



LAND FOR SALE

Land for Sale Newbury Township, OH 44065

pybe.com | 7401 Bush Lake Road, Edina, MN 55439 | 612.444.3333



Sale Price	\$450,000
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OFFERING SUMMARY

Price :	\$450,000
Lot Size:	8.99 Acres
Price / Acre:	\$50,056
APN#	23-286600

PROPERTY HIGHLIGHTS

- 8.99 Acres with natural pond
- Located on Sperry Road, Newbury Township, OH 44065
- Easy access
- Frontage on Sperry Road
- Accessible to major routes (SR-87 & SR-44)
- Lot with private pond

RUSTAM MUHARAMOV

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RUSTAM MUHAROMOV

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PROFESSIONAL BACKGROUND

Rustam Muharomov began his real estate career in 2013 at the age of 17. In his first five years, he focused on sourcing investment opportunities, working as a licensed realtor representing investors, managing residential flips, and buying and selling rental properties.

Starting 2018, Rustam has been active in the commercial real estate space. His first commercial deal yielded a \$450,000 profit within just six months—from acquisition to sale. Today, he oversees multiple commercial real estate projects ranging in value from \$2 million to \$15 million, with a hands-on approach to acquisitions, asset management, and strategic growth.

Rustam has successfully completed around 50 commercial real estate transactions, participating from all sides of the equation—as a buyer, seller, tenant representative, investor, end-user, and more. He has executed all elements of commercial real estate operations, including managing \$2 million construction projects, leasing, property management, listings, sales, buyer representation, sourcing off-market deals, and working directly with motivated sellers.

RECENT TRANSACTIONS



13000 Athens Ave
Lakewood OH 44107
Purchase Price: \$13,250,000
Property Type: Industrial
Building Sqft: 560,000 sqft
Land Acre: 17.00 acres



15401 Chatfield Street
Cleveland OH 44072
Purchase Price: \$4,400,000
Property Type: Industrial
Building Sqft: 153,000 sqft
Land Acre: 11.00 acres



14500 Martin Drive
Eden Prairie MN 55344
Purchase Price: \$1,600,000
Property Type: Industrial - Flex
Building Sqft: 18,500 sqft
Land Acre: 2.44 acres



5288 Stage Coach Trail
Stillwater MN 55082
Purchase Price: \$3,500,000
Property Type: Industrial - IOS
Building Sqft: 19,000 sqft
Land Acre: 9.00 acres

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LOCATION DESCRIPTION

Novelty, Ohio – Geauga County – A peaceful, rural community known for its scenic landscapes, spacious properties, and welcoming small-town feel. Located just east of Cleveland, Novelty offers access to excellent schools, outdoor recreation, and a relaxed lifestyle, making it ideal for those seeking privacy, natural beauty, and investment potential in Northeast Ohio.

