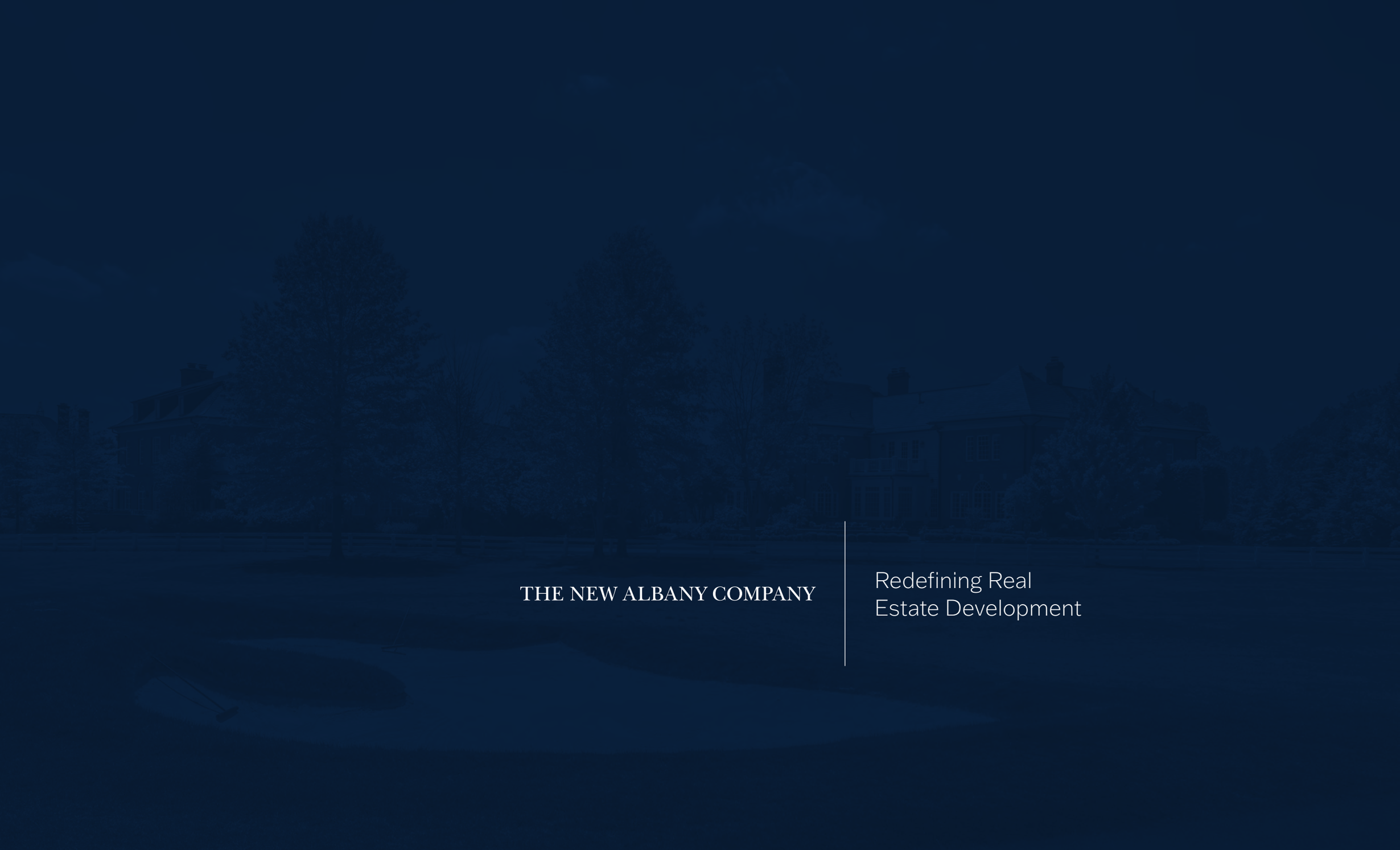
THE NEW ALBANY COMPANY
Redefining Real
Estate Development

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REDEFINING REAL ESTATE DEVELOPMENT

The New Albany Company (NACO) is one of the nation's premier developers, known for its strategic vision, unparalleled execution, and commitment to excellence. We assemble and prepare land for development. Our approach minimizes risk, eliminates development complexity, and creates lasting value for end users.

NACO'S DETAILED APPROACH TO DEVELOPMENT INCLUDES:

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

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

THE CITY OF NEW ALBANY, A NATIONAL STANDARD

NACO was founded in the 1980s with a simple, yet bold objective: Build the finest upscale residential community possible.

To achieve that vision, some of the finest minds in community development were engaged to develop New Albany, Ohio.

NACO evolved New Albany into the premier, masterplanned community in the nation, combining rural ambiance with modern planning principles, strong architectural standards, state-of-the-art infrastructure and technology, and a world-class business park.






Elliott Cooper
OPEN


STARBUCKS COFFEE

COMMUNITY OVERVIEW

11,000

RESIDENTS

40% increase in population between 2010 and 2020

26,000

BUSINESS PARK EMPLOYEES

40+ economic base employers

Top 3%

SCHOOL DISTRICT

of all public school districts within the state of Ohio. (#17)

BY THE NUMBERS

1,418+

ACRES OF PARKS (200+ ACRES DONATED BY NACO)

