

MARYSVILLE 5.635 ACRES

38-UNIT APPROVED LAND FOR SALE

0 MILFORD AVENUE, MARYSVILLE, OHIO 43040



SCOTT CUBBERLY SENIOR ADVISOR

MOBILE 614.395.5718 | DIRECT 614.334.7843
SCUBBERLY@EQUITY.NET

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

- +/- 5.635 acres
- City of Marysville Planning Commission & DRB **Approved for 38 units, amongst 19 duplexes**
- All utilities available at the street
- Environmental Phase 1 & Boring Tests done - all positive for development
- Elevated modern design, façade, and elevations
- Marysville School District
- Significant development and expansion coming to Marysville: The Silos (\$400M+ dev project); 1,200+ homes north Marysville region; Marysville East & South 1,200+ acres Business Parks etc.
- The property is offered with DRB approvals for \$1,285,000 or can be delivered with construction drawings and permit review approvals for \$1,475,000--providing flexibility for developers

MARYSVILLE 5.635 ACRES

38-UNIT APPROVED LAND FOR SALE
0 MILFORD AVENUE, MARYSVILLE, OHIO 43040



REFERENCE AERIAL

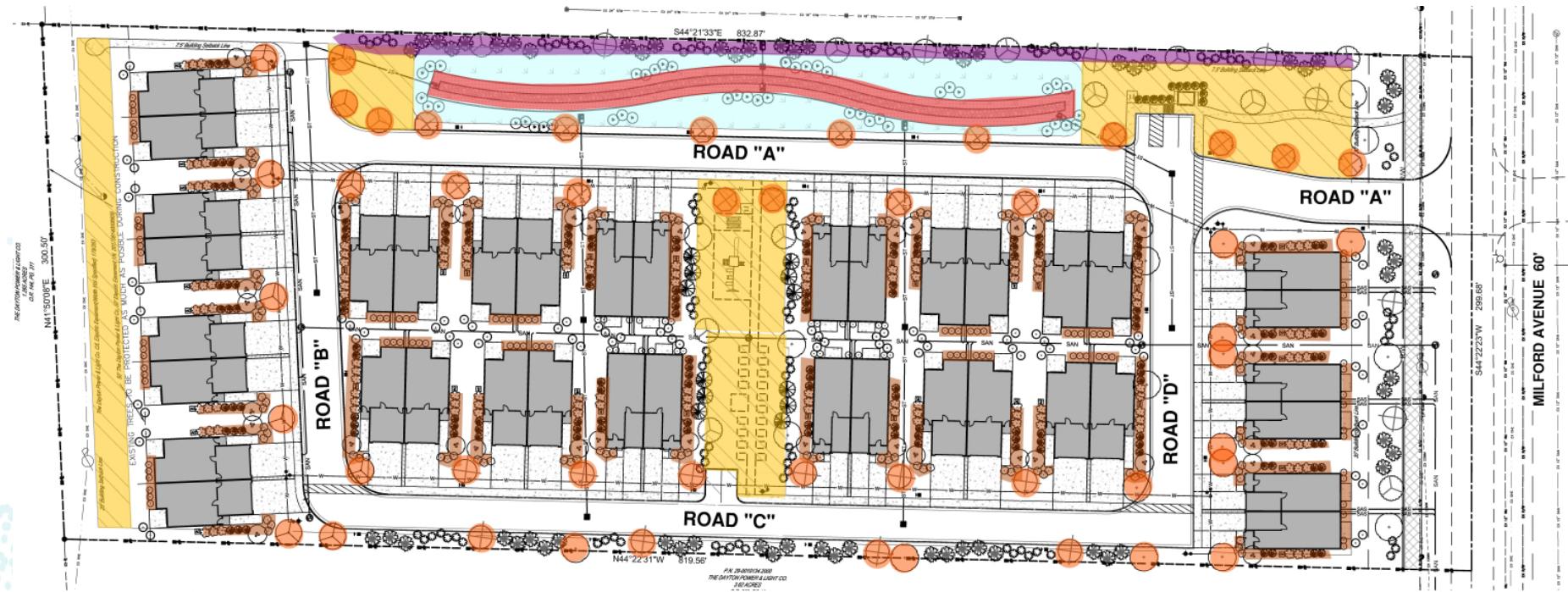


equity brokerage

www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

SITE PLAN (APPROVED)



