

FOR SALE

8.394 ACRES



\$2,300,000

4781 North Shore Drive, Westerville, OH 43082

RARE FIND ALONG HOOVER RESERVOIR

- Great for development, Rare Peninsula with 8.394 acres of residential wooded Land along Hoover Reservoir! This property offers spectacular waterfront views, with a 2,664 Sq Ft home, a couple of out buildings previously used as horse stables and facilities. Privately nestled at the end of North Shore Drive.



Click Here for Video

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 112
EMAIL: RBEST@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.

4781 North Shore Drive, Westerville, OH 43082

Existing Buildings



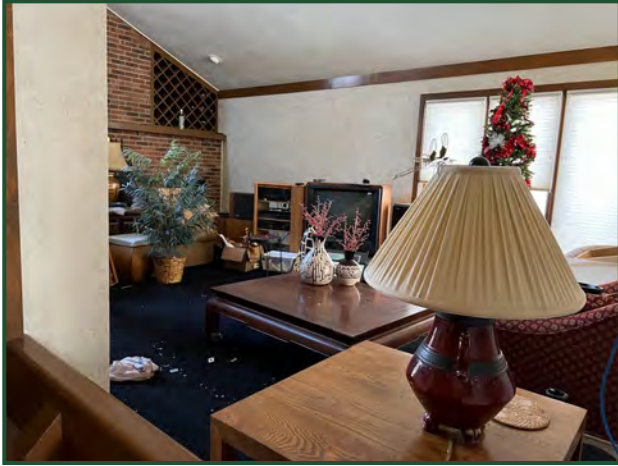
BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM



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.

4781 North Shore Drive, Westerville, OH 43082

Interior

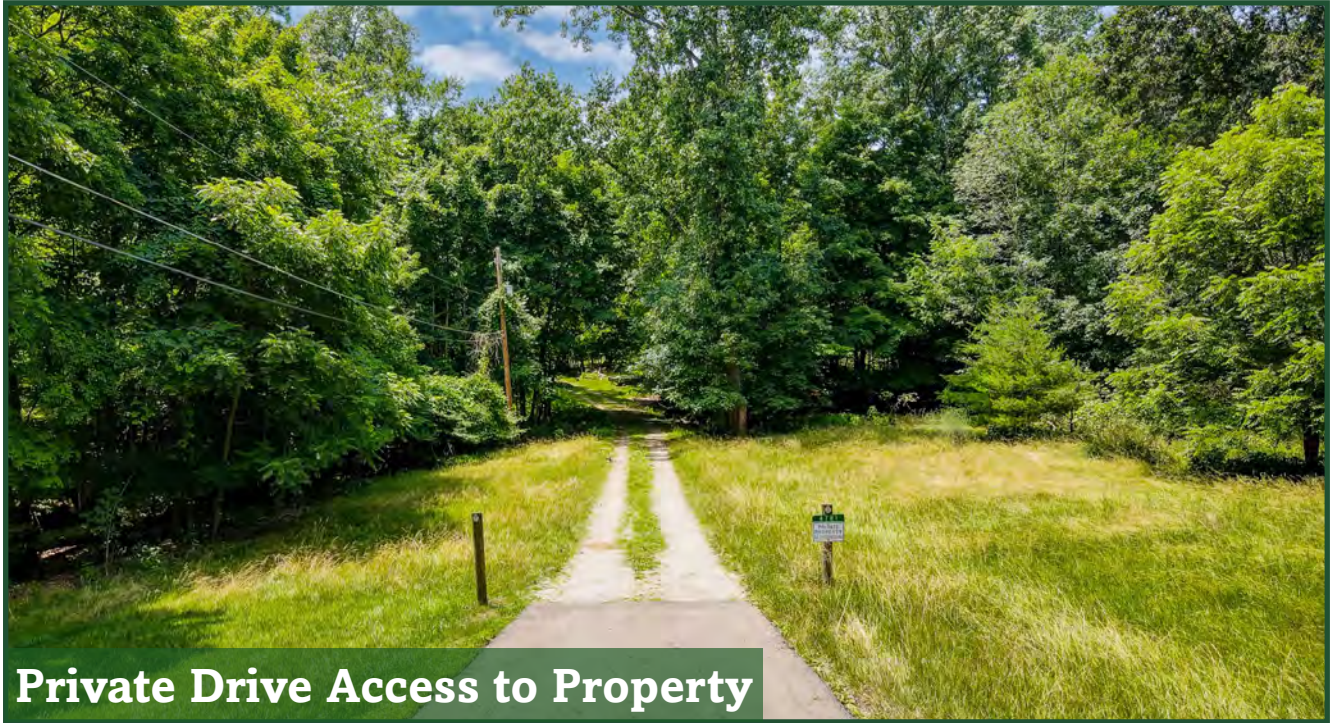


BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM



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.

