



+/-29 Acres Planned Mixed Use Development For Sale



Merrick Blvd & US Hwy 23 N, Delaware, Oh 43015

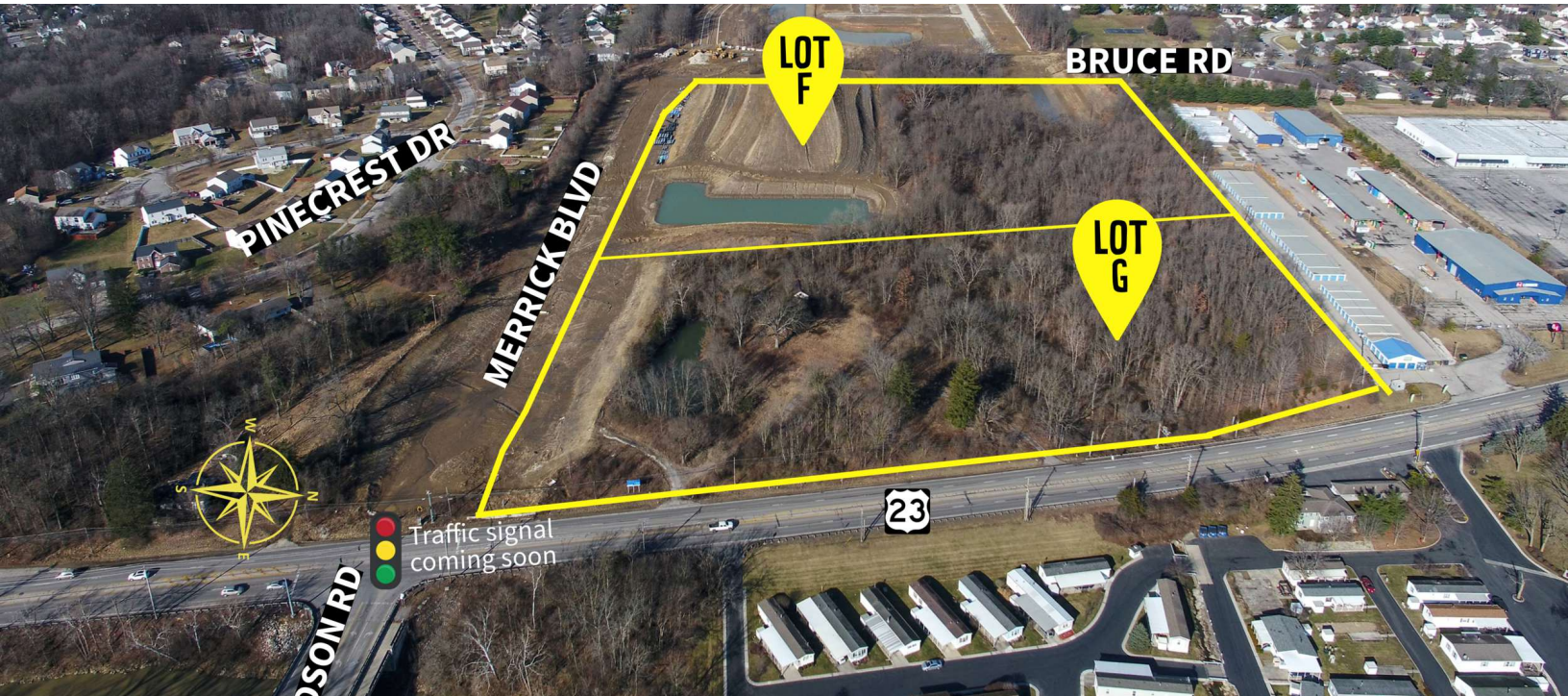
Brent Garland

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0 Merrick Blvd Delaware, OH 43015



Sale Price	NEGOTIABLE
OFFERING SUMMARY	
Total Lot Size:	29.063 Acres
Zoning:	Planned Mixed Use
Market:	Ohio
Submarket:	Delaware
Traffic Count:	28,934
Traffic Count Street:	US Highway 23 N

PROPERTY OVERVIEW

This exceptional commercial land offering presents the ideal opportunity for developers and investors seeking a high-visibility, high-traffic location. Zoned Planned Mixed Use (PMU), the site allows for a variety of developments, including multifamily residential, retail, office space, quick-service restaurants, or a gas station—making it an ideal choice for a dynamic, high-demand area.

LOCATION OVERVIEW

Located north of Columbus, Delaware, Ohio is a thriving city that blends historic charm with modern conveniences. With a strong economy, great schools, and a welcoming community, it's a great place to live, and work.

- PROPERTY HIGHLIGHTS**
- Ideal opportunity for development
 - All utilities currently to site
 - Traffic signal being placed at entrance
 - 1,000 residential units proposed or in development

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BUILDABLE AREA EXHIBIT #1

This map illustrates the buildable areas for Sub-Area "F" and Sub-Area "G" within a larger development. The map includes the following features and setbacks:

- Sub-Area "F" (1.8 Ac.):** A large central area with a 100' Building Line on its western side. It is bordered by a 40' Stream Buffer to the north and a 30' Stream Buffer to the east.
- Sub-Area "G" (2.6 Ac.):** A large area to the east of Sub-Area "F", separated by a 60' Stream Buffer. It has a 40' Building Line on its eastern side.
- Setbacks and Easements:**
 - 20' Parking Setback & Building Line / Tree Preservation Zone:** Located along the northern boundary.
 - 10' Front Setback / 40' Building Line:** Located along the eastern boundary.
 - 10' Front Setback / 40' Building Line:** Located along the southern boundary.
 - 30' Setback:** Located along the western boundary.
 - 40' Stream Buffer:** Located along the northern and eastern boundaries of the stream.
 - 30' Stream Buffer:** Located along the eastern boundary of Sub-Area "F".
 - 100' Building Line:** Located along the western boundary of Sub-Area "F".
 - 40' Pavement Setback:** Located along the southern boundary.
 - 50' Drainage Easement:** Located along the southern boundary.
 - 30' Setback:** Located along the southern boundary.
- Other Features:**
 - RECREATIONAL POND 1/2":** Located in the northwest corner.
 - BRUCE ROAD:** Located on the western side.
 - MERRICK BOULEVARD:** Located on the southern side.
 - U.S. 23:** Located on the eastern side.
 - 8' Asphalt Multi-use Path:** Located along the southern boundary.

STATUS	ADDRESS	SIZE	PRICE	DESCRIPTION
Available	Lot F	14.821 Acres	N/A	Perfect for Multi-family, light office or retail use
Available	Lot G	7.882 Acres	N/A	Zoned Commercial ideal for quick serve restaurant, restaurant or gas station



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Shelbourne Forest

PINECREST DR

MERRICK BLVD

BRUCE RD

HUDSON RD



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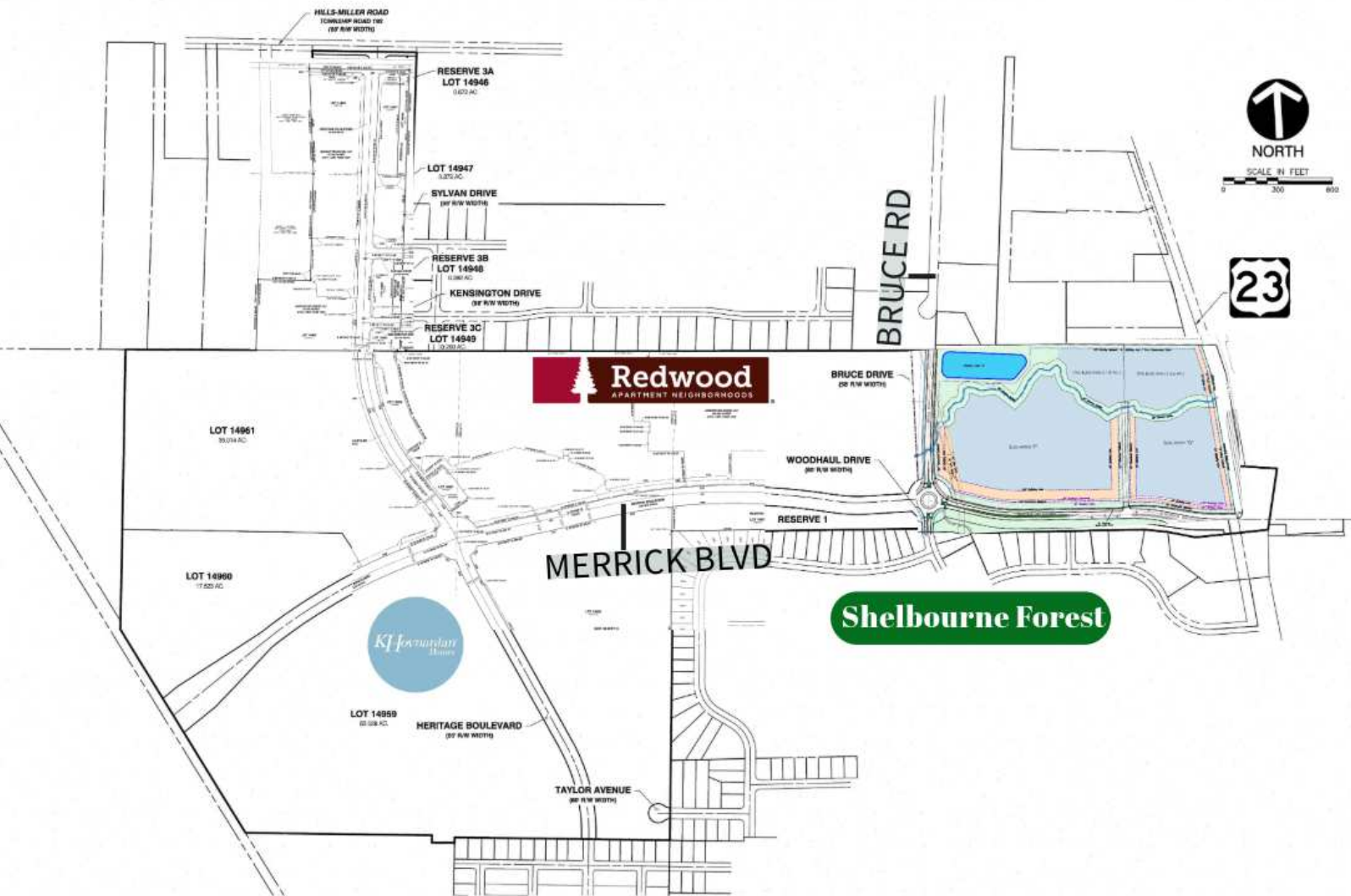
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