

# Central Park of Gahanna

# Development Sites For Sale



## Distance to:

John Glenn Intl Airport	2.4 miles
Downtown Columbus	8.5 miles
Easton Town Center	5.3 miles
Gahanna	2.3 miles
New Albany/Intel	7.5 miles

- Property in between Downtown Columbus and New Albany Intel site.
- Development sites with minimal land-use restrictions.



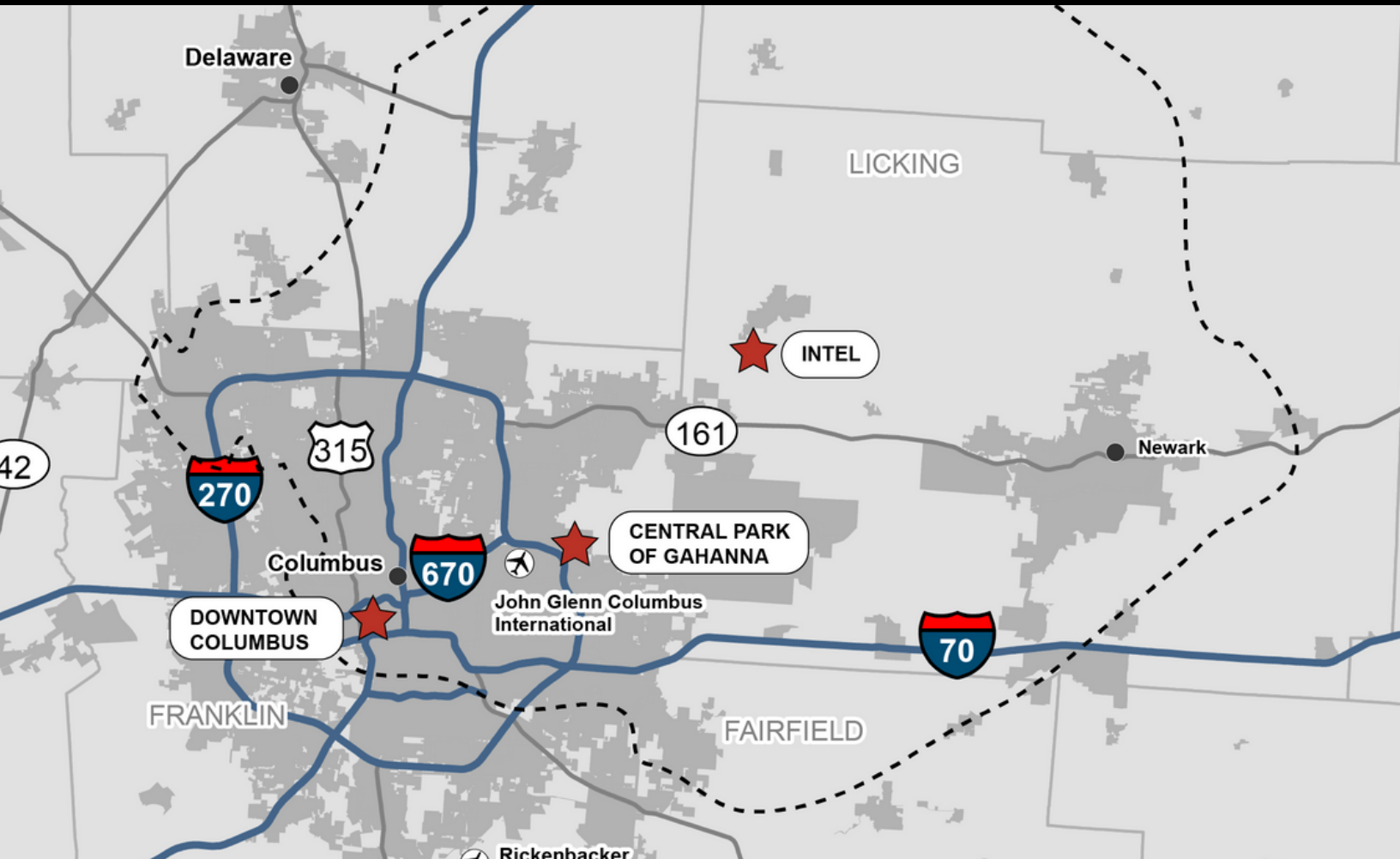
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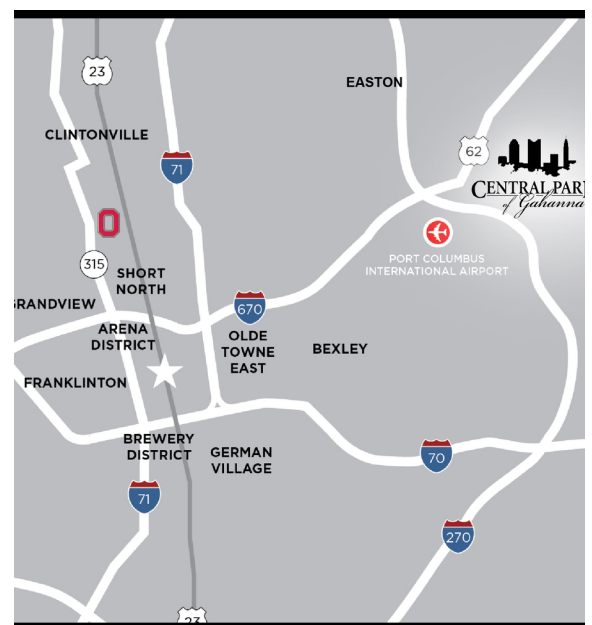
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## PRO BUSINESS COMMUNITY

