

For Sale
\$830,000

3980 National Pike

London, Ohio 43140



Property Features

- 27.668 +/- acre development on US 40 off of US 42 and I-70
- Located in Deer Creek township near village of West Jefferson, OH
- Site can be annexed into West Jefferson in order to access commercial zoning and utilities.
- 100% tax abatement on improvements for 15 years.

BEST CORPORATE REAL ESTATE
JAMES MANGAS CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
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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.

Customer Full**Land/Farm-Development**

Status: Active
List Number: 220011405

List Price: \$830,000
Original List Price: 830,000
Showing Start Date: 04/15/2020
VT:



Parcel #: 05-00008.000
Addl Parcel Numbers:
Previous Use: Farming
Tax District: 05

Traffic Count PerDay:
Zoning: A1

Acreage: 27.67
Minimum Acreage: 27.6
Minimum SF Avail:
Tillable Acres:
Lot Size (Front): 431

Lot Size (Side): 1414.84
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage: 431
Useable Acres:

Res Dwelling/Other Structure: No
of Dwellings: 0
Year Built:
Building Sq Ft:

Year Remodeled:
of Buildings: 0
Built Prior to 1978: No
Possession: Closing

General Information

Address: 3980 US Highway 40 NE
Between Street: US 42 & Byerly Rd
Subdiv/Cmplx/Comm:
Dist To Intersxn: 2

Unit/Suite #:
City: London
County: Madison
Multiple Parcels: No

Zip Code: 43140
Corp Limit: None
Township: Deercreek
School District: LONDON CSD 4903 MAD CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 1,356.98
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year: 2019
Price Per Acre:
Addl Acceptance Cond: None Known

Net Operating Income: 0
Total Expenses: 0
Assessment:
Mortgage Balance:

Features

Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

Property Description

27.668 acre development parcel on US 40 off of US 42 and I-70 Interchange. Located in Deer Creek township adjacent to the village of West Jefferson, OH. The site can be annexed into the village in order to access commercial zoning and utilities. The site would also qualify for 100% tax abatement for improvements for up to 15 years.

Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:

SlrCns:

SlrAst:

Sold Non-MLS: No

April 15, 2020

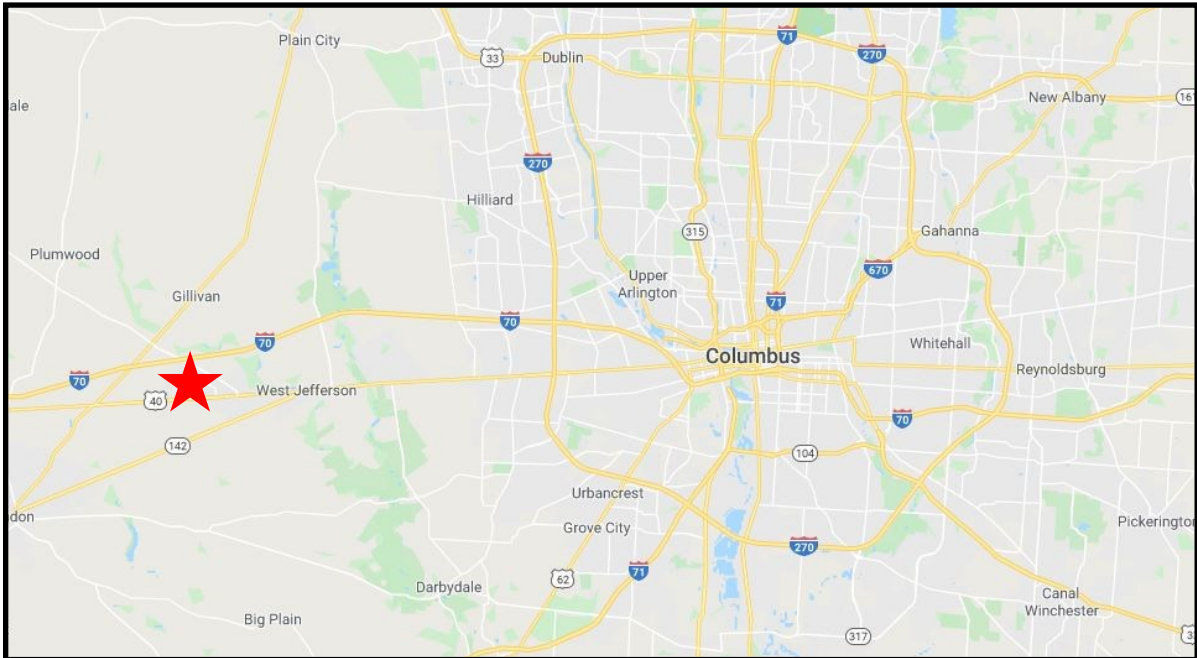
Prepared by: Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2020 MLS and FBS. Prepared by Randy J Best on Wednesday, April 15, 2020 2:57 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

