

# Private Luxury Apartment Community : Preliminary Building Design (Not Actual)

Proposed 288-Unit Luxury Multi-Family Development



Building Photo is for Illustration Purposes Only

Christoff

## Site Aerial

13448 East Broad St. SW is a +/-17 acre proposed mixed-use development located in Pataskala, Ohio that is being developed by Christoff Land & Development, LLC.

The development land is situated along East Broad Street, east of Summit Rd. and west of Mink St. in a high growth residential and commercial district area.

The property is opposite to a newly-constructed intersection served by a new traffic signal at Broadmoore Blvd which provides access to a new subdivision labeled Broadmoore Commons developed by Westport Homes.

This site offers excellent visibility and accessibility with access points to East Broad St. (387' frontage and average depth of 1916') and Twisted Bark Drive. The total population in the primary trade area is estimated at 117,250 (5 mile), estimated households at 46,588 (5 mile), and average household income is approximately \$73,520 (1 mile).

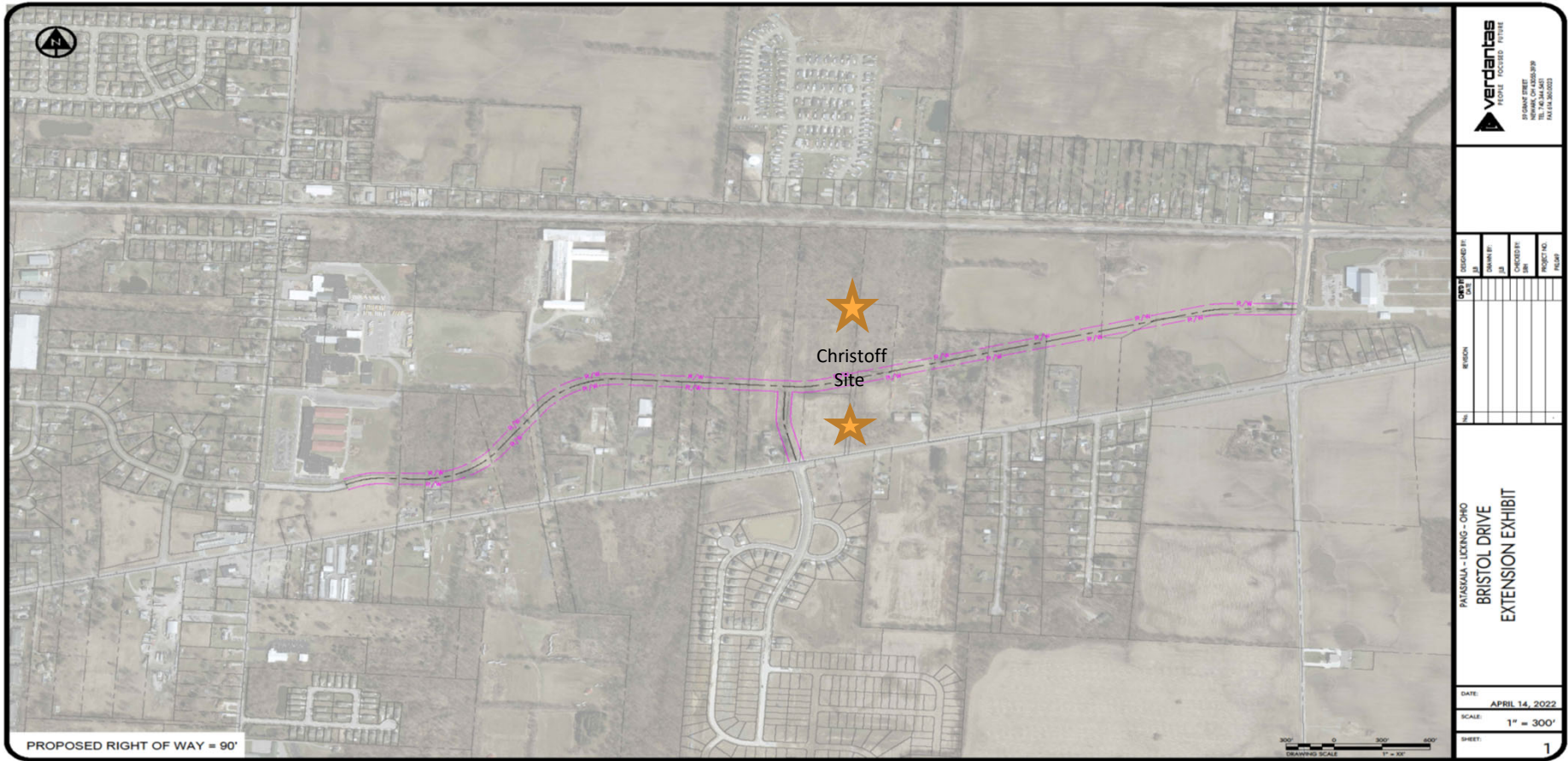
The site is one mile west of the 300-acre Jobs Ready Site in Pataskala Corporate Park and 3 miles north of the new Amazon distribution center and offers users a superior alternative to their local competition due to superior access and roadways, site flexibility and proximity to the following trade areas Columbus, Pataskala, Johnstown, New Albany, Reynoldsburg, Gahanna and Granville.

