

# FOUR SEASONS LAND COMPANY

FOURSEASONSLANDCO.COM

## FOR SALE ~ INDUSTRIAL LAND



Priced at

**\$1,250,000**

**3679 Grove City Rd.  
Grove City, OH 43123**

22.73 ACRE INDUSTRIAL SITE  
15 YEAR, 100% TAX ABATEMENT!



**Four Seasons  
Land Company**

**Four Seasons Land Company**  
*Commercial Real Estate Services  
Land Development  
Real Estate Investments*

5017 Pine Creek Drive  
Westerville, Ohio 43017  
Office (614) 898-LAND (5263)  
**FourSeasonsLandCo.com**

**WE BUY AND SELL LAND!**



**(800) 815-LAND (5263)**

**100% TAX ABATED  
INDUSTRIAL DEVELOPMENT OPPORTUNITY  
CELL TOWER LEASE OPTION**

**22.73 Acres**

**0 Grove City Road, Grove City Ohio 43123**

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**SITE INFORMATION**

5 parcels totaling 22.73 acres. Conveniently located 11 miles from downtown Columbus, 3 miles south of the US 62 and I-270, 3.5 miles from I-71, and 10 miles to I-70. Area has seen continuous economic growth of the past 20 years. Zoned IND-2 or Heavy Manufacturing. All parcels are located within the Community Reinvestment Area. Eligible for a 15 year, 100% property tax abatement on new construction.

Property is serviced with a 23' wide paved Common Access Drive (CAD) that is located in the NW corner of the subject property. The contiguous 4 parcels comprising 12.73 acres of the property have approximately 374 feet of road frontage on Grove City Road. 9.8 acres of this land area is located west of the CAD and approximately 2.3 acres of land is located east of the CAD.

The remaining 10 acres of the subject property is separated from the 12.73-acre parcel and is serviced by the CAD easement. The parcel that lies between the subject parcels is owned by an unrelated party. Four Seasons has had discussions with the owner of that property which comprises approximately 5 acres and they have indicated that they would be inclined to sell that property. Contact the Four Seasons for more information on this.

**Address:** 0 Grove City Road, Grove City Ohio 43123  
County: Franklin  
Municipality: City of Grove City

**Price:** **\$1,250,000**

**Parcel ID:**

| Parcel Number | Acres |
|---------------|-------|
| 040-003261-00 | 2.26  |
| 040-003263-00 | 2.73  |
| 040-003265-00 | 10.00 |
| 040-003267-00 | 5.00  |
| 040-003268-00 | 2.74  |
| TOTAL         | 22.73 |

**School District:** Southwestern Local School District

**Site Information**  
**Page 2**

**Zoning:** **IND-2 Heavy Industry**

City of Grove City  
Development Department  
4035 Broadway  
Grove City, OH 43123  
(614) 277-3075  
[www.grovecityohio.gov](http://www.grovecityohio.gov)

**Economic Development  
Districts:**

The property is located within a Community Reinvestment Area (CRA) and is eligible for 100% real estate property tax abatements on improvements for up to 15 years.

**Taxes:**

\$2,375.24 Full Year 2017  
Effective Tax Rate is \$91.160729/\$1,000 of Assessed Value (35% of Appraised Value).  
Property is enrolled in the Current Agricultural Tax Valuation (CAUV) program.  
CAUV Department Franklin County Auditor (614) 525-6254  
Franklin County Auditor Main Number (614) 525-4663.

**Sewer & Water Service:**

Subject property is serviced with water and sewer service through the City of Grove City. Sewer and water lines servicing the property are both 12" in diameter. Plans available from broker.

