

westwood
COMMERCIAL
REAL ESTATE CO.

For Sale

\$1,100,000

94.76 Acres

\$11,608/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



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

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

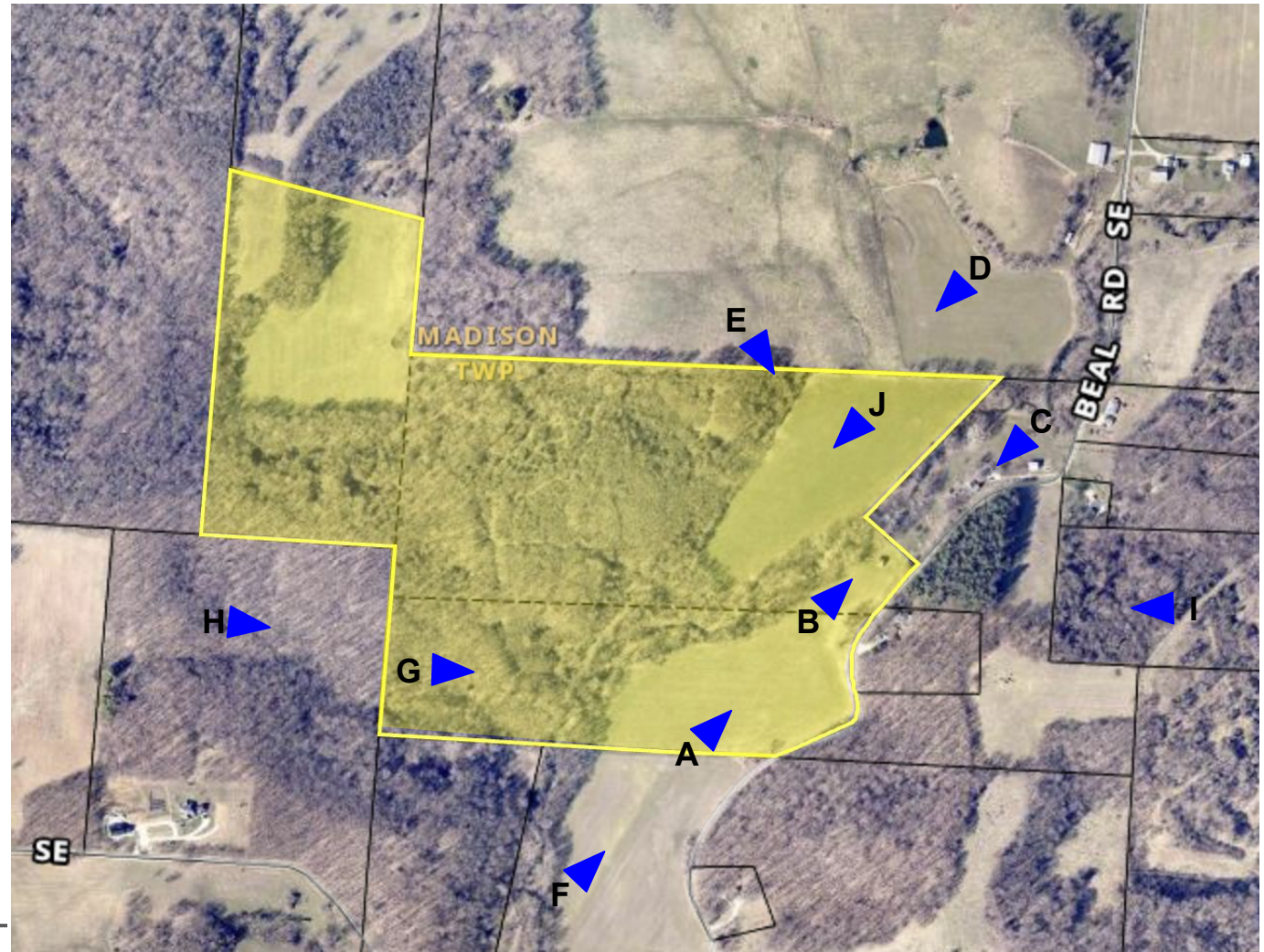


westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

3

See photos on the following pages for corresponding keyed letters.



