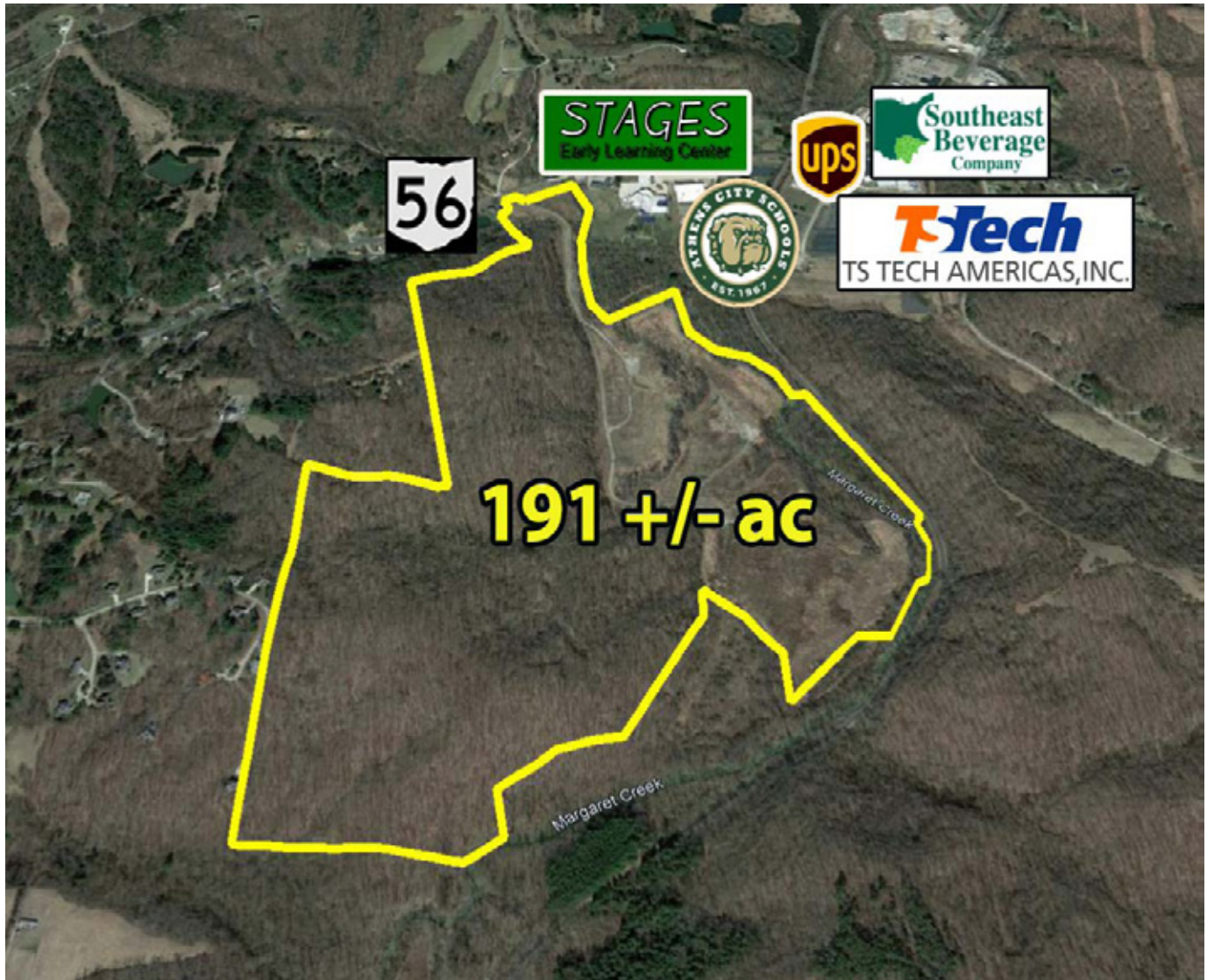


DEVELOPMENT LAND FOR SALE

8003 State Route 56
Athens, Ohio 45701
Near Ohio University



191 +/- Acres Multiple Use Development Land



Alex Marsh
amarsh@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 3215
614-221-4286
www.rweiler.com

Property Description

MULTIPLE USE DEVELOPMENT LAND IN ATHENS NEAR OHIO UNIVERSITY!

Rare opportunity to purchase 191 acres near the second largest university in the State of Ohio. Ohio University, a premier school with over 29,000 students, is located less than 2 miles away. The parcel can be split into multiple uses including, but not limited to student housing, multi family, single family, industrial, self-storage, and short-term rentals. Situated perfectly in the rolling foothills of Appalachia, Athens County has some of the most bucolic views and scenery. This located close to numerous state parks including Hocking Hills. This is a rare opportunity to acquire a strategic piece near Ohio University.

