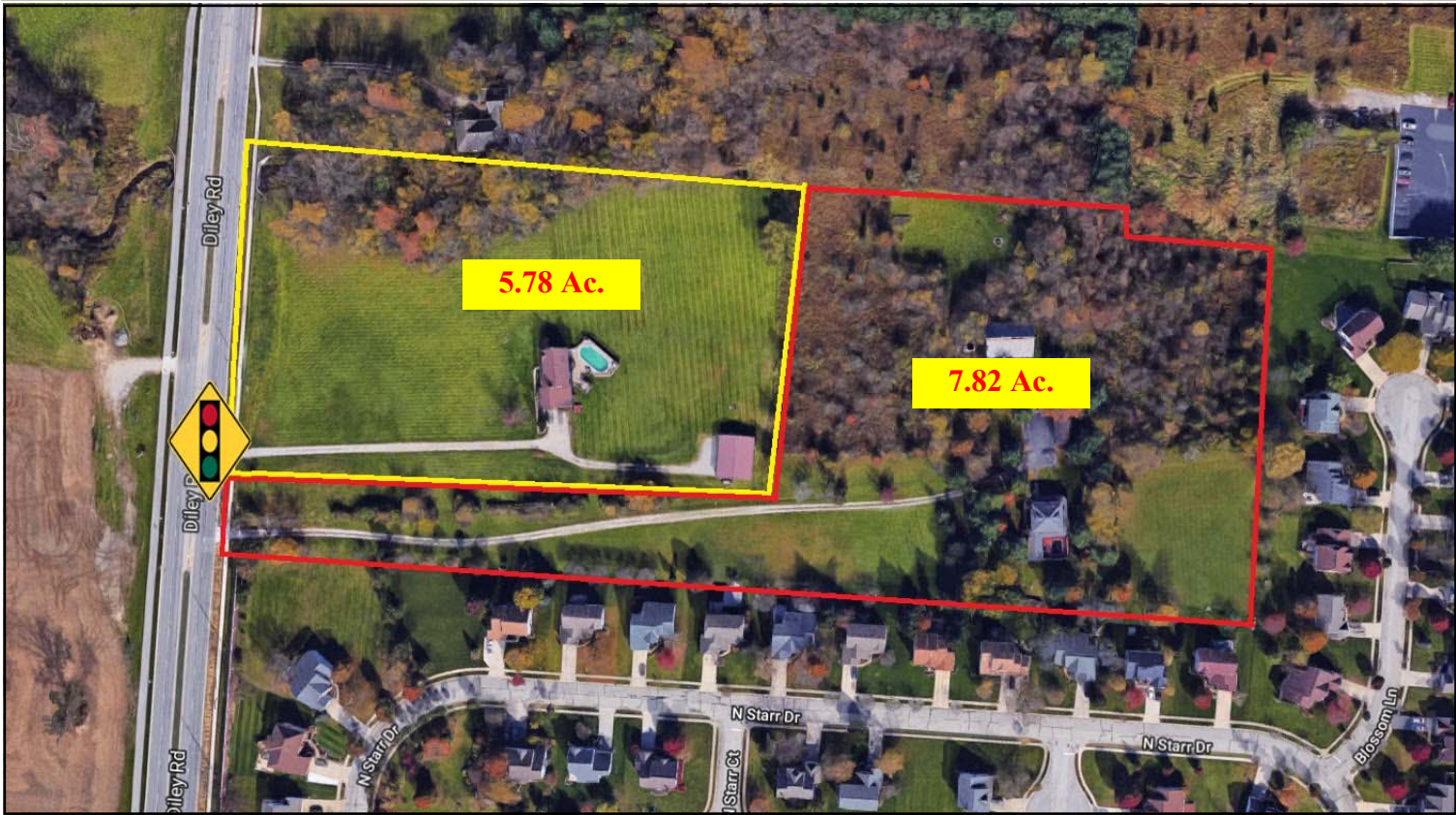


770-780 DILEY ROAD
PICKERINGTON, OHIO 43147

COMMERCIAL DEVELOPMENT LAND

FOR SALE



- ★ 13.6 Acres with Potential to Add up to 23 Additional Acres for a larger assemblage or will sell parcels separately @ 5.78 Ac. Or 7.82 Ac.
- ★ Located in Area that has been Identified for Office, Commercial and Assisted Living Development in the City of Pickerington’s “Diley Road Corridor Plan”. Currently Zoned R-4 and Sellers Will Allow Buyer Time to Rezone for their Proposed Development.
- ★ Growth Area with a Number of Commercial Projects Currently in the Pipeline. New traffic Light Planned on the Diley Road Frontage.
- ★ All Utilities Available.

