

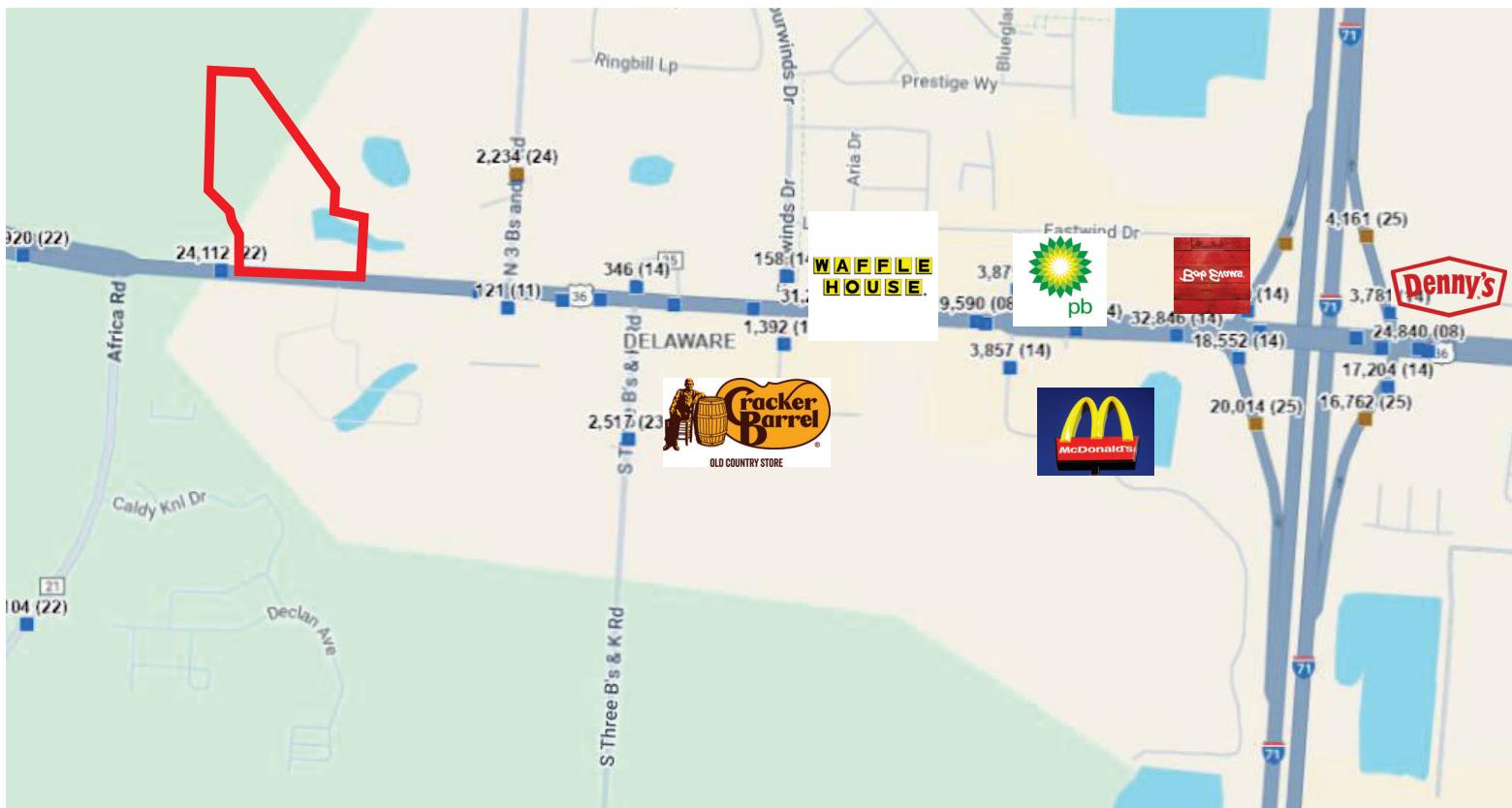
# DEVELOPMENT LAND

6765 SR-37, Galena, OH 43021

+/- 4.876 Acres

24,112 VPD

Line Drawings are Approximate



*Jim Wootton, Broker*  
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**(614) 468-0198**  
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# Property Description

**6765 SR-37, Galena, Ohio 43021**

**+/- 4.876 Acres**

**USAGE OVERVIEW:** This exceptional land offering presents the ideal opportunity for developers and investors seeking a high-visibility, high-traffic location. With proper zoning this site would be a great fit for multifamily or high traffic commercial uses making it an ideal choice for a dynamic, high-demand area.

**LOCATION OVERVIEW:** Located north of Columbus, being +/- 0.6 mile west of the Delaware exit off I-71 with road access at SR-36, (US-36) with . The county seat, Delaware, Ohio is a thriving city that blends historic charm with modern conveniences. With a strong economy, great schools, and a welcoming community, it's a great place to live, and work.

**NEARBY COMMERCIAL ESTABLISHMENTS:** Include Holiday Inn, Hampton Inn, BP, Shell, Wendys, McDonalds, Panera, Taco Bell, Waffle House, Dennys, and Cracker Barrel. The subject +/- 4.876 acres is located +/- 1,100 feet west of Cracker Barrel.

**PROPERTY HIGHLIGHTS:** Ideal opportunity for development • Delco water and Delaware County Regional Sewer District service available • Multifamily residential units currently in development directly across the road.