Address: 8003 State Rt 56,
Athens, OH 45701

Township: Athens

County: Athens

PID: A01-00100737-00, A01-00100736-00
A01-00100735-00, A01-00100720-00
A01-00100719-00, A01-00100718-00
A01-00100717-00, A01-00100716-00

Location: South side of State Rt 56, near to
Athens Country Club

Acreage: 191 +/- acres

Sale Price: \$2,950,000

Price/Acre: \$15,445

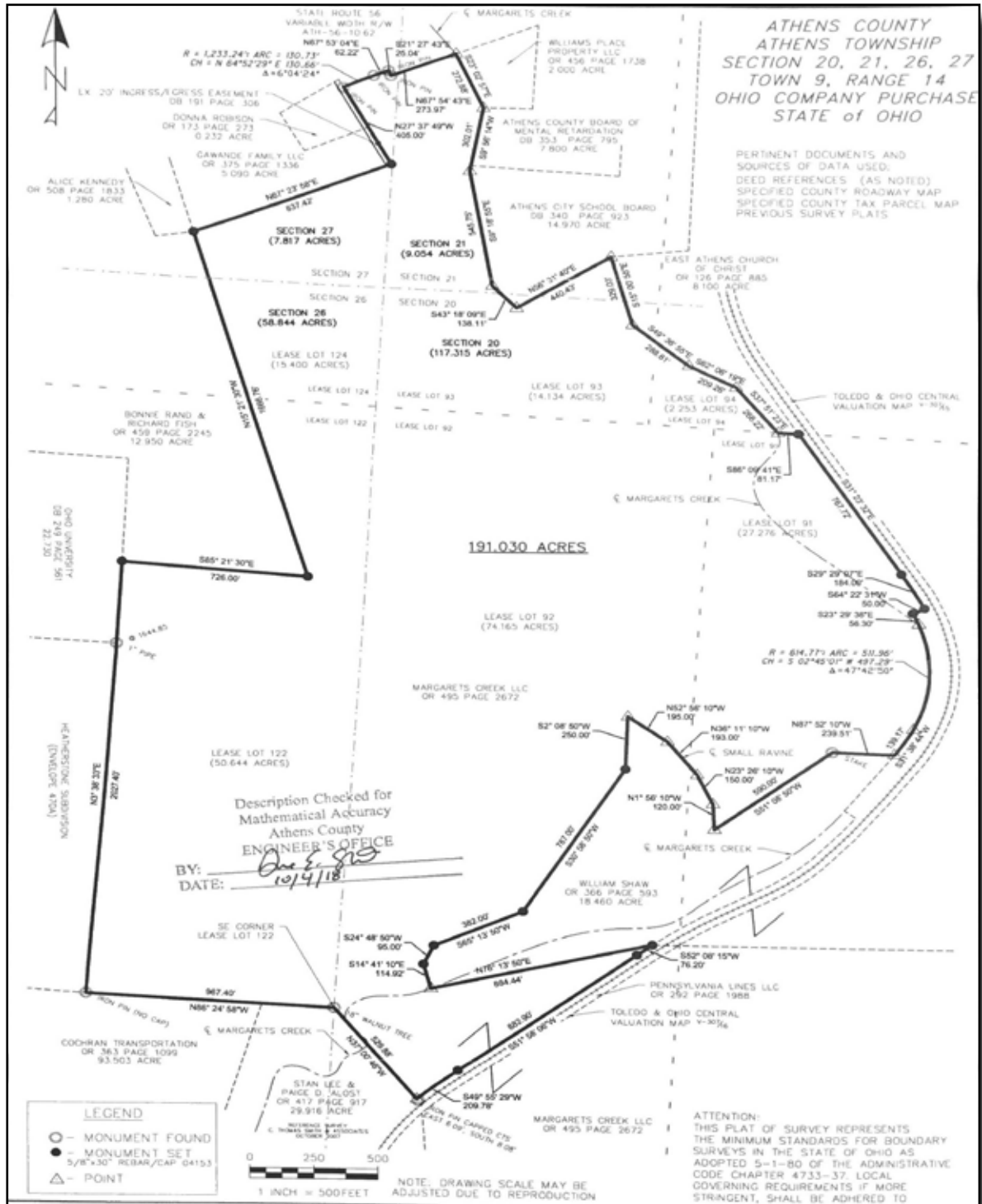
Current Tax: \$8,991

Utilities: Electric, Gas, Sewer, Water available

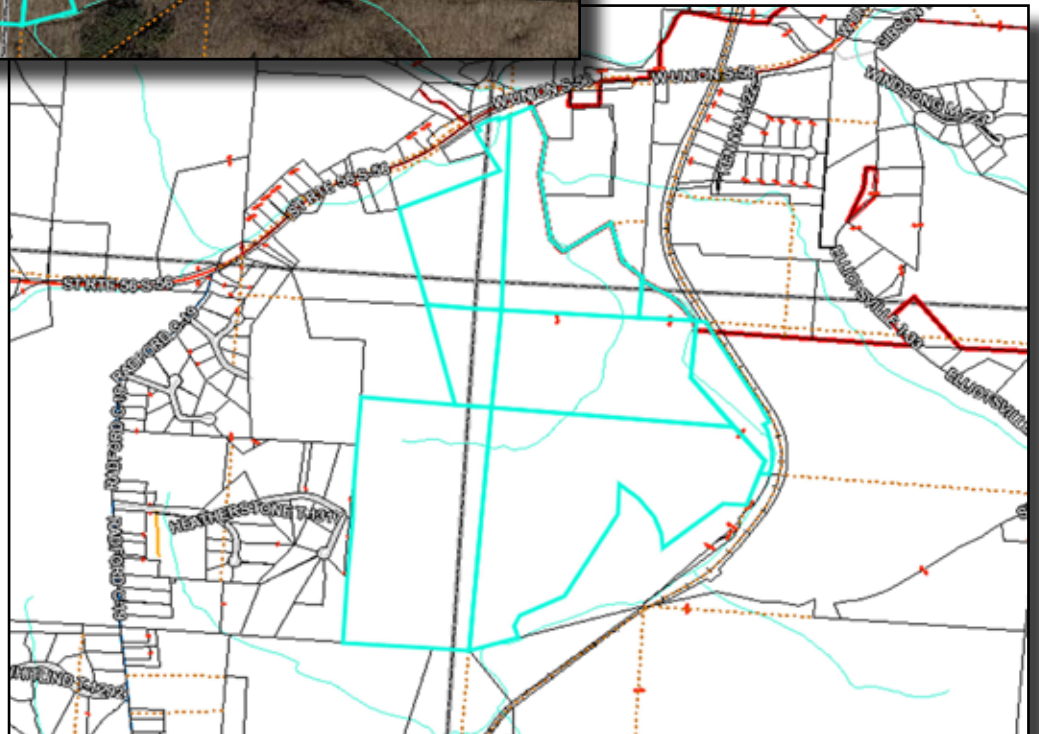
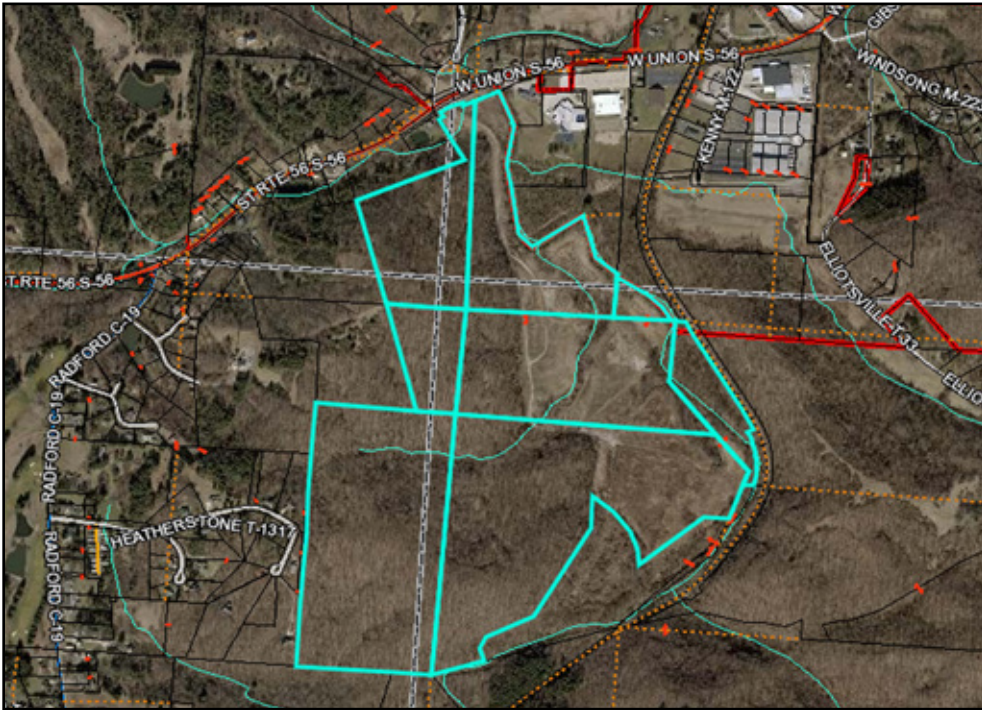
Zoning: Not in zoned area



