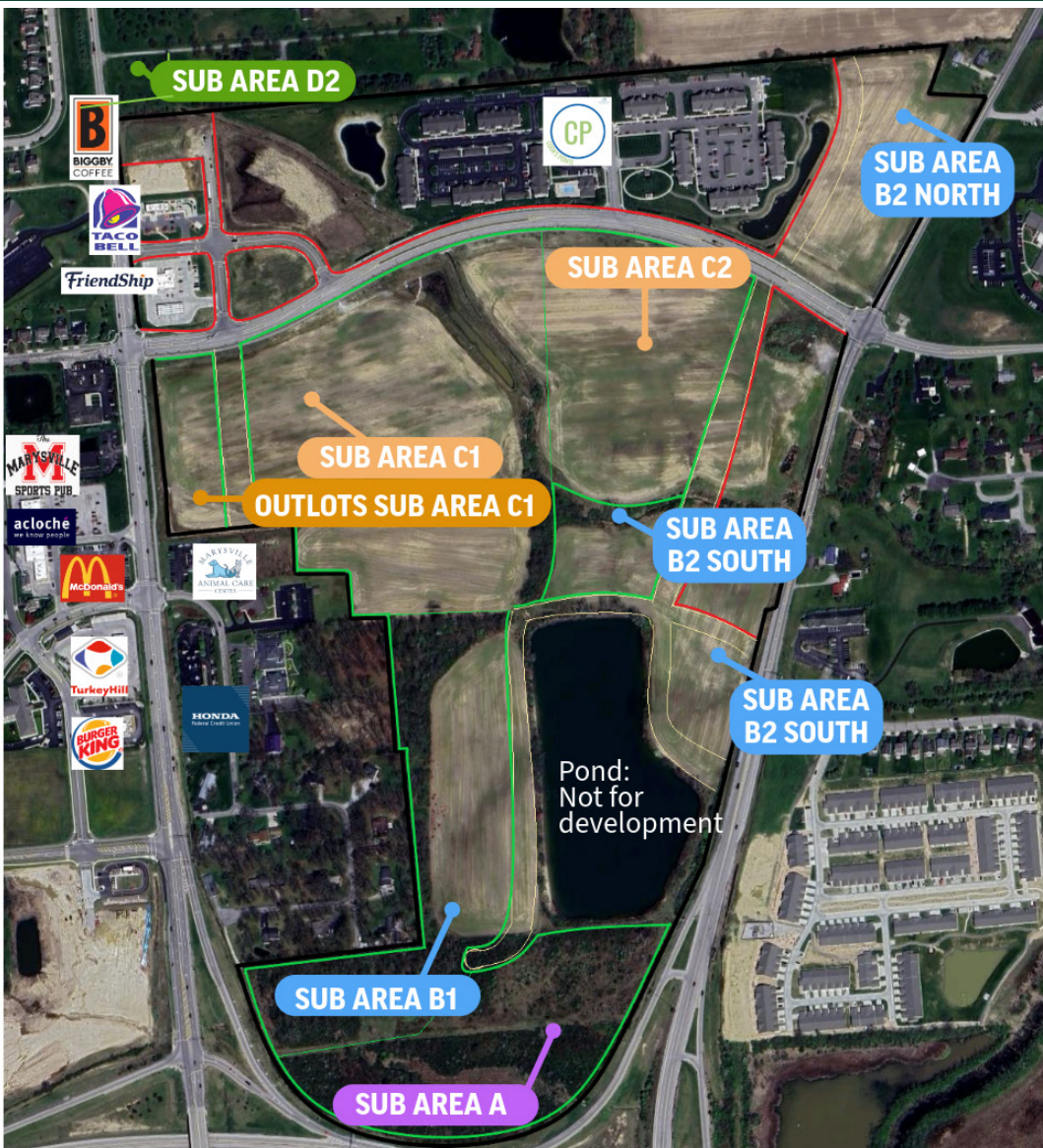


100+ Acres VACANT LAND AT COOKS POINTE



LAND USES

SUB AREA A

FREEWAY ORIENTED
OFFICE & SERVICE
BUSINESS

SUB AREA B1 & B2

SUBURBAN OFFICE /
LIMITED COMMERCIAL

SUB AREA C1 & C2

OFFICE / RETAIL

OUTLOTS SUB AREA C1

RETAIL

SUB AREA D2

OFFICE / SERVICE
BUSINESS

— No longer available -
outlined in red

EXPERIENCE MATTERS

110+ Years Proudly Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

PROPERTY SUMMARY

SR31 & US Hwy 33, Marysville, OH 43040

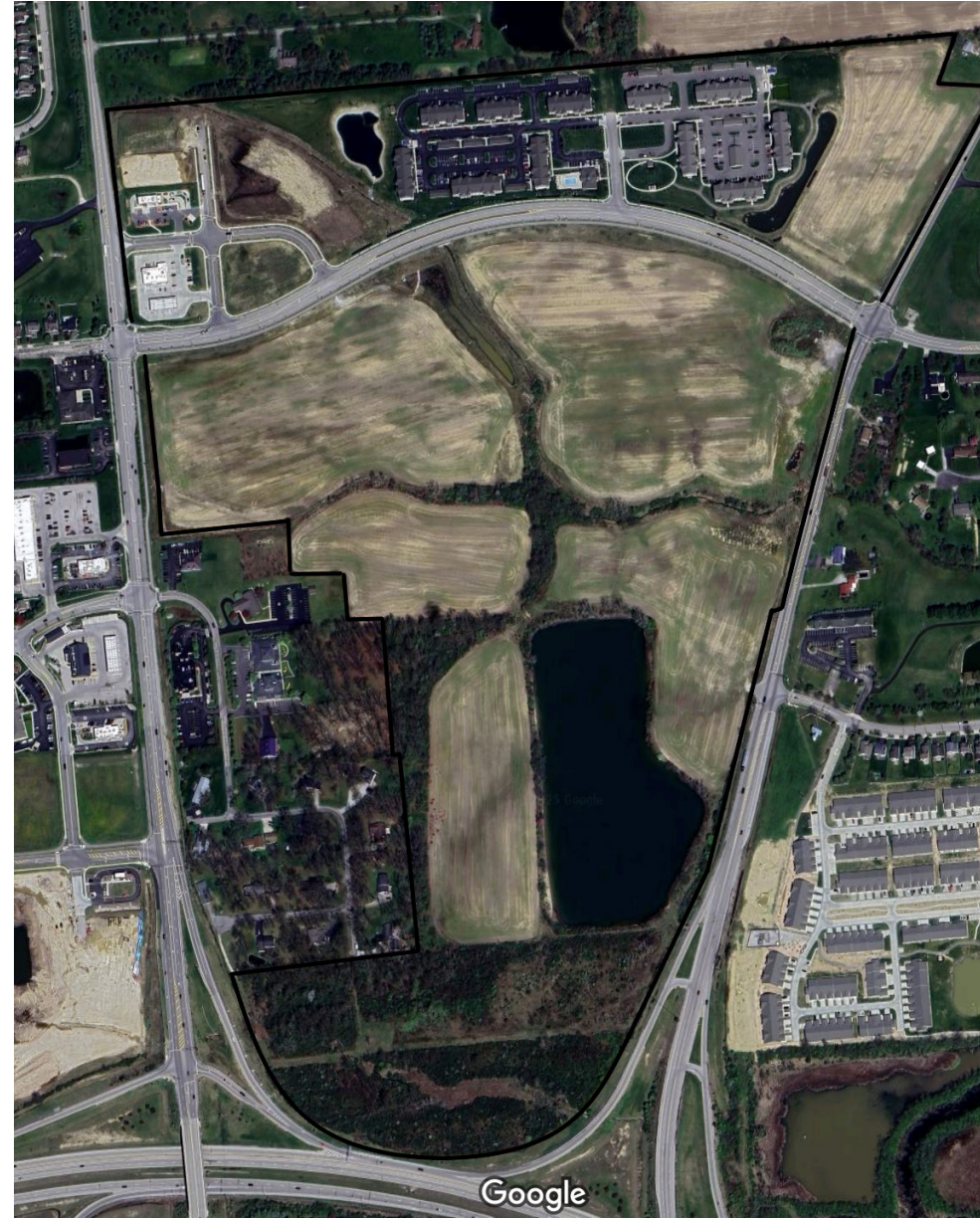
Strategically located in a growing area of Marysville, this site is ideal for retail, office, or service development. Positioned near the Honda Federal Credit Union and just minutes from Honda Manufacturing, it sits between established residential neighborhoods—making it a natural hub for community-focused businesses. Several new retailers have recently joined the area, adding to the commercial momentum. Directly adjacent is a newly developed 264-unit apartment community offering 1–3 bedroom units and maintaining a low vacancy rate—providing a built-in customer base with consistent foot traffic.

