

The New Albany Company

**Marysville East Business Park
Marysville, OH**



About The New Albany Company

Redefining real estate development

The New Albany Company (NACO) is one of the nation's premier horizontal land developers, known for its strategic vision, unparalleled execution, and commitment to excellence.

About The New Albany Company

Eliminating complexity, minimizing risk

NACO's detailed approach to development includes:

- Master planning
- Zoning and entitlements
- Infrastructure planning and development
- Transportation and pedestrian connectivity
- Comprehensive site due diligence
- Wetland and environmental permitting
- Economic incentives





About The New Albany Company

Lasting value for businesses

- Minimized site selection risk
- Expedited approvals due to entitlements in place
- High-capacity utilities
- Connectivity to neighborhoods, amenities and pedestrian trails
- Preservation of value for end users due to strong architectural and landscape standards
- Support to obtain state and local incentives

NACO's New Markets

The success of the New Albany Business Park led NACO to expand its development program to new Ohio communities seeking a partner for smart and impactful growth.

- These communities were identified based on land availability, utility capacities, workforce demographics, regional economic drivers, and development support from local leadership.
- NACO now controls nearly 10,000 acres across the state of Ohio including the *Marysville East Business Park*.



The Marysville East Business Park

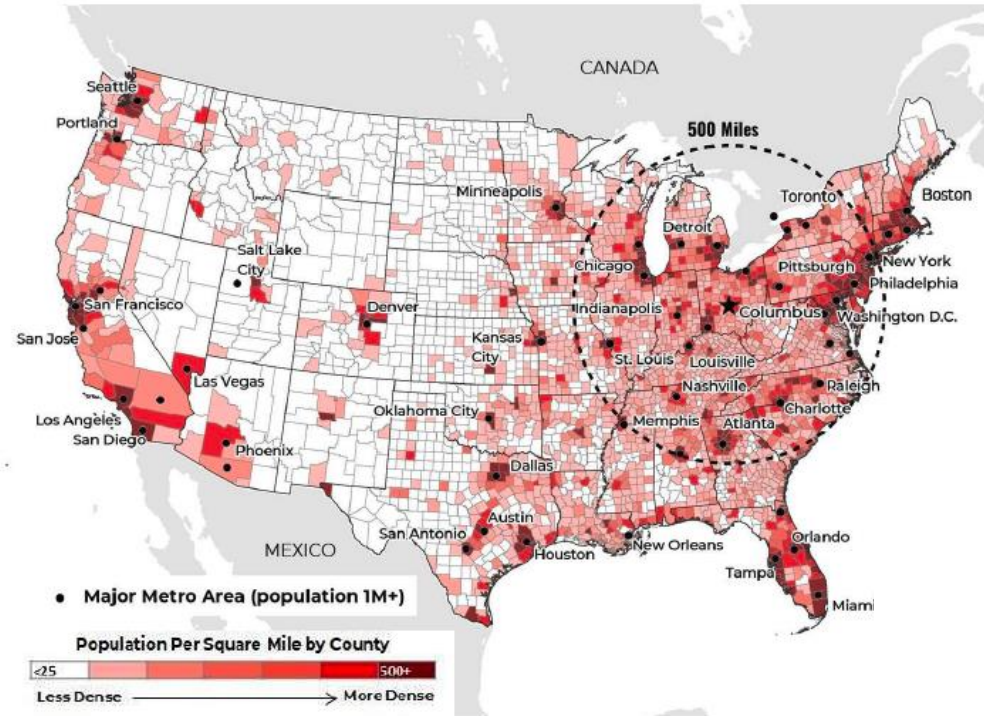
A premier business park in the Midwest's most dynamic region

- The Columbus Region ranks among the Top 10 large metros in the U.S. for the concentration of young professionals and among the highest for college students.
- The region experienced a population growth rate of more than 12% between 2010 and 2020 (the Midwest average was 2.1%).
- The Columbus Region is within a day's drive of 45% of the U.S. population.



The Marysville East Business Park Market Access

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro area.