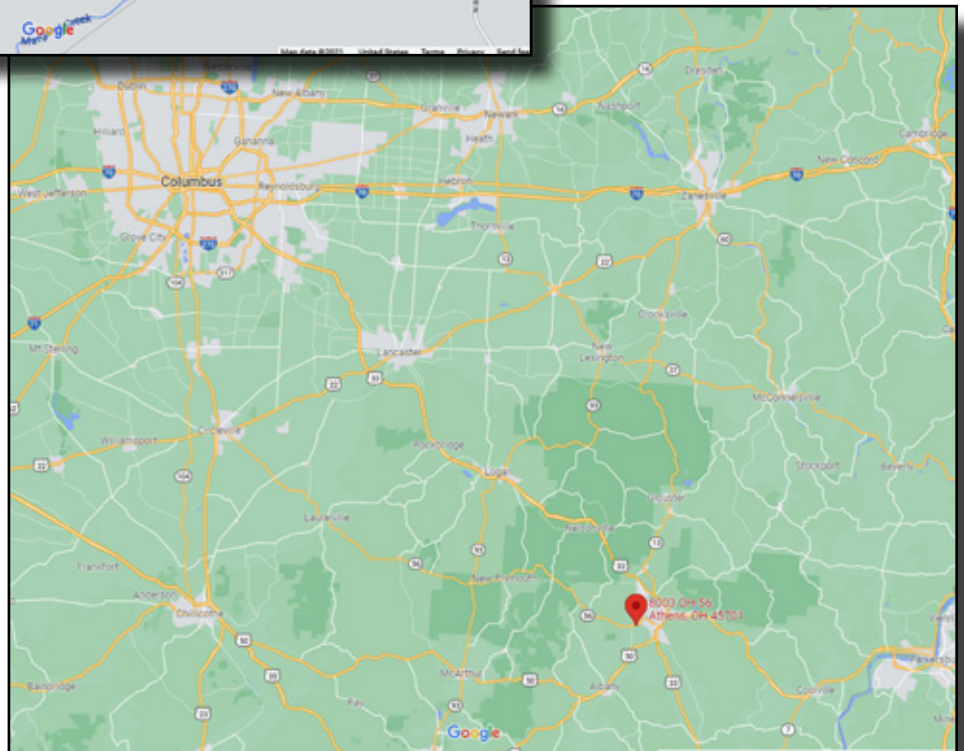
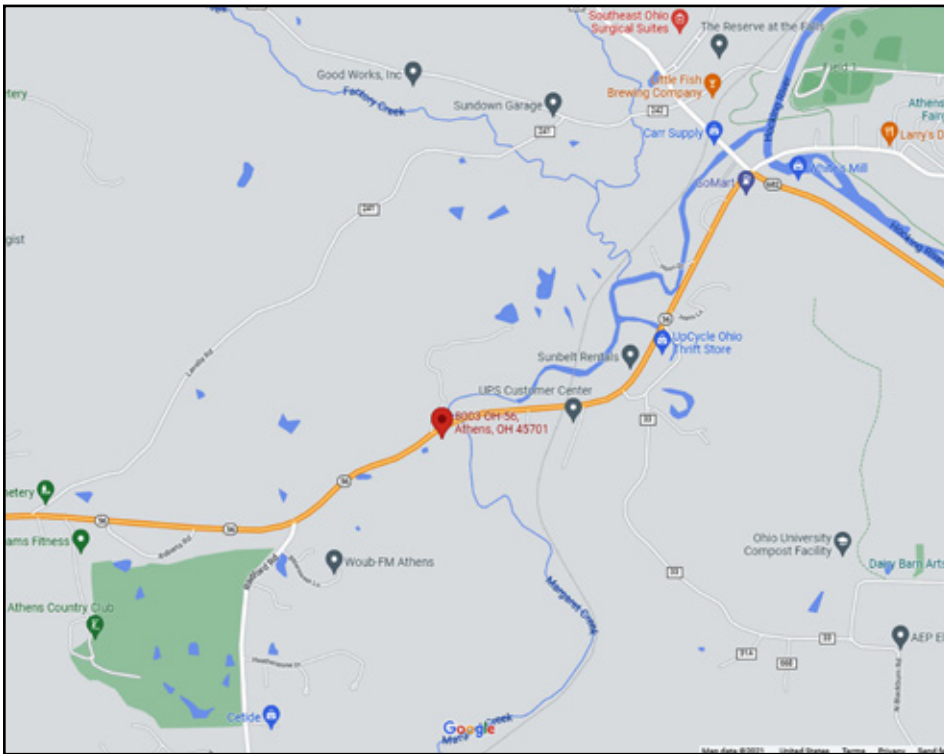
Site Plan



