



REAL
ESTATE
GROUP



PRIME LAND FOR SALE DEVELOPMENT OPPORTUNITY

3429

JOHNSTOWN-ALEXANDRIA RD

3429 Johnstown-Alexandria Rd



6.43 ACRES



\$255,000/ACRE

TOTAL: \$1,639,650

LAND FOR SALE

3429 JOHNSTOWN-ALEXANDRIA RD & 7870
DUNCAN PLAINS RD, ALEXANDRIA, OH 43001

TWO NEIGHBORING PARCELS FOR DEVELOPMENT

3429
JOHNSTOWN-ALEXANDRIA RD

3429

JOHNSTOWN - ALEXANDRIA RD

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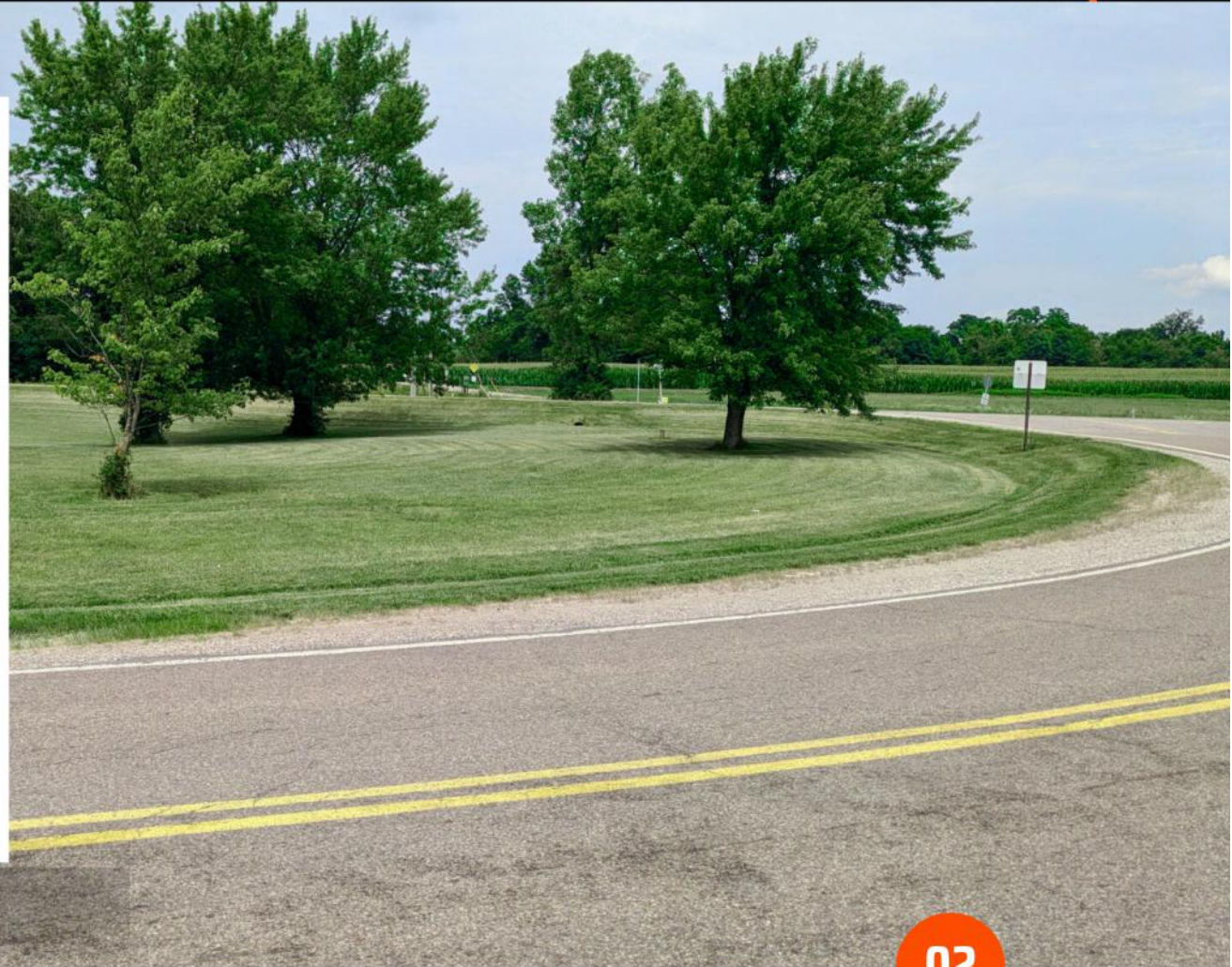
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3429 JOHNSTOWN-ALEXANDRIA RD ALEXANDRIA, OH 43001