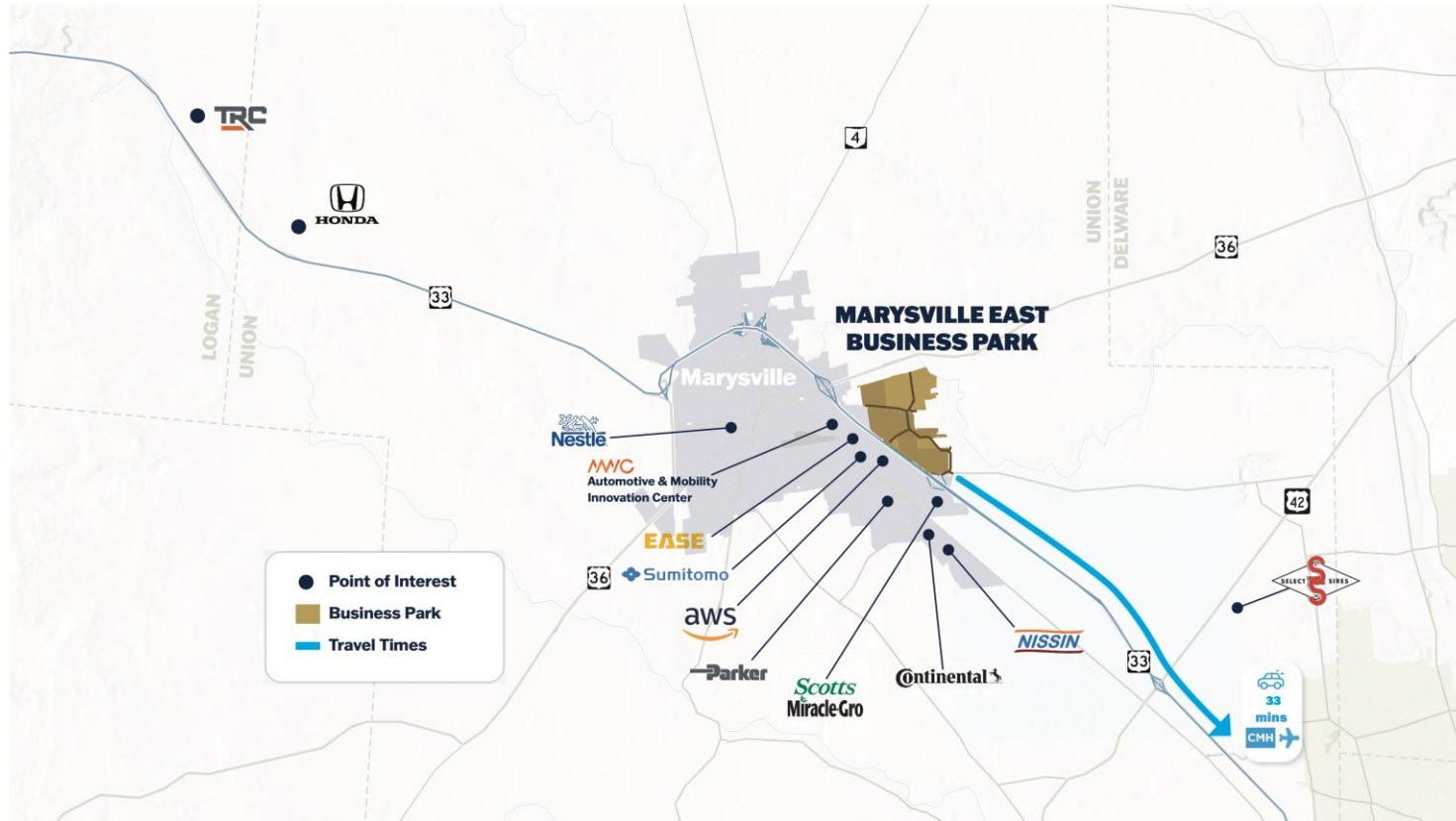


METRO	10-HOUR DRIVE POPULATION	% OF U.S. POPULATION
Columbus	149,939,360	45%
Indianapolis	128,480,626	38%
Detroit	110,741,409	33%
Atlanta	98,816,246	30%
New York	92,174,742	28%
Minneapolis	48,263,719	14%
Phoenix	39,678,331	12%
Salt Lake City	25,787,578	8%

Source: ESRI Business Analyst, 2021, 10-hour drivetime from city center; Logistics Management, 12/1/14, "Sweating the details at lululemon's Ohio DC."