- Suitable for office, flex/industrial/fulfillment, hotel, medical office
- Developed area with new infrastructure
- Sites have water, sewer, gas
- Possible tax incentives/CRA
- High building coverage ratio to land required
- Easy access to I-270, I-670 & I-70
- Unique setting with views of golf course and wooded ravine; bike/walking paths & conservation areas



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## Available Project Sites

### Available Sites

- Lot 1a\*
- Lot 5b\*\*
- Lot 9c
- Lot 11\*
- Lot 12

### Site Acreage

4.95 acres  
10 acres  
3.37 acres  
2.05 acres  
0.87 acres

### Price

\$249,000/acre  
\*\*See additional information  
on page 5  
\$175,000/acre  
\$85,000/acre  
\$175,000/acre

\*See additional information on page 4

\*\*See additional information on page 5



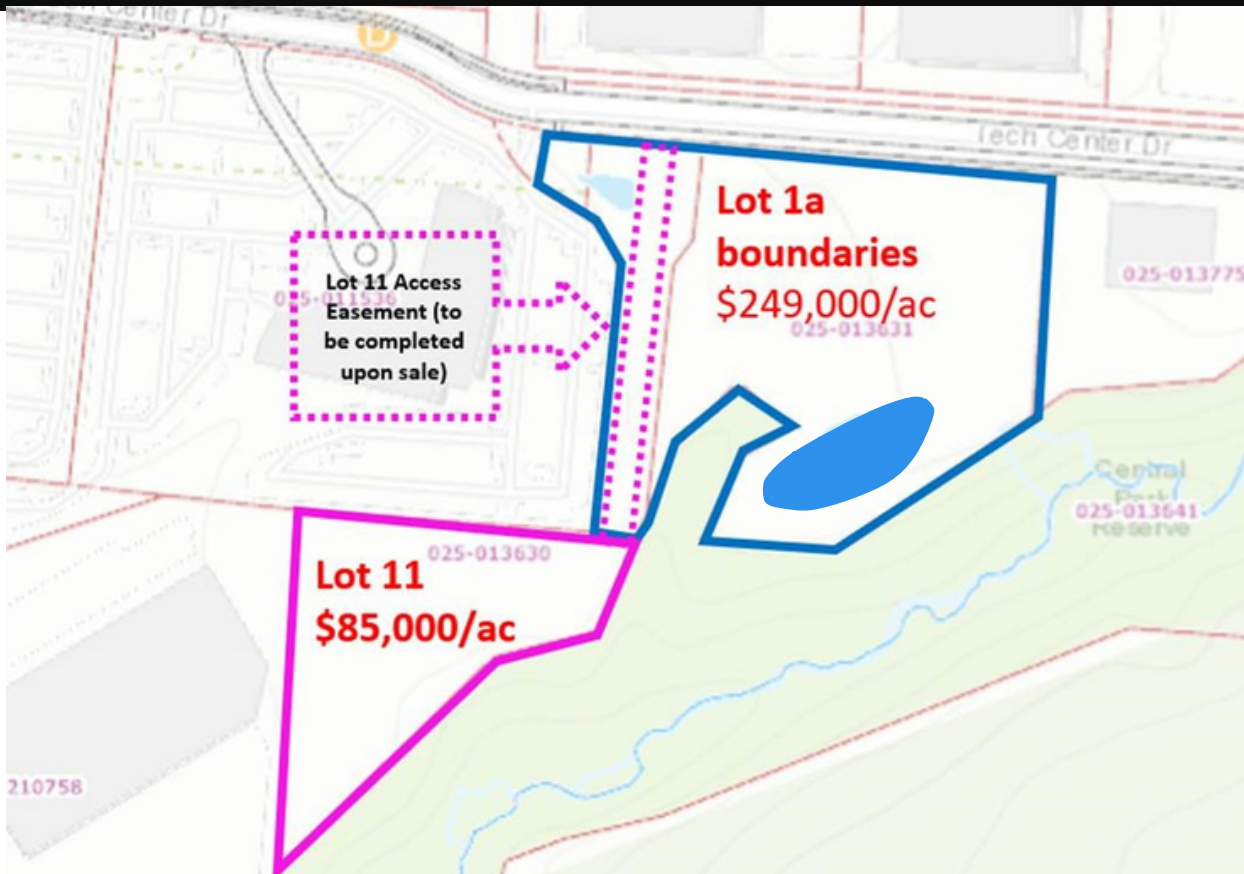
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## LOT 1a:

- Lot 1a is presently 3.973 acres, and the additional acres as marketed will come from adjacent parcels (Franklin County PID 025-013630 and 025-011940). A lot line adjustment on 025-013630 will be required prior to closing on the property, where the +/-0.87 acres of 025-013630 will need to be split off and added to Lot 1a (the “Adjustment”). As a result, the acreage as marketed is approximate.
  - Buyer will be required to maintain an access easement on the Adjustment portion for the owner of Parcel 025-013630.
- **A Lot 1a buyer may instead choose to acquire the entire 025-013630 parcel (Lot 11) at the price of \$135,000 per acre.**
  - Should Buyer look to maximize their development footprint on Lot 1a, acquiring the entire 025-013630 parcel (Lot 11), may satisfy some or all Gahanna open space and tree requirements.

## LOT 11:

- Lot 11 (Parcel 025-013630) is presently parceled 2.917 acres. Approximately 0.87 acres of Lot 11 (the ~475'x60' access trunk from Tech Center Drive) will convey with the adjacent property to the east—as a result, a lot split will be required. The adjacent east property will be required to provide an access easement for Lot 11.



