

MARYSVILLE 5.635 ACRES

38-UNIT APPROVED LAND FOR SALE

0 MILFORD AVENUE, MARYSVILLE, OHIO 43040



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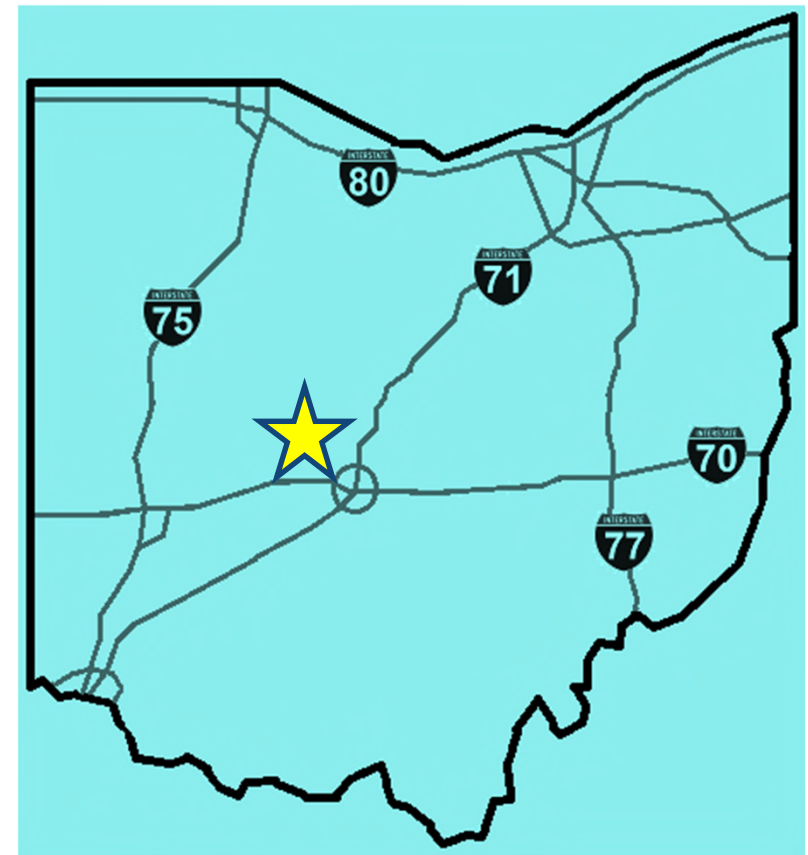


PROPERTY HIGHLIGHTS

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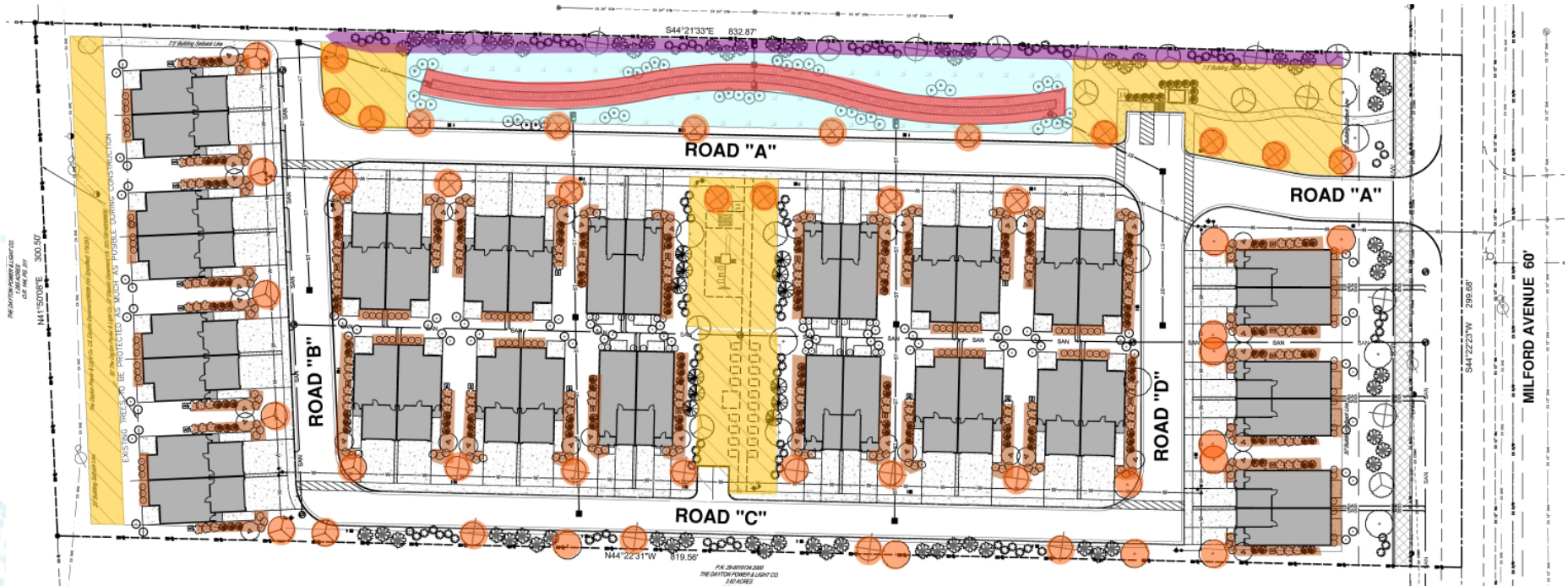
- +/- 5.635 acres
- City of Marysville Planning Commission & DRB **Approved for 38 units, amongst 19 duplexes**
- All utilities available at the street
- Environmental Phase 1 & Boring Tests done - all positive for development
- Elevated modern design, façade, and elevations
- Marysville School District
- 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