For Sale

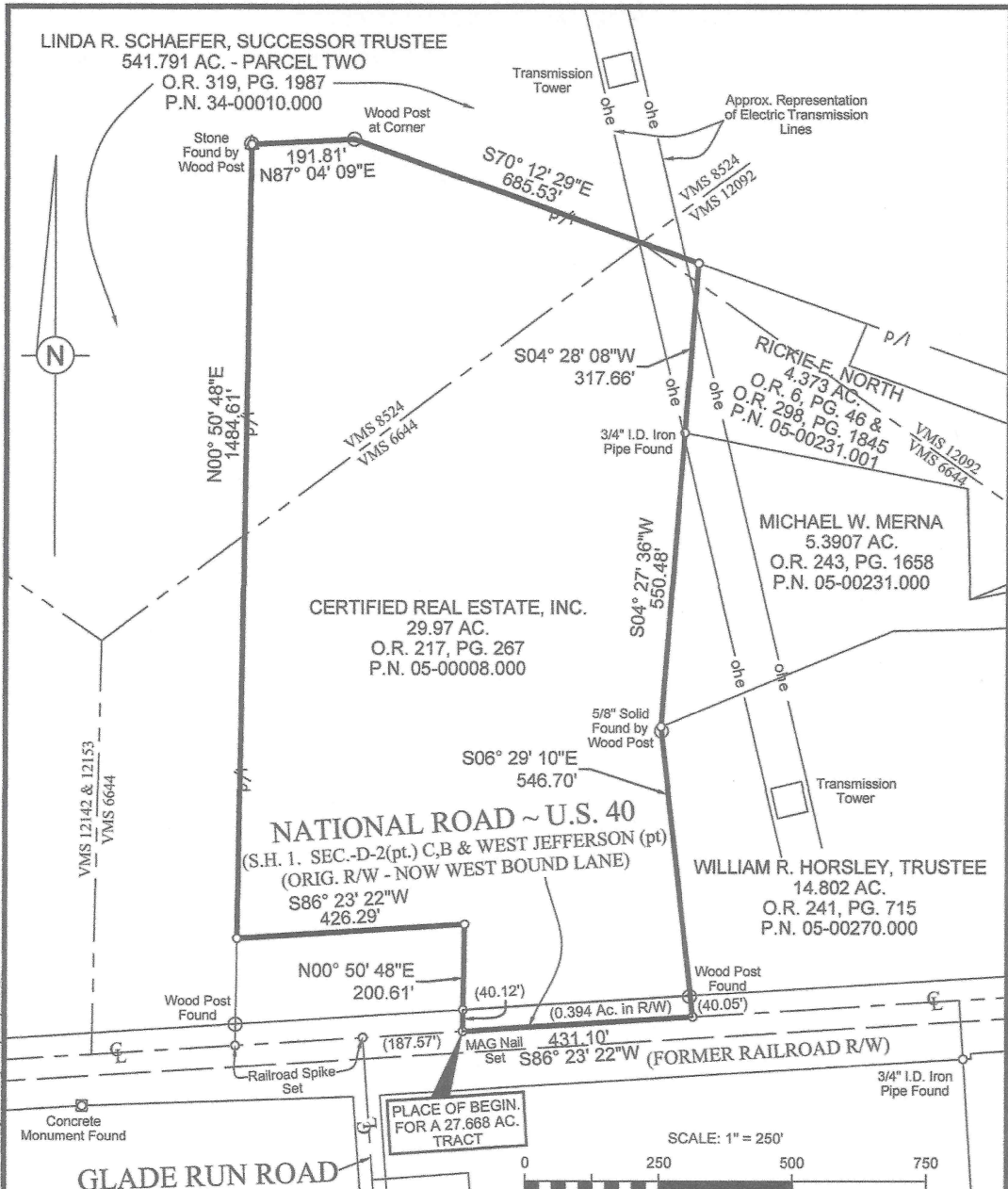
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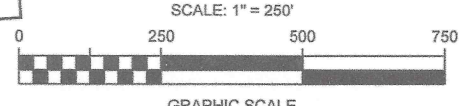