Service Department  
3262 Ventura Blvd  
Grove City, OH 43123  
(614)-277-1100

**Electricity:** AEP (800) 672-2231

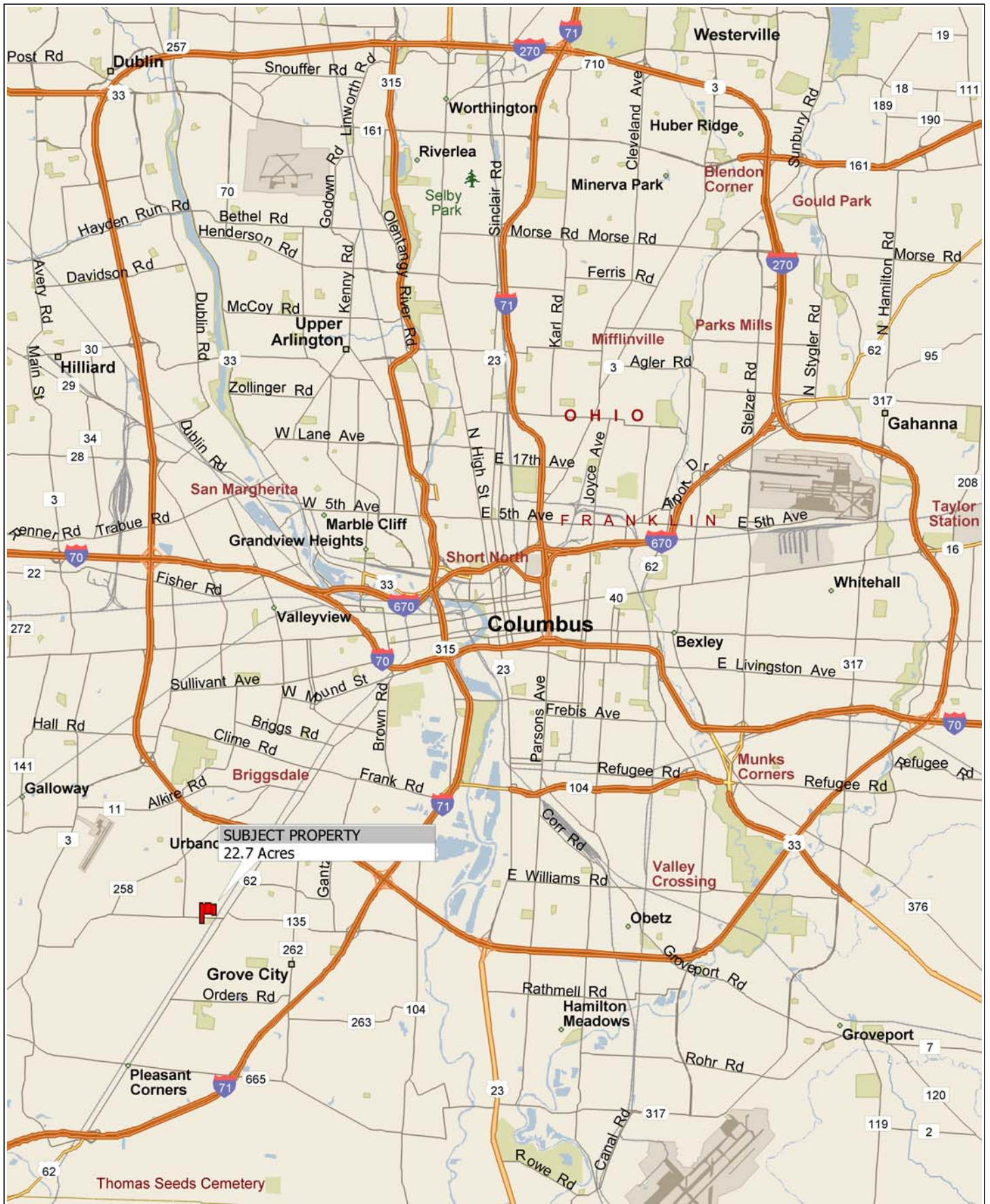
**Telephone:** AT&T (877) 722-3755- U-Verse Available