$200k

MEDIAN HOUSEHOLD INCOME

75.4%

RESIDENTS WITH A COLLEGE DEGREE

$835.5k

MEDIAN HOME SALES PRICE









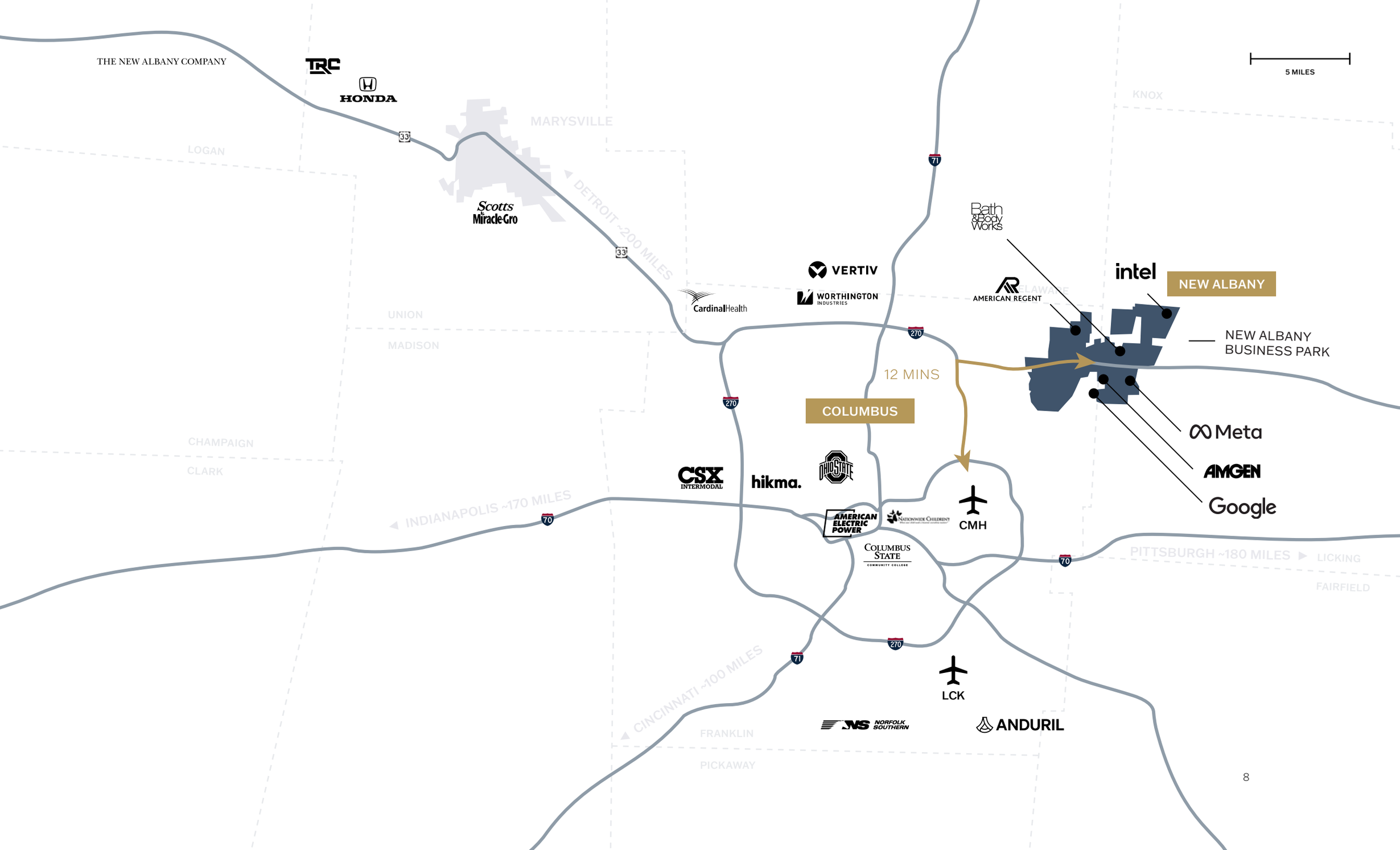
THE NEW ALBANY INTERNATIONAL BUSINESS PARK

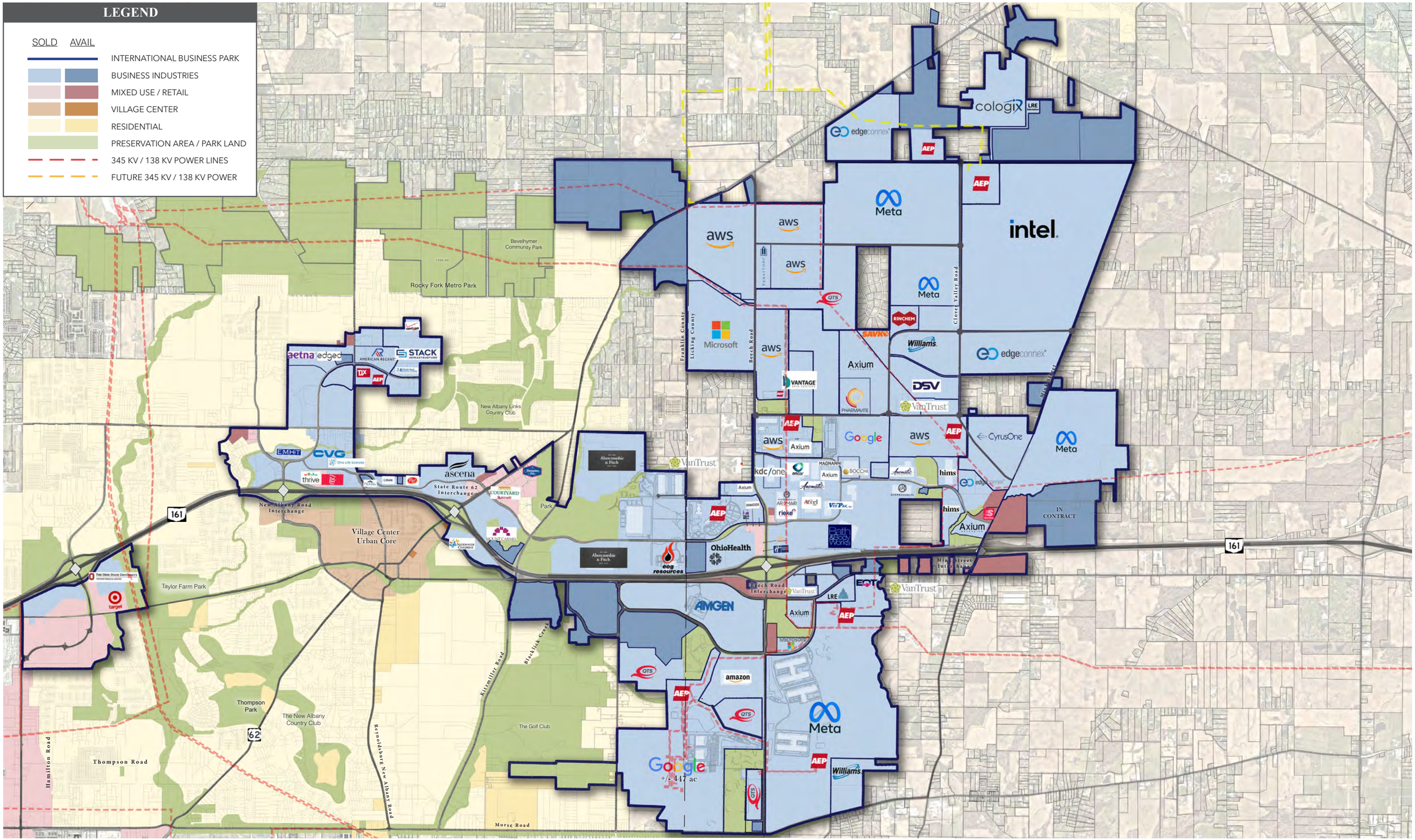
THE NEW ALBANY INTERNATIONAL BUSINESS PARK IS BUILT FOR SUCCESS

60+	12k	18M+	7+	20k+
COMPANIES	ACRES	SQUARE FEET	MILES OF FREEWAY FRONTAGE	EMPLOYEES

"What is fascinating about the business park is that it's an office park, a mixed-use park and a manufacturing and innovation center. The success of the park has been fantastic, probably unforeseen in size and scale across the United States. It's an incredible asset when we are selling the entire region around the world."

Kenny McDonald
President and CEO, One Columbus


THE NEW ALBANY COMPANY
TRC
HONDA
MARYSVILLE
LOGAN
33
Scotts Miracle-Gro
DETROIT ~200 MILES
VERTIV
WORTHINGTON INDUSTRIES
CardinalHealth
Bath & Body Works
AMERICAN REGENT
intel
NEW ALBANY
NEW ALBANY BUSINESS PARK
71
270
UNION
MADISON
12 MINS
COLUMBUS
CHAMPAIGN
CLARK
CSX INTERMODAL
hikma.
OHIO STATE
Meta
AMGEN
Google
AMERICAN ELECTRIC POWER
NATIONWIDE CHILDREN'S
CMH
INDIANAPOLIS ~170 MILES
70
COLUMBUS STATE COMMUNITY COLLEGE
PITTSBURGH ~180 MILES
LICKING
FAIRFIELD
LCK
CINCINNATI ~100 MILES
FRANKLIN
PICKAWAY
NORFOLK SOUTHERN
ANDURIL
5 MILES
KNOX


LEGEND
SOLD
AVAIL
INTERNATIONAL BUSINESS PARK
BUSINESS INDUSTRIES
MIXED USE / RETAIL
VILLAGE CENTER
RESIDENTIAL
PRESERVATION AREA / PARK LAND
