



FOR SALE

Mixed Use Land Just North of Chillicothe

PRAIRIE RUN SOUTH
JUST NORTH OF CHILLICOTHE, OHIO

Site Size

15.9 Acres

Sale Price

\$1,351,500

Utilities

Water and Sewer
Available at Parcel Line,
Plenty of Electric

Property Highlights

- **Shovel ready site!**
- Possible uses for the development site include residential and retail, medical, office and light manufacturing
- Phase 1 wetland and cultural studies completed
- Tax abatement possible
- Easy access to Route 207 and N. Bridge Street
- Visibility from US 23, the major route between Columbus and Southern Ohio
- Pylon sign potential at Hospital Road
- Just north of Adena Regional Medical Center, new COHEN orthopedic facility and 1 mile from Kenworth Truck plant
- Located in Green Township CRA, Federal Trade Zone #138 and Enterprise Zone #080 with 15-year tax abatement

For information, please contact:

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Area Highlights

- Nearly 30,000 employees work in the immediate area including over 2,800 at Kenworth and over 2,400 at Adena Medical Center
- The site falls within Federal Trade Zone 138, Ross County Enterprise Zone 080 with 15 year tax abatement possible and the new Green Township Community Reinvestment Area (CRA)
- The property is inside the Ross County Enterprise Zone 080, a tax abatement is possible for up to 15 years through this program
- Potential developments can take advantage of the area's job training program
- Phase 1, Wetlands and Antiquities surveys have been satisfactorily completed

