



## Residential Development Project

Military Road  
Zanesville, Ohio 43701

### Property Highlights

- Just 40 minutes to Intel's new proposed Semiconductor Plant
- 50 Minutes to Columbus
- Located adjacent to Zanesville Country Club
- Close proximity to Restaurants, Shopping & Services
- 1,000' of frontage on Military Road
- All Due Diligence Completed and Available

### Offering Summary

|                    |             |
|--------------------|-------------|
| <b>Sale Price:</b> | \$3,000,000 |
| <b>Lot Size:</b>   | 44.12 Acres |

|                         | <b>Demographics 1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
|-------------------------|----------------------------|----------------|-----------------|
| <b>Total Households</b> | 1,118                      | 20,602         | 31,897          |
| <b>Total Population</b> | 2,441                      | 49,332         | 78,164          |

### For More Information

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## Location Description

Located adjacent to Zanesville Country Club, on Military Road in close proximity to Northpointe Drive, a five lane connector running from SR 146 to Maple Avenue, Zanesville's prime retail corridor. The addition of Northpointe Drive has spurred commercial development along its corridor including Northpointe Surgical Suites, Bayer Heritage Federal Credit Union as well as a new proposed medical campus, new BP / Duchess Shop and The Oaks at Northpointe Senior Living Community. Menards has recently purchased 43 acres on Northpointe Drive for development of Zanesville's newest home Improvements Store

## Property Highlights

- 44.12 acre Residential Development Site
- All Due Diligence Included
- All utilities available to site

