



SUNBURY GATEWAY DISTRICT

GENERAL PROJECT DETAILS

Marketed By: Four Seasons Land Company
Ron Beitzel, Broker
5017 Pine Creek Drive
Westerville, Ohio 43081
(614) 898-5263 Office : (614)746-3533 Cell
ron@fourseasonslandco.com

Total Acres: 62.614 – Parcel Sizes From 1 Acre

Project Website: [LINK](#)

Price: Site Determinate

Address: [504 South Galena Road, Sunbury Ohio 43074](#)
Google Map Link: [Aerial](#) [LINK](#)

Municipality: City of Sunbury [LINK](#)

County: Delaware

Real Estate Taxes:

Parcel Number: 417-240-02-009-000

Tax District: 60 Berkshire Township-Sunbury Corporation- Big Walnut Local School District

The effective real estate tax rates for the subject property using the rates specified for 2024 in Delaware County are as follows:

- Residential Use: 44.636308 mills
- Commercial Use: 46.721543 mills

These effective rates reflect the actual amount of property taxes paid per \$1,000 of assessed value (based on 35% of market value), after applying applicable credits and rollbacks.

Delaware County Ohio Auditor
145 N Union Street
Delaware, OH 43015
(740) 833-2900
[Auditor Website with GIS Access](#)

School District: Big Walnut Local School District [LINK](#)
110 Tippet Court
Sunbury, OH 43074
(740) 965-3010

Planning and Zoning: City of Sunbury Zoning Department [Link](#)

Zoning Ordinance: City of Sunbury Zoning Ordinance [Link](#)

Current Zoning: Planned Commercial District (PCD)

Sunbury Parkway Master Plan Adopted September 2024:

Master Plan Uses For Subject Property:

Gateway Mixed Use (GMU) & Gateway Residential (GRES)

GMU- Medical Center, Research & Development , Office, Large
Retail, Hospitality, High Density Residential

GRES- Medium and High Density Residential

Transportation & Traffic

Traffic Counts: I-71 traffic count is 88,574 AADT. Projected traffic at the intersection of South Wilson Road and Sunbury Parkway is estimated at 14,000 VPD and 12,000 VPD at the intersection of South Galena Road and Sunbury Parkway

- Frontage On Sunbury Parkway
 - 1,500 Feet East of I71 Interchange At Sunbury Parkway
- Sunbury Parkway will feature two lanes of traffic in each direction.
- Signalized Intersections off Sunbury Parkway at S. Wilson Road

Ohio Department of Transportation (ODOT) I-71 Interchange Project

Interchange at I-71/U.S. 36/SR 37 and Sunbury Pkwy [Link](#)

Phase A Site Improvements Projected Completion Q4 2026

Interchange At I-71

Sunbury Parkway Extension to South Wilson Road

Extension of South Wilson Road to Sunbury Parkway

Stormwater: Private/Public Regional Detention Basin

Projected Completion Q4 2025

Utilities: American Electric and Power (AEP)
Electrical Service Information
(800) 672-2231

Columbia Gas
Todd Schwarz
Sr. Project Manager
Columbia Gas of Ohio
(614) 506-7023
tschwarz@nisource.com

Spectrum Business [LINK](#)
Broadband and Fiber Optic
Evan Falardeau
Account Executive
(614) 809-5131
1015 Olentangy River Road
Columbus, Ohio 43212
evan.falardeau@charter.com

DelCo Water [LINK](#)
Water Utilities Engineer
Cris Valenzuela
(740)-548-7746 Ext. 2402
(740) 548-7744 Main
[Water Fee Schedule](#)

Delaware County Regional Sewer District [LINK](#)
Kelly Thiel, P.E.
Delaware County Regional Sewer District
1610 State Route 521
Delaware, OH 43015
(740) 833-2245
kthiel@co.delaware.oh.us
[Sewer Fee Schedule](#)

No sewer surcharges are applicable to the project. Refer to fee schedule.

DISCLAIMER

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of this information, but we do not guarantee it. Prospective buyer(s) should verify the information to satisfy themselves and not rely exclusively upon the information contained herein.



PROJECT DEVELOPER
WILLS CREEK

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