4781 North Shore Drive, Westerville, OH 43082



Private Drive Access to Property

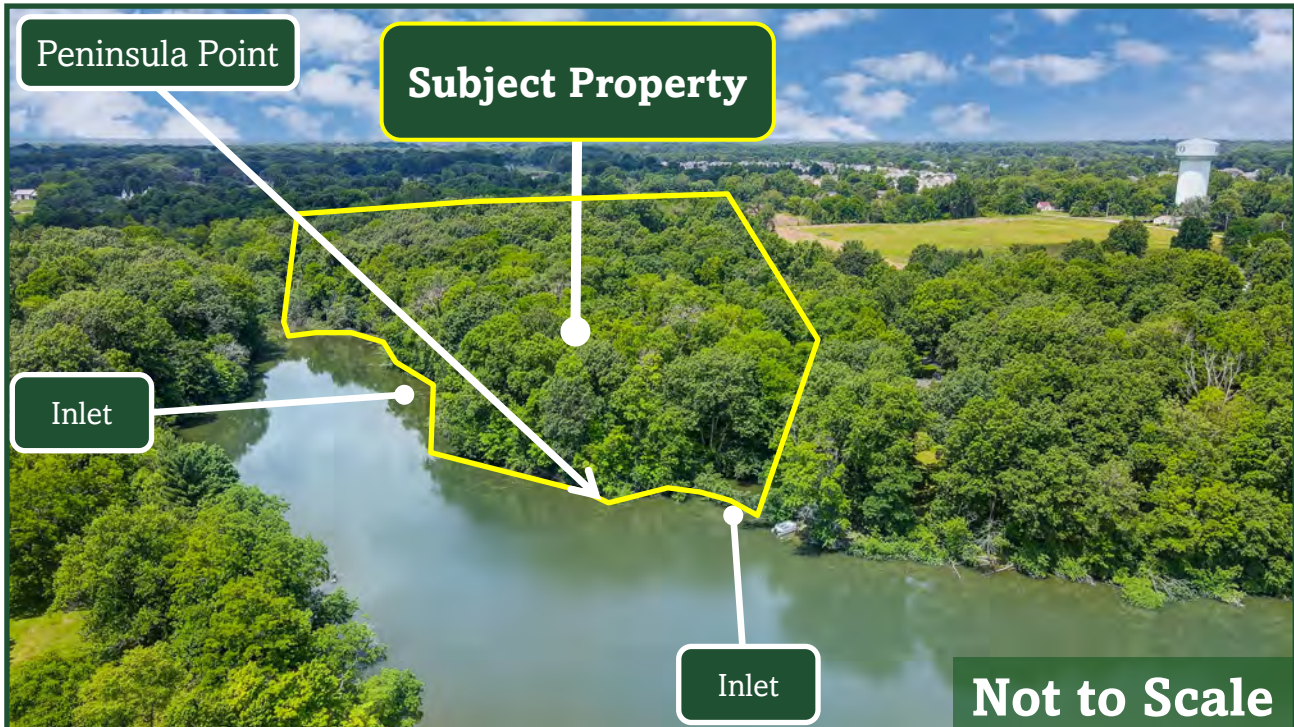


BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREAL ESTATE.COM



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.

4781 North Shore Drive, Westerville, OH 43082



BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@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.

4781 North Shore Drive, Westerville, OH 43082



Horse Pasture

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@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.

4781 North Shore Drive, Westerville, OH 43082



BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@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.