PLANT MATERIAL SCHEDULE

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREE	•	TILIUM CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL
	○	AERIS SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2" CAL
	○○	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL
	○○○	PLATANUS x ACERIFOLIA	LONDON PLANE	2" CAL
ORNAMENTAL TREE	○○○○	QUERCUS PHELLOS	MULLOC OAK	2" CAL
EVERGREEN TREE	○○○○○	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10'H
EVERGREEN SHRUB	○○○○○○	PIZZA OMORICA	SERBIAN SPRUCE	6-7'H
DECIDUOUS SHRUB	○○○○○○○	THUJA PUCATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6'H
	○○○○○○○○	THUJA OCCIDENTALIS 'BOBAZAM'	MR BOWLING BALL ARBORVITAE	18-24" BB
	○○○○○○○○○	ARONIA MELANOCarpa 'AUTUMN MAGIC'	AUTUMN MAGIC CHokeBERRY	#5
	○○○○○○○○○○	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	#5
	○○○○○○○○○○○	SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPREA	#3
	○○○○○○○○○○○○	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	#5
	○○○○○○○○○○○○○	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	#3

LANDSCAPE REQUIREMENTS

- FOUNDATION: 40% OF FOUNDATION LENGTH, EVENLY SPACED
- RESIDENTIAL PERIMETER SCREENING: 6' H. 50% OPACTY AT 4 YEARS, MAY INCL FENCES OR MOUNDS. MATURE HT OF GREEN GIANT ARBORVITAE: 10-12'H MATURE HT OF SERBIAN SPRUCE: 25-35'H
- NOTE: INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS W/IN FOR (2) UNIT SINGLE FAMILY ATTACHED HOMES. - Section 1125.06(g)

TREE REQUIREMENTS (SHADE TREES MIN 1.5" CAL)

- STREET TREES: MIN 2" CAL AT INSTALLATION
 - (1) SMALL TREE PER 30 LF OF RD FRONTRAGE
 - (1) MED TREE PER 40LF OF RD FRONTRAGE
 - (1) LRG TREE PER 50 LF OF RD FRONTRAGE

SRD: DISTRICT REQUIREMENTS

- * 10% OF TOTAL DEVELOPMENT DEDICATED TO OPEN SPACE
 - MIN 20' BETWEEN STRUCTURES

BIOSWALE SEED MIX



ERNMX - 180
RAIN GARDEN MIX
FROM ERNST SEEDS
ERNSTSEEDS.COM



RIVER ROCK

SET TOP OF ROOT BALL AT
SPECIFIED GRADE. COMPACT THE
SOIL AROUND THE ROOTS AND
LEAVES ON THRESHOLD.

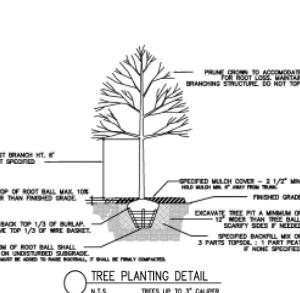
FINISHED GRADE

SPACED MULCH COVER - 2 1/2" MIN

12" MAX. MULCH MAY FILL
HOLE IF NEEDED TO FILL WITH PLANTING SOIL.

SHRUB PLANTING DETAIL

N.T.S.



TOP OF ROOT BALL TO BE SET MAX. 10" HIGHER THAN FINISHED GRADE.

SPECIFIED MULCH COVER - 2 1/2" MIN

12" MAX. MULCH MAY FILL HOLE IF NEEDED TO FILL WITH PLANTING SOIL.

SET TOP OF ROOT BALL AT
SPECIFIED GRADE. COMPACT THE
SOIL AROUND THE ROOTS AND
LEAVES ON THRESHOLD.

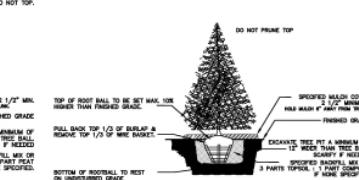
FINISHED GRADE

SPACED MULCH COVER - 2 1/2" MIN

12" MAX. MULCH MAY FILL
HOLE IF NEEDED TO FILL WITH PLANTING SOIL.

TREE PLANTING DETAIL

N.T.S. TREES UP TO 3" CALIPER



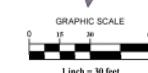
TOP OF ROOT BALL TO BE SET MAX. 10" HIGHER THAN FINISHED GRADE.

SPECIFIED MULCH COVER - 2 1/2" MIN

12" MAX. MULCH MAY FILL HOLE IF NEEDED TO FILL WITH PLANTING SOIL.

EVERGREEN TREE PLANTING DETAIL

N.T.S.



GRAPHIC SCALE
1 inch = 30 feet

GENERAL NOTES

The Landscape Contractor shall cause notice to be given to the Ohio Utilities Protection Service (Telephone 800-362-2704) at least 2 working days prior to start of construction.

The Landscape Contractor shall review with the job supervisor the locations of all on-site underground utility lines.

Planting beds shall be raised 4-6" by adding 4-6" of composted organic material. Compost shall be incorporated into beds by tilling to a depth of 8-10".

Mulch shall be "block" color hardened and applied to all beds at a minimum thickness of 2 1/2" and a maximum thickness of 18" from center of plant to edge of bed or foot of structure.

