

# PRIME DEVELOPMENT LOCATION

13.45 TOTAL ACRES - SHOVEL READY



CAREY, OHIO - WYANDOT COUNTY

**COMMERCIAL ZONING - Ideal Hotel Site**

**Lots also suitable for retail, restaurant, office.....**

**\$150,000 per acre**

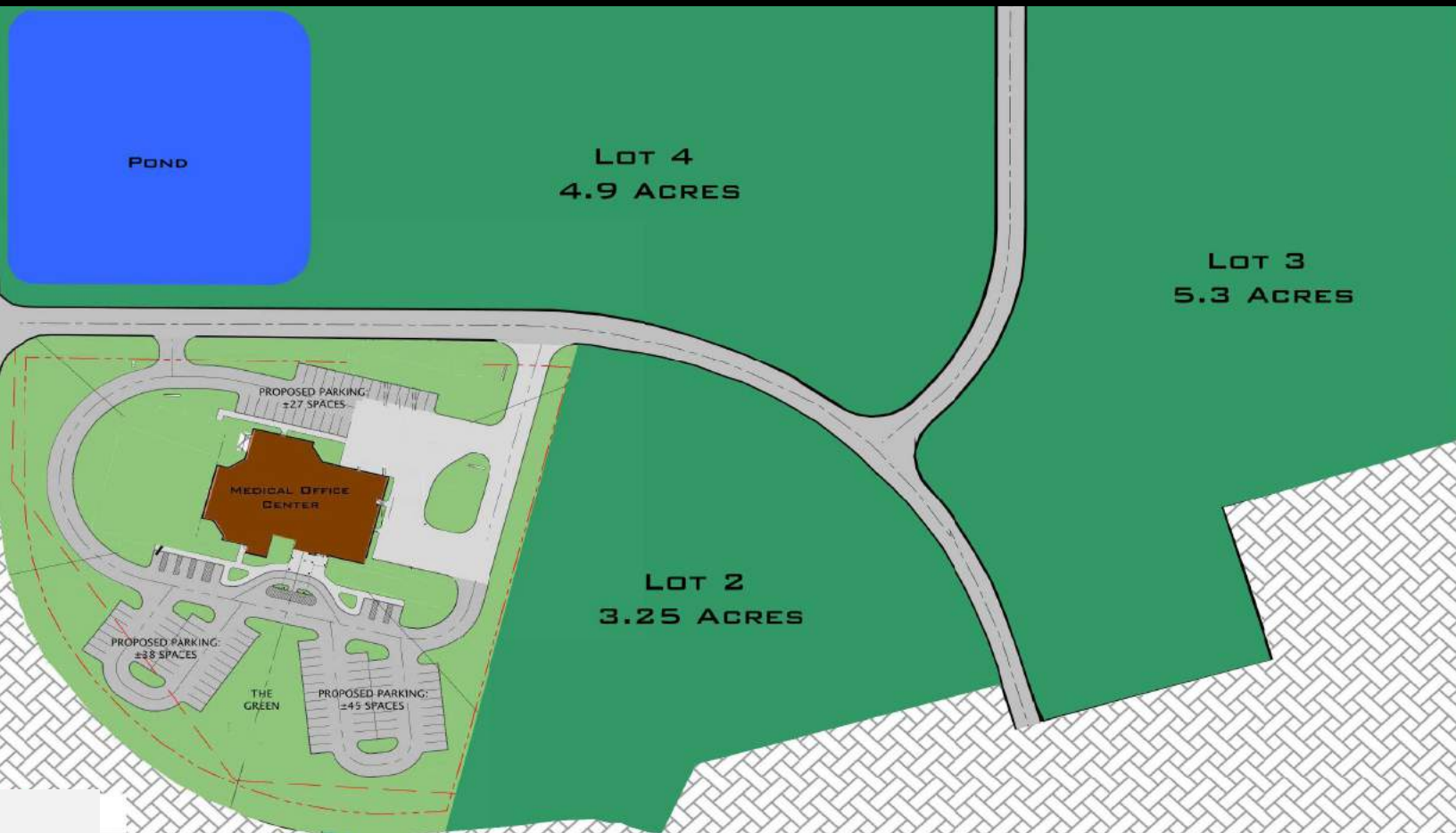


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# Site Features



## B2 - Highway & General Business Zoning

Zoning allows wide variety of commercial uses incl. hotel, retail, restaurant, office, services...