REFERENCE AERIAL



SITE PLAN (APPROVED)



PLANT MATERIAL SCHEDULE

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREE		TILIA CORDATA 'GREENSPICE'	GREENSPICE LITTLELEAF LINDEN	2" CAL
		ACER SACCHARIN 'LEGACY'	LEGACY SUGAR MAPLE	2" CAL
		QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL
		PLATANUS x ACERIFOLIA	LONDON PLANE	2" CAL
		QUERCUS PHellos	MELLOW OAK	2" CAL
ORNAMENTAL TREE		AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10'H
EVERGREEN TREE		PIZZA OMORICA	SERBIAN SPRUCE	6-7'H
		TILIA PUCATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6'H
EVERGREEN SHRUB		TILIA OCCIDENTALIS 'BOBBAZAM'	MR BOWLING BALL ARBORVITAE	18-24" BB
DECIDUOUS SHRUB		ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKERBERRY	#5
		CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSET	#5
		SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	#3
		HYDRANGEA PANCULATA 'BOBO'	BOBO HYDRANGEA	#5
		ROSA 'KNOCKOUT'	KNOCKOUT ROSE	#3

LANDSCAPE REQUIREMENTS

- FOUNDATION: 40% OF FOUNDATION LENGTH, EVENLY SPACED
- RESIDENTIAL PERIMETER SCREENING: 6'H, 80% OPACITY 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 MAY VARY FOR (2) UNIT SINGLE FAMILY ATTACHED HOMES - Section 152.05(c)

TREE REQUIREMENTS (SHADE TREES MIN 1.5" CAL)

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

SRD: DISTRICT REQUIREMENTS

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

BIOSWALE SEED MIX



SET TOP OF ROOT BALL AT MIN 1" ABOVE FINISHED GRADE

PULL BACK TOP 1/3 OF BURLAP & REMOVE TOP 1/3 OF BURLAP

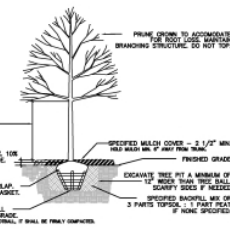
EXCAVATE A MINIMUM OF 12" DEEP

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

DO NOT PRUNE TOP

SHRUB PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.

GENERAL NOTES

The Landscape Contractor shall cause notice to be given to the Ohio Utilities Protection Service (Telephone 800-382-2784). Notice shall be given at least 2 working days prior to start of construction.

The Landscape Contractor shall review with the job superintendent the locations of all on-site underground utilities and mark them for future reference.

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 "Black" color hardwood and applied to all beds at a minimum depth of 2" and shall extend from a minimum of 18" from center of plant to edge of bed or face of structure.

