



Land For Sale



# River Valley

Olde Ridge Avenue &  
Greencrest Way,  
Lancaster, OH

**John Royer CRE, SIOR**

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**Olde Ridge Avenue & Greencrest Way** Lancaster, OH



## PROPERTY DESCRIPTION

Situated in the River Valley Highlands area, this vacant agricultural land near downtown Lancaster, OH boasts opportunity. Greencrest Way consists of 18.8 acres and Olde Ridge Avenue consists of 6.23 acres. Within a mile of several major retailers, financial institutions and restaurants.

## PROPERTY HIGHLIGHTS

- River Valley Highlands
- Priced at roughly \$7,000 per blank
- Lancaster Central School District

## OFFERING SUMMARY

<b>Sale Price:</b>	\$425,000
<b>Total Lot Size:</b>	25.03 Acres
<b>Parcel 0532274700 Size:</b>	18.8 Acres
<b>Parcel 0532274820 Size:</b>	6.23 Acres
<b>Section 13-3 &amp; Section 14:</b>	See plat map on next page
<b>Zoned Number of Lots:</b>	66
<b>Zoning:</b>	Single Family Residential

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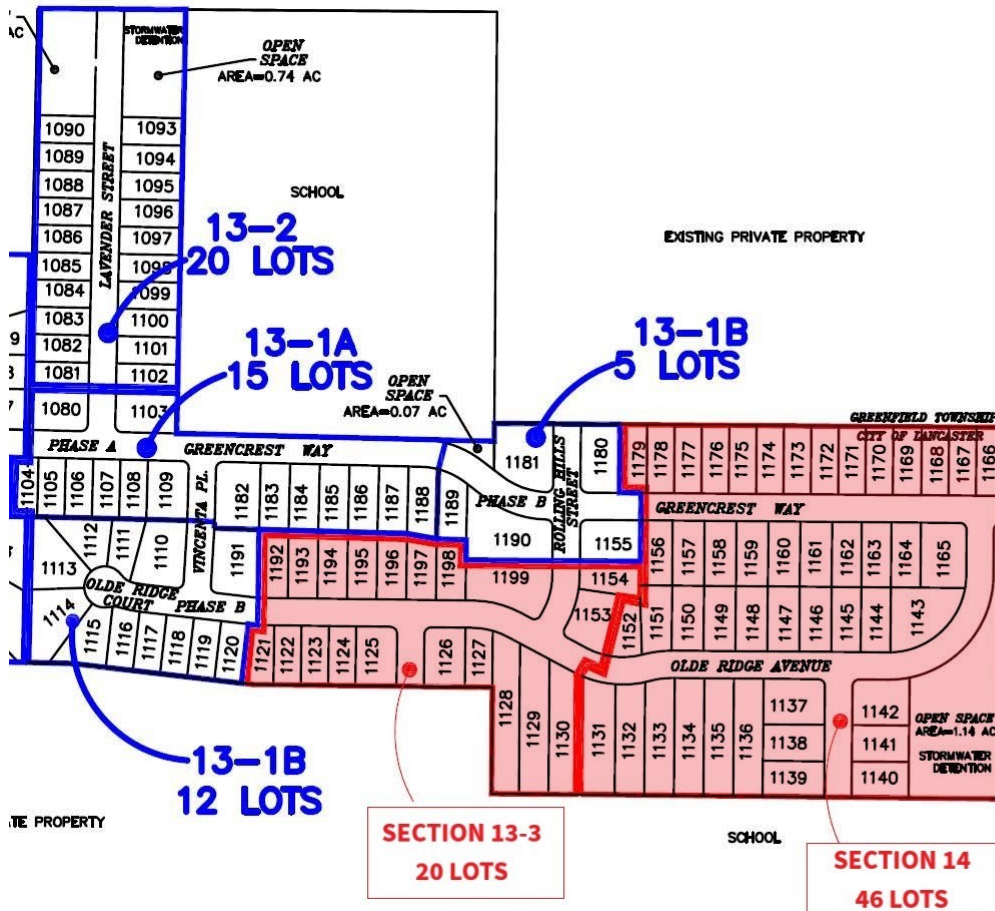


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# Plat Map Section 13-3 And Section 14

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Olde Ridge Avenue & Greencrest Way Lancaster, OH



SECTION	TOTAL LOTS
SECTION 9	
PHASE 1	21
PHASE 2	21
PHASE 3	28
PHASE 4	30
SECTION 10	
PHASE 1	34
PHASE 2	42
SECTION 11	
PHASE 1	33
PHASE 2	39
SECTION 12	
PHASE 1	48
PHASE 2A	23
PHASE 2B	15
PHASE 3	32
SECTION 13	
PHASE 1A	15
PHASE 1B	17
PHASE 2	20
PHASE 3	20
SECTION 14	46

