

For Sale



0 Milford Avenue, Marysville, Ohio 43040

Residential Land For Sale in Marysville, Ohio

- ± 5.63 Acres for Sale in prime Marysville location.
- Easy access to Milford Avenue, and local Marysville amenities.
- Approved Planned Development for 38 Homes
- Land is ready for development with approval from the City of Marysville for attached single family/duplexes construction, with design proofs in hand.
- Ample local construction, restaurants, shopping centers, new builds, and population to support future growth.
- Featured Amenities for proposed development include: Basketball/Pickleball Court, Playground with Dedicated Equipment, Separate Playground Swingset, 4 Dedicated Community Open Areas.
- Landscaping plan attached, all utilities on site.



Valerie Tivin

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4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Additional Property Information

Legal Information

Legal Property Description	Residential Development Land
Price	\$1,450,000
Parcel Number	29-0019125.0020
Possession	Immediately

Land Information

Land Acreage	± 5.63 Acres
Current Zoning	Suburban Residential District
Jurisdiction and School District	Marysville EVSD

Structural Information

Unit A Square Footage	± 2,560 SF
Unit B Square Footage:	± 2,356 SF
Site Amenities (Optional):	Basketball Court, Pickleball, and a Playground
Site Improvements:	Dedicated Fitness and Park Areas
Planned Structures:	19 Buildings, 38 Homes

Additional Information

Lot Specifics	Easy Access to Downtown
Parcel Benefits	Approved For 19 Buildings with 2 Units Each
Fees and Associations	No Current Associations
Water/Sewer System	Public
Real Estate Taxes	\$2,372.50

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Conceptual Rendering - Building A

Conceptual Renderings - Architectural Elevations



BUILDING A - FRONT ELEVATION DWG-17

Unit A has attached 2-car garage for each unit



BUILDING A - SIDE ELEVATION DWG-18



BUILDING A - REAR ELEVATION DWG-19



BUILDING A - SIDE ELEVATION DWG-20

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Conceptual Rendering - Building B