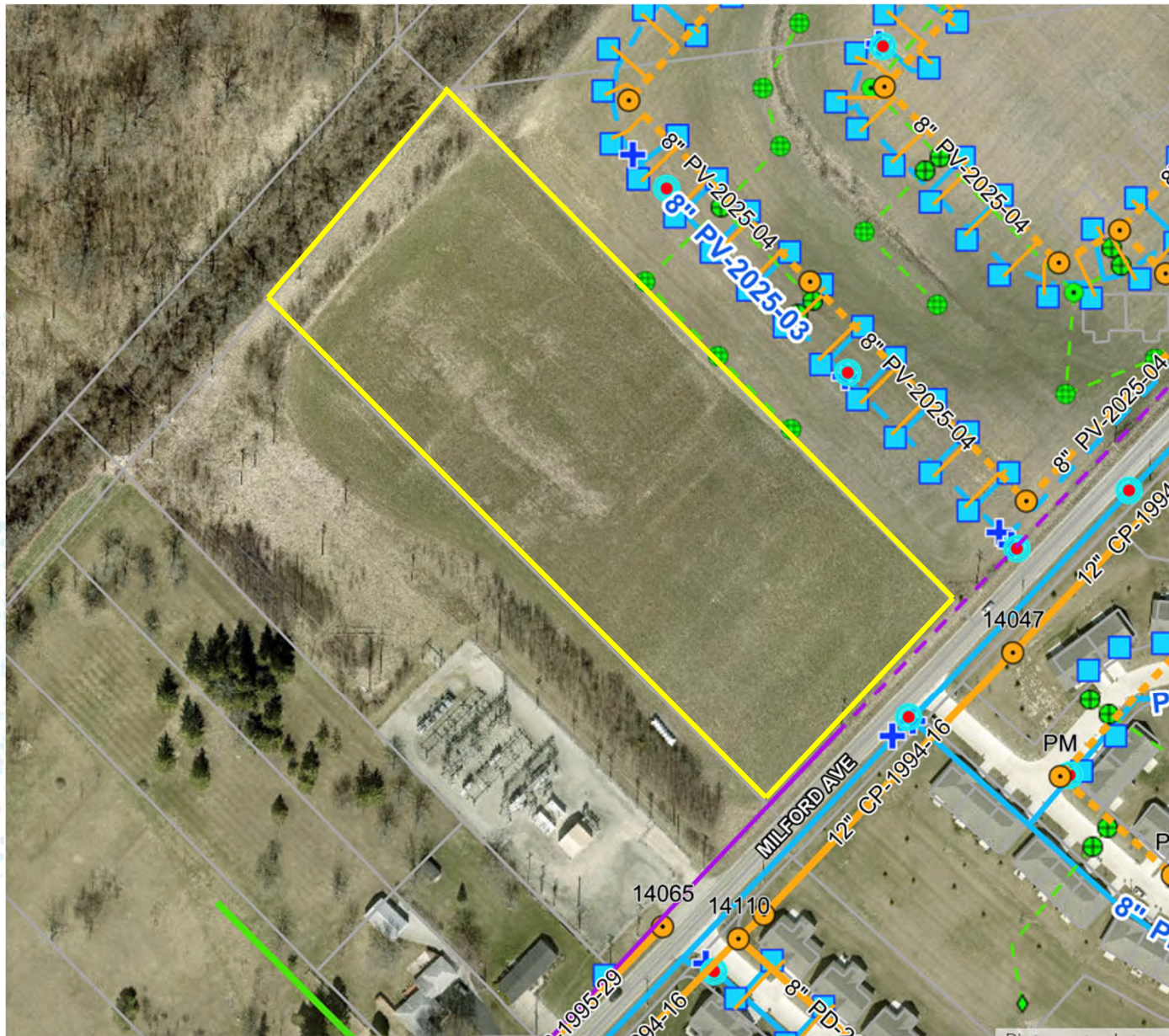
Plants to conform to ANLA standards for grading & digging.

All areas disturbed by construction, to the limits of property line or street curb, shall be seeded or hydro-seeded per owner's discretion. For those areas that are hydroseeded, seed also with risk as specified below, at a rate of 50lb/1000 sq. ft.

