

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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1,724 +/- SF SINGLE FAMILY HOUSE ON 115 +/- ACRES



Appraisal Brokerage Consulting Development

REDEVELOPMENT OPPORTUNITY

3464 Hastings Newville Road, Mansfield, OH 44903

WHAT MAKES THIS PROPERTY UNIQUE!

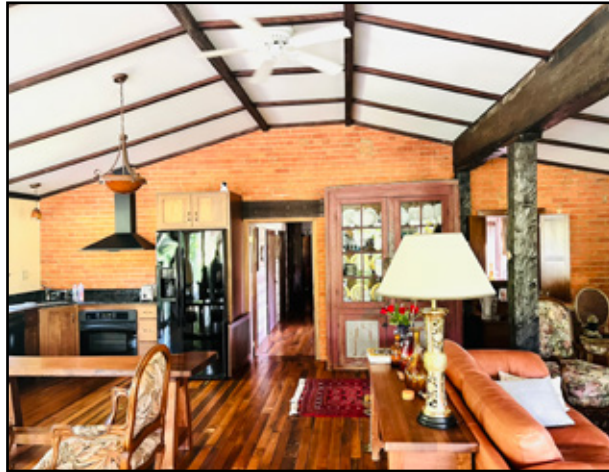
This property features 115 +/- acres of desirable picturesque land that offers hunting, farming, an existing homestead, a 6-acre pond (10 feet deep) as well as a significant amount of developable road frontage within an area of newer high-end custom homes.

The opportunities are endless! The existing residential homestead features a custom-built residence with panoramic views of the property's beautiful landscape, a first-floor primary bedroom with full bathroom, a loft with two bedrooms, granite countertops, a walk-out basement with wine cellar and a second kitchen with exquisite imported wood throughout. This home features newer windows, a newer roof and new second floor cooling systems. The well and septic system have been well maintained. All appliances run on electric. This home can serve as the main house or guest/mother-in-law/rental house. Other improvements include a large outbuilding, windmill, mature woods (timber value) and numerous walking trails. This property is an ideal piece for the owner that wants it all! The surrounding high-end neighbors are a huge indicator as to the potential of this site. It can be an investment and forever home all in one!



Property Highlights

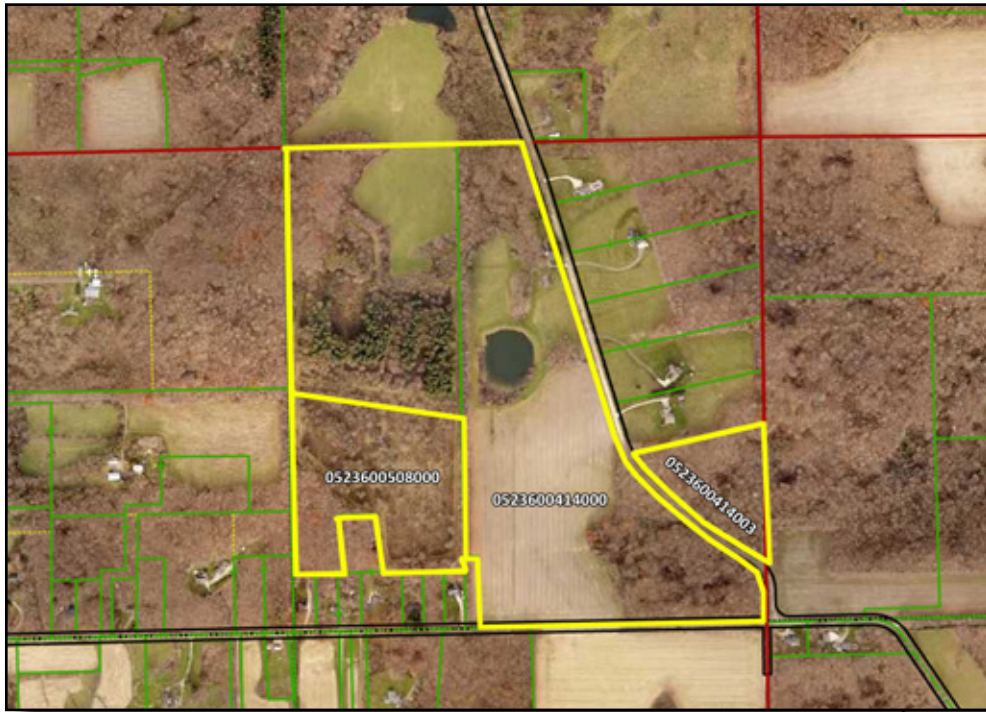
Address:	3464 Hastings Newville Rd Mansfield, OH 44903
School District:	Clear Fork
County:	Richland
Township:	Washington
PID:	0523600414000 0523600508000 0523600414003
Location:	North of Scott Road between Tucker Road and Washington South Road
Acreage:	115 +/- acres
Sale Price:	\$1,950,000
Zoning:	R-2 Residential District
Utilities:	Well, Septic

