

**EXCLUSIVE**

S.E.C. SR 16 & US 60  
Muskingum County, OH

**AVAILABLE 185.48<sup>±</sup> acres**  
**Development Opportunity**

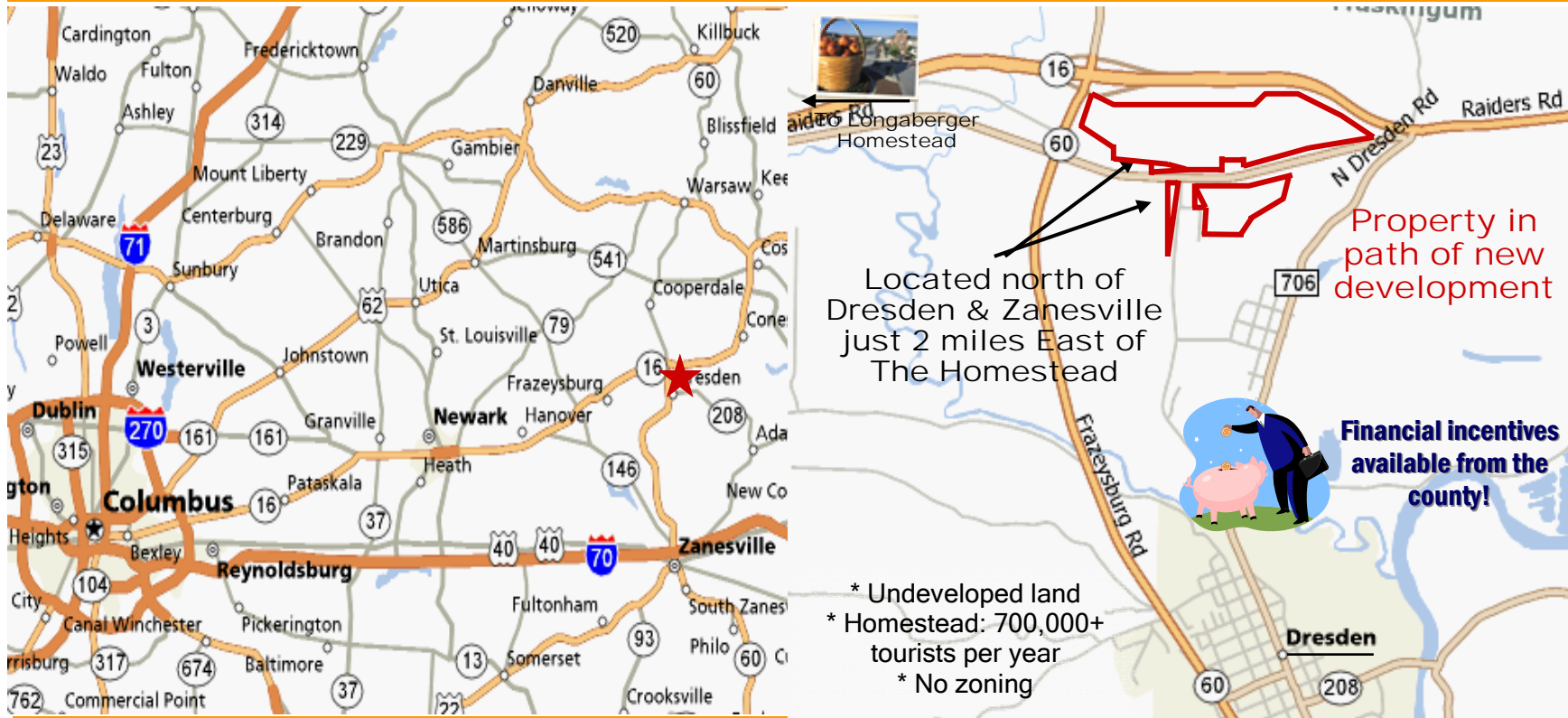
Presented by

**E.J. Schottenstein**  
Real Estate LLC

**Steve Master**

Commercial Real Estate Specialist  
614-428-6105 , ext. 2262  
Steven@ejschottenstein.com

**Multi-parcel property available.**  
**Quality Development Opportunity**



The information contained within this packet is from sources that are believed to be accurate. This does not guarantee their accuracy. An independent investigation of this property should be conducted to better analyze all data.

