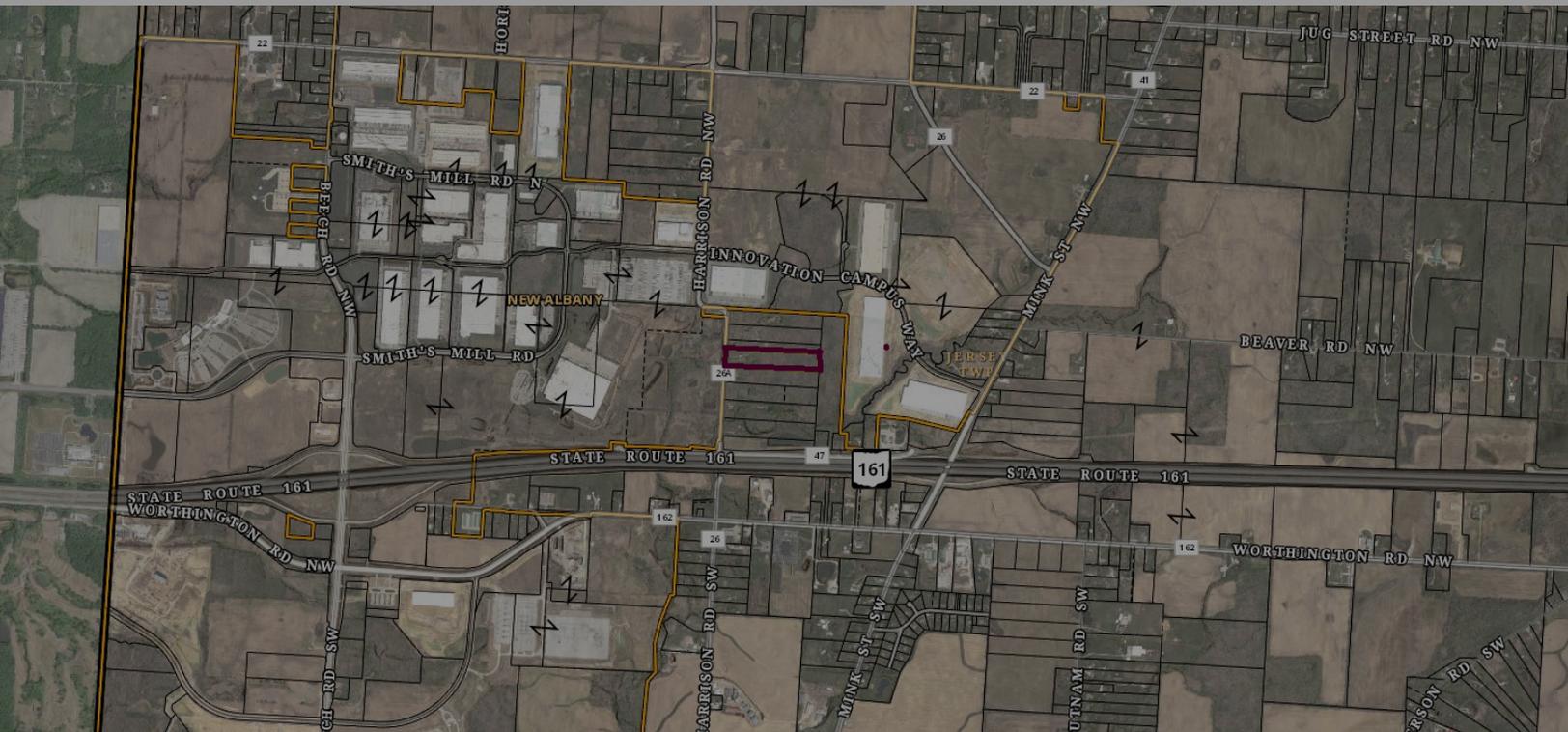


COMMERCIAL DIVISION

FOR SALE

1900 HARRISON ROAD

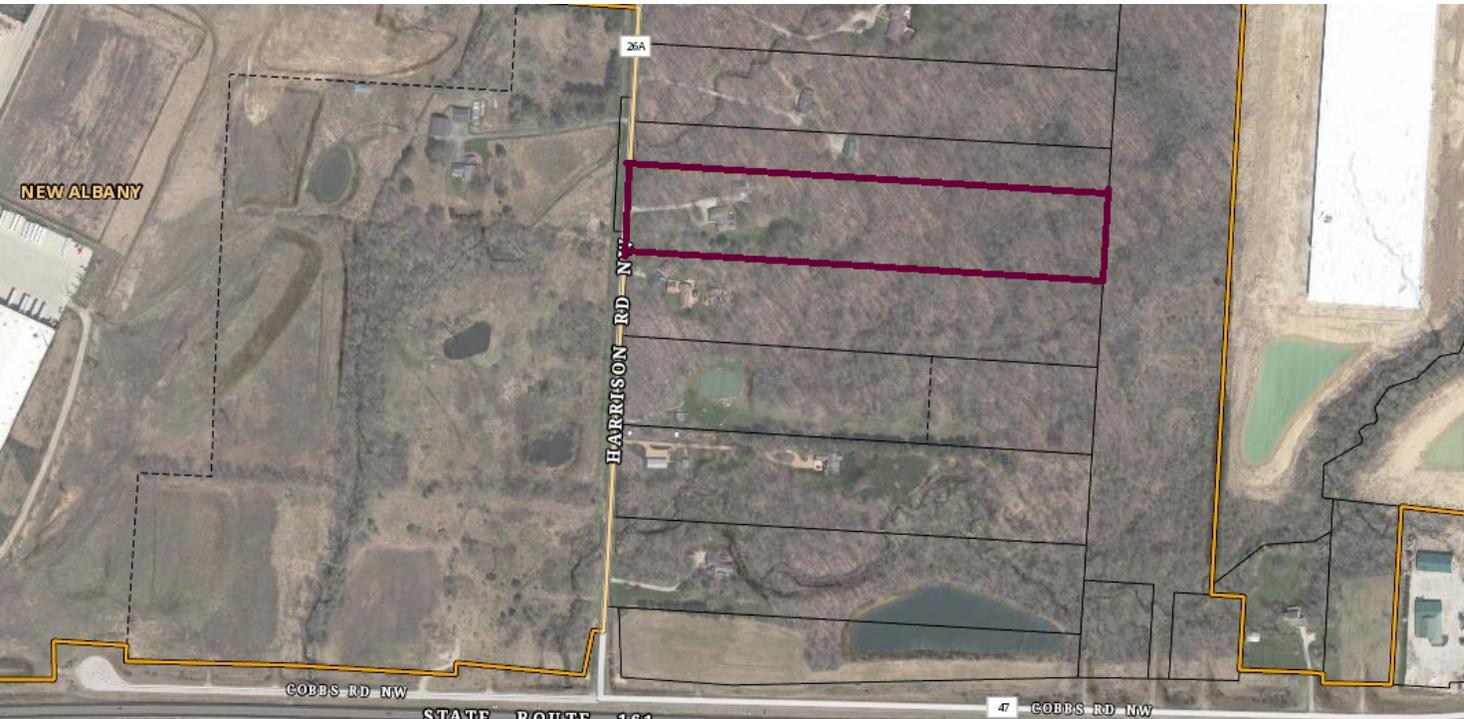
Johnstown, OH 43031



For More Information:

120 E. Broadway
Granville, Ohio 43023
WWW.BHHSRE.COM

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
Nichole Hankins
C: 614.570.2041 |
nichole@pattiurbatis.com



SALE NOTES

The landowner currently lives on the premises. In order to obtain public water and sewer and/or possible tax abatement, end-user will need to annex in to New Albany. Annexation and GE Zoning to be effective at the time of closing or post-close. Seller prefers to retain the right to have the land timbered and a 6-month post close possession, if possible. Additional adjoining lots may be available for a total of 33 acres. Subject property is 7.840 Acres Parcel No. 035-106428-00.004. Additional parcels: 7.832 Acres Parcel No. 035-106428-00.002, 4.001 Acres Parcel No. 035-106428-00.001, 7.003 Acres Parcel No. 035-106428-03.000 and 7 Acres Parcel No. 035-106428-02.000.

ZONING

Currently residential with an MUOD overlay in Jersey Township. Possible annexation to New Albany with L-GE zoning.

OFFERING SUMMARY

Sale Price:	\$1,560,000
Lot Size:	7.84 Acres

LAND DESCRIPTION

7.840 Acres. Wooded Lot. Level. A home and outbuilding is currently on the land. (See attached Aerial for a better idea of layout). Additional lots available, if interested.