The Marysville East Business Park

Located 40-minutes from downtown Columbus in the City of Marysville, Union County

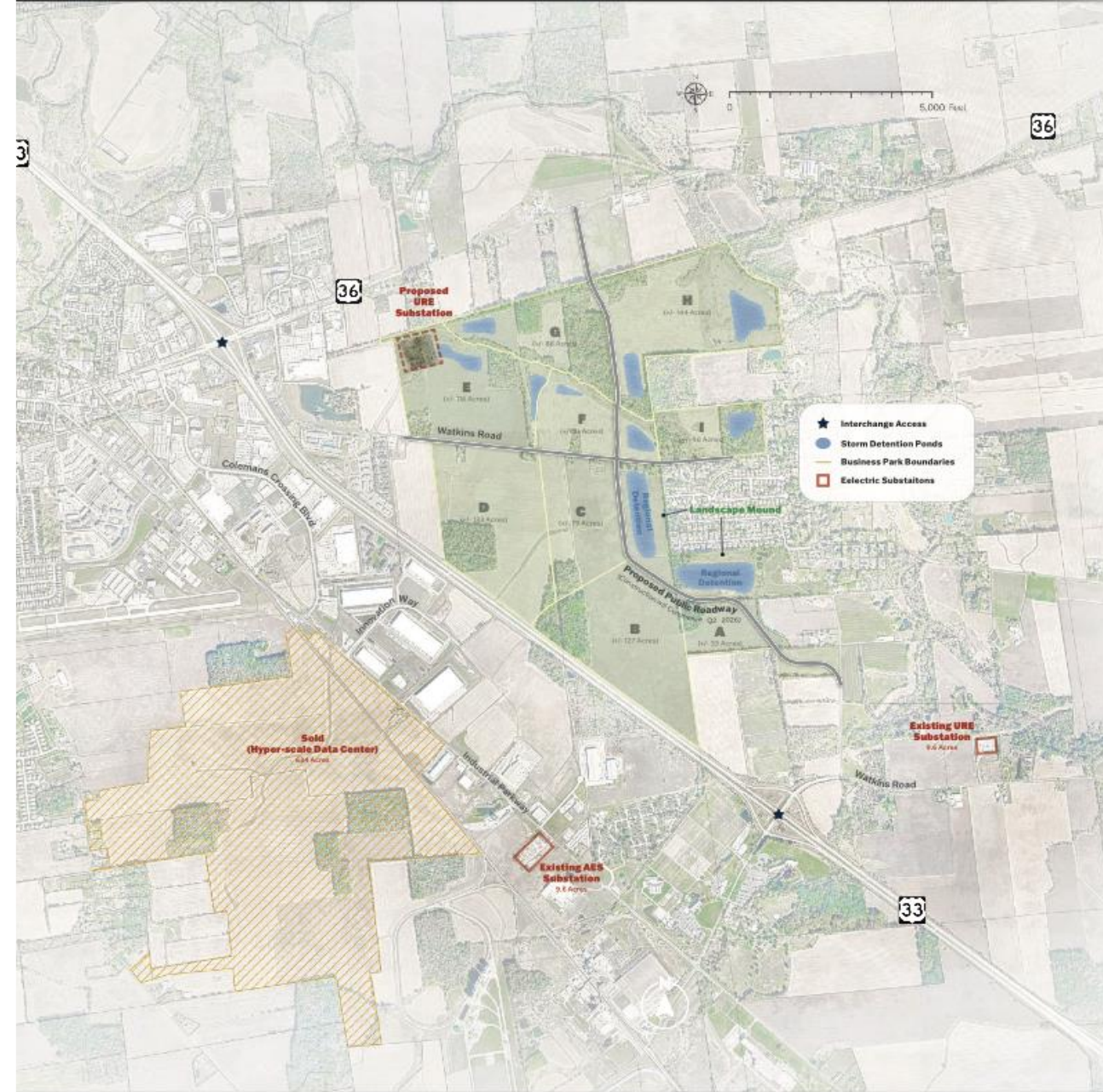


- Union County's population is ~71,700 and ranks #1 in Ohio for population growth.
- City of Marysville's population is ~29,300 and ranks #5 in Ohio for population growth.
- Major employers:
 - Honda's North American Manufacturing and R&D headquarters
 - Scotts Miracle-Gro manufacturing and corporate headquarters
 - Nestle's North American Development Center
 - The Transportation Research Center (TRC, Inc.), which is the largest independent automotive proving grounds in the nation.
- The Beta District, which includes the City of Marysville, is one of the nation's leading innovation ecosystems for smart and connected mobility applications.

