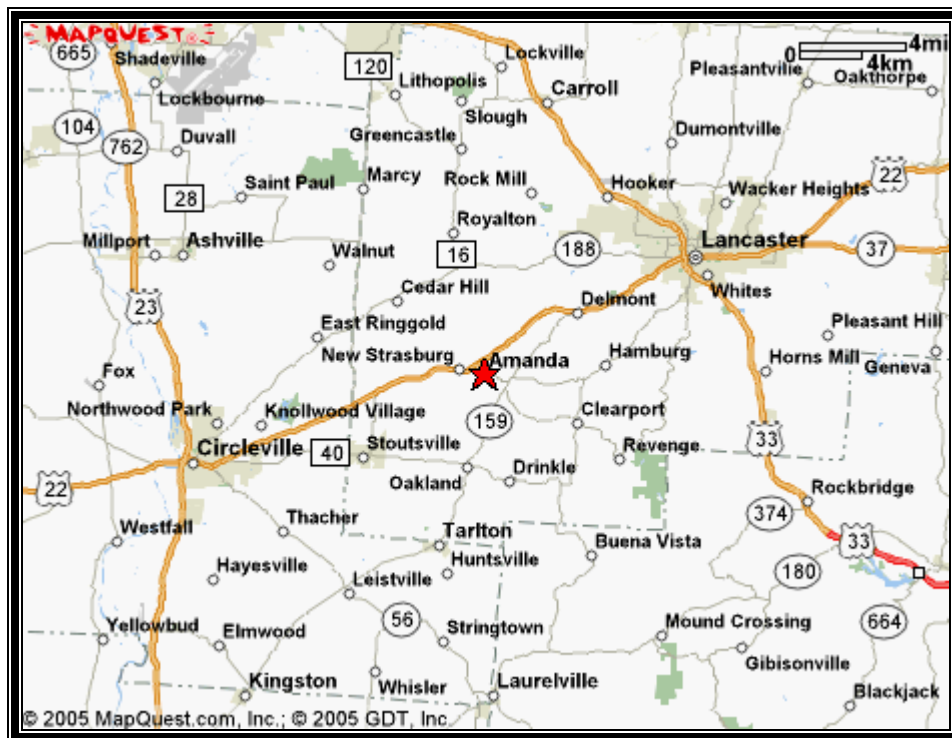


DEVELOPMENT SITE FOR SALE

180 Acres

STATE ROUTE 22 & DUNCAN ROAD

AMANDA TOWNSHIP, FAIRFIELD COUNTY OHIO



Marketed By:
Four Seasons Land Company
Ron L. Beitzel, Broker
rbeitzel@fourseasonslandco.com

5017 Pine Creek Drive, Westerville, Ohio 43081
(614) 898-LAND (5263)*(614)898-9514 Fax

INDEX

1. Fact Sheet
2. Vicinity Map
3. Topographic Map
4. Lancaster Bypass
5. O.D.O.T. Traffic Count
6. Amanda Clearcreek School Information

FACT SHEET

1. One Hundred Eighty (180.84) Acres
2. Price: \$1,175,460.00 (\$6,500/Ac.)
3. Located in Amanda Township, Fairfield County, Ohio.
4. 3,100' Frontage US Route 22
5. 1,694' Frontage Duncan Road
6. Amanda Clearcreek Schools
 - New 235,000 SF Grades 3-12 Building Completed 2003
 - 58,000 SF K-2 Building Completed 2005.
 - Site is 1.5 + or - miles from new Amanda-Clearcreek School Facilities
7. Current Zoning — Amanda Township, A-1-Restricted Agricultural District
8. Accessibility to existing Village of Amanda water and sewer service is being determined.
9. The 2006 ODOT Traffic count at the US 33 Bypass and the US 22 interchange indicated a total traffic count of 12,320 vehicles per day. Approximately 8,860 vehicles per day pass by the subject property on US 22 based on the same ODOT traffic counts.
10. The 2008 effective tax rate for Fairfield County, Amanda Township, Amanda Clearcreek School District is \$34.727659 per \$1,000 of assessed

value. Assessed value is 35% of the true value of the property. A 10% and 2.5% homestead exemption rollback should be applied to the computed annual tax amount. This rate is subject to change without notice. For more information, contact the Fairfield County Auditor's Office at (740) 687-7162.