Conceptual Renderings - Architectural Elevations



BUILDING B - FRONT ELEVATION SHEET 01

Unit B has attached 1-car garage for each unit



BUILDING B - SIDE ELEVATION SHEET 02



BUILDING B - REAR ELEVATION SHEET 03



BUILDING B - SIDE ELEVATION SHEET 04

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Parcel View



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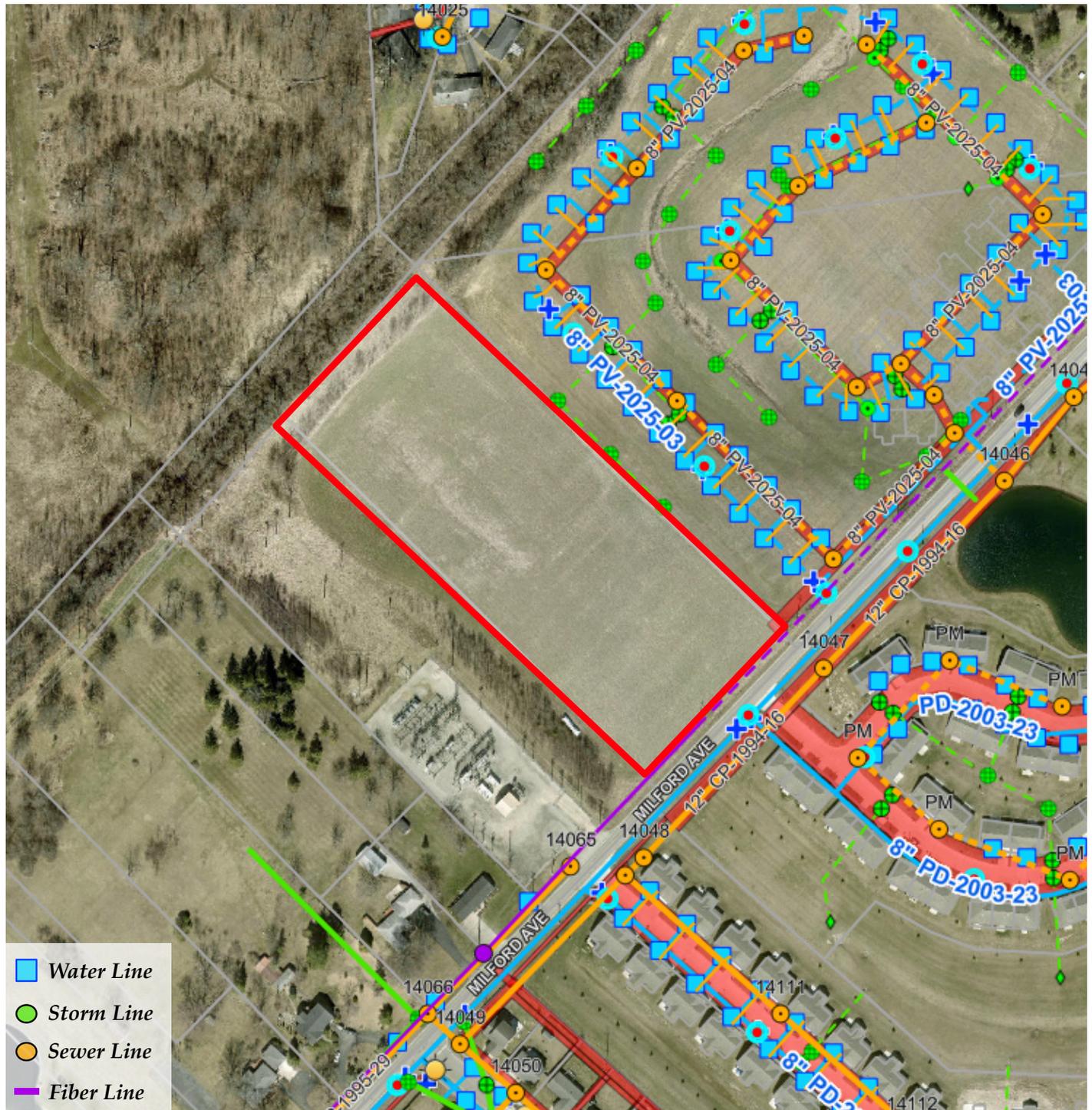
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Utilities View - All Public Utilites at Site