The Marysville East Business Park

Overview

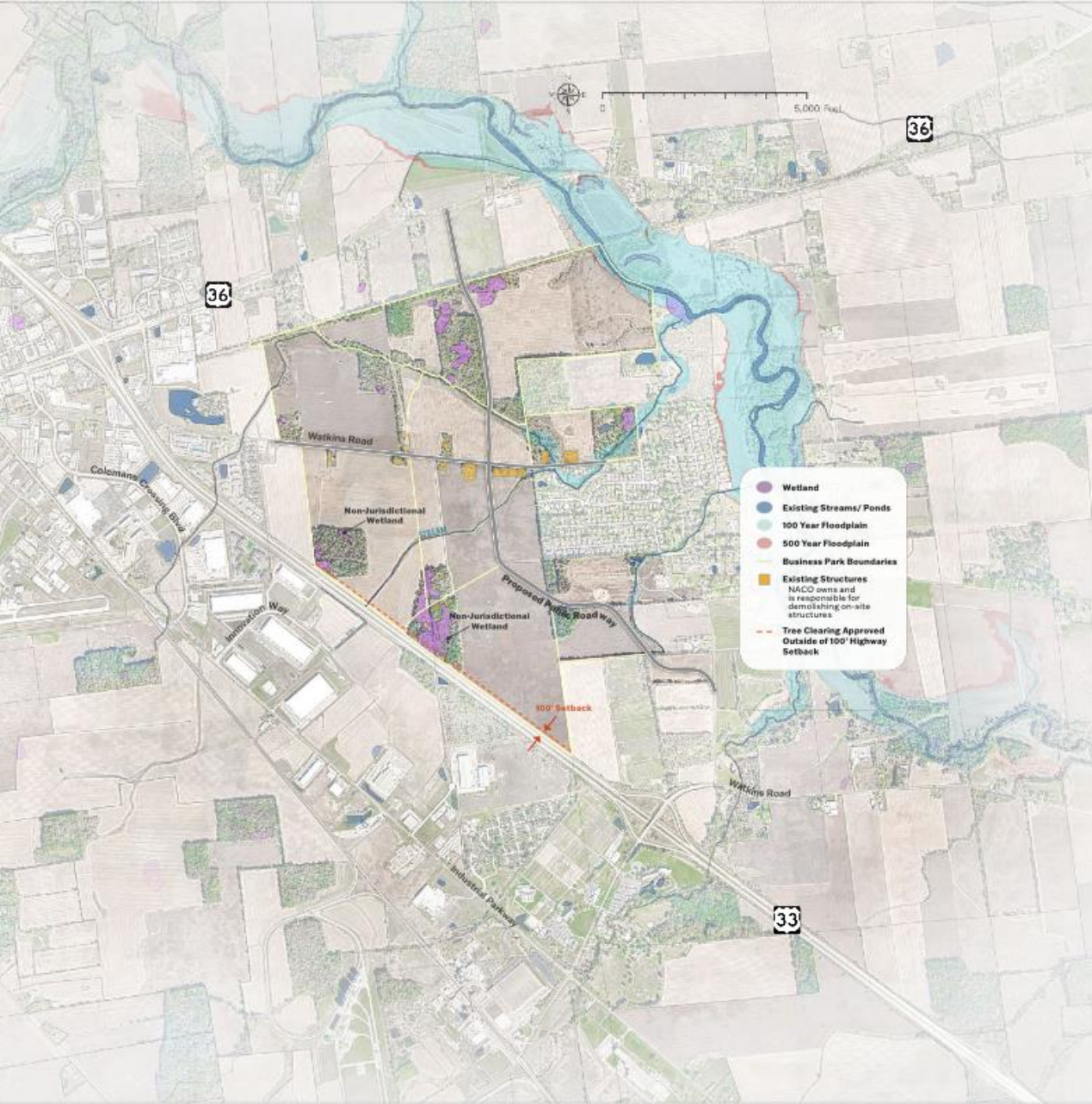
- **Size:** The Marysville East Business Park consists of ~1,030 acres. Available parcels range in size from 60-400 acres.
- **Price:** \$250,000/acre
- **Local Jurisdiction:** City of Marysville
- **Zoning:** PUD (Manufacturing & Innovation)
- **Incentives:** Qualifying projects eligible for 15-year, 100% real property tax abatement.



