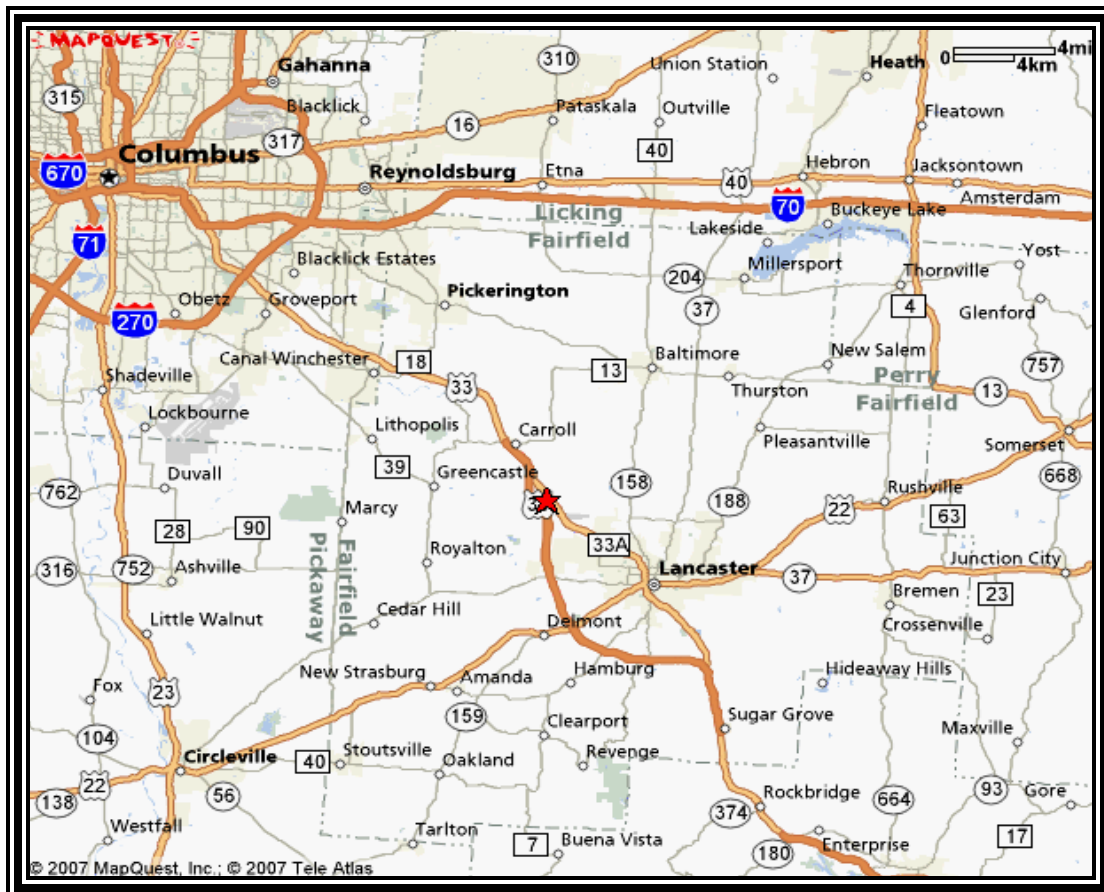




19.19 ACRE DEVELOPMENT SITE FOR SALE
ALL UTILITIES
WILL SPLIT

4020 Old Columbus Road
19.19 Acres
Carroll, Ohio 43112

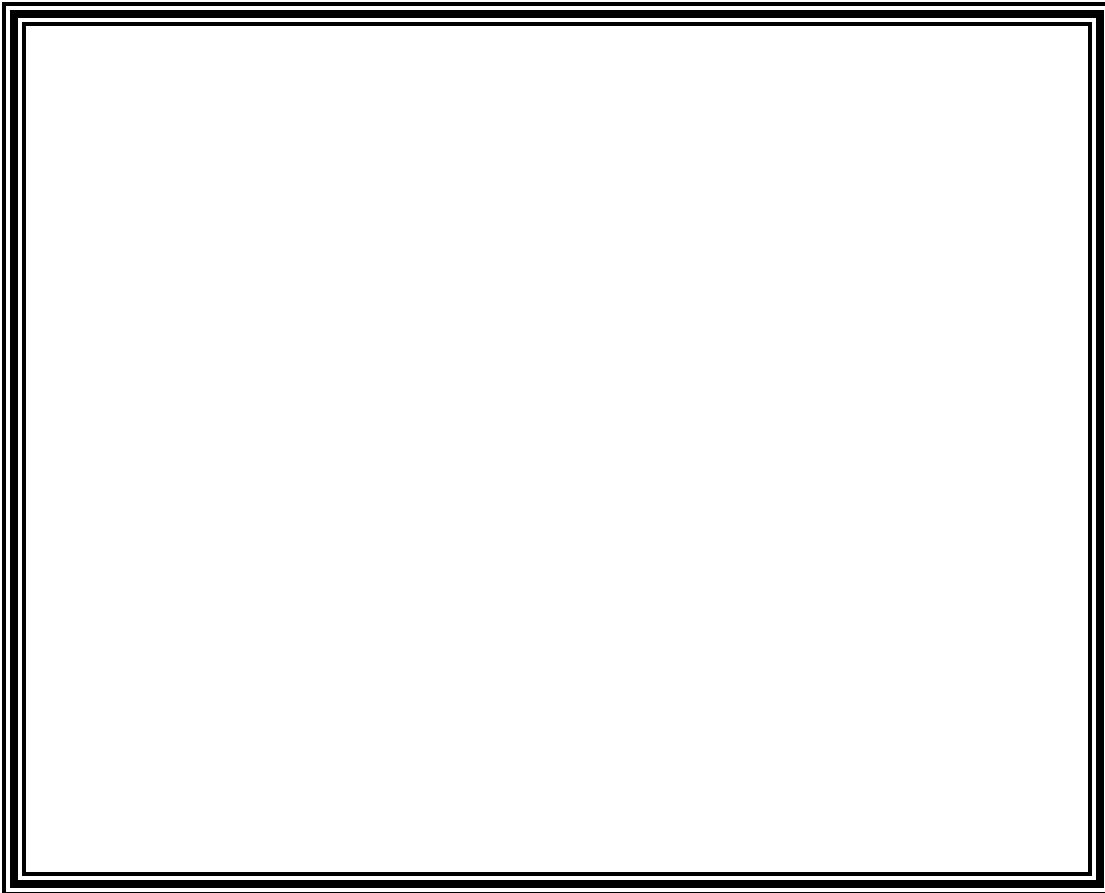


5017 Pine Creek Drive, Westerville, Ohio 43081
(614) 898-5263*(614) 898-9514 Fax
Marketed by Ron Beitzel, Broker
rbeitzel@fourseasonslandco.com

Four Seasons Land Company
Land Acquisition, Development, & Disposition Services

**19.19 ACRE DEVELOPMENT SITE FOR SALE
ALL UTILITIES
WILL SPLIT**

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19.19 Acres
4020 Old Columbus Road
Carroll, Ohio 43112

SITE INFORMATION

Excellent development site ready for Office-Office/Showroom-Office/Flex-Multitude of Other Commercial Uses! Owner will consider splits. Call broker to discuss the details and other terms available!

Address: 4020 Old Columbus Road
Carroll, Ohio 43112

County: Fairfield
Township: Greenfield

19.19 Acres Total

Price: \$1,250,000.00 -19.19 Acres or
\$899,900 - 10.46 Acres
\$499,900- 8.24 Acres
Seller will consider other split configurations.

Parcel ID: 013-0050800

School District: Bloom Carroll Local School District

Subject

Property Zoning: The subject property is presently zoned Industrial under Greenfield Township.

Greenfield Township Zoning

Bette Bowers

4663 Carroll-Cemetery Road NW

Carroll, OH 43112

(740) 756-9378

Fax: (740) 756-9224

http://www.greenfieldtwp.org/zoning_department.html

Taxes: \$4,662.79 per half
The effective 2007 tax rates per \$1,000 of assessed value for commercial property in the Bloom Carroll Local School District within the following jurisdictions may apply:
Greenfield Township - \$38.144098
Bloom Carroll LSD - \$44.30

Sewer & Water Service: Subject property is serviced with water and sewer service through Fairfield County Utilities.