\*Source: 3rd party brokers. (The information is deemed reliable, but should be independently verified)



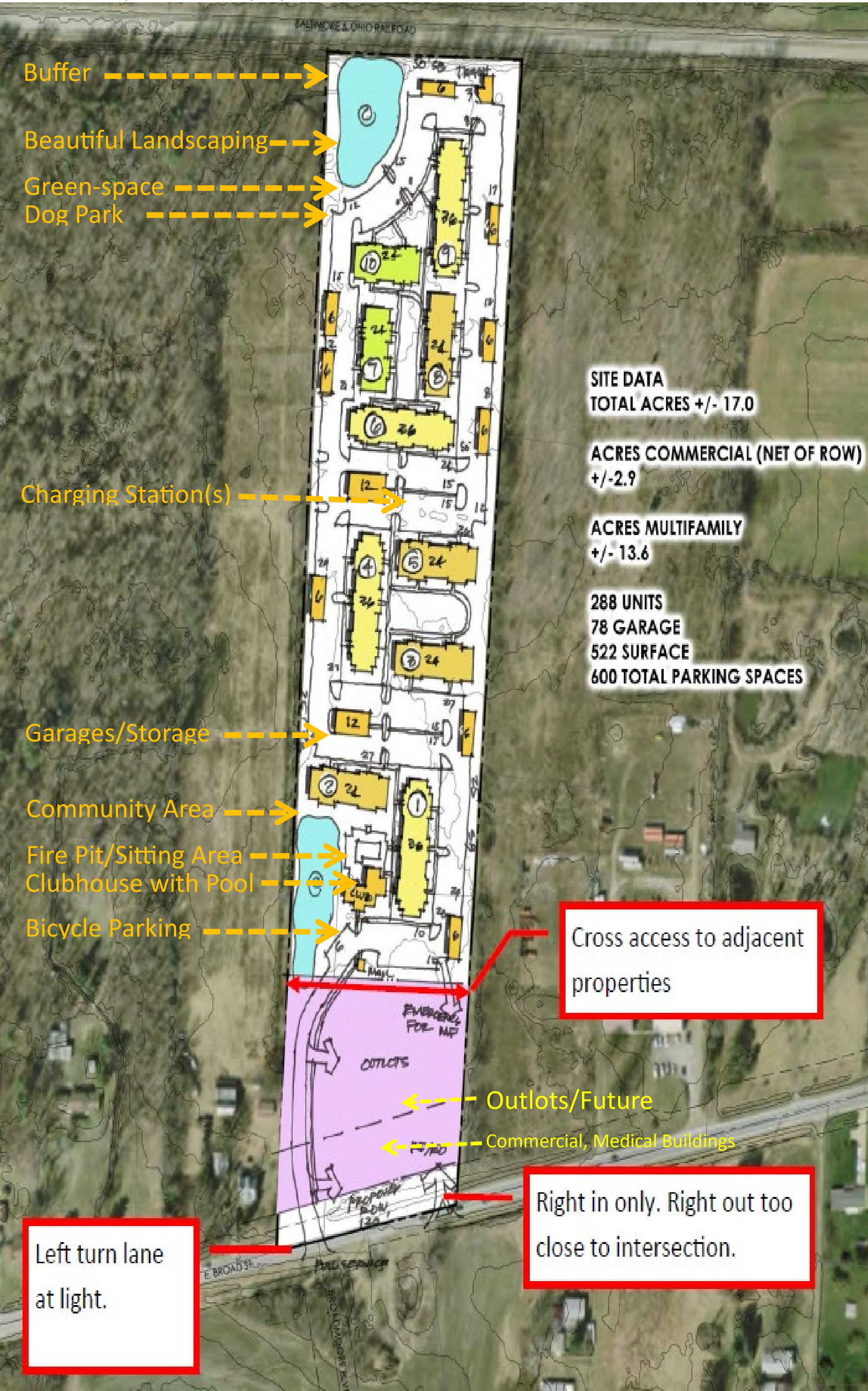


# Master Plan : Proposed Bristol Drive Extension



Christoff

Proposed Luxury Apartment Homes/Mixed-Use Site Plan 13448 E. Broad





Luxury Apartment

Monthly Rent Pricing Up to \$2,000

Building Photos are for Illustration Purposes Only