The Marysville East Business Park

Environmental Conditions

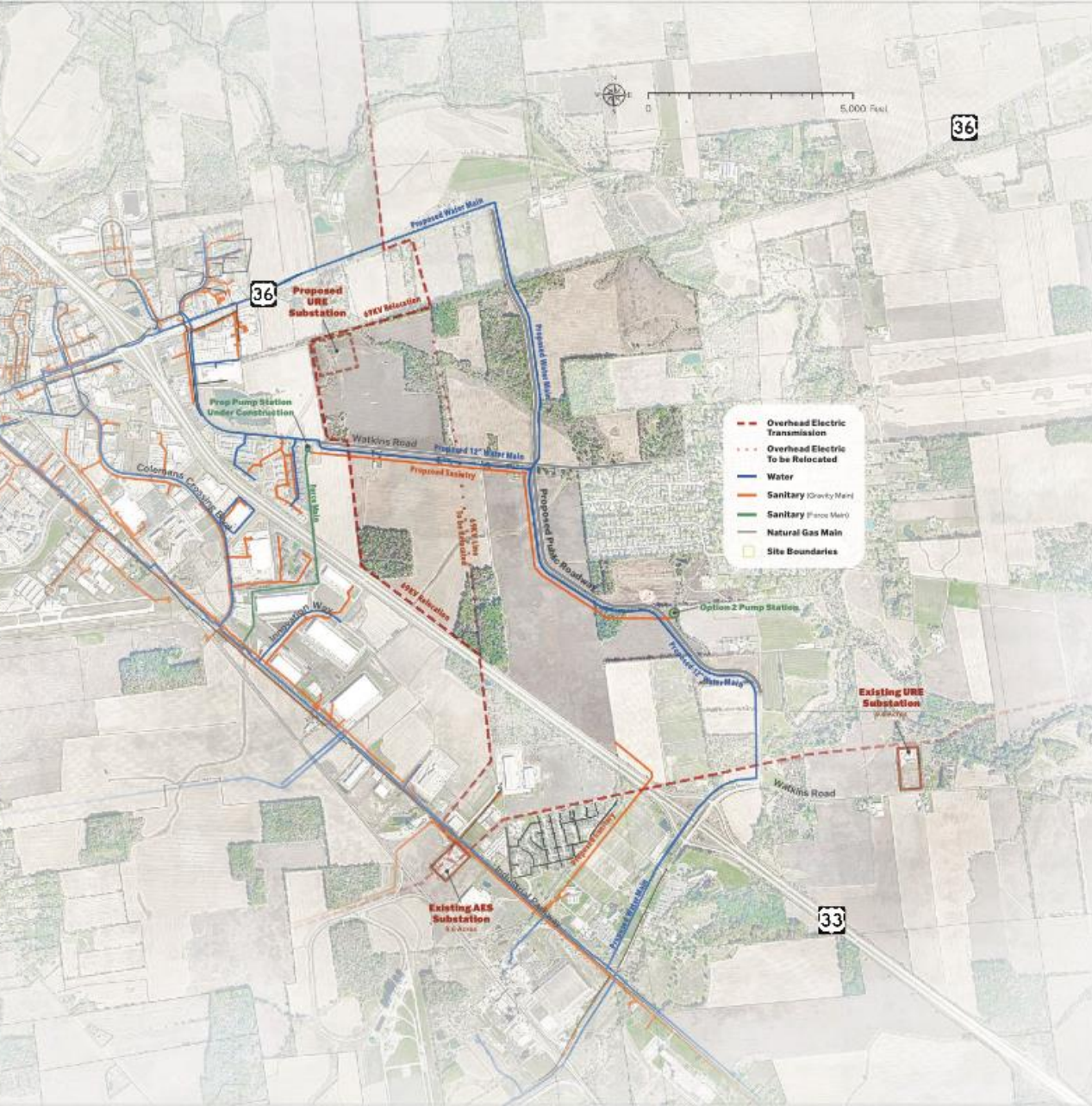
- Phase 1, Geotechnical, Endangered Species, and Cultural Resources Survey complete.
- Wetland Delineation and Jurisdictional Determination complete.
- NACO will be responsible for wetland permitting and mitigation costs.



