

CURRIE-HALL INVESTMENT CO.

Brokers and Consultants in Real Estate Investments
77 Milford Road, Suite 274 Hudson, Ohio 44236
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82,008 SF OF GREENHOUSES AVAILABLE FOR LEASE

1977 MELOY ROAD, KENT, OH 44240



- Strategically positioned in Northeast Ohio
- Close to Kent State University
- Close to I-76 & SR 43
- Near NEOMED (North East Ohio Medical University)
- 14 miles to Akron 17 miles to Canton
- 32 miles to Youngstown/ Warren
- 30 miles to Cleveland
- Close to many farms

Contact: David Hall, Broker
Office: 330-650-0525 X12
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devhall@aol.com

PROPERTY DETAILS

Location: Located in Kent and near NEOMED

Zoning: R-2 Residential District

Parcel #: 04-00-7-00-00-003-006 (13.638 Acres)

Taxing District: Brimfield Township

School District: Field School District

Parcel: 04-007-00-00-003-006

| Description | Year Built | Glass/Poly | Dimension | Area | Eave | Peak |
|------------------|------------|------------|---------------|-----------------|------|------|
| Greenhouse Frame | 1967 | Glass | 284x72 | 20,448 | 8' | 16' |
| Greenhouse Frame | 1963 | Glass | 285x216 | <u>61,560</u> | 8' | 16' |
| | | | Total: | 82,008SF | | |

Utilities:

| | |
|-----------|------------------------|
| Water: | Well |
| Sewer: | Septic |
| Electric: | First Energy |
| Gas: | Dominion East Ohio Gas |

Communications: Spectrum

Irrigation: DRIPLINE IRRIGATION IN PLACE FOR HANGING BASKETS / IRRIGATION

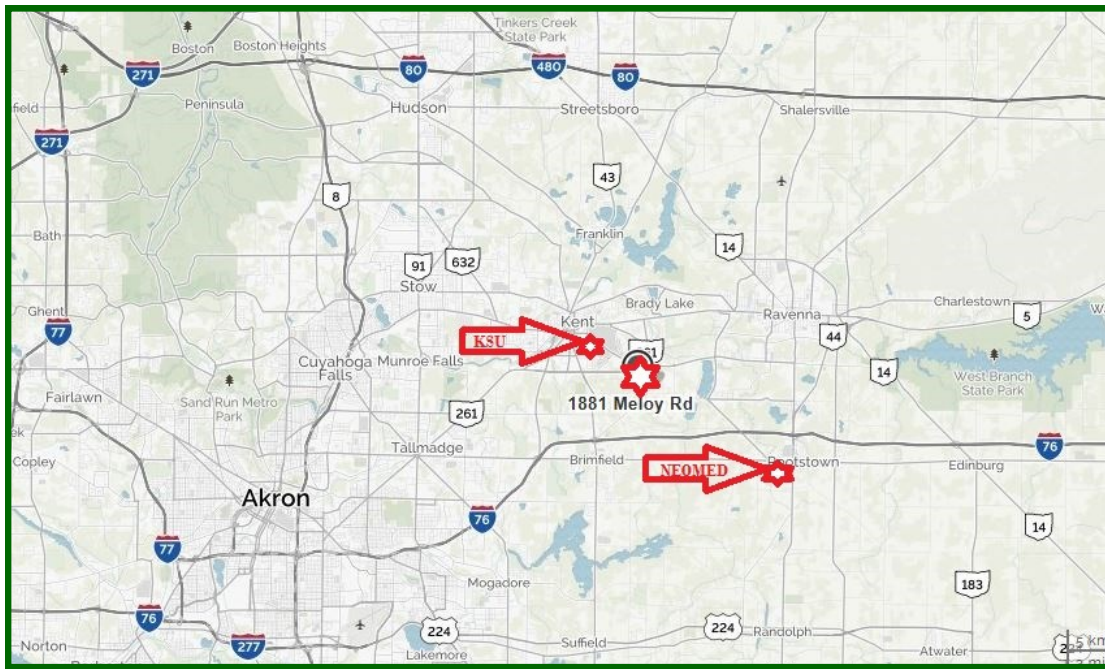
Lease Price: \$ 1.00/SF/YR plus Utilities

JOINT VENTURE: Owner will consider a joint venture with a suitable party

A PERMIT IS PENDING WITH THE STATE OF OHIO TO GROW HEMP

***State of Ohio, Department of Agriculture, has issued a Hemp Cultivation License to the owner.**

HIGHWAY MAP



GLASS GREENHOUSES



DRIP LINE IRRIGATION



REZNOR HEATING



WATER CONTROL EQUIPMENT



ROLL UP SIDES AND VENTING



\$315 MILLION OF NEW DEVELOPMENT! CHECK OUT WHAT'S HAPPENING IN DOWNTOWN KENT

COLLEGE TOWN | KENT



Kent State University, Kent, Ohio

Located in historic Downtown Kent, this new community gathering place is less than a 5 minute walk to the KSU campus and their ever growing student population. This new and exciting \$100+ million pedestrian-scaled district will be anchored by the KSU hotel and conference center and new corporate offices for Davey Tree and Ametek, Inc., who combined, will employ over 200 professionals.

