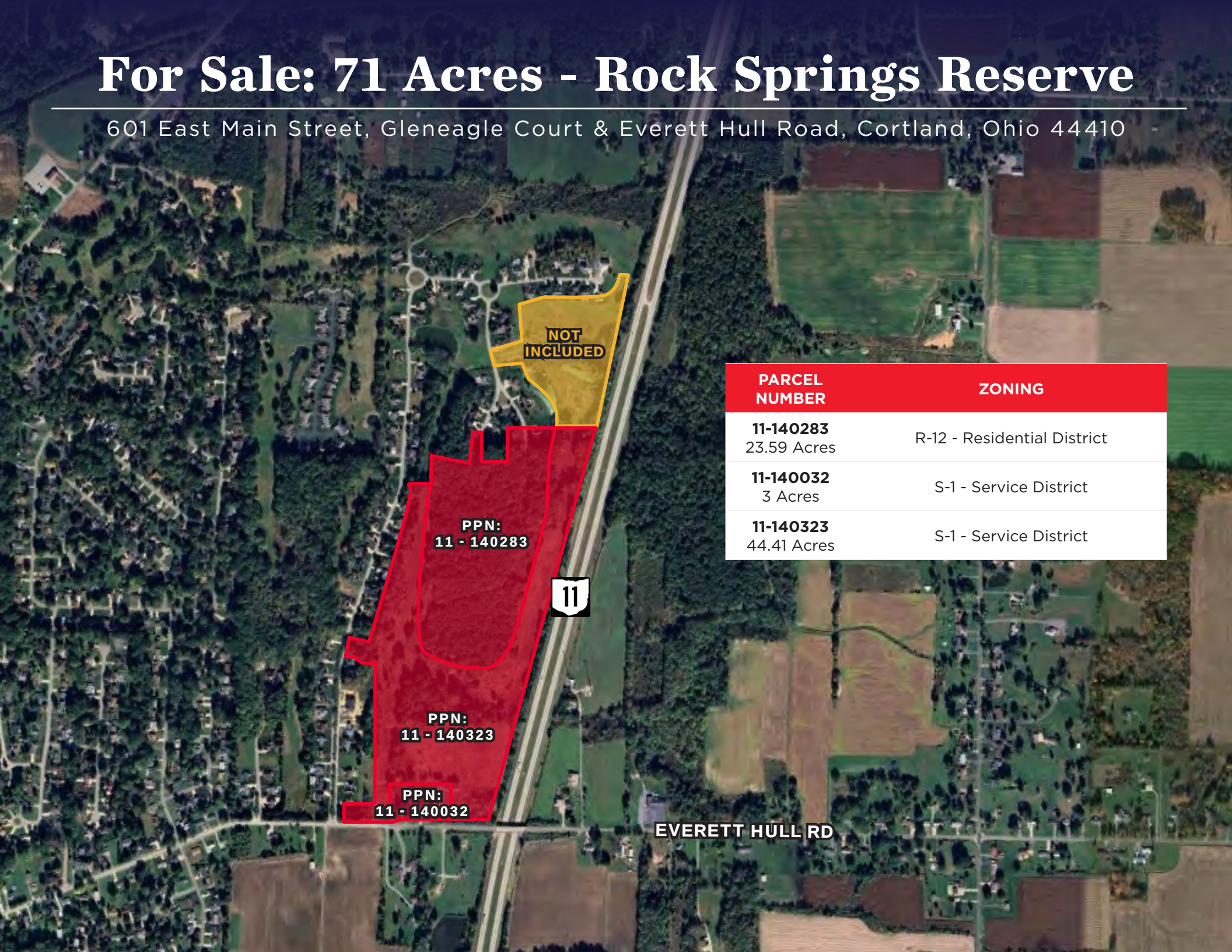


For Sale: 71 Acres - Rock Springs Reserve

601 East Main Street, Gleneagle Court & Everett Hull Road, Cortland, Ohio 44410



NOT
INCLUDED

PPN:
11 - 140283

PPN:
11 - 140323

PPN:
11 - 140032



EVERETT HULL RD

PARCEL NUMBER	ZONING
11-140283 23.59 Acres	R-12 - Residential District
11-140032 3 Acres	S-1 - Service District
11-140323 44.41 Acres	S-1 - Service District

Property Specifications

PARCEL NUMBER	ADDRESS	ACREAGE	ZONING
*11-140283	Gleneagle Court	23.59 Acres	R-12 - Residential District
*11-140032	601 East Main Street	3 Acres	S-1 - Service District
*11-140323	Everett Hull Road and State Route 11	44.41 Acres	S-1 - Service District