Tony J. Vogel
Director of Utilities
210 E. Main Street, Office 302
Lancaster, Ohio 43130-3854
(740) 687-7154
director2co.fairfield.oh.us

Tap fees estimates can be obtain by contacting Bob Burris with Lockwood, Lanier, Mathias & Noland, Inc.

Lockwood, Lanier, Mathias & Noland, Inc.
Bob Burris
2475 Sugar Grove Road SE
Lancaster, Ohio 43130
(740) 687-5542

Gas: Columbia Gas of Ohio
200 Civic Center Drive
Columbus, Ohio 43215-4138
Phone: (614) 460-6000
Fax: (614) 460-4265
Toll Free: 800-344-4077

Electricity: South Central Power Company
Three phase power is available.
Jeff Campbell
2780 Coonpath Road, NE
PO Box 250
Lancaster, Ohio 43130

campbell@scp.utilities.com
(800) 282-5064 Ext. 6277

Telephone: AT&T
(800) 244-4444

Cable/Broadband: Insight Communications
Bob Lau
V.P. Corporate Affairs
3770 E Livingston Ave
Columbus, Ohio 43227-2246
(614) 236-1292 Ext. 69035
Developer must submit plans to Insight to determine the cost of the infrastructure improvements.

Fairfield County
Economic Development: William R. Arnett, Director
Fairfield County Economic Development
(740) 652-1546, cell: (740)-215-3583
warnett@co.fairfield.oh.us
<http://www.co.fairfield.oh.us/dev/>

US 33/Bypass
Interchange Information: Contact ODOT for additional information:
Cindy Brown, District 5 Spokeswoman
Ohio Department of Transportation, District 5
9600 Jacksontown Rd SE
Jacksontown, OH 43030
Phone: (740) 323-4400 x 5207 Fax: (740) 323-3715
Email: Cindy.Brown@dot.state.oh.us
<http://www.dot.state.oh.us/dist5/Administration/PIO/PIOpage.asp>

2006 ODOT Traffic Report: 16,480 ADT at Old US 33/ Coonpath Road



Land/Farm	ML #: 2721043	Status: Active	LP: \$ 1,250,000
Area: FA1 - NW LIB-BLO-GRE TWPS	Listing Agreement Type: ERS	Photos: 4	
Parcel #: 0130050800	Y Trfc Cnt:		
Previous Use:	Zoning: GB		
Acreage: 19.19	Lot Size (Fr/Dpth): X1254		
Min Acreage: 19.19	Max Acreage: 19.19		
Min SF Avail:	Max Cntg SF Av:		
Avail SF: 1,568	Road Frontage: 1800		
Tillable Acre:	Useable:		
# Dwellings:	# Bldgs:		
Year Built:	Before 1978: Yes	Year Remod:	
Bldg SqFt:	Possession:		

General Information

Address: 4020 Old Columbus Rd	Unit/Suite #:	City: Carroll	Zip: 43112
Between Strt: Coonpath Road & Old County Road	Archive	Map Top/Side: C / 5	
Subdivision:	County: Fairfield	Municipality: Greenfield	
Complex Name:		School District: BLOOM CARROLL	
Distance To/Nearest Intersection: 1000 Ft			

Financials

Gross Income: \$ 0	Tax Incentive:	NOI: \$ 0
Taxes (yrly): \$ 6,838		Assessment:
For Sale: Yes	Price Per Acre: \$ 65,138	Mortgage Balance: \$
For Lease: No	Lease Price: \$ 0 per	Terms Desired:
For Exchange: No		Additional Financials/Expenses