Site Plan/Photo Key

Not to Scale/For Reference Only



Aerials

Beal Road, SE
Newark, OH 43055



westwood
COMMERCIAL
REAL ESTATE CO.

4



A

Aerials



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

5



B

Aerials



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

6



C

Aerials



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

7



D

Aerials



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

8



E

Aerials

Beal Road, SE
Newark, OH 43055



westwood
COMMERCIAL
REAL ESTATE CO.



Aerials



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

10



G

Aerials



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

11



Aerials



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

12



Aerials



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

13



J

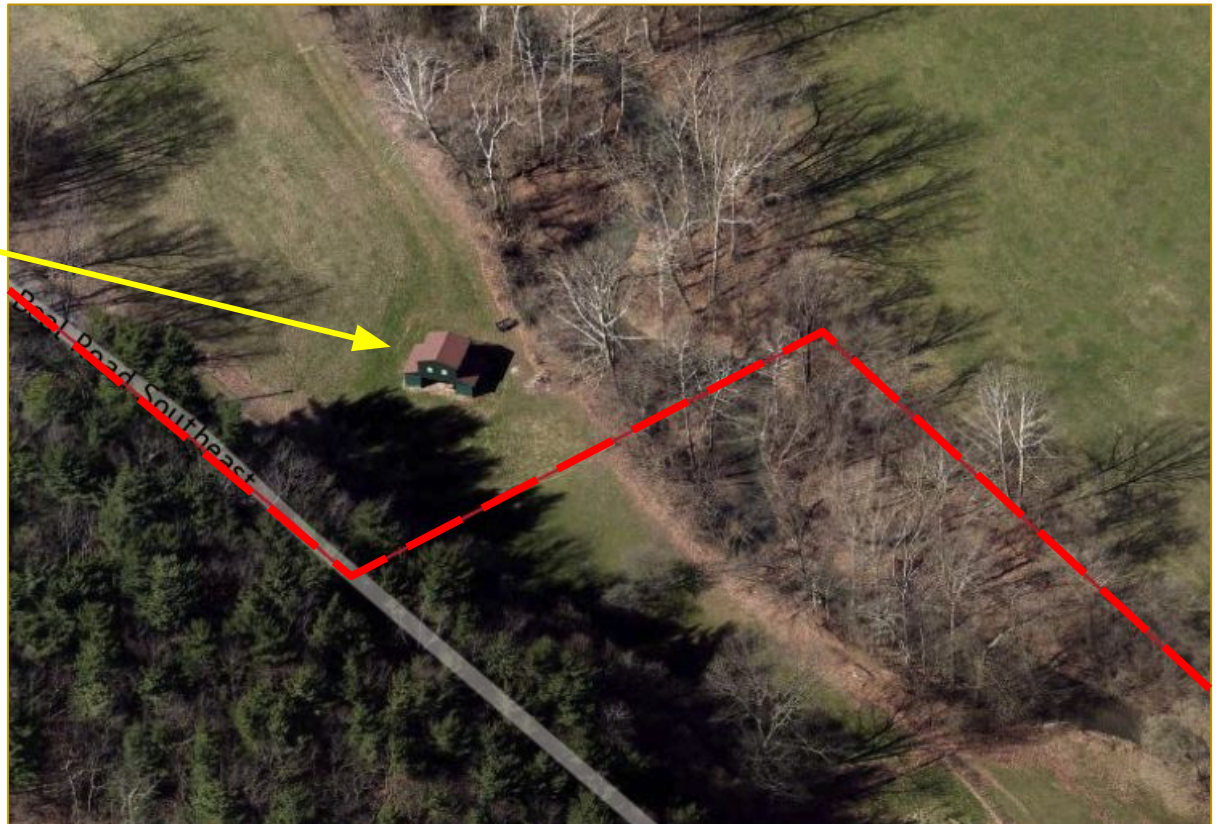
