

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

## REDEVELOPMENT LAND INVESTMENT OPPORTUNITY

### 8259 and 8289 Duncan Plains Rd NW, Alexandria, OH 43001

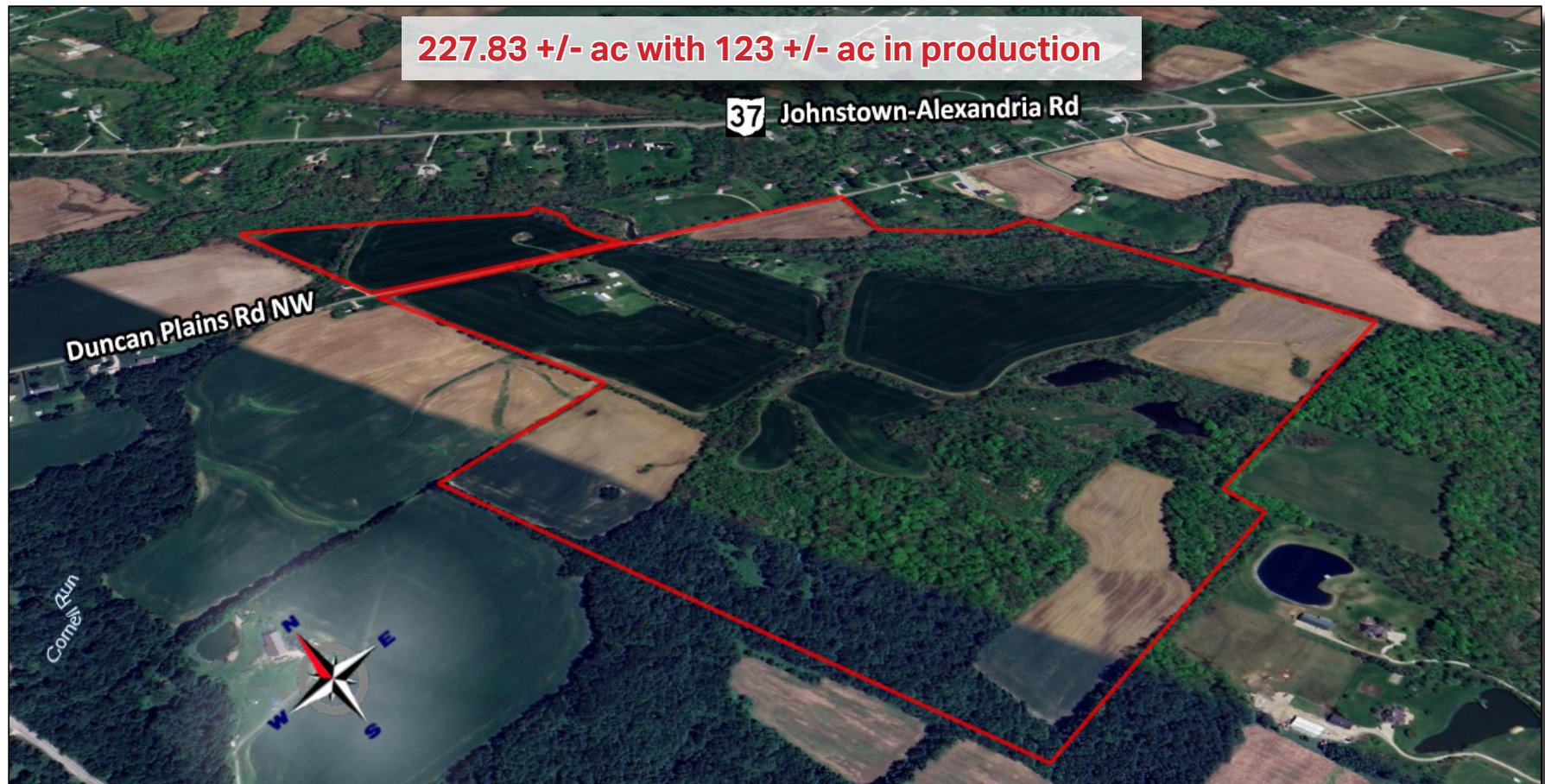
## PRIME REDEVELOPMENT SITE IN OHIO'S TECH CORRIDOR

This exceptional 227.83-acre redevelopment site offers a strategic opportunity to capitalize on the unprecedented growth sweeping through Licking County. With a generally-level topography and good road frontage, this parcel provides an ideal canvas for large-scale development, primed to support the exponential economic expansion fueled by Intel's \$28 billion investment in the nearby Ohio One campus. Positioned in the path of progress, the property is a magnet for business investment, with nearby commercial sites already acquired for tech parks and supplier networks. With thousands of new construction and permanent jobs being created by Intel and its expanding network of over 350 Ohio suppliers, the demand for housing, commercial space, and supporting services is immense. This 227.83-acre parcel, with its level terrain and exceptional location, is poised to become a cornerstone of this regional transformation. This is more than just an investment in real estate; it's an investment in the future of Ohio's "Silicon Heartland".