**Cable/Broadband:** Spectrum (877)772-2253 High Speed Cable & Broadband

**Crops:** Seller's tenant reserves crops for current crop year.

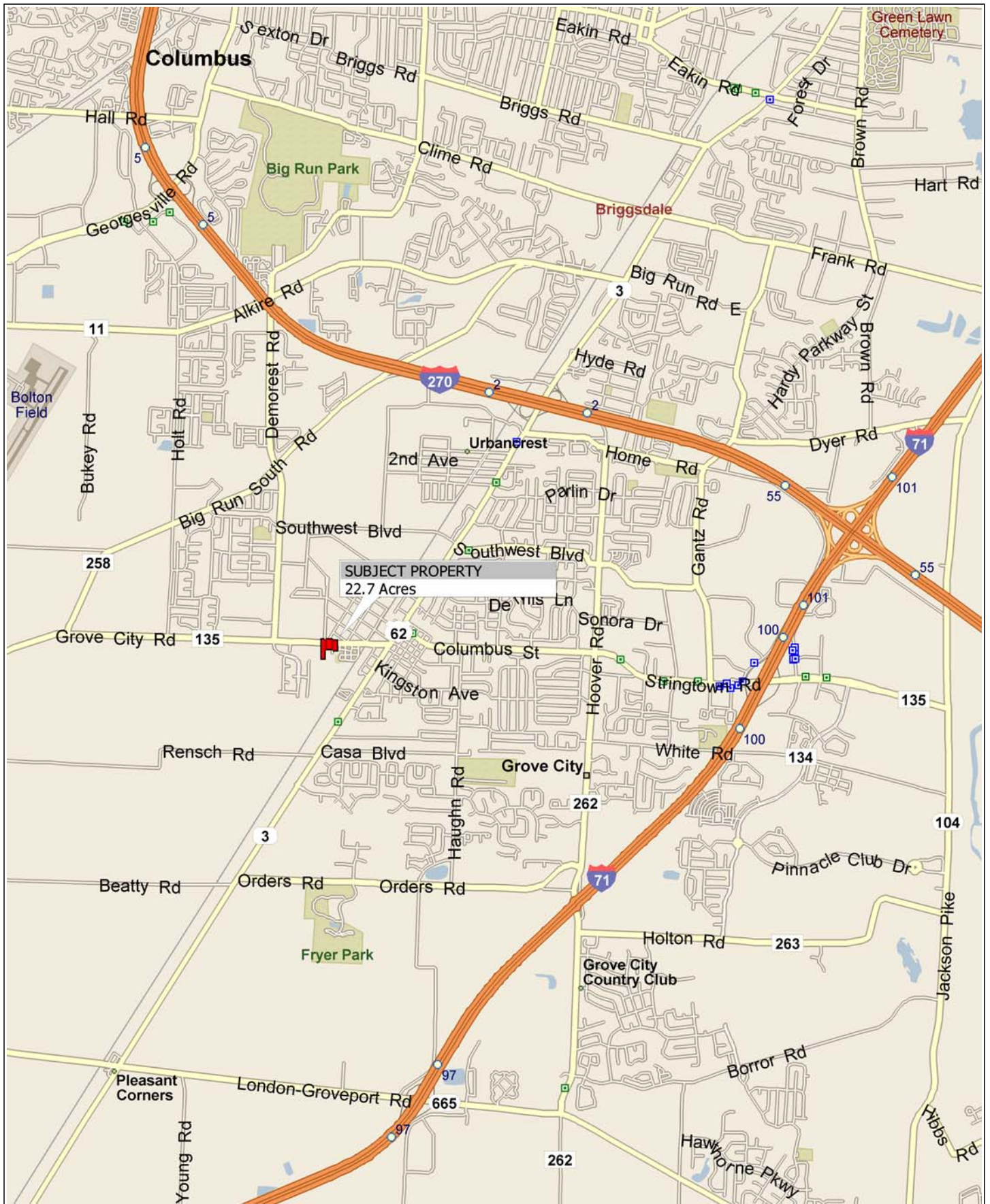
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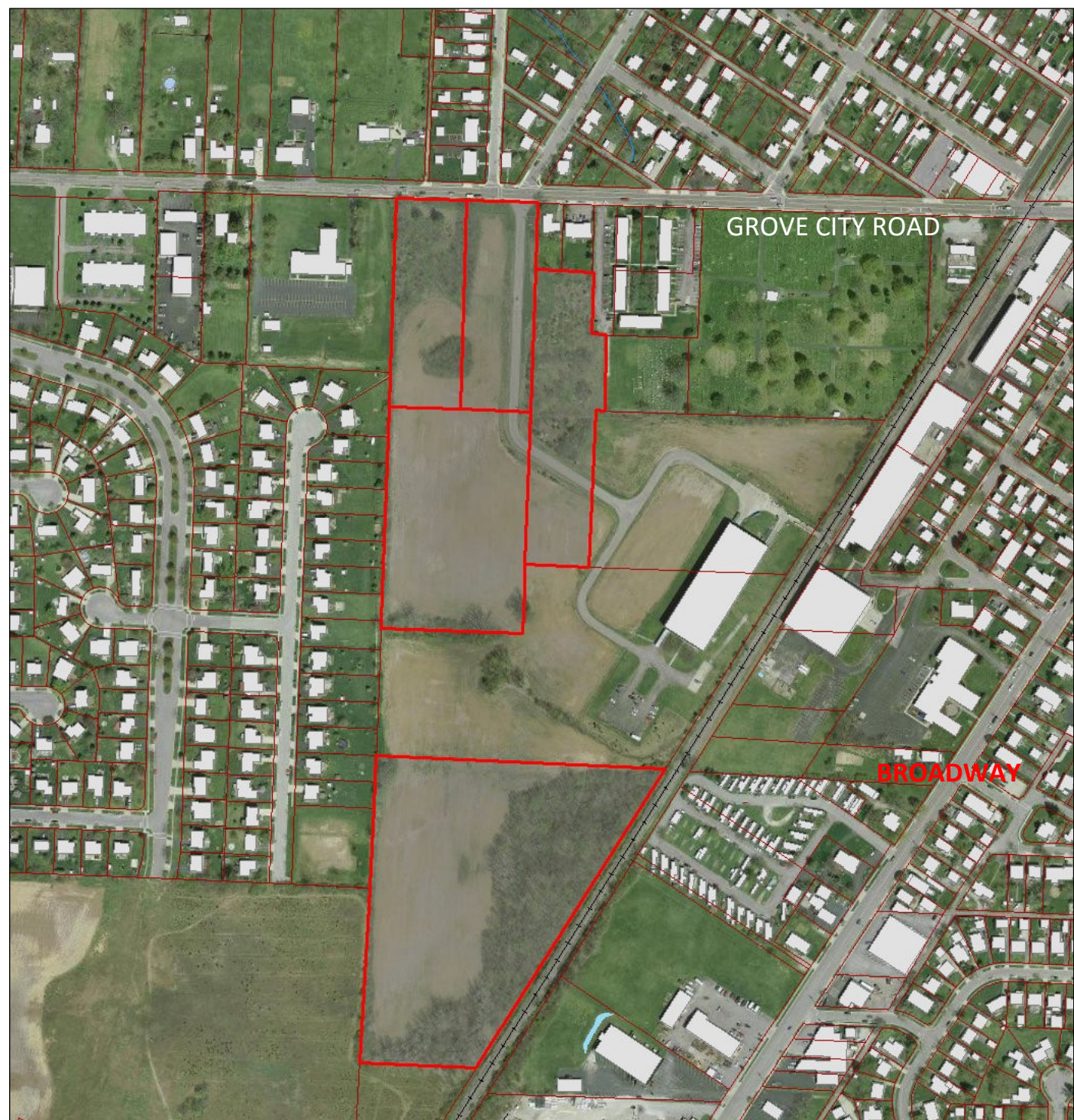
## 22.7 ACRES GROVE CITY ROAD, GROVE CITY OHIO