4781 North Shore Drive, Westerville, OH 43082

Not to Scale

Public Boat Dock



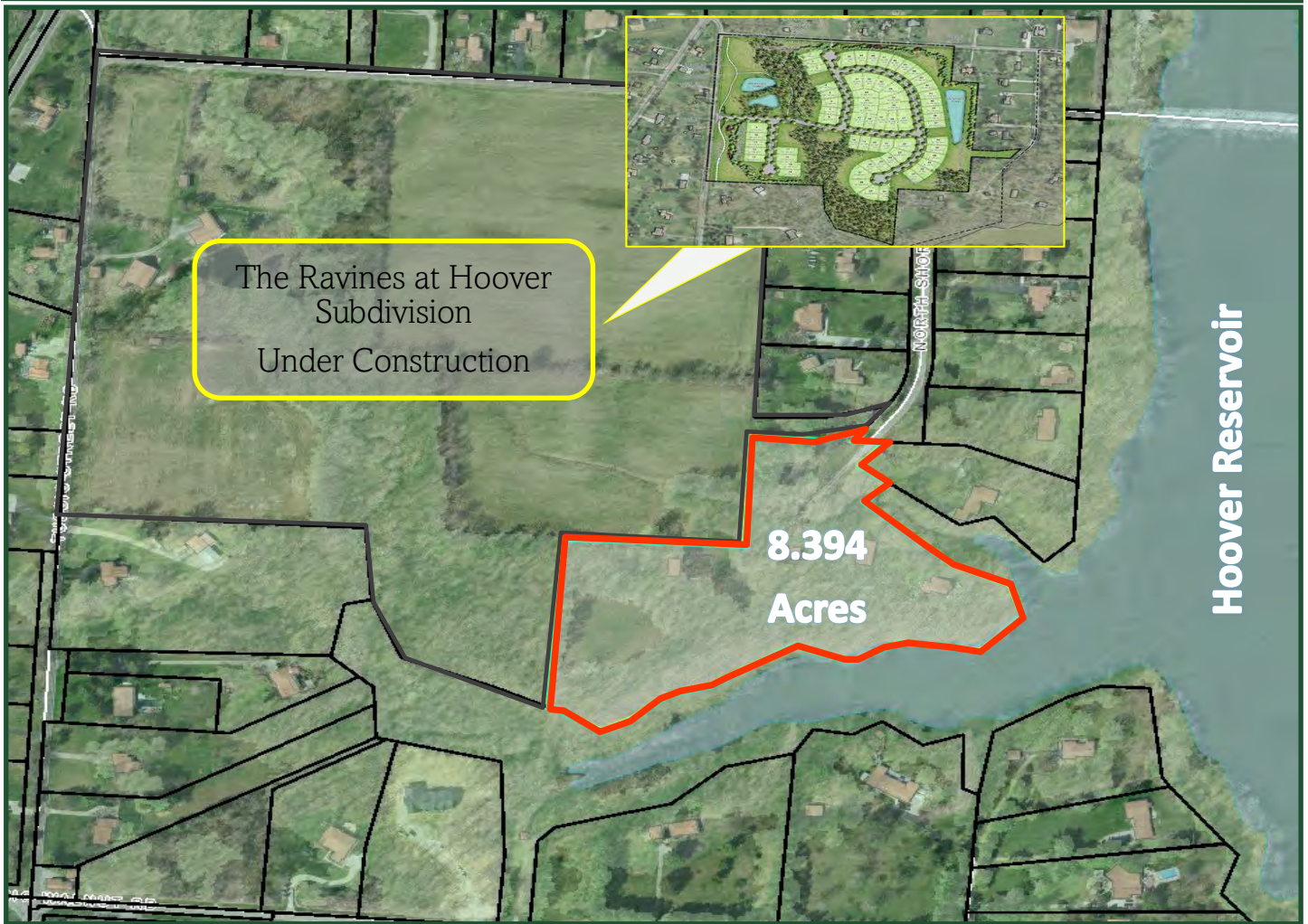
Nearby Public Dock Access to Hoover Reservoir

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREAL ESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREAL ESTATE.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.

4781 North Shore Drive, Westerville, OH 43082



Additional Details

Sale Price: \$2,300,000

Annual Taxes: \$10,864.40

Acreage: 8.394

Parcel #: 317-130-01-028-000

County: Delaware

Previous Use: Residential Home

Township: Genoa

Dwellings: 5

School District: Big Walnut

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@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.

4781 North Shore Drive, Westerville, OH 43082

School Information



**BIG WALNUT
LOCAL SCHOOLS**

- ◆ **Elementary:** Big Walnut Elementary School
- ◆ **Intermediate:** Big Walnut Intermediate School
- ◆ **Middle:** Big Walnut Middle School
- ◆ **High:** Big Walnut High School