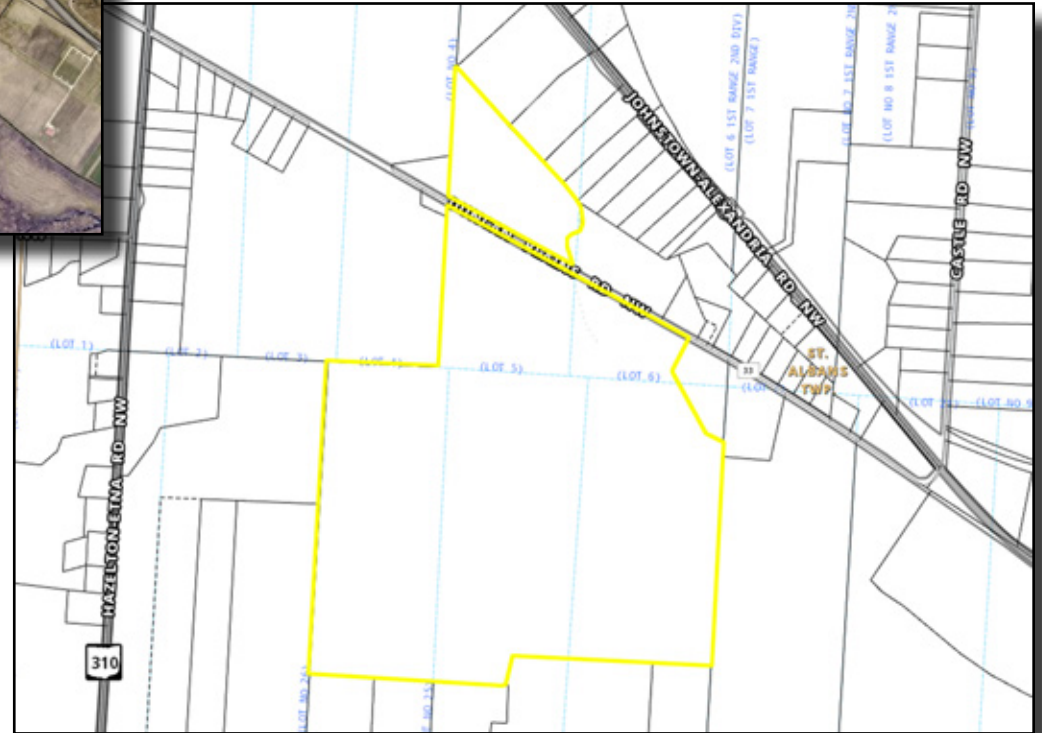
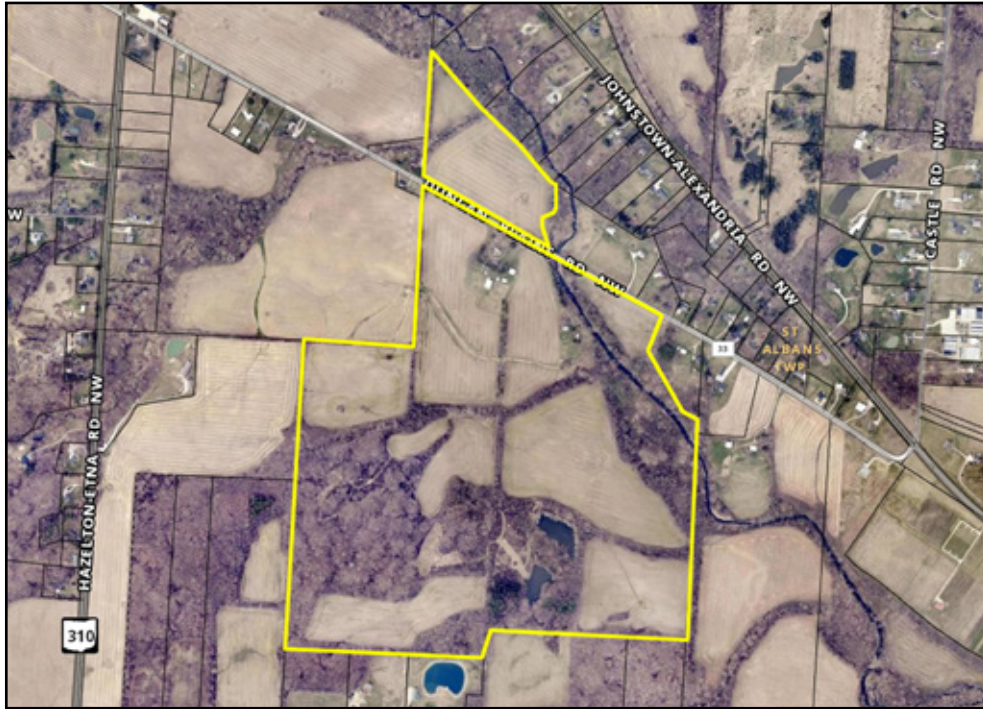
### Property Highlights

|                  |   |
|------------------|---|
| Address:         | 8259 and 8289 Duncan Plains Rd NW<br>Alexandria, OH 43001   |
| School District: | Northridge  |
| County:          | Licking   |
| Township:        | St. Albans  |
| PID:             | 066-319296-00.000<br>066-318768-00.000  |
| Zoning:          | AG - Agricultural District  |
| Location:        | North and south sides of Duncan<br>Plains Rd NW between Jug St NW<br>and Johnstown-Alexandria Rd NW |
| Acreage:         | 227.83 +/- acres total  |
| Sale Price:      | \$19,380,000  |
| Price/Acre:      | \$85,063  |
| Utilities:       | Electric, Well & Septic   |