- 40% PERENNIAL HYDRANGEA
- 20% ANNUAL HYDRANGEA
- 20% KENTUCKY BLUEGRASS
- 20% PENNAMA RED FESCUE



UTILITIES AERIAL



- Water
- Storm
- Sewer
- Fiber

CONCEPTUAL RENDERINGS



BUILDING A - FRONT ELEVATION 3/16/11 - 07



BUILDING A - SIDE ELEVATION 3/16/11 - 07



BUILDING A - REAR ELEVATION 3/16/11 - 07



BUILDING A - SIDE ELEVATION 3/16/11 - 07

CONCEPTUAL RENDERINGS



BUILDING B - FRONT ELEVATION 3/16/14-07



BUILDING B - SIDE ELEVATION 3/16/14-07

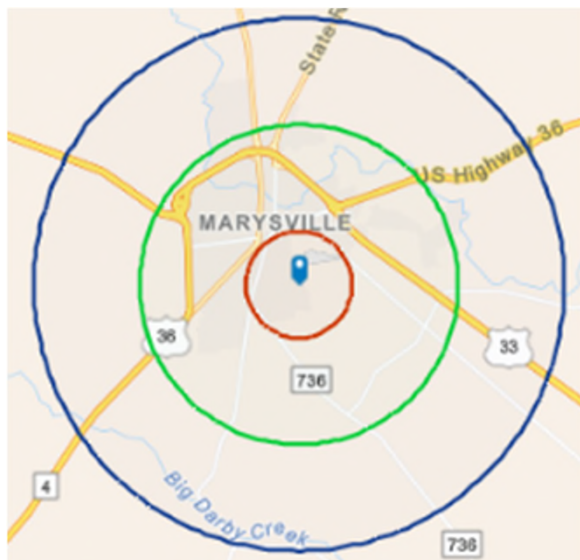


BUILDING B - REAR ELEVATION 3/16/14-07



BUILDING B - SIDE ELEVATION 3/16/14-07

1-MILE RADIUS DEMOS



KEY FACTS

3,413

Population



2.4

Average
Household Size



40.3

Median Age

\$84,425

Median Household Income

BUSINESS



121

Total Businesses



2,299

Total Employees

EDUCATION



5%

No High School
Diploma



46%

High School
Graduate



25%

Some
College



25%

Bachelor's/Grad/Prof
Degree

INCOME



\$41,470

Per Capita
Income



\$84,425

Median
Household
Income



\$104,495

Average
Household
Income

EMPLOYMENT



62.0

White
Collar %



25.0

Blue
Collar %



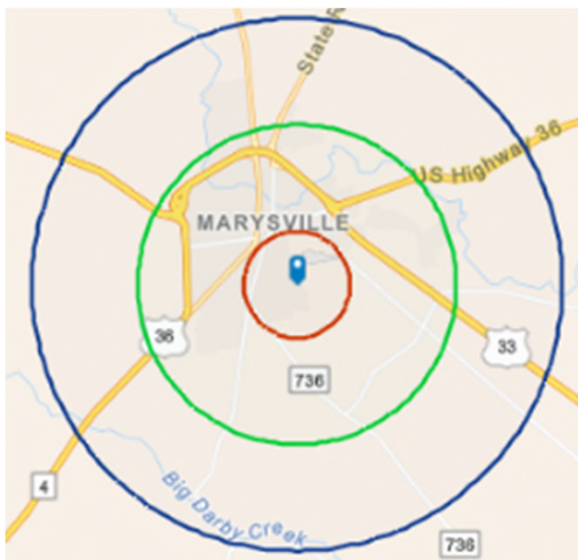
12.9

Services
%

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.

3-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

23,614

Population



Average
Household Size



Median Age

\$80,941

Median Household Income

BUSINESS



Total Businesses

825



Total Employees

11,633

EDUCATION



7%

No High School
Diploma



37%

High School
Graduate



27%

Some
College



29%

Bachelor's/Grad/Prof
Degree

INCOME



\$39,248

Per Capita
Income



\$80,941

Median
Household
Income



\$106,537

Average
Household
Income

EMPLOYMENT



63.5

White
Collar %



26.8

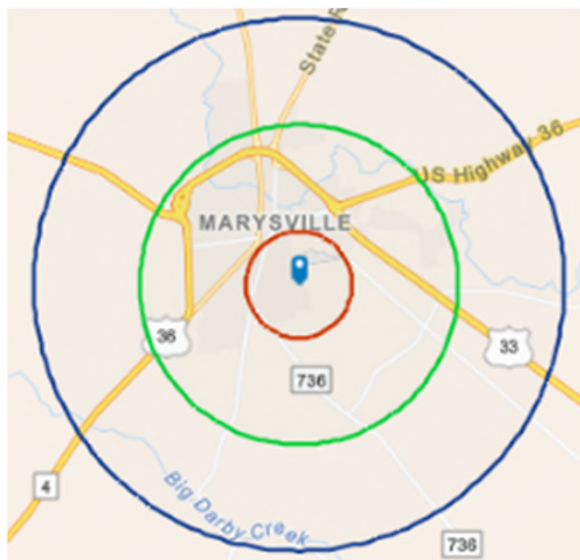
Blue
Collar %



9.7

Services
%

5-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

32,769

Population



2.6

Average
Household Size



36.4

Median Age

\$89,918

Median Household Income

BUSINESS



960

Total Businesses



13,167

Total Employees

EDUCATION



6%

No High School
Diploma



35%

High School
Graduate



28%

Some
College



32%

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
%