



CUSTOM HOMES SITE - POWELL

8546 MEACHAM CT. POWELL, OH
DEVELOPMENT OPPORTUNITY

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Disclaimer

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

1 PROPERTY INFORMATION

8546 MEACHAM CT. POWELL, OH
PREMIUM DEVELOPMENT OPPORTUNITY

Executive Summary



OFFERING SUMMARY

Sale Price: \$900,000

Lot Size: 15.74 Acres

Zoning: Residential

PROPERTY HIGHLIGHTS

- Secluded Custom Home Building site.
- Orange Twp. planning permits 14 custom lot sites.
- Perfect site for estate homes.
- Powell, OH is strong residential suburb of Columbus in fast growing County in the state of Ohio / Top 25 in USA [21]
- All Utilities are at the property line.
- Opportunity for executive-level housing development in exclusive community in the heart of Olentangy Schools/Rt. 23 Corridor.
- Powell is a strong residential suburb of the Columbus market in the fastest growing County {Delaware} in the state of Ohio / Top 25 Counties in USA [21].

Property Description



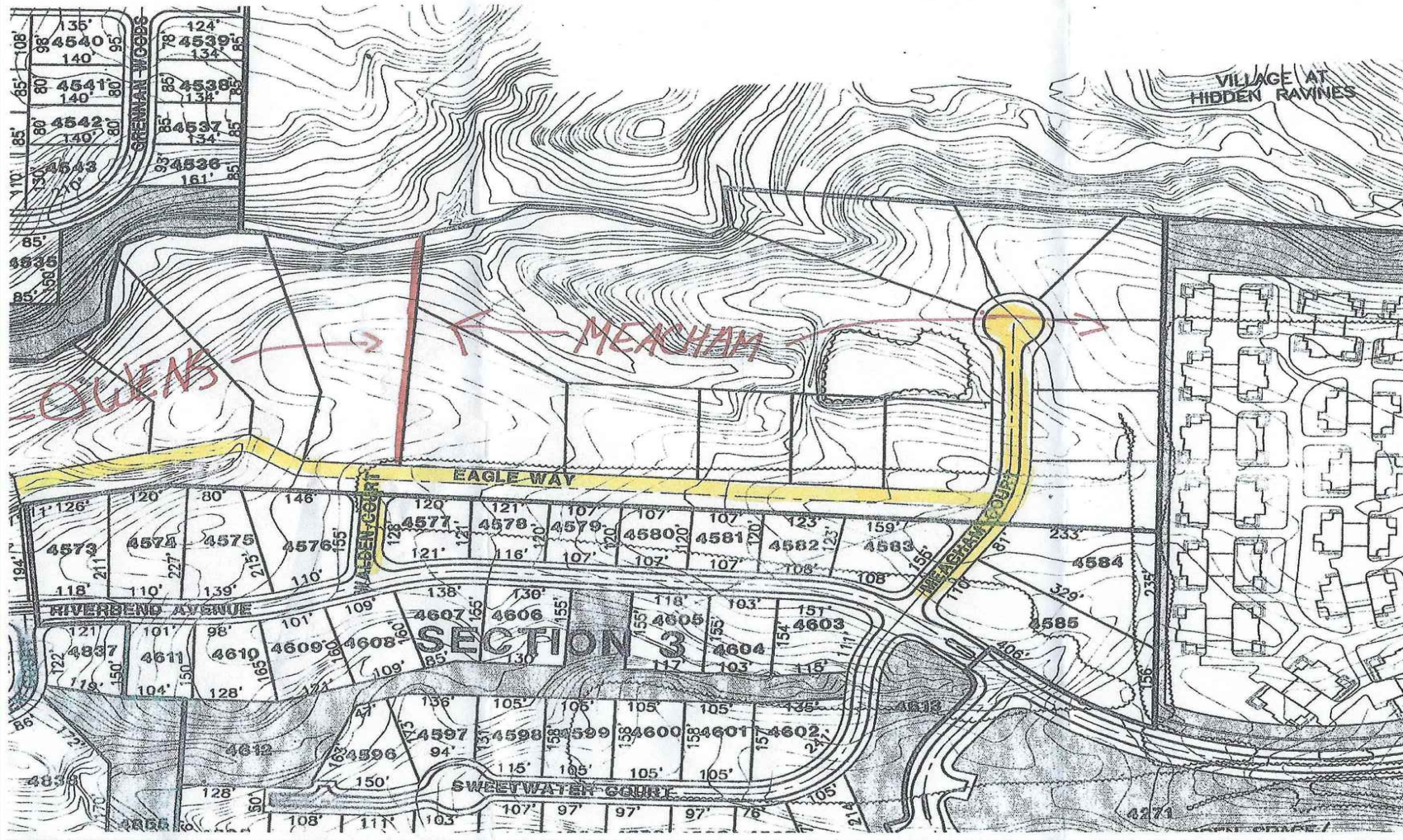
PROPERTY OVERVIEW

Scenic land for development in exclusive Olentangy Schools community with easy access to Rt. 23. Total of 15.74 acres are available with this offering, and an additional 11.5 adjacent acres are also for sale. These are rare development sites.

LOCATION OVERVIEW

Powell, Ohio is a popular and vibrant area, just 20 miles north of downtown Columbus. Located in Delaware County, which is the fastest growing county in Ohio, and #21 fastest growing county in the USA according to the 2010 US Census Bureau. The parcels are located within the Olentangy school district, which was recently ranked among the best high schools nationwide, among several other awards. Close to retail shopping in a highly desirable commuter corridor in Orange Township. Low interest rates are encouraging new construction.