Building Details



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

14



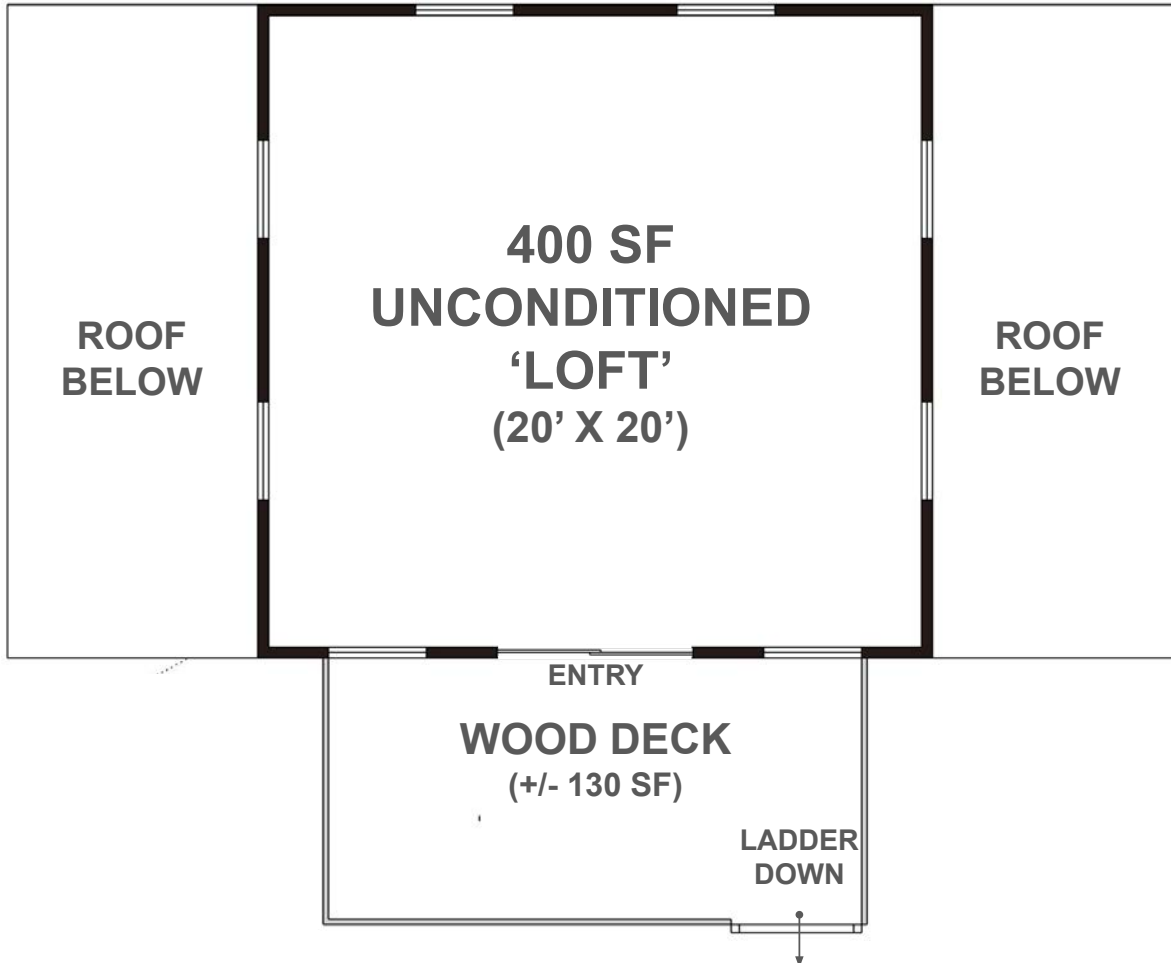
Building Details



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

15



Floor Plan

For Reference Only

STORAGE CONTAINERS



Parcel Map



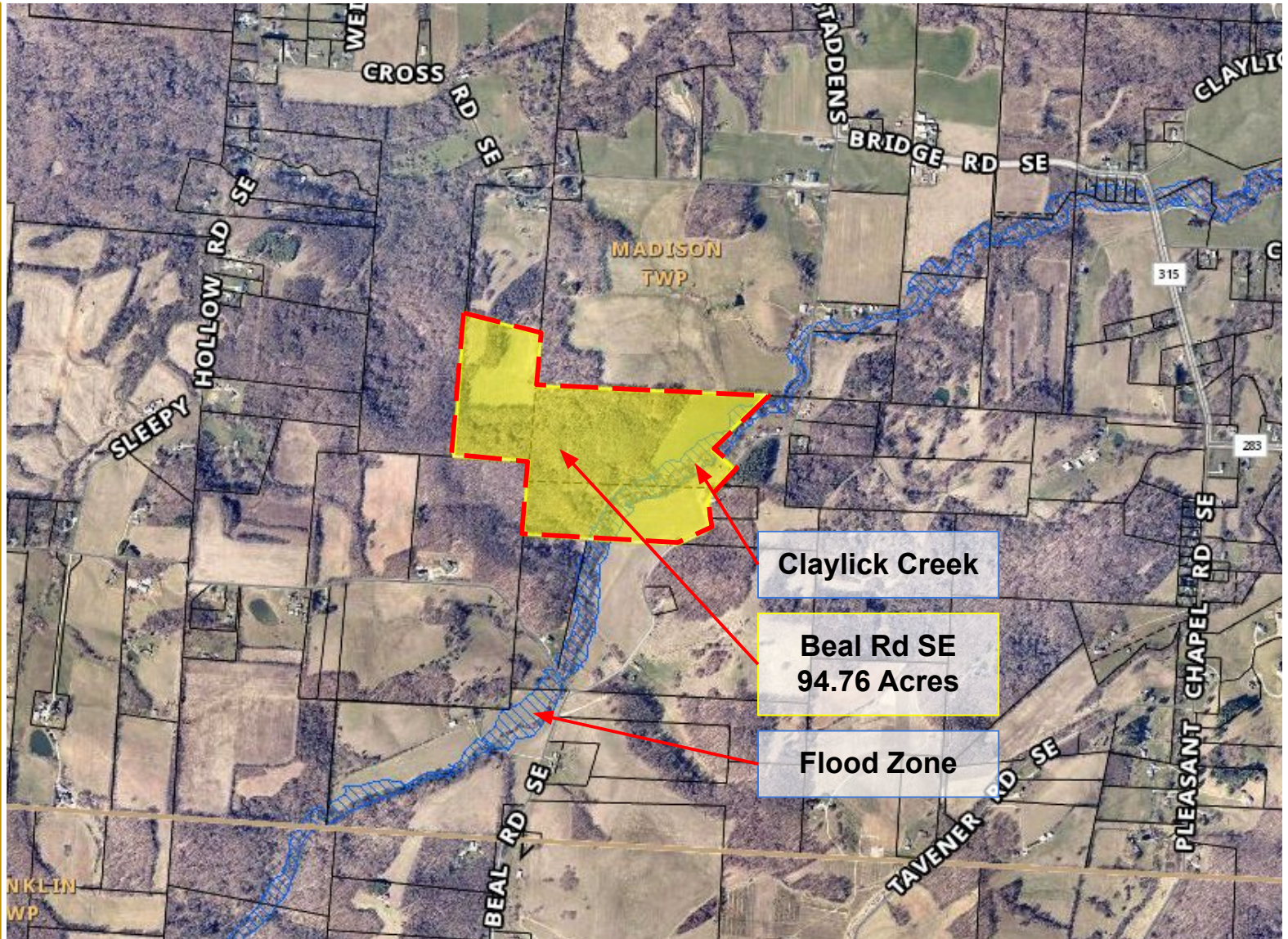
westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

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.



