

**FOR SALE**



**\$4,212,432**

**Burgett & Matville Rd, Orient, OH 43146**

- Two large tracts of land: +/- 234.04 AC total
  - Matville Rd: +/- 148.899 AC
  - Burgett Rd: +/- 85.158 AC
- Tracts to be sold together.
- Farm land in the path of development, near fast growing Commercial Point, Ohio.
- Just South of expanding Columbus & Grove City, Ohio.
- Excellent upside, with current farm income.
- Perfect for future home subdivisions.

BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
4608 SAWMILL ROAD  
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# 0 Burgett Rd

<b>PARCEL</b>	L2700010068600
<b>LAND USE</b>	Agricultural Vacant Land
<b>ACREAGE</b>	± 85.158
<b>COUNTY</b>	Pickaway
<b>TOWNSHIP</b>	Scioto
<b>SCHOOL DISTRICT</b>	Teays Valley LSD
<b>TAXES (2023)</b>	\$3,262.66

# 0 Matville Rd

<b>PARCEL</b>	L2700010011000
<b>LAND USE</b>	Agricultural Vacant Land
<b>ACREAGE</b>	± 148.899
<b>COUNTY</b>	Pickaway
<b>TOWNSHIP</b>	Scioto
<b>SCHOOL DISTRICT</b>	Teays Valley LSD
<b>TAXES (2023)</b>	\$6,721.31

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# 0 Burgett Rd, Orient, OH 43146