OFFERED FOR SALE as follows:

- \$1,810,000 for 13.6 Acres.
- \$1,015,000 for 7.82 Acres.
- \$795,000 for 5.78 Acres.

FOR MORE INFORMATION, PLEASE CONTACT:

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 (614) 324-6715 - Office Direct
 (614) 395-4098 - Cell
BHamilton@C1Realty.com

Steve Holzer
 (614) 324-6718 - Office Direct
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SHolzer@C1Realty.com

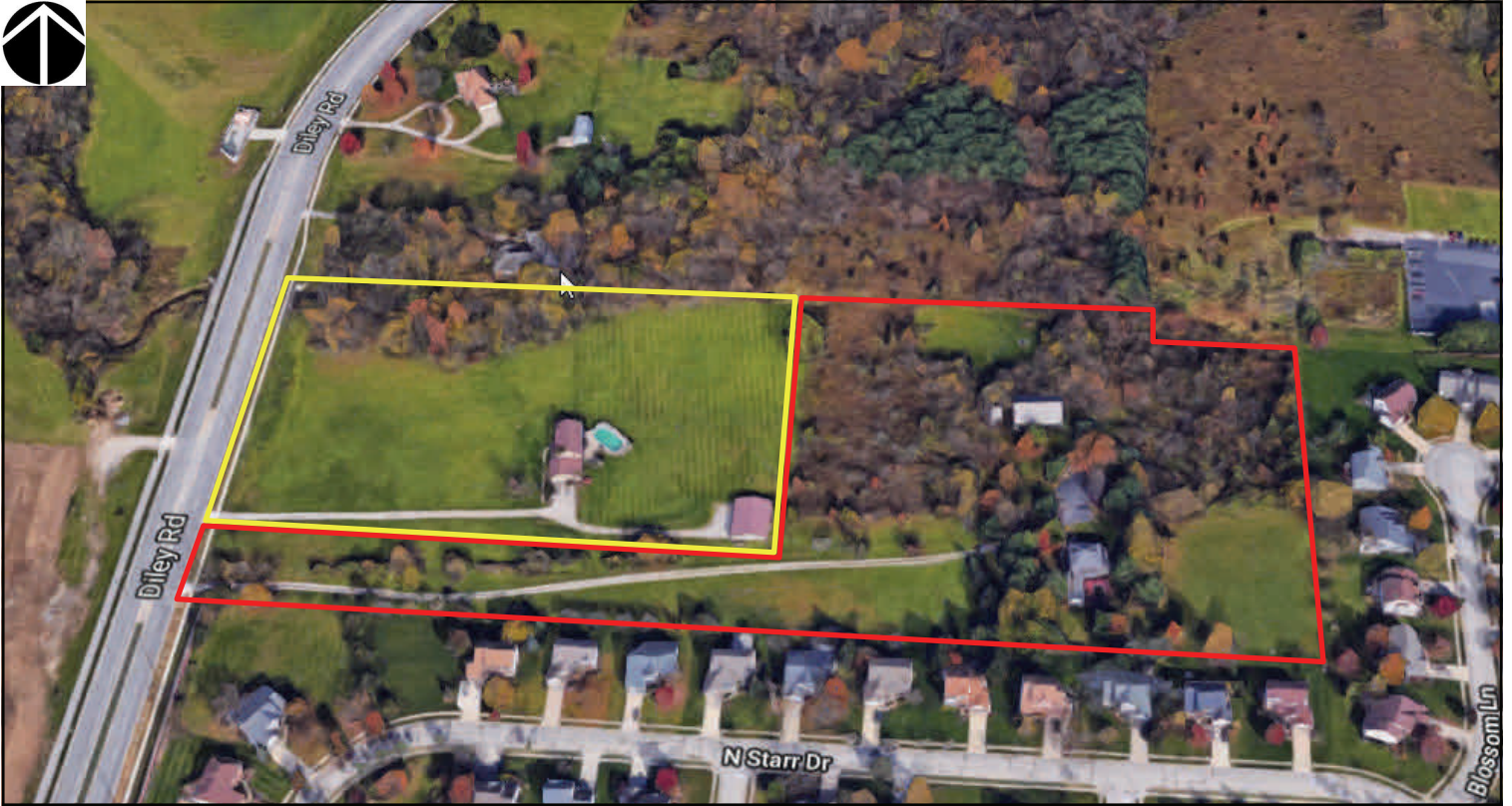
Commercial One Realtors
 1515 Bethel Road
 Columbus, Ohio 43220
 (614) 451-5100
www.CommercialOneRealtors.com

