

FOR SALE

PRIME 547 ACRE INDUSTRIAL & DATA CENTER SITE!

\$119K Per Acre Purchase | Fully Approved 547 Acres | \$42.3M+ Profit Potential

PROPERTY HIGHLIGHTS

- 547 acre Industrial Site Zoned for Data Center
- 500 Mega Watts Power Supplied by URE Power Cooperative
- 3M Gallons per day water discharge supplied by City of Marysville OH
- All Approvals, Reports, Testing and Entitlements complete
- 200 Acres Data Center, 244 acres Industrial and 44 acres Retail Approved Uses



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GT DEVELOPMENT CFL LLC
SCOTT TAYLOR
DEVIN GREENE
PRINCIPAL | PARTNERS

Creekview Commerce Park - Data Center & Industrial Development
Plain City, Union County, OH

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PLAIN CITY OH

20 Min North of Columbus 30 min South of Mount Vernon and 40 min South of Urbana OH

AWS and Fed Ex

- AWS (Amazon Web Services) current Data Center 3500 employees.
- AWS just signed with the Carl Land (land in between the current AWS Data Center and 547.16 acre site) 165 acres.
- Fed Ex Distribution Center 1800 employees.

Last Data Center Site approved in OH

- Highland Real Estate, Columbus OH
- Offered off-market for sale
- 547.16 acre Industrial Site

Creekview Commerce Park

<https://www.unioncountydailydigital.com/articles/plain-city-keeps-growing/>
[Plain City looks to annex 550 acres for mixed-use business park - Highland Real Estate](#)

Investment (547.16 acres)		ROI		Acreage
\$70M	Land Purchase (\$119k per acre)	\$60M	Data Center Site	200 Acres
\$17.2M	Infrastructure Construction		Conservation	50 Acres
(\$13.5M)	TIF Approved	\$18M	Retail	44 Acres
\$73.7M	Total Investment	\$10M	Walmart	
		\$8M	Retail	
		\$38M	Industrial	253.16 Acres
		\$116M	Total Sale Price	547.16 Acres
		\$73.7M	Total Investment	
		\$42.3M	Projected Profit	

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PROPERTY SUMMARY

547.16 Acres Total - Located in the 161 Corridor South of US Route 42 in Plain City OH city limits

PUD Zoning - fully approved May 2025 Plain City OH City Council

URE Power 500 MW Power to the site with a proposed new Power Substation adjacent to the site NE

Water and Sewer service and capacity from the City of Marysville, OH

Fiber Optic is available adjacent to the site



Google Pin

40°08'13.4"N 83°15'14.7"W

https://www.google.com/search?q=40%C2%B008%2713.4%22N+83%C2%B015%2714.7%22W&rlz=1C1CAFB_enUS833US833&oq=40%C2%B008%2713.4%22N+83%C2%B015%2714.7%22W&gs_lcrp=EgZjaHJvbWUyBggAEEUYOTIGCAEQRRg8MgYIAhBFGDwyBggDEEUYPNIBCjg4NTYxOGowajeoAgCwAgA&sourceid=chrome&ie=UTF-8

Contact Us

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CURRENT APPROVALS

PUD Zoning Industrial - Approved Plain City OH May 2025

200 acres	Data Center
247.16 acres	Light Industrial and Manufacturing
44 acres	Retail
50 acres	Conservation / Greenspace

Power

AEP 50MW available with new proposed mega substation adjacent to the site

Water

16" Water Main Line - Approved City of Marysville OH May 2025

1M gallons available for Data Center Use

Sewer

Approved City of Marysville OH May 2025

Fire

EMS Access secondary route from Converie Rd - **Approved Plain City OH**

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DUE DILIGENCE MATERIALS

Please see the Dropbox Link below:

<https://www.dropbox.com/scl/fo/oks0gipdpi9e3jmb3yzvd/AK21PIVXH759pna8W4wJ-WY?rlkey=8anjzv63oinlftpruczql7u&st=ezowd06z&dl=0>

Property approved for the following:

- City of Marysville Utility Letter 9/2023 approved prior to the moratorium being considered August 2025.
- Boundary Survey
- Topo Survey
- Wetland Study
- Traffic Study
- Title Work
- Easement - 2 easements are approved
- Soil Testing & Geo Tech to be completed mid August 2025

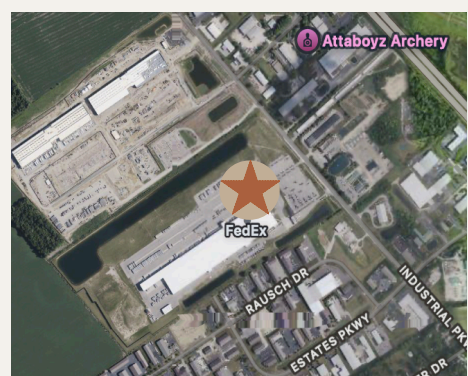
3.8 Miles NE of the site

Amazon Data Services - *Industrial Parkway,
Plain City OH 43064*



3.9 Miles NE of the site

Fed Ex - *Industrial Parkway
Plain City OH 43064*



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LAND COMPS

Google Sold Comp

New Albany OH - (Southeast of the site)

85 acres \$741,176 per acre

\$63M Sold Price, just closed

Zoning approved - City of New Albany

Entitlements approved - City of New Albany

Approvals - City of New Albany

SOLD!

