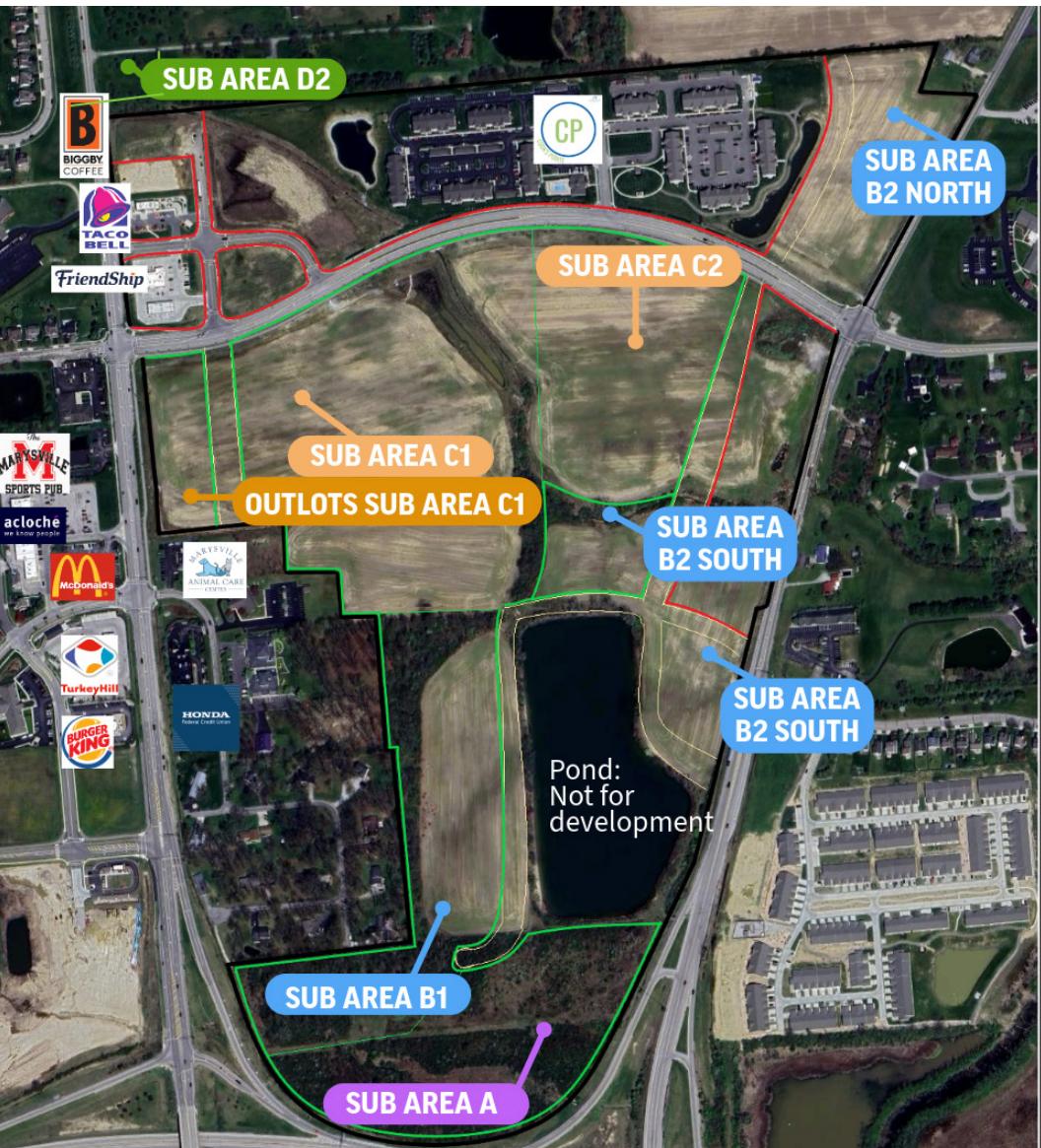


100+ Acres VACANT LAND AT COOKS POINTE



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

PROPERTY SUMMARY

SR31 & US Hwy 33, Marysville, OH 43040

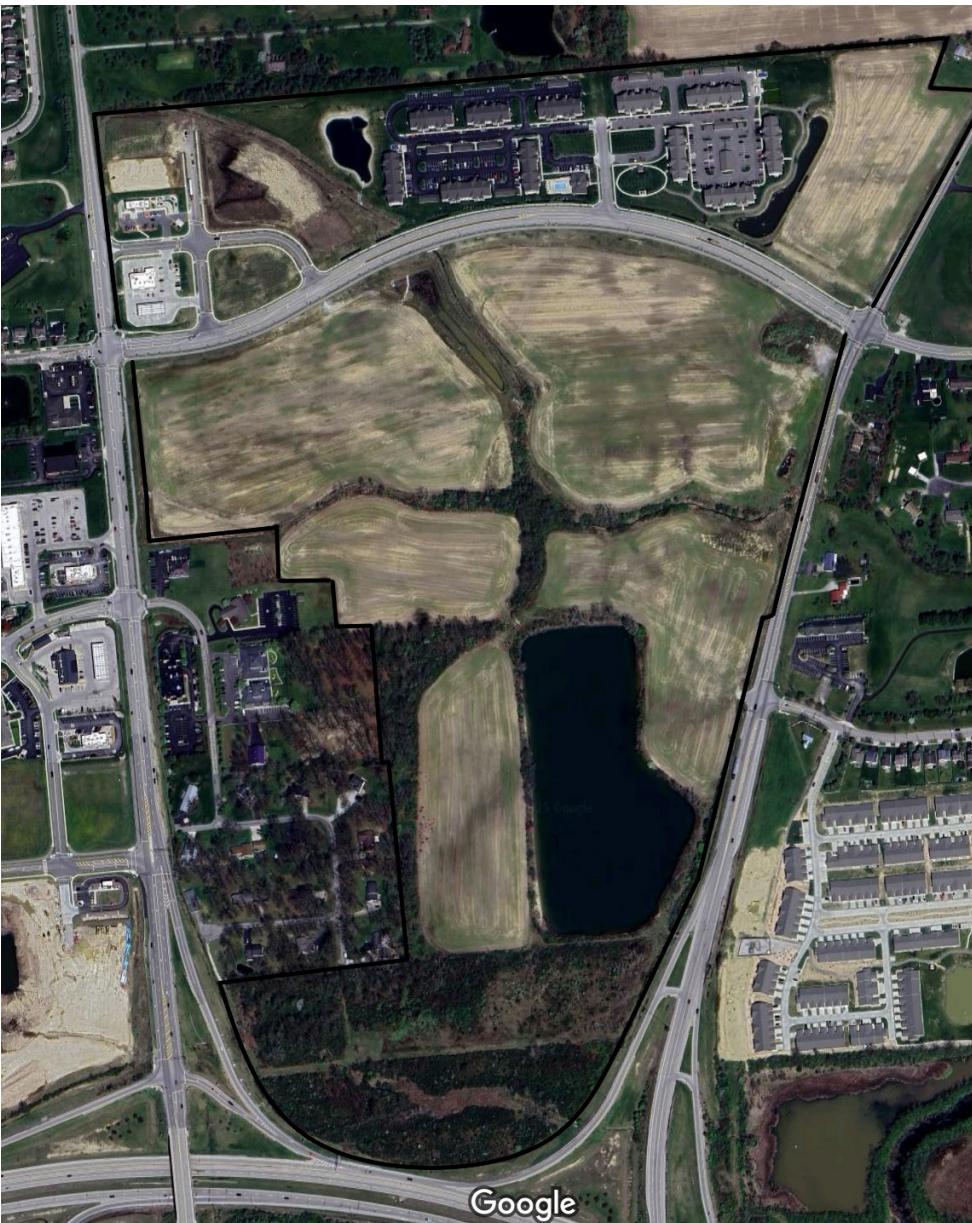
Strategically located in a growing area of Marysville, this site is ideal for retail, office, or service development. Positioned near the Honda Federal Credit Union and just minutes from Honda Manufacturing, it sits between established residential neighborhoods—making it a natural hub for community-focused 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