OPPORTUNITY OVERVIEW

Unlock the potential of 6.43 acres of prime real estate in the heart of Alexandria, Ohio. ROTH Real Estate Group proudly presents this exceptional land offering at 3429 Johnstown-Alexandria Road, Alexandria, OH 43001. This rare opportunity combines two neighboring parcels, creating a versatile canvas for your development dreams.



LAND FOR SALE: DEVELOPMENT USE

02

DISCLAIMER

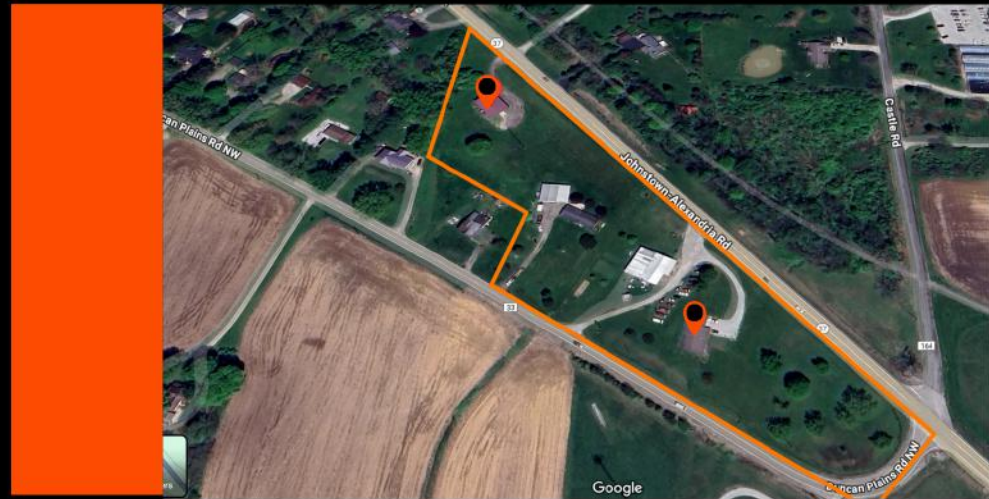
**The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted, or represented by Roth Real Estate Group. The presentation of this property is submitted and could be subject to error, omissions, change of price or condition prior to sales or lease, or withdrawn without notice.

TWO NEIGHBORING PARCELS

Owning two neighboring parcels zoned for residential development in a growing area like the Alexandria-Johnstown, Ohio area, offers numerous advantages. From **cost efficiencies** and **enhanced market appeal** to **improved connectivity and scalability**, these benefits make such an investment highly attractive.

6.43 ACRES

03



**7870 DUNCAN
PLAINS RD**

**PARCEL ID:
066-321390-00.000**



**3429
JOHNSTOWN-
ALEXANDRIA RD**

**PARCEL ID:
066-319524-00.000**

INCREASED VISIBILITY • COST-EFFICIENT INFRASTRUCTURE • ENHANCED MARKET APPEAL

UTILITIES READY

Unlike many other parcels, this land comes with essential utilities already in place, including electric, gas, well water, and septic systems. This readiness significantly reduces the initial development costs and time.

EDUCATIONAL EXCELLENCE

The property falls within the Northridge Local Schools district, known for its excellent educational facilities. This factor is a significant draw for families looking to move into the area, enhancing the property's appeal for residential development.