AWS (Amazon Web Services) are the 2 Pending Under Contract comps:

Plain City OH - Mitchell Farm Property

(West of AWS current facility 8619 Industrial Pkwy, Plain City OH and East of the Site we offered)

165 acres farmland

\$200,000 per acre

\$33M Contract Price

No zoning - current AG Zoning

No entitlements

No approval

Under Contract

Urbana OH - Highland Real Estate Property

NW of Plain City OH located on the West side of Urbana OH

200 acres Industrial Zoned land

\$450,000 per acre

\$90M Contract Price

Zoning approved - City of Urbana

Entitlements approved - City of Urbana

Approvals - City of Urbana

Under Contract

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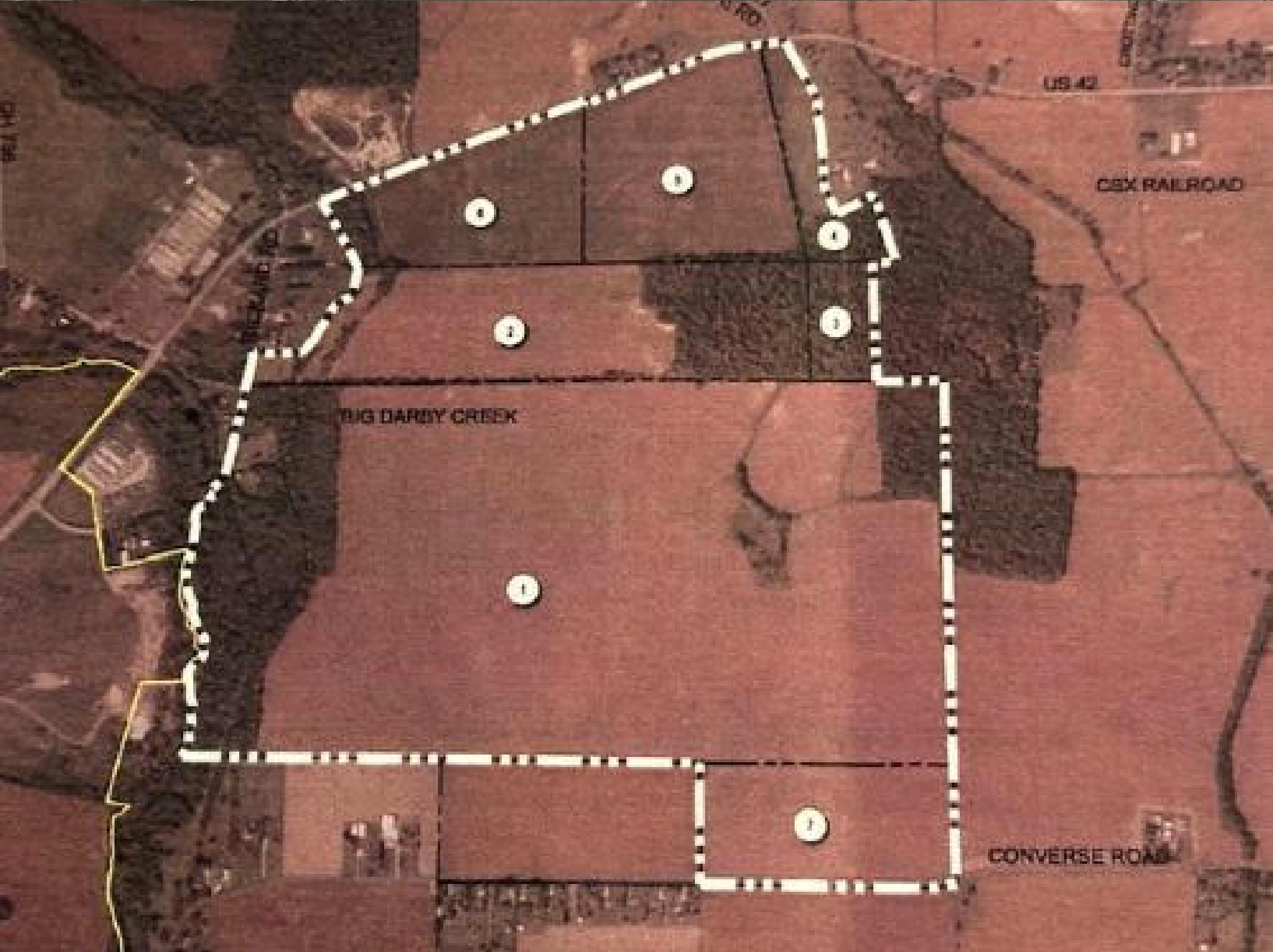
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MAPS OF LOCATION



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