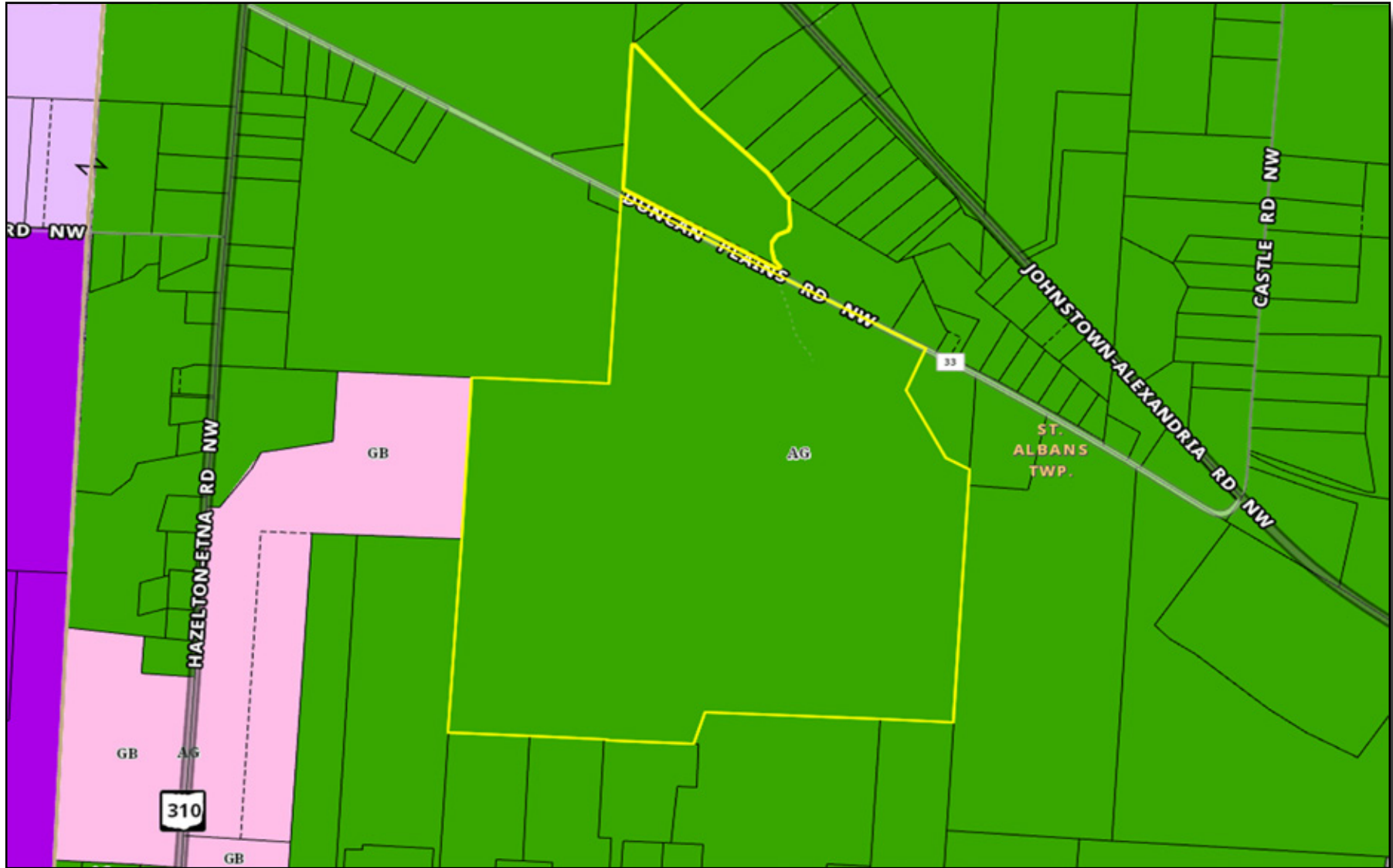
This remarkable 227.83-acre farm features approximately 123 acres of highly productive farmland that thrives in both wet and dry seasons. The property includes four active oil wells, two serene ponds, and Raccoon Creek running through its heart—making it a true natural haven. The land has been a trusted destination for returning West Virginia hunters for over a decade. Wildlife abounds, including deer, turkey, and bass—both smallmouth and largemouth.

Adding to its charm are two historic homes: a white farmhouse dating to around 1820, and a beautifully preserved 1850s brick house listed on the National Register of Historic Places. Once home to the Shaub family, pioneers of the area's first lumber, grain, and woolen mills, the site is rich in history and heritage. Arrowheads found on the fields further connect the land to its deep roots. No restrictions apply to the historic brick home—offering unique possibilities for private residence or tourism.

