

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

3589 Outville Road SW

Granville, OH 43023

Exclusively Represented By:

Tony Johnson

Sales Associate

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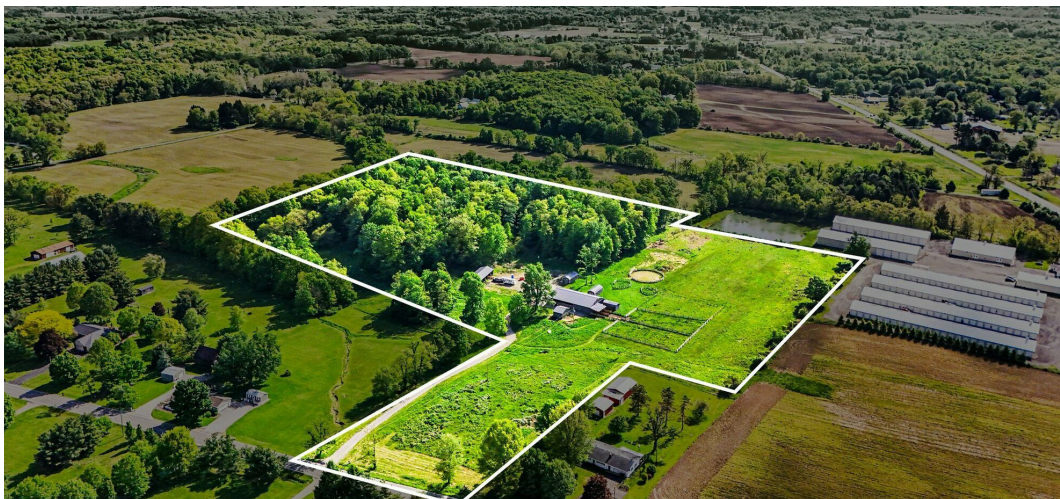
LAND SPACE FOR SALE

3589 Outville Road SW

Granville, OH 43023

FOR SALE

Executive Summary



Offering Summary

Price	\$1,460,000
Price / Acre	\$71,359
Lot Size	20.46 Acres
Zoning	B1

Property Overview

Welcome to a rare 20-acre property ideally located between Pataskala and Granville with convenient access to State Route 16 and approximately 20 miles from Intel. Offering a versatile blend of fenced pasture, wooded acreage, mature trees, and multiple outbuildings, this property presents exceptional opportunities for residential, agricultural, recreational, or business use. Zoned General Business, the property provides flexibility for a variety of potential uses while also offering the setting and layout ideal for a multigenerational living arrangement. The horse barn features 5 matted stalls with automatic waterers, a large concrete center aisle, and a partially finished 14x24 tack room. Additional equestrian amenities include a 48x60 covered arena/working pen, an 80x80 outdoor arena with footing, a large round pen, 2 fenced paddocks, and an additional paddock with posts already in place. Additional improvements include an office/utility building and hay/equipment storage building. Enjoy the peaceful setting with wooded trails, open pasture, and room to expand or customize to fit your vision. A unique opportunity to own acreage in a highly desirable location close to both Pataskala and Granville with convenient access to major routes, local amenities, and growing commercial development. • 20 Acres of Mixed Pasture & Woods • General Business Zoning • Potential for Multigenerational Living • 5 Matted Horse Stalls with

