

# 230 ACRE DEVELOPMENT SITE

Perry, Ohio 44081

ZONED MULTI-USE / 230 ACRES FOR SALE



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## LAND SIZE

230 Acres

## SALE PRICE

Negotiable

## LOCATION

Located 1.6 miles from SR 2  
and 6 miles from I-90

## PROPERTY HIGHLIGHTS

- 230 acres of raw land available for sale
- Unique site zoned for multiple uses including; office, medical office, light industrial, agriculture, townhomes and senior living. Click here to access the land study:  
<http://bit.ly/ChampionFarmJointLandStudy>
- Excellent frontage along U.S. 20 (N. Ridge Road), Center Road and Main Street
- Utilities on-site, fiber available
- U.S. 20 Reconstruction/Minor Widening ODOT project will help increase access and traffic to site. Click here for more information on this project:  
<https://www.transportation.ohio.gov/wps/portal/gov/odot/projects/projects/108665>

## PERMITTED USES



Multifamily  
Residential



Retail



Office



Industrial  
Commercial



Medical  
Office



Agricultural

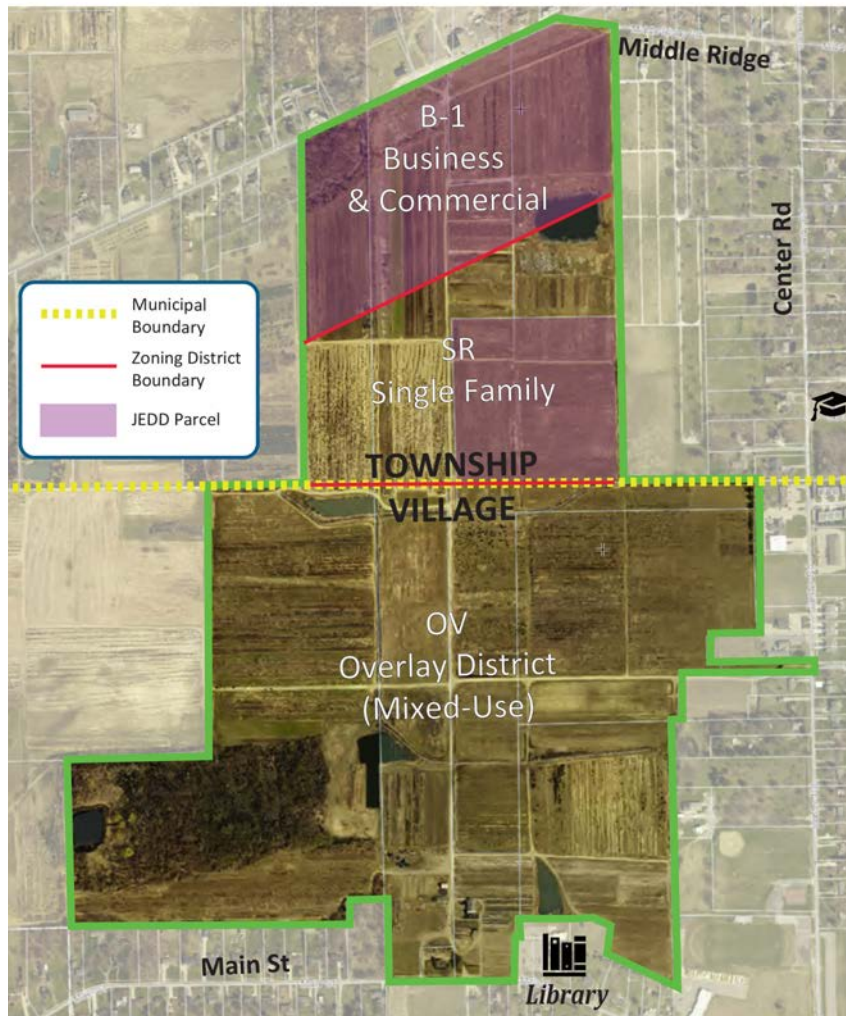


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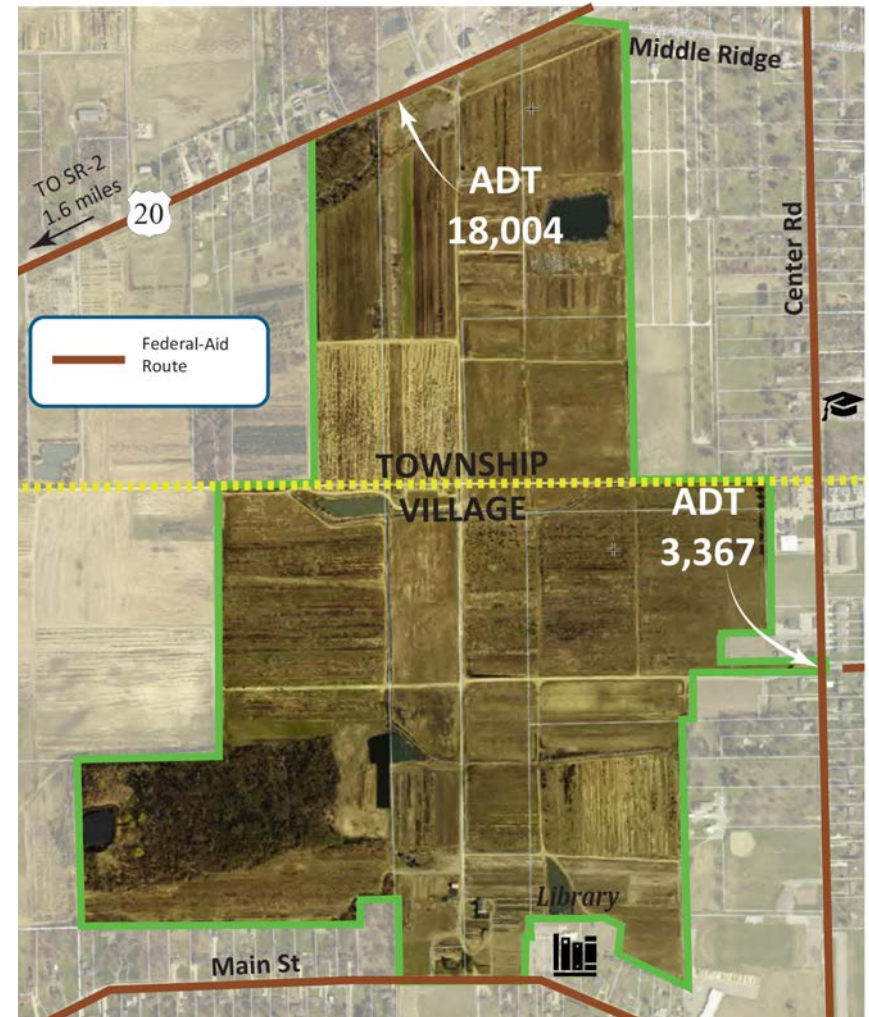
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## CURRENT ZONING



## ACCESS & ADT



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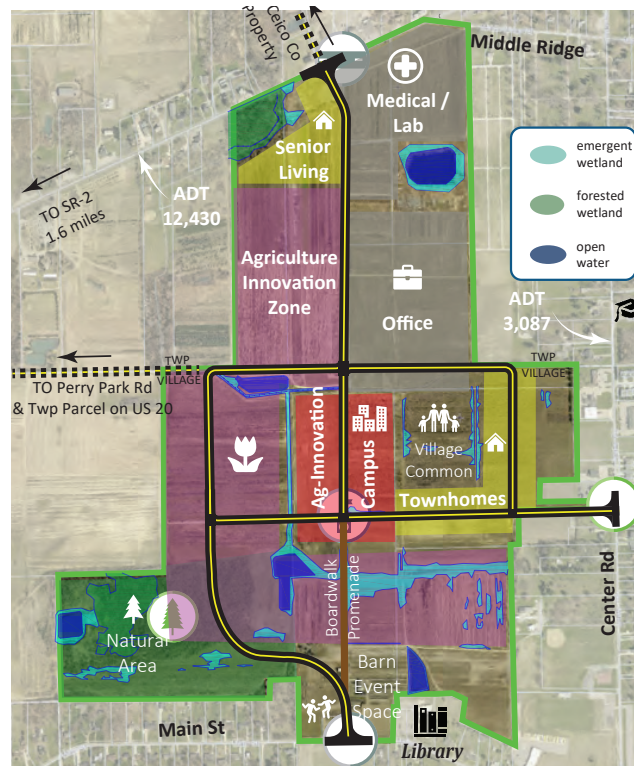
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### POTENTIAL DEVELOPMENT SCENARIOS

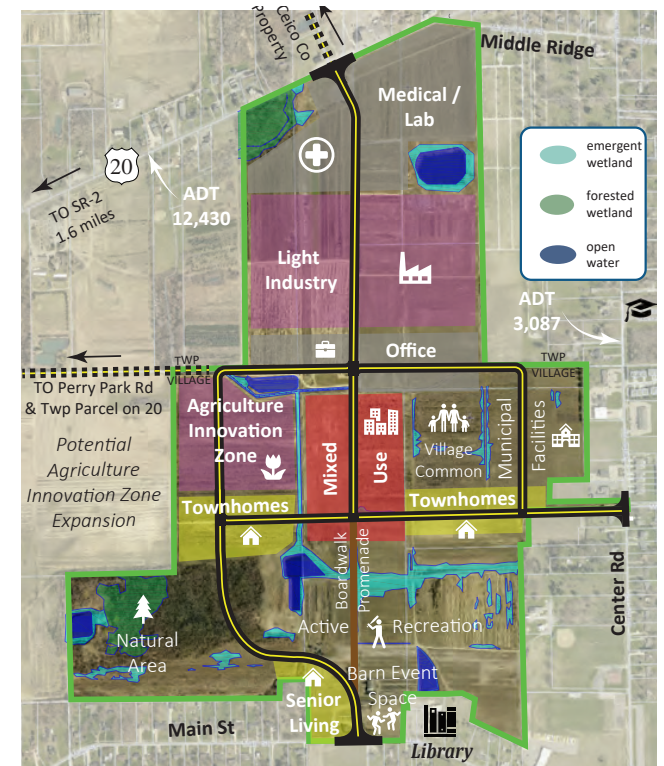
#### Low Density (Soft Market)