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# Aerial Plat Map

6765 SR-37, Galena, OH 43021

+/- 4.876 Acres

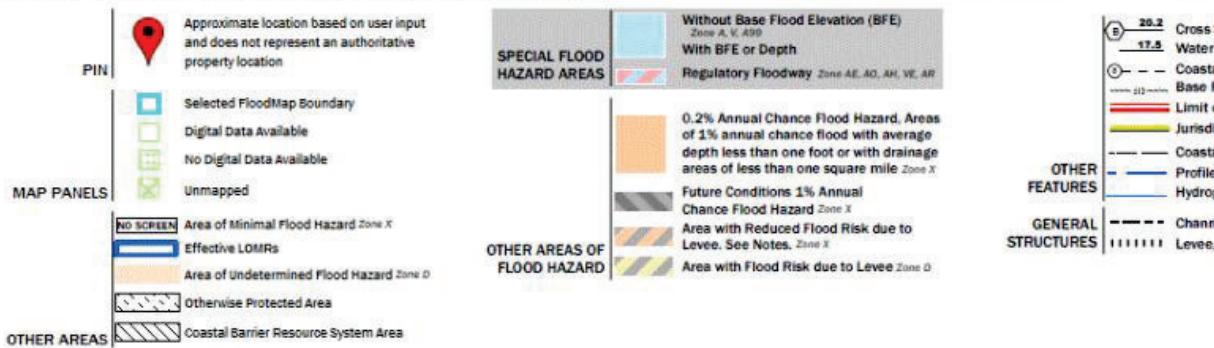
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# FLOOD MAP

6765 SR-37, Galena, OH 43021

+/- 4.876 Acres



# TOPOGRAPHIC MAP

6765 SR-37, Galena, Ohio

+/- 4.88 Acres

Parcel # 41811001046000



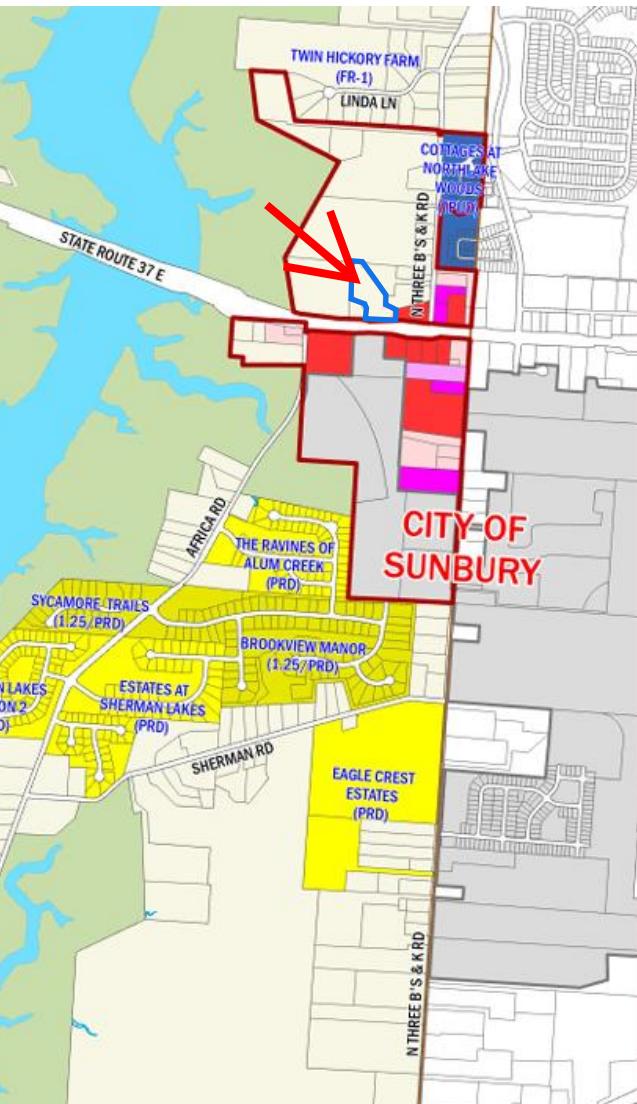
# Zoning Map

6765 SR-37, Galena, Ohio

+/- 4.88 Acres

Parcel # 41811001046000

Line Drawings are Approximate



Board of Township

Zoning Inspector  
Berlin Township, D

- Township Ha
- Cemeteries
- Existing Scho
- Township Bo
- Incorporated
- Road Right c
- Property Lin
- Rivers
- Incorporated
- Berlin Township Z
- Farm Reside
- Low Density
- Planned Res
- Multi-Type F
- R-1.25 with
- R-1.5 with P
- R-1.85 with
- Neighbo

## **Standard Company LLC Disclaimer and Independent Investigation Notice**

### **1. No Warranties Regarding Information**

Standard Company LLC, including its directors, officers, agents, advisors, and affiliates (collectively, "Standard Company"), provides **all materials and information** (including that received from third parties) *without* representation or warranty regarding:

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- The condition or suitability of any property.
- Compliance with applicable governmental requirements.
- The financial performance or projected financial performance of any property or asset for any intended use.
- Any and all other matters.

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- Standard Company makes **no representation or warranty**, express or implied, as to the accuracy or completeness of any furnished materials or information.
- Standard Company will **not** investigate, verify, or conduct due diligence for any party unless a separate written agreement is executed.
- **EACH PARTY MUST CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

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Any party contemplating, under contract for, or in escrow for a transaction is **strongly urged to verify all information** and conduct their own inspections and investigations using their selected independent professionals.

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  - *Note:* Any financial projections (e.g., market or projected rents) may differ from actual performance. Estimates of rents do not guarantee that rents can be established at or increased to that level; parties must evaluate market conditions and contractual/governmental limitations.

### **4. Professional Consultations**

Parties are advised to consult with appropriate independent professionals regarding specific areas of concern.



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