**Part of Redevelopment Phase 1*

Property Highlights

- Former Walnut Creek Golf Course
- **Redevelopment Phase 1** - Rock Springs Reserve is 71 acres with all city utilities available, including approved sanitary sewer, waterline, roadway, and storm sewer infrastructure
- Adjacent to upscale residential subdivision Walnut Run, including condominiums and custom home estates in the \$400,000 to \$650,000 price range
- Walnut Run Senior Villas and Walnut Run Independent and Assisted Living Community are nearby



Parcel 11-140283 - 23.59 Acres



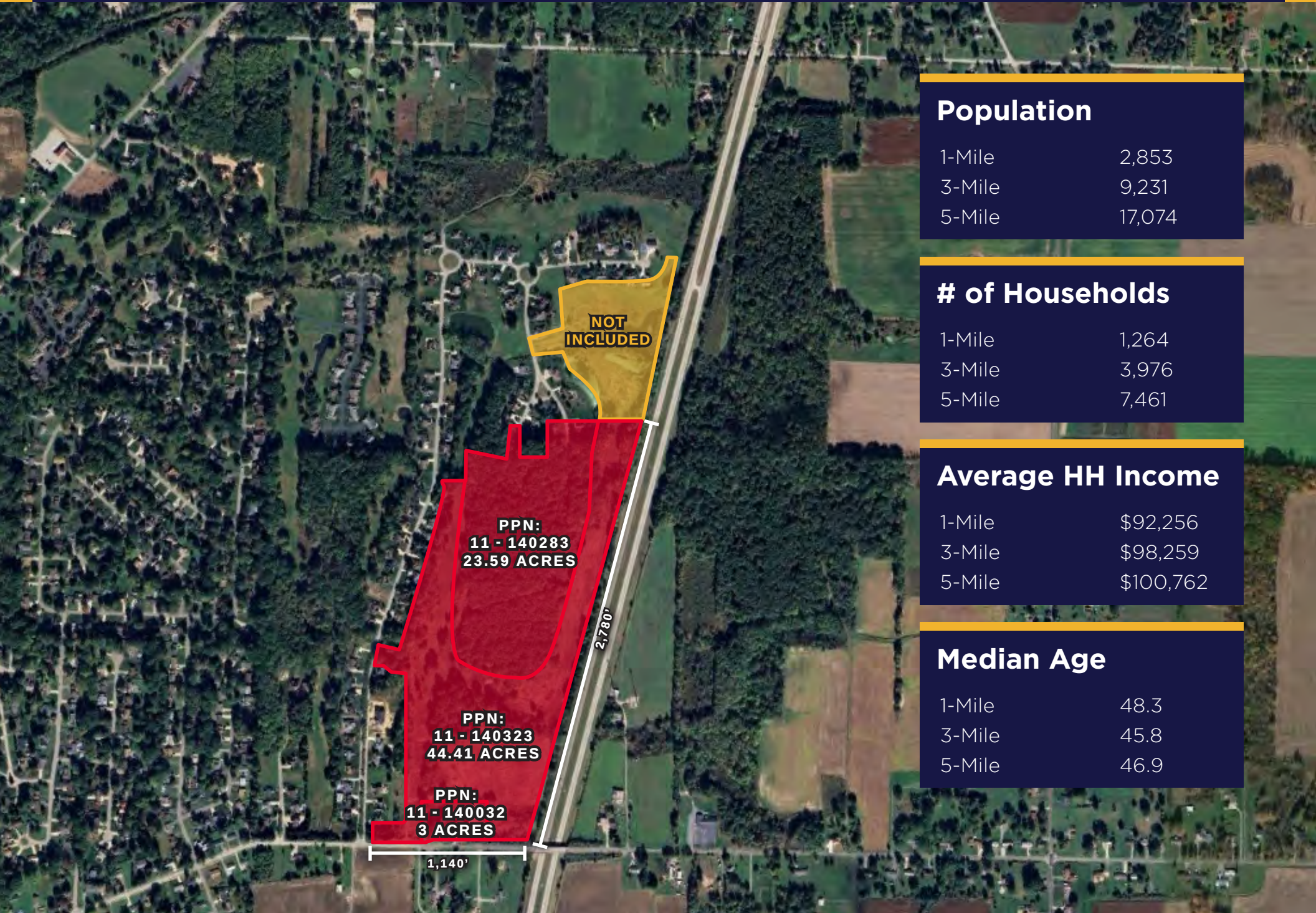
Parcel 11-140323 - 44.41 Acres



Parcel 11-140032 - 3 Acres



Parcel Map



Population

1-Mile	2,853
3-Mile	9,231
5-Mile	17,074

of Households

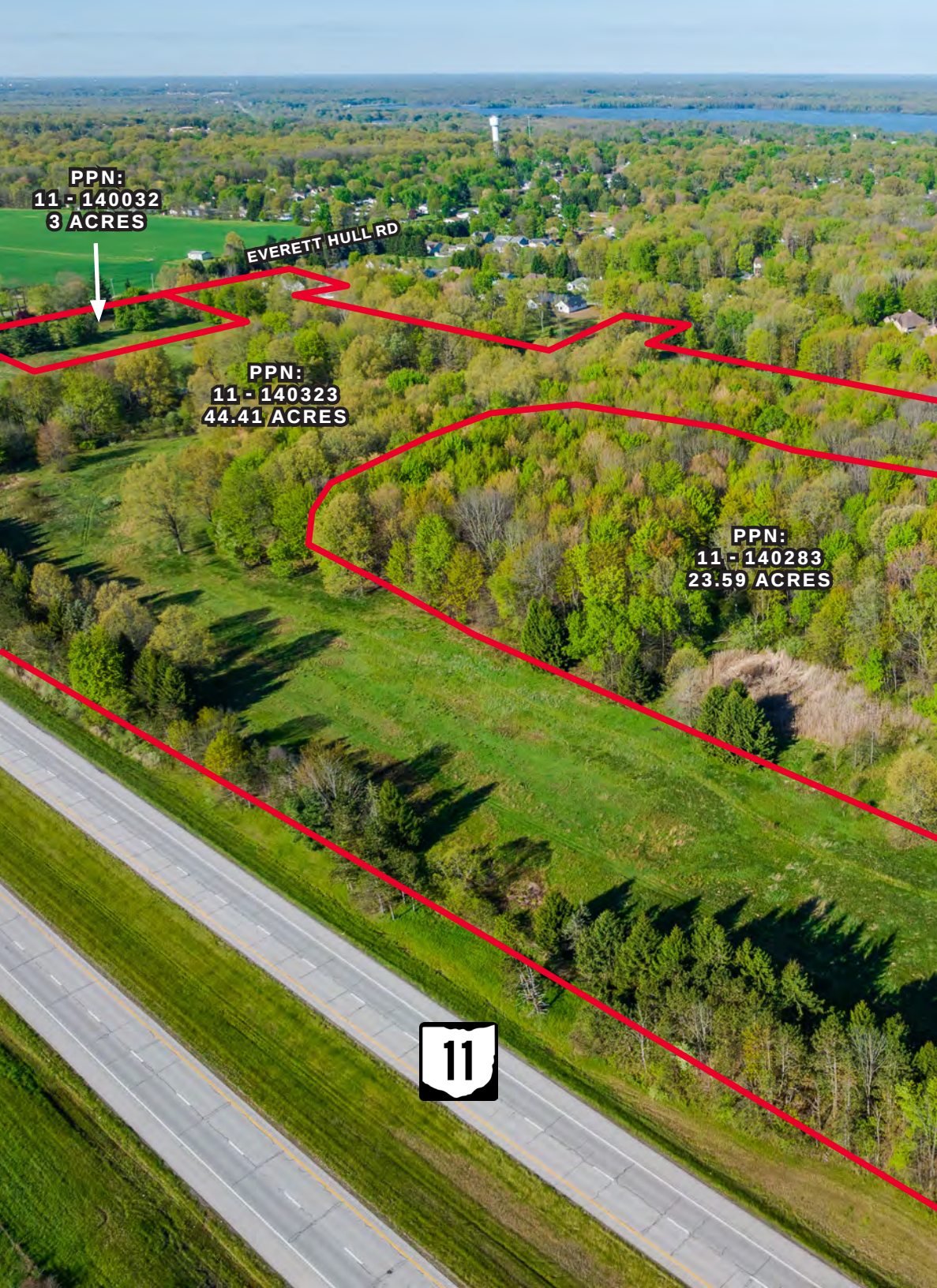
1-Mile	1,264
3-Mile	3,976
5-Mile	7,461

Average HH Income

1-Mile	\$92,256
3-Mile	\$98,259
5-Mile	\$100,762

Median Age

1-Mile	48.3
3-Mile	45.8
5-Mile	46.9



ROCK SPRINGS RESERVE

601 EAST MAIN STREET
GLENEAGLE COURT
& EVERETT HULL ROAD
CORTLAND, OHIO 44410

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