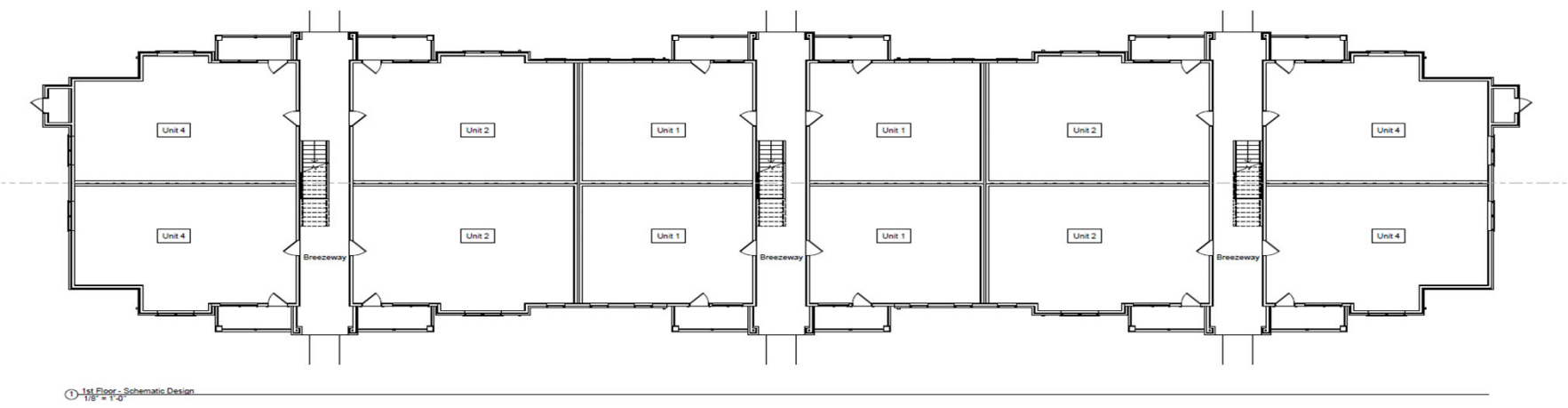
Front Elevation 1  
1/8" = 1'-0"



Left Side Elevation 1  
1/8" = 1'-0"

Christoff

# Building Floor Plan & Garages Exterior



Building Type C - 36 Units



Note: Illustration purposes only: Final Building Design & Material Type To Be Determined

## Luxury Clubhouse with Pool



Note: Illustration purposes only: Final Building Design & Material Type To Be Determined

