



For Sale

US 33, Marysville, Ohio
43040

+/- 160.72 acres available

Sellers are willing to
subdivide parcels.

Union County PIDs:

29-0019088.0000

(133.8 Acres)

29-0019087.0000

(3.4 Acres)

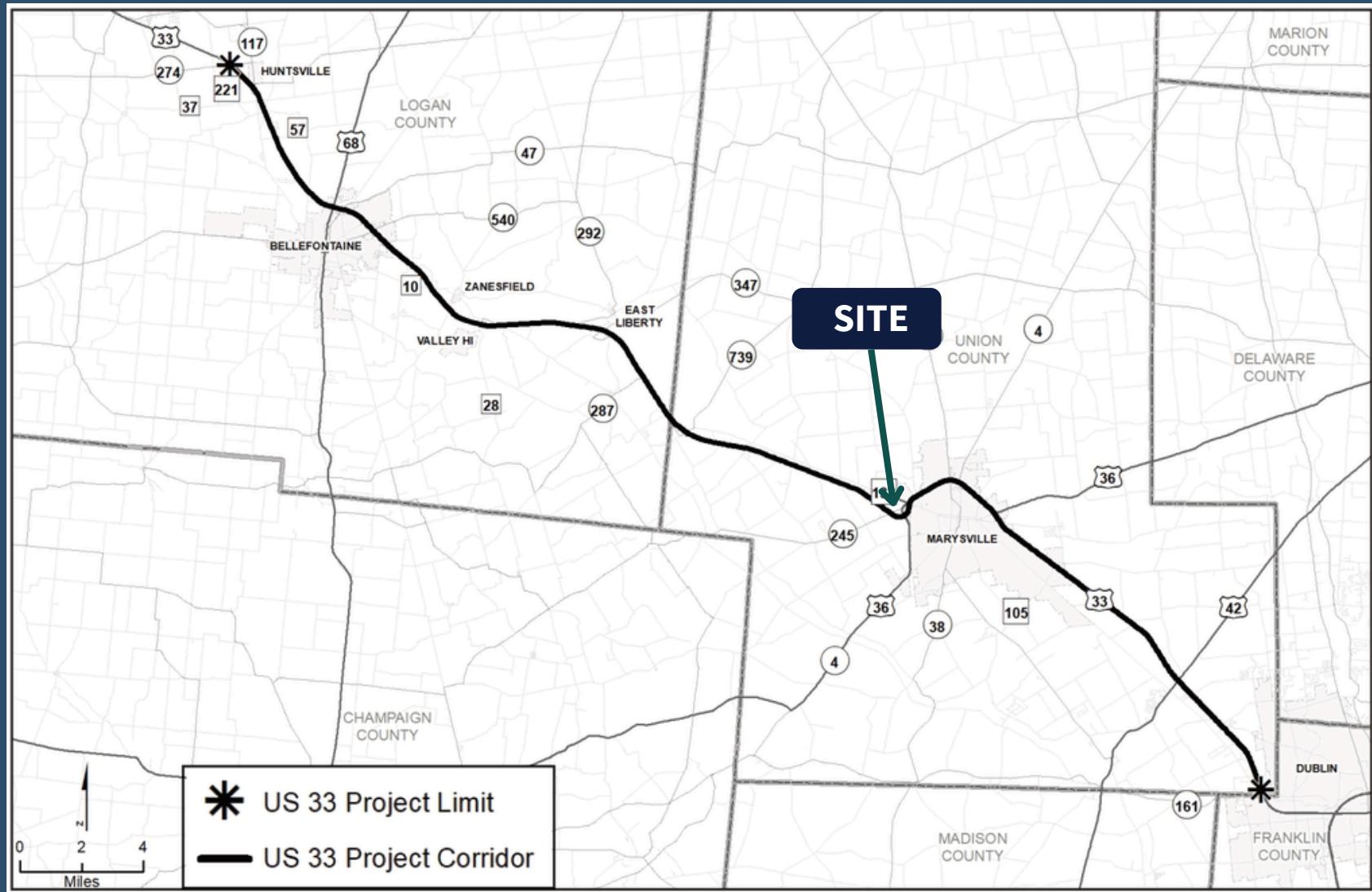
28-0011015.0010

(23.52 Acres)