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## Available Sites

## Site Acreage

## Price

Lot 5b

10 acres

\$249,000/acre



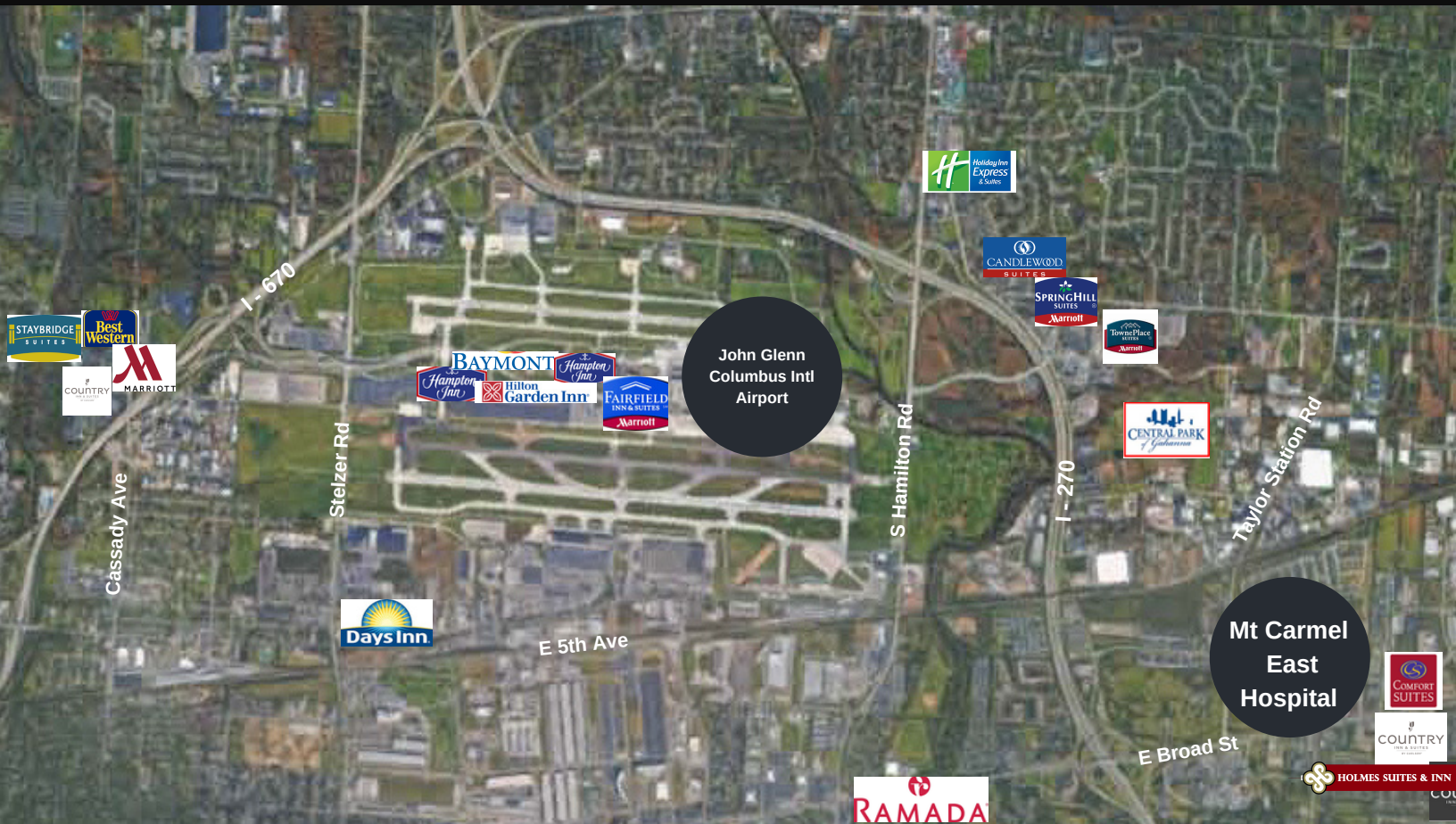
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## Sites Are Near Travel & Medical Amenities

- Property has proximity to airport and hospitality.
- Executive golf course and driving range adjacent to site; breweries and entertainment in district
- Unique setting with views of golf course and wooded ravine; bike/walking paths & conservation areas
- Site has water, sewer, gas
- Possible tax incentives/CRA
- Easy access to I-270, I-670 & I-70

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