0 mi 2 4 6

## 22.7 ACRES GROVE CITY ROAD, GROVE CITY OHIO





GROVE CITY ROAD

BROADWAY



VICINITY MAP - Not to Scale

#### LEGEND

- Pk. Iron Pin / Iron Pin
- Pk. Conc. Mark
- Set 1/2" Iron Pin w/ Cap
- SITE BENCHMARK
- EX. SIGN (DOUBLE POST)
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. TELE-COM PEDIMENT
- EX. GAS LINE MARKER
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE

#### SURVEY DATUM

Horizontal Datum  
Vertical Datum  
Horizontal Bearings are based on Ohio South Zone (#3402) State Plane Grid Bearings. Coordinates shown are at Ground Station from State Plane Grid Coordinates (NAD83 2011). Ohio South Zone (3402) using the inverse of the average combined scale factor of 0.99995722 from Ohio.

Vertical Datum  
NAVD83 (mean 12A)



#### LEGAL DESCRIPTION

##### PROPOSED LEASE SITE

Situate in Grove City, Jackson Township, Franklin County, Ohio, being part of Virginia Military Survey Number 1383 and being part of a 10 acre parcel (Parcel No. 3) conveyed to Ruben Realty Inc. as recorded in Instrument Number 200503280056340 of the Franklin County Recorder's Office, and being more particularly described as follows:

Commencing from an iron pin with cap at the southeast corner of said 10 acre parcel and the westerly right of way of the Baltimore and Ohio Railroad thence along said westerly right of way N 32° 38' 43" E for a distance of 936.07 feet to the northwest corner of said 10 acre parcel thence along the north line of said 10 acre parcel N 87° 09' 40" W for a distance of 253.65 feet to a point; thence bearing said north line S 2° 54' 20" W for a distance of 10.00 feet to the point of beginning of a proposed 10,000 square foot lease area;

Thence S 87° 09' 40" E a distance of 253.65 feet to a point;  
Thence S 2° 54' 20" W a distance of 100.00 feet to a point;  
Thence N 87° 09' 40" W a distance of 100.00 feet to a point;  
Thence N 2° 54' 20" E a distance of 100.00 feet to a point;  
Thence S 87° 09' 40" E a distance of 74.09 feet to the point of beginning.  
Containing 10,000 Sq. Ft. more or less.

