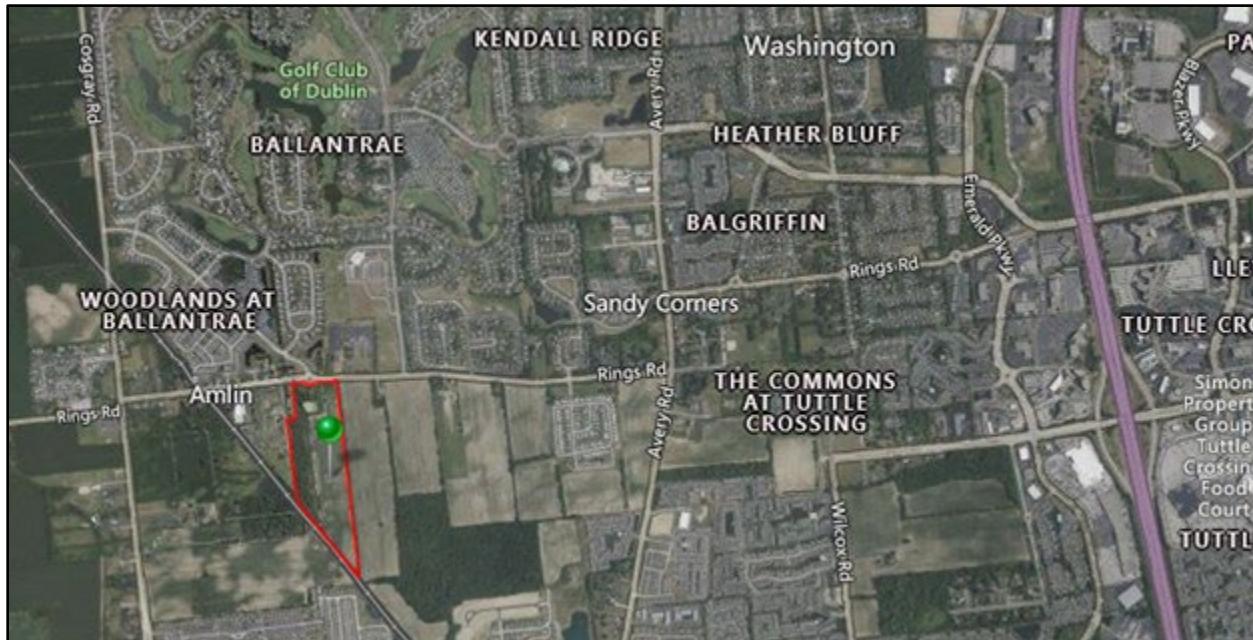


FOR SALE
34.864 ACRES
Development Land Available



**PHIPPS
REALTY
ADVISORS**

6789 Rings Road, Dublin, OH 43016



PROPERTY DETAILS

- Asking Price: \$68,000 Per Acre
- Acres: 34.864 Acres
- Frontage: Over 600' of frontage on Rings Road at roundabout
- Municipality: City of Dublin
- School District: Hilliard City School District
- Zoning: Current (R: Rural), Future Land Use (Residential Mixed Density) according to Dublin Community Plan (Principal uses: SFR, MF, and supporting uses. Density should be 3-12 du/acre)
- Farmland is leased, providing income until developed
- Land is adjacent to Ballantrae (premier living community in Dublin)
- Property is within the Cramer South Sanitary Sewer Shed
- Investment and/or development opportunity in Franklin County