#### Agriculture Campus



#### Mixed-Use Town Center











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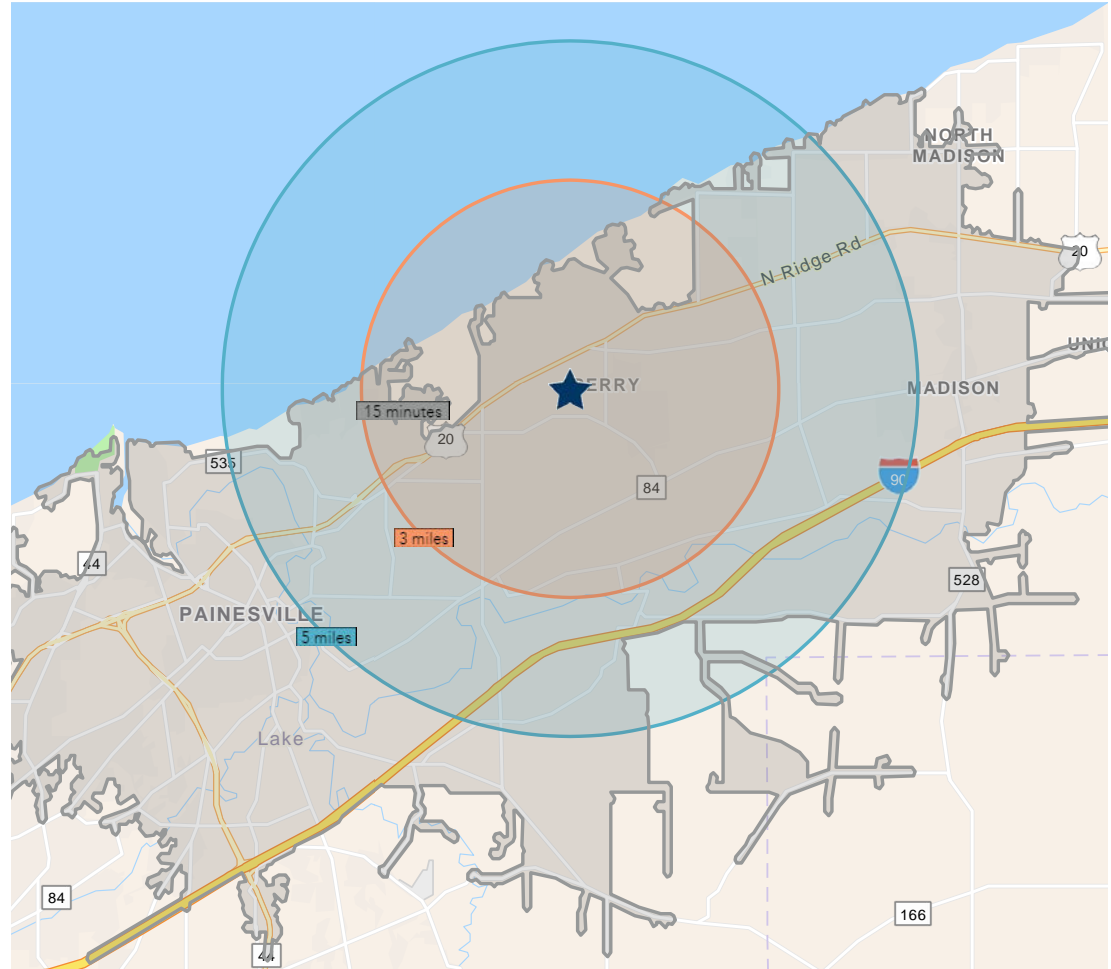
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### DEMOGRAPHICS

	3 Mile	5 Miles	15-Minute Drive
 POPULATION	10,595	25,265	77,804
 HOUSEHOLDS	4,035	9,608	30,439
 MEDIAN AGE	45.7	44.4	41.4
 MEDIAN HH INCOME	\$68,253	\$68,261	\$61,691
 AVERAGE HH INCOME	\$86,371	\$84,114	\$77,418
 DAYTIME POPULATION	3,197	6,023	33,307
 TOTAL BUSINESSES	286	516	2,518

Demographics Source: © 2022 Esri



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