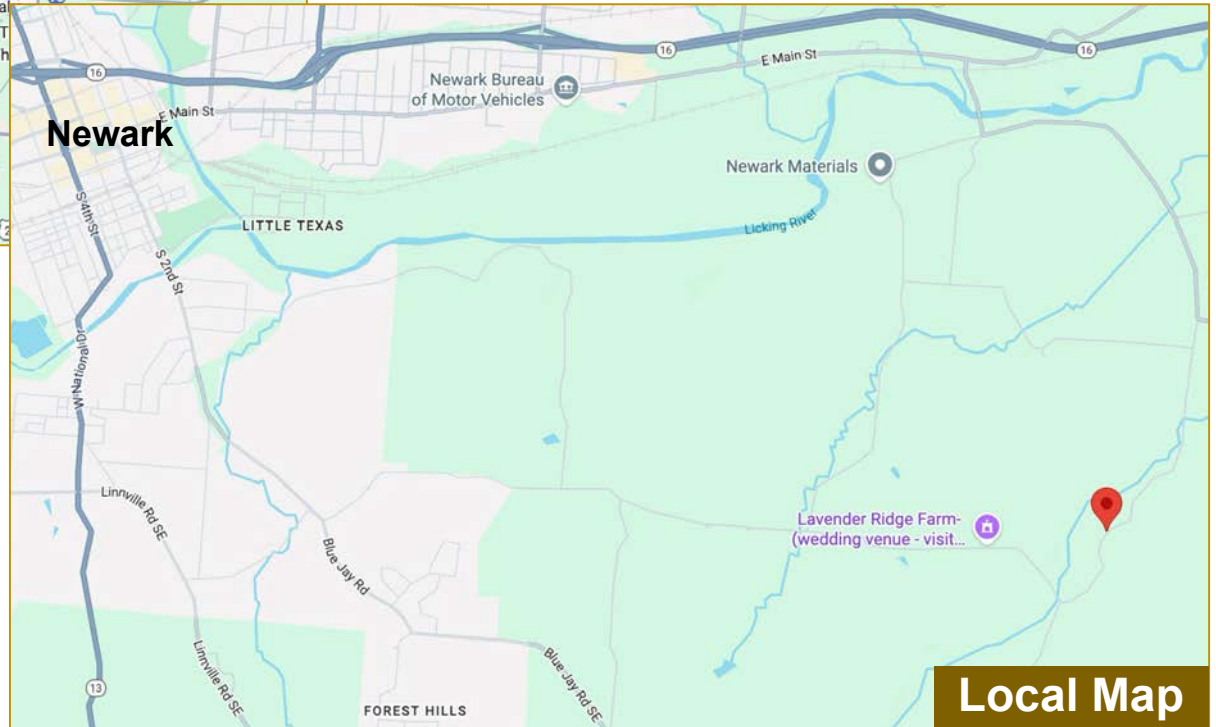
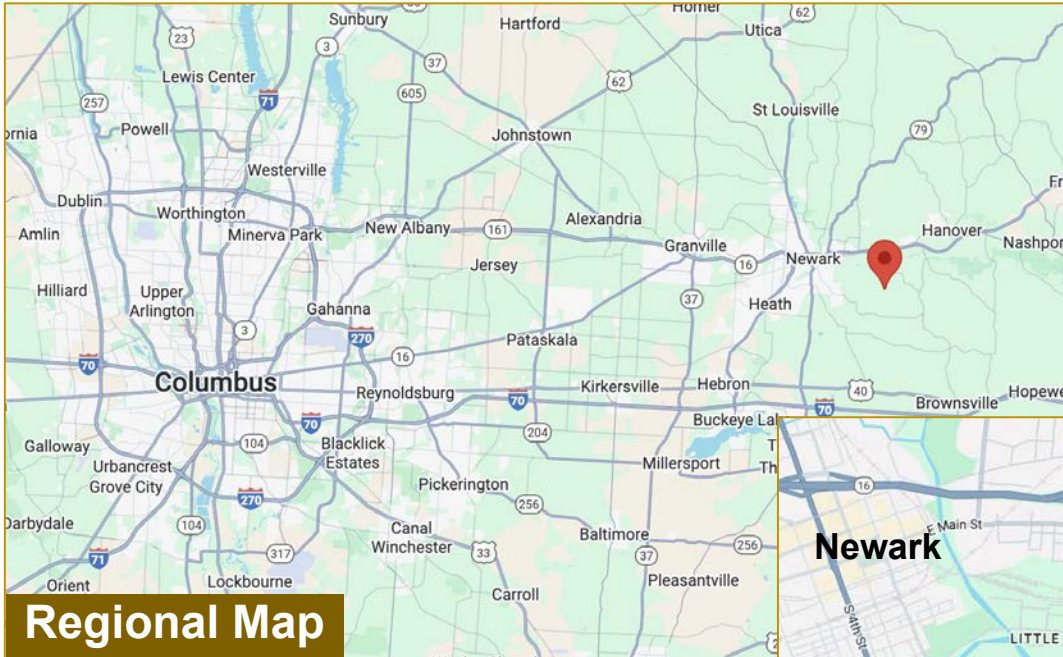
Location Map