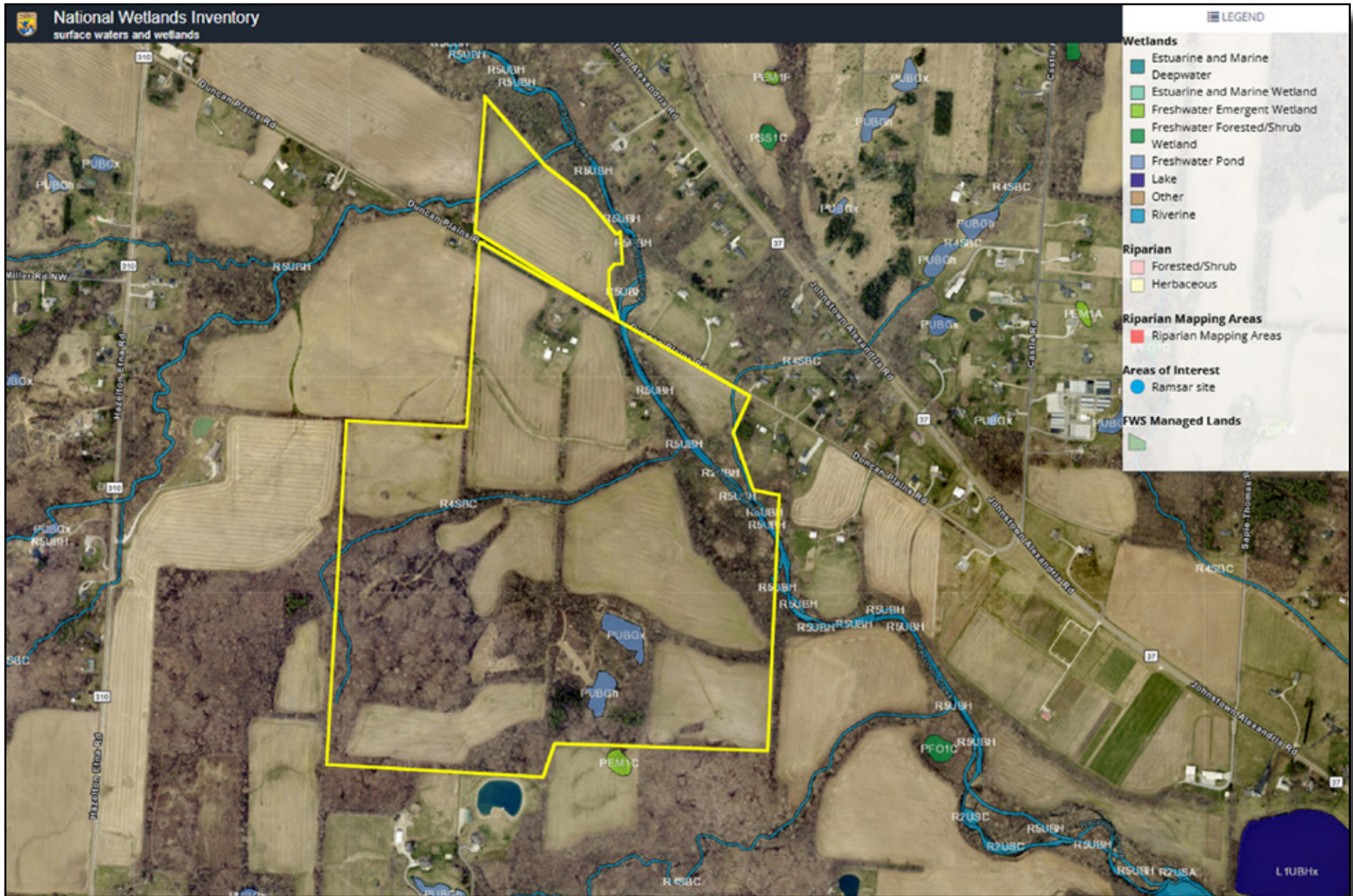


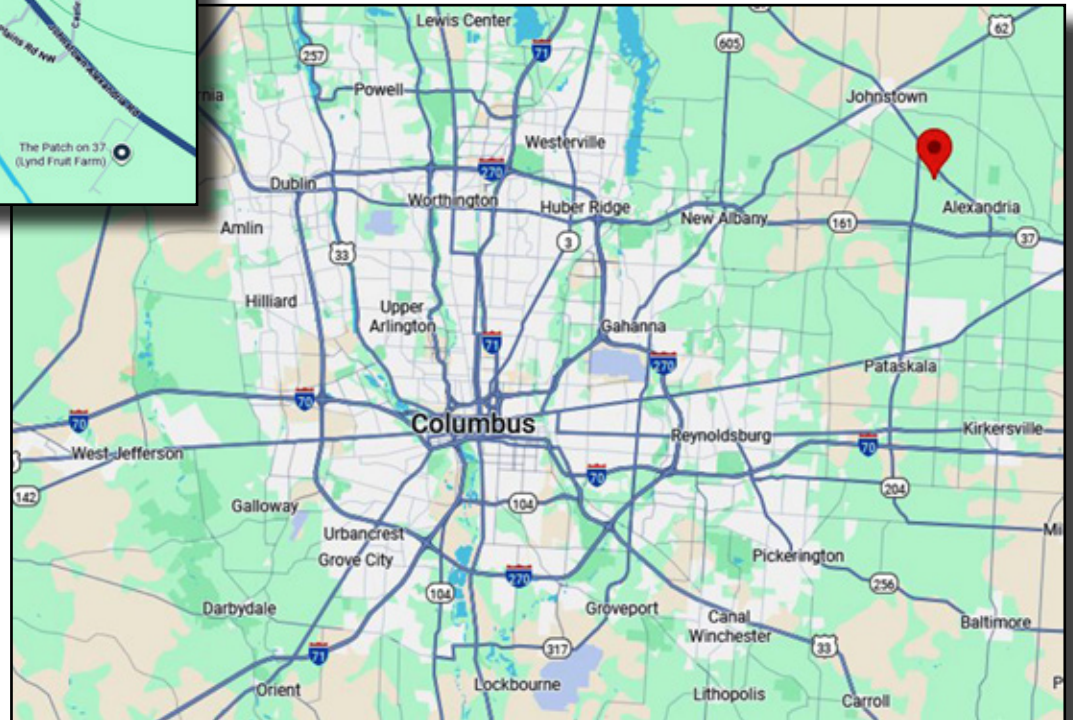


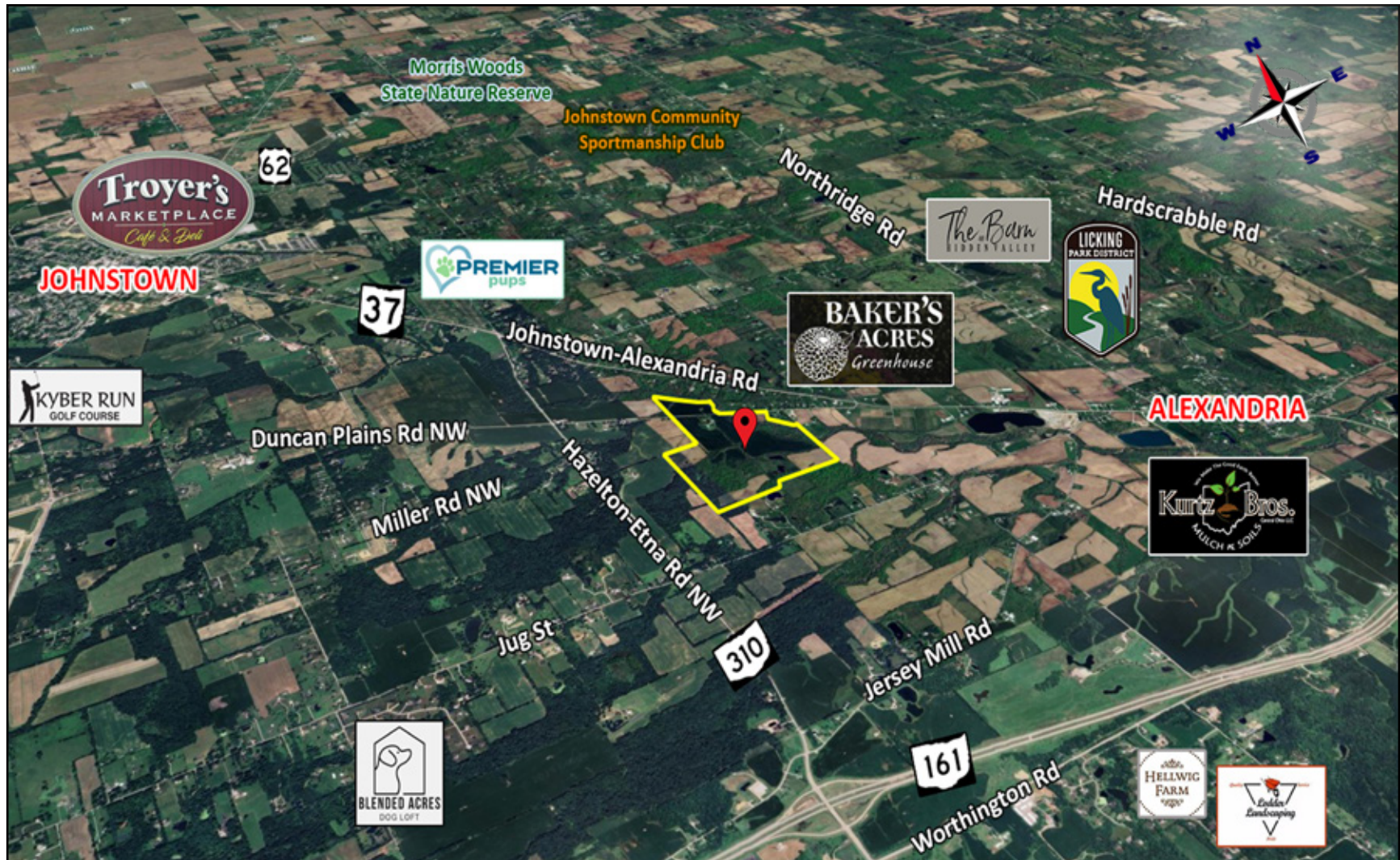