SCENIC AND RECREATIONAL PROXIMITY

The property is close to various local attractions and recreational areas such as T.J. Evans Bike Trail, St. Albans Golf Club, and Lobdell Reserve. These amenities contribute to a high quality of life and make the location desirable for potential residents.

DESIRABLE MARKET

Located in the thriving Alexandria market within Licking County, this property is part of a region experiencing significant growth. Alexandria and Johnstown have seen a steady increase in population and median household incomes, making this an attractive area for new developments.

VERSITALE ZONING

Zoned for residential use, the property is ideal for a variety of development projects. Whether you're considering residential subdivisions, custom homes, or community projects, this land offers a flexible foundation for your vision.

PROPERTY DETAILS

OPPORTUNITY HIGHLIGHTS

TWO NEIGHBORING PARCELS

Totaling 6.43 acres, offering ample space for development

UTILITIES READY

Electric, gas, well water, and septic systems are already available

STRATEGIC LOCATION

Located near major highways, providing easy access to surrounding areas

DESIRABLE MARKET

Situated in the thriving Alexandria market within Licking County

JOHNSTOWN - ALEXANDRIA RD

DEVELOPMENT POTENTIAL

RESIDENTIAL SUBDIVISIONS

Create a vibrant community with custom homes or townhouses.

CUSTOM HOMES

Perfect for building luxury homes with spacious lots.

COMMUNITY PROJECTS

Ideal for developing parks, recreational areas, or community centers.

NEARBY SCHOOLS

[Northridge Primary School](#)

[Northridge Middle School](#)

[Northridge High School](#)



PROXIMITY TO HIGHWAYS

Easy access to major highways, including Route 37 and Route 62, making commuting and transportation convenient.

COMMUTE TIMES

- **30-minute** drive to John Glenn Columbus International Airport
- **45 minutes** to Rickenbacker International Airport
- **40-minute** commute to downtown Columbus

ATTRACTIONS

T.J. Evans Bike Trail
St. Albans Golf Club
Lobdell Reserve
Alexandria Museum
Otter Creek Vineyards (Johnstown)

LOCATION BENEFITS

BUSINESS HUBS

Close to New Albany International Business Park and Intel site

PEACEFUL ENVIRONMENT
WITH RURAL CHARM.

ALEXANDRIA, OH

A small village with a population of 483 as of the 2020 census, known for its community spirit and historical significance.

Housing Market: The median listing home price in Alexandria was \$437K in June 2024, reflecting a strong real estate market.

