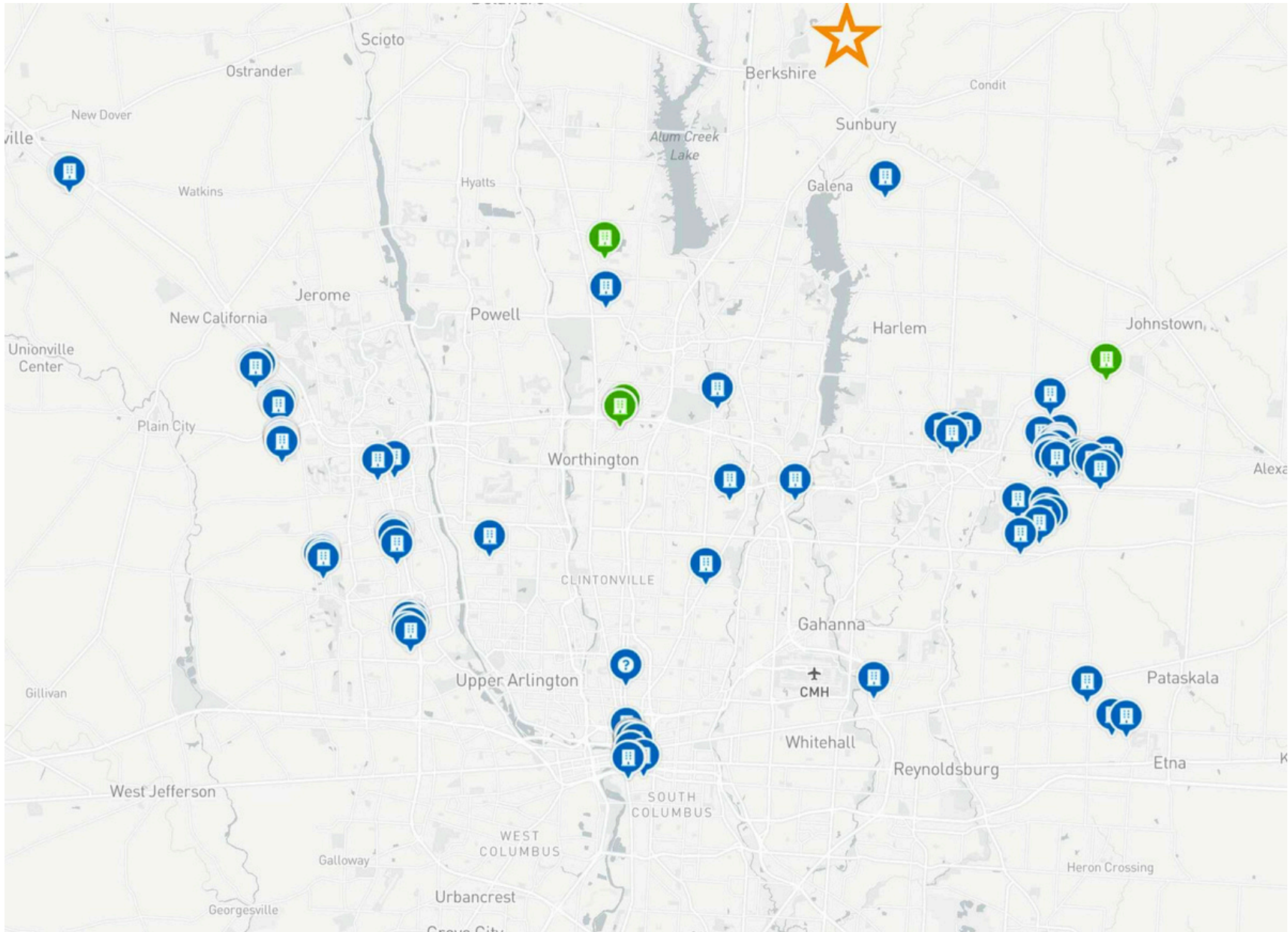
PARCEL MAP



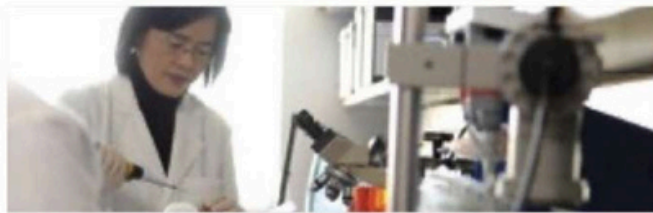
TRAFFIC COUNTS



CENTRAL OHIO DATACENTER MAP



WHY COLUMBUS AND DELAWARE COUNTY?