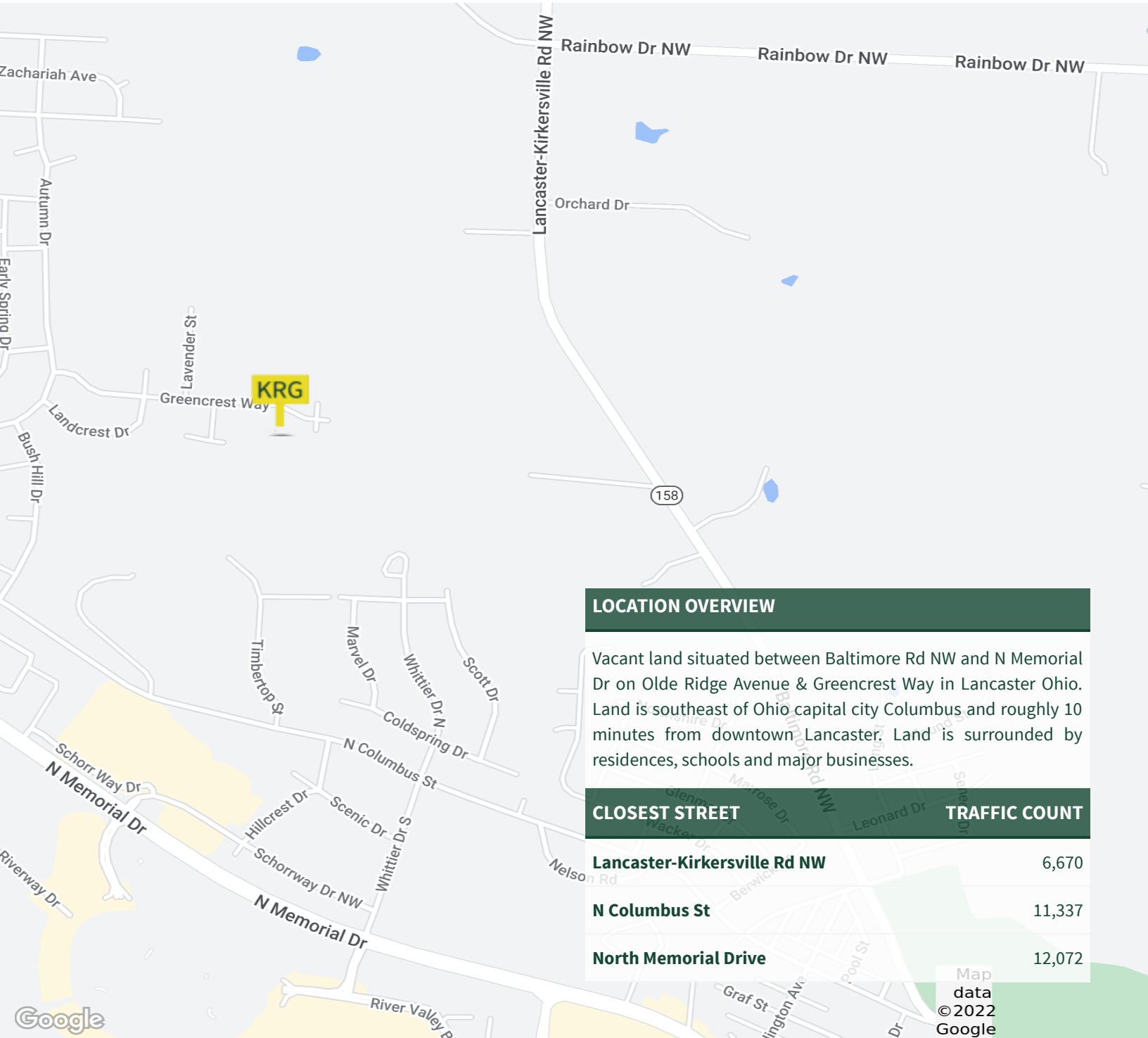
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## Olde Ridge Avenue & Greencrest Way Lancaster, OH



### LOCATION OVERVIEW

Vacant land situated between Baltimore Rd NW and N Memorial Dr on Olde Ridge Avenue & Greencrest Way in Lancaster Ohio. Land is southeast of Ohio capital city Columbus and roughly 10 minutes from downtown Lancaster. Land is surrounded by residences, schools and major businesses.

### CLOSEST STREET

### TRAFFIC COUNT

Lancaster-Kirkersville Rd NW	6,670
N Columbus St	11,337
North Memorial Drive	12,072