Utility Information

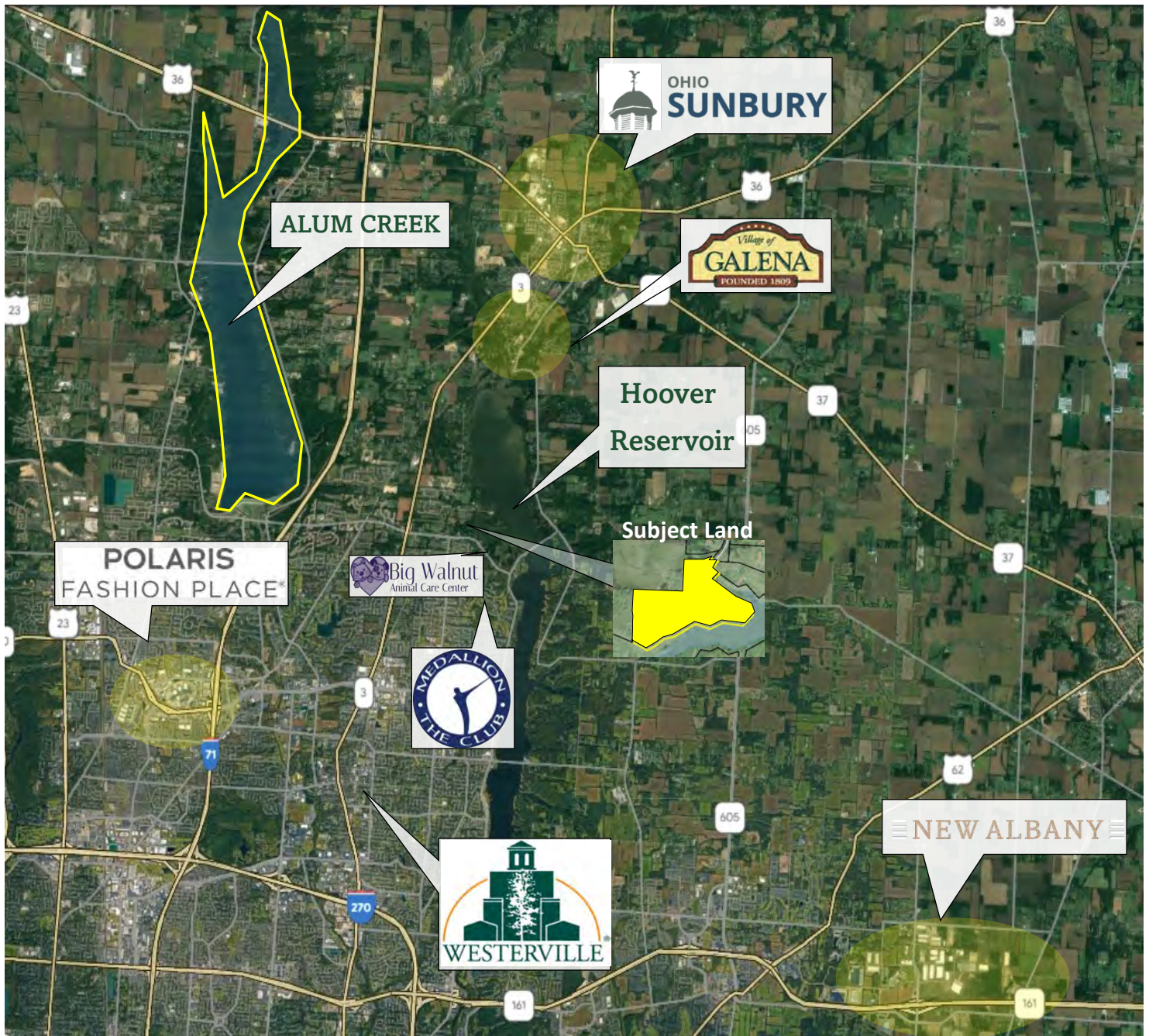
- ◆ ***Electric:*** American Electric Power (AEP)
- ◆ ***Water & Sewer:*** Delco
- ◆ ***Gas:*** Columbia Gas
- ◆ ***Trash / Recycling:*** Rumpke
- ◆ ***Cable & Internet:*** Spectrum

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@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.