345 KV / 138 KV POWER LINES
FUTURE 345 KV / 138 KV POWER
Bevelhymer Community Park
Rocky Fork Metro Park
New Albany Links Country Club
Village Center Urban Core
New Albany Road Interchange
State Route 62 Interchange
Taylor Farm Park
Thompson Park
The New Albany Country Club
The Golf Club
Thompson Road
Hamilton Road
Reynoldsburg New Albany Road
Kitzmiller Road
Blacklick Creek
Morse Road
Franklin County
Licking County
Beech Road
Clover Valley Road
Mink Street
Mink Street Interchange
Beech Road Interchange
IN CONTRACT
+/- 447 ac
cologix
edgeconnex
Meta
intel
aws
Microsoft
Axium
Google
CyrusOne
OhioHealth
AMGEN
amazon
EQT
Williams
DSV
VanTrust
STACK
aetna edged
ascena
thrive
CVG
EMHT
target
161
62

INDUSTRY SPECIALIZATION

Specialized industry clusters within The New Albany International Business Park have attracted national and multinational enterprises seeking to grow in an environment conducive to innovation, cooperation, and commerce.

SPECIALIZED INDUSTRY CLUSTERS

- Health and Life Sciences
- High-Tech Manufacturing and Logistics
- Personal Care and Beauty
- Corporate Office and R&D
- Data Centers and Information Technology
- Semiconductors



NEW ALBANY MAJOR EMPLOYERS

The New Albany International Business Park has attracted numerous industry leaders.

AMGEN
intel
Meta
aws
hims
kdc/one
Axium packaging
STACK INFRASTRUCTURE
Abercrombie & Fitch
CVG
QTS
DISCOVER
PHARMAVITE
AMERICAN ELECTRIC POWER
Google
AMERICAN REGENT
Bath & Body Works
Microsoft