COMMUNITY
SPIRIT AND
HISTORICAL
SIGNIFICANCE



DEMOGRAPHICS

483

POPULATION

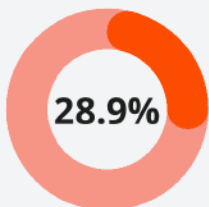
\$94,844

MEDIAN HOUSEHOLD
INCOME

\$200,000

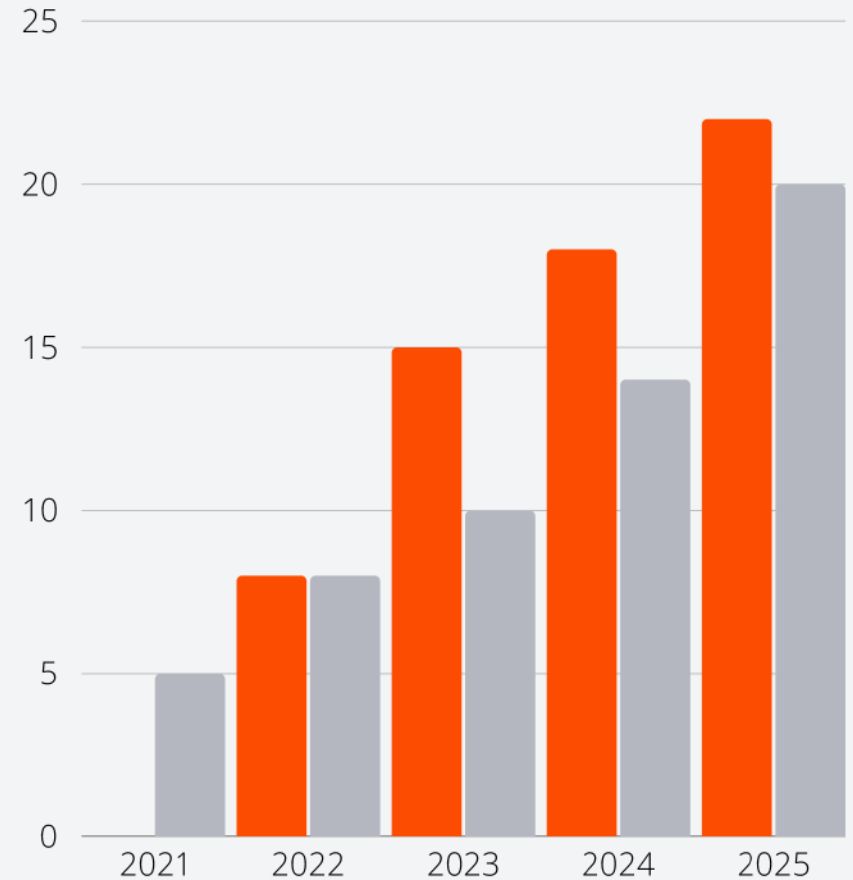
MEDIAN HOME VALUE

08



EDUCATION

Hold a bachelor's degree or higher



**ALEXANDRIA AND JOHNSTOWN
ARE EXPERIENCING SIGNIFICANT
GROWTH, MAKING THIS AN
EXCELLENT OPPORTUNITY FOR
FUTURE APPRECIATION.**

JOHNSTOWN, OH

A growing city with a population of 5,278 as of the 2022 census, notable for its rich history and recent development boom.

Population growth: The town has experienced significant growth, with over 5,000 people and X amount of businesses. This population increase has likely contributed to economic expansion.

Urban approach to development: Johnstown has adopted an urban approach to development while maintaining outdoor amenities and recreational opportunities. This balanced approach has made the town attractive for both businesses and residents.

**RICH HISTORY
RECENT
DEVELOPMENT
BOOM**



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LOCAL MARKET OVERVIEW

Licking County is a thriving community experiencing unprecedented growth and the focal point of substantial economic investments.