## Aerial View

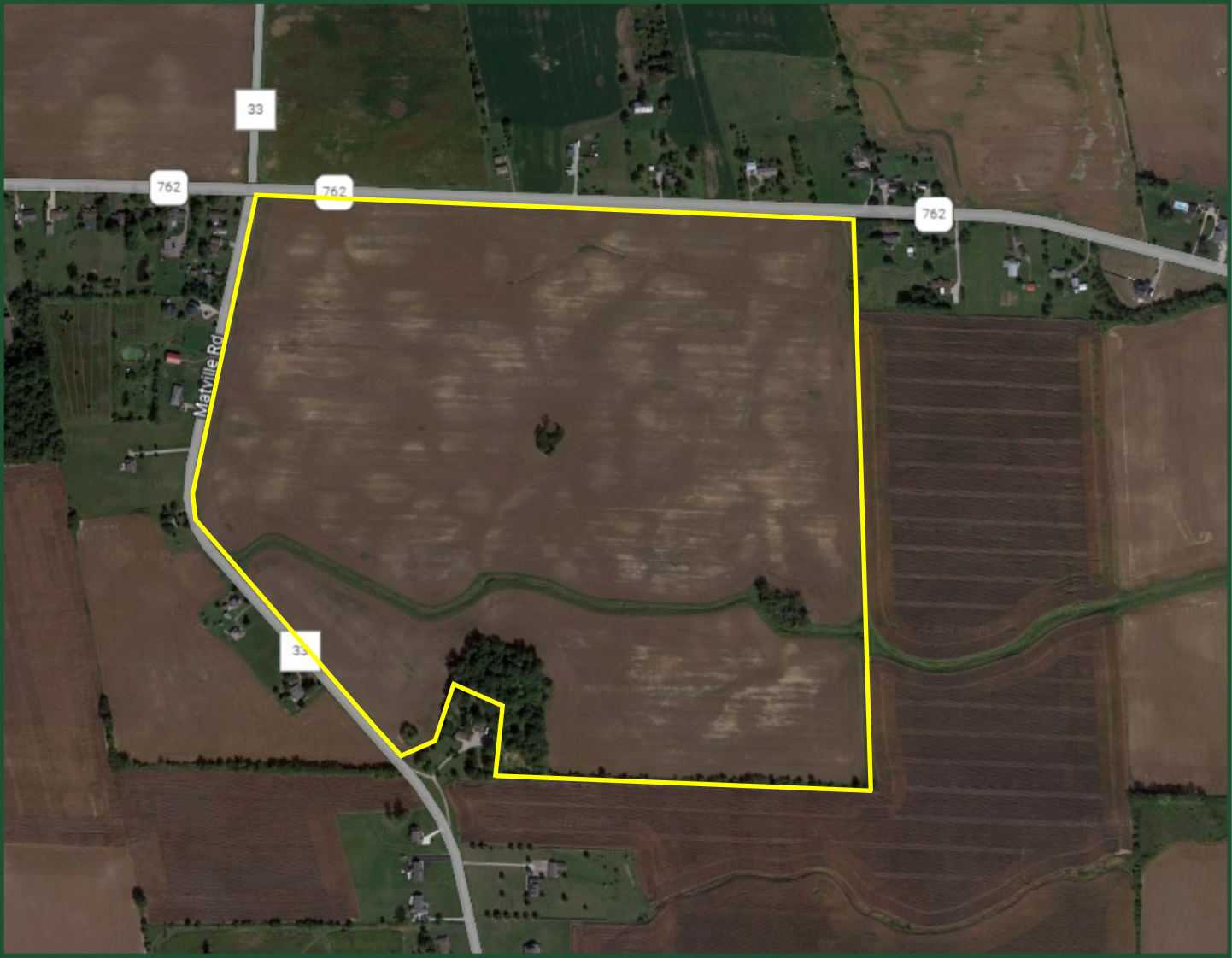


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## Aerial View



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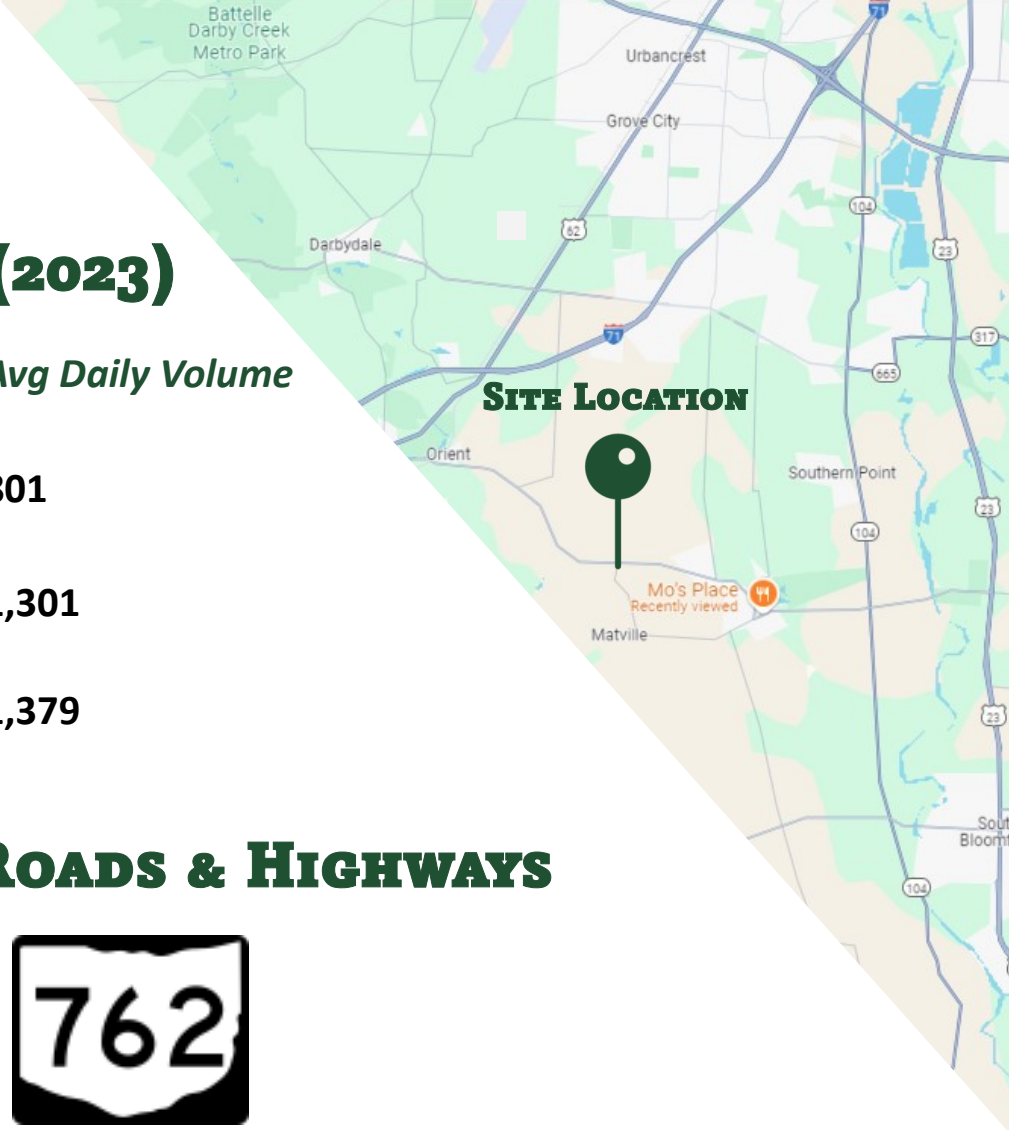


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# TRAFFIC COUNT (2023)

Street	Avg Daily Volume
Matville Rd - Scioto Darby Rd	801
State Rte 762 - Thrailkill Rd	1,301
Scioto Darby Rd - Matville Rd	1,379



# NEARBY MAJOR ROADS & HIGHWAYS



# DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		48	3,210	9,465
Households (2020)		1,858	2,771	7,986
Avg Household Income (2020)		\$72,973	\$76,492	\$68,312

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# **Disclaimer And Confidentiality Agreement**

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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.

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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.

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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.

# **Disclaimer And Confidentiality Agreement - Continued -**

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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.