Subject to all existing easements and rights-of-way of record.

Based on a survey prepared by Baumann Land Survey, Inc. in June 2014.

Bearings based on the Ohio North Zone (3402) State Plane Coordinate System (NAD83, 2011).

#### LEGAL DESCRIPTION

##### PROPOSED ACCESS & UTILITY EASEMENTS

Situate in Grove City, Jackson Township, Franklin County, Ohio, being part of Virginia Military Survey Number 1383 and being part of a 10 acre parcel (Parcel No. 3), 9.440 acre parcel (Parcel No. 2), 6.202 acre parcel (Parcel No. 5), 3.027 acre parcel (Parcel No. 6), 5 acre parcel (Parcel No. 4) and a 2.741 acre parcel (Parcel No. 1) conveyed to Ruben Realty Inc. as recorded in Instrument Number 200503280056340 of the Franklin County Recorder's Office, and being more particularly described as follows:

Commencing from an iron pin with cap at the southeast corner of said 10 acre parcel and the westerly right of way of the Baltimore and Ohio Railroad thence along said westerly right of way N 32° 38' 43" E for a distance of 936.07 feet to the northwest corner of said 10 acre parcel; thence along the north line of said 10 acre parcel N 87° 09' 40" W for a distance of 253.65 feet to "Point A" the point of beginning of a 20 foot wide access and utility easement;

Thence along the north line of said 10 acre parcel N 87° 09' 40" W a distance of 26.02 feet to a point;  
Thence, leaving the north line of said 10 acre parcel and through said 9.440 acre parcel, N 2° 50' 40" E a distance of 36.83 feet to a point;

Thence through said 9.440 acre parcel along a curve to the right having a radius of 45.0 feet, an arc length of 21.07 feet, a chord bearing N 17° 56' 13" E, and a chord distance of 30.83 feet to a point;

Thence through said 9.440 acre parcel N 33° 01' 48" E a distance of 305.75 feet to a point;

Thence through said 9.440 acre parcel N 57° 02' 12" W a distance of 102.80 feet to a point;

Thence through said 9.440 acre parcel along a curve to the right having a radius of 70.00 feet, an arc length of 109.62 feet, a chord bearing N 12° 13' 22" W, and a chord distance of 98.76 feet to a point;

Thence through said 9.440 acre parcel and said 6.202 acre parcel N 32° 41' 18" E a distance of 173.41 feet to a point;

Thence through said 6.202 acre parcel along a curve to the left having a radius of 55.50 feet, an arc length of 86.57 feet, a chord bearing N 12° 13' 22" W, and a chord distance of 79.78 feet to a point;

Thence through said 6.202 acre parcel and said 3.027 acre parcel and said 5 acre parcel N 57° 02' 12" W a distance of 260.85 feet, passing Point "B" at a distance of 267.29 feet;

Thence through said 5 acre parcel along a curve to the right having a radius of 66.00 feet, an arc length of 86.92 feet, a chord bearing N 27° 13' 01" W, and a chord distance of 65.83 feet to a point;