Preliminary Site Plan



2 LOCATION INFORMATION

8546 MEACHAM CT. POWELL, OH
PREMIUM DEVELOPMENT OPPORTUNITY

Aerial View

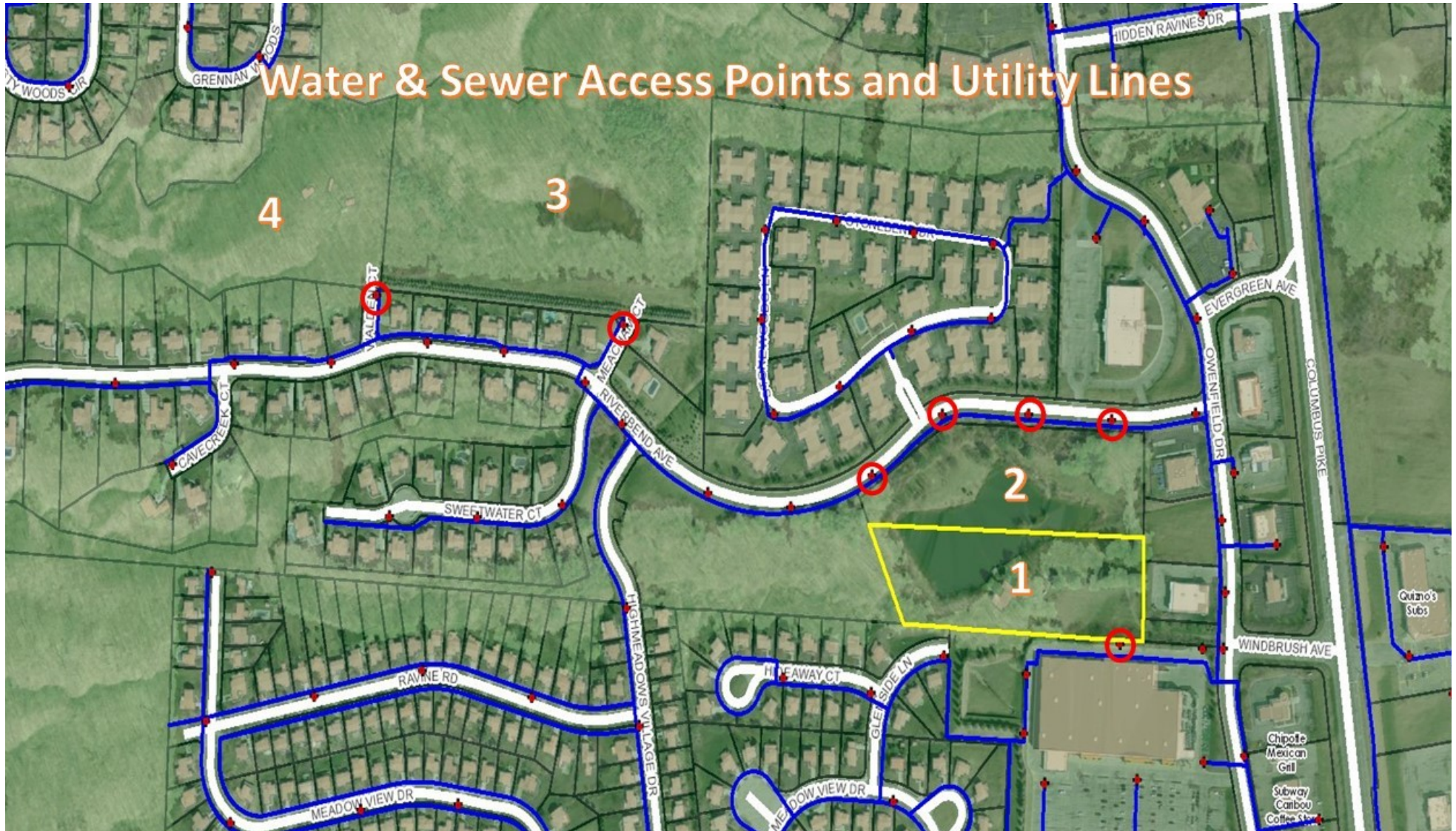