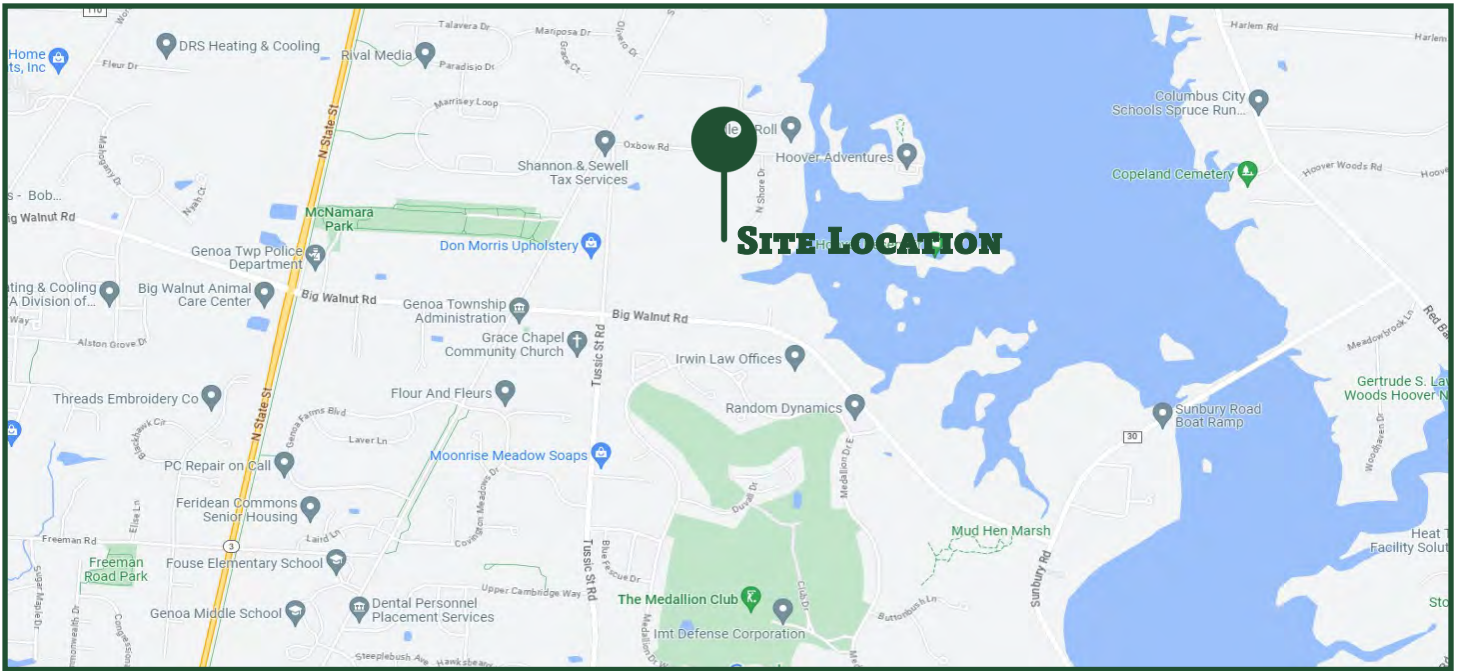
4781 North Shore Dr, Westerville, OH 43082



BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: (614)-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM

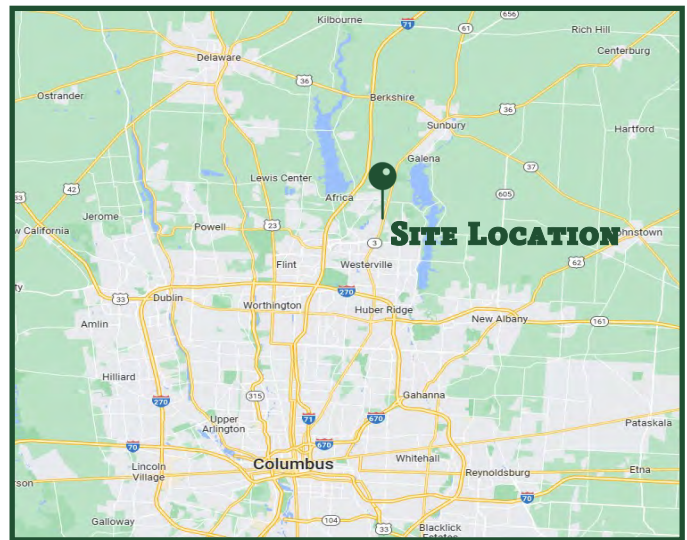


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.






TRAFFIC COUNT

Street	Avg Daily Volume
N STATE ST—BIG WALNUT RD S	11,819
LEWIS CENTER RD N—N STATE ST	12,007
S OLD 3C HWY—TUSSIC ST RD	2,168



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023) 	2,439	26,137	79,766
Households (2023) 	930	9,824	28,023
Avg Household Income (2023) 	\$166,723	\$159,049	\$143,013

BEST CORPORATE REAL ESTATE
 VALERIE TIVIN
 4608 SAWMILL ROAD
 COLUMBUS, OH 43220
 WWW.BESTCORPORATEREALSTATE.COM
 PHONE: 614-559-3350 EXT 110
 EMAIL: VTIVIN@BESTCORPORATEREALSTATE.COM