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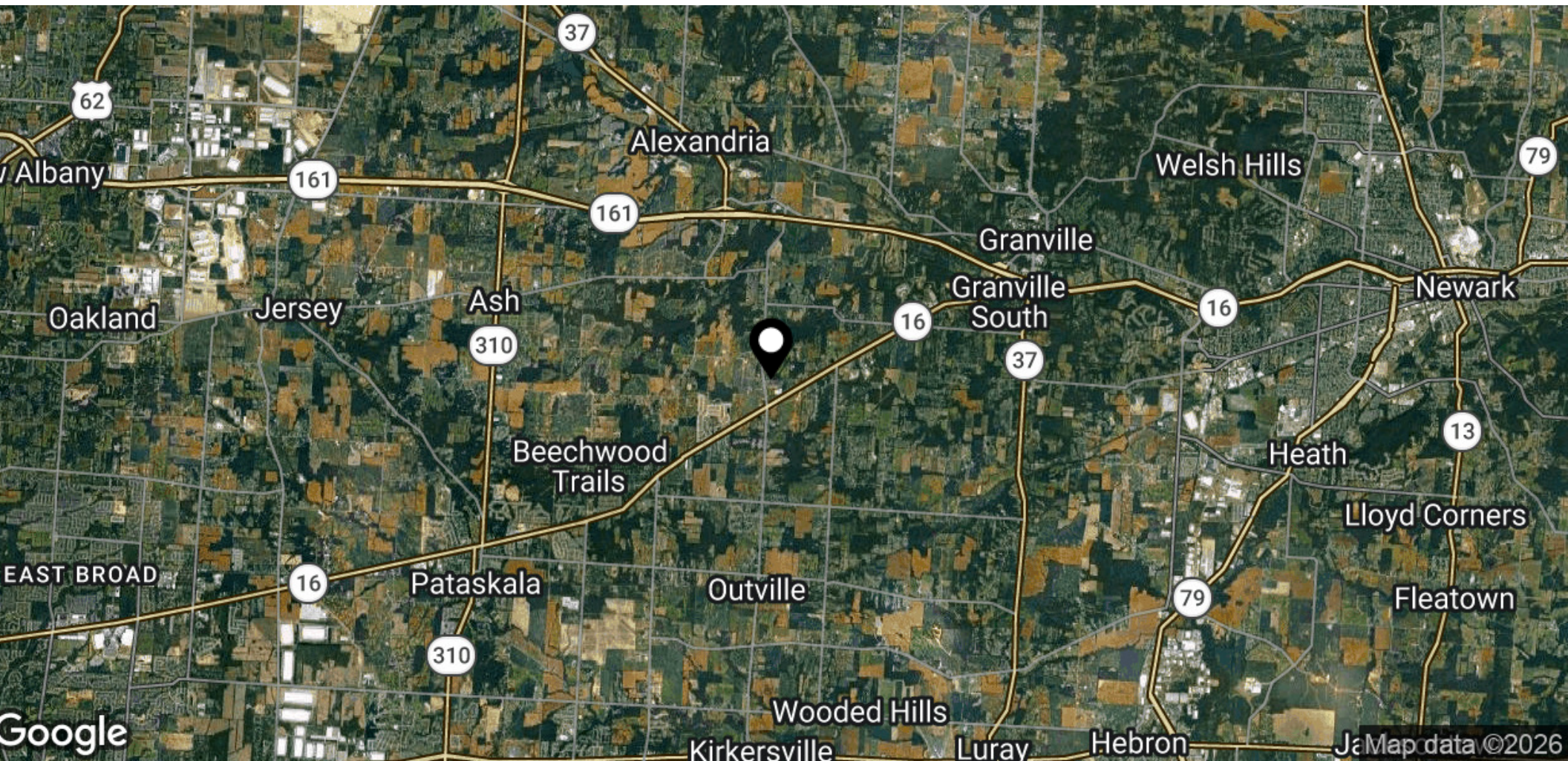
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Location Map



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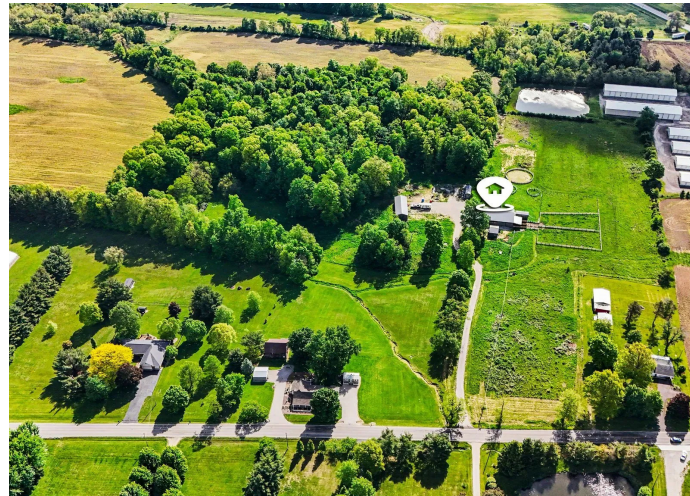
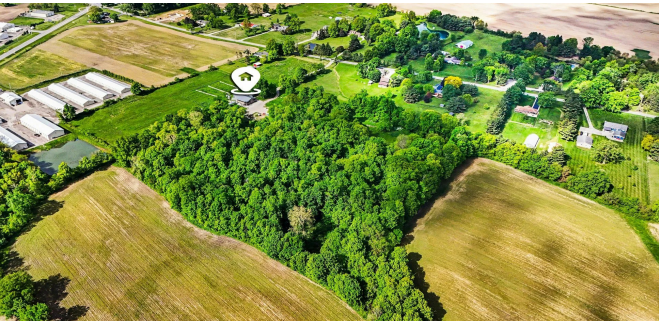
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Additional Photos