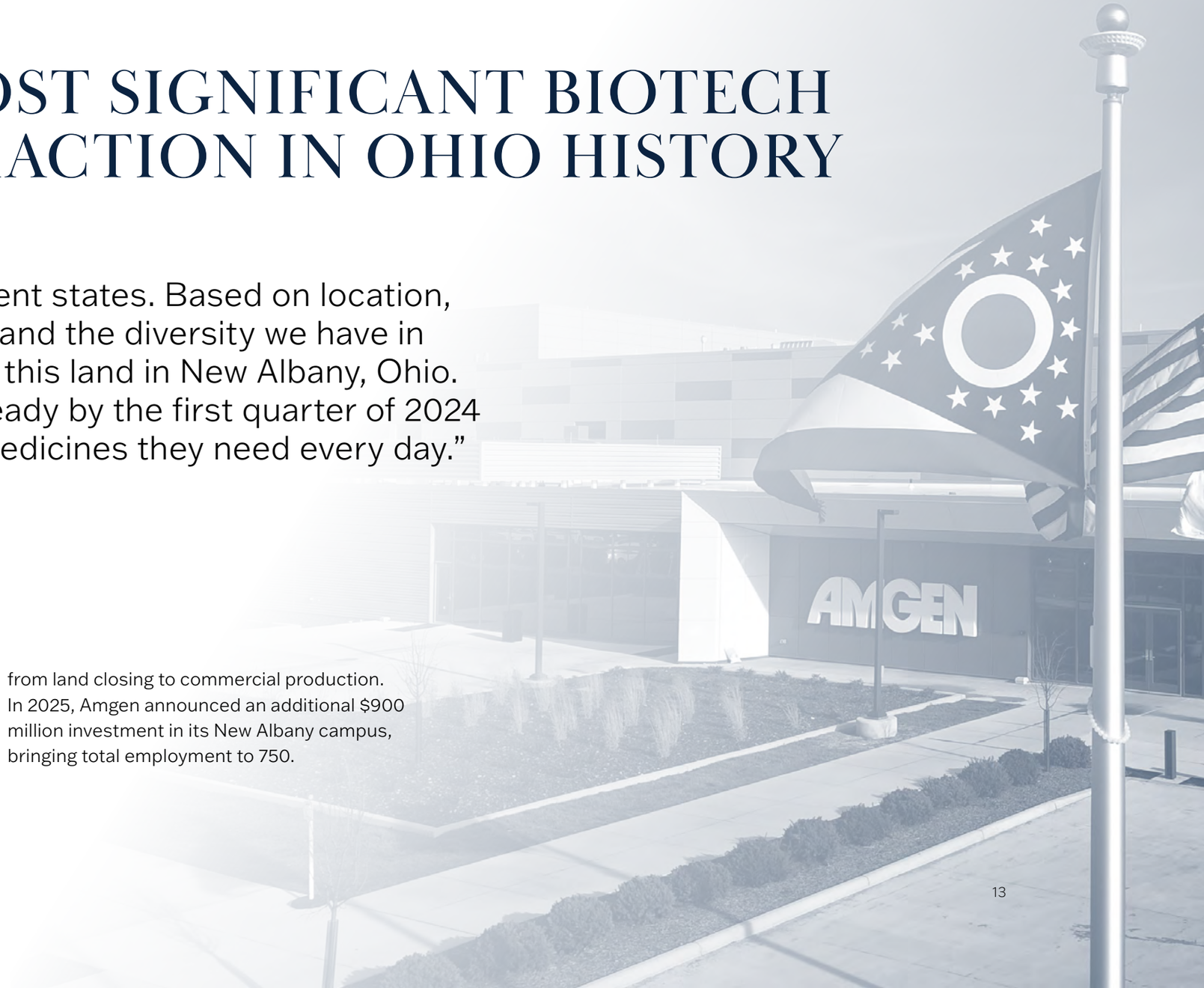
NEW ALBANY BUSINESS PARK DEVELOPMENT CASE STUDIES

AMGEN, THE MOST SIGNIFICANT BIOTECH COMPANY ATTRACTION IN OHIO HISTORY

"Back in 2021, we evaluated different states. Based on location, incentives, readiness of the land and the diversity we have in Columbus, it was decided to buy this land in New Albany, Ohio. It is very important that we are ready by the first quarter of 2024 to supply our patients with the medicines they need every day."

Sandra Rodriguez Toledo
VP of Operations, Amgen

In 2021, Amgen selected the New Albany Business Park for a $400 million fill/finish facility set to employ 400 people. The facility opened in 2024—the fastest manufacturing development project in Amgen's history, from land closing to commercial production. In 2025, Amgen announced an additional $900 million investment in its New Albany campus, bringing total employment to 750.



INTEL, THE MOST SIGNIFICANT COMPANY ATTRACTION IN OHIO HISTORY

Intel selected the New Albany Business Park for its first new U.S. chip fabrication campus in more than 30 years.

NACO assembled a 926-acre site to recruit the largest economic development project in Ohio history—a campus capable of accommodating up to eight chip fabs. The site was pieced together from nearly 80 property owners, then annexed and zoned into New Albany in under ten months. Phase 1 includes two fabs, a $28 billion initial investment, and 3,000 new jobs. The project is considered a critical strategic asset for both the U.S. economy and national defense.



THE COLUMBUS REGION

LEVERAGE THE ASSETS OF ONE OF THE NATION'S MOST DYNAMIC REGIONS.

The Columbus Region's growth over the last decade has been rapid and shows no signs of stopping. The Columbus metro experienced a population growth rate of more than 12% between 2010 and 2020 (substantially higher than the 2.1% average for the rest of the Midwest).