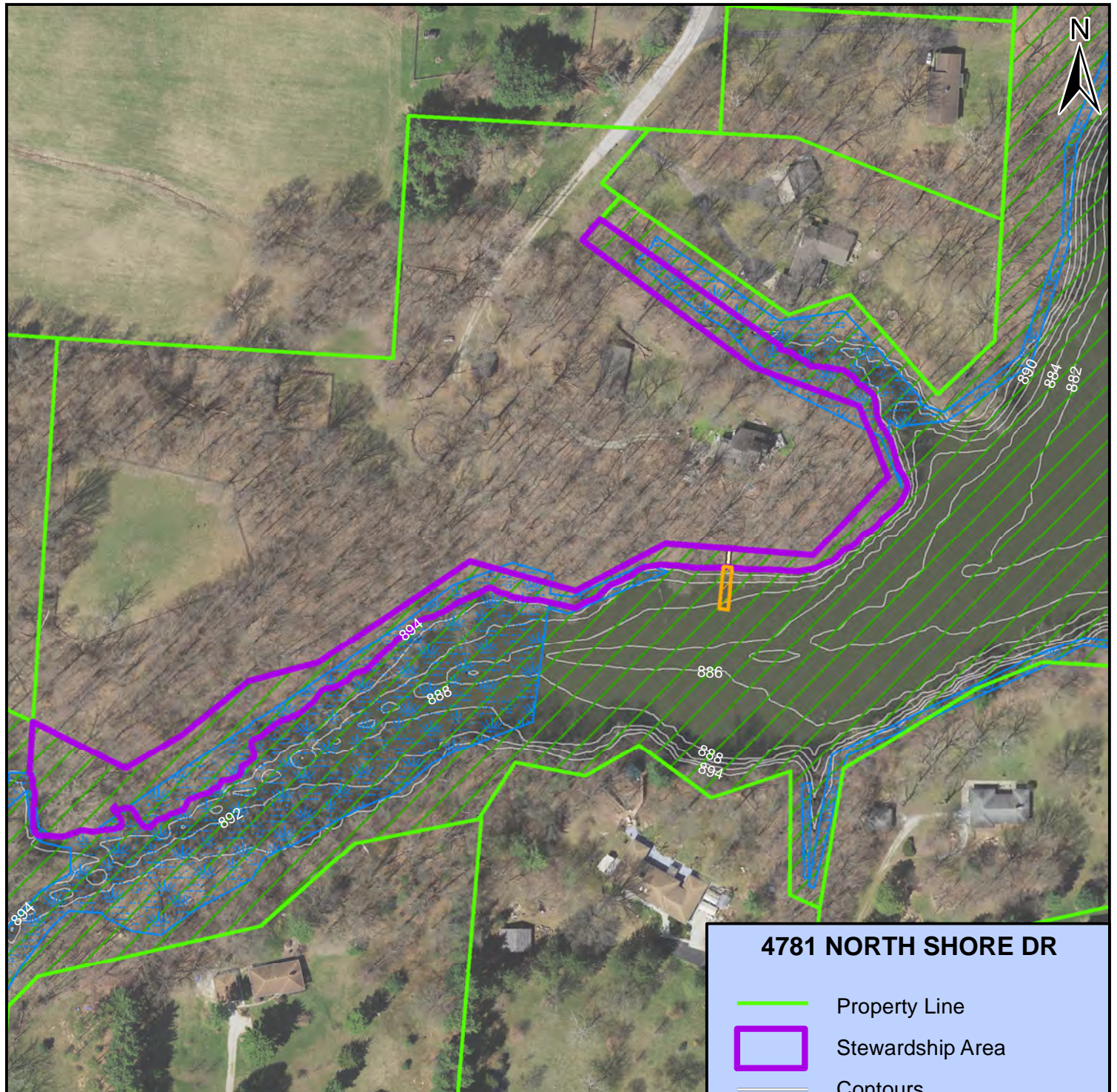


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Stewardship Design Plan

Reservoir: Hoover (In Nature Preserve)

Developed Date: 2/26/2022

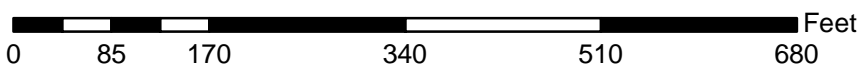


4781 NORTH SHORE DR

-  Property Line
-  Stewardship Area
-  Contours
-  Private Dock Zone
-  Overland Path Zone
-  Potential Wetland
-  Nature Preserve