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LICKING COUNTY

↗ **178,844**

Total Population

↗ **\$232,200**

Average Home Value

↗ **\$78,505**

Average Household Income

COLUMBUS METRO AREA

↗ **2.14M**

Total Population

↗ **\$251,600**

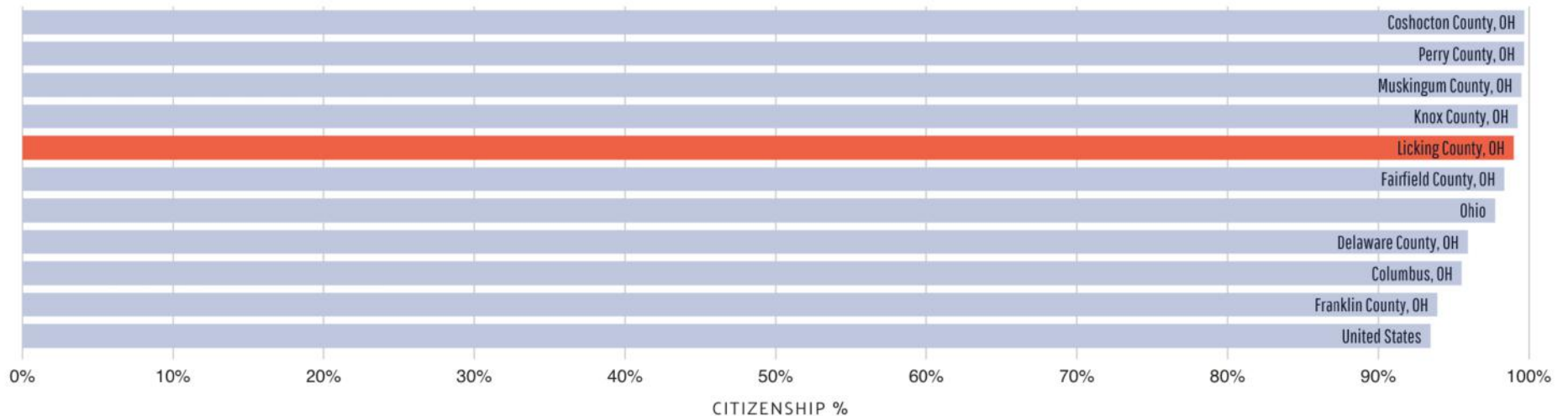
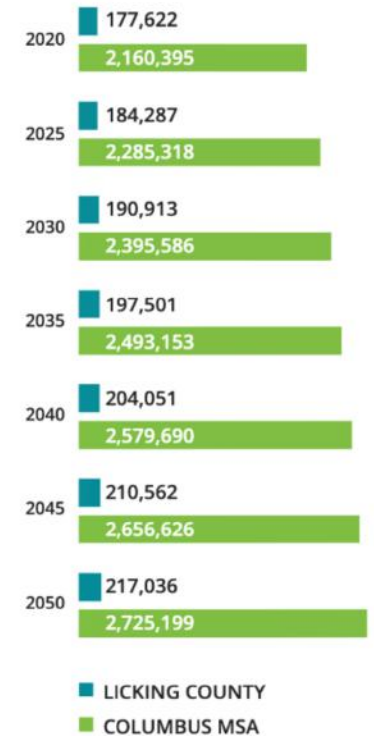
Average Home Value