11.CAUV- The property is presently enrolled in the Current Agricultural Use Valuation (CAUV) tax program. The estimated CAUV tax recoupment through December 31, 2009 is \$14,945.10.

CO-LISTED WITH



Onno Steger
The Polaris Centers of Commerce
8800 Lyra Drive
Suite 150
Columbus, Ohio 43240
(614) 436-9800
(614) 410-3337 Fax
osteger@adenarealty.com

The information contained herein is deemed to be reliable, however, not guaranteed.

Vicinity Map 180 Acres Amanda Ohio



Vicinity Map 180 Acres Amanda Ohio



**New US 33/22
Interchange**

**SITE
180 ACRES**

0 mi 1 2 3 4



LANCASTER BYPASS INFORMATION

Lancaster
Bypass
Information
Home

[Overview Map](#)

[Detail Map](#)

LANCASTER BYPASS PROJECT FACTS:

- Traffic on U.S. Route 33 has increased nearly 70 percent over the last ten years.
- This project will create a new, twelve mile interstate lookalike highway that bypasses Lancaster to the southwest.
- Interchanges will be constructed at Coonpath Road, State Route 188, U.S. 22, and Tarkiln Road.
- This corridor will enhance mobility and safety throughout southeast Ohio by eliminating traffic lights and intersecting roadways.
- The entire corridor will be completed in 2005.
- The estimated cost for the bypass including right-of-way, engineering, and construction costs is \$158 million.



Area Map (29 Kb)



Detail Map (137Kb)

click on maps for more detailed views

For more information contact:

Cindy Brown, Public Information Officer,
Ohio Department of Transportation, District 5
9600 Jacksontown Rd
Jacksontown, OH 43030
Phone: (740) 323-4400 x 5207 Fax: (740) 323-3715
Email: Cindy.Brown@dot.state.oh.us

The Ohio Department of Transportation (ODOT)

[Bob Taft, Governor](#) | [Gordon Proctor, Director](#)
[Web site notes](#) | [ODOT phone listing](#) | [feedback](#) | [Ohio front page](#) | [district directory](#)
OHIO DEPARTMENT OF TRANSPORTATION, 1980 W. BROAD ST., COLUMBUS, OHIO, USA, 43223
URL: <http://www.dot.state.oh.us/dist5/lancasterbypass/Default.asp>

This Page Updated: 6/12/2001 9:43:07 AM



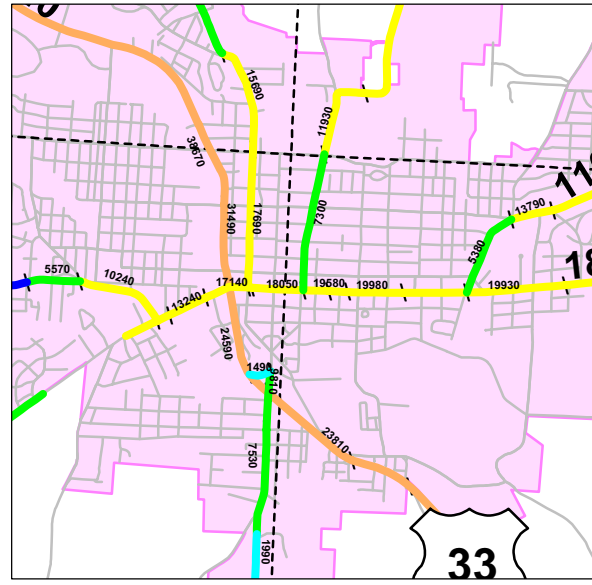
[Lancaster Bypass Information Home](#) | [Area Map](#)