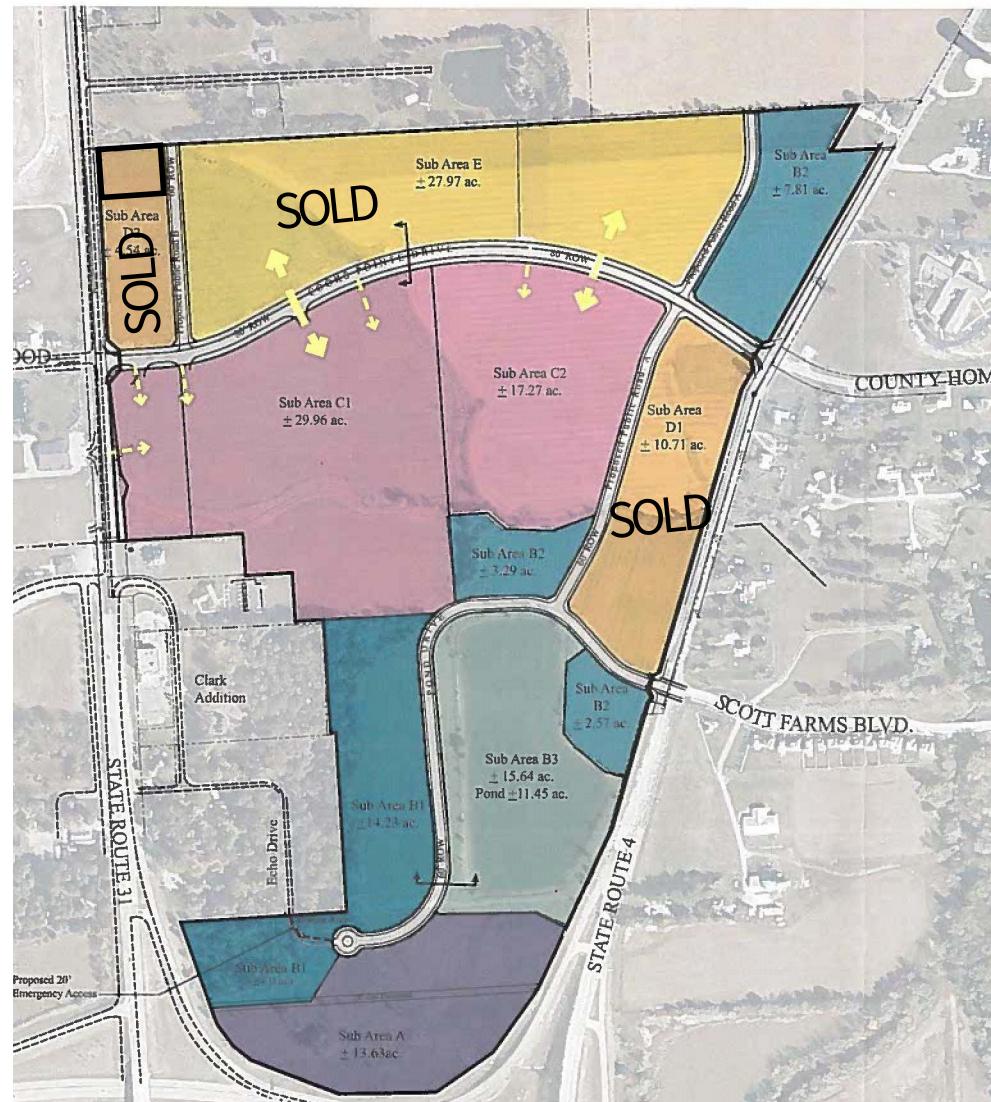
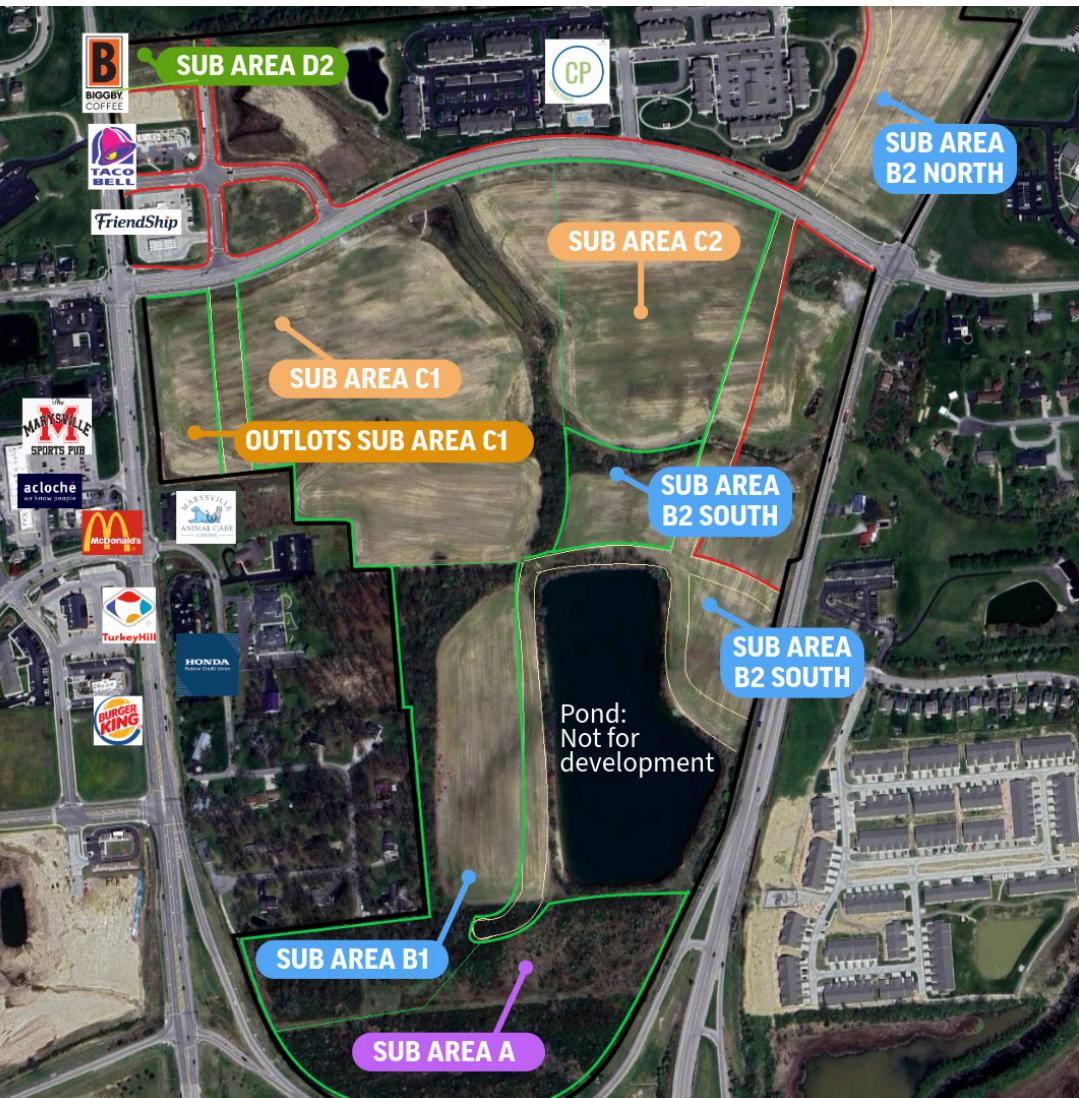
| LOT | TYPE | SIZE | SALE PRICE / ACRE |
|------------------------|------------------------|--------------|-------------------|
| Sub-Area A | Office | 13.63 acres | \$200,000.00 |
| Sub-Area B2 North | Suburb Office/ LTD COM | 7.81 acres | \$500,000.00 |
| Sub-Area B1 & B2 South | Suburb Office/ LTD 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 |



