

# For Sale



## 123 Milford Avenue, Marysville, Ohio 43040

*Residential Land For Sale in Marysville, Ohio*

- ± 5.63 Acres for Sale in prime Marysville location.
- All Utilities available on site.
- Approved Planned Development for 38-Unit Homes.
- Land is ready for development with approval from the City of Marysville for attached single family/duplex construction, with design proofs in hand.
- Strong Market Comparables: Fisher Homes Skybrook < 1 mi, Pulte Amrine Meadows & Marysville North mega site < 2-3.5 mi away.
- Approximately ± 42,000 Square Feet of Total Community Open Area: Proposed Amenities Include a Garden, Basketball/Pickleball, Playground with Dedicated Equipment, Mail Area, and Other Options.
- Landscaping plan attached. (Site Plan, Photometric, Open Space upon request).



[Click Here to View Property Video](#)

[Click Here to View Concept Rendering](#)

**Valerie Tivin**

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## Aerial Photos



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## Additional Property Information

### Legal Information

Legal Property Description	Residential Development Land
Price	\$1,325,000
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, Pickleball, Garden, 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 000000

*\*Unit A has attached 2-car garage for each unit\**



BUILDING A - SIDE ELEVATION 000000



BUILDING A - REAR ELEVATION 000000



BUILDING A - SIDE ELEVATION 000000

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## Conceptual Rendering - Building B

### Conceptual Renderings - Architectural Elevations



BUILDING B - FRONT ELEVATION 10/17/20



BUILDING B - SIDE ELEVATION 10/17/20

*\*Unit B has attached 1-car garage for each unit\**



BUILDING B - REAR ELEVATION 10/17/20



BUILDING B - SIDE ELEVATION 10/17/20

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## Parcel View



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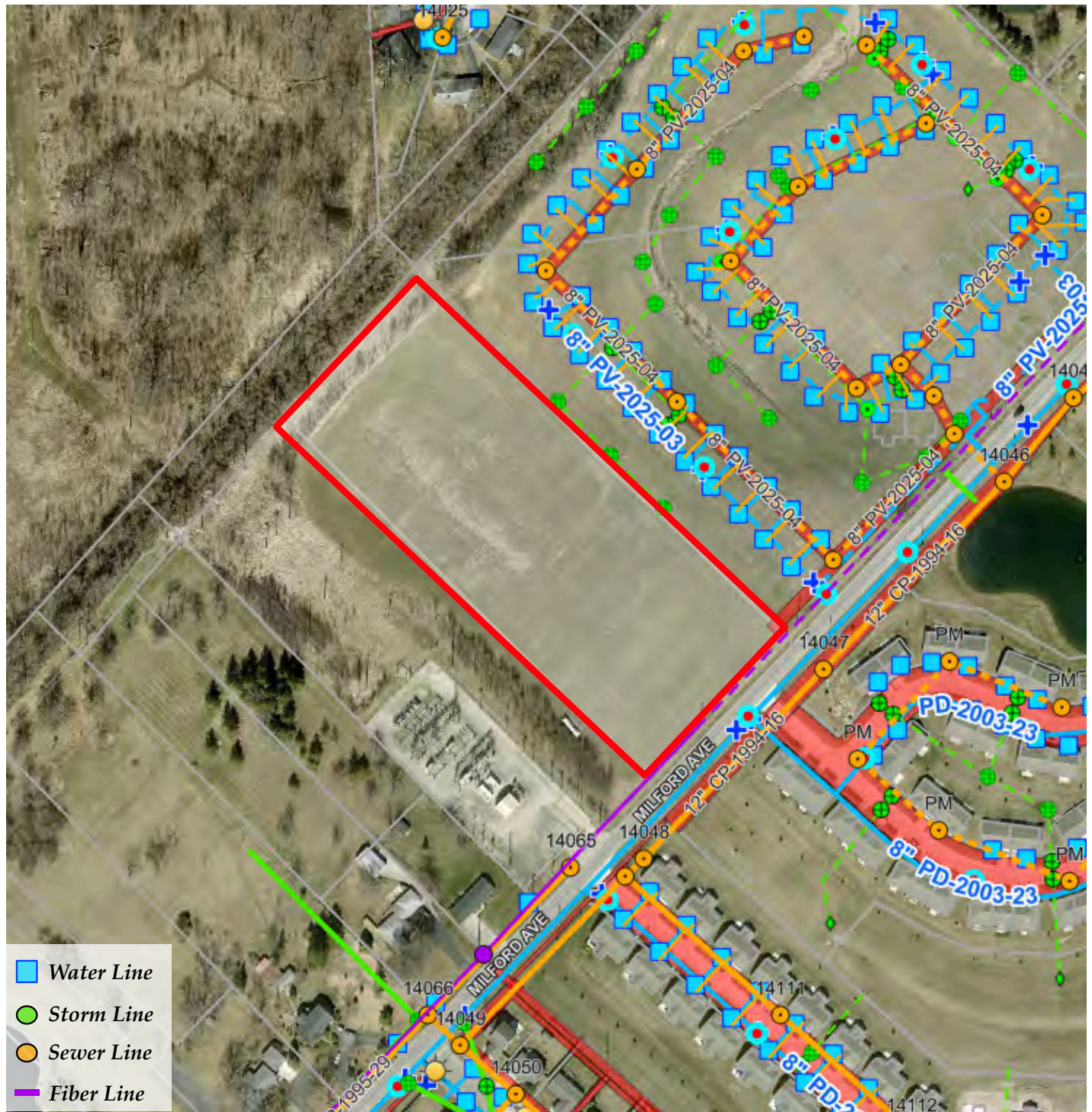
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## Utilities View - All Public Utilites at Site