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

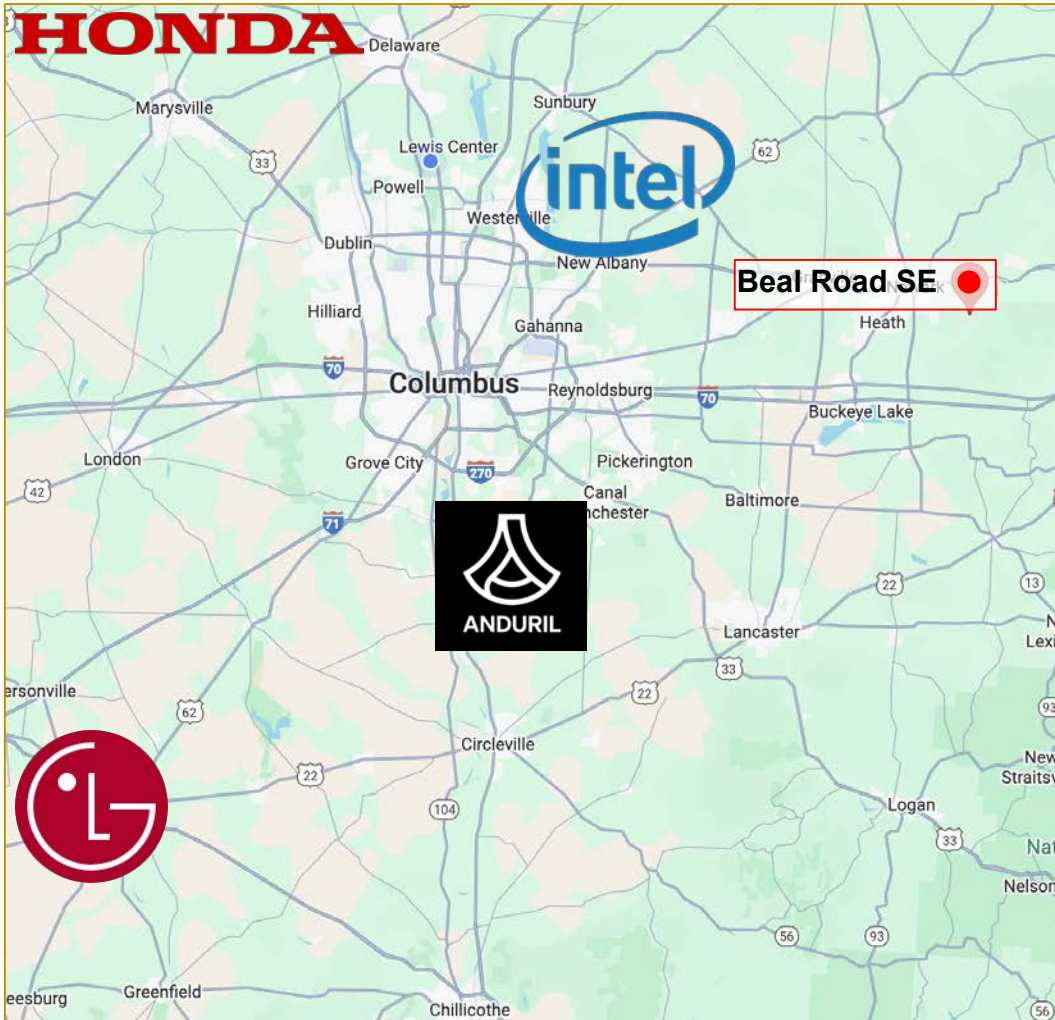
18



Drive Times



Beal Road, SE
Newark, OH 43055



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	Anduril Industries
15	Buckeye Lake	52	I-71
25	Intel - Ohio One	80	Honda America
35	I-270	85	LGES Battery Plant

Demographics



westwood
COMMERCIAL
REAL ESTATE CO.

Beal Road, SE
Newark, OH 43055

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

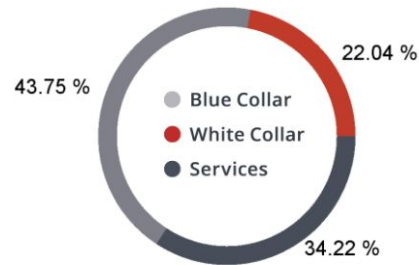
\$55,247

HOME OWNERSHIP

Renters: **245**

Owners: **1,045**

EMPLOYMENT



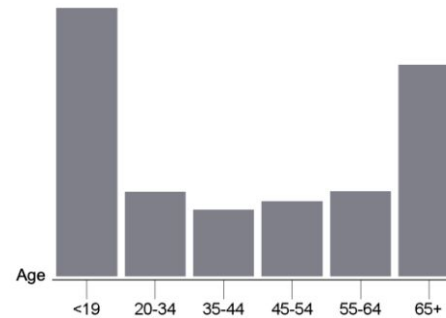
45.95 % Employed
2.87 % Unemployed

EDUCATION

High School Grad: **46.38 %**