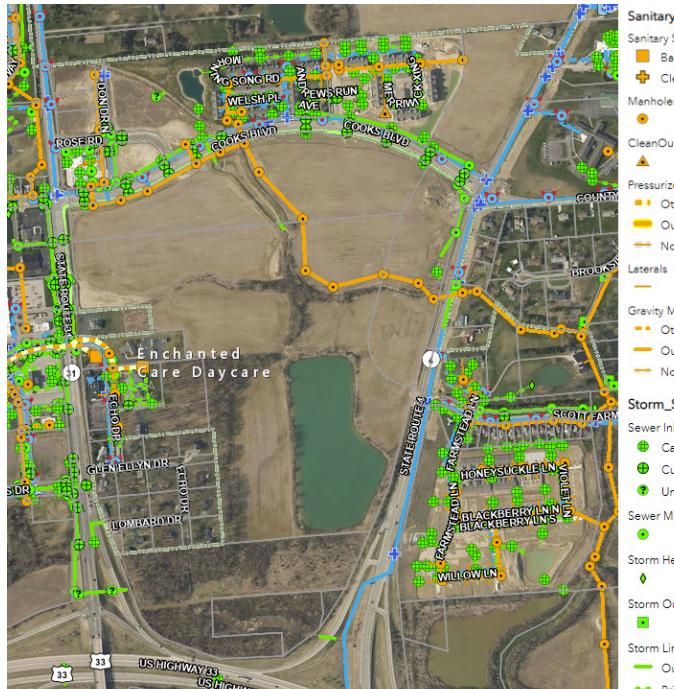
These prices are quoted if you buy all the acreages in each section of land area. If lots are split out, prices will vary based on what is being sold.