Sale Price: Review Available Lots Page for details

Zoning: Retail / Commercial

Total Acreage: 147 acres

- New Cooks Pointe Dr connector road between SR31 and SR4
- Minimum lot size 1-acre for commercial out lots
- Great Marysville location with some direct visibility from US33



AVAILABLE LOTS

LOT	TYPE	SIZE	SALE PRICE / ACRE
Sub-Area A	Office	13.63 acres	\$200,000.00
Sub-Area B2 North	Suburb Office/ LTD COM	7.81 acres	\$500,000.00
Sub-Area B1 & B2 South	Suburb Office/ LTD COM	24.42 acres	\$200,000.00
Interior Lot C1	Office/Retail	17.751 acres	\$250,000.00
SR 31 Outlots C1	Retail	3.771 acres	\$650,000.00
Sub-Area C2	Office/Retail	27.93 acres	\$250,000.00
SR31 Outlot D2	Retail	1.124 acres	\$550,000.00

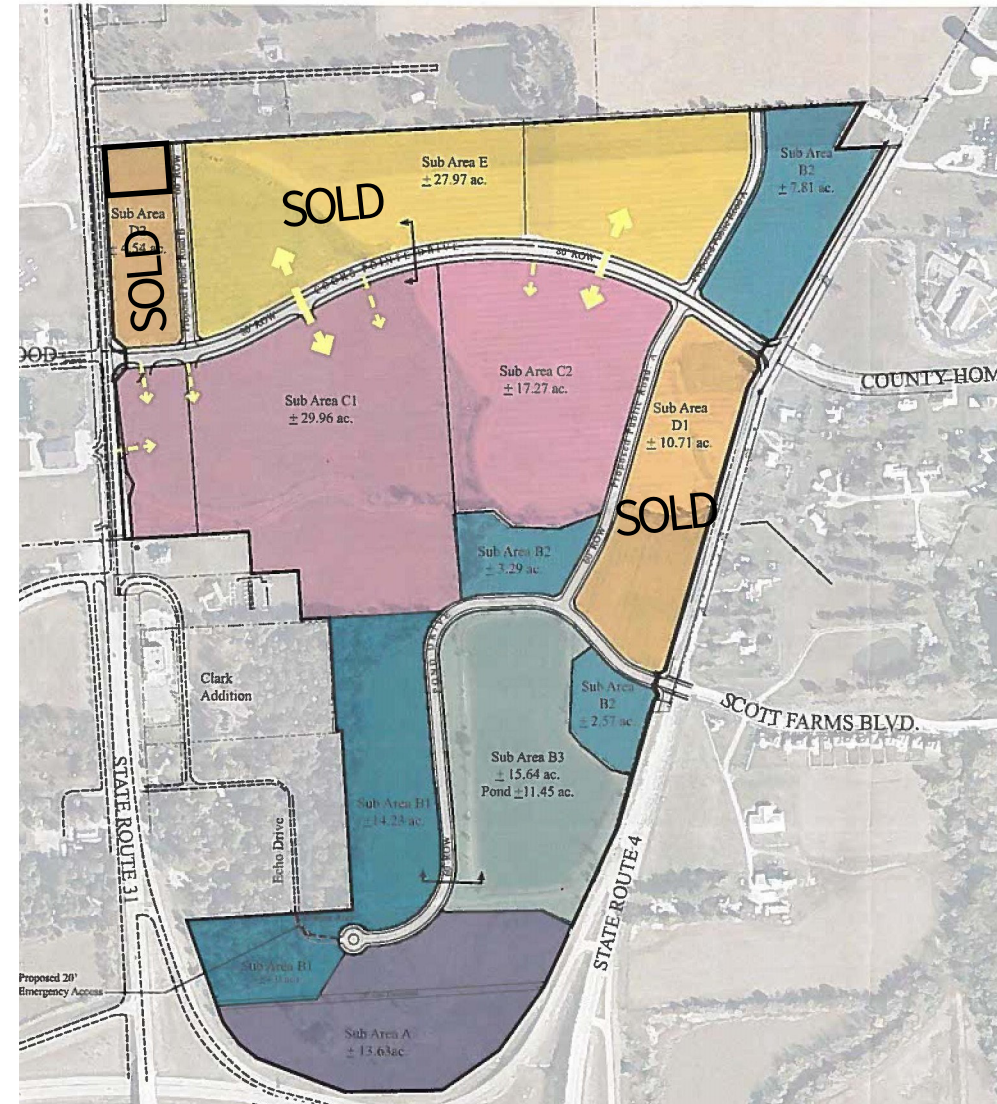


These prices are quoted if you buy all the acreages in each section of land area. If lots are split out, prices will vary based on what is being sold.