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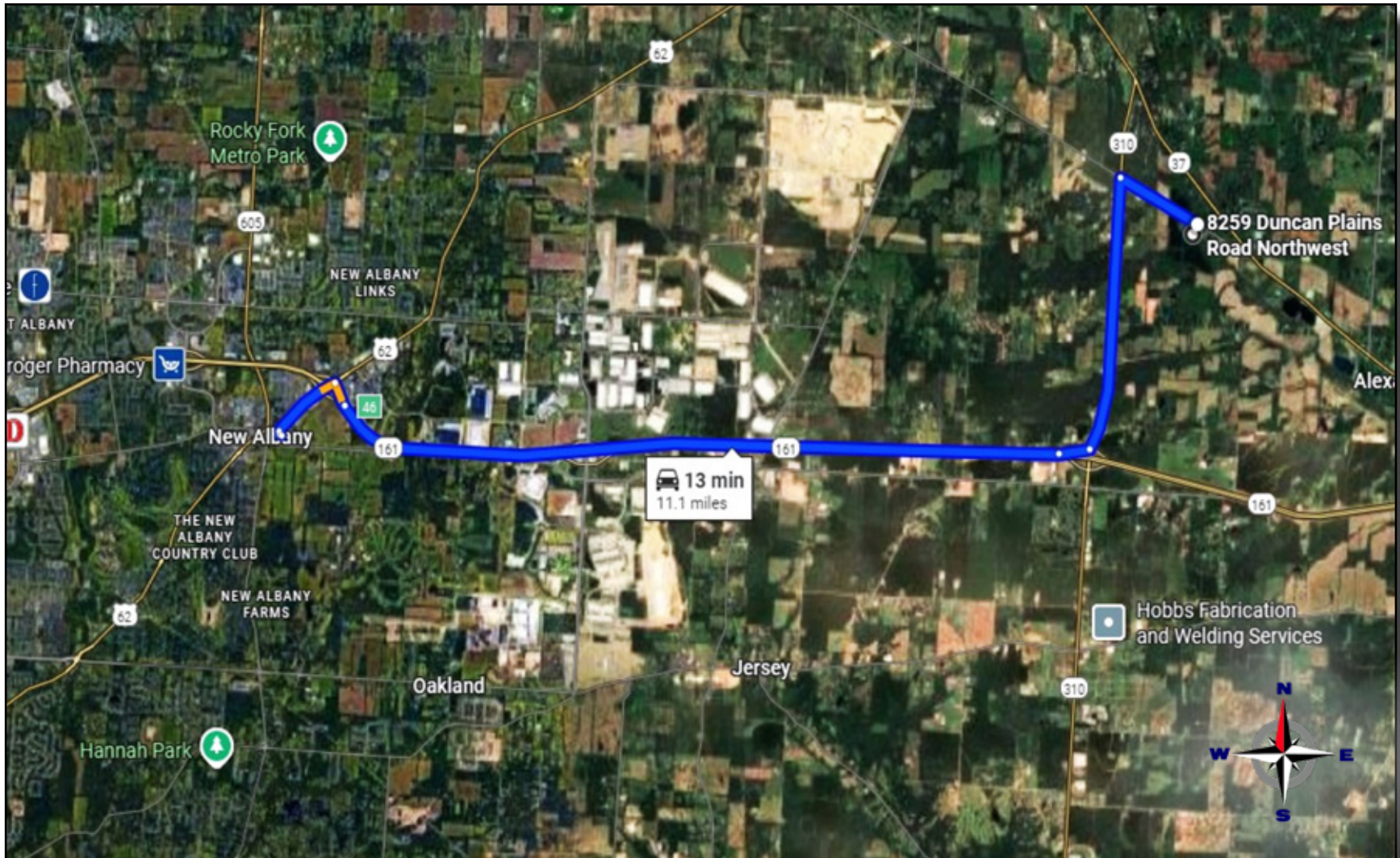