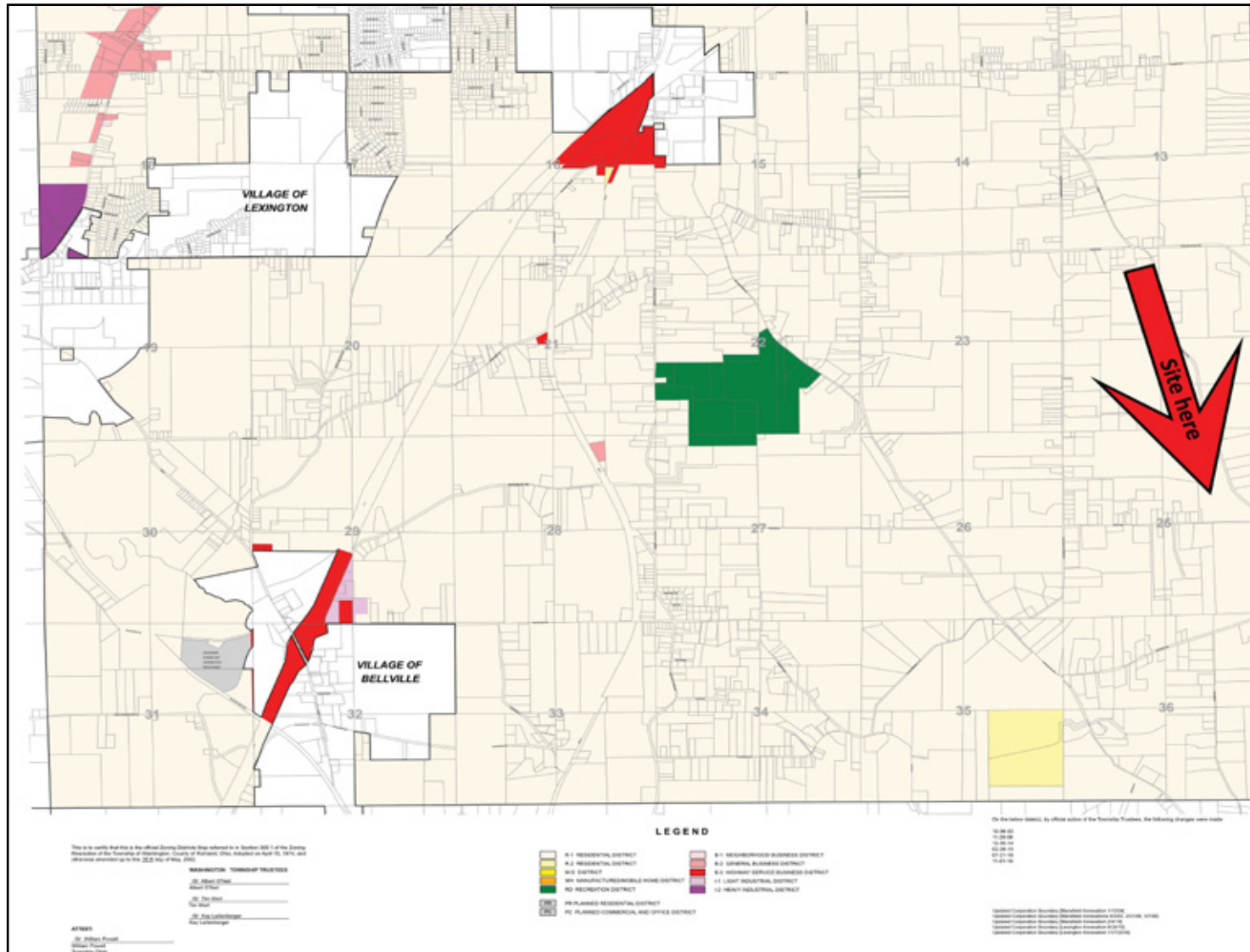






Single Family House on 115 +/- ac
3464 Hastings Newville Rd, Mansfield, OH 44903



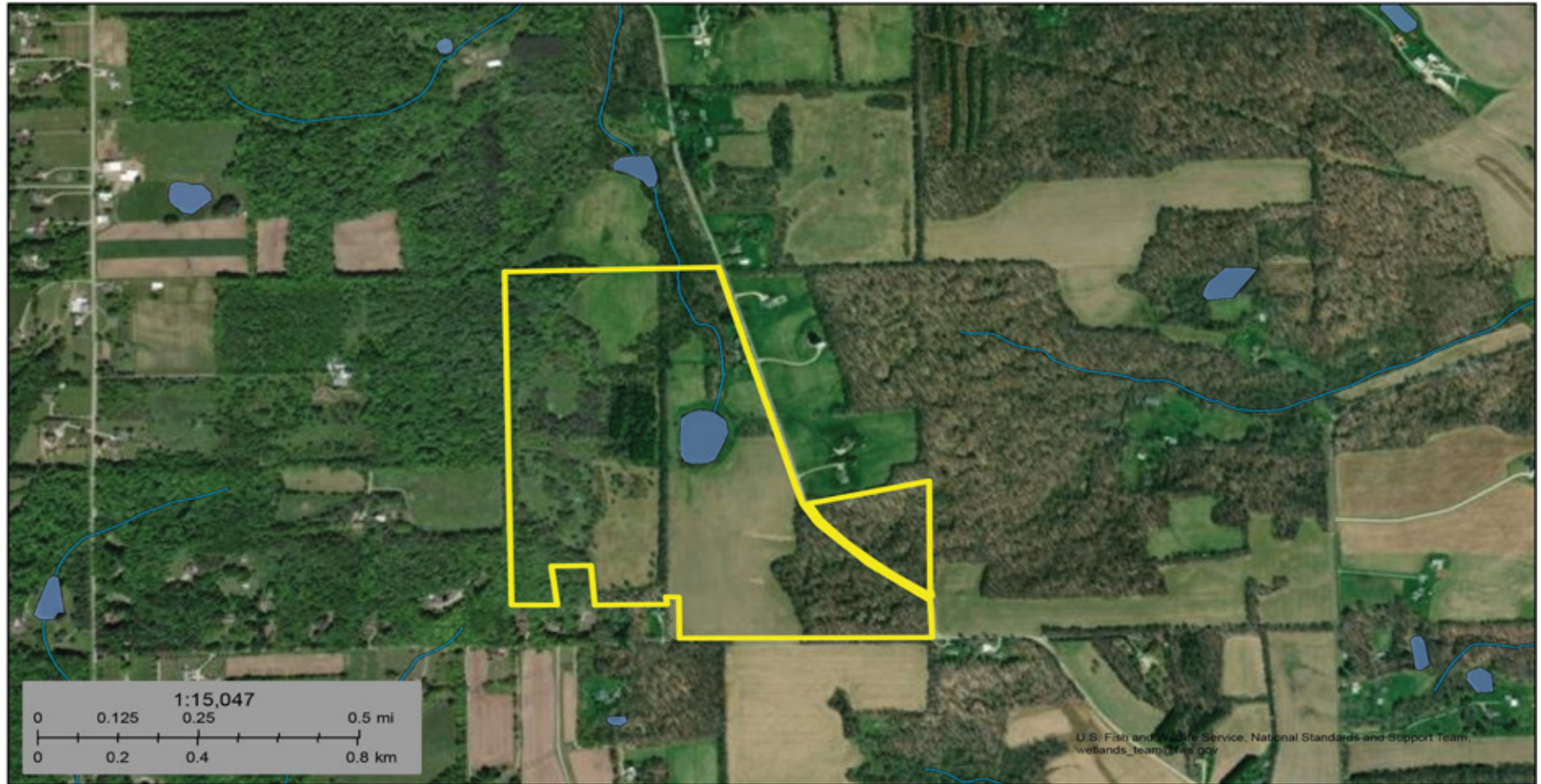