Christoff

# PROJECT AMENITIES

- Resort style pool
- Beautiful Landscaping / Green-space / Water feature
- Community Area with Fire Pit, Grill and Seating
- Smart Technology / Fiber Optics Internet
- Outdoor Gaming
- Safe, controlled-entry access (Keyless Entry)
- Package delivery room
- Bicycle Parking
- 240v Outlet for electric car charging
- Pet Friendly + Dog Park
- Coffee Bar & Espresso station
- Garages with Openers /Storage
- Walkable destination to future commercial/retail

## Luxury Clubhouse

- Health and Wellness (24-Hour Fitness Center)
- Kitchenette
- Dining Room / Meeting / Work Area (Business Center)
- Fireplace / TV
- Mens & Women Restrooms (ADA Compliant)

## Services

- 24-hour Emergency Response System
- 24-hour Emergency Maintenance
- 24-hour Surveillance Camera's
- Lawn Care & Snow Removal
- Trash Pickup



Note: Illustration purposes only: Final Project Amenities To Be Determined

Christoff



# Building & Construction Overview : Previous Projects

## Eco-Friendly / Green Strategy

- Energy Star Appliances
- Energy Star Windows
- Solar Energy
- Low Water Consumption Toilets and Shower Heads
- Water Efficient Faucets
- Fully Insulated Doors
- LED / Fluorescent Lighting
- Sustainable Hard Surface Flooring
- Electric Charging Station(s)

## Construction Standards

- Exceptional high-quality construction
- Concrete building foundation
- Interior – minimum 9' Ceilings
- Insulated Footers & Exterior Walls
- Smooth and modern drywall finishes on ceiling and walls
- Sealed Ductwork
- Wood/Steel reinforced construction
- Shingle roofing system
- Soundproof Walls
- 2nd / 3<sup>rd</sup> floor sound dampening concrete mix
- Manufacture's warranties on appliances

## Exterior

- Patio / Balcony
- Fully sodded and landscaped site
- Asphalt / Concrete Drives
- Security Cameras
- Keyless / Facial Recognition Entry
- Concrete Sidewalks
- Sherwin Williams exterior paint
- Waterproof sealant around exterior windows and doors
- Garage/Parking Areas Perimeter Lighting
- Screened Dumpster

## Interior

- Luxury Kitchens / Open Concept
- Quartz, Granite or Concrete Look Countertops
- Elegant interior details
- Fabulous Design, Layout and Use of Space!
- Modern Hardware and Lighting Fixtures
- Luxury Wood look flooring
- High-speed internet access (Work from Home)
- Walk-in closets
- Insulated ceiling and exterior walls
- Smoke / carbon monoxide detectors
- Individual Control of Heating and Cooling
- All appliances including furnished Washer & Dryer

Note: Illustration purposes only: Final Building Design & Material Type To Be Determined

Christoff

# Intel: One Year In - By [John Bush](#) — Staff reporter, Columbus Business First

Feb 3, 2023 **Updated** Feb 3, 2023, 10:19am EST

## Snapshot of Business 1<sup>st</sup> Article:

Intel already works with more than 100 suppliers in Ohio. More are coming. That means a lot of workers who will support businesses in retail, food and hospitality, professional services and countless other industries.

And those workers will need a place to live, a rise in demand that will push the Central Ohio real estate market and residential construction industry to their max.

A recent study released by an Intel planning group called Framework found that Licking County will need as many as 6,511 new for-sale housing units and 2,743 to 3,038 rental units over the next 10 years.

Another recent study commissioned by the Building Industry Association of Central Ohio and executed by Vogt Strategic Insights shows the need for new housing units extends far beyond Licking County. The report estimates an annual need of approximately 14,000 new housing units in Central Ohio every year through 2050.

But in the next decade, the study concluded, the average yearly housing need could be as high as approximately 19,300 in the 10-county region. Jon Melchi, executive director of BIA of Central Ohio, said Intel's needs show just how far behind Central Ohio is in creating new housing units at all price points.

