

FOR SALE

\$189,900

6348 Livingston Ave, Reynoldsburg, OH 43068

- 1.82 acres of development land located on E. Livingston Avenue
- East Of Brice Road in Reynoldsburg, OH
- Zoned Innovation to allow for a wide variety of uses.
- Adjacent to large retail center
- Asking \$189,900



BEST CORPORATE REAL ESTATE
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We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full

Land/Farm-Development



Status: Active
List Number: 223026832

List Price: \$189,900
Original List Price: 299,000
VT:

Parcel #: 001269
Addl Parcel Numbers:
Previous Use:
Tax District: 060

Traffic Count PerDay:
Zoning: Innovation

Acreage: 1.82
Minimum Acreage:
Minimum SF Avail:
Tillable Acres:
Lot Size (Front):

Lot Size (Side):
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage:
Useable Acres:

Res Dwelling/Other Structure: No
of Dwellings:
Year Built:
Building Sq Ft:

Year Remodeled:
of Buildings:
Built Prior to 1978: No
Possession:

General Information

Address: 6348 E Livingston Avenue
Between Street: Brice Road & Steckel Road
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Reynoldsburg
County: Franklin
Multiple Parcels: No

Zip Code: 43068
Corp Limit: Reynoldsburg
Township: None
School District: REYNOLDSBURG CSD 2509 FRA CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly):
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year:
Price Per Acre:
Addl Acceptance Cond: None Known

Net Operating Income: 0
Total Expenses: 0
Assessment:
Mortgage Balance:

Features

Sewer:
Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

Property Description

1.82 acres of development land located on E. Livingston Avenue · East Of Brice Road in Reynoldsburg, OH · Zoned Innovation to allow for a wide variety of uses.
· Adjacent to large retail center · Asking \$299,000

Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:

SlrCns:

SlrAst:

Concession Comments:

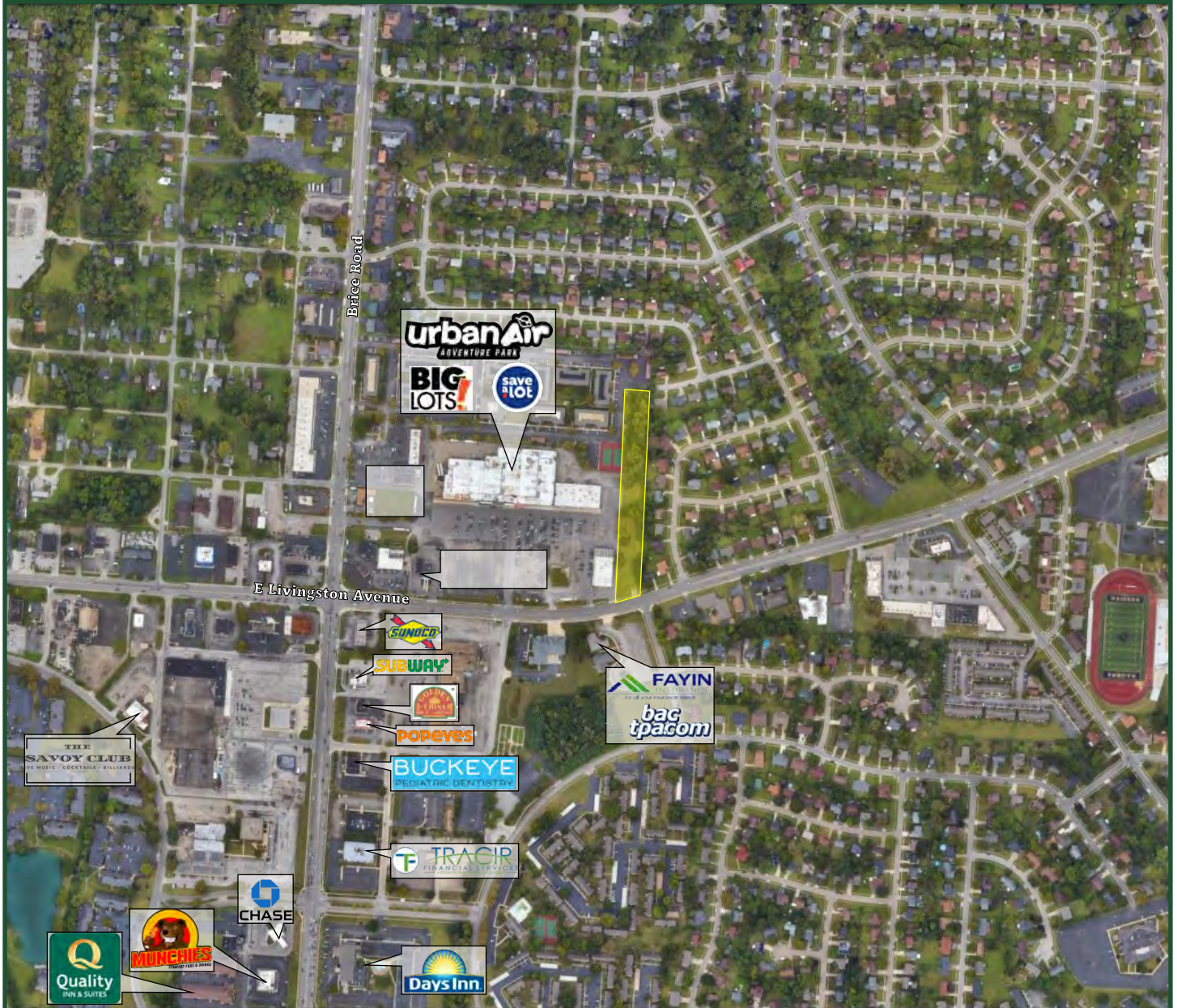
Sold Non-MLS: No

Prepared by: Randy J Best

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Aerial



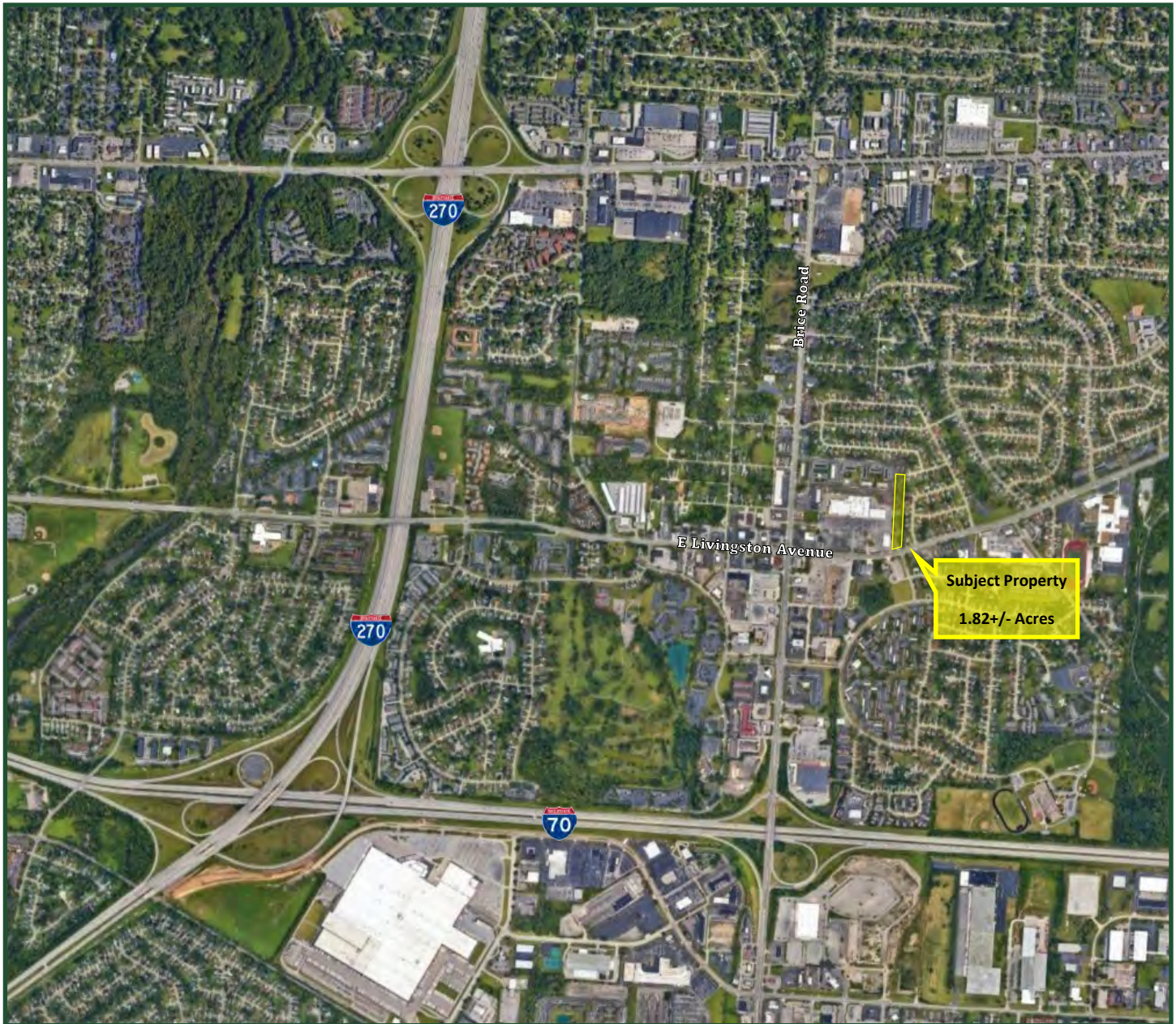
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SECTION 1103.23**INNOVATION ZONE (I)****I. Purpose and Intent**