Click [here](#) to see zoning text



U.S. Fish and Wildlife Service
National Wetlands Inventory

3464 Hastings Newville Road



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

August 28, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

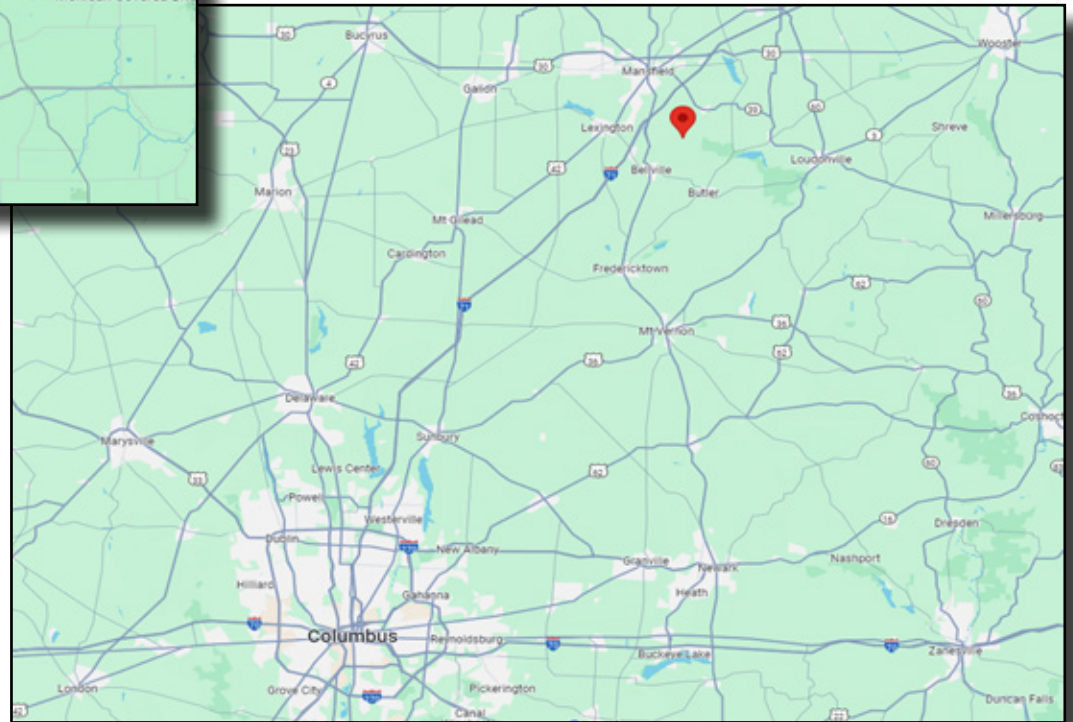
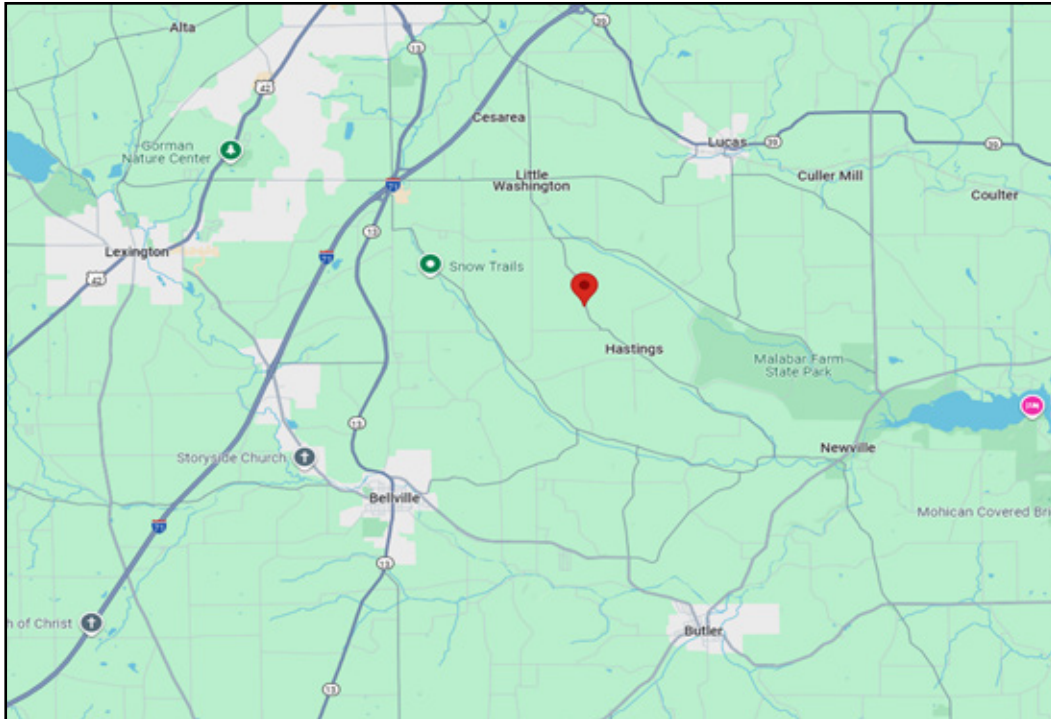
- Lake
- Other
- Riverine