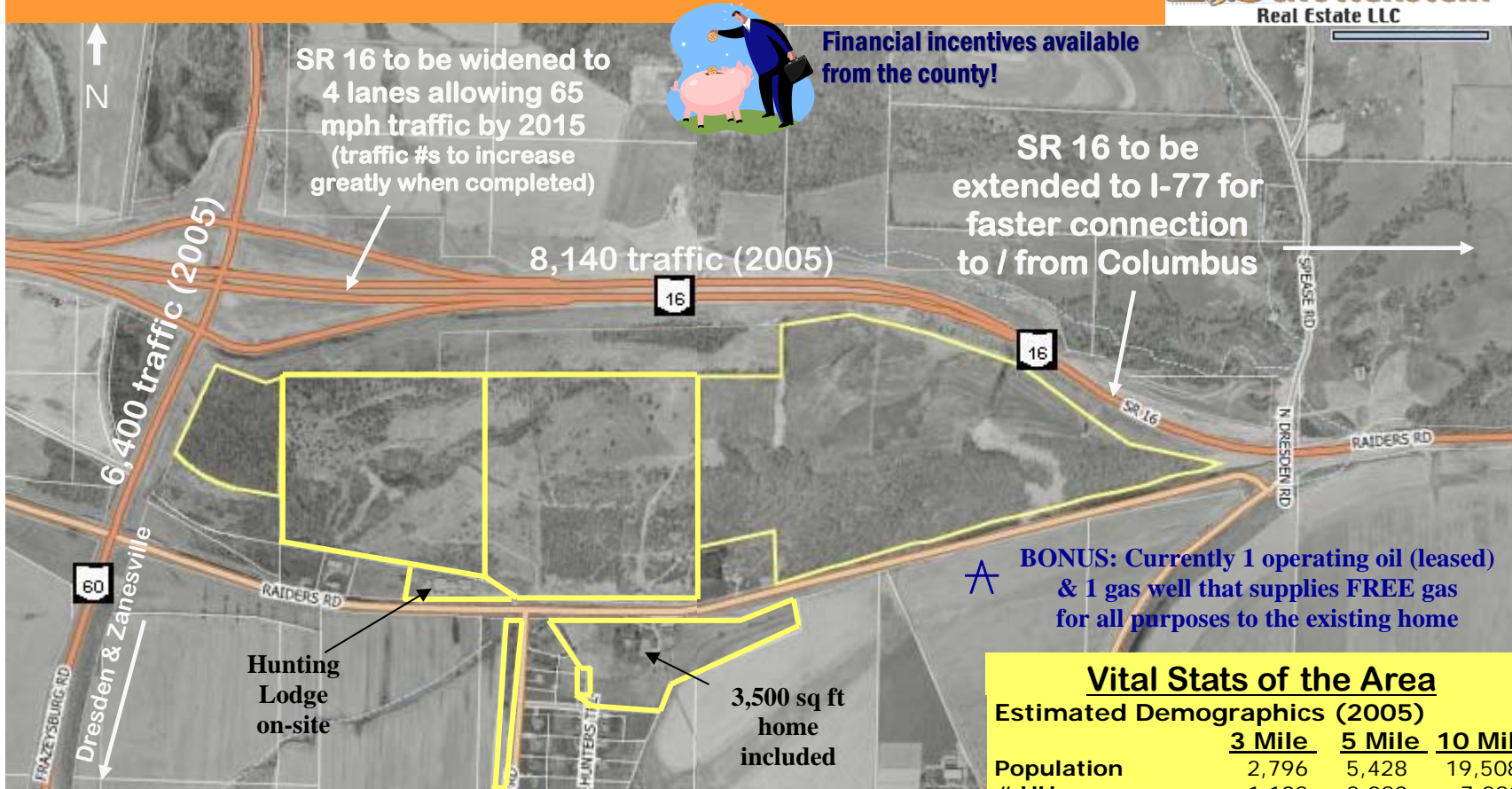
Schottenstein: The trusted name  
in Central Ohio Real Estate



# S.E.C. SR 16 & US 60: Muskingum County, OH

Presented by

**E.J. Schottenstein**  
Real Estate LLC



**Financial incentives available from the county!**

**SR 16 to be extended to I-77 for faster connection to / from Columbus**

**BONUS: Currently 1 operating oil (leased) & 1 gas well that supplies FREE gas for all purposes to the existing home**

## Vital Stats of the Area

### Estimated Demographics (2005)

	3 Mile	5 Mile	10 Mile
Population	2,796	5,428	19,508
# HH:	1,102	2,080	7,282
Avg Median Income	\$45,747	\$46,028	\$46,316
Unemployment Rate	5.2 %	5.2 %	5.3 %
Median Age	36.5	35.8	35.4

- Easy access to highway
- Tri-Valley local schools
- Includes mineral rights

- Great for a gas station, restaurant or hotel and other development options.
- Adjacent property may be available

The information contained within this packet is from sources that are believed to be accurate. This does not guarantee their accuracy. An independent investigation of this property should be conducted to better analyze all data.

**Steve Master**  
Commercial Real Estate Specialist  
614-428-6105 , ext. 2262  
Steven@ejschottenstein.com