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Utility Access

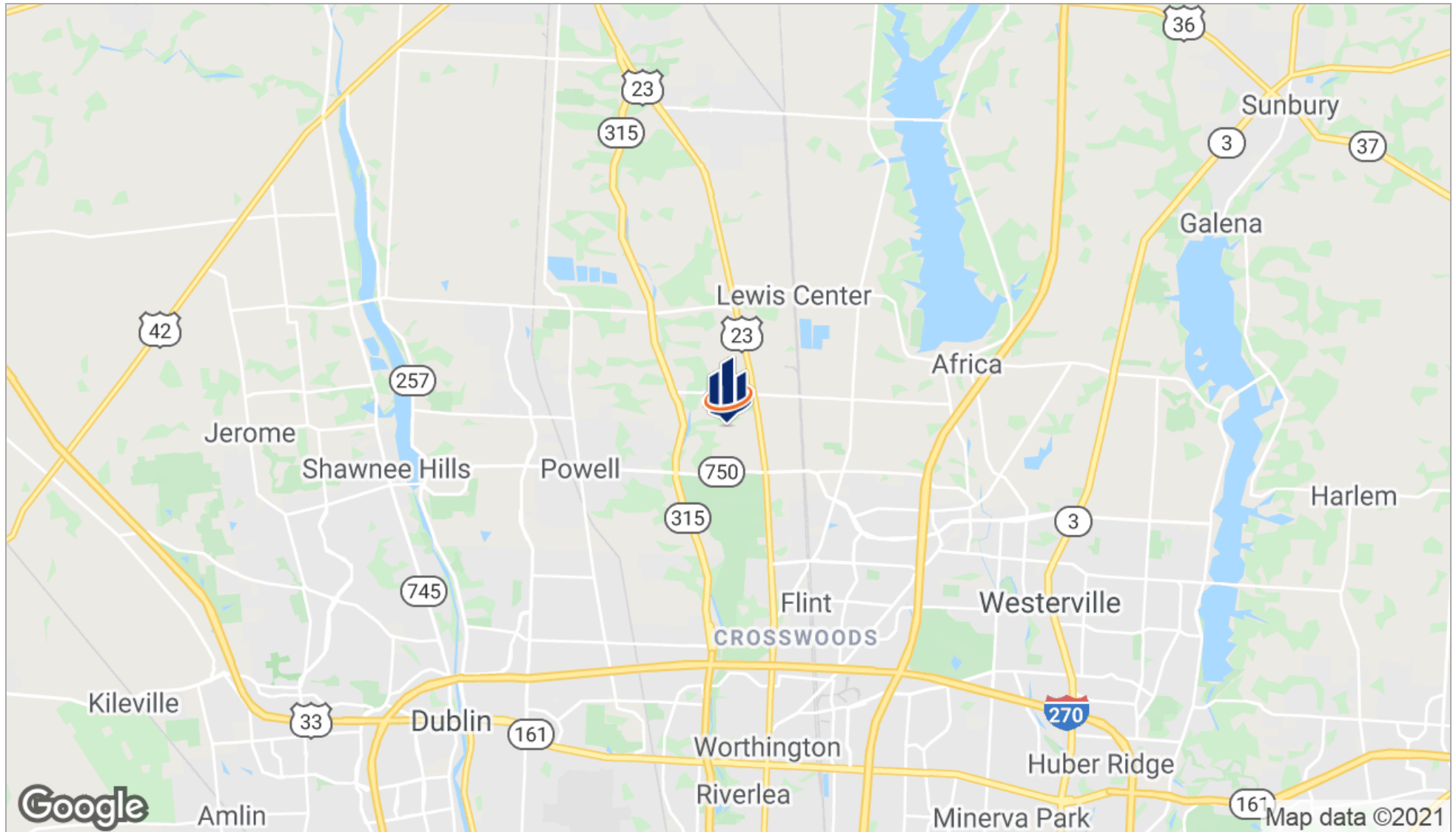


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Powell-Regional Maps

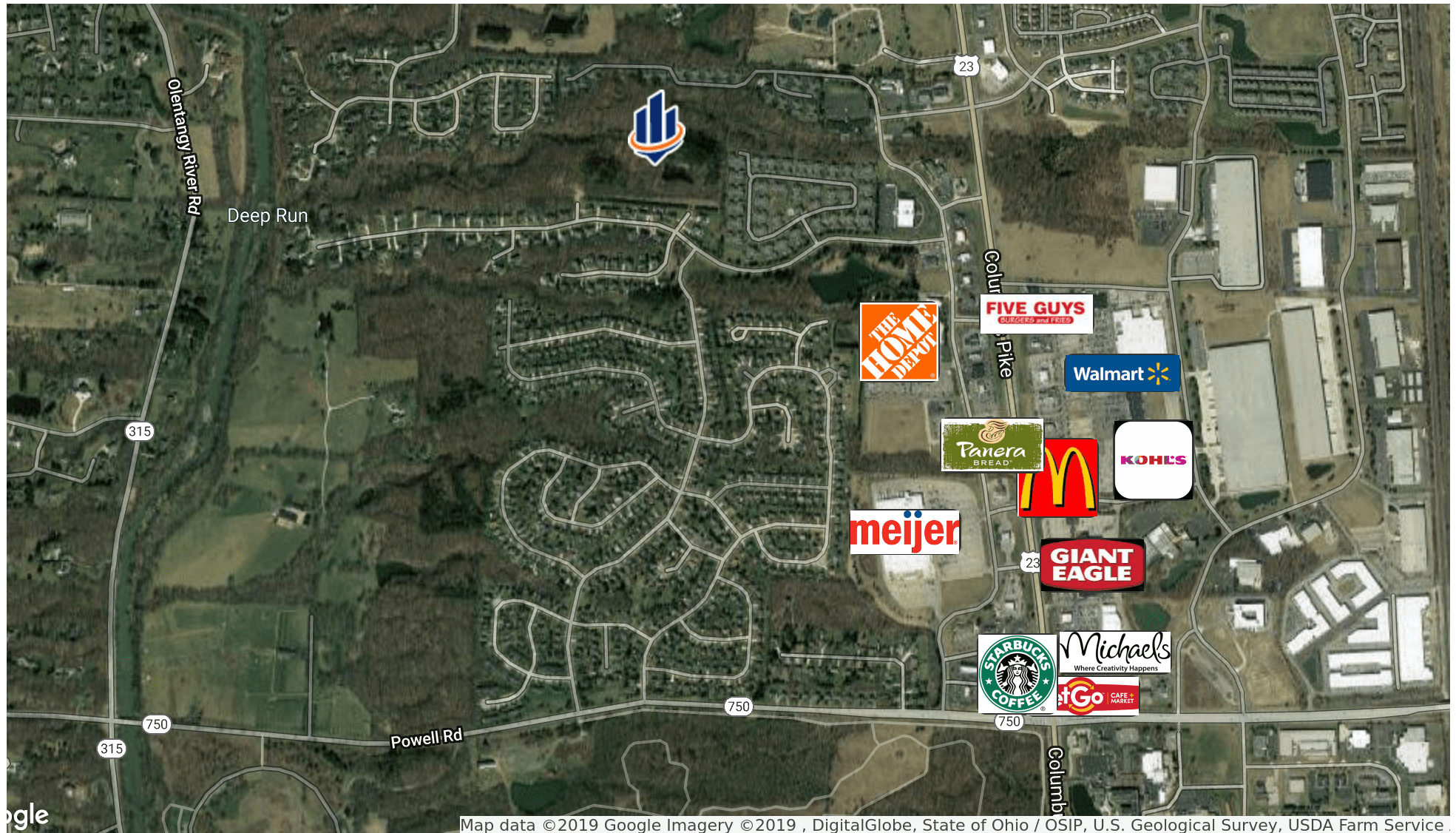


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U.S. 23 - Retailer Map



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Site View - Meacham Ct. & Owenfield Dr.