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BASIS OF BEARINGS: Basis of bearings is the centerline of National Road ~ U.S. Rte. 40, being N 86° 23' 22" E, as shown upon Sheet 5 of 13 of the Ohio Department of Transportation Location Plan, Madison County, S.H. 1. SEC.-D-2(pt.) C,B & WEST JEFFERSON(PT.), and all other bearings are based upon this meridian.

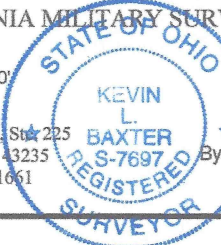
**EXHIBIT OF A 27.668 ACRE TRACT,
AT 3980 NATIONAL ROAD ~ U.S. RTE. 40,
DEER CREEK TOWNSHIP, MADISON CO., OHIO
(VIRGINIA MILITARY SURVEY NOS. 6644, 8524 & 12092)**

SCALE: 1" = 250'



3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

3500 Snouffer Road, Ste 225
Columbus, Ohio 43235
Ph: (614) 761-1661



Kevin L. Baxter
By

Kevin L. Baxter ~ Ohio Surveyor No. 7697

MARCH 25, 2020



1125.02 PLANNED COMMERCE DISTRICT (PCD).

(a) Purpose. The purpose of this section is to provide for the creation of a planned industrial/commercial zoning district. The Village of West Jefferson realizes that, with increased commercial and industrial development within the limits of the Village, it is necessary and in the best interest of the Village to provide for a planned industrial/commercial district, which will allow the proper and beneficial development of various sites within the Village, which shall promote the economic goals of the Village while promoting flexibility of land development for industrial/commercial purposes, and while preserving and enhancing the health, safety and general welfare of the inhabitants of the Village.

(b) Application. The provisions of this section shall apply to all lands located within the incorporated limits of the Village.

(c) Uses.

(1) Acceptable uses. Within the Planned Commerce District (PCD), the following uses may be developed in strict compliance with an approved development plan and standards: manufacturing, offices, banks, distribution centers, automotive dealerships, restaurants, motels and hotels, retail sales, printing, publishing and any other industrial and commercial use approved by Council pursuant to the procedure hereinafter set forth.

(2) Conditional uses. Provisions for conditional uses are unnecessary under this section for the reason that each use within a planned industrial/commercial district must be approved by Council of the Village after submission and recommendation by the Planning and Zoning Commission of the Village.

(3) Prohibited uses. Any specific use not approved by Council of the Village. The outdoor storage of inoperable motor vehicles, trailers or motor homes other than temporary trailers used in the construction of any building or improvement within said district, or residential use of any kind is prohibited.

(d) Procedure. The owner of any tract located within the Village who desires a Planned Commerce District (PCD) zoning designation, shall apply for a change in zoning pursuant to the Zoning Ordinance of the Village. Said application shall be accompanied by a conceptual site plan and narrative text defining the overall standard of development of the lots within said district. The conceptual plan shall state the proposed size and location of the district, the general development character of the tract, with limitations and controls to be placed on all users, with probable lot sizes, setback requirements, and other development features, including landscaping. Said plan shall further provide general architectural land criteria, proposed water, sanitary sewer and drainage plans, with engineering feasibility studies, proposed traffic patterns, streets, and other transportation facilities, locations of parks and other public facilities, if any, and a proposed time schedule for development of the site, all of which shall be fully described in textual form in a manner calculated to give the Village officials definitive guidelines for the approval of specific uses, amendments, and development of future phases.