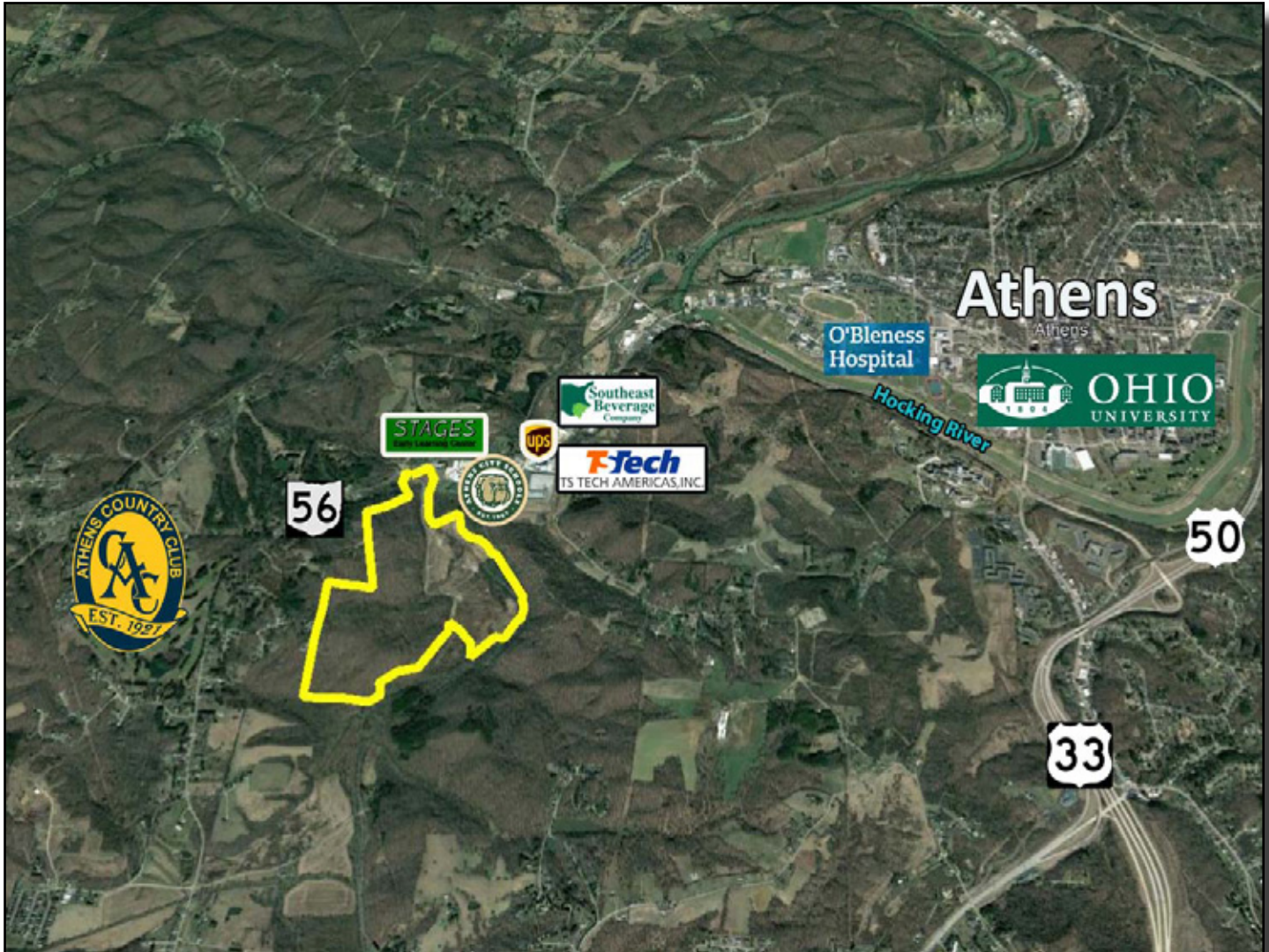
Aerial & Plat Maps



Street Map