LOCATION DETAILS

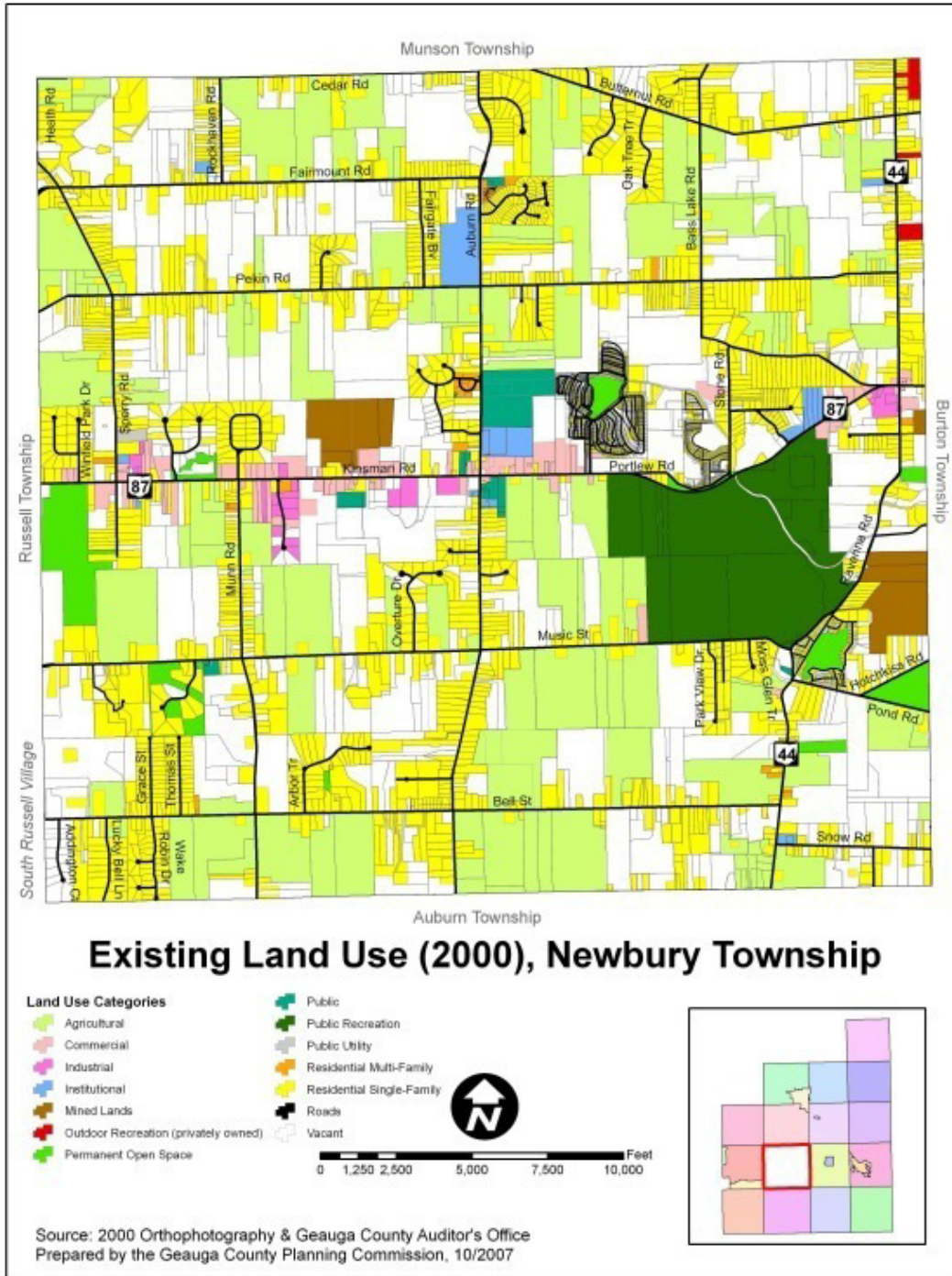
County	Geauga County
Nearest Highway	OH-87 (Kinsman Rd) – approx. 7 miles south
Nearest Airport	Northeast Ohio Regional Airport (POV – for general aviation)