Fairfield County 2003 Traffic AADT Map

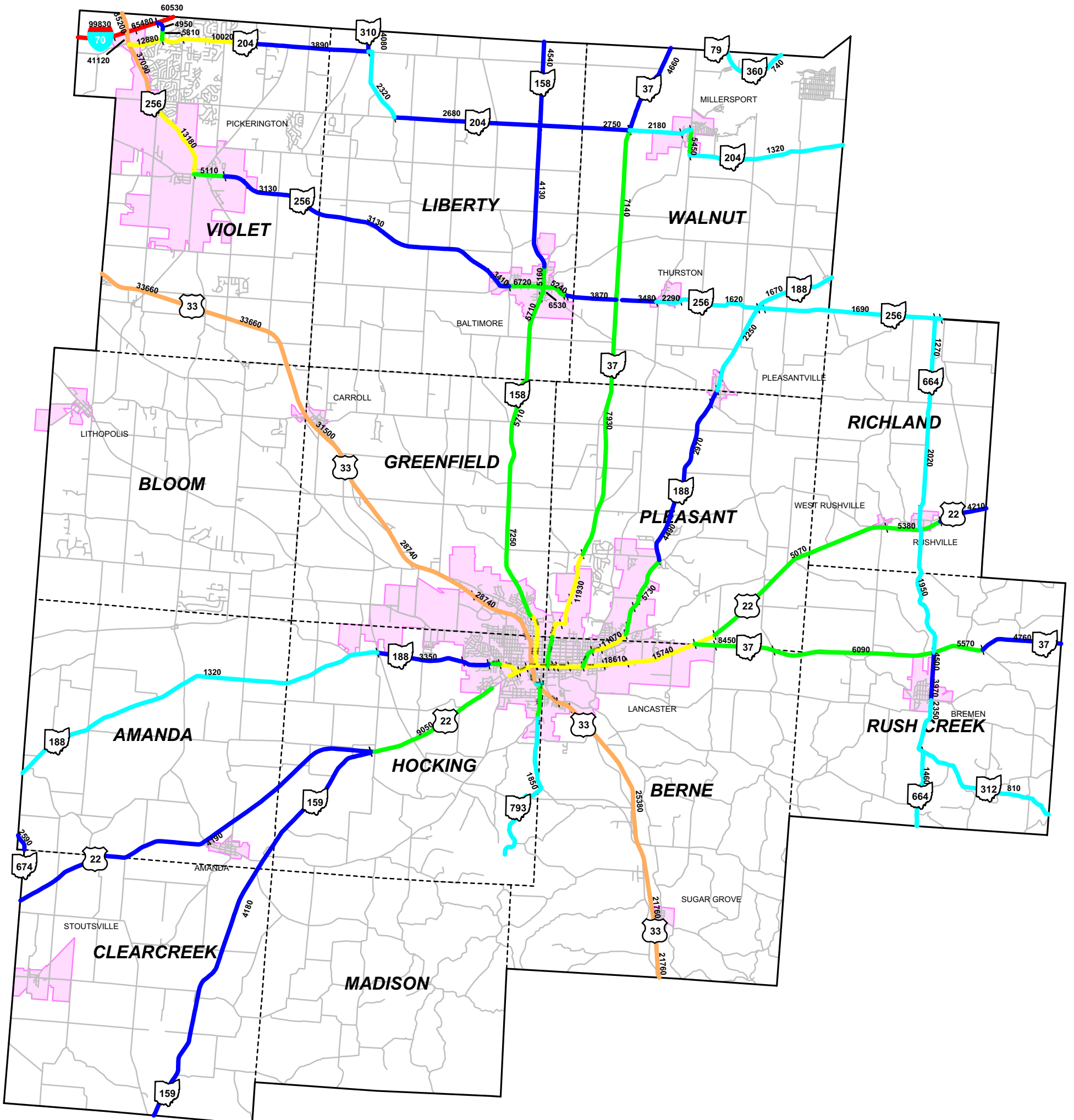
Ohio Department of Transportation
Office of Technical Services
Traffic Monitoring Section
ODOT.Traffic.Counts@dot.state.oh.us
614 - 466 - 3727