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## Nearby Amenities



Data Source: Google Maps

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## Surrounding Developments



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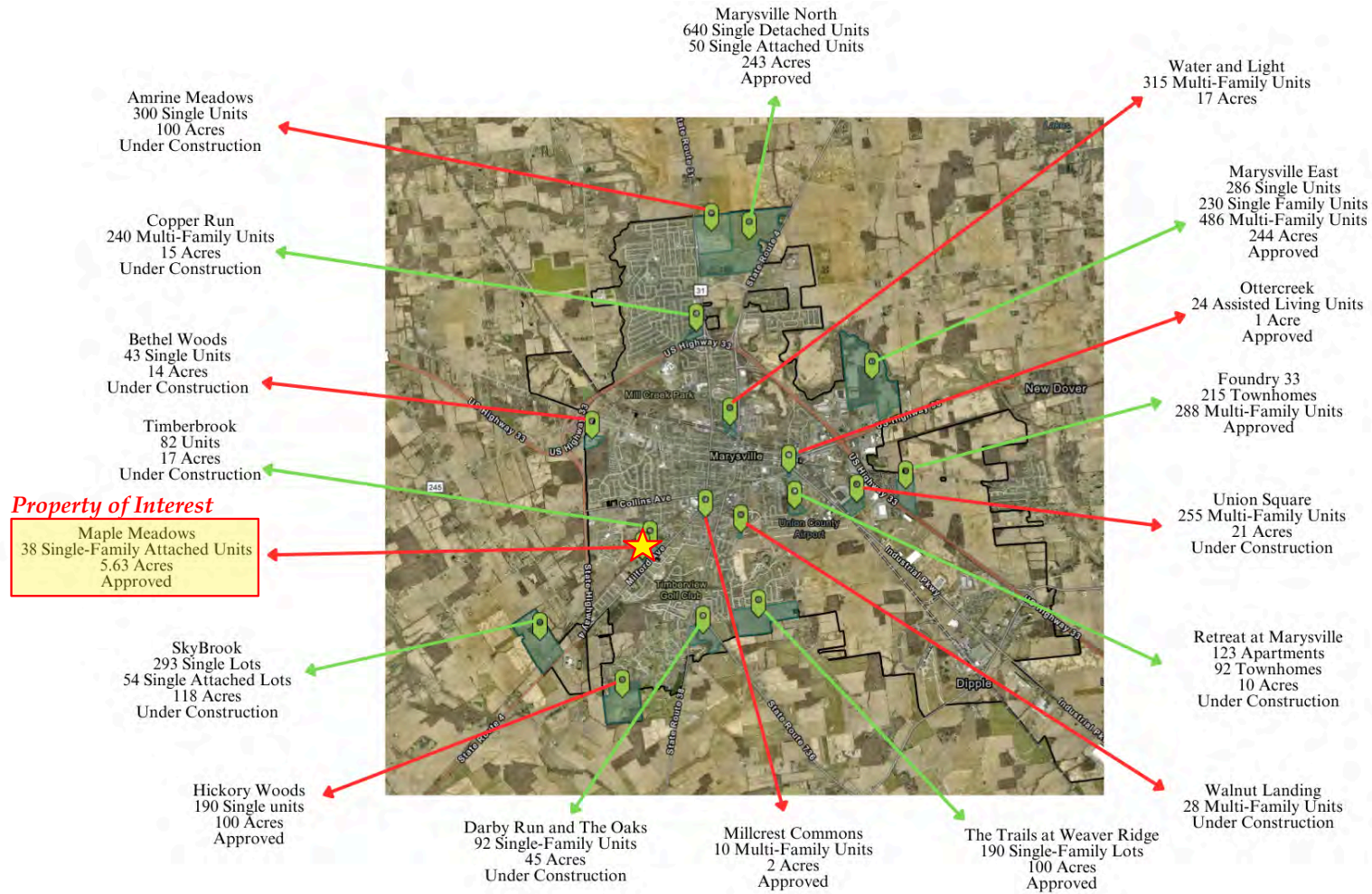
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## Nearby Housing Developments



