



**FOR SALE**

# Mixed Use Land Back on the Market

**PRAIRIE RUN SOUTH**  
JUST NORTH OF CHILLICOTHE, OHIO

## Site Size

15.9 Acres

## Sale Price

\$1,351,500

## Utilities

All Utilities Except Gas  
Available at Parcel Line

## Property Highlights

- **Shovel ready site!**
- Possible uses for the development site include medical, office, light manufacturing, various types of residential and retail
- Phase 1 wetland and cultural studies completed
- Tax abatement possible
- Easy access to Route 207 and N. Bridge Street
- Visibility from US 23, the major route between Columbus and Southern Ohio
- Pylon sign potential at Hospital Road
- Just north of Adena Regional Medical Center, new COHEN orthopedic facility, and 1 mile from Kenworth Truck plant and PACAR Manufacturing
- Located in Green Township CRA, Federal Trade Zone #138 and Enterprise Zone #080

*For information, please contact:*

## Jerry Durham

Associate

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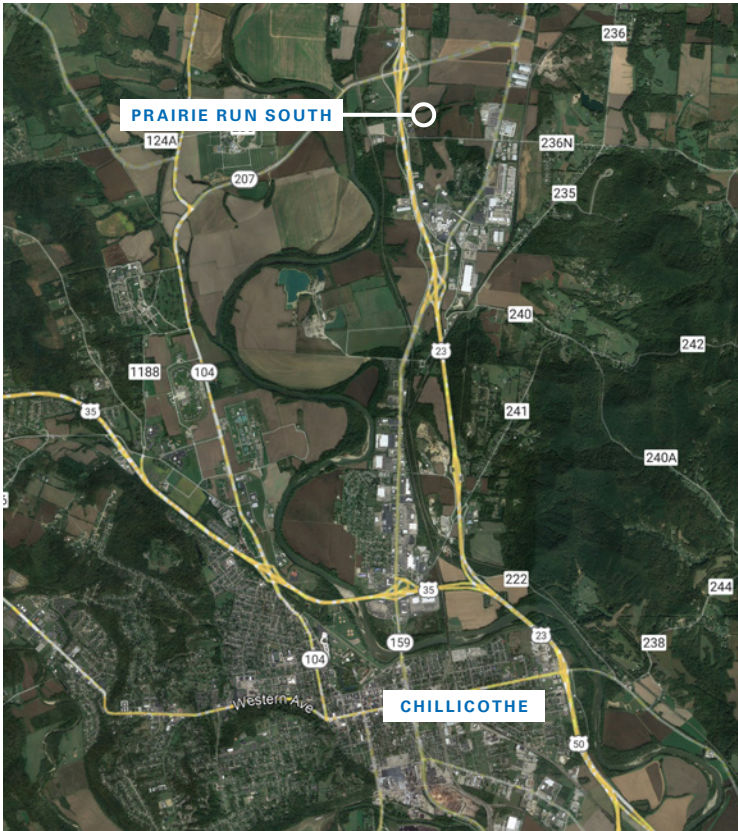
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# NEWMARK

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**Area Highlights**

- The site falls within Federal Trade Zone 138, Ross County Enterprise Zone 080 with 15 year tax abatement possible and the new Green Township Community Reinvestment Area (CRA)
- The property is inside the Ross County Enterprise Zone 080, a tax abatement is possible for up to 15 years through this program
- Potential developments can take advantage of the area’s job training program
- Phase 1, Wetlands and Antiquities surveys have been satisfactorily completed