The Marysville East Business Park

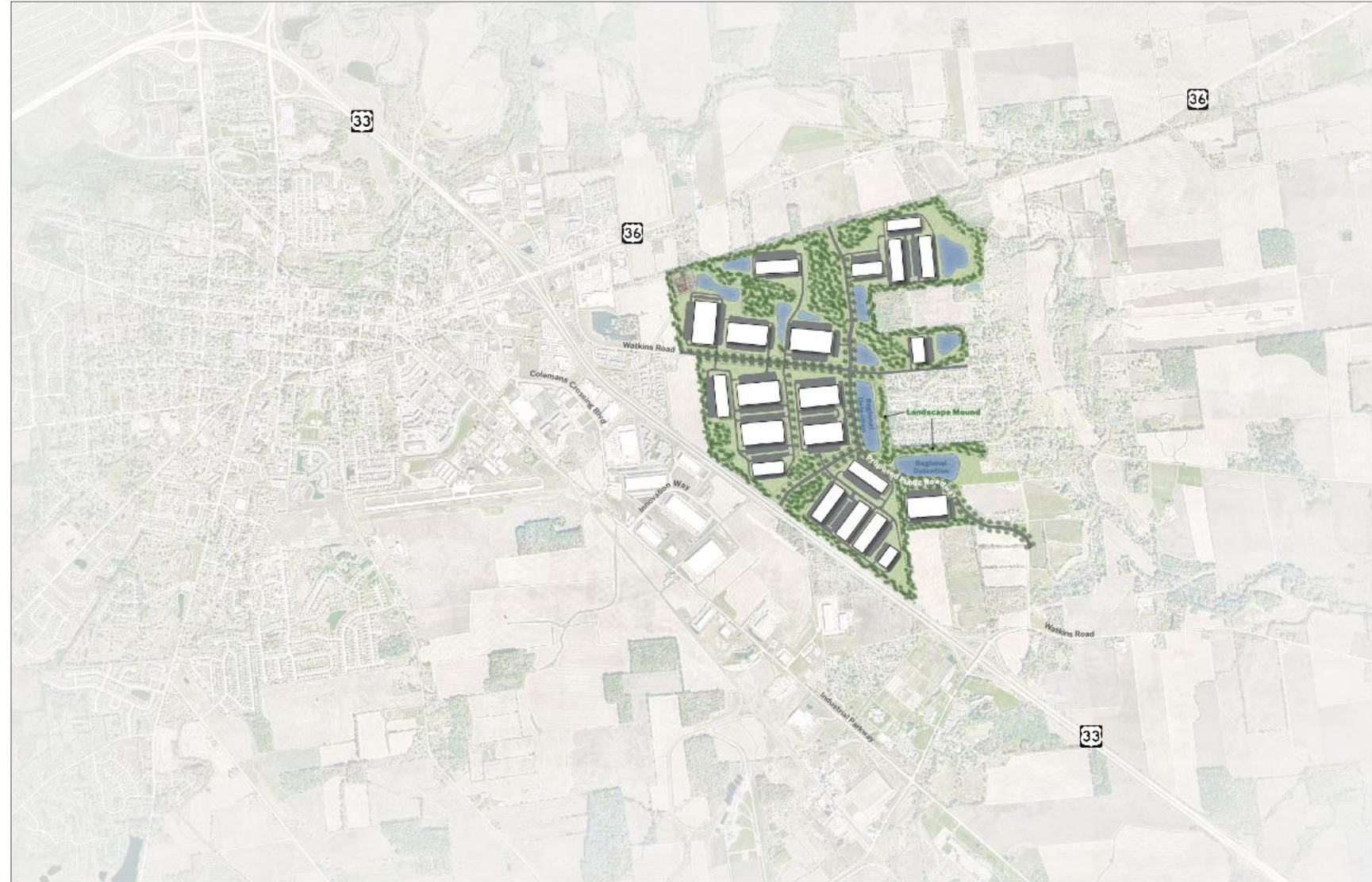
Utilities

- Water – City of Marysville
 - Treatment capacity of 7.5MGD with the ability to expand to 9MGD.
 - Excess water treatment capacity is ~2.0MGD.
 - Developer will complete last mile water line extension at no cost to the end user.
- Wastewater – City of Marysville
 - Treatment capacity of 7.5MGD.
 - Excess wastewater treatment capacity is 2.5MGD.
 - Developer will complete last mile water line extension at no cost to the end user.