Data Source: [Marysvilleohio.org](http://Marysvilleohio.org)

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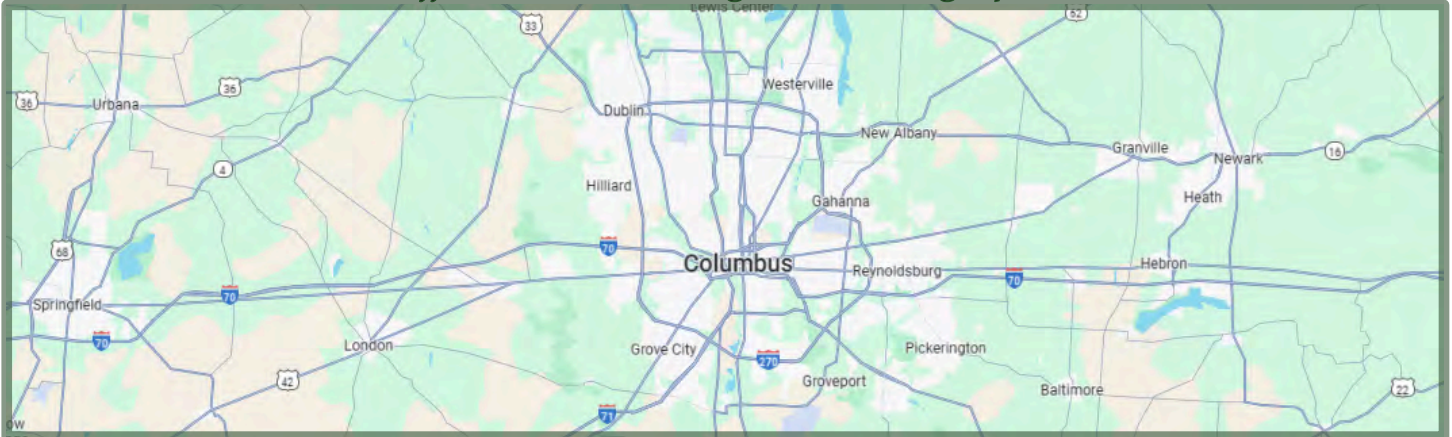
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## Traffic Counts and Regional Demographics