Stewardship Design Standards Eligibility

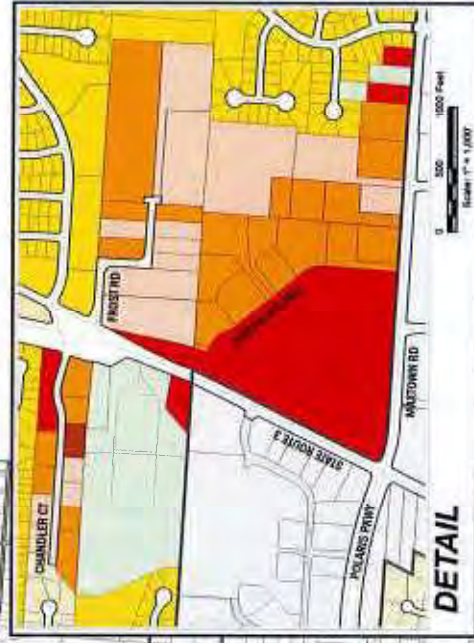
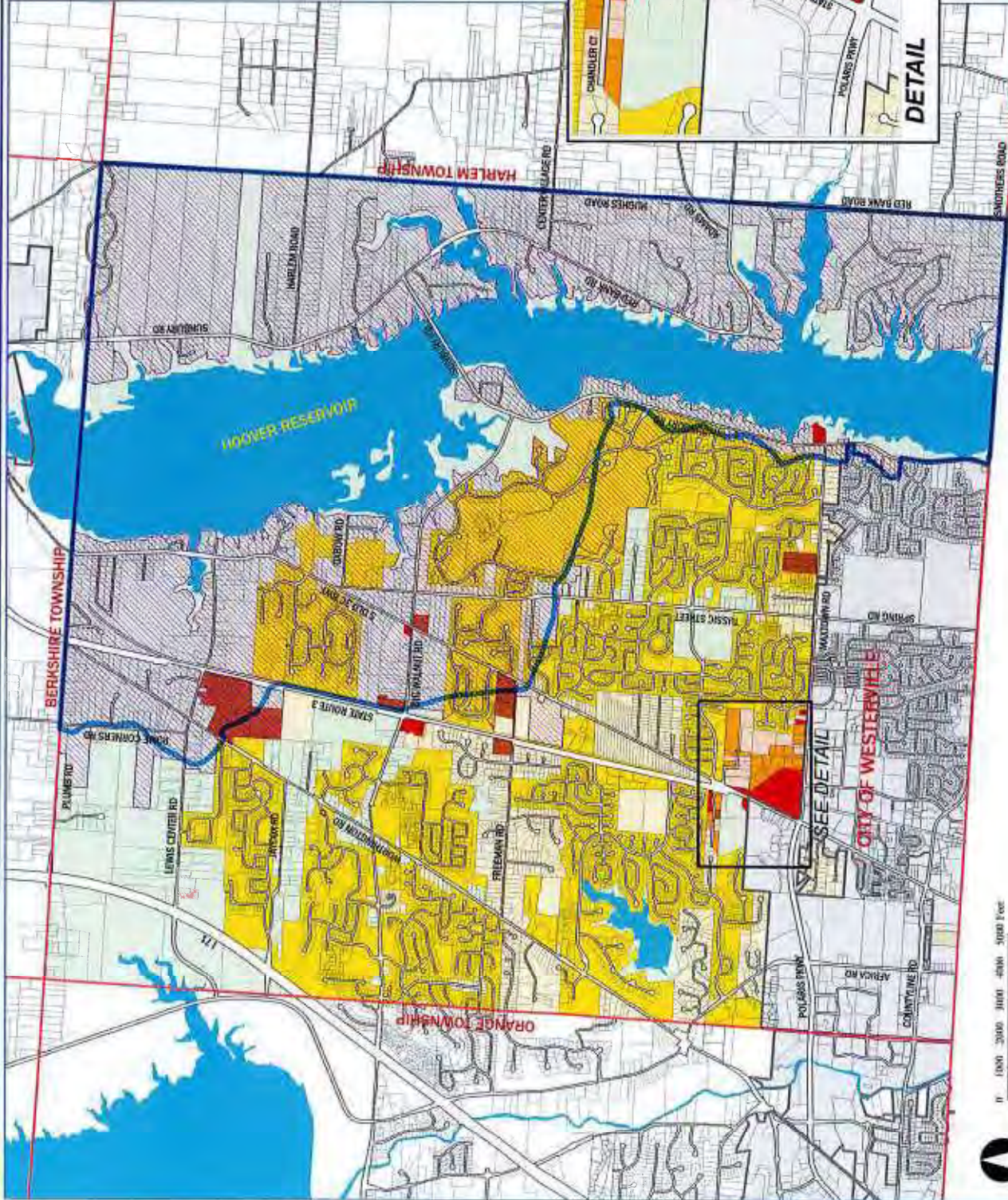
Stewardship Design Standards Eligibility	Yes	No	Implemented
Private Boat Dock (Depth at Normal Pool = 6ft)	■	□	□
Overland Path	■	□	□
Steps	□	■	□
Stairs	□	■	□
Filtered View Corridor	□	■	□



