

11891 Converse Road

Plain City, OH 43064

For Sale



Multifamily Development Land

Noah Kahkonen

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Plain City, OH 43064

Asking Price

\$1,975,000

Zoning

Residential

Acreage

10.52

10.52± acres of residential development land available at 11891 Converse Road, located in one of the fastest-growing areas of Central Ohio. This prime development opportunity is positioned within a rapidly expanding corridor experiencing significant residential growth and new investment.

The comprehensive plan supports mixed residential/apartment development, making the site well-suited for multifamily or mixed residential concepts.

Utilities are becoming increasingly accessible, with water and sewer infrastructure planned for the area in the near future.

Parcel ID	15-0019036.2000
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County	Union
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Township	Jerome Township
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School District	Jonathan Alder LSD
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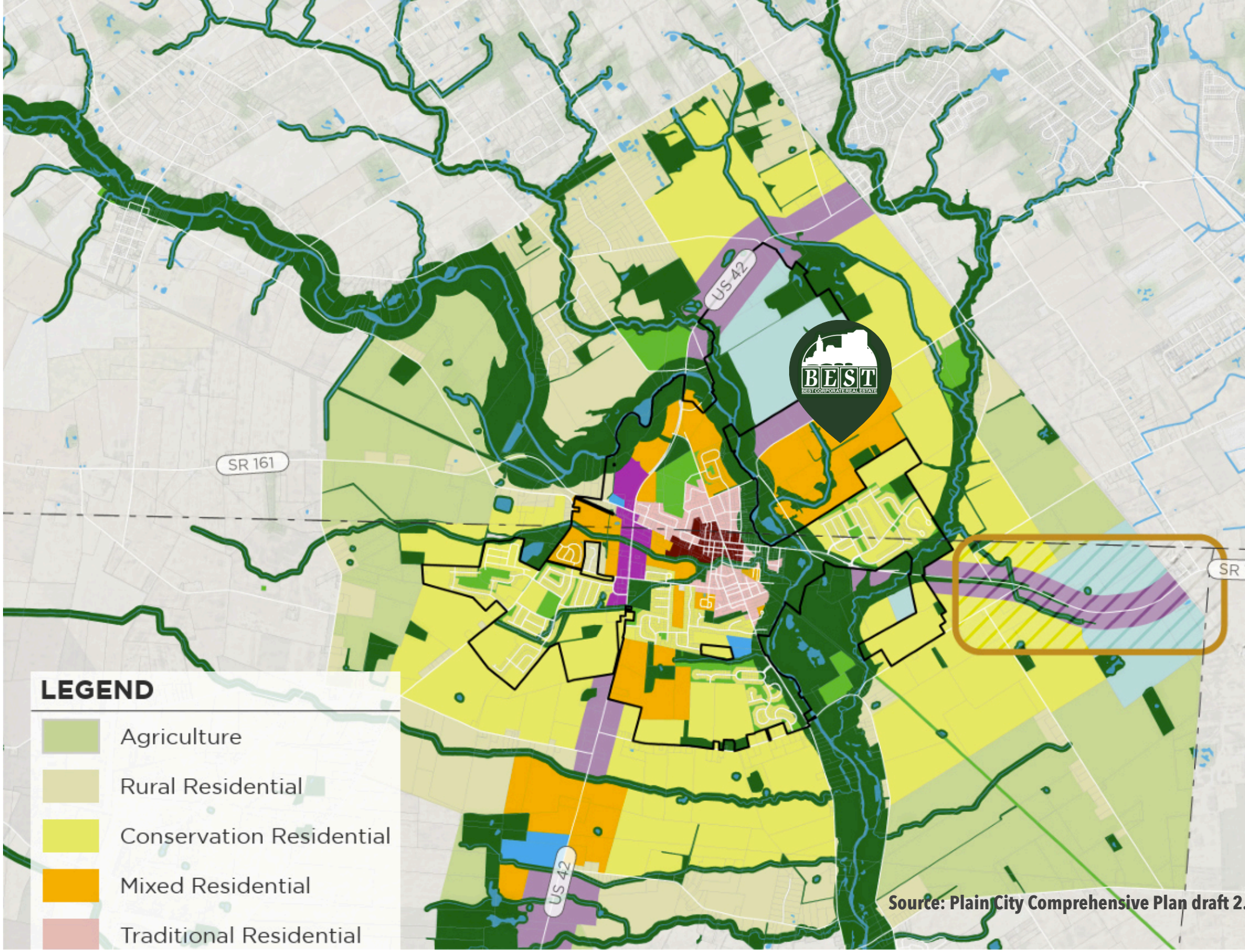
Taxes	\$8,446
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LEGEND

-  Agriculture
-  Rural Residential
-  Conservation Residential
-  Mixed Residential
-  Traditional Residential

Source: Plain City Comprehensive Plan draft 2.0

Mixed Residential



Black Diamond, WA Source: Zillow



Columbus, Ohio Source: Google Earth



Hillsboro, Oregon Source: Zillow.com

Plain City Proposed Comprehensive Plan

The property at 11891 Converse Road is situated within an area the Plain City Comprehensive Plan has proposed for Mixed Residential development. This designation could support a variety of housing types, potentially including single-family detached, attached, and multi-family building types, giving a future developer flexibility in how they approach the site.

The plan envisions development of this nature as cohesive and connected, rather than isolated subdivision. Common neighborhood amenities and open space connections are also contemplated as part of the vision for this land use category.

Plain City is one of the faster-growing communities in Central Ohio, with significant residential development already underway or in the pipeline. A site proposed for Mixed Residential use in this market could be well-positioned as that growth continues westward from Columbus. As with any land acquisition, buyers are encouraged to conduct their own due diligence regarding entitlements, utilities, and development feasibility.

New and ongoing projects



Source: Plain City Comprehensive Plan draft 2.0



Area Overview

Plain City is a village nestled in Central Ohio that offers residents a serene retreat from city life while maintaining proximity to Columbus, the state capital. Situated in Madison and Union counties, it boasts picturesque countryside and a charming small-town atmosphere. The mission of the Village of Plain City is to govern with integrity and fiscal responsibility providing quality services and programs to promote prosperity, safety, and the well-being of its citizens and community. Despite its rural ambiance, Plain City benefits from easy access to major interstates and highways, including, US-33, and US-42, facilitating convenient travel routes throughout the area. Being less than 40 minutes away from John Glenn Columbus International Airport (CMH) ensures accessibility to domestic and international flights, further enhancing its connectivity to the broader region.



4,687
Population



1,612
Households



\$117,972
Average Income





DEMOGRAPHICS

Miles	Population	Income
1	718	\$69,014
3	5,825	\$80,924
5	9,110	\$82,851

Traffic Counts

Converse Road	548
E 5th Street & Plain City-Dublin Road	7,236
Converse Road & Butler Ave	500

Dublin

Plain City

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Listing Agent Contact



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