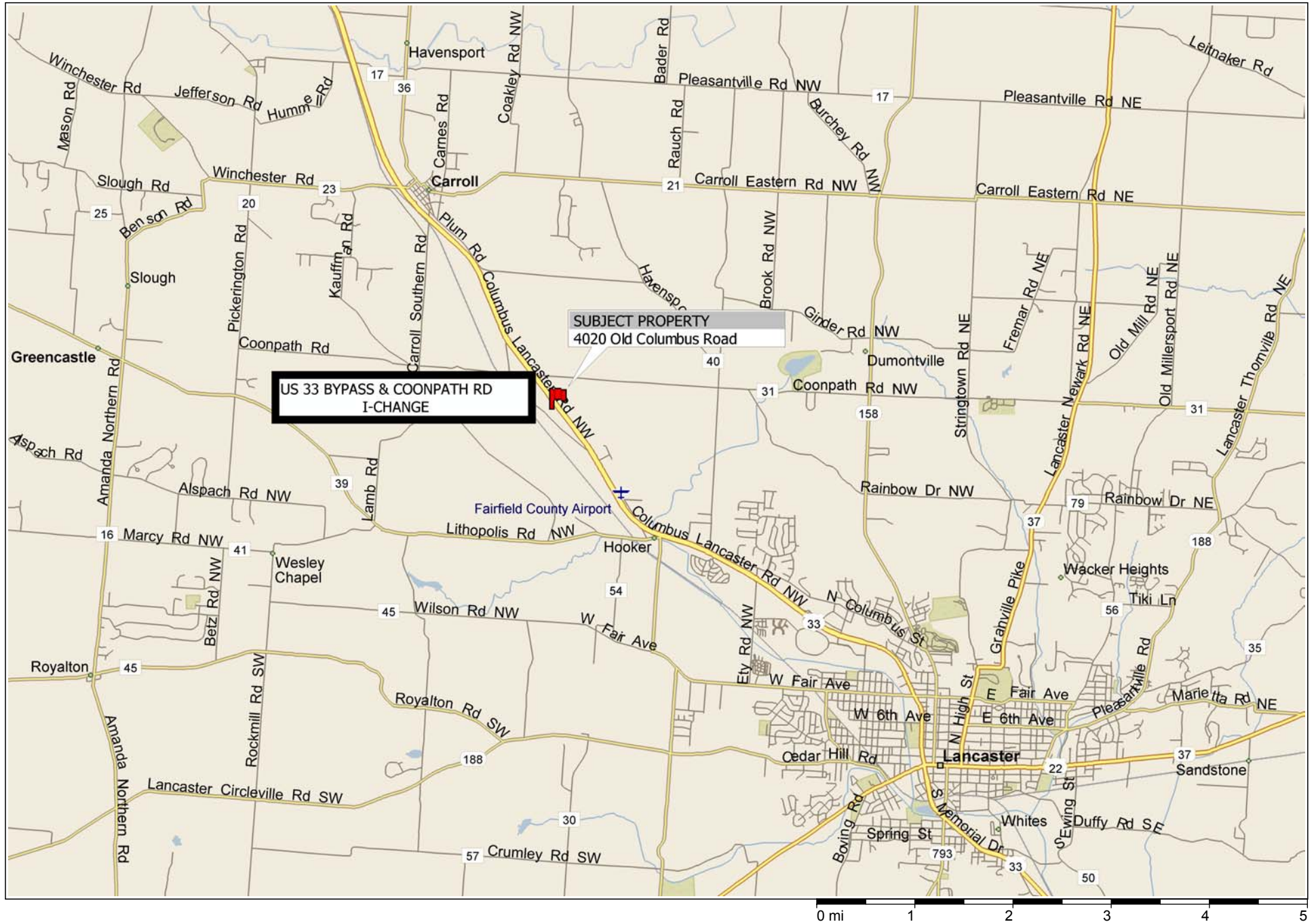
Features

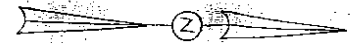
Services AV	Alternate Uses	Primary Photo Source
ELECTRIC	COMMERCIAL	Realtor Provided
GAS	OFFICE	
SANITARY SEW	New Financing	
WATER	CONVENTIONAL	

Remarks

Excellent development opportunity in growth corridor! Great site for Office flex,office showroom, retail! 1,100 ft.+ frontage & visibility on Cols Lanc Rd NW (AKA Old US 33)! ~1,000 ft. S of Coonpath & Cols Lanc Rd NW Signalized Intersection. All utilities. Owner will consider splits.

4020 OLD COLUMBUS ROAD VICINITY MAP





Paul F. Schneider
DB 276 PG 400
5.594 Acres

Cecil G. Luciani Rexroad
DB 262 PG 136
56.866 Acres

296+13.1
85 LF

N 00° 59' 38" W

1069.31'

1254.96'

E. Canal (Abandoned)
N 52° 02' 06" W ~ 981.48'

19.596 ACRES

SUBJECT

Highway Easement
DB 277 PG 47
4.89 Ac.

