

FOR SALE



11973 Dalton Road, Rockbridge , OH 43149

- 26.77 +/- Acres with Route 33 Frontage Available for Sale.
- Located in the Heart of Hocking Hills.
- Estimated over 3,000,000 Visitors each year.
- ODOT planned US Route 33 expansion to four-lane highway.
- Excellent Development Location.
- Property surrounds the state of Ohio rest area.
- Approximately 21,997 vehicles per day (2023).
- Property can be split into two tracts:

11 Acre Tract: \$2,500,000

15.62 Acre Tract: \$4,300,000

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

Customer Full**Land/Farm-Development**

Status: Active
List Number: 224004488

List Price: \$6,800,000
Original List Price: 6,800,000
VT:



Parcel #: 05-000187.0200
Addl Parcel Numbers:
Previous Use:
Tax District: 05

Traffic Count PerDay:
Zoning: Commercial

Acreage: 26.77
Minimum Acreage:
Minimum SF Avail:
Tillable Acres:
Lot Size (Front):

Lot Size (Side):
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage:
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:

General Information

Address: 11973 Dalton Road
Between Street: State Route 180 & State Route 374
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Rockbridge
County: [Hocking](#)
Multiple Parcels: No

Zip Code: 43149
Corp Limit: None
Township: Good Hope
School District: LOGAN HOCKING LSD 3701 HOC CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 7,192
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year: 2023
Price Per Acre:
Addl Acceptance Cond: None Known

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

Features

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

Property Description

26.77 +/- Acres with Route 33 Frontage. Approximately 26,330 vehicles per day. This land is located in the heart of Hocking Hills with an estimated visitors of over 3,000,000 each year. Property can be split into two tracts: 11 +/- acre tract: \$2,500,000 and 15.62 +/- acre tract: \$4,300,000. Property surrounds the state of Ohio rest area and is an excellent development location.

Sold Info

Sold Date: DOM: 5 SP:
Sold Non-MLS: No
Selling Brokerage Lic #: Conccsns: SlrAst:
Concession Comments:

Sold Non-MLS: No
February 16, 2024

Prepared by: Randy J Best

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Aerial View

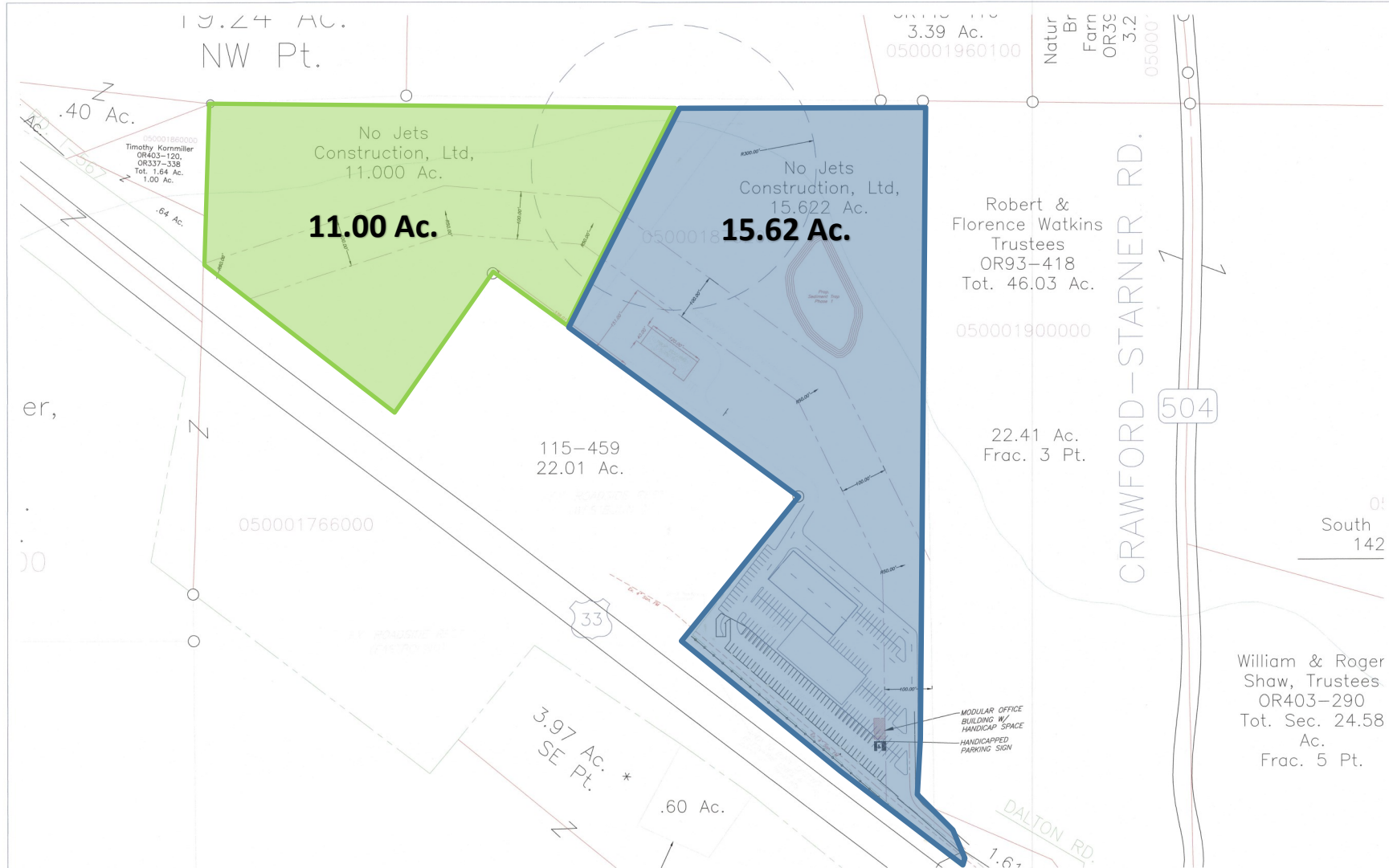


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