## Local Traffic

**Milford Avenue**

**± 3,565 VPD**

**East Ninth Street**

**± 4,333 VPD**

**South Main Street**

**± 6,709 VPD**



## Local Demographics

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

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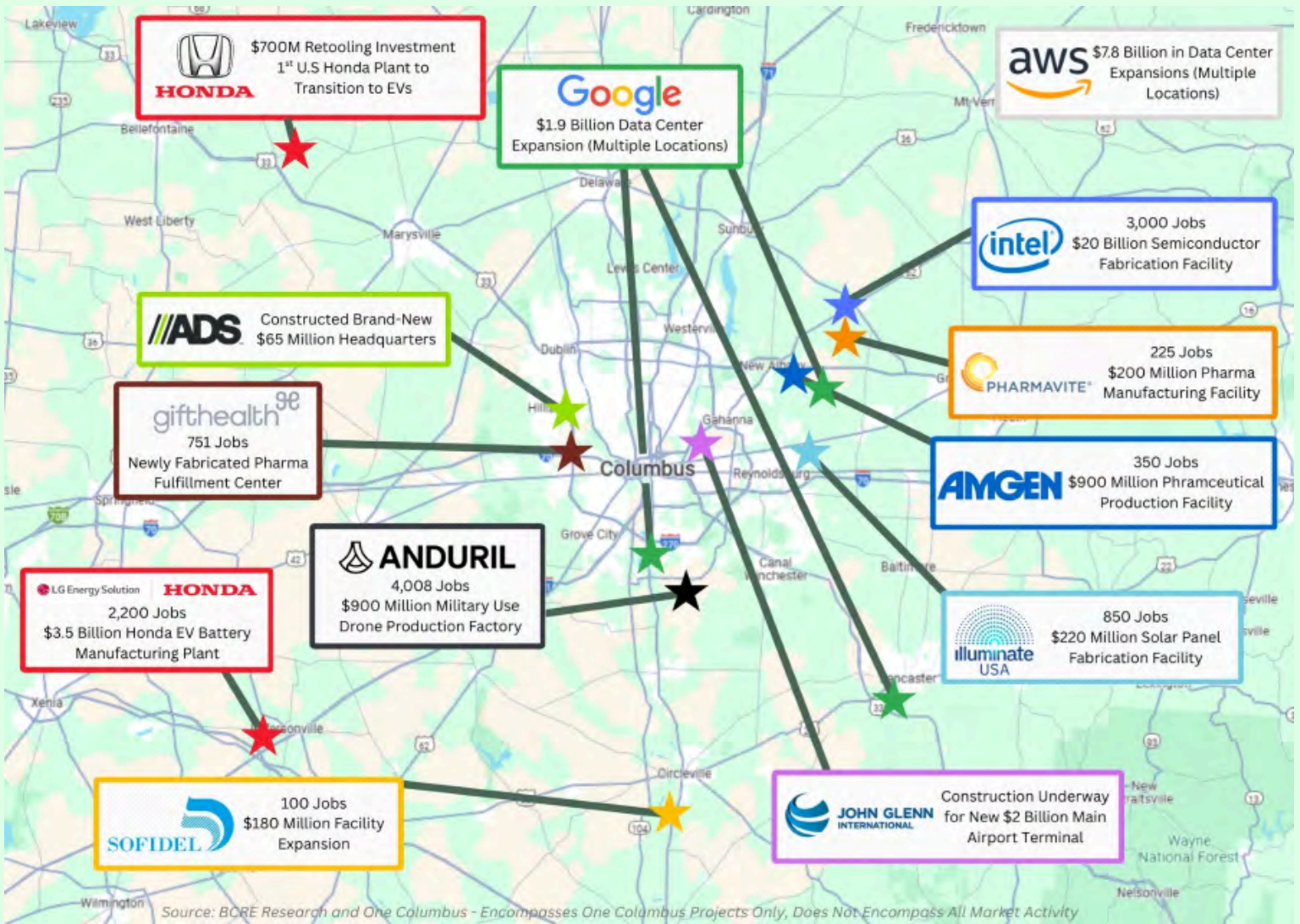
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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- Continued -**

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