In the event that said conceptual plan deviates from the existing regulations and standards, a specific statement explaining the necessity of said deviation shall be submitted.

The Planning and Zoning Commission of the Village shall hold all necessary hearings and give such notices as are required in a change in zoning, as provided by the Zoning Ordinance of the Village. A final

action upon said application for change of zoning shall be taken by Council of the Village, as provided in the zoning regulations of the Village.

(e) Criteria for Approval. In approving an application for a Planned Commerce District (PCD), the authorities shall determine if the proposed development is consistent with the purpose, intent and general standards of the Zoning Ordinance of the Village, and whether the proposed district advances the general welfare of the Village.

(f) Effective Approval. If said Council of the Village approves application and plan, then said approval shall constitute a change in the Zoning Ordinance of the Village as they apply to the land in said district. The development standards as set forth in the approved plan shall supersede any conflicting standards in the Zoning Ordinance of the Village.

(g) Procedure for Site Plan Approval and Necessary Amendments. As each portion of the district is developed, the owner shall apply for approval of a Specific Site Plan implementing a use to the Planning and Zoning Commission at least fifteen (15) days prior to its next regularly scheduled meeting date. If a Specific Site Plan varies substantially from the approved conceptual site plan, the application shall so state and shall specifically state reasons for the variance. The Planning and Zoning Commission shall act on the application at its next regularly scheduled meeting and forward it to Council with their recommendations. After receiving from the Planning and Zoning Commission certification of the recommendations of the proposed Site Plan, Council will review the recommendation and may accept or overrule the Planning and Zoning Commission by a majority vote of the full membership of Council. Council shall act upon the recommendation within a reasonable amount of time, not to exceed sixty (60) days after receipt of the recommendation. Within said sixty (60) days period, the Council may accept the Specific Site Plan as modified by the mutual agreement of the developer and Council. Owners are encouraged, prior to the filing of the proposed Specific Site Plans and use, to confer with the Planning and Zoning Commission and the Council of the Village.

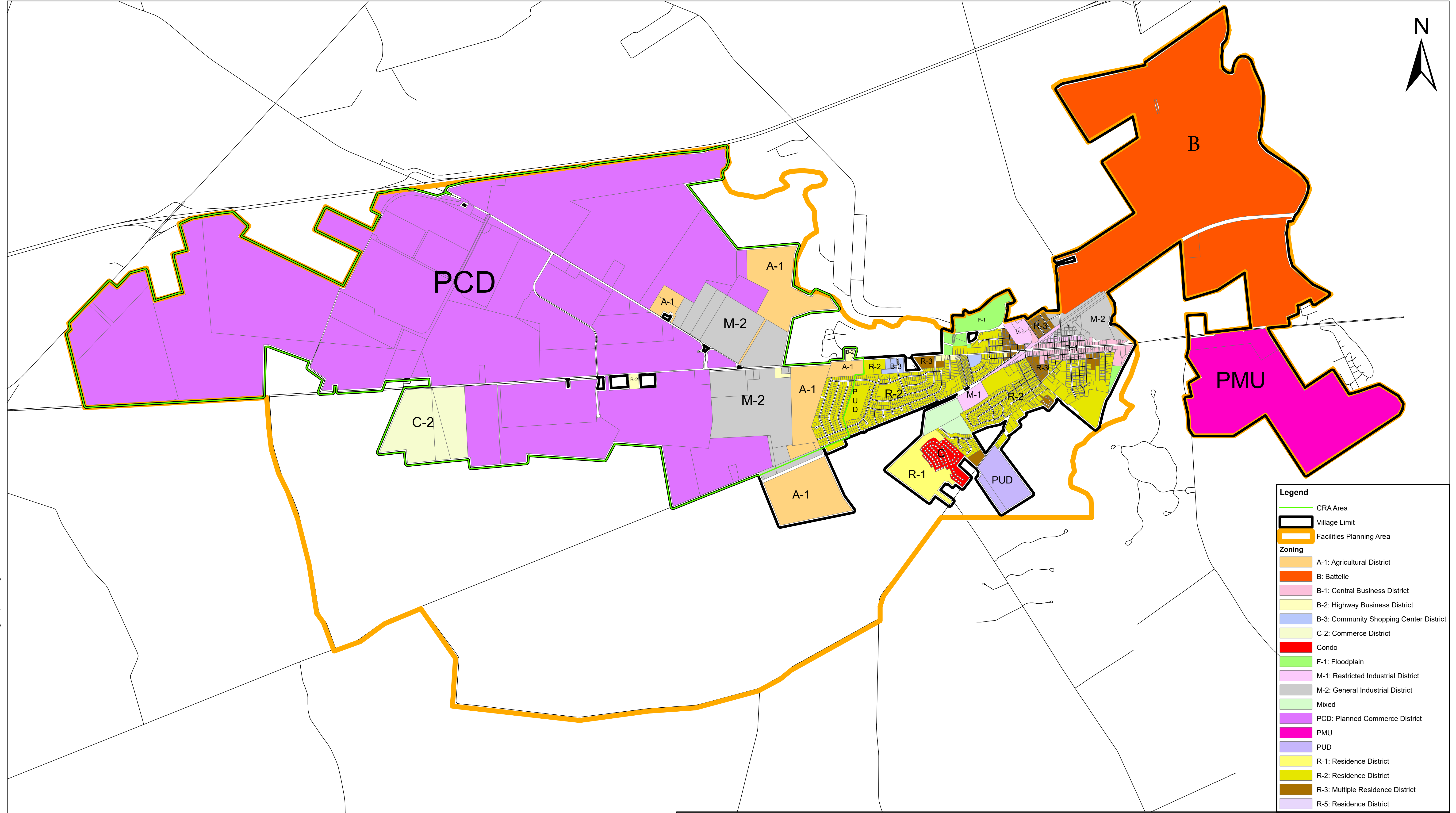
Upon approval of the Specific Site Plan, the owner shall comply with all Subdivision Regulations of the Village and shall file and record all subdivision Plats required under the subdivision ordinance of the Village.