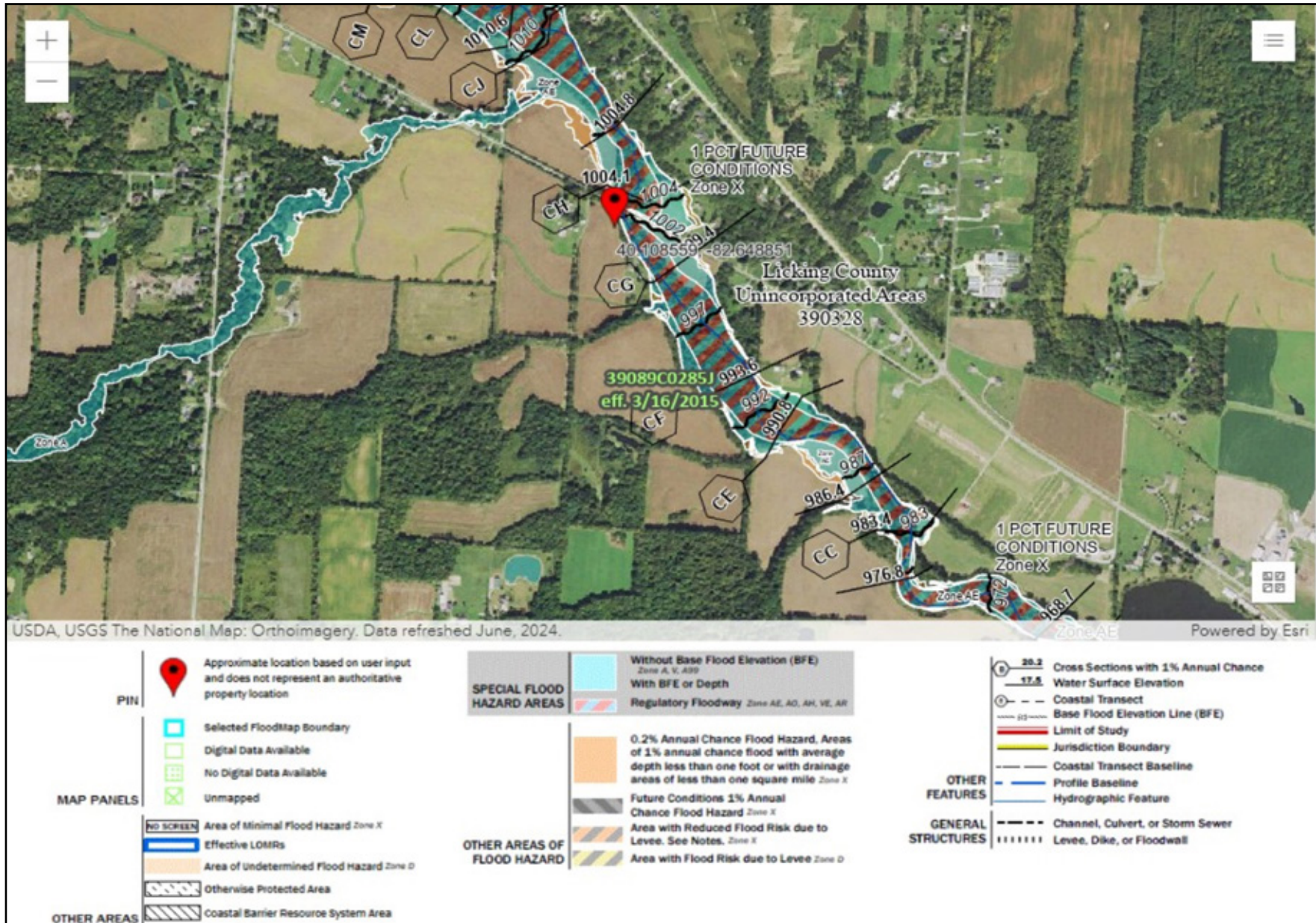
## Great Location!