↗ **\$76,541**

Average Household Income

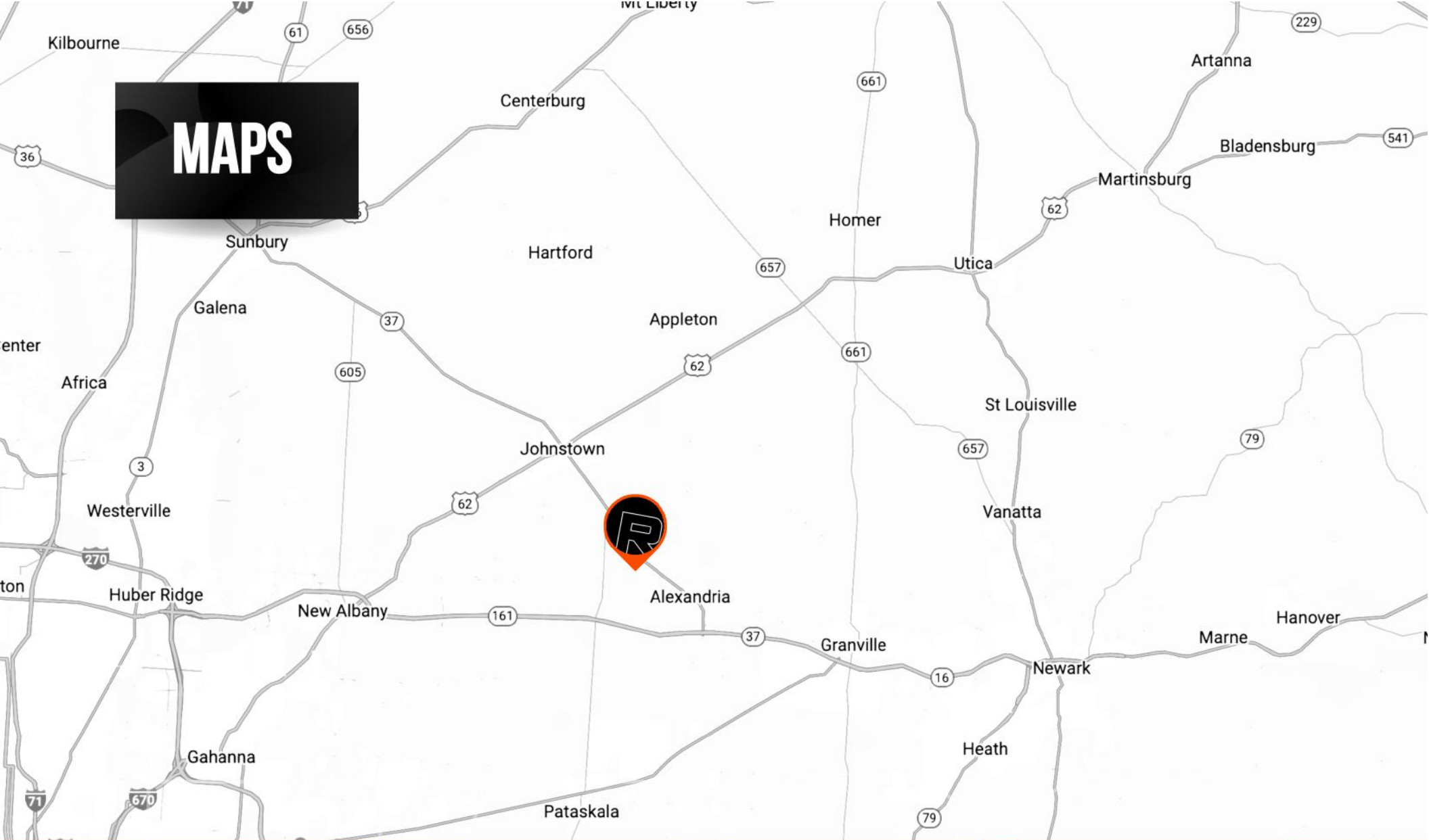
POPULATION GROWTH

In 2022, Licking County, OH had a population of 179k people with a median age of 40.2 and a median household income of \$78,505. Between 2021 and 2022 the population of Licking County, OH grew from 177,454 to 178,844, a 0.783% increase and its median household income grew from \$72,771 to \$78,505, a 7.88% increase.



