



retail
Commercial Real Estate Solutions®

FOR SALE



Development Land: +/- 30 acres

1391 Middle Pike
Wapakoneta, Ohio 45895

- +/- 30 acres in the New Markets Tax Credit Zone
- 45,949 population in the Micropolitan Statistical Area
- In the heart of Wapakoneta's retail corridor
- Wapakoneta is the Auglaize County seat
- Near the Neil Armstrong Air & Space Museum
- Visible to 38,710 daily vehicles on I-75
- Adjacent national retailers include Super Walmart, Lowe's, Aldi, CVS and many quick serve restaurants
- One mile from the West Central Ohio Industrial Center and recently announced Pratt Industries site



Contact:
Matt Cooper
614.334.7831 DIRECT
614.403.4732 MOBILE
mcooper@equity.net

Equity, LLC | O: 614.802.2900 | F: 614.675.1705 | www.equity.net
4653 Trueman Boulevard, Suite 100 | Hilliard, OH 43026



Demographics	<u>3 mi.</u>	<u>5 mi.</u>	<u>7 mi.</u>
Population (2018 est.)	11,553	14,457	21,244
Avg. HH Income (2018 est.)	\$57,176	\$60,490	\$61,149
Daytime Population	6,061	6,590	7,954

Wapakoneta, Ohio is situated approximately 13 miles from Lima, Ohio to the north and 18 miles from Sidney, Ohio to the south—at the junction of I-75 and U.S. 33.

The Site sits at the intersection of I-75 and Middle Pike on the northeast side of Wapakoneta.

I-75 is a major interstate traffic corridor which serves as a connector to cities ranging from Miami, Florida to Detroit, Michigan.



As the county seat, Wapakoneta serves a broad trade area of over 45,949 people—much larger than the population of the immediate city limits. The city of Wapakoneta pulls from a trade area approximately 20 minutes and over 20 miles from the city limits due to the large rural population that live within the immediate trade area of Auglaize County.

Demographic Snapshot (2018 ESRI)

Population (20 mile radius)	197,409
Average HH Income (20 mile)	\$60,098
Median HH income (20 mile)	\$53,189
Average Daily Traffic Count I-75	38,710+ VPD
Daytime Population (20 mile)	114,653



Pratt Industries Project

Project Overview

Purchased a 110-acre, rail-served, fully developed greenfield site for new manufacturing facilities in Wapakoneta, Ohio.

PHASE ONE—Paper Mill

- \$250 million capital investment
- Creation of 100 jobs
- Average \$25/hour wage—estimated annual payroll: \$5,200,000

PHASE TWO—Corrugated Box Factory

- \$60 million capital investment
- Creation of 200 additional jobs
- Average \$22/hour wage—estimated annual payroll: \$9,152,000

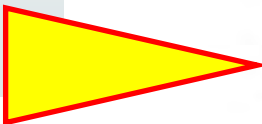


Company Profile

- Pratt Industries began operations in the U.S. in 1991, purchasing an old paper mill in Macon, Georgia. Pratt soon shuttered this mill and focused on recycling waste paper and cardboard into new corrugated packaging. During the past 25 years, Pratt has built 4 out of the 5 newest paper mills in the U.S.
- The company currently operates 130 facilities—including paper mills, box factories, and distribution centers—in 26 states and Mexico, employing 7,300 people.
- Its operations use state-of-the-art technologies. Pratt is recognized as a world leader in manufacturing 100% recycled corrugated packaging.
- Pratt produces more than 4,000 tons of paper everyday—enough to create 16 million boxes, all without cutting down a single tree.
- Pratt Industries is now the fifth-largest corrugated box producer in the U.S. with annual revenue of \$3 billion. Its major customers include Amazon, Proctor & Gamble, Home Depot, Unilever, and the U.S. Postal Service.