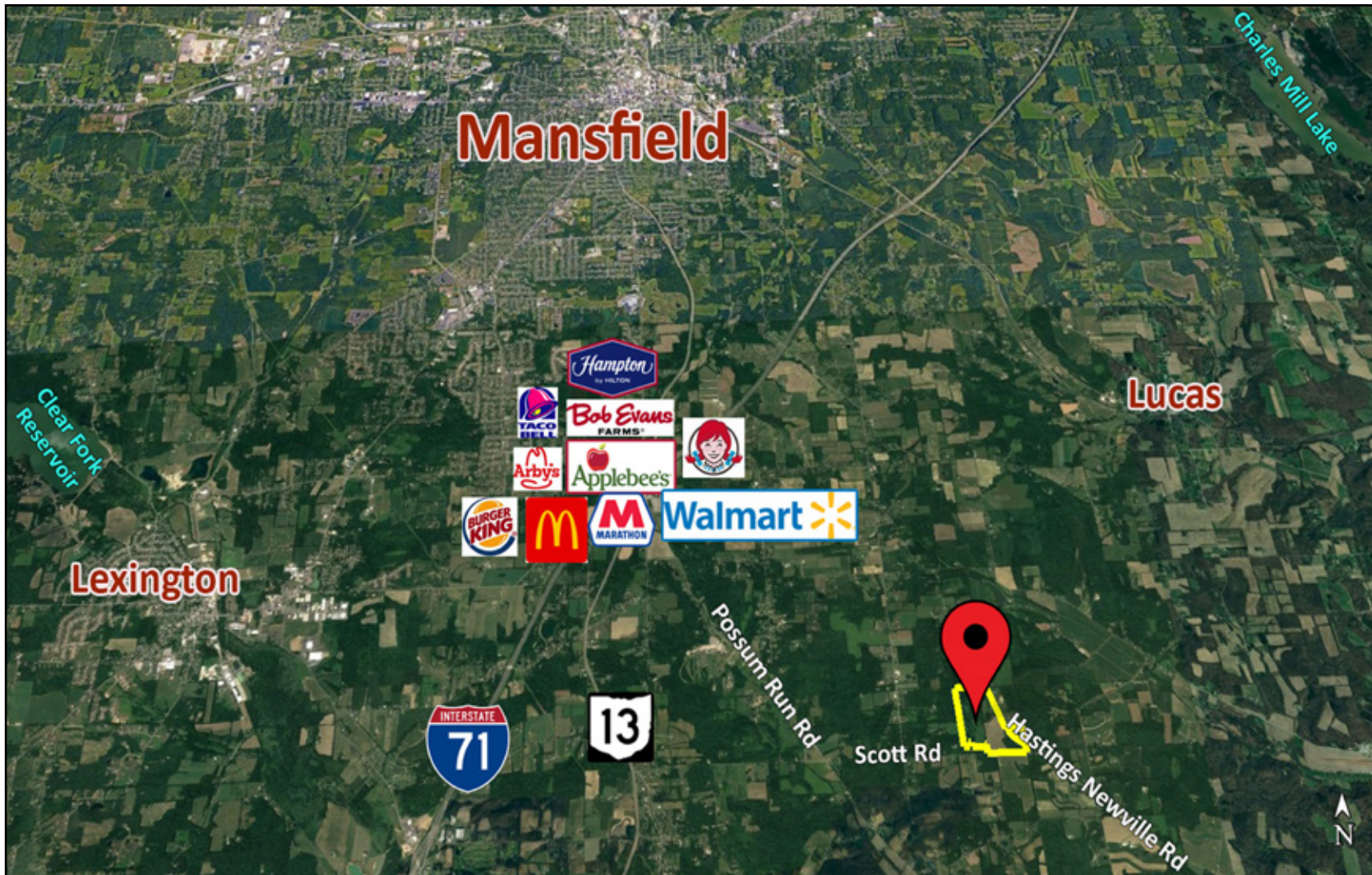
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