A. Innovation (I) Zone incorporates a mix of industrial and office uses that will facilitate the creation of economic centers that will serve Reynoldsburg and surrounding communities. The existing development pattern in the I Zone is traditional, auto-oriented retail and commercial development. The desired development pattern includes the construction of signature industrial/flex buildings to facilitate access to I-70 and I-270. New construction should be well-designed and site plans should incorporate attractive landscaping, streetscape elements and signage. Pedestrian crossing should be incorporated throughout the zone.

II. Uses

A. The following uses are either permitted or conditional uses as indicated in the following chart:

	DISTRICT USES
PERMITTED USES:	• Air Transportation Services • Auction Facility(See definition) • Beverage - Brewing and Distilling (See definition) • Beverage - Distribution • Beverage - Non-Alcoholic Production • Boarding/Kennel • Community Facility - Activity Center • Community Facility - Government Administration and Courts • Community Facility - Outdoor Recreation • Community Facility - Park • Community Facility - Public Health Safety • Community Facility - Trail • Equipment Repair - Heavy • Equipment Repair - Light • Event Center - Private Events and Conferences • Event Center - Public Meetings and Conventions • Financial Services and Banking -with drive thru (See 1105.13(K)) • Financial Services and Banking without drive thru • Food Service - Commissary/Bakery • Food Service - Processing • Food Service - Production • Forestry • Garden Center - Indoor and Outdoor • Health and Wellness - Clinic • Health and Wellness - Fitness Facility/Gym • Library • Manufacturing - Artisan • Manufacturing - Heavy • Manufacturing - Light • Medical - Clinic • Medical - Emergency Services • Medical - Full Service Hospital • Medical - Office • Medical - Outpatient and Urgent Care • Medical - Psychiatric Facility - Standalone • Medical - Standalone Emergency Services • Museum • Office - Corporate • Office - Data Processing/Call Center

DISTRICTS AND ZONES

DISTRICT USES (CONT.)	
PERMITTED USES:	• Office - Professional Services • Overnight Lodging - Boutique Hotel • Overnight Lodging - Hotel • Plant Cultivation • Printing and Publishing • Religious Assembly • Research Facility/Laboratory • School - College/University • School - Trade • Shelter • Storage - Contractor • Storage - Commercial Gases • Studio - Art • Studio - Gymnastics/martial arts • Vehicle Care Services - Washes • Vehicular Care Services - Major • Vehicular Care Services - Minor • Vehicular Repair - Heavy • Vehicular Repair - Light • Veterinary • Visual Arts Center • Warehouse - Large Format • Warehouse - Small Format