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Map 2.6





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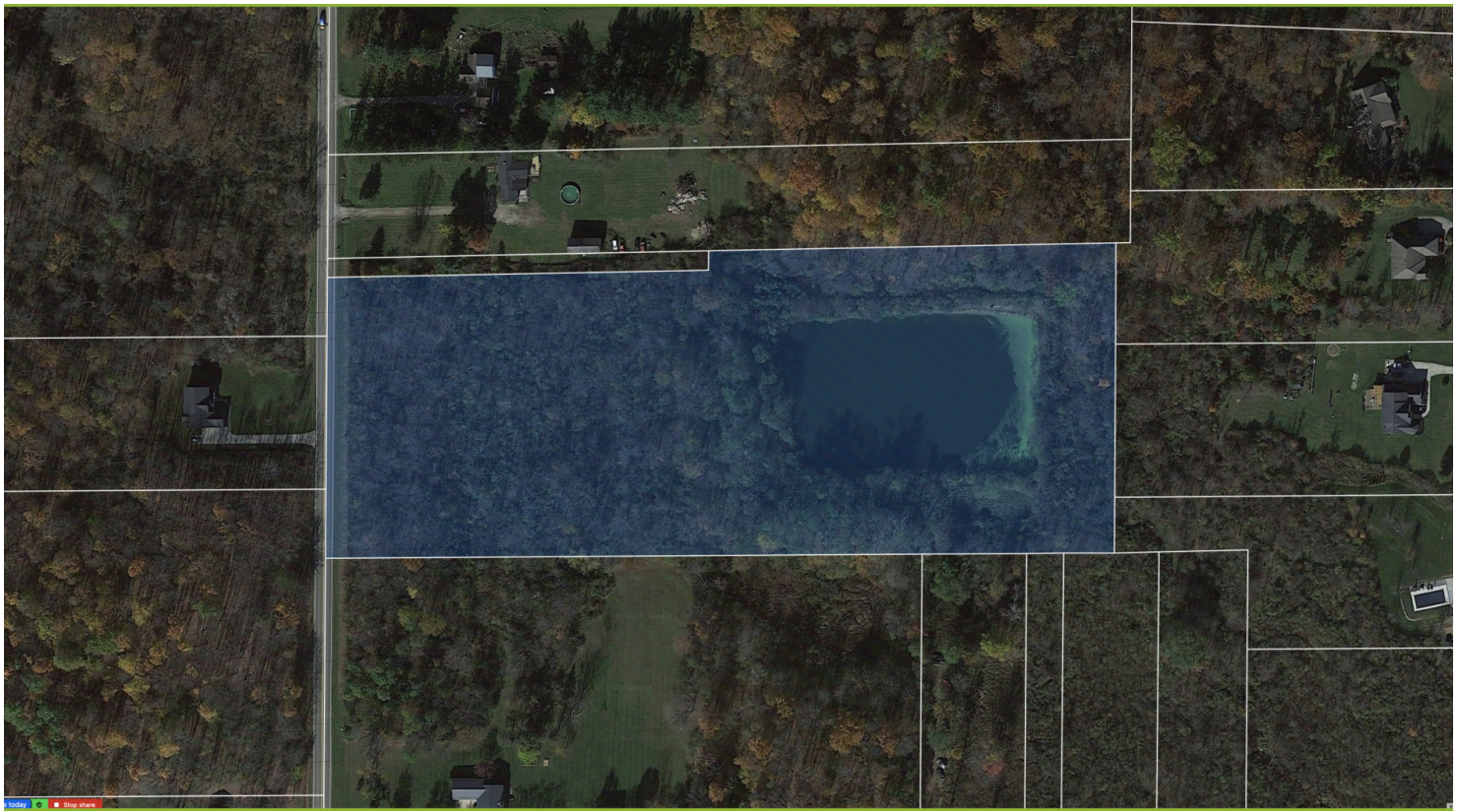