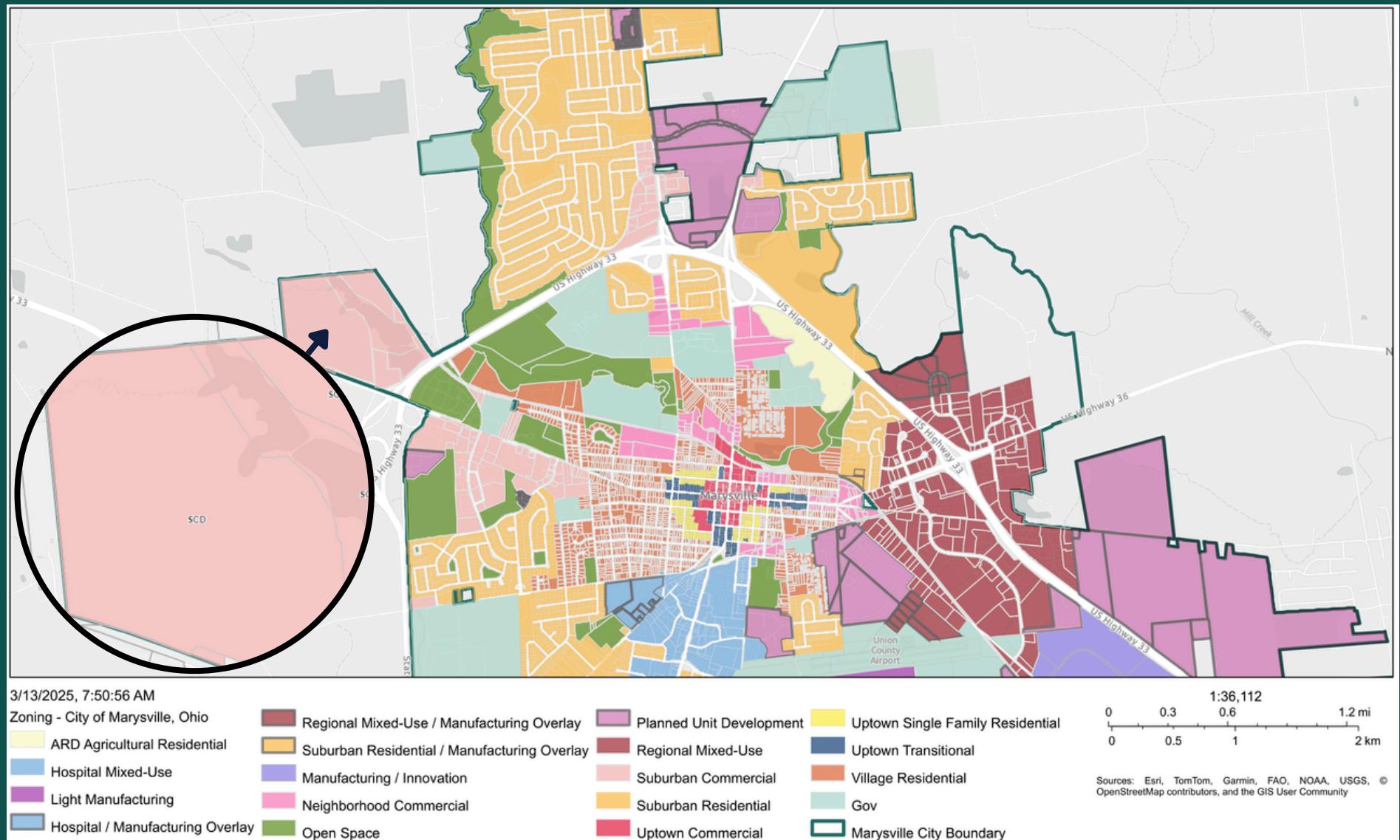
Property specifications

US 33 / Marysville, Ohio

- Current Zoning: Suburban Commercial
 - Potential rezoning for a wide variety
- Utilities available nearby
- +/- 1,027' Frontage along US 33 and access along Northwest Parkway
- 19,000 + vehicles per day on US 33
- Pro-Business oriented City of Marysville and Union County
- Along the US 33 Corridor Plan



Land Use



Code of Ordinances

3/13/25, 9:40 AM Marysville, OH Code of Ordinances

1121.08 - SUBURBAN COMMERCIAL DISTRICT (SCD).

I. Purpose and Intent

A. The purpose of the Suburban Commercial District (SCD) is to promote a mix of uses in close proximity to residential forms of suburban development. The SCD allows for the establishment of commercial and institutional uses that support suburban development.

II. Desired Development Pattern

A. The desired development pattern in the SCD is commercial and mixed-use development along commercial corridors that are adjacent to residential development. New development should be oriented to commercial streets with parking at the rear and sides of buildings.

III. Development Typologies

A. Buildings in the Suburban Commercial District shall be developed in accordance with the following development typologies.