2013 2014 2015 2016 2017 2018 2019 2020 2021 2022

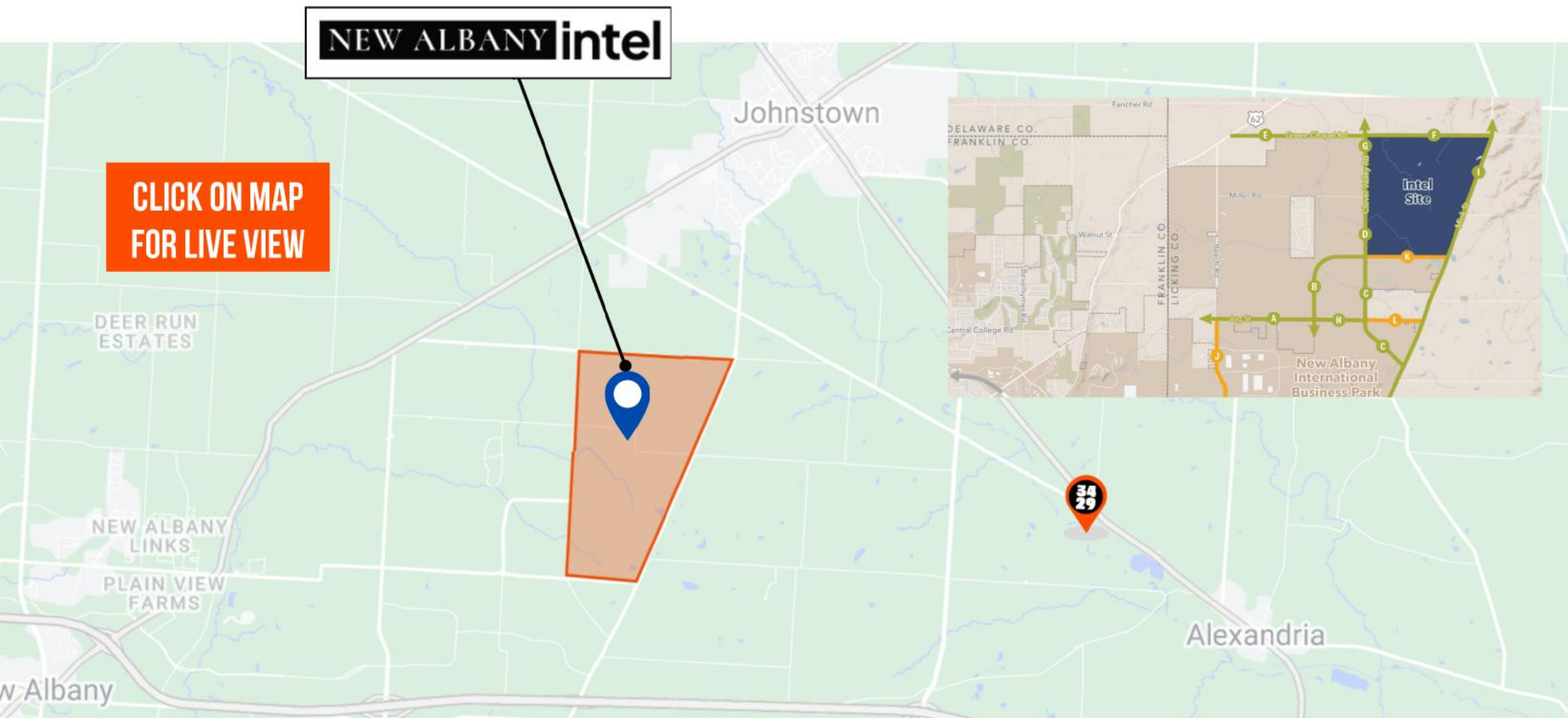
MAPS



JOHNSTOWN-ALEXANDRIA RD

STRATEGIC LOCATION: PROXIMITY TO INTEL

3429 Johnstown-Alexandria Road offers strategic advantages due to its proximity to the significant developments in New Albany, Ohio, driven by Intel's massive investment in semiconductor manufacturing. Intel's establishment of two state-of-the-art factories in Licking County, with an investment now increased to \$28 billion, is transforming the area into a technological hub known as the "Silicon Heartland". This development is expected to create thousands of high-paying jobs and attract a multitude of suppliers and tech companies to the region. The influx of employment opportunities and the development of infrastructure, supported by significant state investments, enhance the appeal of nearby properties. Consequently, owning land close to this burgeoning tech center not only positions one to benefit from economic growth but also offers potential for increased property value and new business opportunities.