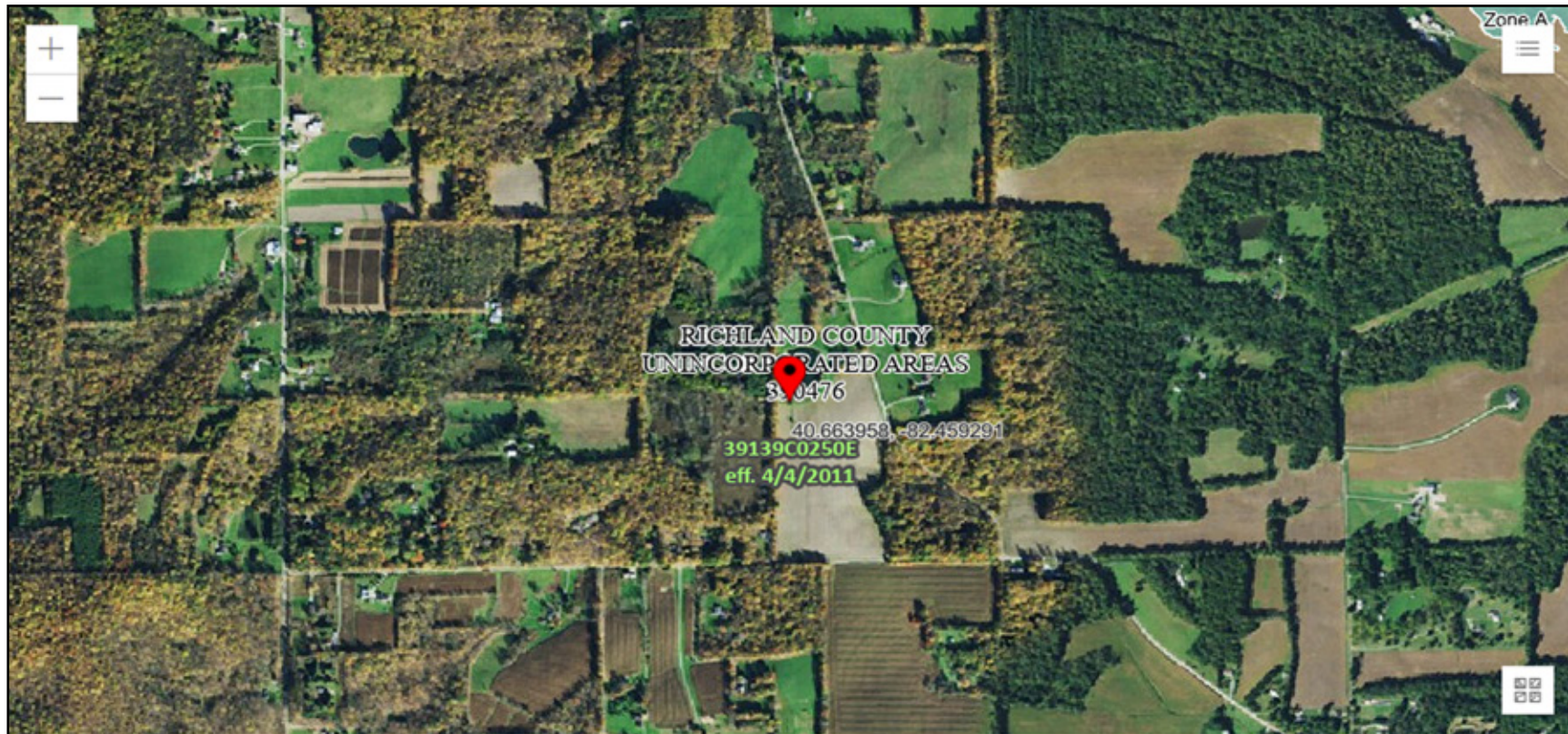
Appraisal Brokerage Consulting Development





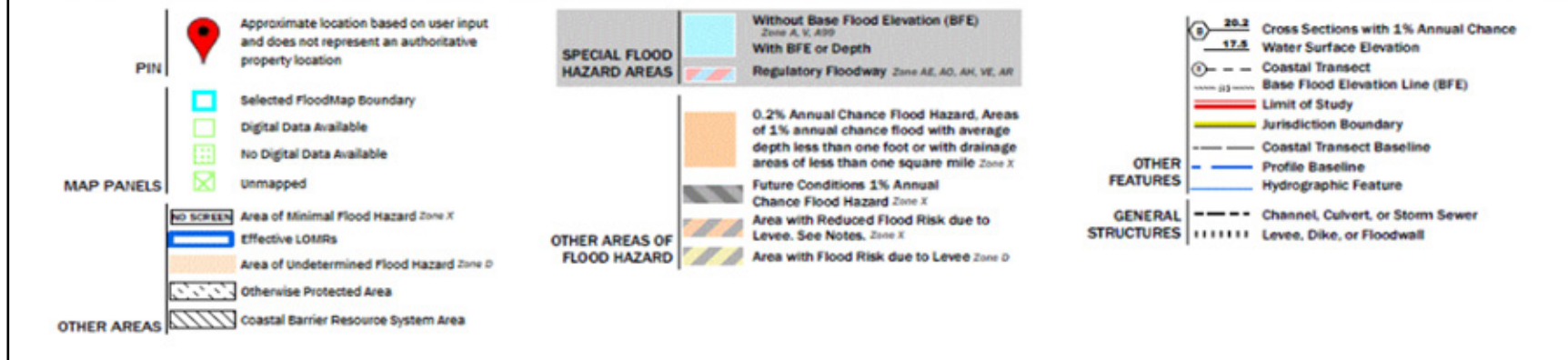
Great Location!