Genoa Township Zoning Districts Map

Delaware County, Ohio
Effective October 20, 2022

-  Hoover Reservoir Watershed
-  Parcels within Hoover Watershed Overlay District
-  Genoa Township Zoning
-  Rural Residential District (RR)
-  Suburban Residential District (SR)
-  Planned Residential District (PRD)
-  Community Business (CB)
-  Planned Commercial District (PCD)
-  Planned Industrial District (PID)
-  Planned Community Facilities District (PCF)
-  Light Industrial District (LI) *
- * Eligible for Planned Industrial Zoning District



Prepared by: Delaware County Regional Planning Commission, (710-431-2560)
 Parcel Information provided by The Delaware County Auditor's Office
 Parcel Information is available by contacting the Auditor's Office (710-431-3794)
 Zoning Information provided by Genoa Township (513-899-0725)

0 1000 2000 3000 4000 5000 Feet



Genoa Township Overview



Population:
24,800



Households:
8,791



Projected Population
growth by 2030:
26,260

Annual Events

- Beggars' Night/
Trick or Treat
- Coffee with a Cop
- Cram the Cruiser
- ♦ Egg Hunt
- Fishing Day
- Movie Night
- National Night
Out
- Trick or Treat
Village



- ♦ **Genoa Township is one of the eighteen townships of Delaware County, Ohio**
- ♦ **Nearby shopping destinations include Polaris Fashion Place (<5 miles), Tanger Outlet Mall (<8 miles), and Easton Town Center (<10 miles)**
- ♦ **Genoa Township is less than twenty miles to the job and entertainment center of downtown Columbus**
- ♦ **In 2019, Columbus Business First research showed Genoa Township zip code 43021 was ranked first in central Ohio as the "Wealthiest Zip Code"**



Delaware County Overview



Population:

220,000



Total Households:

86,478



Median Household
Income

\$106,908

Notable Employers



GREIF



Kroger



JPMORGAN CHASE & CO.



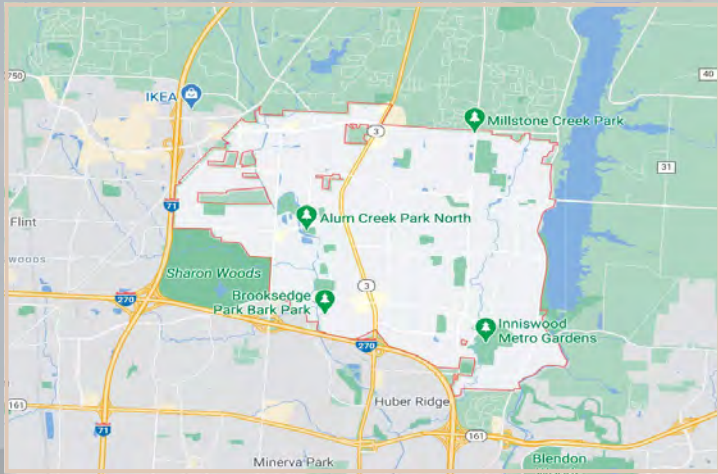
- ◆ **Delaware County is located just 25 miles north of Downtown Columbus**
- ◆ **Delaware County is comprised of multiple cities including: Delaware, Powell, Sunbury, Dublin, and Westerville**
- ◆ **Delaware County is working on multiple new projects including ODOT Transportation Improvements as well as the recent Intel Corp. investment and new economic development within townships (residential & commercial)**
- ◆ **Located in the fastest growing metropolitan areas in the Midwest, with access to Columbus MSA**

THE INFORMATION/IMAGES WERE GATHERED FROM COLUMBUSREGION.COM, CO.DELAWARE.OH.US, CENSUS.GOV., Empire state building icons created by Payungkead - Flaticon

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 guarantee it.



Westerville Overview



Westerville, Ohio is located just 15 minutes northeast from the Downtown Columbus area. Westerville is located in both Franklin and Delaware County with a growing population of 38,466 residents. The city is home to multiple parklands, a 50+ mile trail system as well as a state-of-the-art community recreation center. With a variety of shops, restaurants, breweries, hotels, and activities Westerville offers something for all residents. Westerville boasts as a highly walkable community with easy access to public transportation, with The John Glenn Columbus International Airport 10 miles from the city. Westerville is home to strong school districts as well as in close proximity to Otterbein University.

Fast Facts



Population:
38,466



Total Households:
14,797



Median Household
Income:
\$96,279

Notable Employers



Disclaimer

Best Corporate Real Estate has been retained as the broker regarding the sale of this residential property.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an offer to purchase.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the home. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property.

Additional Information and an opportunity to inspect the Property will be made upon request by interested. Again, you are advised to verify all information independently.