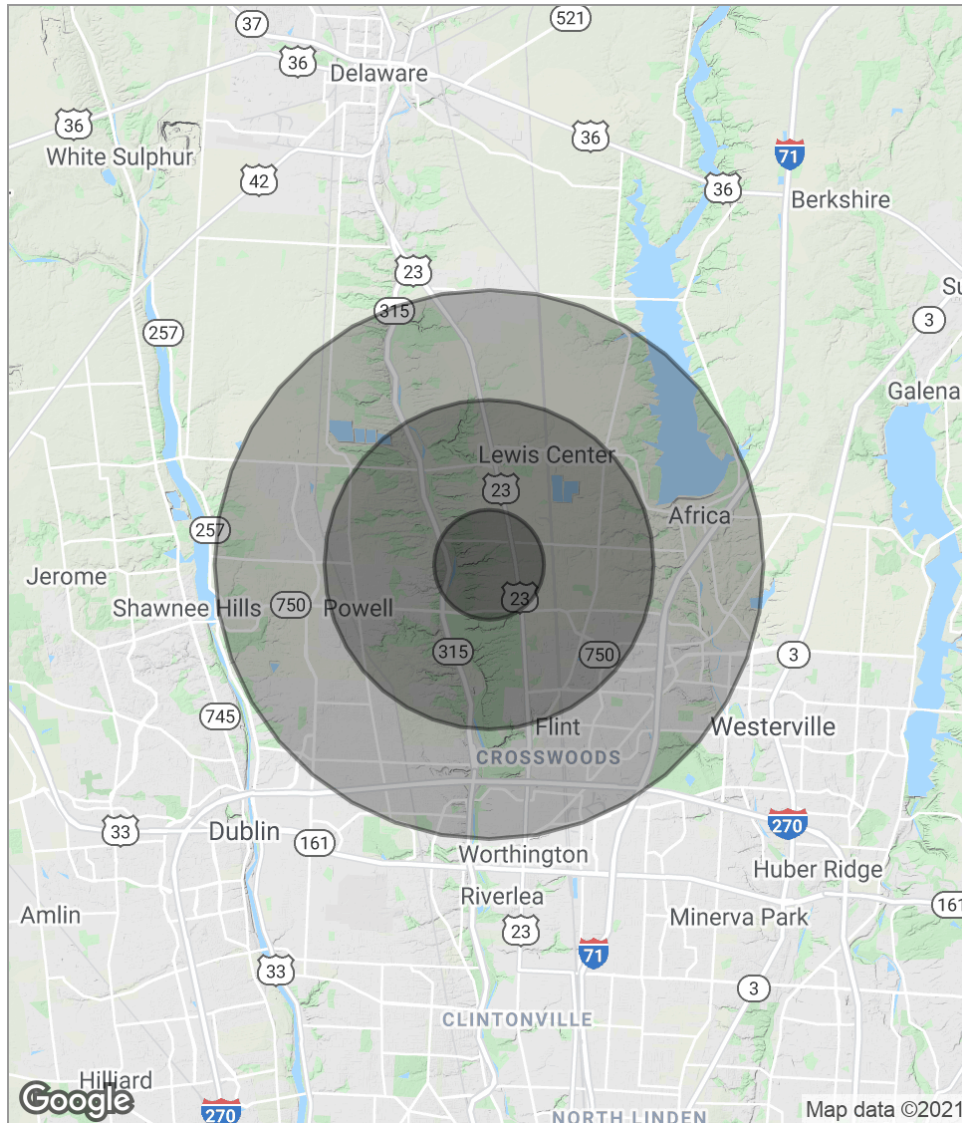


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DEMOGRAPHICS

8546 MEACHAM CT. POWELL, OH
PREMIUM DEVELOPMENT OPPORTUNITY

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,922	36,096	115,840
Median age	34.2	35.4	35.5
Median age [Male]	31.3	34.9	34.7
Median age [Female]	36.2	36.0	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,591	13,551	44,173
# of persons per HH	2.5	2.7	2.6
Average HH income	\$121,319	\$122,829	\$108,455
Average house value	\$298,129	\$381,045	\$330,356

** Demographic data derived from 2010 US Census*

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4 ADVISOR BIOS

8546 MEACHAM CT. POWELL, OH
PREMIUM DEVELOPMENT OPPORTUNITY

Advisor Information

SETH ASMAN

Senior Advisor



Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
T 614.747.2052
C 614.747.2052
seth.asman@svn.com

PROFESSIONAL BACKGROUND

Seth Asman is a Top 50 / Top 3% nationally ranked SVN advisor. His office is a Top 10 Commercial Real Estate Firm based in Columbus, Ohio and it is #6 out of 240 SVN Franchise Offices nationwide for Revenue Growth.

With 20 Years of business and consulting experience, Mr. Asman specializes in complex real estate transactions involving Investors, Businessowners, Bank-Owned, and Estate interests. His team has helped clients evaluate and transact Multifamily Housing, Land Development, SFRP/BFR, Office Investment, Manufacturing/Industrial, Retail, and Self-Storage.

Current projects include multifamily, land development, SFRP (single family residential portfolios), NNN, Small Business Expansion, and Private Client transactions.