#1 **THROUGHOUT THE MIDWEST**
Job Growth
U.S. Bureau of Labor Statistics



#1 **THROUGHOUT THE MIDWEST**
GDP/GRP
U.S. Bureau of Economic Analysis



#1 **THROUGHOUT THE MIDWEST**
Population Growth
U.S. Census Bureau



#1 **THROUGHOUT THE MIDWEST**
Millennial Migration
Brookings Institution



#1 city for college graduates
SmartAsset



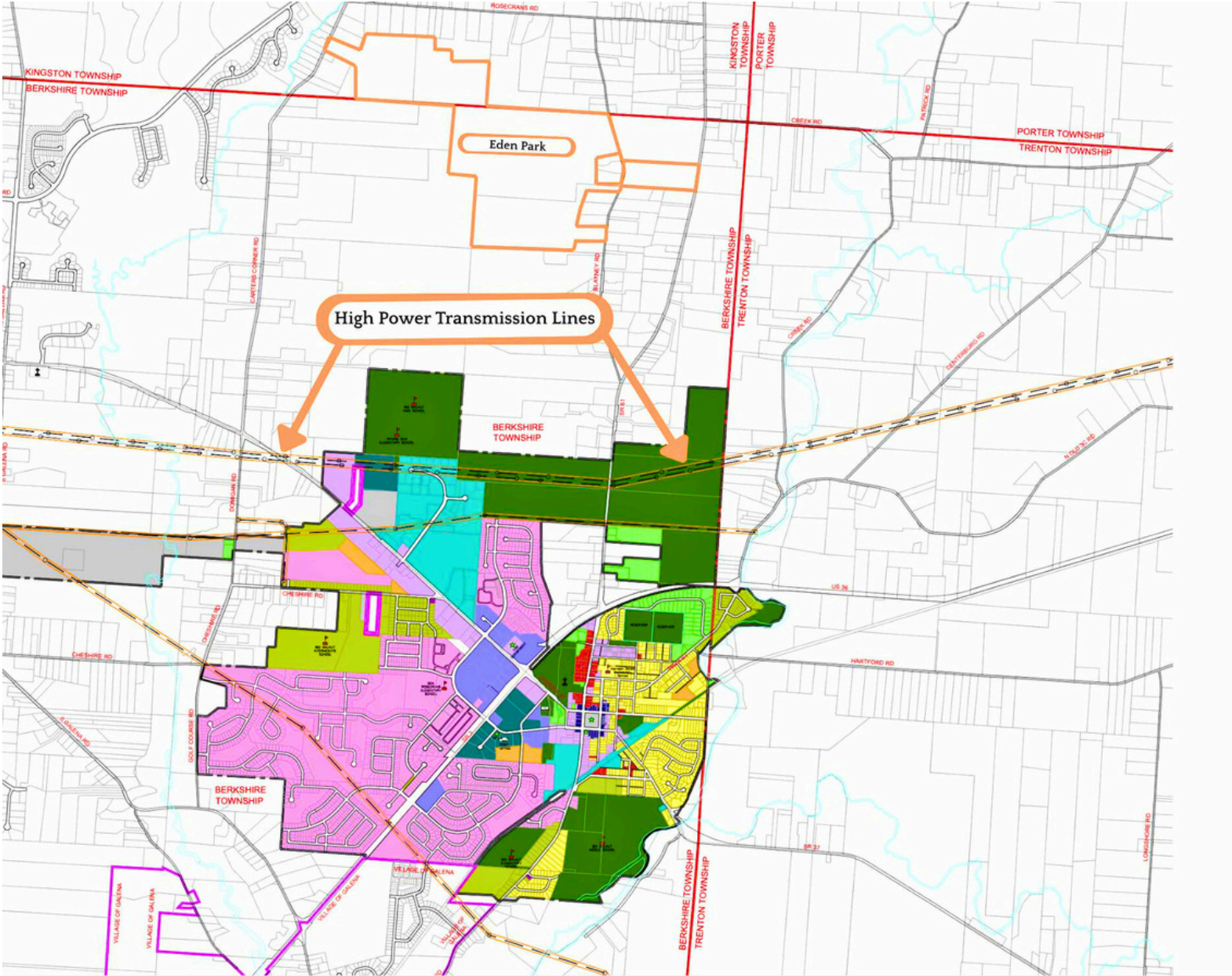
35.9% of the population 25+ holds a bachelor's degree or higher



#12 in the United States and #1 in the Midwest for net migration of ages 25-34

DELCO WATER MAINS





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