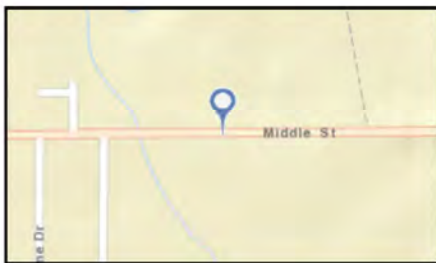
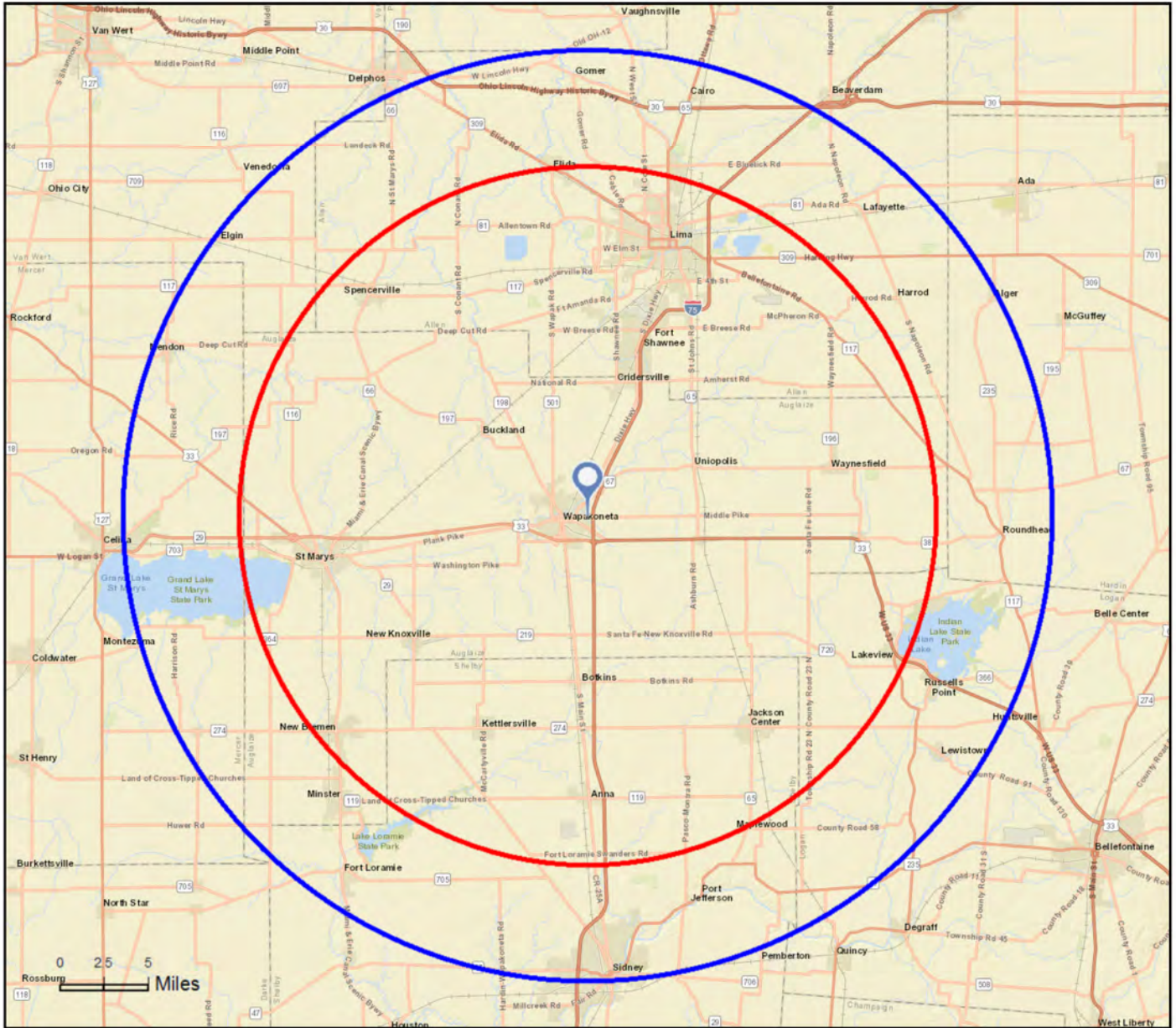
Project Timeline

- | | |
|-------------------------------------|---------------------|
| • Original request for information | May 31, 2017 |
| • First site visit | June 26, 2017 |
| • Second site visit | July 26, 2017 |
| • Visit to Valparaiso, IN facility | August 10, 2017 |
| • Finalist site meeting in Chicago | August 29, 2017 |
| • Final site selection | October 2017 |
| • Begin Phase 1 design/construction | Second quarter 2018 |
| • Phase 1 operations begin | Fourth quarter 2019 |
| • Begin Phase 2 design/construction | Second quarter 2020 |
| • Phase 2 operations begin | Fourth quarter 2022 |