99999 Total AADT
Traffic Volume by Section

-  0 to 2500
-  2500 to 5000
-  5000 to 10000
-  10000 to 20000
-  20000 to 50000
-  50000 to 100000

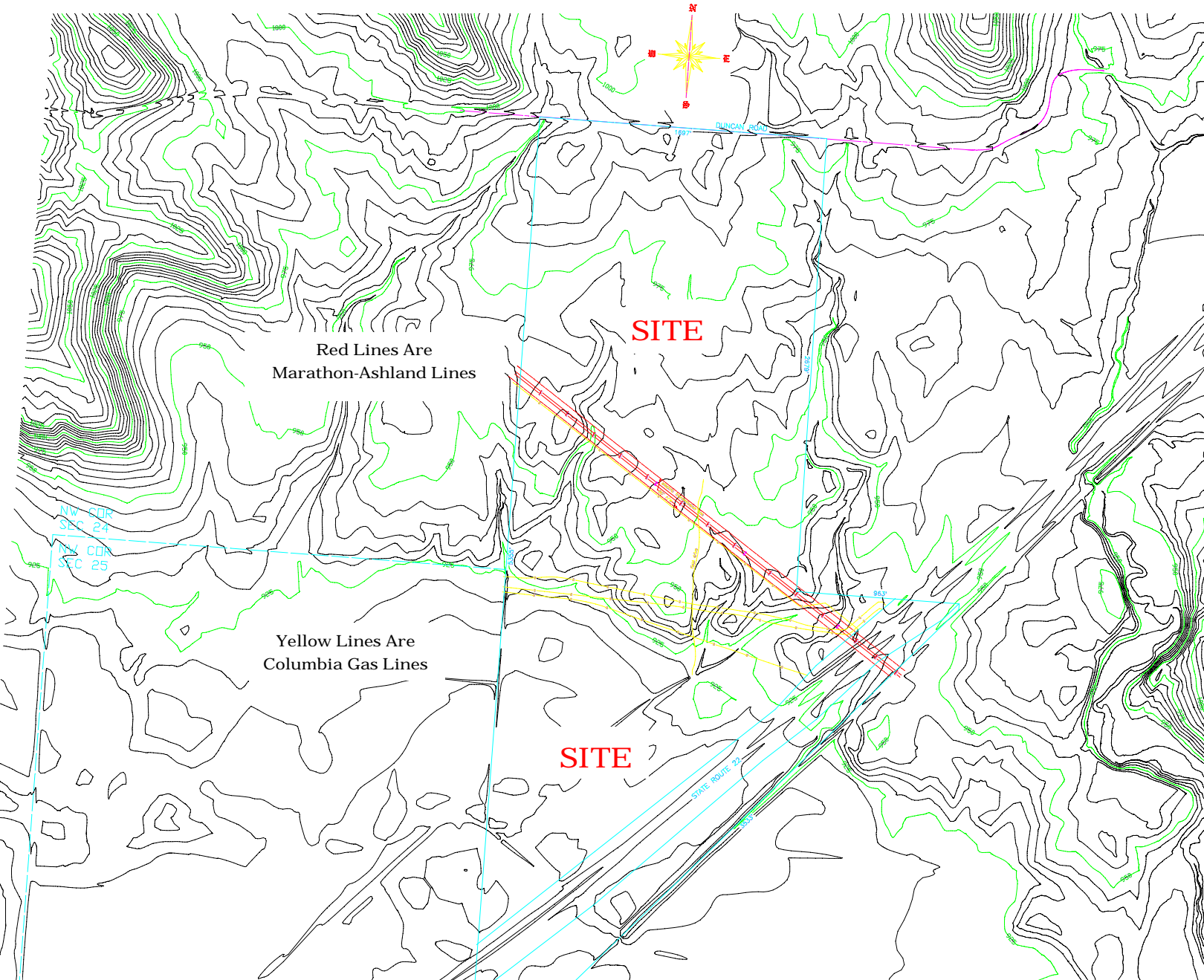