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PROPERTY DESCRIPTION

This parcel is 7.840 acres, wooded and level. Can be sold individually or there is an opportunity for additional acres, up to 33 Acres (Assemblage). Currently zoned residential; surrounded by GE and IPUD and within New Albany's Limited Overlay District. (See attached zoning map.) More than likely will be rezoned GE. There is an MUOD overlay in place with Jersey Township possibly working towards an Industrial Overlay. Possible tax abatement if annexed in to New Albany. Great location for commercial, light industrial or office. Single use data center may be possible. Currently there is electric and gas. In order to obtain city water and sewer, the land will need to be annexed in to New Albany. Water, sewer and fiber is located just north of these lots - along Innovation Campus. This is the heart of the action- an extension of the Innovation Campus Business Park. INCREDIBLE LOCATION - visible from 161 between Mink Street and Beech Road. 2.5 miles to a major interchange. Depending on the number of parcels needed, can have two access points (Harrison Road and Cobbs Road). See attachments for Zoning and Aerial Maps. Currently used as residential - Please no visits to the homesites without an appointment. Growth opportunity with additional parcels: 7.832 Acres Parcel No. 035-106428-00.002, 4.00 Acres Parcel No. 035-106428-00.001, 7.00 Acres Parcel No. 035-106428-03.000 and 7 Acres Parcel No. 035-106428-02.000.

For More Information:

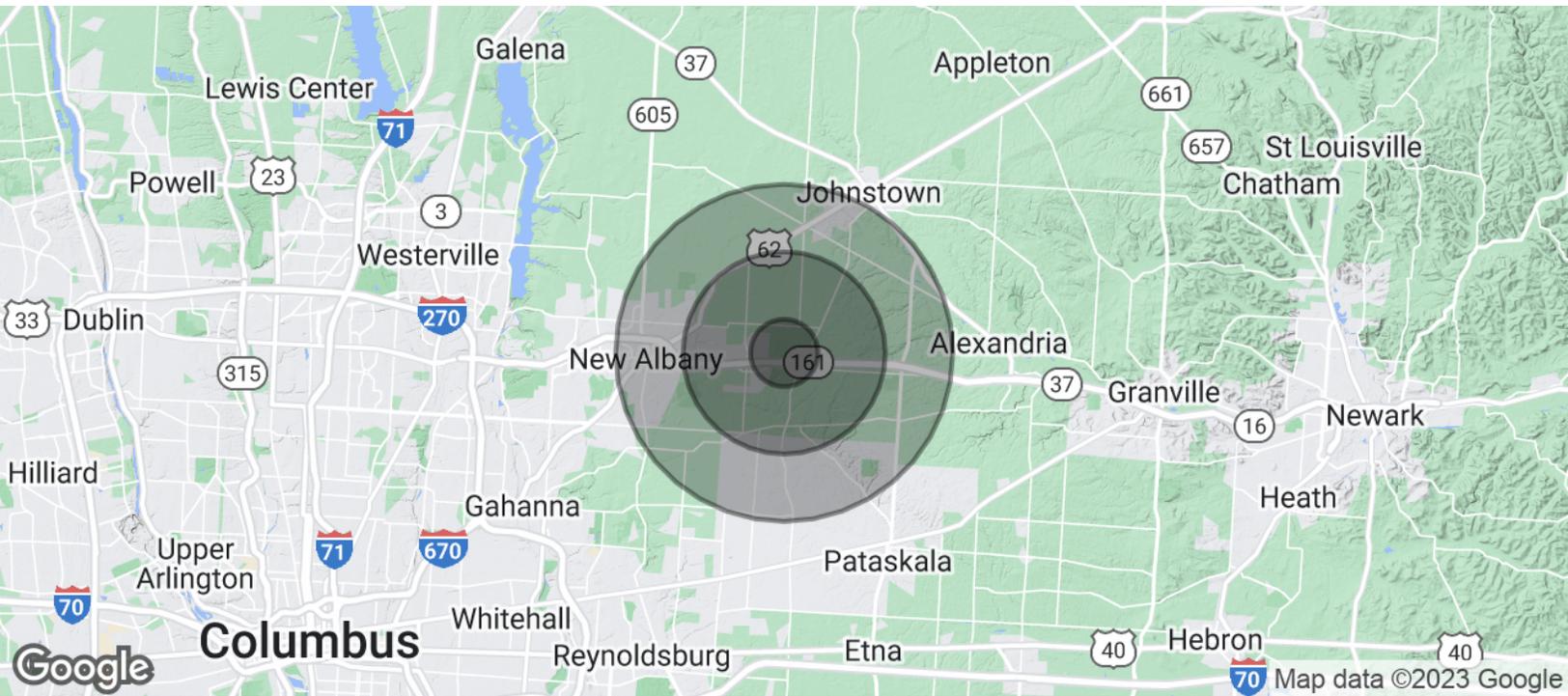
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	351	5,105	24,546
Average Age	51.8	46.1	41.4
Average Age (Male)	50.0	44.0	39.6
Average Age (Female)	54.8	48.8	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	158	1,925	9,608
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$129,370	\$155,271	\$147,899
Average House Value	\$319,085	\$367,059	\$349,421

* Demographic data derived from 2020 ACS - US Census

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