200,000+ sq. ft. of street level retail including apparel, home and specialty stores as well as restaurants with outdoor patio seating. Class A office space and residences geared to young professionals complement the development, adding additional built-in customers for the ground floor retail and restaurant space.

With a Grand Opening of Fall 2012, this project is providing KSU and surrounding communities a unique, vibrant and engaging place to live, learn, dine, shop, work and recreate.

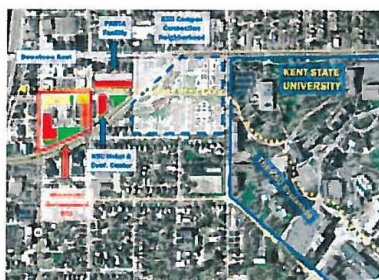


AREA DEMOGRAPHICS

| | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|-----------------------------------|----------------------|----------------------|----------------------|
| Pop.(not including 36K+ students) | 10,988 | 42,402 | 88,631 |
| Avg. HH Income | \$52,491 | \$55,723 | \$64,414 |
| % with Income \$75,000 + | 22.90% | 25.70% | 31.20% |
| % with Bachelors Degree + | 41.10% | 37.50% | 33% |
| Growth | 0.12% | 3.78% | 2.70% |

**FOR MORE INFORMATION GO TO
WWW.KENTOHIO.ORG**

COLLEGE TOWN | KENT



For more information, please contact:

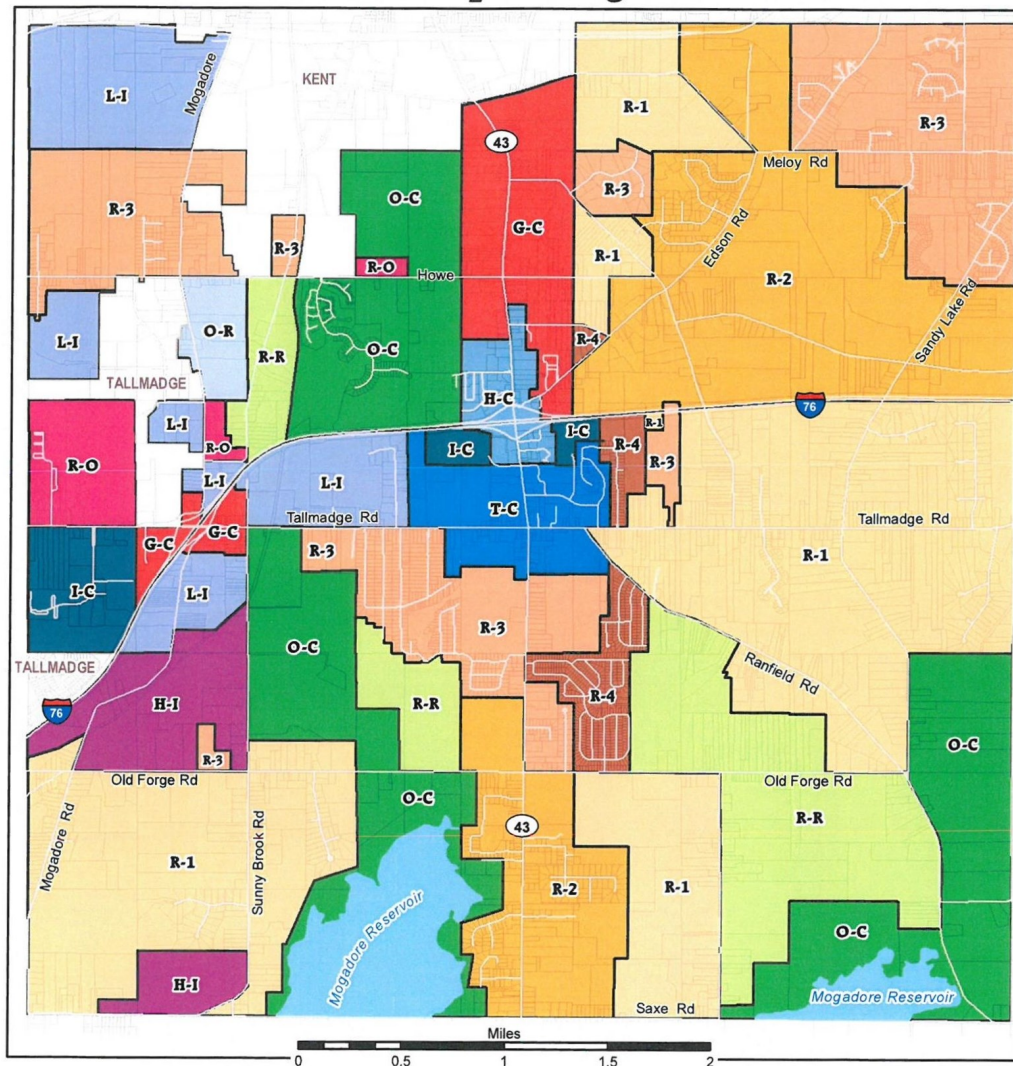
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Kent State University Hotel and Conference Center