Construction of the proposed improvement shall commence within one (1) year of the approval of Council or in accordance with the developer's submitted time schedule approved by Council, unless Council for good cause shown grants an extension.

In the application for the Specific Site Plan use approval, the owner shall provide to Council their plans for pollution control, fire and explosion control, dust and erosion control, disposal of all liquid and solid waste plans, vibration, noise and odor control (collectively, "the environmental controls"), plans for screening of storage and loading dock areas, proposed setback, side yard, rear yard, specific building dimensions, landscaping, site development as to drainage, parking and provisions for ingress and egress and maximum lot coverage, together with necessary easements, roadways and streets. Compliance with Ohio environmental laws and regulations shall constitute compliance with the environmental controls of this provision. Council may require any needed changes in said plan as it determines is in the best interest of the Village.

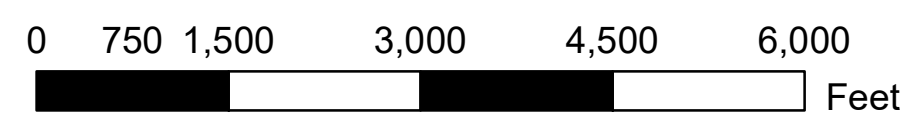
(h) Failure to Commence Work as Scheduled. Should the owner fail to commence work upon said property pursuant to the approved time schedule, unless Council amends the schedule, the Specific Site Plan shall be voided.

(Ord. 03-022. Passed 4-21-03.)



Legend	
	CRA Area
	Village Limit
	Facilities Planning Area
Zoning	
	A-1: Agricultural District
	B: Battelle
	B-1: Central Business District
	B-2: Highway Business District
	B-3: Community Shopping Center District
	C-2: Commerce District
	Condo
	F-1: Floodplain
	M-1: Restricted Industrial District
	M-2: General Industrial District
	Mixed
	PCD: Planned Commerce District
	PMU
	PUD
	R-1: Residence District
	R-2: Residence District
	R-3: Multiple Residence District
	R-5: Residence District

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Prepared By:



West Jefferson Zoning Map



COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



Disclaimer And Confidentiality Agreement

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

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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 property/business. 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.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. 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.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business 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.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

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/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.