Plants to conform to ANLA standards for grading & digging.

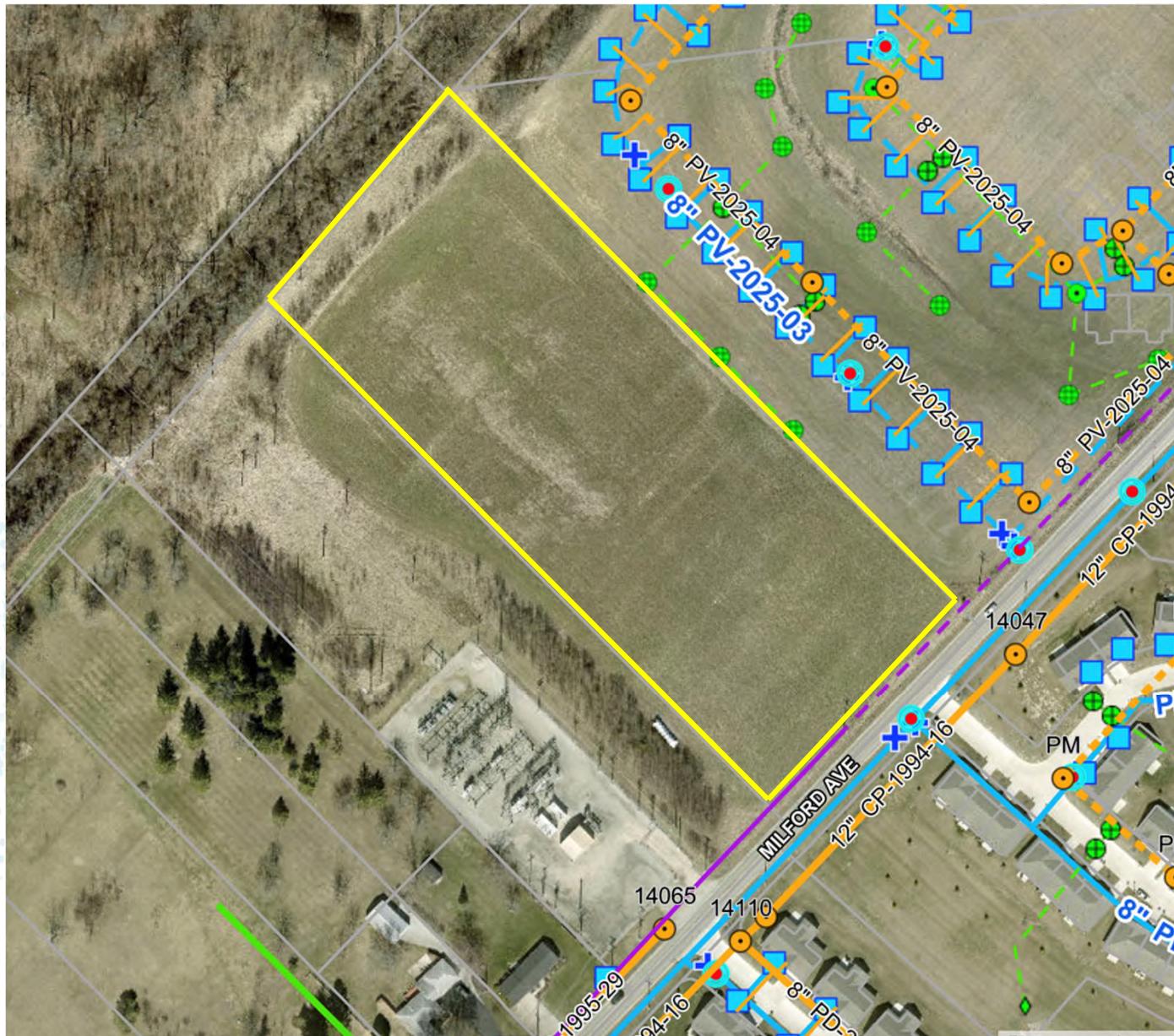
All areas disturbed by construction, to the limits of property line or street cuts, shall be added or hydro-seeded per owner's discretion. For those areas that are hydro-seeded, seed site with mix as specified in the Ohio Department of Transportation (ODOT) specification:

40% PERENNIAL RYEGRASS

20% KENTUCKY BLUEGRASS

20% PENNLAWN RED FESCUE

UTILITIES AERIAL



equity brokerage

www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

CONCEPTUAL RENDERINGS



BUILDING A - FRONT ELEVATION 31'6"1'-0"



BUILDING A - SIDE ELEVATION 31'6"1'-0"



BUILDING A - REAR ELEVATION 31'6"1'-0"



BUILDING A - SIDE ELEVATION 31'6"1'-0"