Easy access to major roads  
Minutes to Downtown Johnstown & Alexandria  
30 minutes to John Glenn International Airport

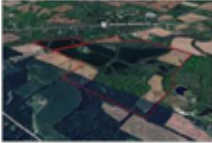


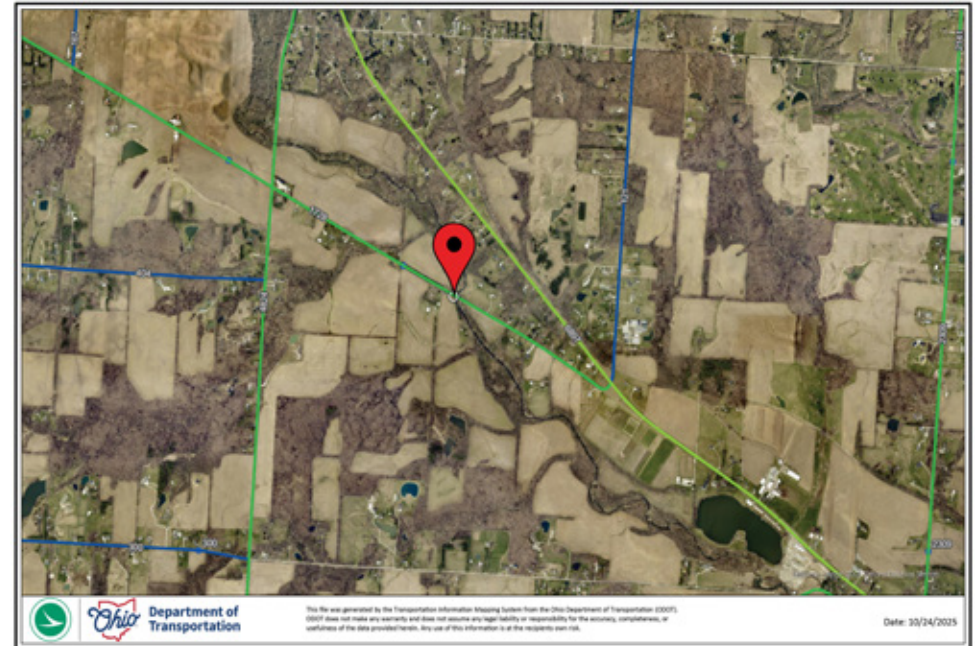
## 13 Minutes to Intel Plant!

7.6-mile drive to New Albany  
International Business Park



Demographic Summary Report

| REDEVELOPMENT LAND INVESTMENT OPPORTUNITY   |            |              |               |  |
|---|------------|--------------|---------------|--|
| 8259 & 8289 Duncan Plains Road, Alexandria, OH 43001                              |            |              |               |  |
|  |            |              |               |  |
| Radius  | 1 Mile     | 3 Mile       | 5 Mile        |  |
| <b>Population</b>   |            |              |               |  |
| 2029 Projection   | 362        | 3,398        | 13,740        |  |
| 2024 Estimate   | 363        | 3,395        | 13,508        |  |
| 2020 Census   | 391        | 3,637        | 13,520        |  |
| Growth 2024 - 2029  | -0.28%     | 0.09%        | 1.72%         |  |
| Growth 2020 - 2024  | -7.16%     | -6.65%       | -0.09%        |  |
| <b>2024 Population by Hispanic Origin</b>   |            |              |               |  |
| 2024 Population   | 363        | 3,395        | 13,508        |  |
| White   | 334 92.01% | 3,083 90.81% | 12,100 89.58% |  |
| Black   | 1 0.28%    | 11 0.32%     | 75 0.56%      |  |
| Am. Indian & Alaskan  | 0 0.00%    | 1 0.03%      | 3 0.02%       |  |
| Asian   | 1 0.28%    | 33 0.97%     | 205 1.52%     |  |
| Hawaiian & Pacific Island   | 0 0.00%    | 2 0.06%      | 11 0.08%      |  |
| Other   | 26 7.16%   | 266 7.84%    | 1,112 8.23%   |  |
| U.S. Armed Forces   | 0          | 6            | 14            |  |
| <b>Households</b>   |            |              |               |  |
| 2029 Projection   | 141        | 1,301        | 5,299         |  |
| 2024 Estimate   | 141        | 1,300        | 5,210         |  |
| 2020 Census   | 152        | 1,393        | 5,224         |  |
| Growth 2024 - 2029  | 0.00%      | 0.08%        | 1.71%         |  |
| Growth 2020 - 2024  | -7.24%     | -6.68%       | -0.27%        |  |
| Owner Occupied  | 122 86.52% | 1,123 86.38% | 4,027 77.29%  |  |
| Renter Occupied   | 18 12.77%  | 177 13.62%   | 1,183 22.71%  |  |
| <b>2024 Households by HH Income</b>   |            |              |               |  |
| Income: <\$25,000   | 19 13.57%  | 125 9.61%    | 490 9.40%     |  |
| Income: \$25,000 - \$50,000   | 28 20.00%  | 171 13.14%   | 625 12.00%    |  |
| Income: \$50,000 - \$75,000   | 15 10.71%  | 201 15.45%   | 916 17.58%    |  |
| Income: \$75,000 - \$100,000  | 11 7.86%   | 121 9.30%    | 580 11.13%    |  |
| Income: \$100,000 - \$125,000   | 18 12.86%  | 137 10.53%   | 784 15.05%    |  |
| Income: \$125,000 - \$150,000   | 16 11.43%  | 128 9.84%    | 432 8.29%     |  |
| Income: \$150,000 - \$200,000   | 11 7.86%   | 202 15.53%   | 641 12.30%    |  |
| Income: \$200,000+  | 22 15.71%  | 216 16.60%   | 742 14.24%    |  |
| <b>2024 Avg Household Income</b>  | \$115,904  | \$128,416    | \$120,546     |  |
| <b>2024 Med Household Income</b>  | \$93,181   | \$105,930    | \$99,740      |  |