19.139 ACRES

OLD COLUMBUS RD.
N 45° 07' 54" W
653.02'

Jon P. & Shirley K. Detwiler
A. Jack & Ethel Stutz
DB 263 PG 158
22.313 Acres

533° 55' 38" N
198.56'
N 83° 51' 56" W
138.74'

E SR 33 R 88 PG 27
S 42° 13' 51" E
1161.42'

500° 33' 34" E
1369.57'

368.31'

628.47'
562.44'

Section 20
500° 37' 58" E ~ 1688.88'

281+72.8
105 LF

285+47.26

286+44.6
30' RT.

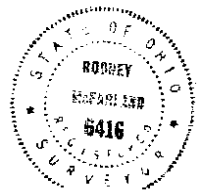
Section 21

NE Corner
Section 20
Mark Found

STATE OF OHIO
FAIRFIELD COUNTY
GREENFIELD TOWNSHIP
T-15 R-19
SECTION 20

Division of:
Charles M. & Hazel L. Foor Property
DB 206 PG 156

Scale 1" = 200'
• = Point Set
- - - = Point Found



Rodney McFarland

THOMAS E. TOBIN & ASSOC.
314 BECK KNOB ROAD
LANCASTER, OHIO 43120

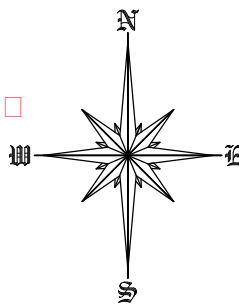
PROPOSED SPLITS

8.24 ACRES- \$499,900

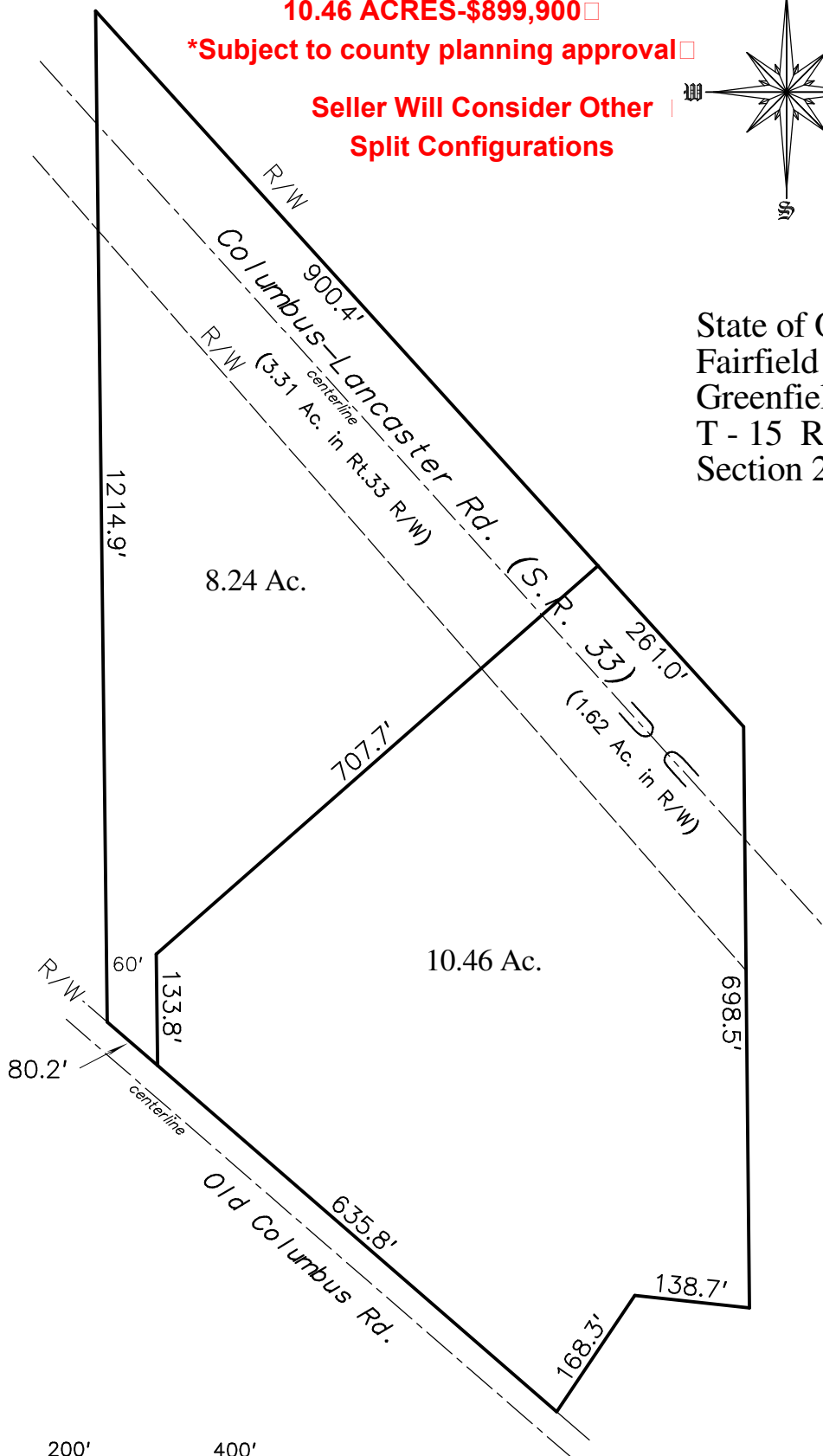
10.46 ACRES-\$899,900

***Subject to county planning approval**

**Seller Will Consider Other
Split Configurations**



State of Ohio
Fairfield County
Greenfield Township
T - 15 R - 19
Section 20



SCALE: 1 Inch = 200 Feet
preliminary 3



Barbara Curtiss
 Fairfield County Auditor
 GIS Department
 210 East Main Street
 Lancaster, Ohio 43130-3582
 (740) 687-7122

LEGEND

- Parcel Boundaries
- Tract Lines

Orthophotography, Spring 2006

Disclaimer

All data used by Fairfield County and the GIS Department has been developed and obtained by the County Auditor's Office. All GIS data layers are provided as they are. There is no warranty, expressed or implied, for any use of the data. The user assumes all liability for any use of the data. The user agrees to hold the County Auditor's Office and the GIS Department harmless for any use of the data.

All data shown here is for informational purposes only and is not intended to be used for any other purpose. The user assumes all liability for any use of the data.

If you have any questions or need more information, please contact the GIS Department.

Printed by the Fairfield County Auditor's Office, GIS Department on 05/03/2007