DEVELOPMENT LOT

PUD ZONING MAP



MAPS



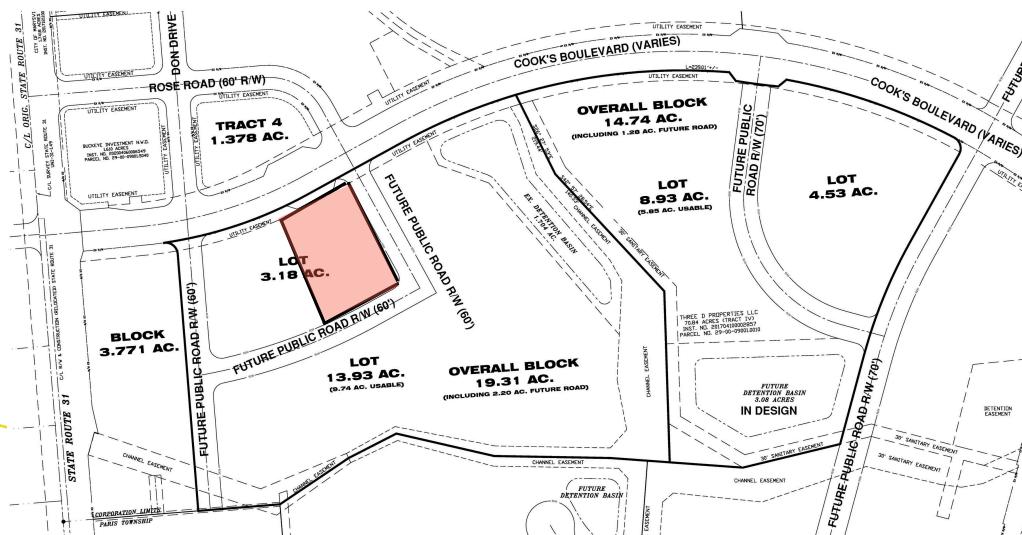
Sanitary System
 Sanitary Sewer Structures
 Backflow Prevention
 Clean Out
 Manholes
 CleanOuts
 PressurizedMains
 Other or Private
 Our Agency
 No Owner Data
 Laterals
 Gravity Mains
 Other or Private
 Our Agency
 No Owner Data
Water System
 Water System
 Water Hydrants
 Water System Valves
 Water Tower
 Water Lines
 Private
 Our Agency
 Other
 Water Lateral Lines
 Other; Private
 Our Agency
Bikepaths
 Bikepaths