For More Information

Scott Behrmann

President
(614) 352-4062
Scott@PhippsRA.com

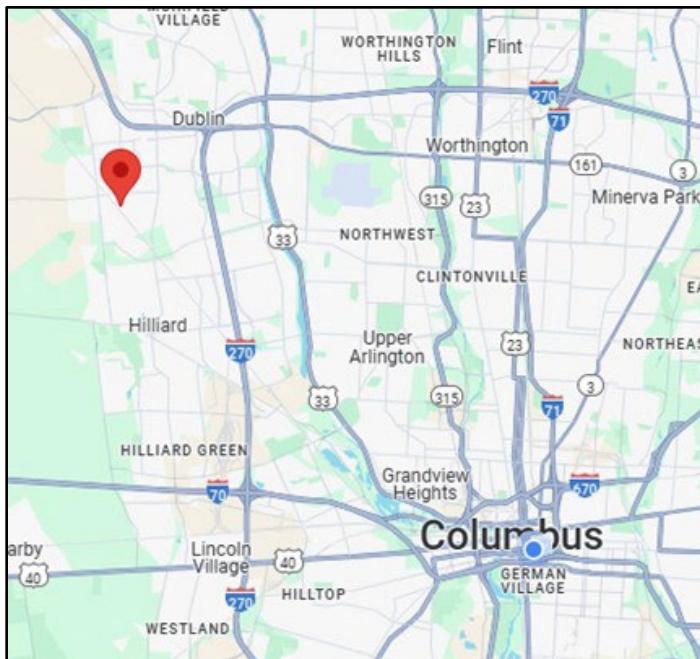
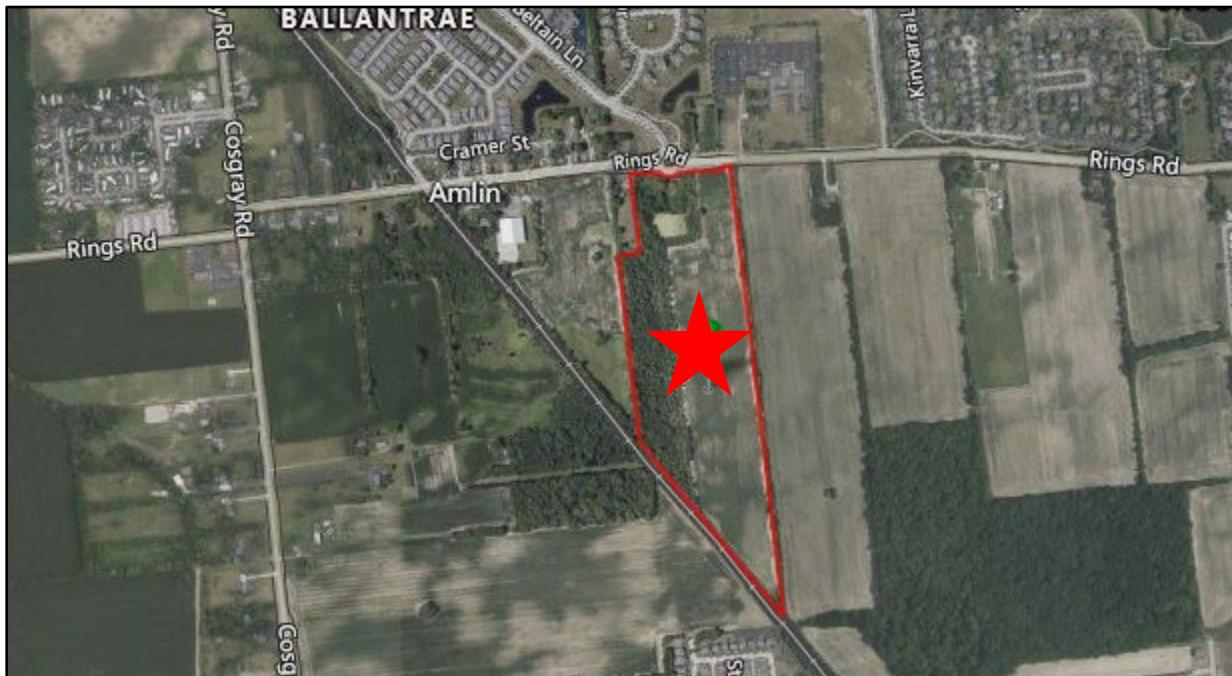
Shad Phipps, SIOR, CCIM

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