



CAPITOL
EQUITIES

DEVELOPMENT LAND FOR SALE

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1570 London Avenue | Marysville, Ohio 43040



DEVELOPMENT: Two phase planned subdivision
Design review approved for street lights,
roads, no sidewalks, but walking paths.

ACREAGE:

Phase I: 20 acres - approved for 63 attached condo units
Phase II: 46 acres - approved for 73 single-family homes

PURCHASE PRICE: \$1,900,000.00

UTILITIES: Gas, electric, sanitary, storm and fire hydrant
on same side of London Avenue as site.

LOCATION: At London Ave (Route 38) and Route 736
Next to Timberview Golf Course and the
Inn at Halcyon Village Assisted Care Facility.
Less than 1.25 miles from Memorial Hospital

LIKE TO GET MORE INFO?

We'd love to hear from you.

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PROPERTY PROFILE

The Halcyon Village Condominium Development and Subdivision are already city design approved for all major elements - unit #s, street lights, roads, walking paths (no sidewalks) and more. Engineering and utility plans for the developments have been completed by EMH&T and approved by the appropriate governmental agencies.

All utilities - gas, electric, sanitary, storm and fire hydrants are to the site along London Avenue and are ready to be disbursed through the site.

Phase I Development:

- Approved as a 63-unit attached condominium development on 20 acres
- Units are 1,600+/- sf condos with attached garages
- Design covenants approved and in place
- Green community planned with walking paths, landscaped spaces and other green technology
- Full set of approved and stamped architectural and engineering documents available upon request.
- Approximate cost for extending utilities, streets, curbs, walking paths, lights, sewer and infrastructure is \$500,000.00+/-

Phase II Development:

- Approved for 73 single family homes on 46 acres
- No development covenants in place
- Will need final development approval from the city

The Halcyon Village Project has many features making it ideal for retirement age home owners:

- Adjacent to Timberview Golf Course and 0.8 miles from Marysville Golf Course
- Phase I condo units designed as "Age In Place/Universal" units with ADA accessibility and features for elderly use - higher wall outlets, wider doors and hallways, etc.
- Adjacent to the new Inn at Halcyon Village assisted living facility
- Less than 1.25 miles from Memorial Hospital of Union County
- No new condominium projects and very few resale condos available in the Marysville market.



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Condo Design Plans



ADDITIONAL COMMUNITY INFORMATION:

City of Marysville:

The city of Marysville, county seat of Union County, provides the best of both worlds - close proximity to a major metropolitan area while retaining much of the small town America charm. Union County currently experiencing the third largest population growth in Ohio counties.

Major employers in the Marysville area are Honda and The Scotts Company. In August 2011 Honda announced it would be adding jobs to its Marysville facility as well as investing \$64 million in upgrades to the plant's production equipment.

Demographics (5-mile radius from downtown Marysville)

Population:	24,374
Median HH Income:	\$66,969
Households:	8,436