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013-00508.00

Greenfield Township
Fairfield County, Ohio

May 3, 2007

0 250 500 1,000 Feet









2' CONTOURS

SUBJECT



Barbara Curtiss
 Fairfield County Auditor
 GIS Department
 210 East Main Street
 Lancaster, Ohio 43130-3582
 (740) 687-7122

LEGEND

-  Parcel Boundaries
 -  Tract Lines
 - Contour Data**
 -  Intermediate Contour Line
 -  Index Contour Line
 -  Hidden Contour Line - Intermediate
 -  Hidden Contour Line - Index
- Orthophotography, Spring 2006

Disclaimer

All information by Fairfield County Auditor's GIS Department has been developed using standard MapInfo software. All GIS data layers are derived from the Ohio State Plane Coordinate System, NAD83, North American Datum (NAD83) U.S. Foot (US Foot) North American Datum Vertical Datum (NADVD83, Ohio - Oamysv714).

All information does not constitute a warranty that an existing building or other structure is correct, complete or in compliance with applicable laws, regulations or codes and is not to be used for a particular purpose.

If additional information is required, please contact the GIS Department.

Prepared by the Fairfield County Auditor's GIS Department on 05/03/2007.

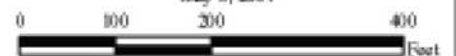
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013-00508.00

**Greenfield Township
 Fairfield County, Ohio**



May 3, 2007







**SUBJECT
19.19 ACRES**



Barbara Curtiss
Fairfield County Auditor
GIS Department
210 East Main Street
Lancaster, Ohio 43130-3882
(740) 687-7122

LEGEND

-  Parcel Boundaries
 -  Tract Lines
- Orthophotography, Spring 2006

Disclaimer

All information by Fairfield County Auditor GIS Department has been developed using Microsoft Map/Source/StreetView. All GIS data layers are derived from the official State Plane Coordinate System, NAD83, North American Datum 1983 (NAD83) UTM Zone 18N UTM 18N 18N 18N North American Datum Vertical Datum (NAD83) Ohio - Geoid 1996.