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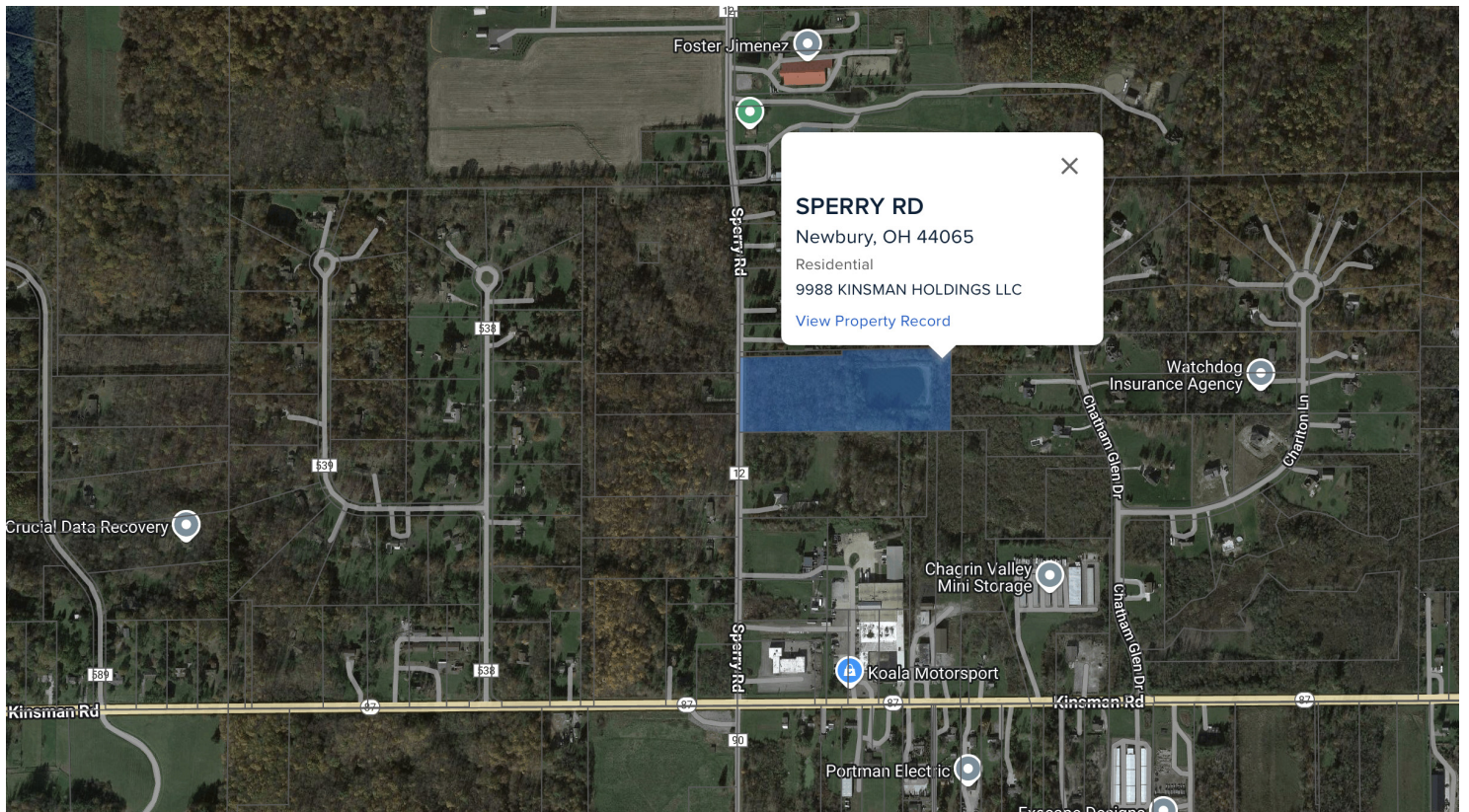
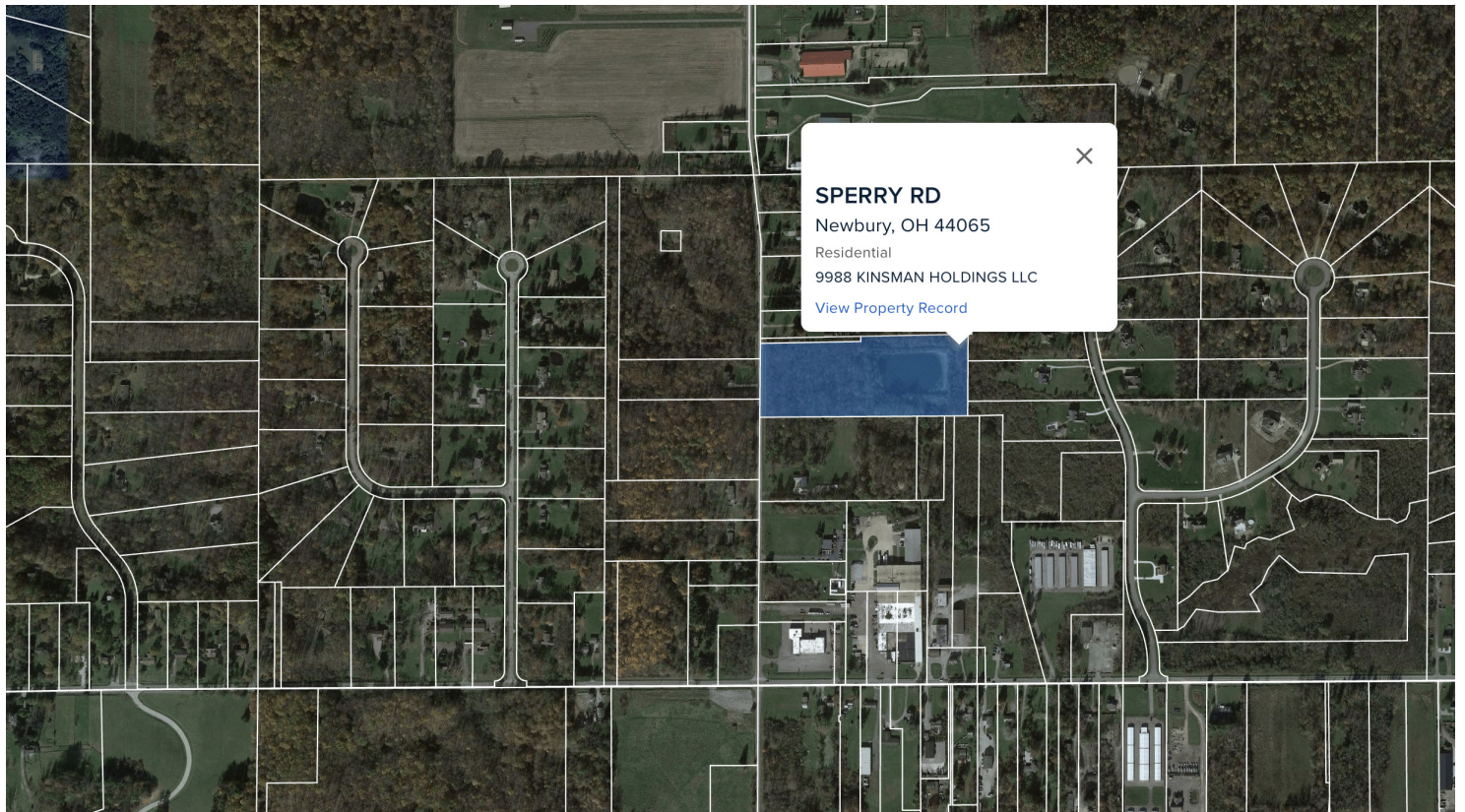