[CLICK HERE](#) for codified ordinances of the Village of Carey, Ohio

Lodging Feasibility Study was completed in September 2018 and is available for review

Property has storm, sanitary, electric, gas, water all available at newly installed streets. New street lighting and curbs. Existing Retention pond in place to service all acreage

New 16,000 SF Medical Center to open 1st Quarter 2019; Casey's General Store to open late 2019

Adjacent to on ramp to OH State Rt 15 (4 lane highway)

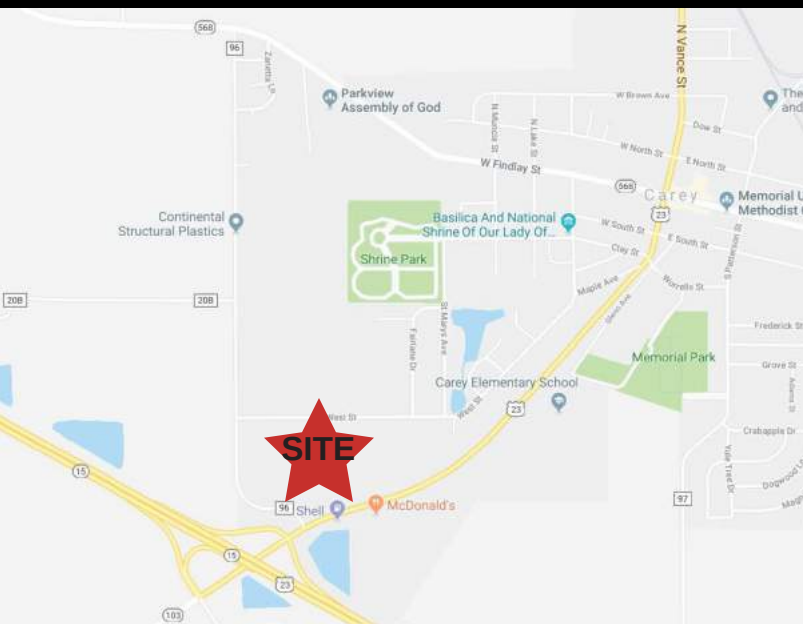
Visible from OH-15 with an average annual daily traffic count of 14,662 vehicles (2017 ODOT data)

Potential for tax incentives/abatements

[CLICK HERE](#) for the Village of Carey, Ohio website



# Surrounding Area



## Village of Carey, OH Incentives and Business Information/Statistics

The Village of Carey has a Community Reinvestment Area (CRA) program, which can offer real property tax incentives on commercial development. The program can abate the increased real property tax liability created as a result of the development (i.e. current property tax for the land would not be abated), and the maximum agreement can be up to 100% abatement for 15 years.

A CRA agreement would need to be finalized with the Village of Carey PRIOR to any construction taking place.

### Wyandot County Economic Development Website

([www.wcoed.com](http://www.wcoed.com)):

• Many recent local business expansions in and near the Village of Carey. Additional information and details available:

- o Casey's General Store (Summer 2019)
- o Blanchard Valley Medical Center - <10 new jobs (currently underway)
- o Hanon Systems USA - 242 new jobs (currently underway)
- o Smith Drug Company - 50 new jobs (2018)
- o Continental Structural Plastics - 37 new jobs (2017)
- o Kalmbach Feeds - 30 new jobs (2017)
- o Wagner Ford - 16 new jobs (2017)
- o Vaughn Industries - 75 new jobs (2016)

• Within the Village of Carey labor shed (45 mile radius):

- o Total Workforce = 378,612
- o Unemployment Rate = 4.22%
- o Average Household Income = \$73,804
- o More labor statistics can be found using the online query tool at our listing for the Sheriden Subdivision here: [http://ohiolocal.zoomprospector.com/default.aspx?DID=SITES\\_bbfce3c4-07fd-4061-b6b7-b81e3ed7a733&TB=DEMOGRAPHICS&radius=45&Units=1](http://ohiolocal.zoomprospector.com/default.aspx?DID=SITES_bbfce3c4-07fd-4061-b6b7-b81e3ed7a733&TB=DEMOGRAPHICS&radius=45&Units=1)