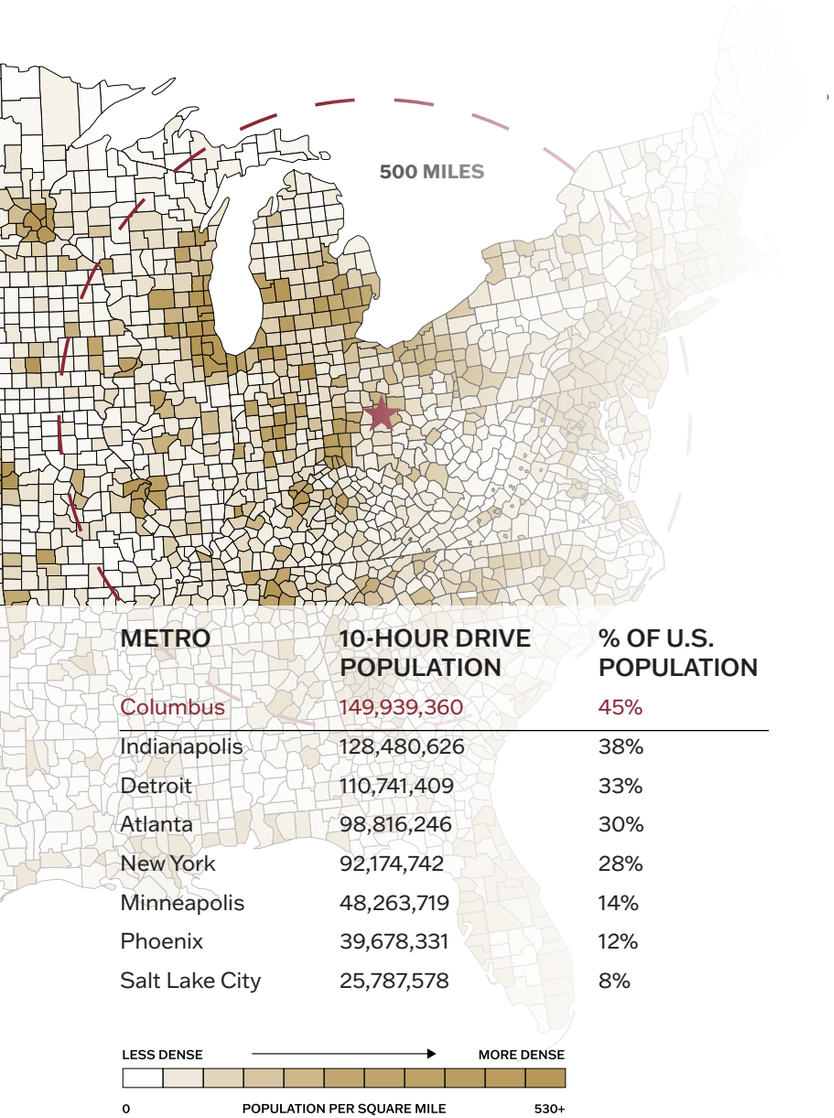
The Region is ranked Top 10 large metro in the U.S. for the concentration of young professionals. And with leading universities and top-ranked liberal arts colleges, the Columbus Region boasts one of the highest concentrations of college students in the U.S.

Leading global research from The Ohio State University, Battelle Memorial Institute, Nationwide Children's Hospital, and Transportation Research Center drive innovation. The region is also home to a top-10 inland port and the nation's largest cargo-dedicated airport at Rickenbacker International Airport (LCK).

Core industries include Automotive and Mobility, Fashion & Retail, Insurance & Insurtech, Semiconductors, Food & Beverage, Finance & Fintech, Life Sciences

This concentration of young talent coupled with a dynamic economy is why the Wall Street Journal ranks the Columbus Region #4 in the nation as a hiring hot spot for new college grads and the only Midwestern metro in the top 15.

16	1.2M	22k	12%	2.3M	3M
FORTUNE 1,000 HQs	WORKFORCE	ANNUAL COLLEGE GRADS	GROWTH RATE	POPULATION	POPULATION BY 2050



MARKET ACCESS

The Columbus Region's 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%

The Columbus Region is within a day's drive of 45% of the country's population and 48% of its headquarters operations, making it one of the most strategically connected business locations in the United States.

For business travelers, John Glenn Columbus International Airport (CMH) is just 40 minutes from Marysville and offers daily flights to major cities including New York, Chicago, Atlanta, and Washington, D.C.

For moving goods, Rickenbacker International Airport—one of the world's only cargo-dedicated airports sits 10 miles south of Columbus, providing reliable freight access to anywhere, at any time.