## Offering Summary

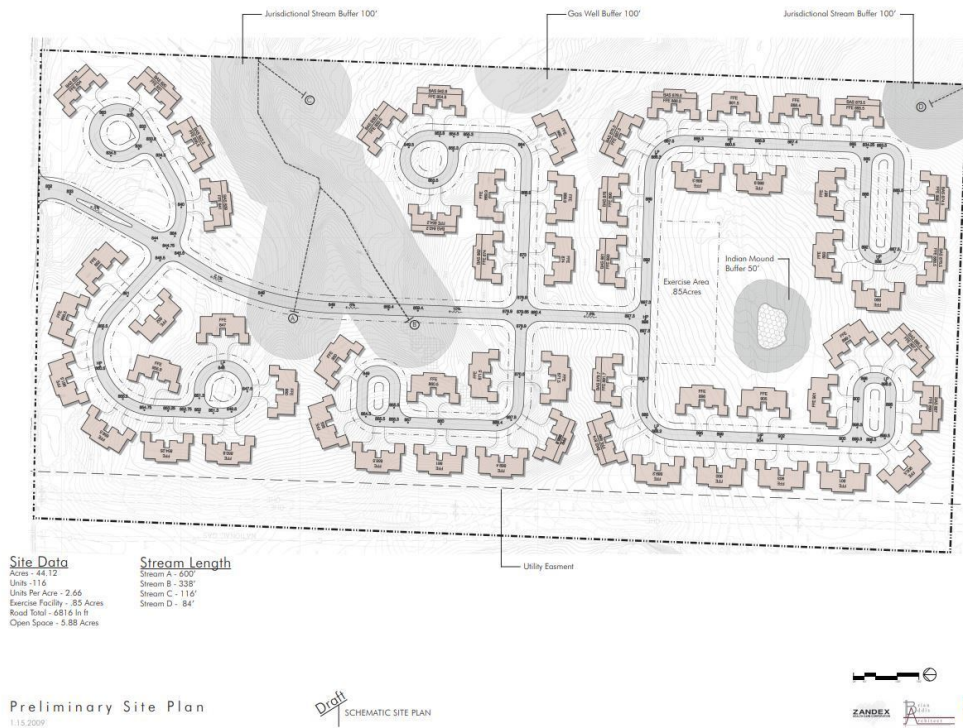
|                    |             |
|--------------------|-------------|
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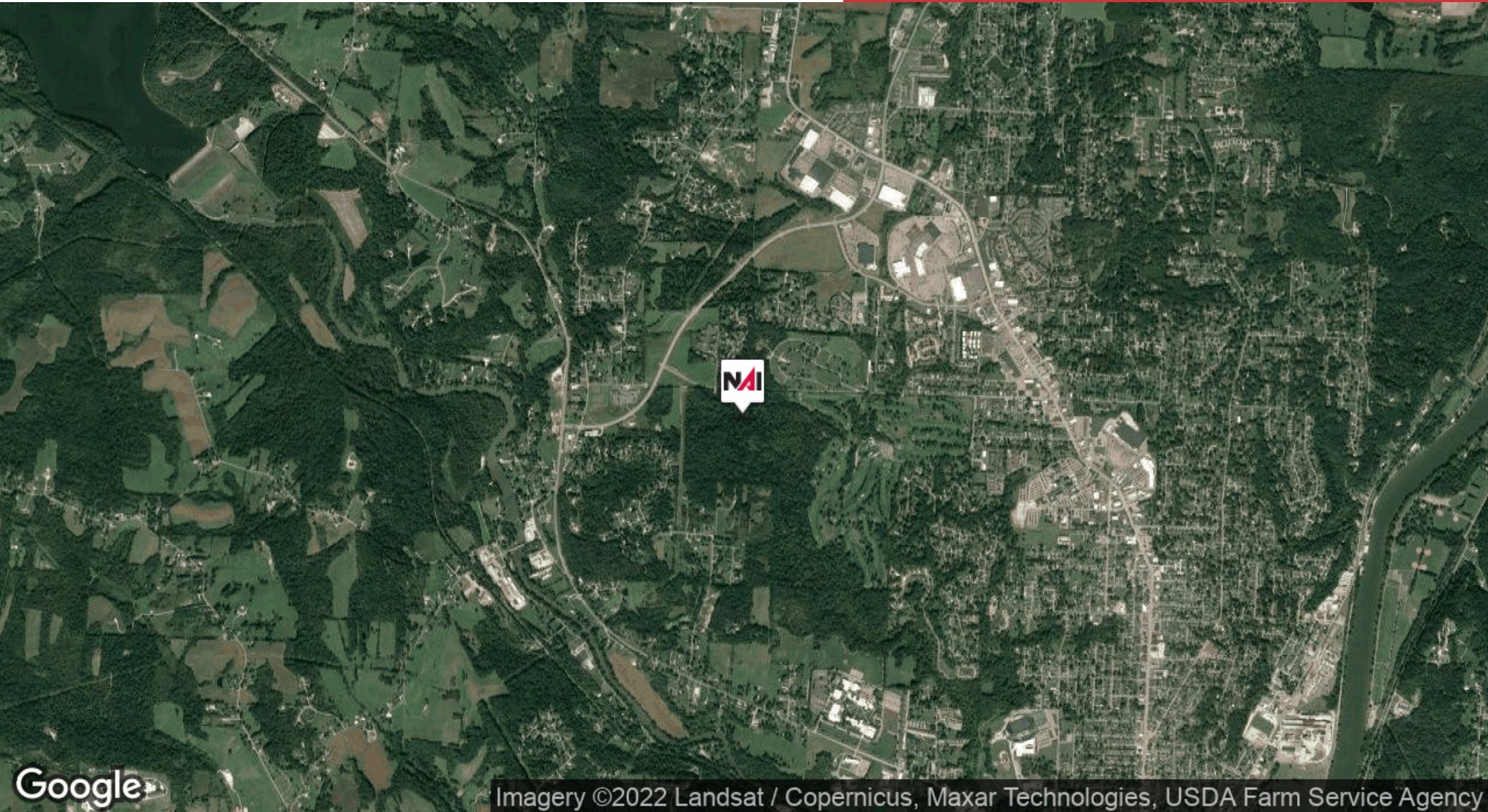
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### Property Description

Thoughtful design using much of the existing topography and vegetation to minimize excavation and deforestation requirements. Many area professionals, had a hand in creating this 44.12 acre 118 unit Condominium Project which is teed up and ready to go. Originally planned as a high end retirement community with cart paths connecting to Country Club amenities, the comprehensive plan outlines roads and housing including a Community Center with cart paths connecting both internally and externally.

All Utilities are available to the site and roads have been roughed in and seeded. Some preliminary deforestation has been completed as well as Site Investigations which are offered to Purchaser at no additional charge. Due Diligence Materials include, Phase I Environmental Assessment, Wetlands Delineation and Jurisdictional Stream Location as well as Soil testing, Geological and Archeological Literature Review and Site Survey outlining Utility Easements and Set Back Requirements.