Easy access to major roads
15 minutes to Mansfield Downtown




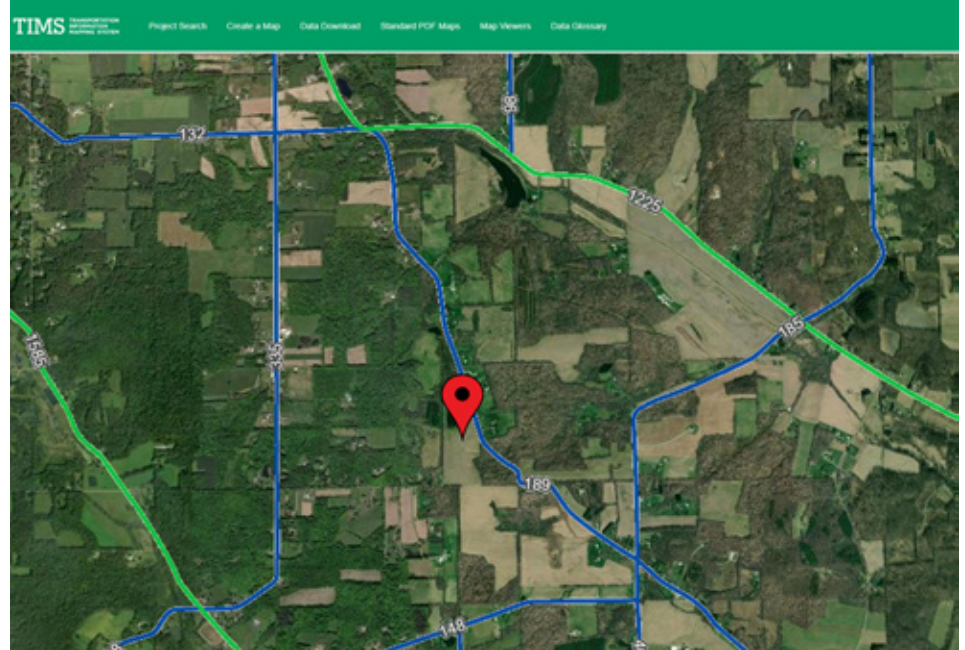
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