Property Location

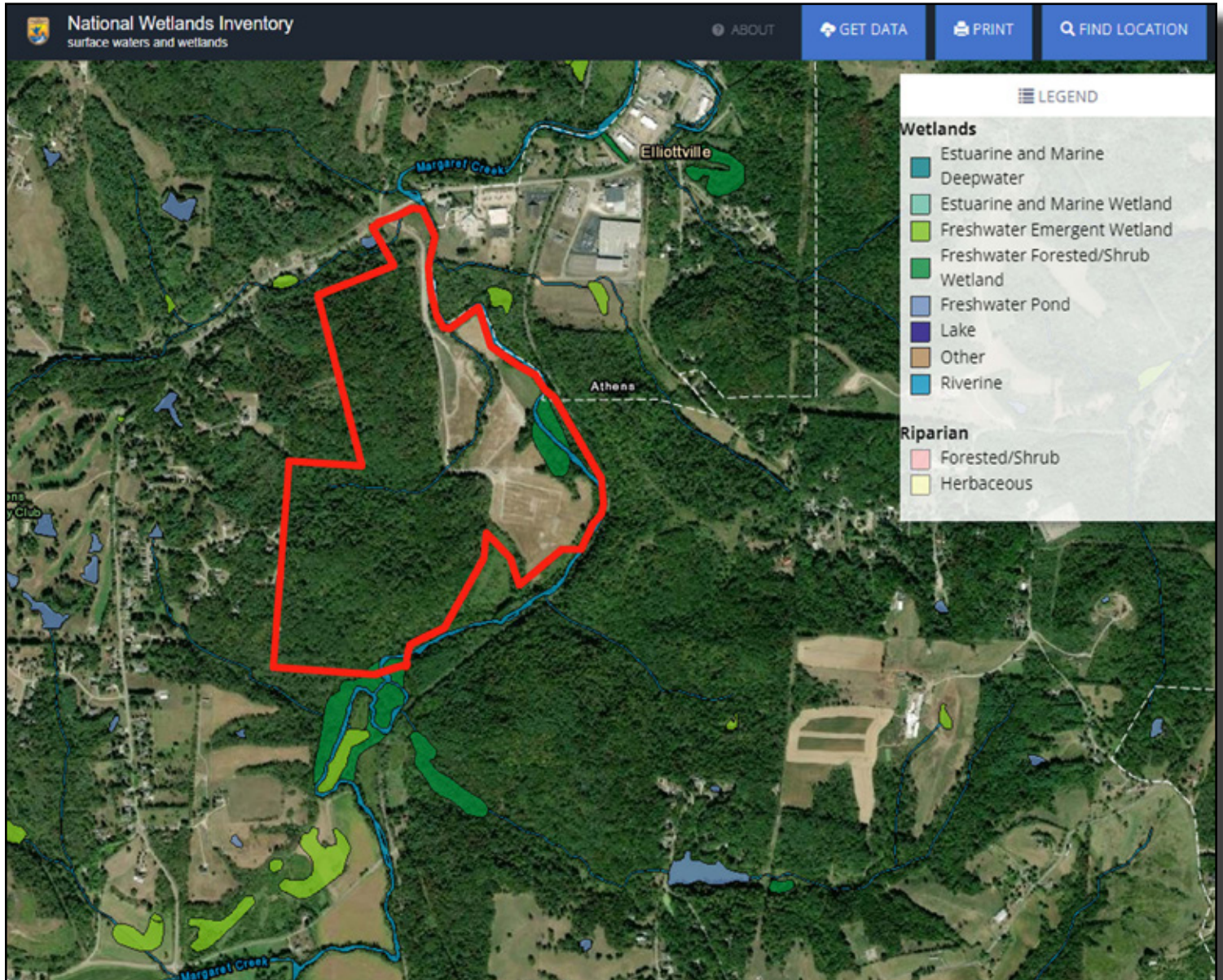


Great Location!