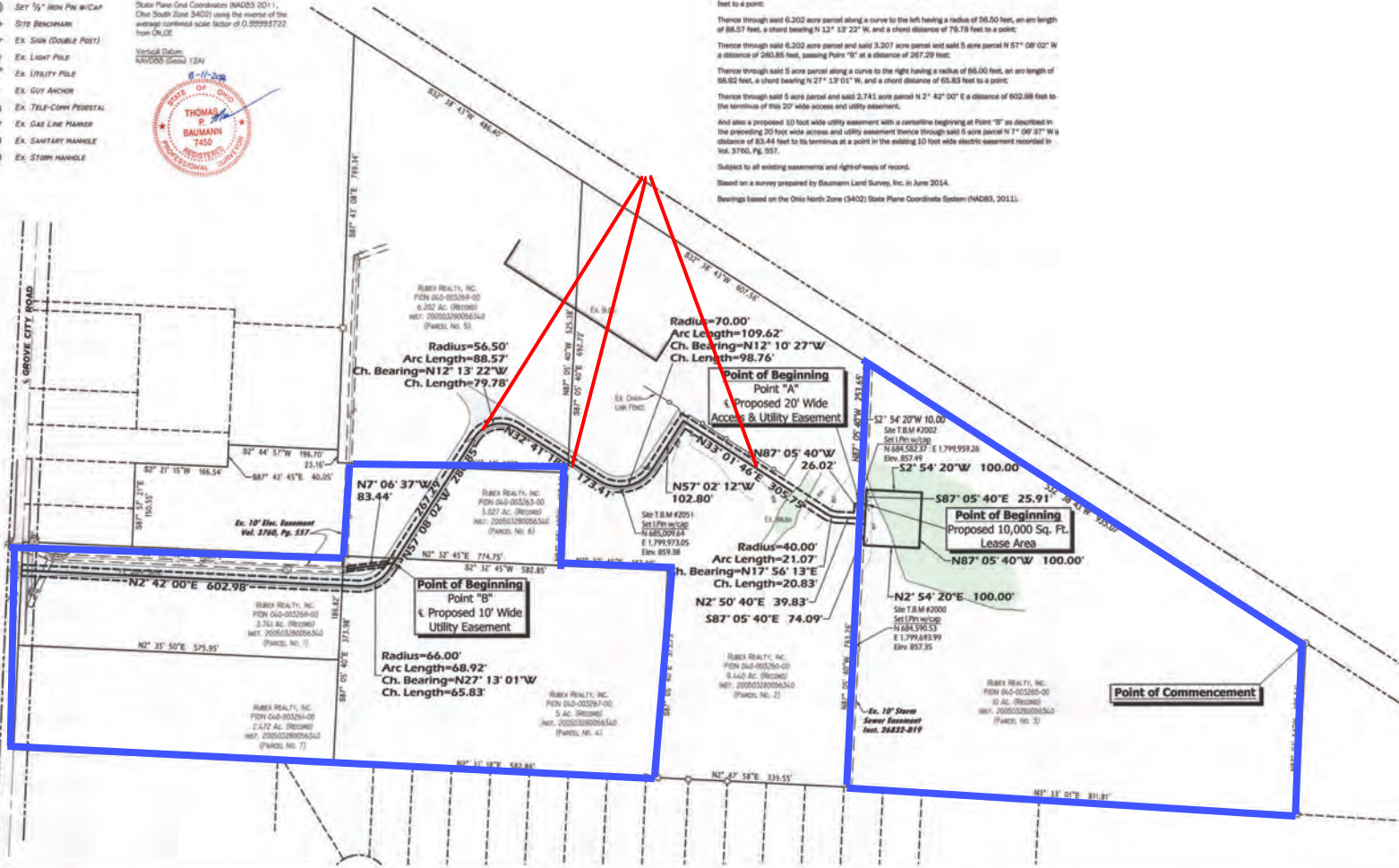
Thence through said 5 acre parcel and said 2.741 acre parcel N 2° 42' 00" E a distance of 602.98 feet to the terminus of this 20' wide access and utility easement.

And also a proposed 10' wide utility easement with a terminus beginning at Point "B" as described in the preceding 20 foot wide access and utility easement thence through said 5 acre parcel N 7° 09' 37" W a distance of 83.44 feet to its terminus at a point in the existing 10 foot wide electric easement recorded in Vol. 3760, Pg. 537.

Subject to all existing easements and rights-of-way of record.

Based on a survey prepared by Baumann Land Survey, Inc. in June 2014.

Bearings based on the Ohio North Zone (3402) State Plane Coordinate System (NAD83, 2011).



BAUMANN LAND SURVEY, INC.  
2300 MONTANA AVE. SUITE 103  
CINCINNATI, OHIO 45211  
513.860.3999  
WWW.BAUMANNLSI.COM



WARNING

The location of all utilities and underground structures shown are approximate and are not necessarily all of the existing utilities and structures. It is the contractor's responsibility to determine the exact location and existence of all utilities and underground structures.

~TOPOGRAPHIC SURVEY~  
PROPOSED LEASE SITE  
AT&T MOBILITY - GROVE CITY PARK SOH3182  
3709 GROVE CITY ROAD  
GROVE CITY, OHIO 43123  
FRANKLIN COUNTY, OHIO  
PREPARED FOR EPD GROUP



#### TOPOGRAPHIC SURVEY

SCALE: 1"=100'

SHEET:

1 of 1

PROJECT: 22301

DATE: 08.11.2014

DRAWING: 13455