DISTRICT USES (CONT.)	
CONDITIONAL USES:	• Child Day Care - Center • Community Facility - Detention and Corrections • Food Sales - Farm Market • Food Sales - Small Format Grocery • Indoor Recreation Enterprise • Junk Storage and Sales • Medical Marijuana - Dispensary • Medical Marijuana Facility - Cultivation & Processing • Mineral Extraction/Processing • Outdoor Recreation Enterprise • Outdoor Processing - Agriculture • Outdoor Processing - Composting • Outdoor Processing - Concrete and Asphalt • Power Generation Facility • Power Substation Facility • Private Club • School - Primary • School - Secondary • Shooting Range - Indoor • Storage - Self-Store (See 1105.13 (E)) • Storage - Vehicular and Boat • Tattoo/Piercing Establishment • Vehicular Sales - Automobiles • Vehicular Sales - Motorcycles • Vehicular Sales - Boats • Vehicular Sales - Recreational Vehicles

III. Development Standards

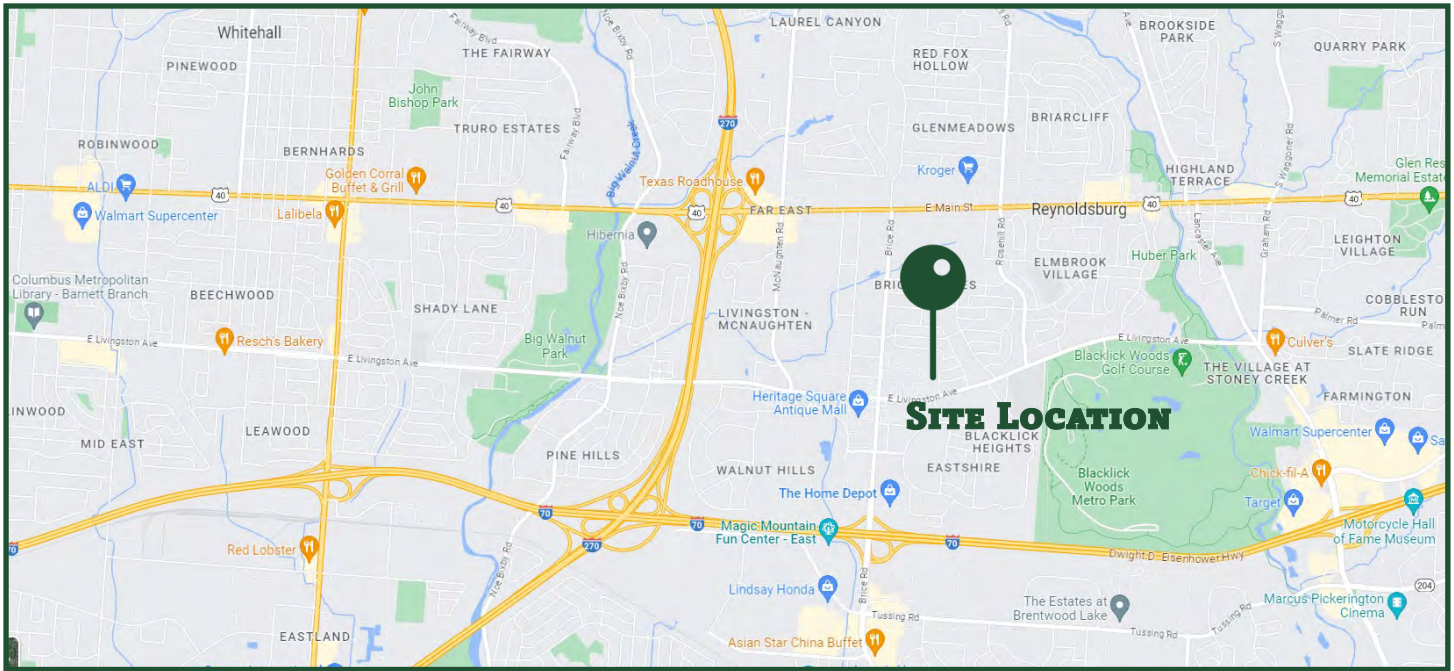
The Innovation Zone includes office, industrial, and warehouse typologies with on-street and off-street parking.