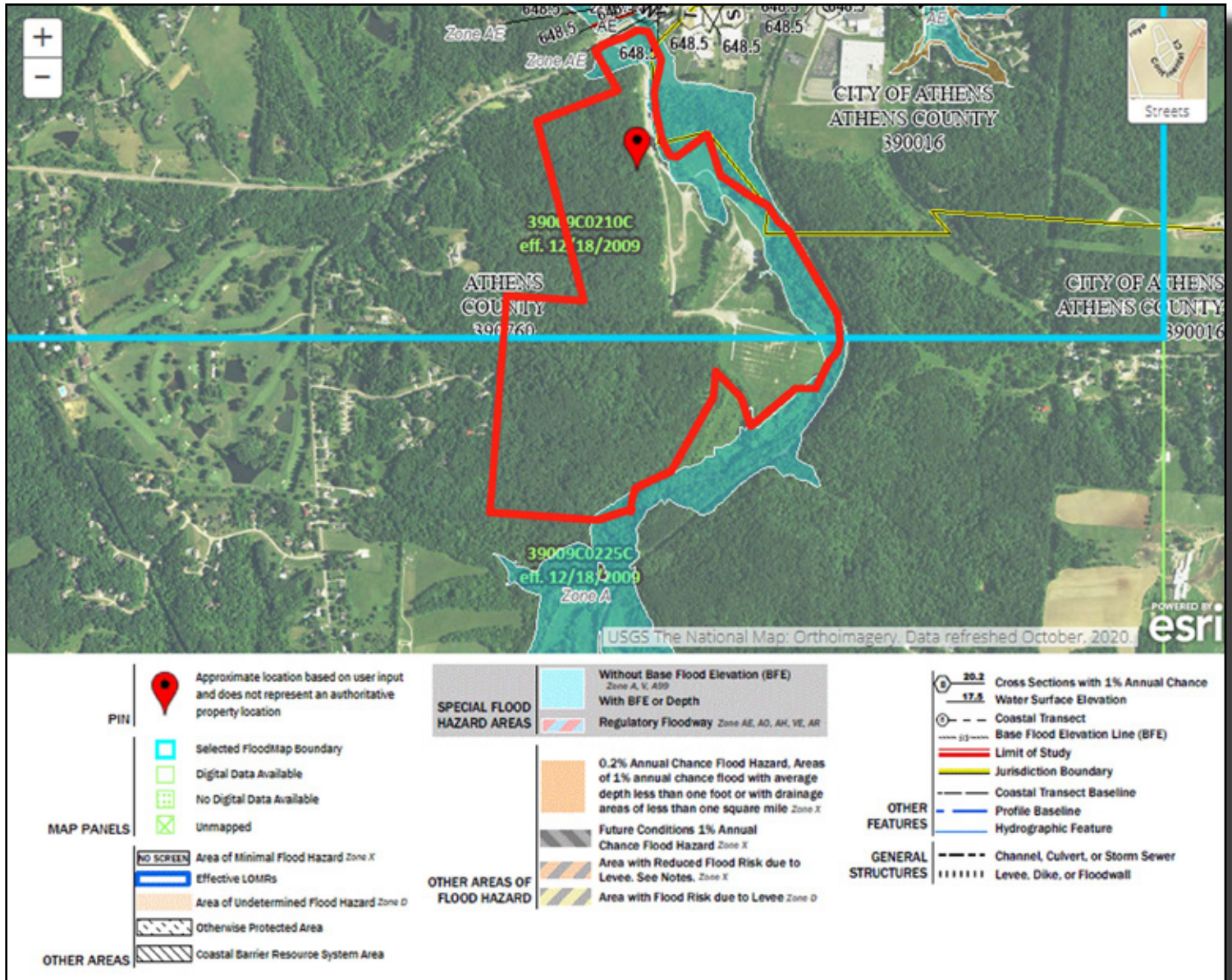
Easy access to major arteries

7 minutes to Downtown Athens

Wetlands Map




Flood Map

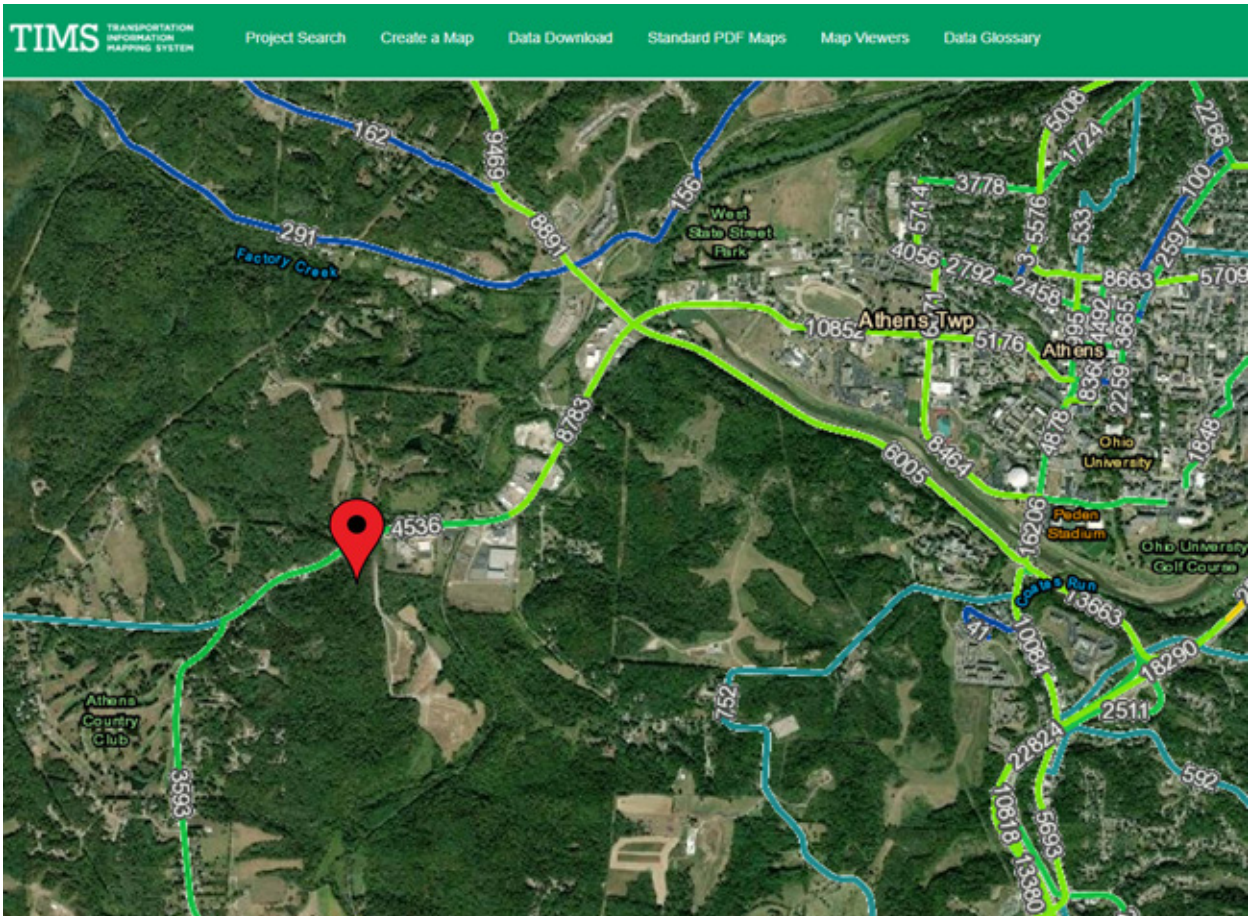


Demographics

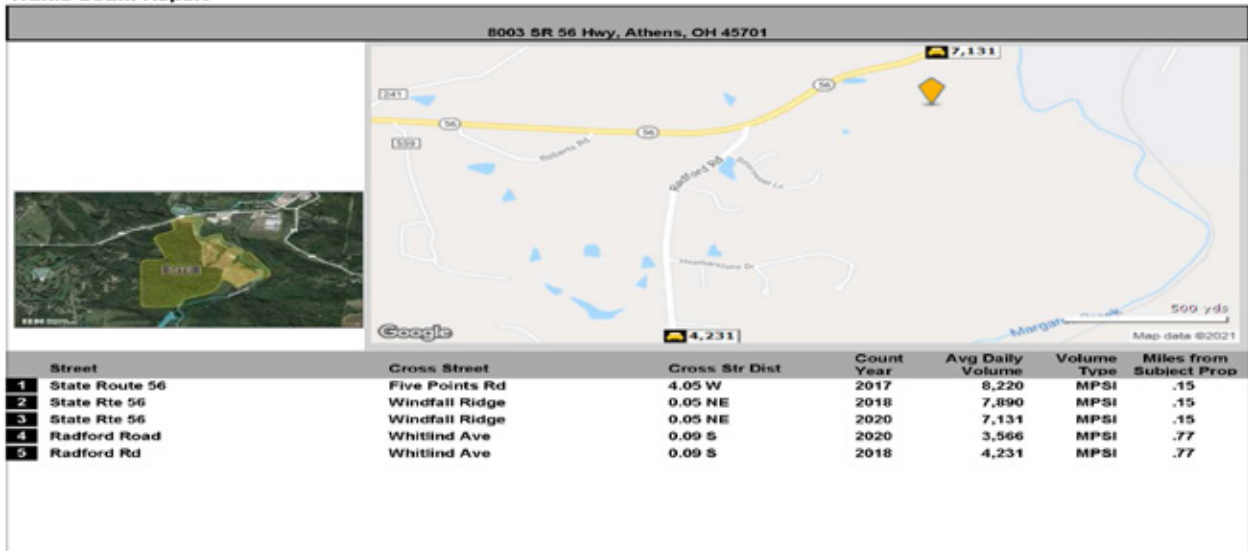
Demographic Summary Report

8003 SR 56 Hwy, Athens, OH 45701						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	694		25,460		37,369	
2021 Estimate	688		25,430		37,249	
2010 Census	643		24,639		35,685	
Growth 2021 - 2026	0.87%		0.12%		0.32%	
Growth 2010 - 2021	7.00%		3.21%		4.38%	
2021 Population by Hispanic Origin	11		700		958	
2021 Population	688		25,430		37,249	
White	641	93.17%	22,074	86.80%	32,901	88.33%
Black	16	2.33%	1,056	4.15%	1,370	3.68%
Am. Indian & Alaskan	3	0.44%	70	0.28%	111	0.30%
Asian	16	2.33%	1,591	6.26%	1,891	5.08%
Hawaiian & Pacific Island	0	0.00%	18	0.07%	27	0.07%
Other	12	1.74%	621	2.44%	950	2.55%
U.S. Armed Forces	1		28		39	
Households						
2026 Projection	292		7,481		12,590	