COLUMBUS REGION TALENT BY THE NUMBERS

1.2M

LABOR FORCE

up 5% from 2020

24min

AVERAGE COMMUTE

U.S. Avg. = 27min

$31

AVG. HOURLY EARNINGS

U.S. Avg. = $33

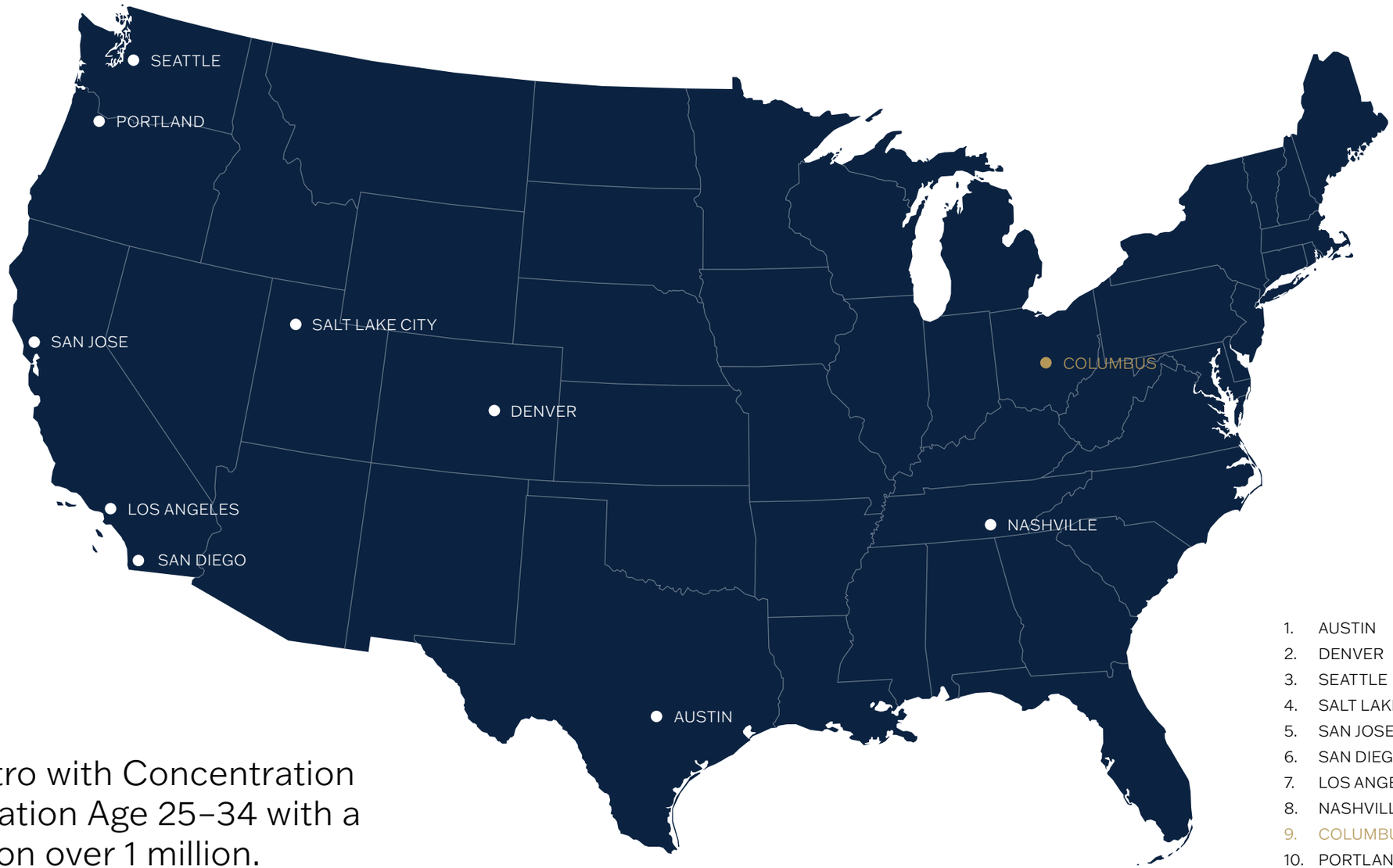
22k+

ANNUAL GRADUATES

15k+ from OSU

208k

ANNUAL GRADUATES WITHIN 200 MILES



№9

U.S. Metro with Concentration of Population Age 25–34 with a population over 1 million.

1. AUSTIN
2. DENVER
3. SEATTLE
4. SALT LAKE CITY
5. SAN JOSE
6. SAN DIEGO
7. LOS ANGELES
8. NASHVILLE
9. COLUMBUS
10. PORTLAND

TOP ACADEMIC INSTITUTIONS

FOUR YEAR COLLEGES

The Ohio State University

67k TOTAL ENROLLMENT

№6 FOR INDUSTRY-SPONSORED RESEARCH

Kenyon College

Mount Vernon Nazarene University

Franklin University

Capital University

Columbus College of Art & Design

Ohio Dominican University

Ohio Wesleyan University

Ohio Christian University

Denison

Otterbein University

CAREER/TECHNICAL

Columbus State Community College

28k TOTAL ENROLLMENT

ctec

RAMTEC

Marion Tech

Central Ohio Technical College

40+

COLLEGE CAMPUSES

129k+

STUDENTS ENROLLED

22k+

ANNUAL GRADUATES

K–12 TALENT PIPELINE

COLUMBUS REGION K-12 EDUCATION

67

PUBLIC SCHOOL DISTRICTS

enroll 314,648 students

66k

STUDENTS ENROLLED

in community and private schools

24k

ANNUAL HIGHSCHOOL GRADUATES

94%

GRADUATION RATE

in 4-year highschool programs

56%

COLLEGE ENROLLMENT

within 2 years of finishing highschool

RANKINGS

12

U.S. TOP 1,000

Public High Schools

5

U.S. TOP 500

College prep schools

6

U.S. TOP 500

Public K–12 districts

Ohio STEM Learning Network

The nation's first-ever statewide network for STEM education.

Today the network consists of 56 STEM designated schools that reach over 60,000 students. The STEM school model pairs career preparation with innovative teaching, college credits, credentials and local business needs.

The Columbus Region has 9 STEM designated schools

ROBUST HIGHER EDUCATION SYSTEM

Ohio is home to more than 170 higher education institutions, including five R1 Carnegie Research Institutions:

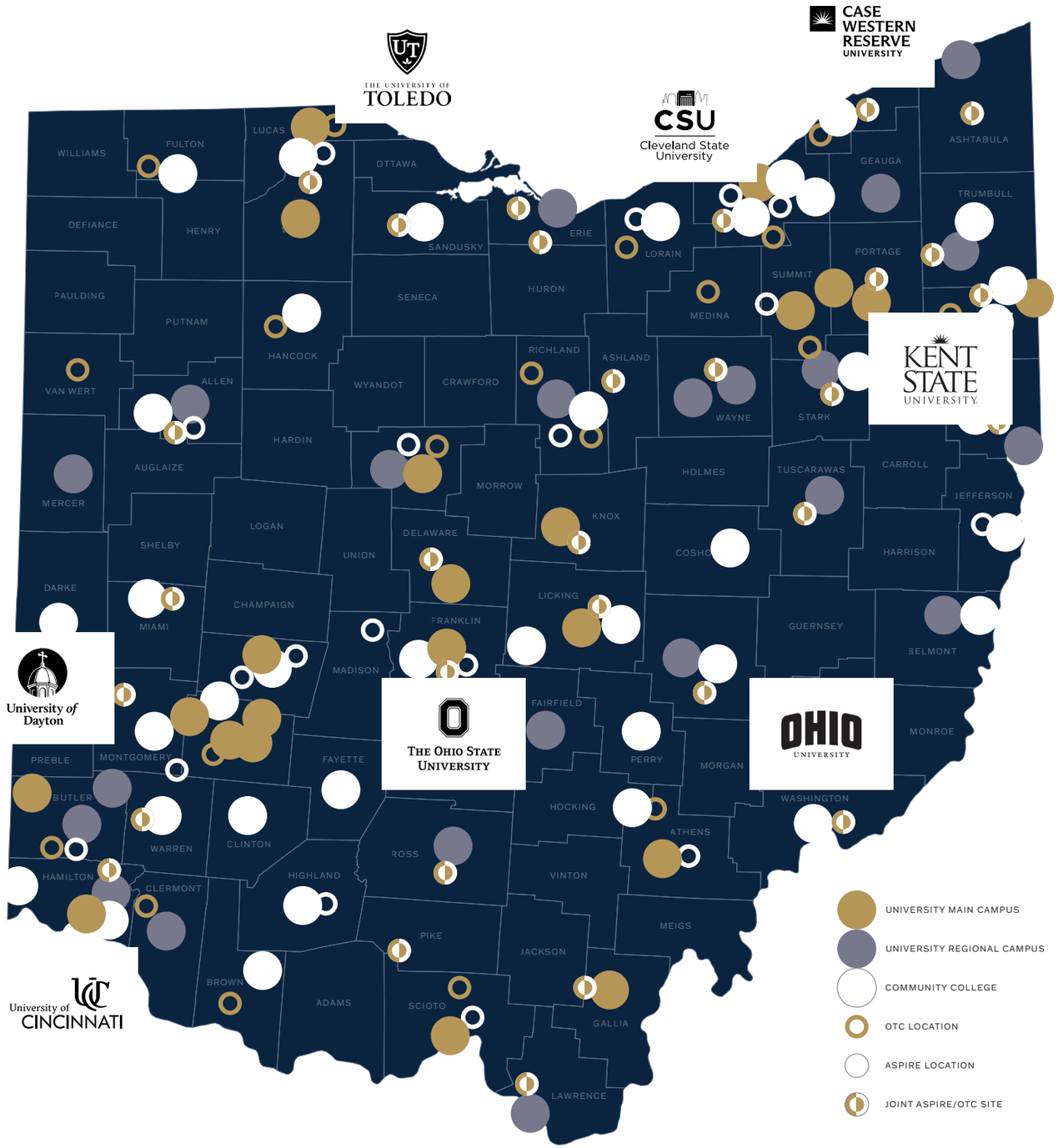
Ohio University

Kent State University

University of Cincinnati

The Ohio State University

Case Western Reserve University



ENGINEERING GRADUATES

№5 AMONG U.S. METROS

for engineering graduates within 200 miles







	COLUMBUS REGION			OHIO			200 MILES		
ENGINEERING DEGREE	ASSOC.	BACHELOR	MASTER / PHD	ASSOC.	BACHELOR	MASTER / PHD	ASSOC.	BACHELOR	MASTER/PHD
Chemical	—	187	30	—	678	101	—	1,232	317
Computer	—	417	95	—	798	237	3	1,801	598
Electrical	—	244	114	—	619	298	—	1,906	587
Materials	—	30	37	—	46	80	—	202	219
Mechanical	—	312	49	15	1,444	265	17	4,277	825
Industrial	—	114	28	—	133	32	—	768	257
Technologies	170	4	4	1,048	522	104	2,230	2,231	302
Total	**170**	**1,308**	**357**	**1,062**	**4,140**	**1,117**	**2,250**	**12,471**	**3,105**

Source: Lightcast, 2025.4, total degrees in 2024, non-distance education, associates degree and above. CIP's 15, 14.07, 14.09, 14.18, 14.19, 14.35, 14.1001

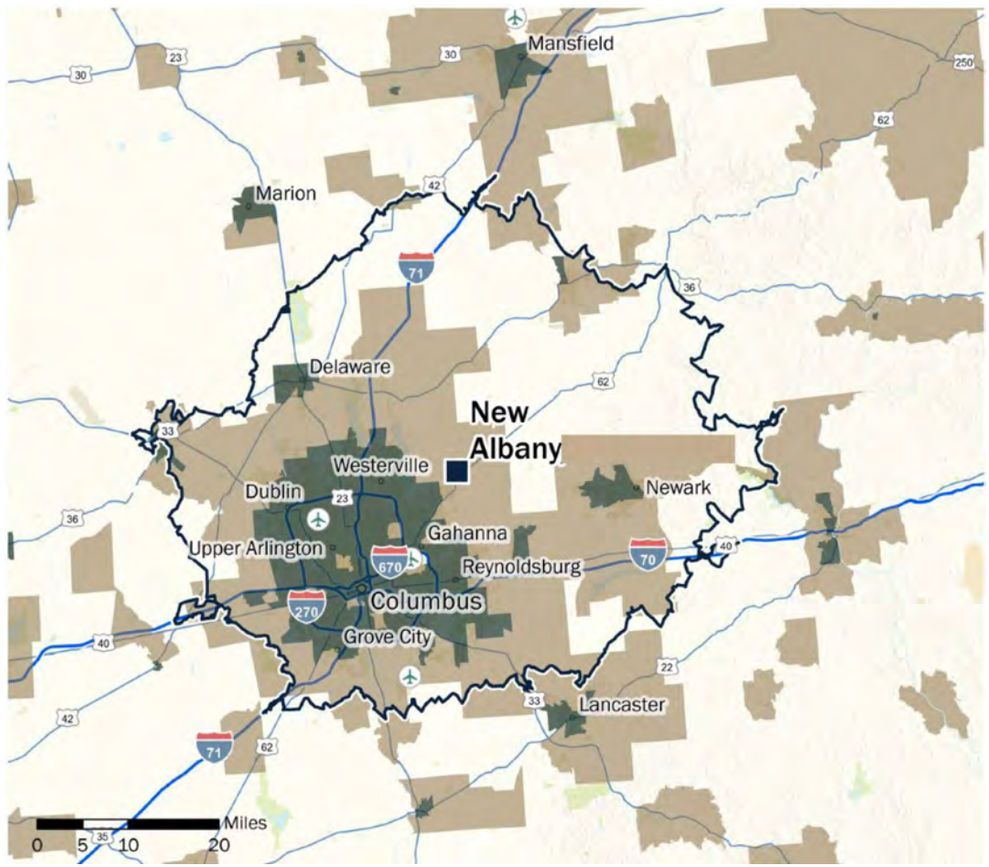
MIDWEST TALENT PIPELINE



UNIVERSITY	ENGINEERING SCHOOL RANK	DISTANCE FROM COLUMBUS
University of Michigan	#5	183mi
University of Illinois	#5	295mi
Purdue University	#8	240mi
Carnegie Mellon University	#8	192mi
University of Wisconsin	#14	501mi
Northwestern	#17	333mi
Penn State University	#21	329mi
The Ohio State University	#28	
University of Minnesota	#28	724mi
University of Notre Dame	#42	251mi
Case Western University	#42	144mi