DEVELOPMENT LOT



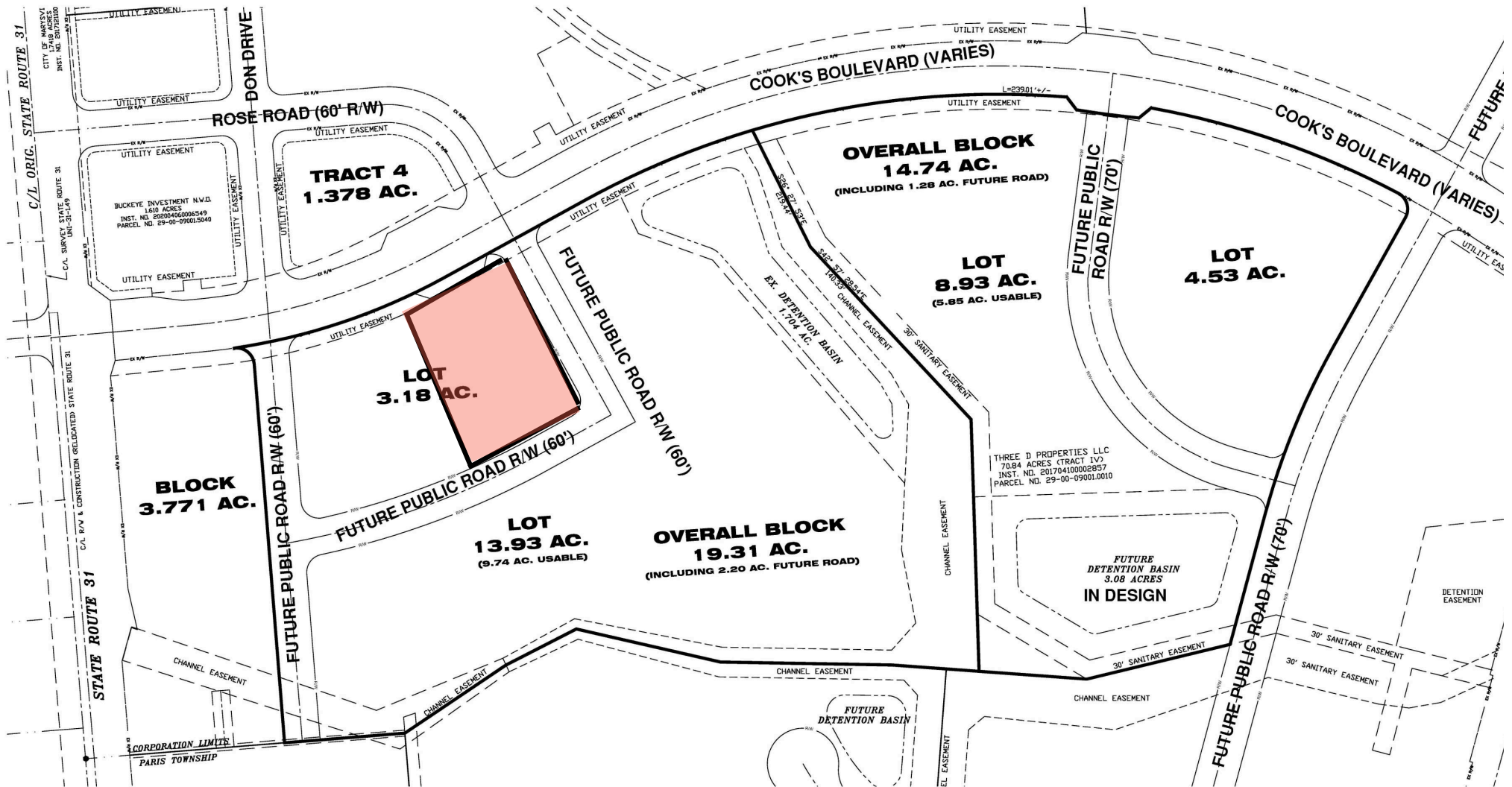
PUD ZONING MAP



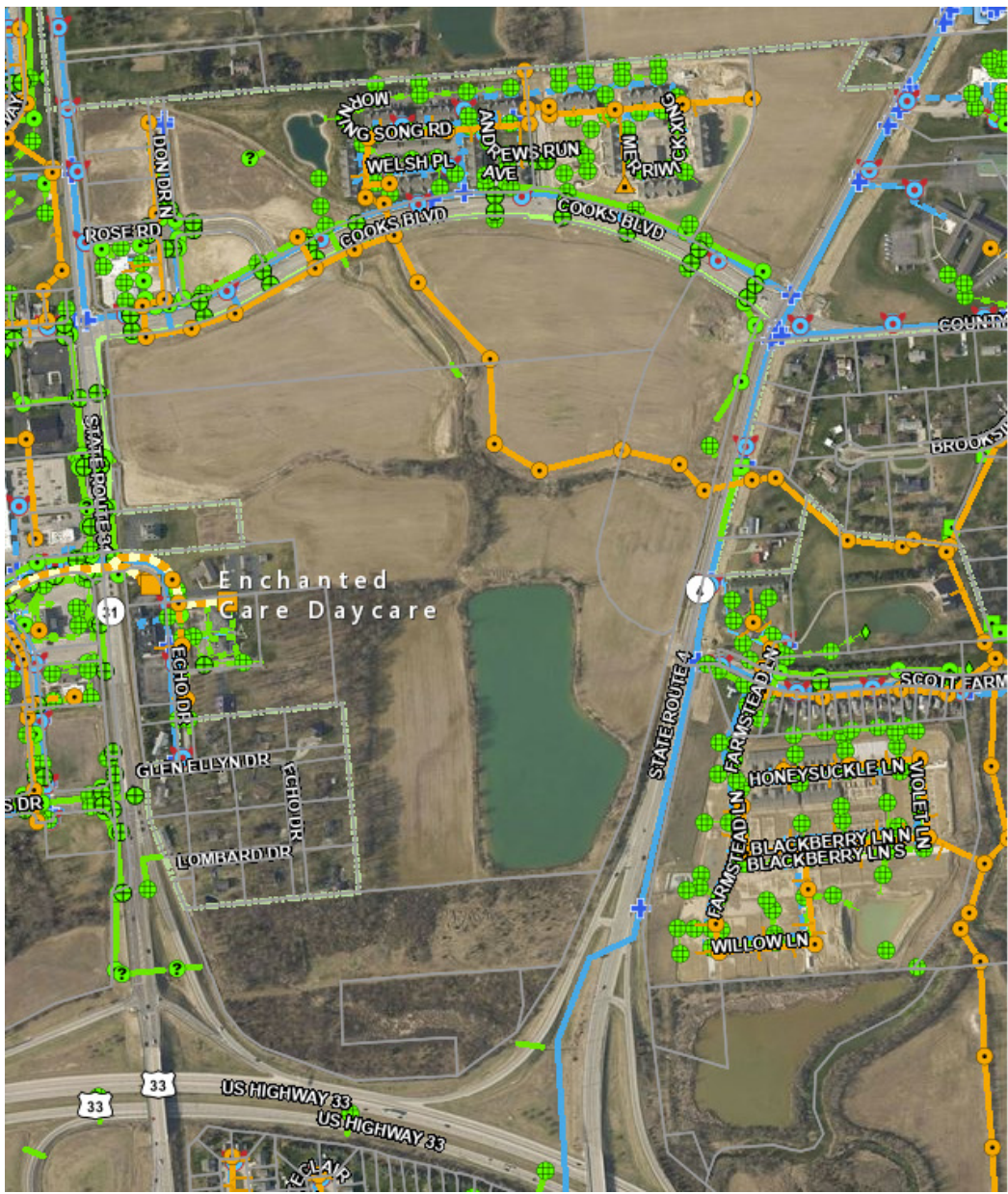
AERIAL PLAT MAP



SURVEY PLOT - COOKS POINTE BLVD



UTILITIES MAP



Sanitary_System

- Sanitary Sewer Structures**
- Backflow Prevention
 - Clean Out
- Manholes**
- Clean Outs
- Pressurized Mains**
- Other or Private
 - Our Agency
 - No Owner Data
- Laterals**
- Gravity Mains
 - Other or Private
 - Our Agency
 - No Owner Data

Water System

- Water System**
- Water Hydrants
 - Water System Valves
 - Water Tower
- Water Lines**
- Private
 - Our Agency
 - Other
- Water Lateral Lines**
- Other; Private
 - Our Agency