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Nearby Amenities



Data Source: Google Maps

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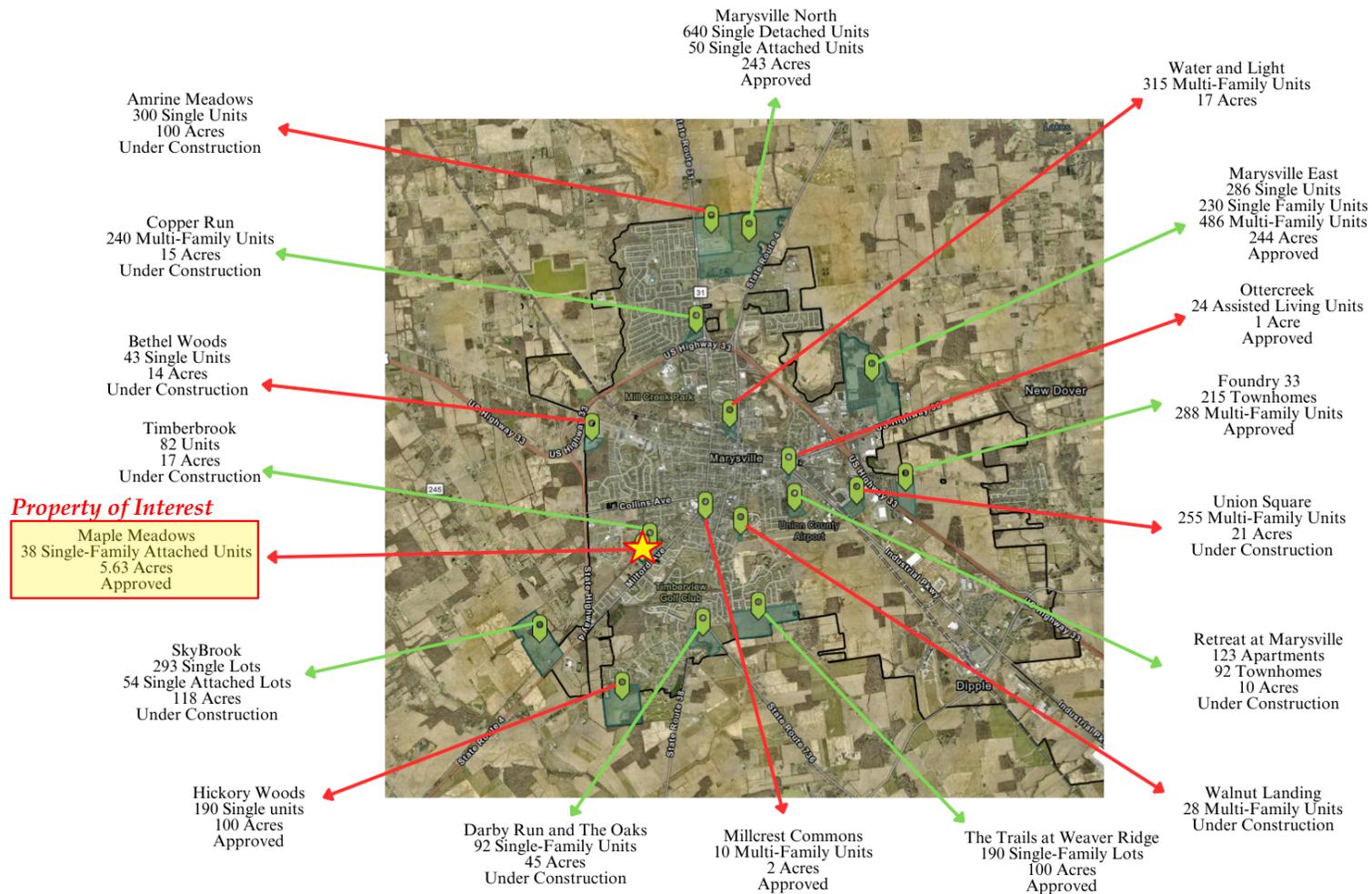
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Nearby Housing Developments



Data Source: Marysvilleohio.org

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Traffic Counts and Regional Demographics



Local Traffic

Milford Avenue	± 3,565 VPD
East Ninth Street	± 4,333 VPD
South Main Street	± 6,709 VPD



Local Demographics

	<i>Within 1 Mile</i>	<i>Within 3 Miles</i>	<i>Within 5 Miles</i>
<i>Population</i>	5,697	17,216	24,458
<i>Households</i>	3,035	11,670	13,245
<i>Avg Household Income</i>	\$40,557	\$64,581	\$68,027

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Regional Overview

Marysville's historic Uptown District, established in 1819, offers a distinctive appeal that sets it apart from typical commercial centers. Its charm stems from over two centuries of history, showcased in remarkable architecture dating from the early 1800s to the early 1900s. Despite its historic roots, Marysville is a vibrant and youthful city with a median age of 35.1 among its 26,000+ residents, fueling a dynamic local economy. The walkable Uptown is a hub of activity, featuring locally owned boutiques, diverse restaurants, and entertainment venues. Upper-level residential units offer an immersive urban experience, complemented by ample parking throughout the town. Marysville's prime location also offers unparalleled access to major urban centers like Columbus, just a 30-40 minute drive away, and convenient connections to surrounding towns like Plain City, a mere 15-minute drive. This strategic proximity allows Marysville to benefit from a broader talent pool and expanded market access, while maintaining its distinct community identity.