WORKFORCE & DEMOGRAPHICS

	45 Minute Drive Time
Total Population	1,976,995
Total Labor Force	1,087,396
Population Employed in Blue Collar	340,480
Labor Force Participation Rate	69%
Unemployment Rate	3.4
Projected Population Growth Rate 2025–2030	0.66
Median Age	37
Median Household Income	$82,319
Median Home Value	$336,987
Diversity Index (higher = more diverse)	59
Pop. Age 25 +: No High School or Diploma	7%
Pop. Age 25 +: High School or GED	25%
Pop. Age 25 +: Some College I Associates	25%
Pop. Age 25 +: Bachelors	27%
Pop. Age 25 +: Graduate Degrees	17%
Population Employed in Production Occupations	43,243
Population Employed in Transportation & Material Moving	86,474
Population Employed in Business & Finance Operations	89,666



AVAILABLE SITES

INNOVATION DISTRICT

SITE 6 (IDT-6)

INNOVATION DISTRICT

NEW ALBANY, OH 43054



IDT-6 EXISITING CONDITIONS

25.12

ACRES

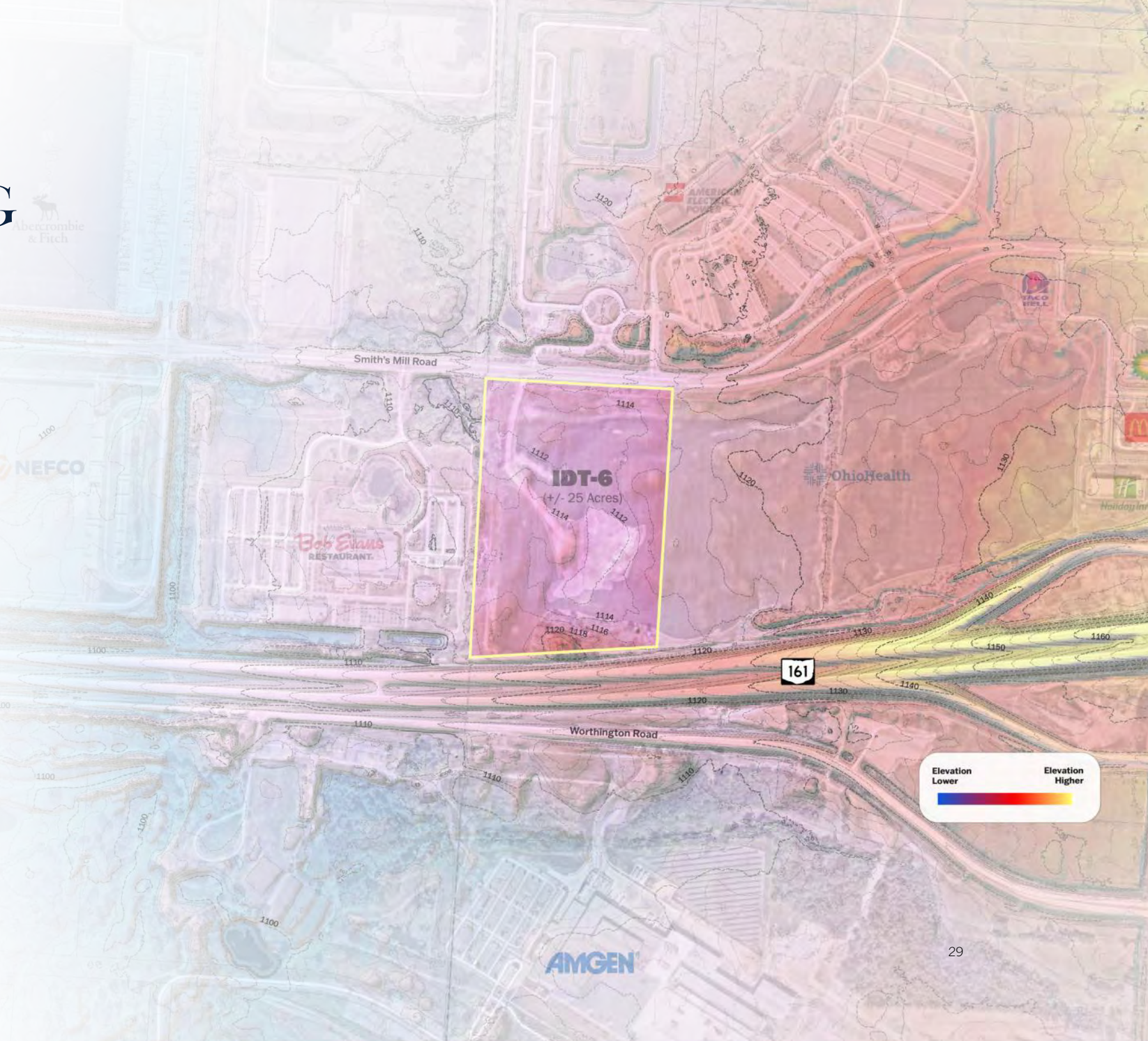
ANNEXATION AND ZONING

Located in the City of New Albany and zoned GE (General Employment), which permits manufacturing.

ENVIRONMENTAL

No wetlands or environmental issues.

The property is shovel-ready.



IDT-6 UTILITIES

POWER

34.5kV line along Smith's Mill Road.

GAS

6" medium-pressure (70-80 psi) Columbia Gas of OH line along Smith's Mill Road.

WATER

16" line along Smith's Mill Road.

WASTEWATER

24" sanitary line along Smith's Mill. 42" sanitary line along property's western boundary.

FIBER

Carrier-neutral dark fiber along Smith's Mill Road.



CONTACT US

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