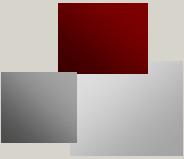
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



PICTURES

770 & 780 DILEY ROAD
PICKERINGTON, OH 43147





PICTURES

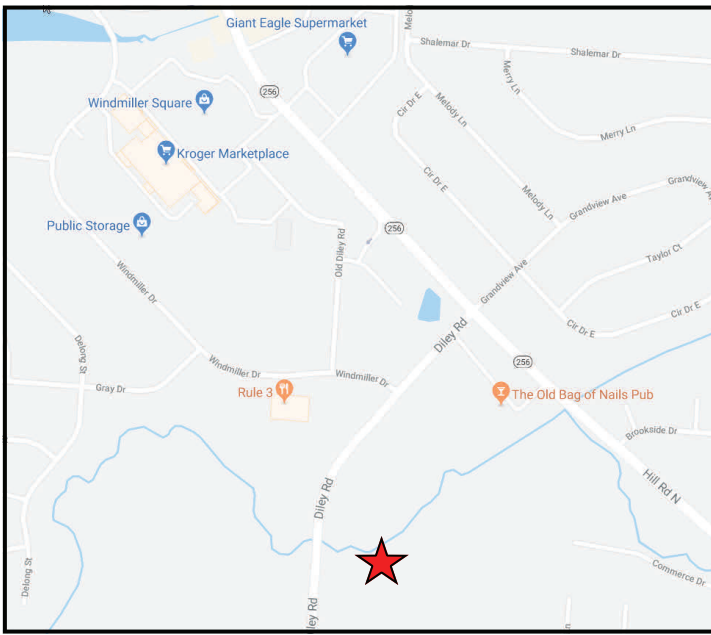
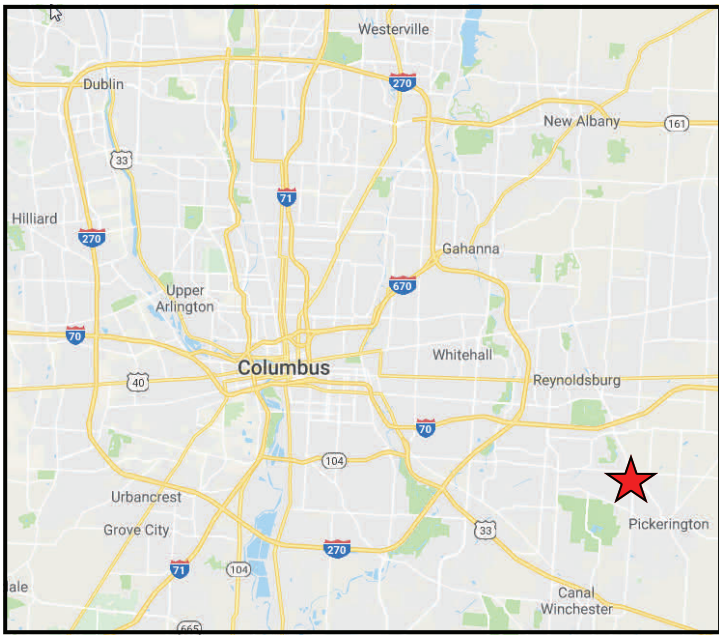
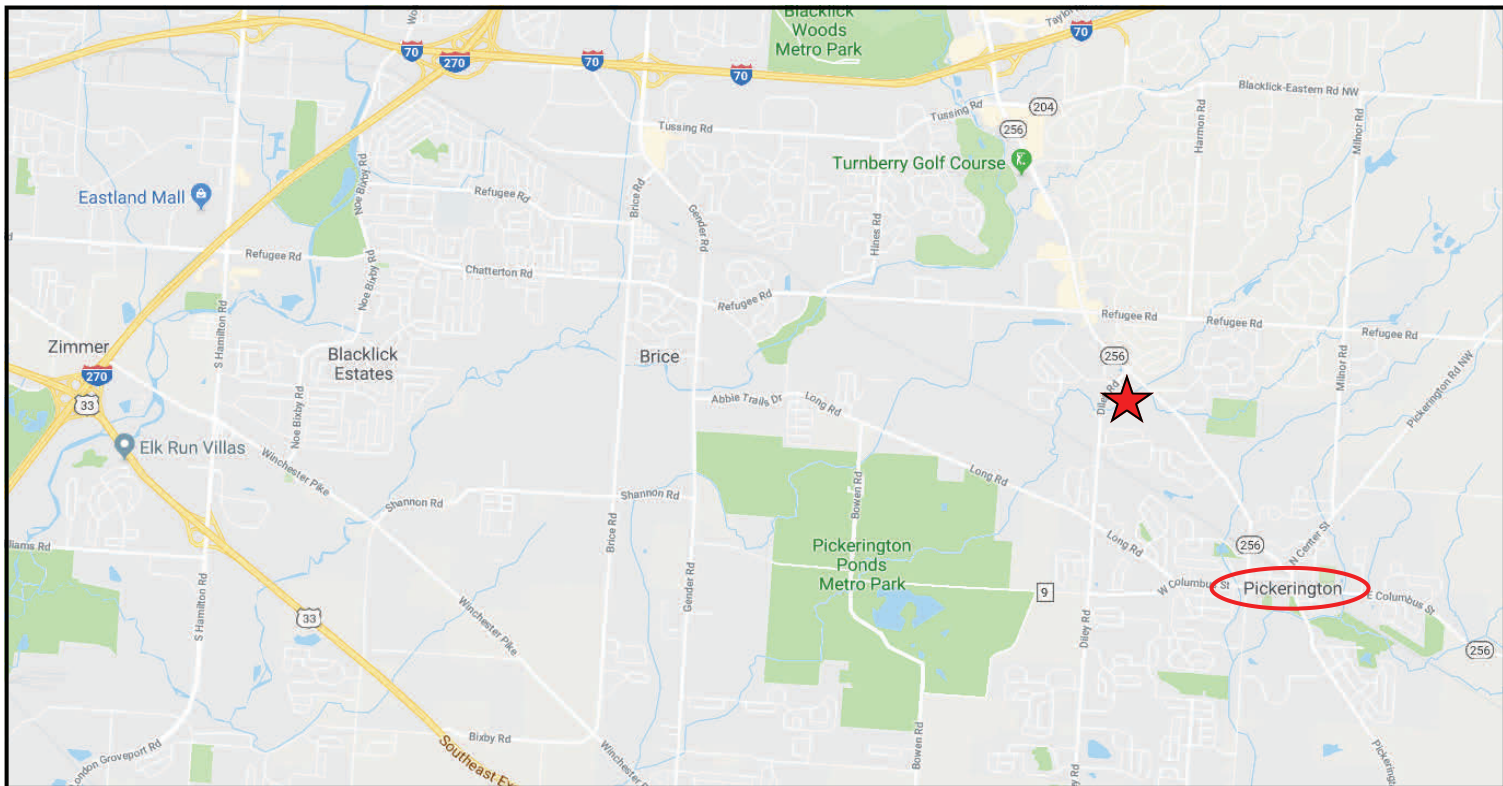
770 & 780 DILEY ROAD
PICKERINGTON, OH 43147