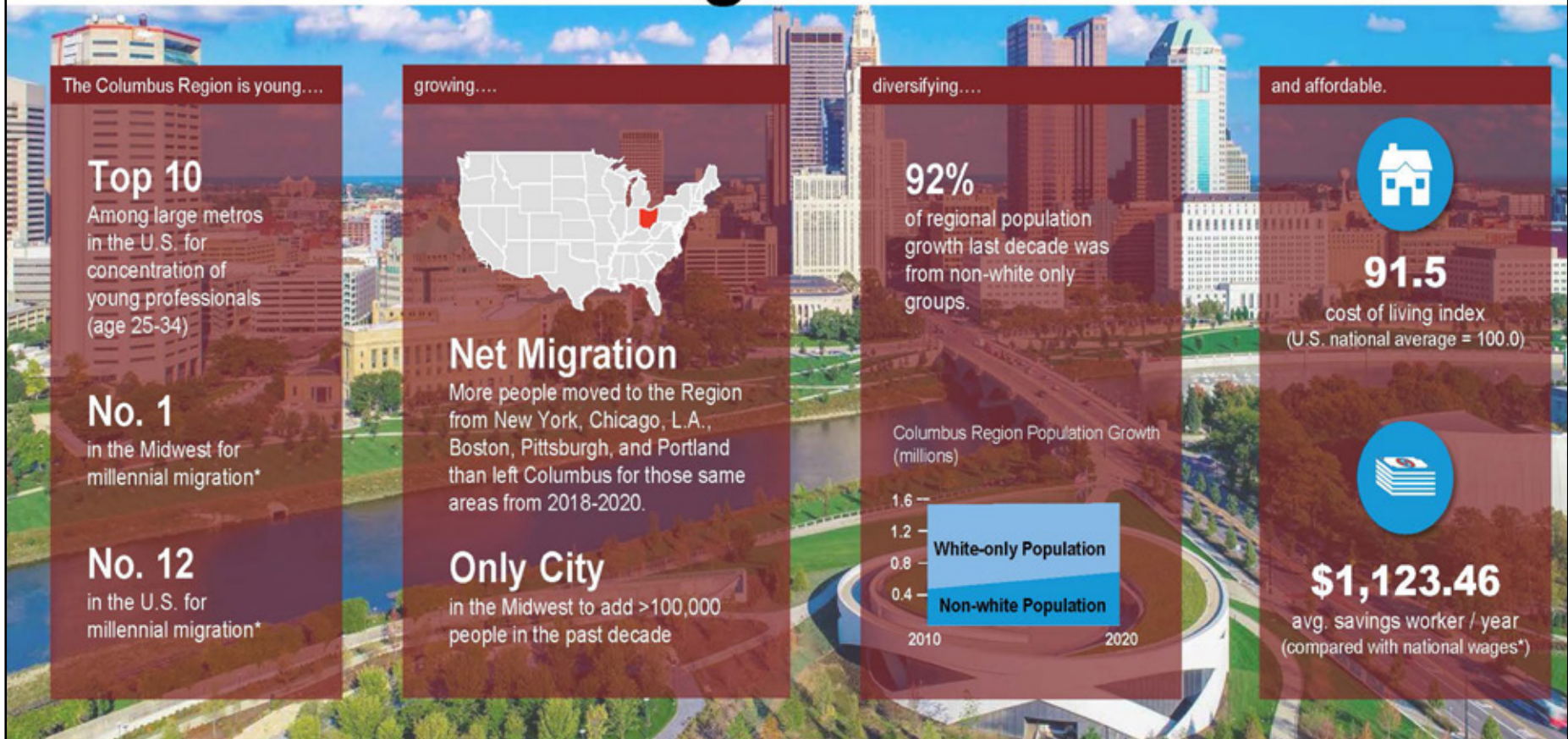


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|--|---------------------|----------------|------------|------------------|-------------|-------------------------|
| 8259 & 8289 Duncan Plains Road, Alexandria, OH 43001                                 |                     |                |            |                  |             |                         |
|  |                     |                |            |                  |             |                         |
| Street   | Cross Street        | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
| 1 Duncan Plains Rd NW  | Hazelton Etna Rd    | 0.67 NW        | 2025       | 562              | MPSI        | .20                     |
| 2 Duncan Plains Rd NW  | Hazelton Etna Rd    | 0.67 NW        | 2024       | 564              | MPSI        | .20                     |
| 3 Johnstown-Alexandria Rd  | Duncan Plains Rd NW | 0.35 SE        | 2024       | 5,879            | MPSI        | .46                     |
| 4 Johnstown-Alexandria Rd  | Duncan Plains Rd NW | 0.35 SE        | 2025       | 5,857            | MPSI        | .46                     |
| 5 Johnstown-Alexandria Road  | Castle Rd           | 0.12 SE        | 2025       | 4,842            | MPSI        | .56                     |
| 6 Hazelton Etna Rd   | Miller Rd           | 0.11 N         | 2024       | 2,146            | MPSI        | .57                     |
| 7 Hazelton Etna Rd   | Miller Rd           | 0.11 N         | 2025       | 2,137            | MPSI        | .57                     |
| 8 Hazelton Etna Road   | Duncan Plains Rd NW | 0.10 S         | 2025       | 3,206            | MPSI        | .82                     |
| 9 DUNCAN PLAINS RD   | Hazelton Etna Rd    | 0.25 SE        | 2025       | 1,472            | MPSI        | .99                     |
| 10 Duncan Plains Rd NW   | Hazelton Etna Rd    | 0.25 SE        | 2024       | 1,490            | MPSI        | .99                     |



Appraisal Brokerage Consulting Development

# What's Driving Investment?



# Notable Projects YTD



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

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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With 87 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.

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