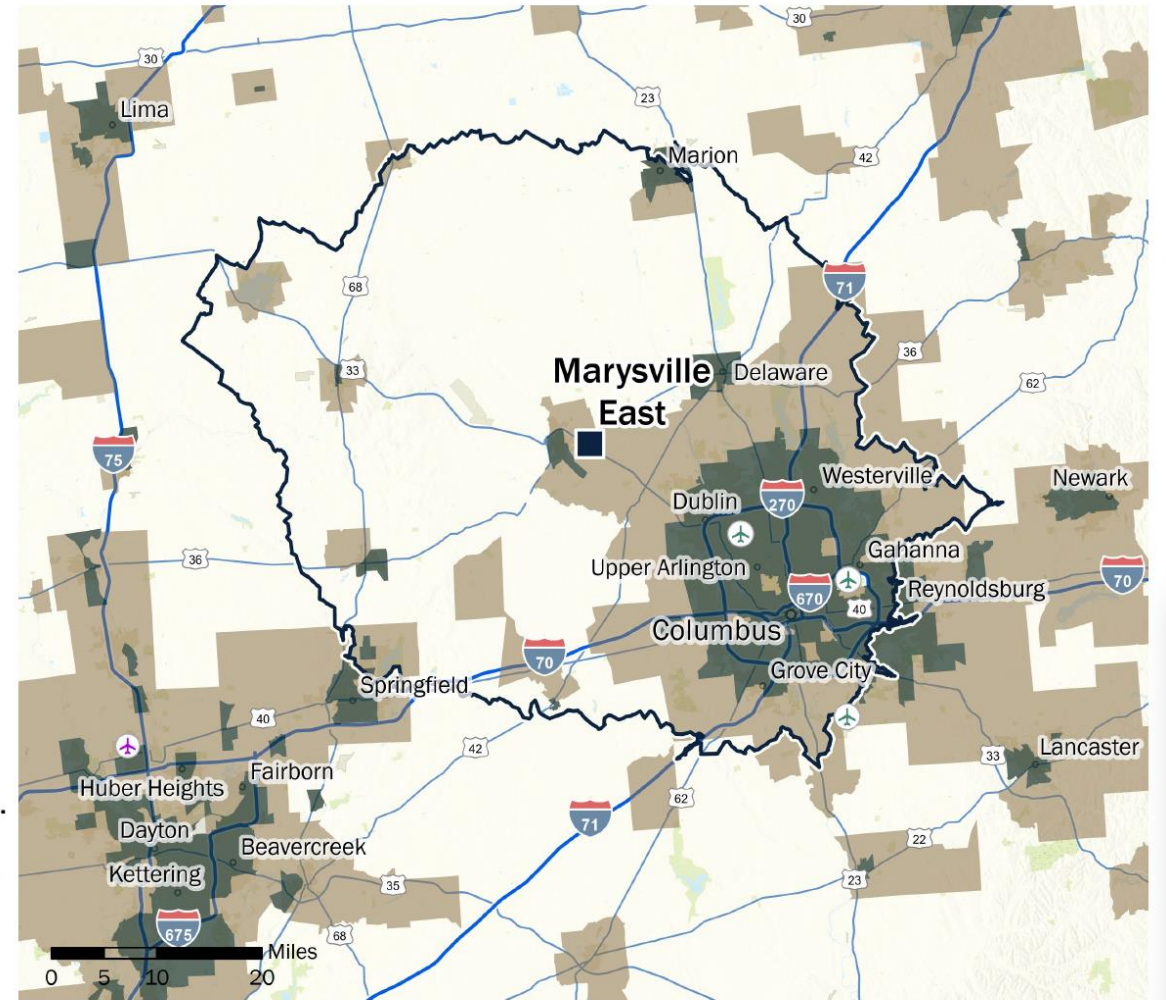
The Marysville East Business Park

Conceptual Full Build-
out Scenario



Marysville Workforce & Demographics

	45 Minute Drive Time
Total Population	1,739,310
Total Labor Force	954,417
Population Employed in Blue Collar	298,228
Labor Force Participation Rate	68%
Unemployment Rate	3.4
Projected Population Growth Rate 2025-2030	0.66
Median Age	37
Median Household Income	\$81,086
Median Home Value	\$332,688
Diversity Index (higher = more diverse)	58
Pop. Age 25 +: No High School or Diploma	7%
Pop. Age 25 +: High School or GED	25%
Pop. Age 25 +: Some College / Associates	24%
Pop. Age 25 +: Bachelors	27%
Pop. Age 25 +: Graduate Degrees	18%
Population Employed in Production Occupations	41,788
Population Employed in Transportation & Material Moving	74,959
Population Employed in Business & Finance Operations	77,903



Contact Us:

Matt McQuade
Managing Director, Economic and Business Development
(614) 270-6750
mmcquade@newalbanycompany.com