**SCHOOLS WITHIN
5-10 MILES**

02	Elementary
02	Middle
02	High School
01	Preschools

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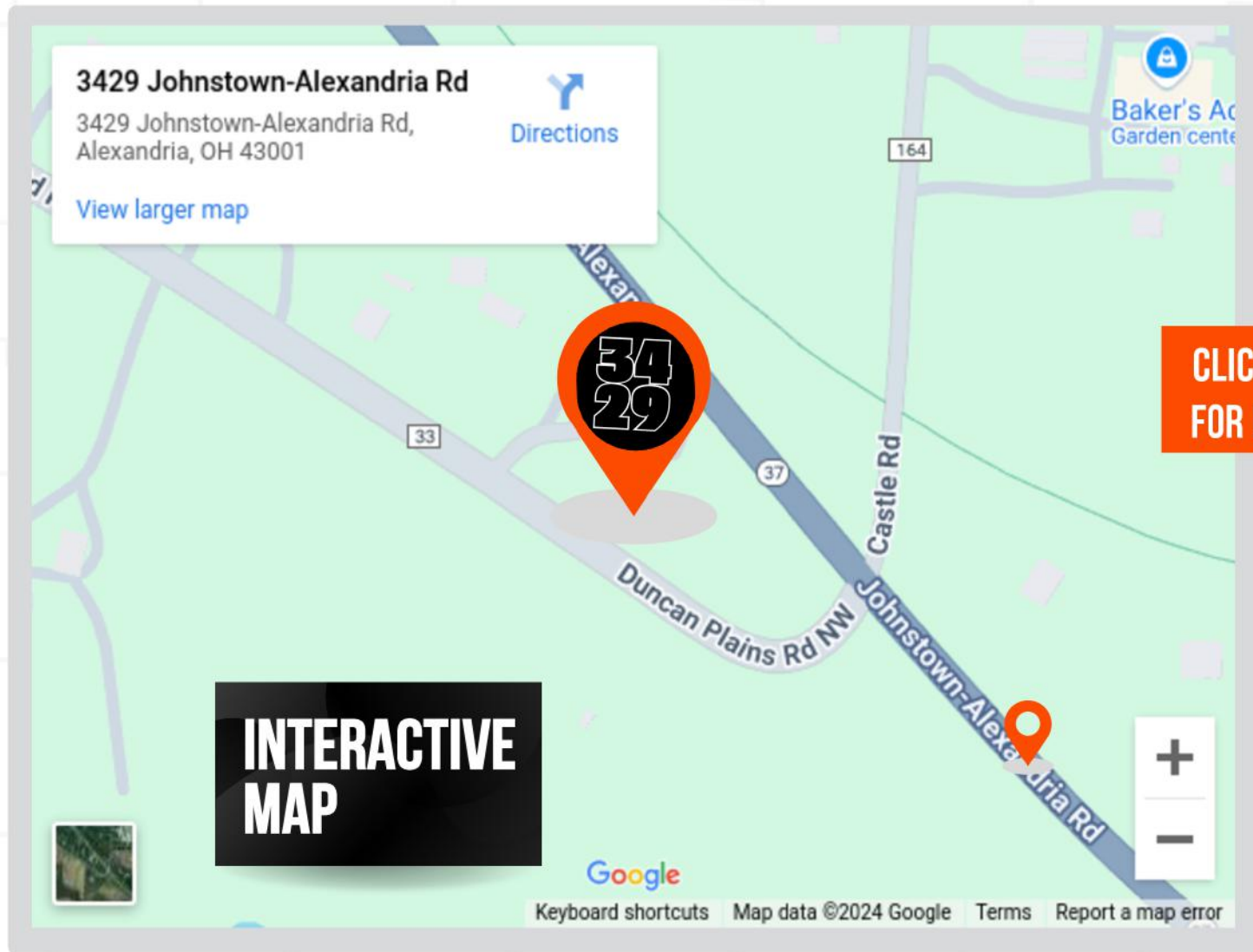
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5-10 MILES**

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01	Preschools





CLICK ON MAP
FOR LIVE VIEW

WHY BUY NOW?

Don't miss this incredible opportunity to invest in prime residential land in Alexandria, OH and to be part of Alexandria's growth story.

**RAPIDLY
DEVELOPING AREA
WITH INCREASING
PROPERTY VALUES**

RAPID GROWTH

**STRONG POTENTIAL
FOR HIGH ROI AS
THE REGION
CONTINUES TO
GROW**

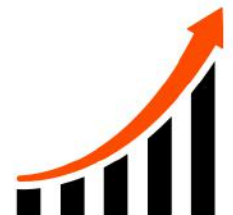
**POTENTIAL FOR
HIGH ROI**

**LIMITED AVAILABILITY
OF LARGE LAND
PARCELS IN THIS
DESIRABLE
LOCATION**

**LIMITED LARGE
LAND PARCELS**

**CONTRIBUTE TO
THE GROWTH OF
ALEXANDRIA,
OHIO**

**SHAPE THE FUTURE OF
ALEXANDRIA'S LANDSCAPE**





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3429
JOHNSTOWN - ALEXANDRIA RD

**AERIAL
VIEW**



PEACEFUL ENVIRONMENT WITH RURAL CHARM

The area's natural beauty and rural character contribute to the overall appeal of both Alexandria and Johnstown as destinations for those seeking a quiet getaway or outdoor activities.

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JOHNSTOWN - ALEXANDRIA RD

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3429
JOHNSTOWN - ALEXANDRIA RD

**ANDY
PATTON**

DD: 614.721.6753 | C: 614.371.5754

ANDY@ROTHREGROUP.COM **ROTHREGROUP.COM**



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