All data shown are best available to the extent that we can reasonably anticipate a large scale or other work derived, complete as of 5/3/07. Fairfield County GIS Department reserves the right to update this data to be used in a public use project.

If you need additional information or have questions, please contact the GIS Department.

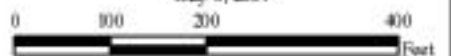
Printed by the Fairfield County Auditor, GIS Department on 5/3/07.

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013-00508.00
Greenfield Township
Fairfield County, Ohio



May 3, 2007



ARTICLE XXI**(I) INDUSTRIAL DISTRICT****Section 21.01 Purpose**

The purpose of the Industrial District is to provide suitable areas for a range of industrial activities, while protecting the character of adjacent and nearby residential and commercial areas. Permitted uses within the Industrial District must operate:

- A. Primarily within enclosed structures.
- B. With minimal adverse environmental or economic impact on adjacent properties.
- C. Free from noise, odor, dust, smoke, light, glare or vibration at levels in excess of the average level on adjacent streets and properties.
- D. Without imposing unusual burdens upon utility or governmental services.

Section 21.02 Permitted Uses

- A. Manufacturing, compounding, processing, assembling, packaging, or treatment of goods, materials, and products, consistent with the purpose of the I District.
- B. Warehousing, distribution and related uses, including truck and transfer terminals.
- C. Administrative, professional and business offices associated with and incidental to another permitted use.
- D. Structures associated with the drilling for or extraction of oil or natural gas, provided such structures is removed within six (6) months from abandonment of the well.
- E. Outdoor advertising, subject to the requirements of Article XXVIII of this Resolution.

- F. Similar uses, as determined by the Board of Zoning Appeals, in accordance with the provisions of Section 11.02.05 of this Resolution, and the purpose of the Industrial District.

Section 21.03 Conditional Uses

- A. Motor vehicle storage and salvage yards, provided those uses meet applicable State requirements related to fencing and other standards.
- B. Contractor equipment and storage yards, provided adequate fencing and screening devices are installed.
- C. Quarrying or mining operations, provided that all County, State and federal regulations are met and licenses are obtained. The Board of Zoning Appeals may impose additional requirements as may be reasonable and appropriate.
- D. Sanitary landfills and similar facilities for the processing and/or disposal of waste materials, provided that all required licenses and permits are obtained. The Board of Zoning Appeals may impose additional requirements as may be reasonable and appropriate.
- E. Other uses of an industrial nature not otherwise provided for in this Resolution.
- F. Properties zoned I-1 Industrial prior to the effective date of this zoning resolution may be used as permitted under B-1 Business District except for dwelling units as listed under Article XVII, Section 17.03 C.

Section 21.04 Minimum Development Standards

21.04.01 Minimum Lot Area

No minimum lot size is required; however, all principal and subordinate uses and structures, including parking and paved areas, shall be located not less than 500 feet from any district where residences are a permitted use, and not less than 50 feet from any other zoning district.

21.04.02 Minimum Lot Width

No minimum lot width is required; however, all lots shall abut a publicly dedicated and improved street and shall have adequate width to provide for yard spaces and parking areas.

21.04.03 Side Yards

When abutting a non-residential zoning district, twenty (20) feet for structures, ten (10) feet for paved areas; when abutting a residential zoning district, 100 feet for structures, fifty (50) feet for paved areas, subject to the requirements of Section 21.03 above.

21.04.04 Front Yard Depth

Any new structure or parking area must be located not less than 150 feet from the centerline of the road or highway on which the use has frontage.

21.04.05 Minimum Rear Yard Depth

Minimum rear yard depth shall be required so as to meet the requirements of Section 21.04.01 of this Resolution.

21.04.06 Trash and Garbage Control

All trash and garbage shall be stored in container systems, which are located and enclosed so as to effectively screen them from view.