"Clearly this is going to amplify the need for people to live here," he said. "The demand has been out there for quite some time, so what we expect to see from Intel is additive to the demand that's already here today."

- Investment Amount - \$20B
- Mega Site - Investment as much as \$100B over the next decade
- Direct Jobs Created – 3,000
- Construction Jobs over the course of the build – 7,000
- Spend is more than entire valuation of Licking County according to Rick Platt, CEO of the Heath-Newark-Licking County Port Authority

Source: <https://www.bizjournals.com/columbus/news/2023/02/03/intel-impact-one-year-later.html>

Christoff

## Demographics

# Central Licking County Labor Shed

Population Within 15 minutes: 83,611

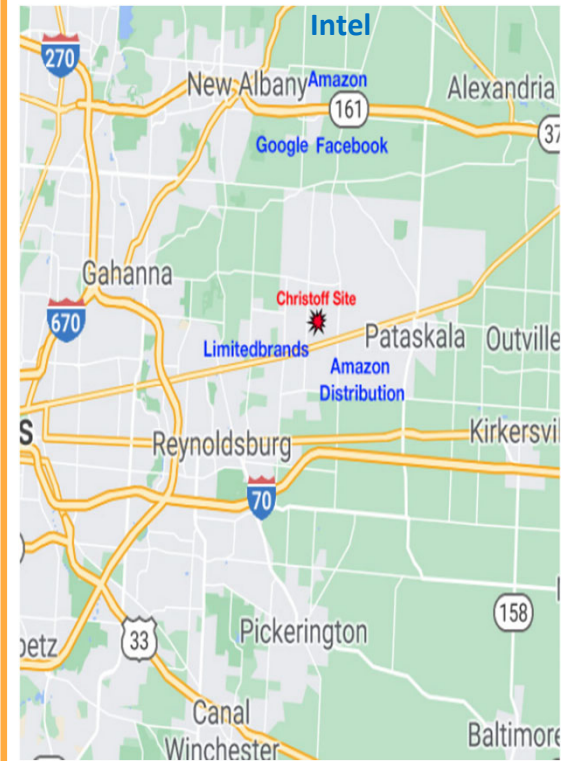
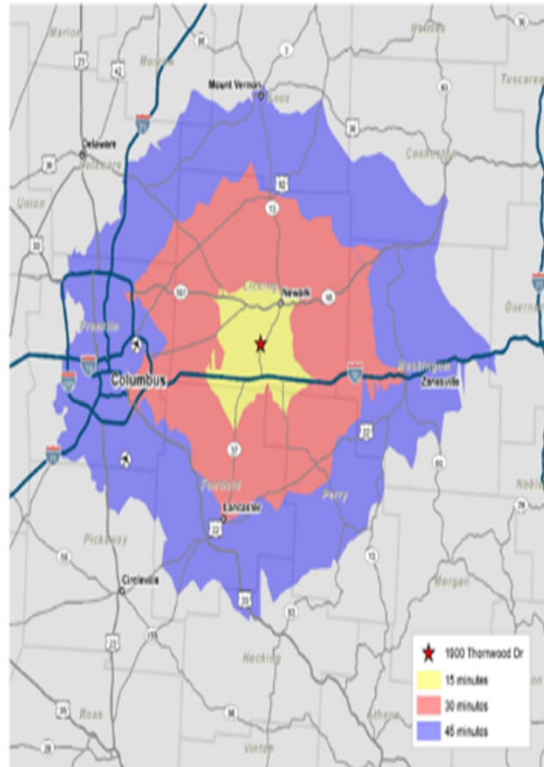
Employed Population: 35,025