MAPS

770 & 780 DILEY ROAD PICKERINGTON, OH 43147



6. Innovative and sustainable development practices should be encouraged, including but not limited to pervious pavements, site design that incorporates the natural contours of the land, bio-swales, and/or rain gardens, and use of native plants in landscaping.
7. In areas adjacent to existing residential development, large format buildings should be separated from residential structures by large buffer yards or smaller format buildings to provide a transition in scale and intensity.
8. All development shall meet the requirements of the *City of Pickerington's Nonresidential Design Guidelines*.
9. Access points shall be provided per the *City of Pickerington Access Management Plan* or as shown on the recommended land use and development concept plan with a traffic impact study approved by the City Engineer.

Target Area 1C

Target Area 1C is located on the eastern side of Diley Road at and just south of the intersection of Windmill Drive. Single-family detached homes are located to the south of this area along Northstar Drive and Blossom Lane in the Cherry Hill Subdivision. This target area is appropriate for a mix of moderate scale retail, services, and office uses. The northeast quadrant of this site is appropriate for an adult living facility or well designed attached homes with a possible civic component. Target Area 1C is currently within the City of Pickerington and is zoned for residential development. The Development Concept below shows one option for a site layout for Target Area 1C and illustrates potential building configurations and yields. This development concept provides inspiration for intensity and site layout; however, creative and alternative site layouts may be acceptable provided they meet the development guidelines detailed below.