Bikepaths

- Bikepaths

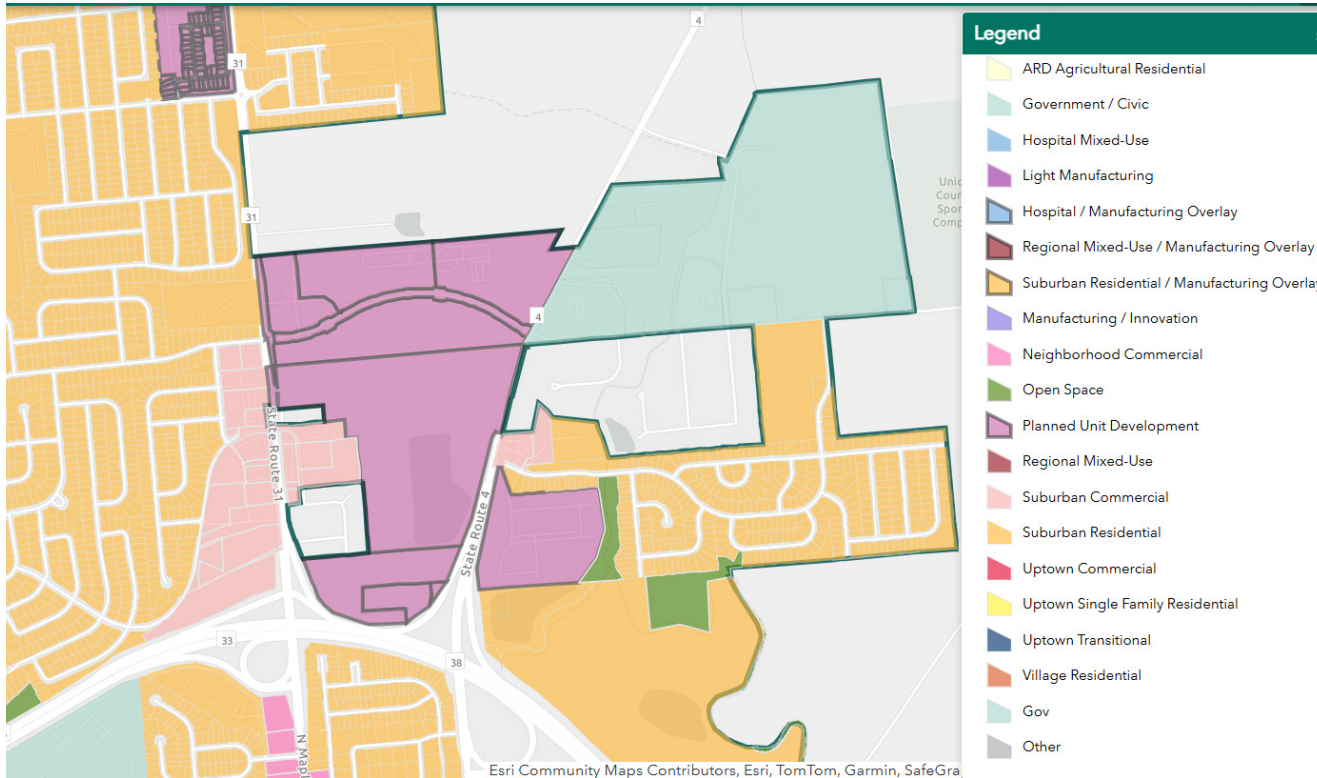
City of Marysville

- City of Marysville

Storm_System

- Sewer Inlets**
- Catch Basin
 - Curb Inlet
 - Unclassified
- Sewer Manholes**
-
- Storm Headwall**
-
- Storm Outfalls**
-
- Storm Lines**
- Our Agency
 - Private or Other
 - Not Yet Classified

ABOUT MARYSVILLE



Demographic Snapshot

	2 miles
Population	13,707
Households	4,749
Avg HHI	\$112,166
	5 miles
Population	34,263
Households	12,304
Avg HHI	\$99,189

Top Employers

- Honda of America Mfg.
- The Scotts Miracle Gro Co.
- Marysville EVSD
- Ohio Reformatory for women
- Union County



HONDA



- Continental AG/Contitech
- Transportation Research Center
- Kroger Marketplace
- Environmental Management
- Costco Wholesale

ABOUT KRG



EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.



For more information on this property, please contact:

JOHN ROYER, CRE, SIOR

O: 614-255-4374

E: jroyer@krgre.com



ROB GILLIE

O: 614-255-4369

E: rgillie@krgre.com

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.



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