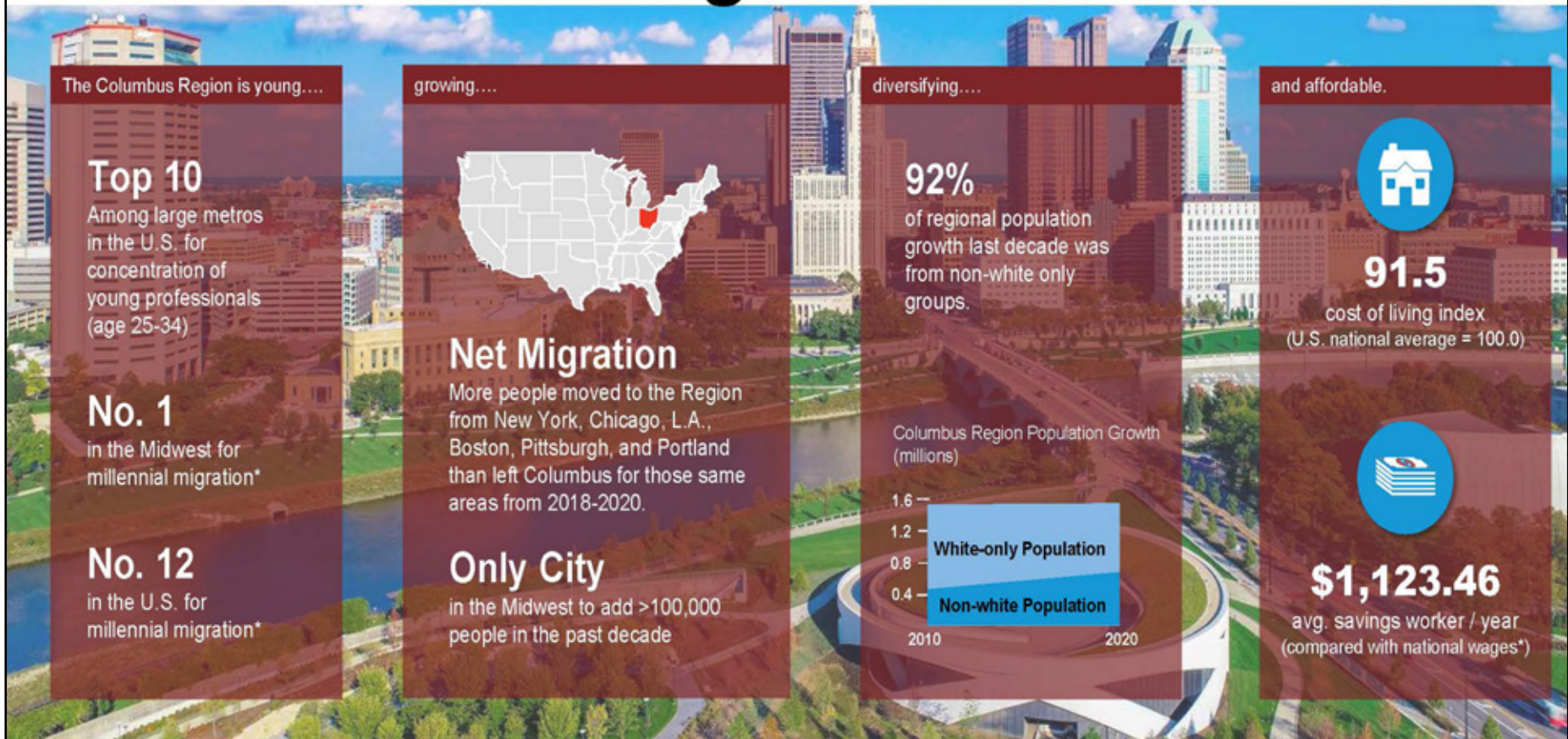


Demographic Summary Report

Hasings Newville Rd, Mansfield, OH 44903				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	419	4,455	28,747	
2024 Estimate	420	4,485	28,813	
2010 Census	429	4,692	29,472	
Growth 2024 - 2029	-0.24%	-0.67%	-0.23%	
Growth 2010 - 2024	-2.10%	-4.41%	-2.24%	
2024 Population by Hispanic Origin	4	57	521	
2024 Population	420	4,485	28,813	
White	396 94.29%	4,168 92.93%	25,537 88.63%	
Black	2 0.48%	54 1.20%	1,400 4.86%	
Am. Indian & Alaskan	1 0.24%	4 0.09%	51 0.18%	
Asian	1 0.24%	26 0.58%	240 0.83%	
Hawaiian & Pacific Island	0 0.00%	3 0.07%	21 0.07%	
Other	20 4.76%	229 5.11%	1,564 5.43%	
U.S. Armed Forces	0	6	26	
Households				
2029 Projection	161	1,808	12,797	
2024 Estimate	162	1,820	12,824	
2010 Census	165	1,905	13,121	
Growth 2024 - 2029	-0.62%	-0.66%	-0.21%	
Growth 2010 - 2024	-1.82%	-4.46%	-2.26%	
Owner Occupied	145 89.51%	1,499 82.36%	8,544 66.63%	
Renter Occupied	17 10.49%	321 17.64%	4,280 33.37%	
2024 Households by HH Income	161	1,819	12,826	
Income: <\$25,000	6 3.73%	228 12.53%	2,721 21.21%	
Income: \$25,000 - \$50,000	21 13.04%	281 15.45%	3,353 26.14%	
Income: \$50,000 - \$75,000	53 32.92%	453 24.90%	2,610 20.35%	
Income: \$75,000 - \$100,000	25 15.53%	320 17.59%	1,446 11.27%	
Income: \$100,000 - \$125,000	47 29.19%	313 17.21%	1,246 9.71%	
Income: \$125,000 - \$150,000	5 3.11%	108 5.94%	502 3.91%	
Income: \$150,000 - \$200,000	4 2.48%	79 4.34%	515 4.02%	
Income: \$200,000+	0 0.00%	37 2.03%	433 3.38%	
2024 Avg Household Income	\$81,848	\$80,308	\$69,224	
2024 Med Household Income	\$75,500	\$72,491	\$53,171	



What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs.

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