» Commercial Building Typology

» Office Building Typology

» Institutional Flex Building Typology

» Single-Family Home (attached)

» Multi-Family Residential Building Typology

DISTRICT USES

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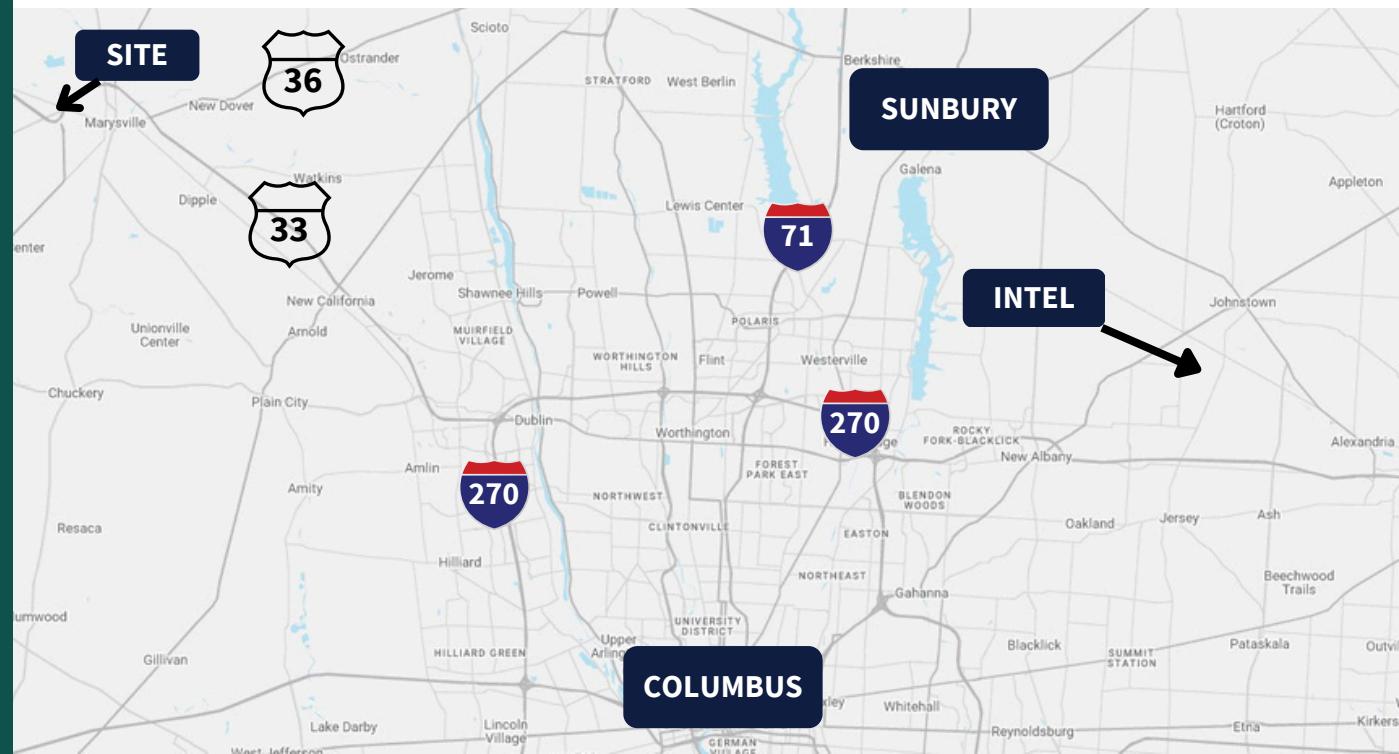
Regional Access

Union County benefits from excellent regional transportation access. Its strategic location within the Columbus metropolitan area offers easy access to major highways, an international airport, and a well-connected railway network.

With ongoing infrastructure improvements and future developments, the county is well-positioned to meet the evolving economic & transportation needs of both residents and businesses in the region.

The county & city itself has experienced significant growth and development in recent years, making it a sought-after location for both businesses and residents.

Located roughly 33 miles northwest of Columbus, OH. Close proximity to major highways such as: U.S. Route 36, State Route 4, and U.S. Route 33.



Workforce

Union County employed 35,100 individuals in 2021, with job growth outpacing regional, state, and national averages. Since 2010, job growth has been 12.2%, with a 4.5% increase from 2015 to 2020.

The 2019 unemployment rate was 3.5%, below regional, state, and national averages, indicating a robust job market.

Population	69,637
Employed	35,100
Households	22,644
Median Age	38.4
Median Household Income	\$104,496

Sector	Percentage
Manufacturing	27.80%
Administrative & Support	16.20%
Professional, Scientific & Tech	8.60%
Retail Trade	7.10%
Healthcare	6.10%
Management	5.40%
Education	4.20%
Transportation	3.90%
Public Administration	3.70%
Wholesale Trade	3.70%
Hospitality	3.70%
Construction	2.90%
Others	2%
Agriculture	1.50%
Finance/Insurance	1.20%

US 33 / Marysville, Ohio

110.6 Acres — Zoned SCD

Seller will subdivide

LISTING TEAM:



TED URITUS

Director of Sales

turitus@drkmetro.com

614-918-6351



JOHN GJAMOV

jgjamo@drk-realty.com

614-374-6577

470 Olde Worthington Road, Suite 101
Westerville, Ohio 43082
614-540-2404
www.drkrealtors.com

DRK
DONALD R. KENNEDY
AND COMPANY