ZONING MAP

Brimfield Township Zoning Districts - 2016



| <u>Residential</u> | |
|--------------------|-------------------------|
| O-C | Open Space Conservation |
| R-R | Rural |
| R-1 | Low Density |
| R-2 | Medium Density |
| R-3 | Medium-High Density |
| R-4 | High Density |

| <u>Commercial</u> | |
|-------------------|-----------------------|
| G-C | General |
| R-O | Residential/Office |
| O-R | Office/Research |
| H-C | Highway Commercial |
| T-C | Town Center |
| I-C | Integrated Commercial |

| <u>Industrial</u> | |
|-------------------|-------|
| L-I | Light |
| H-I | Heavy |



Map amendment resolutions: #2014-184, #2014-135, #2012-254, #2012-95, #2011-358; #2011-217; #2010-177, #2008-060 through #2008-065; #2006-263; #2006-230; #2016-081.
Parcels, roads: Portage County GIS, Jan. 2016.



May 6, 2016

ZONING CODE

Brimfield Township Chapter 3

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Section 304.00 Residential District (R-2)

Section 304.01 Purpose

The purpose of the Residential R-2 Zoning District is to provide for medium density residential development in a semi-suburban character in areas generally adjacent to built-up portions of the community in order to prevent excessive demands on sewerage and water systems, streets, schools and other community facilities and services.

Section 304.02 Uses

Within the R-2 Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses:

1. Single-family dwellings.
2. Home Occupations in accordance with the provisions of Section 515.00.
3. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the R-2 Zoning District.
4. Signs as regulated in Chapter 7.

B. Conditionally Permitted Uses

1. Animal Hospitals, Veterinary Offices and Clinics, subject to the provisions of Chapter 4 and Section 400.10.B subsection 37.
2. Cemeteries subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 9, 40.
3. Churches and their related buildings and other buildings for the purpose of religious worship subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
4. Congregate Care/Assisted Living Facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 42.
5. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers, subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
6. Funeral Home subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 7, 48.
7. Home Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.

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8. Planned Residential Developments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 56.
9. Public and private elementary schools, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 6, 12, 16, 61.
10. Public and private high schools and institutions of higher education, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 6, 12, 16, 61.
11. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 54.
12. Public and private golf courses (except miniature golf) and associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 2, 4, 5, 6, 8, 12, 54.
13. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 9, 10, 11 and 12 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 4, 5, 8, 12, 59.
14. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

Section 304.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: One (1) acre, exclusive of road right-of-way.
- B. Minimum Frontage on a Street:
 1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred-twenty-five (125) feet
 2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred-twenty-five (125) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage
- E. Minimum Front Yard Setback:
 1. Lots with partial or no road frontage on a cul-de-sac circle: Fifty (50) feet.
 2. Lots with total road frontage on a cul-de-sac circle:

The distance at which a one-hundred-twenty-five (125) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way,

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however, the minimum front yard setback can not be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth: Twenty-five (25) feet.

G. Minimum Side Yard Width: Fifteen (15) feet for each side.

H. Maximum Building Height:

1. Main building: Thirty-five (35) feet
2. Accessory buildings: As specified in Section 510.03

Section 304.04 Minimum Living Floor Area Per Dwelling Unit

Minimum living floor area per residential dwelling shall be in accordance with Section 514.00.

Section 304.05 Maximum Lot Coverage

Maximum lot coverage per parcel shall be in accordance with Section 510.01.J.

Section 304.06 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 304.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.