Lancaster



180 ACRES, SR 22 & DUNCAN ROAD, AMANDA OHIO TOPOGRAPHIC MAP 5' CONTOURS*

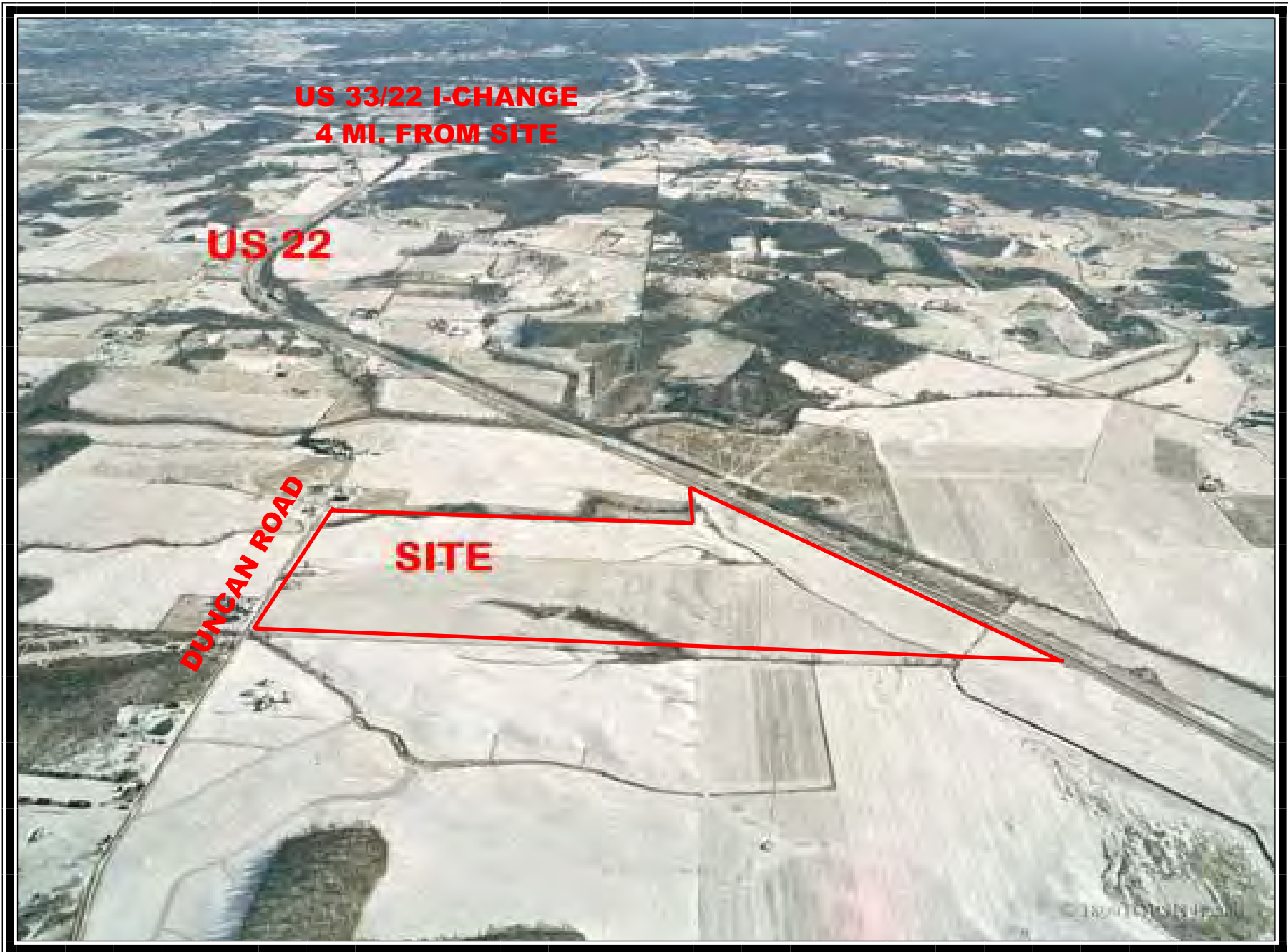
* Use The Zoom Function in Acrobat to Gain Detail