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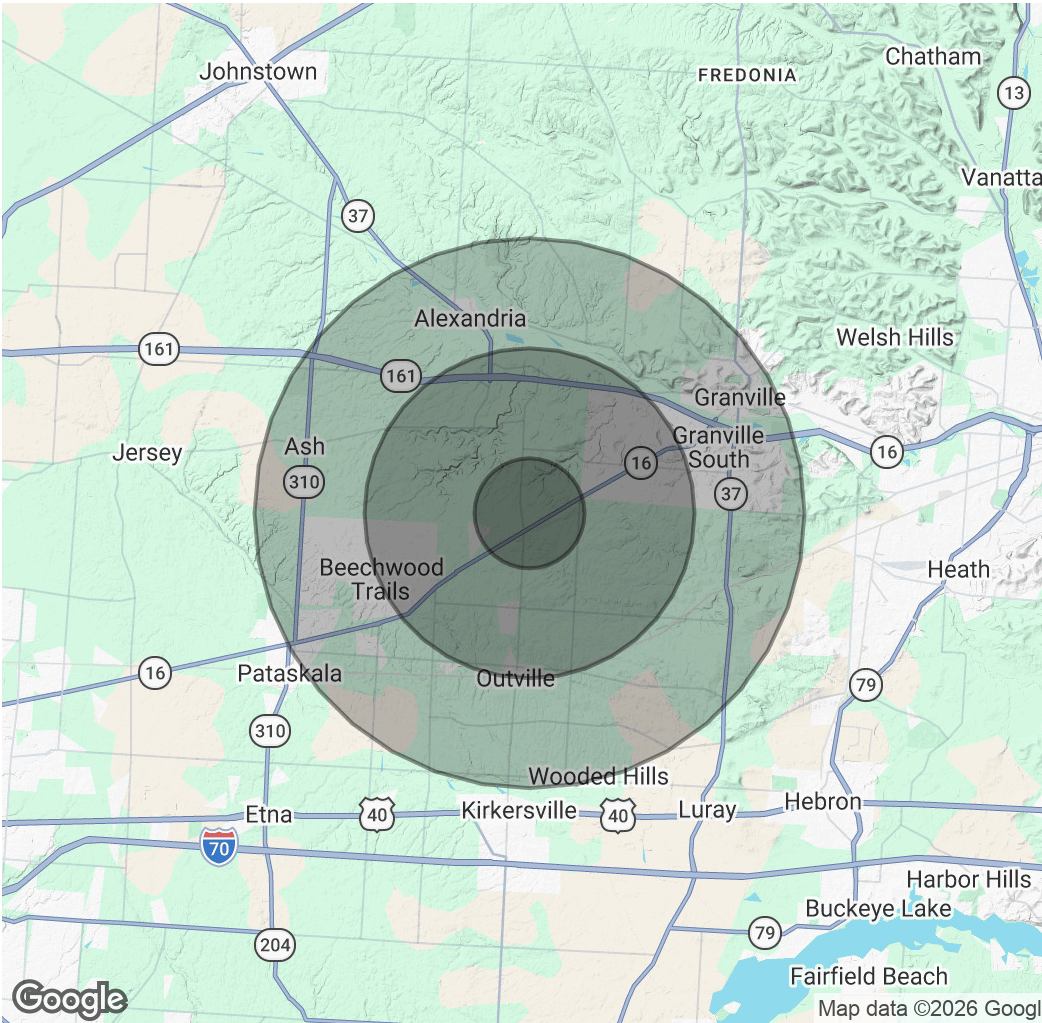
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	818	7,346	22,829
Average Age	37	40.5	39.7
Average Age (Male)	34.2	38.7	38.7
Average Age (Female)	37.1	40.8	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	244	2,461	7,913
# of Persons per HH	3.4	3	2.9
Average HH Income	\$131,596	\$149,083	\$140,211
Average House Value	\$358,497	\$393,824	\$380,073

2023 American Community Survey (ACS)



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