1391 Middle Pike, Wapakoneta, Ohio, 45895
Rings: 15, 20 mile radii

Latitude: 40.56996
Longitude: -84.17435



January 19, 2017



Executive Summary

1391 Middle Pike, Wapakoneta, Ohio, 45895 2
 1391 Middle Pike, Wapakoneta, Ohio, 45895
 Rings: 15, 20 mile radii

Prepared by Esri
 Latitude: 40.56996
 Longitude: -84.17435

	15 miles	20 miles
Population		
2000 Population	136,919	199,346
2010 Population	134,577	196,646
2016 Population	135,051	197,409
2021 Population	135,145	197,797
2000-2010 Annual Rate	-0.17%	-0.14%
2010-2016 Annual Rate	0.06%	0.06%
2016-2021 Annual Rate	0.01%	0.04%
2016 Male Population	50.6%	50.4%
2016 Female Population	49.4%	49.6%
2016 Median Age	39.3	40.0

In the identified area, the current year population is 197,409. In 2010, the Census count in the area was 196,646. The rate of change since 2010 was 0.06% annually. The five-year projection for the population in the area is 197,797 representing a change of 0.04% annually from 2016 to 2021. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	85.4%	88.4%
2016 Black Alone	9.9%	7.3%
2016 American Indian/Alaska Native Alone	0.3%	0.2%
2016 Asian Alone	0.8%	0.8%
2016 Pacific Islander Alone	0.0%	0.1%
2016 Other Race	0.8%	0.7%
2016 Two or More Races	2.8%	2.5%
2016 Hispanic Origin (Any Race)	2.7%	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 25.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	51,859	75,554
2010 Households	52,073	76,339
2016 Total Households	52,613	77,117
2021 Total Households	52,862	77,546
2000-2010 Annual Rate	0.04%	0.10%
2010-2016 Annual Rate	0.17%	0.16%
2016-2021 Annual Rate	0.09%	0.11%
2016 Average Household Size	2.46	2.48

The household count in this area has changed from 76,339 in 2010 to 77,117 in the current year, a change of 0.16% annually. The five-year projection of households is 77,546, a change of 0.11% annually from the current year total. Average household size is currently 2.48, compared to 2.50 in the year 2010. The number of families in the current year is 51,928 in the specified area.



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	15 miles	20 miles
Median Household Income		
2016 Median Household Income	\$46,370	\$47,383
2021 Median Household Income	\$52,235	\$53,189
2016-2021 Annual Rate	2.41%	2.34%
Average Household Income		
2016 Average Household Income	\$59,369	\$60,098
2021 Average Household Income	\$65,172	\$66,285
2016-2021 Annual Rate	1.88%	1.98%
Per Capita Income		
2016 Per Capita Income	\$23,431	\$23,702
2021 Per Capita Income	\$25,793	\$26,208
2016-2021 Annual Rate	1.94%	2.03%

Households by Income

Current median household income is \$47,383 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$53,189 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$60,098 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$66,285 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,702 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,208 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	56,699	84,110
2000 Owner Occupied Housing Units	37,580	55,876
2000 Renter Occupied Housing Units	14,279	19,678
2000 Vacant Housing Units	4,840	8,556
2010 Total Housing Units	58,450	88,001
2010 Owner Occupied Housing Units	36,399	54,799
2010 Renter Occupied Housing Units	15,674	21,540
2010 Vacant Housing Units	6,377	11,662
2016 Total Housing Units	58,857	88,761
2016 Owner Occupied Housing Units	35,188	53,162
2016 Renter Occupied Housing Units	17,425	23,956
2016 Vacant Housing Units	6,244	11,644
2021 Total Housing Units	59,174	89,381
2021 Owner Occupied Housing Units	35,305	53,370
2021 Renter Occupied Housing Units	17,557	24,176
2021 Vacant Housing Units	6,312	11,835

Currently, 59.9% of the 88,761 housing units in the area are owner occupied; 27.0%, renter occupied; and 13.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 88,001 housing units in the area - 62.3% owner occupied, 24.5% renter occupied, and 13.3% vacant. The annual rate of change in housing units since 2010 is 0.38%. Median home value in the area is \$121,874, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 5.29% annually to \$157,681.