180 ACRES, SR 22 & DUNCAN ROAD, AMANDA, OHIO
AERIAL VIEWS







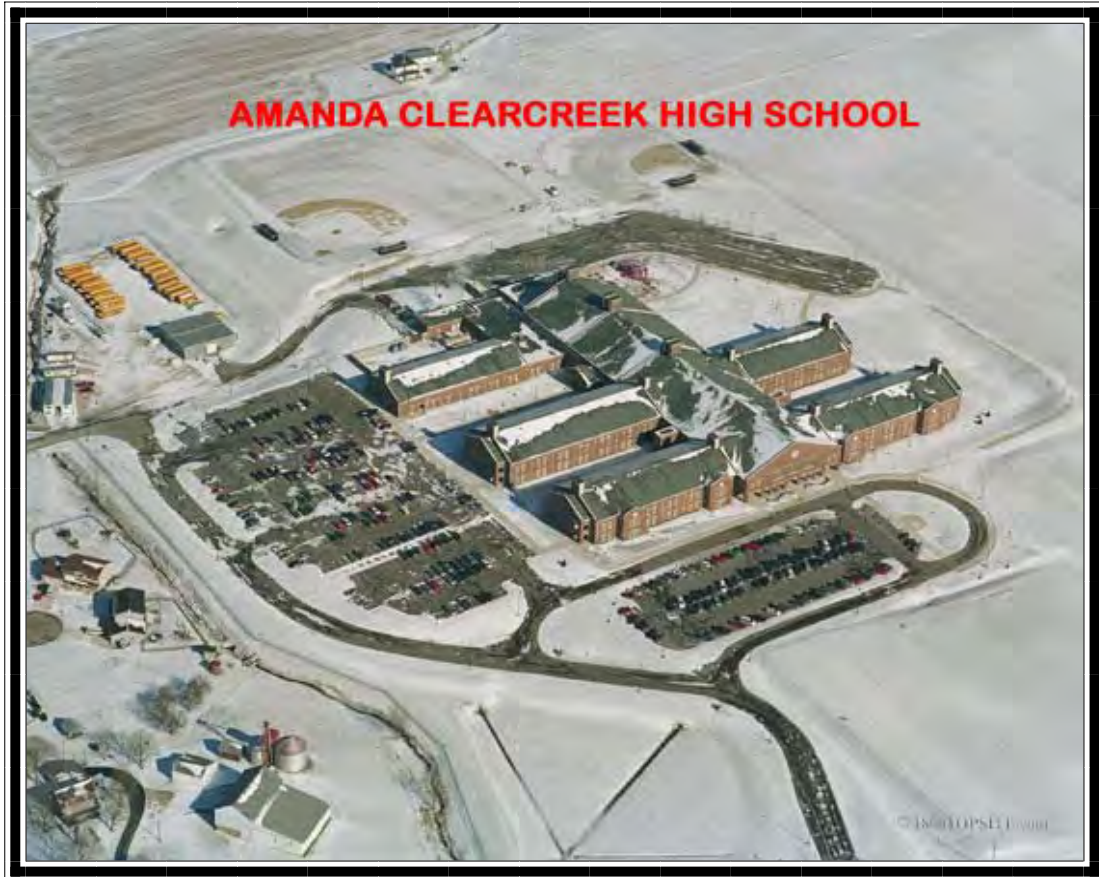
**US 33/22 I-CHANGE
4 MI. FROM SITE**

US 22

DUNCAN ROAD

SITE

AMANDA-CLEARCREEK SCHOOL FACILITIES



Amanda-Clearcreek High School

328 E Main St
Amanda, OH 43102
Fairfield County

Phone: (740) 969-7251

Quick Facts

Grades	9-12
Enrollment	483
Students per Teacher	18.6 Is this the same as class size?
School type	public
District	Amanda-Clearcreek Local Sd
	Principal can edit this profile by clicking here What's this?

Students

Student Economic Level

	This School	State Avg. (grades 9-12)
% of students receiving free or reduced-price lunch	33%	17%

Federal No Child Left Behind Status (2002- 2003)

This school is not a [Title I](#) school. No school improvement data has been reported.

Ohio Proficiency Tests

About the Tests

- Ohio tests students in grades 4, 6 and 9 using state proficiency tests.
- These tests are standards-based, which means they measure how well students are mastering the specific skills defined for each grade by the state of Ohio.
- The goal is that at least 75% of students in the state pass the tests each year.

Scale: % of students passing

Grade 9

Math



The state average for grade 9 math was 73% in 2002.

Reading



86% (2000)
The state average for grade 9 reading was **91%** in 2002.

Writing

84% (2002)
92% (2001)
88% (2000)

The state average for grade 9 writing was **92%** in 2002.

0 50 100

Grade 10**Math**

90% (2002)
94% (2001)
78% (2000)

The state average for grade 10 math was **83%** in 2002.

Reading

97% (2002)
100% (2001)
95% (2000)

The state average for grade 10 reading was **96%** in 2002.

Writing

95% (2002)
98% (2001)
96% (2000)

The state average for grade 10 writing was **97%** in 2002.

0 50 100

Consider: [What do these test scores mean?](#)

Ohio Proficiency Test Results by Subgroup

The test results by subgroup show how the designated group of students is performing in comparison to the general population. The goal is that all students will achieve at high levels.