39,081

Residents (2024)



14,268

Households (2024)



\$144,705

Median Income (2024)

Local Heritage and Attractions

- Marysville Art League
- All Ohio Air Balloon Festival
- Honda Heritage Center
- Marysville YMCA
- Naturally Crafted Trail
- Wineries and Breweries
- Scenic Covered Bridges and Trails
- Avalon Theatre and Downtown Marysville

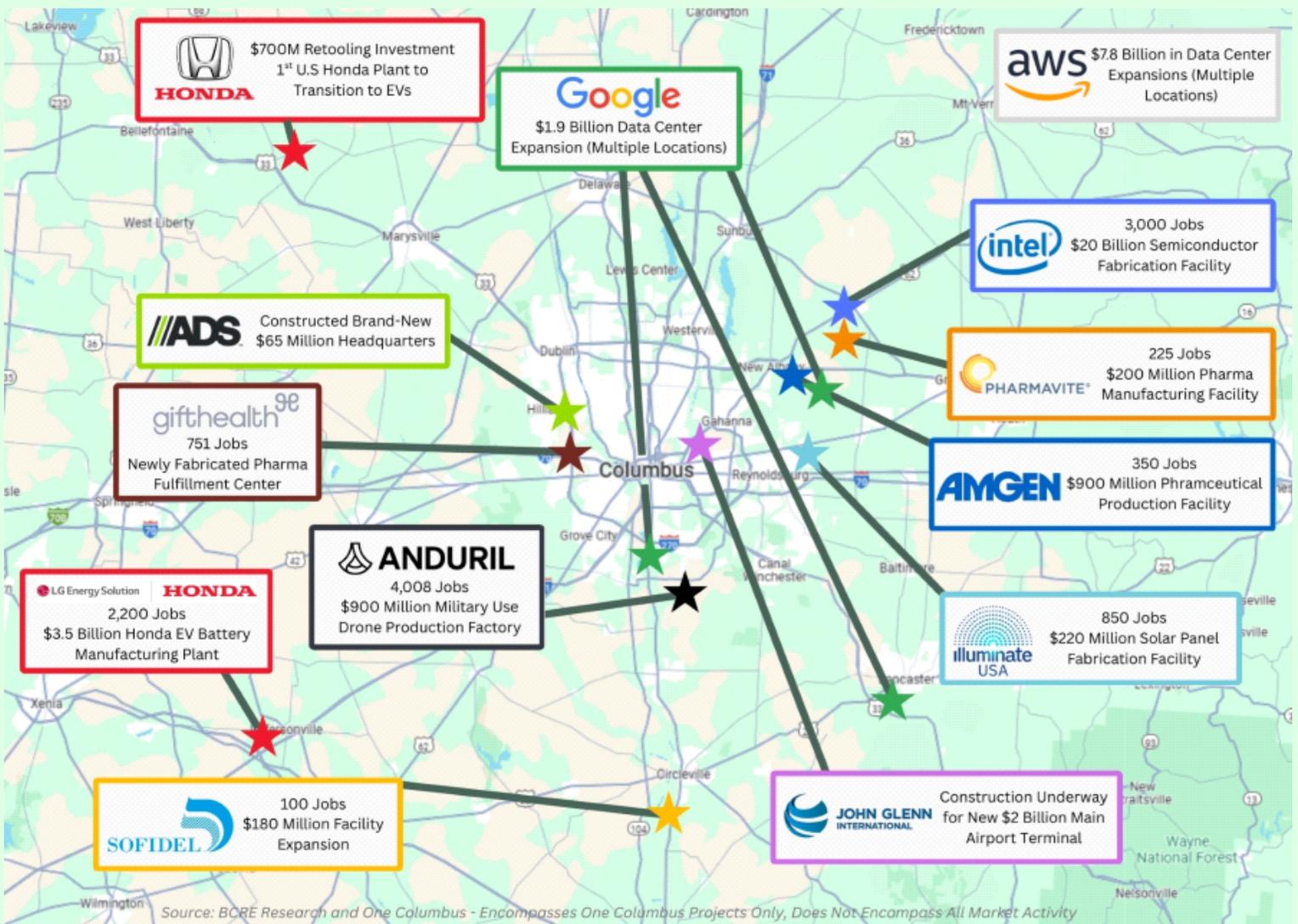
Top Employers:



THE INFORMATION/IMAGES WERE GATHERED FROM marysvilleohio.org, unioncountyohio.com, and zipppia.com

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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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**Disclaimer
And Confidentiality Agreement
- Continued -**

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