Google

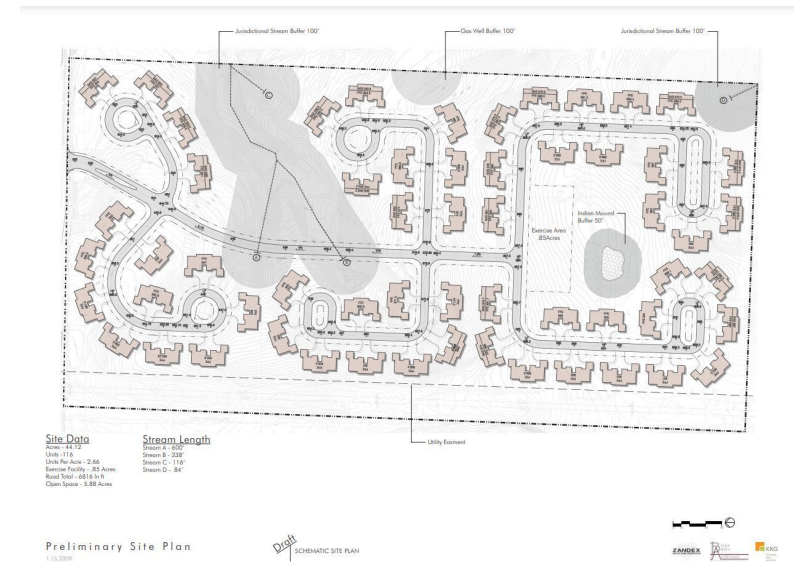
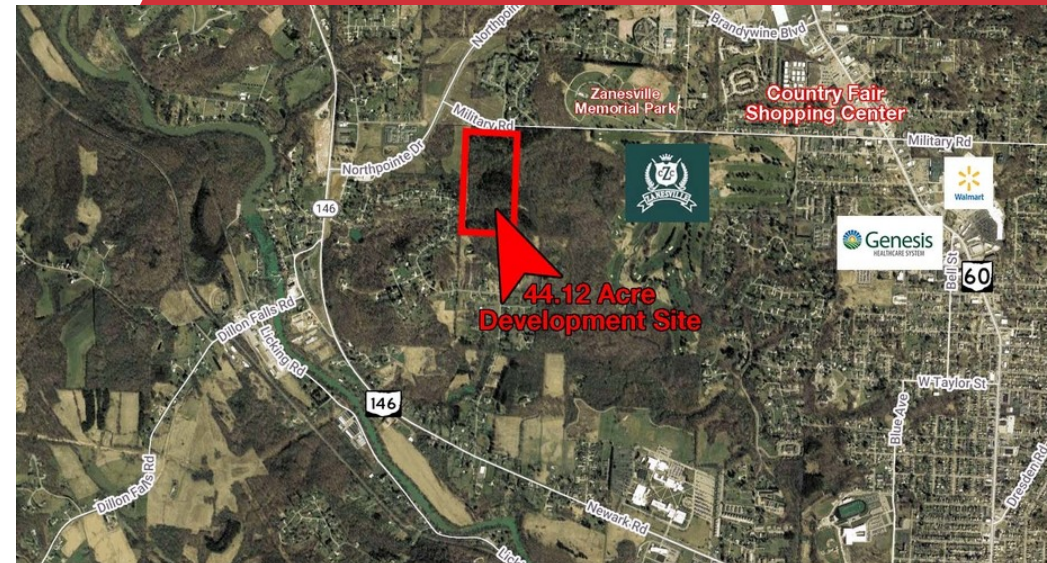
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For Sale

Planned Condominium Community  
44.12 Acres Land Space



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#### Due Diligence Completed

- Archaeological Literature Review
- Jurisdictional Waters Delineation Report
- Phase I Environmental Site Assessment
- PSI Soils Testing Report
- Wetland Stream Locations
- Site Survey

#### Distance To Services

- One mile to Shopping Restaurants and Services.
- One Mile to Zane State College
- One Mile to Movie Theatre
- One and one half miles to Hospital
- 40 Miles to Intel New Proposed Semiconductor Campus
- 50 Miles to Columbus