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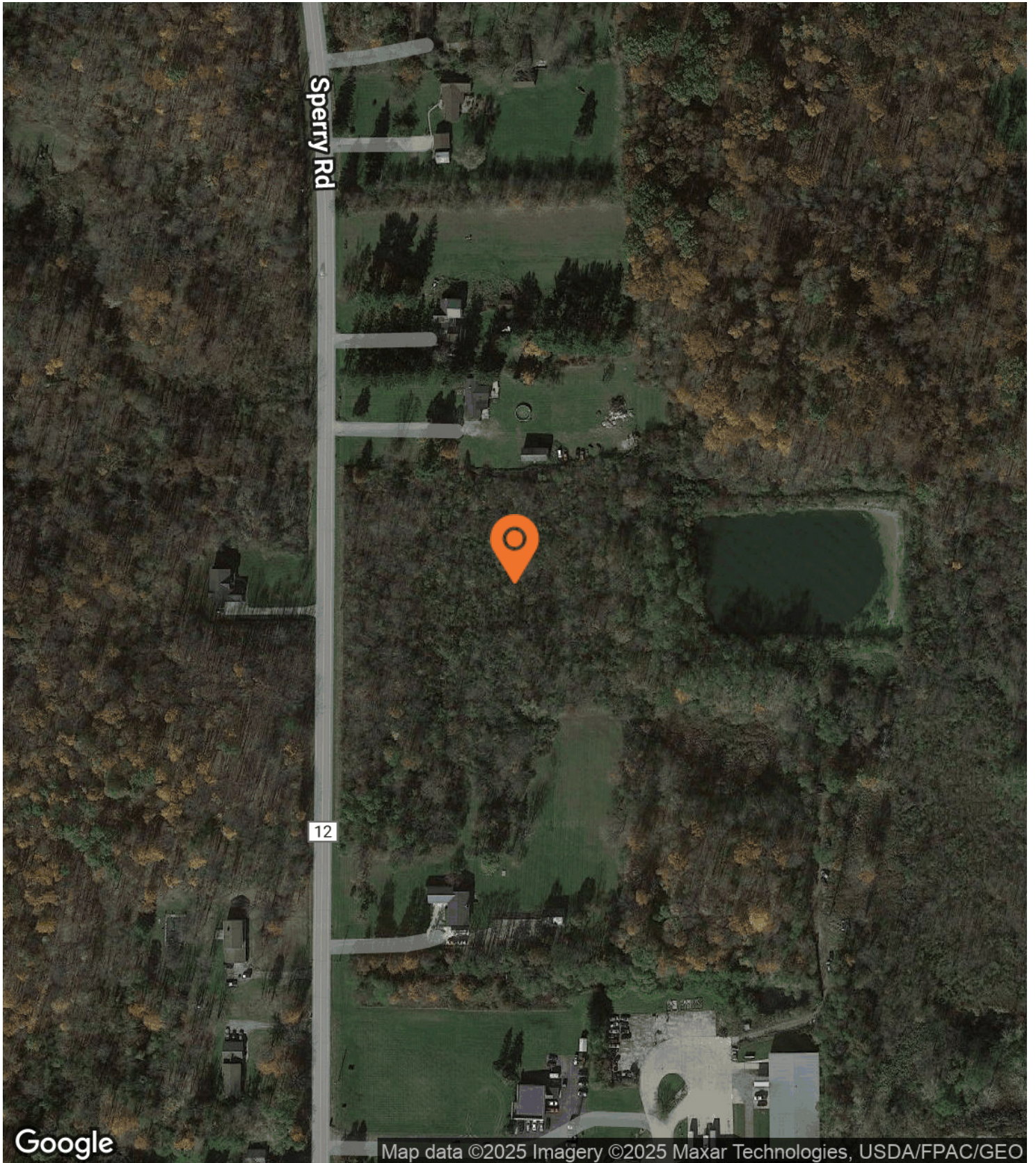
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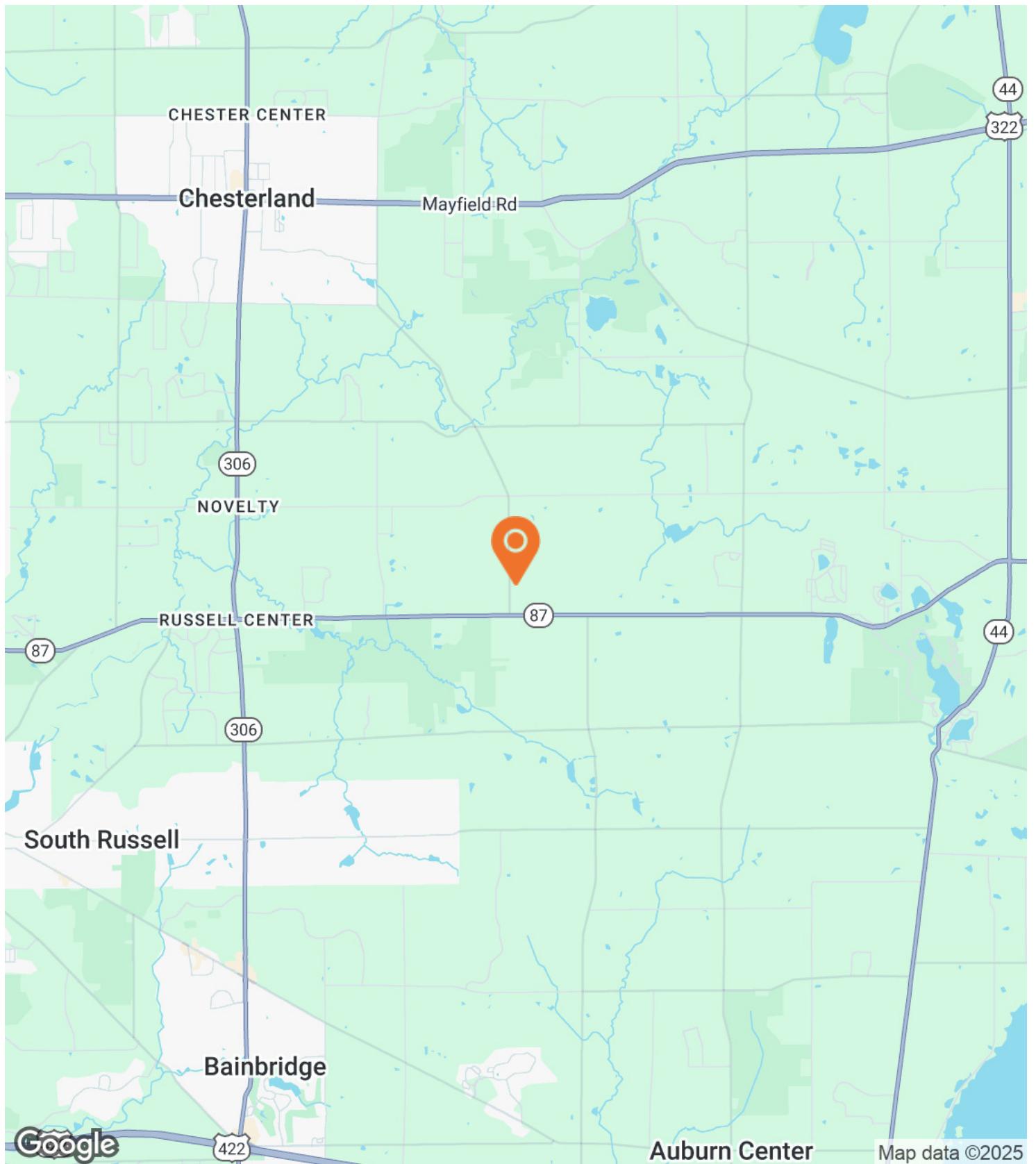
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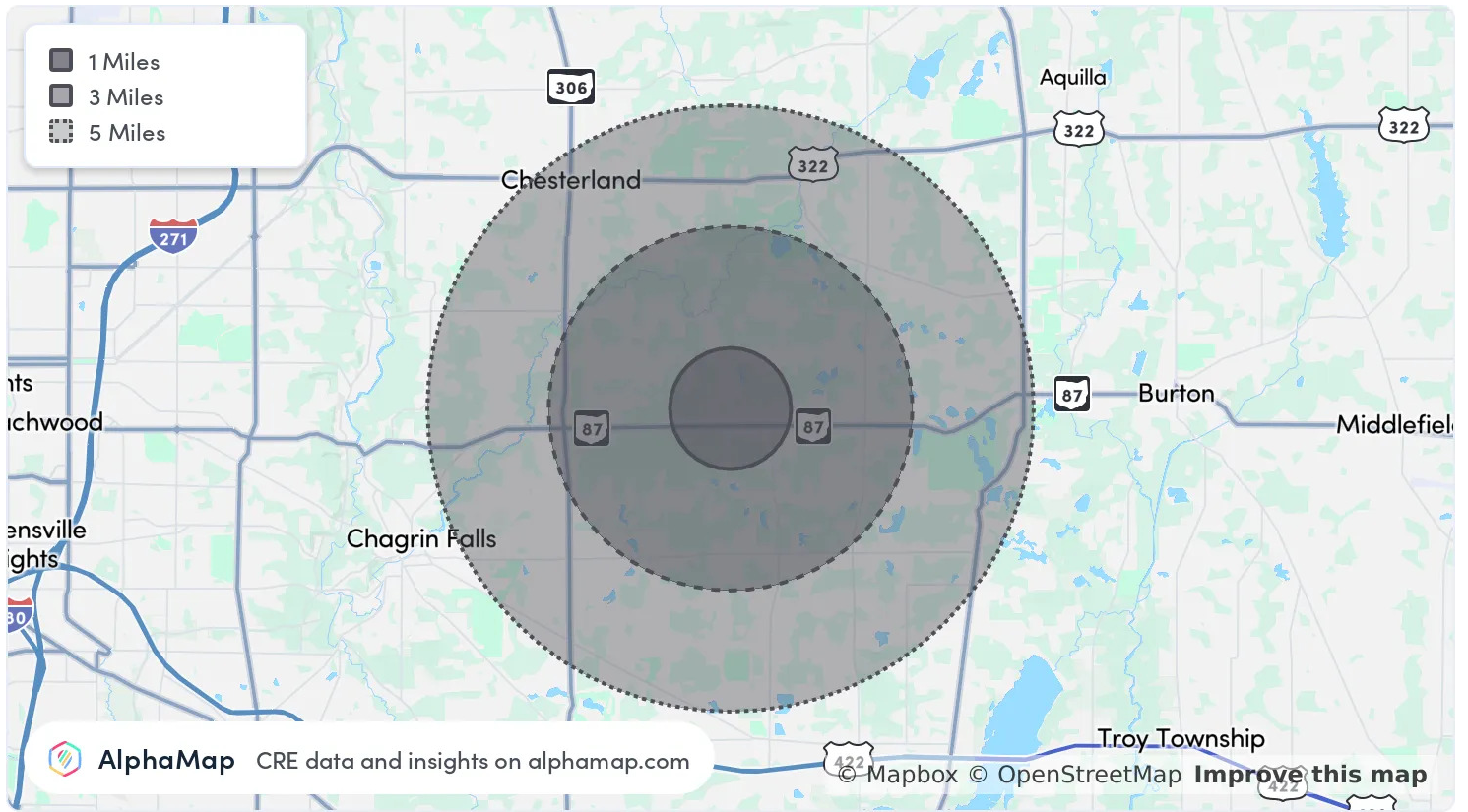
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	538	5,950	22,479
Average Age	48	47	47
Average Age (Male)	46	46	46
Average Age (Female)	50	48	48

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	213	2,386	8,780
Persons per HH	2.5	2.5	2.6
Average HH Income	\$144,841	\$147,248	\$152,817
Average House Value	\$380,487	\$390,668	\$409,663
Per Capita Income	\$57,936	\$58,899	\$58,775

Map and demographics data derived from AlphaMap

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