Grade 9**Math**

74% (Total)
72% (Female)
76% (Male)
33% (Students with Disabilities)
74% (White)

The state average for grade 9 math was **73%** in 2002.

Reading

85% (Total)
92% (Female)
76% (Male)
32% (Students with Disabilities)
85% (White)

The state average for grade 9 reading was **91%** in 2002.

Writing

84% (Total)
91% (Female)
76% (Male)
36% (Students with Disabilities)
84% (White)

The state average for grade 9 writing was **92%** in 2002.

0 50 100

Grade 10**Math**

The state average for grade 10 math was 83% in 2002.

Reading

The state average for grade 10 reading was 96% in 2002.

Writing

The state average for grade 10 writing was 97% in 2002.

**Principal Highlights**

- This school has not completed an Enhanced School Profile, which provides information about the school's curriculum, special programs, activities, goals, volunteer and donation needs and more.
- Principals:** To complete your free Enhanced School Profile, [click here](#).
- Parents:** To learn how to get an Enhanced School Profile for your school, [click here](#).

Source of Data**Source:**

- Basic data about this school comes from the National Center for Education Statistics (NCES) from the 2002-2003 school year, the most recent year available.
- Test score information for this school, last updated October 2003, comes from the American Institutes for Research. The scores are for the year 2001-2002.

Explanations:

- GreatSchools.net provided the explanations on this profile. We've tried to be as accurate as possible. However, if there is an error, we'd like to know. Drop us a line to send us your [feedback](#).

More about GreatSchools.net

This school profile is part of the GreatSchools.net National School Guide, which provides general information about virtually every K-12 school in the country. The [GreatSchools.net State School Guide](#), not yet available in this state, offers more in-depth school profiles, powerful school search and tracking tools, and more.