Mr. Asman earned a B.S. in Business Administration from Susquehanna University. He is a licensed real estate agent, a member of the Columbus Board of Realtors, the Ohio Association of Realtors, and a member of the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.
Business Management

MEMBERSHIPS & AFFILIATIONS

NAR, OAR, Columbus Realtors

Advisor Information

DOUG WILSON

Managing Director



Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
T 614.206.3881
C 614.206.3881
doug.wilson@svn.com
OH #0000350178

PROFESSIONAL BACKGROUND

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 32 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a Class of 2020 Midwest Real Estate Hall of Fame, as well as a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining SVN, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

Email: doug.wilson@svn.com
Phone: 614-206-3881

EDUCATION

Bachelor's of Arts [Economics], The Ohio State University
MBA, Global Management, Arizona State Graduate School of International Management.

ADDITIONAL OFFERING - 8640 OWENFIELD

ADDITIONAL OFFERING

- 11.5 Acres residential [or possibly commercial] land for development one street over [see Site View for proximity].
- Adjacent to Home Depot, and exclusive Gated Community residences; and close to US 23/Powell Rd retail corridor, including Walmart, Kohls, Starbucks Coffee, Giant Eagle, and others.
- Unique location with access to signalized intersection at US Rt. 23.
- Has utilities on property.
- SEE OFFERING MEMORANDUM on 8640 Owenfield Drive FOR MORE INFORMATION.