2021 Estimate	290		7,464		12,535	
2010 Census	272		7,195		11,944	
Growth 2021 - 2026	0.69%		0.23%		0.44%	
Growth 2010 - 2021	6.62%		3.74%		4.95%	
Owner Occupied	203	70.00%	2,777	37.21%	5,636	44.96%
Renter Occupied	87	30.00%	4,687	62.79%	6,899	55.04%
2021 Households by HH Income						
Income: <\$25,000	57	19.66%	2,605	34.91%	4,078	32.54%
Income: \$25,000 - \$50,000	69	23.79%	1,835	24.59%	2,800	22.34%
Income: \$50,000 - \$75,000	54	18.62%	927	12.42%	1,974	15.75%
Income: \$75,000 - \$100,000	23	7.93%	594	7.96%	1,116	8.90%
Income: \$100,000 - \$125,000	36	12.41%	549	7.36%	919	7.33%
Income: \$125,000 - \$150,000	14	4.83%	273	3.66%	621	4.95%
Income: \$150,000 - \$200,000	26	8.97%	494	6.62%	684	5.46%
Income: \$200,000+	11	3.79%	185	2.48%	342	2.73%
2021 Avg Household Income	\$76,941		\$59,914		\$62,586	
2021 Med Household Income	\$59,499		\$35,874		\$41,228	

Traffic Map



Traffic Count Report



Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.