CONCEPTUAL RENDERINGS



BUILDING B - FRONT ELEVATION



BUILDING B - SIDE ELEVATION

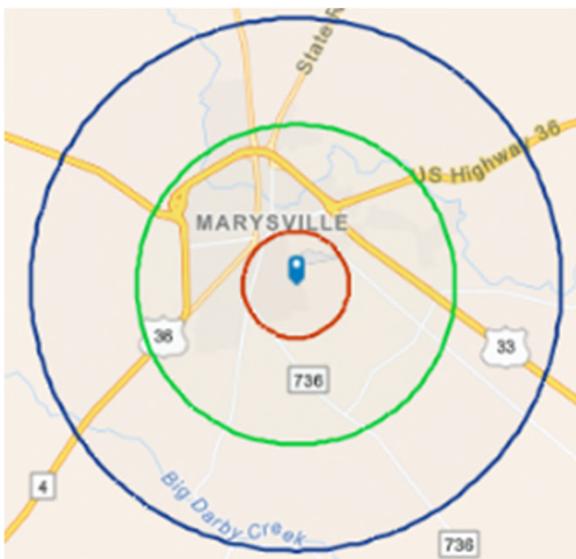


BUILDING B - REAR ELEVATION



BUILDING B - SIDE ELEVATION

1-MILE RADIUS DEMOS



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

KEY FACTS

3,413
Population



Average Household Size

40.3

Median Age

\$84,425

Median Household Income

BUSINESS



Total Businesses



Total Employees

121

2,299

EDUCATION



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/Prof Degree

INCOME



\$41,470
Per Capita Income



\$84,425
Median Household Income



\$104,495
Average Household Income

EMPLOYMENT



White Collar %

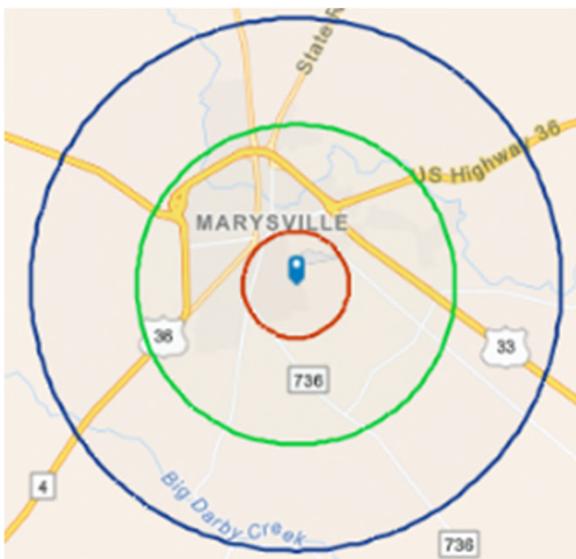


Blue Collar %



Services %

3-MILE RADIUS DEMOS



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

KEY FACTS

23,614
Population



Average
Household Size

36.7

Median Age

\$80,941

Median Household Income

BUSINESS



Total Businesses



Total Employees

INCOME

\$39,248

Per Capita
Income



\$80,941

Median
Household
Income



\$106,537

Average
Household
Income

EDUCATION



7%

No High School
Diploma



37%

High School
Graduate



27%

Some
College



29%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



63.5

White
Collar %



26.8

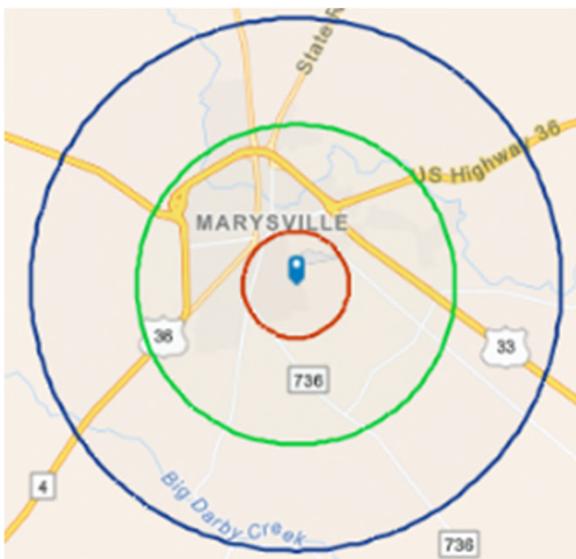
Blue
Collar %



9.7

Services
%

5-MILE RADIUS DEMOS



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

KEY FACTS

32,769
Population



Average Household Size

36.4

Median Age

\$89,918

Median Household Income

BUSINESS



Total Businesses



Total Employees

960

13,167

EDUCATION



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/Prof Degree

INCOME



\$41,667
Per Capita Income



\$89,918
Median Household Income



\$116,666
Average Household Income

EMPLOYMENT



66.0
White Collar %



23.9
Blue Collar %



10.1
Services %