City of Marysville
 City of Marysville

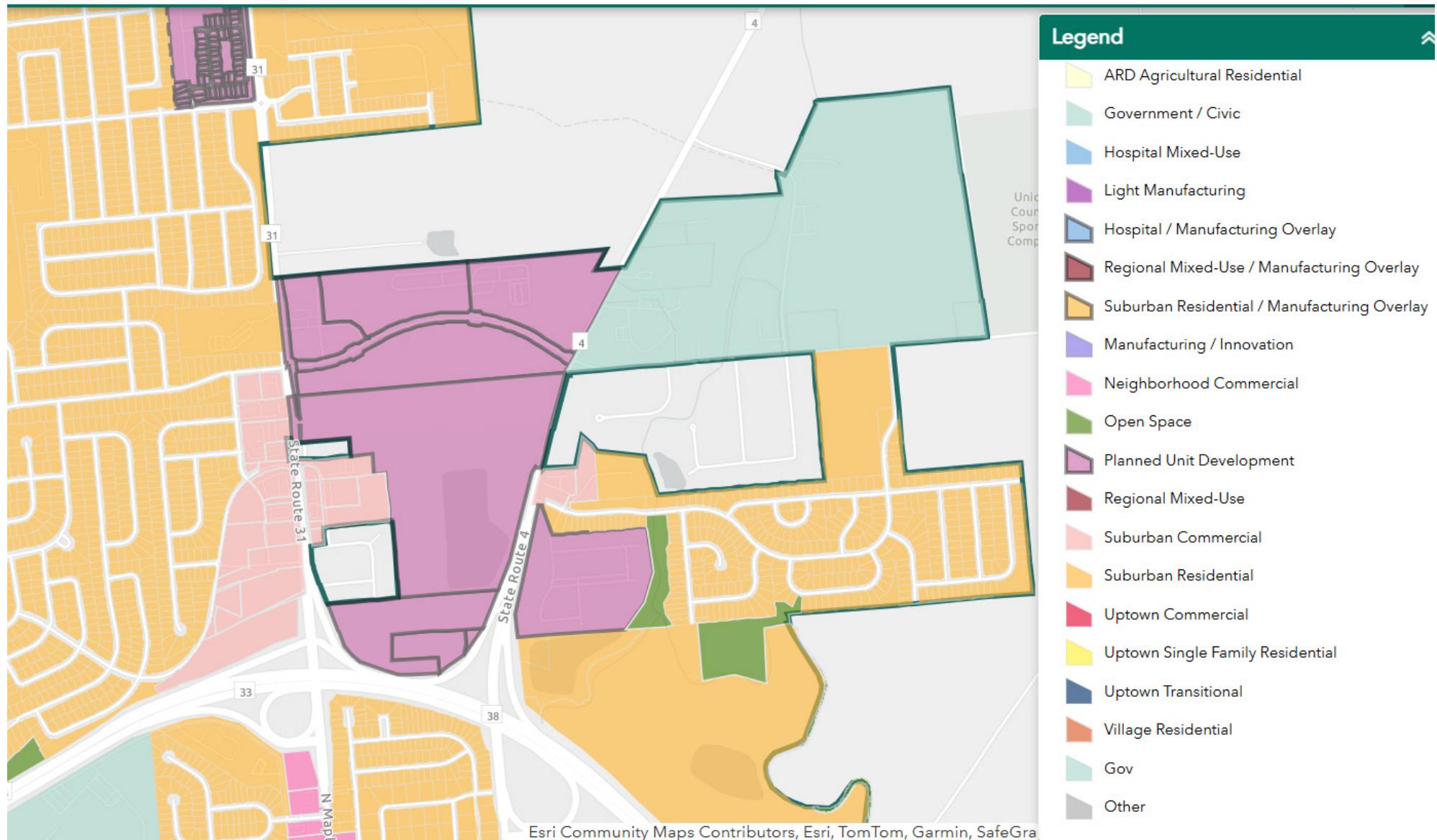
PLAT MAP



UTILITIES MAP



ZONING - MARYSVILLE



ABOUT MARYSVILLE & COLUMBUS

Demographic Snapshot

Within 15 miles of Marysville



927,465
POPULATION



37,154
BUSINESSES



\$122,634
MEDIAN HH INCOME



2.3%
UNEMPLOYMENT
RATE

Area Companies

- Honda of America Mfg.
- The Scotts Miracle Gro Co.
- Ease Logistics
- Greenville Technologies
- Sumitomo Corporation
- Motion
- Timco Products Inc
- Contract Building Components
- Transportation Research Center
- Nissin Int'l Transport USA Inc.

Major Industries

- Retail Trade
- Professional Scientific & Technical Services
- Educational Services
- Healthcare & Social Assistance

Columbus Snapshot

2.3M
POPULATION

875,428
HOUSEHOLDS

\$129,577
MEDIAN HHI

4.6M
ANNUAL VISITORS

1.2M
EMPLOYEES

Major Projects & Data Centers

HONDA

2M SF
2027 *est completion*



intel

1K Acres
2027 *est completion*

aws

JOHN GLENN
INTERNATIONAL

36 Gates
2029 *est completion*

VANTAGE
DATA CENTERS

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.



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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.