LOT DIMENSIONS	LOT SIZE (MIN. SQ. FT.)	NA
	LOT SIZE (MAX. SQ. FT.)	NA
	LOT WIDTH (MIN. FT.)	200
	LOT WIDTH (MAX. FT.)	NA
	LOT DEPTH (MIN. FT.)	150
	LOT FRONTAGE (MIN. FT.)	80
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	NA
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	10
	FRONT YARD SETBACK (MAX. FT.)	20
	SIDE YARD SETBACK (MIN. FT.) (EACH SIDE)	20
	SIDE YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	40
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	NA
	REAR YARD SETBACK (MIN. FT.)	40
	REAR YARD SETBACK (MIN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	35
	BUILDING HEIGHT (MAX. FT.)	75
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	NA
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC.	70%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)*	NA
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	NA
	OPEN SPACE (MIN.)	NA
	OPEN SPACE (MAX.)	NA

*DETENTION PONDS INCLUDED IF DESIGNED AS AN AMENITY AND COMMUNITY FEATURE. (I.E. FENCING, LANDSCAPING, NATURAL FEEL)

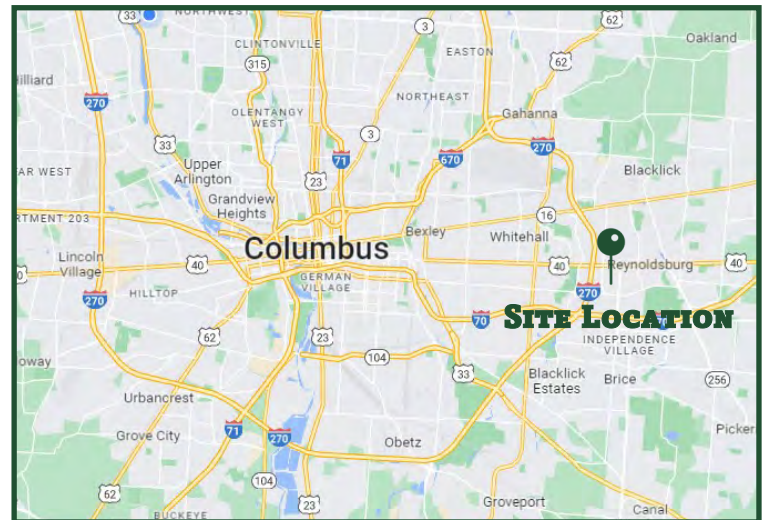
DISTRICTS AND ZONES

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	Side or Rear Yards
	ADU HEIGHT (MAX. FT.)	NA
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	35
PARKING LOCATION	LOCATION	Front or side yards, well-screened
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any two: Wall; Monument, Awning
DESIGN	DESIGN STANDARDS	Natural materials on front facade
	SITE PLAN STANDARDS	NA
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA



TRAFFIC COUNT

Street	Avg Daily Volume
RAMP FROM BRICE RD - BRICE RD	17,932
MC NAUGHTEN RD -MC NAUGHTEN WOODS DR	13,686
RAMP FROM IR70 EB - BRICE RD	12,817



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (year) 	9,034	73,111	170,280
Households (year) 	6,961	38,103	84,438
Avg Household Income (year) 	\$47,091	\$55,371	\$55,791

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THE CITY OF COLUMBUS

Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a
Business

#5

City for
Entrepreneurs and
Startups

"Columbus is the #1 rising city for startups and
the top remerging city for venture capital"

FORBES MAGAZINE

Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.columbusregion.com and The One Columbus Organization

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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

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