Population Within 30 minutes: 433,432

Employed Population: 197,666

Population Within 45 minutes: 1,667,679

Employed Population: 760,423



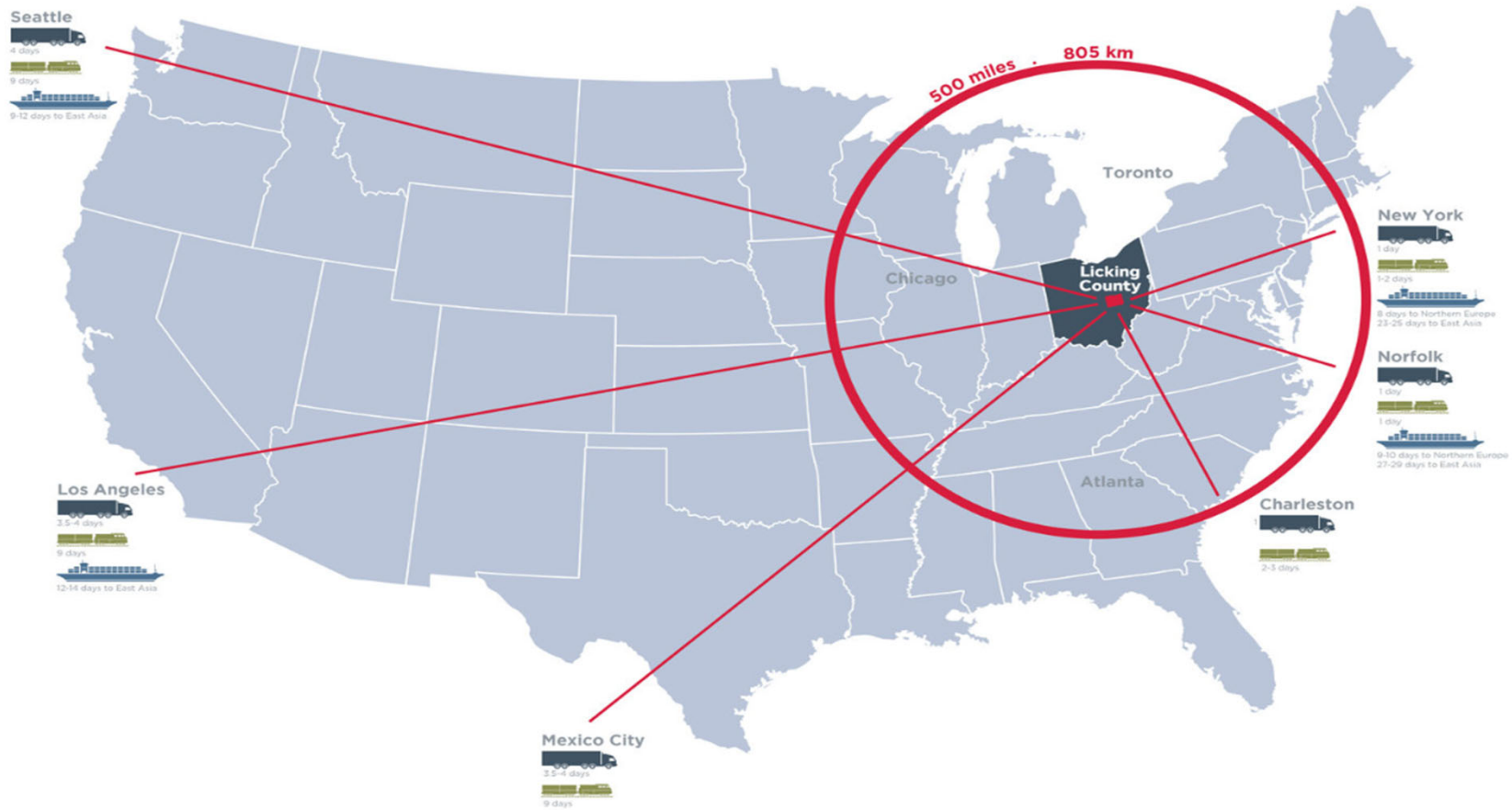
Source: [www.growlickingcounty.org](http://www.growlickingcounty.org)

Christoff



# Location...Location

## NORTH AMERICAN MARKET ACCESS



Source: [www.growlickingcounty.org](http://www.growlickingcounty.org)

Christoff

# Licking County Highway/Regional Airport Maps

## Highway Map



## Regional Airport Map



Source: [www.growlickingcounty.org](http://www.growlickingcounty.org)

Christoff