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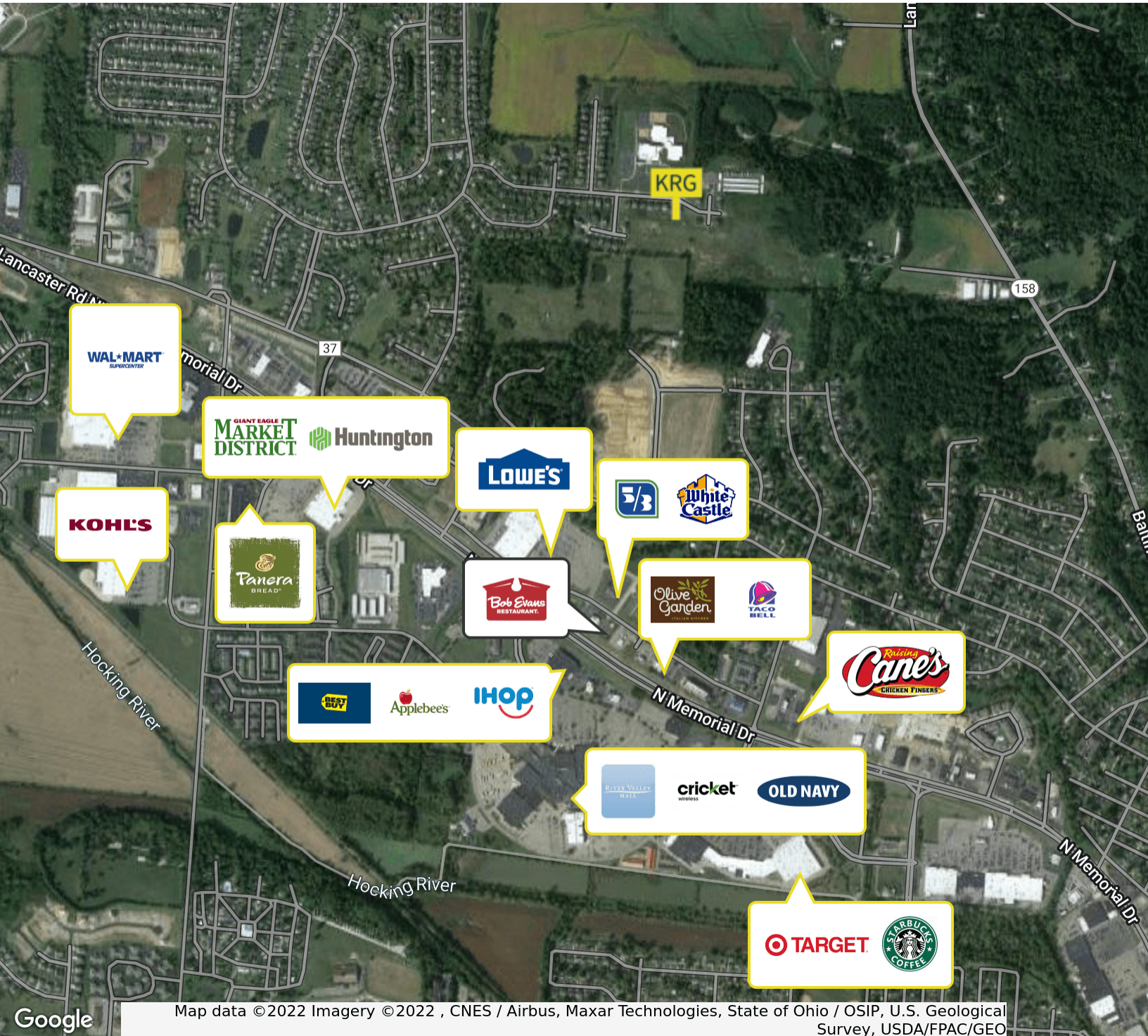
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## Olde Ridge Avenue & Greencrest Way Lancaster, OH



Google

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Olde Ridge Avenue & Greencrest Way Lancaster, OH



158,921  
RESIDENTS



56,339  
HOUSEHOLDS



39.2  
MEDIAN AGE



\$67,609  
MEDIAN HH INCOME

## 10 Largest Private Sector Employers

The Oneida Group  
NIFCO  
TreeHouse  
Diamond Power Int'l, Inc.  
Midwest Fabricating  
Glasfloss Industries  
DK Manufacturing  
Claypool Electric  
The Cyril-Scott Company  
Caraustar

Source: One Columbus, 2022

**Olde Ridge Avenue & Greencrest Way** Lancaster, OH



**JOHN ROYER CRE, SIOR**

President / Partner

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**PROFESSIONAL BACKGROUND**

John W. Royer, over the last 28 years, has been involved in all aspects of real estate including brokerage, development, and counseling of numerous projects. He has acquired, disposed and/or leased over \$400 million dollars in real property. John has acted as a development consultant and developer for various clients in sale/lease back transactions. He has been involved in the renovation, development, and investment in over \$200 million dollars of real property. Additionally, John has worked with client's on-site acquisitions, disposals, tenant representation, bank owned real estate and receiver work. He has been active over the years serving on numerous boards and his current board positions are listing below.

**Licensed:**

- Real Estate Broker State of Ohio
- Real Estate Broker State of Kentucky
- Franklin County Probate Court Real Estate Appraiser

**Memberships:**

- Columbus Board of Realtors
- Counselors of Real Estate
- Society of Industrial and Office Realtors
- Ohio Association of Realtors
- National Association of Realtors

**Board Positions:**

- First Merchants Bank
- Community Housing Network, Inc.
- Horseman's Benevolent and Protective Association
- Upper Arlington Education Foundation Board

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