Some College: **17.08 %**
Associates: **7.17 %**
Bachelors: **11.52 %**

GENDER & AGE

49.30 % Male **50.70 %** Female

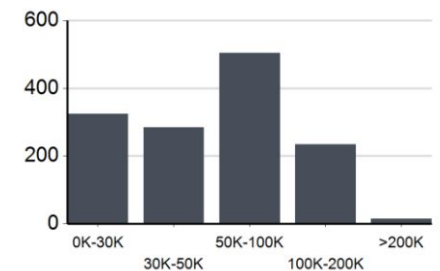


RACE & ETHNICITY

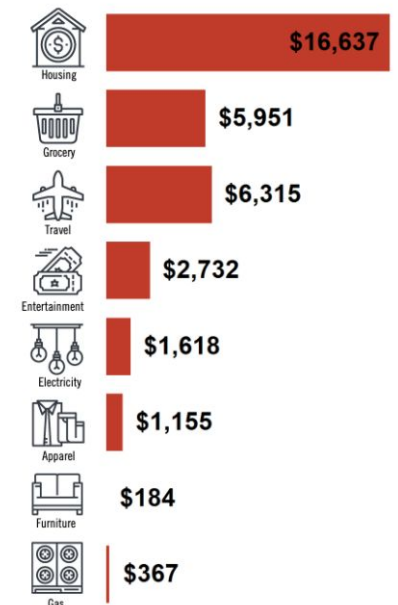
White: **98.76 %**
Asian: **0.00 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.19 %**
Hispanic: **0.58 %**
Two or More Races: **0.46 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Beal Road SE
Newark, OH 43055

EXCLUSIVELY LISTED BY:

Douglas D. Smith
Commercial Realtor®
Westwood Commercial Real Estate Co.
doug.smith@westwoodohio.com
(614) 869-7139

Westwood Real Estate
3914 Brown Park Drive
Hilliard, OH 43026



westwood
COMMERCIAL
REAL ESTATE CO.



Thank you!