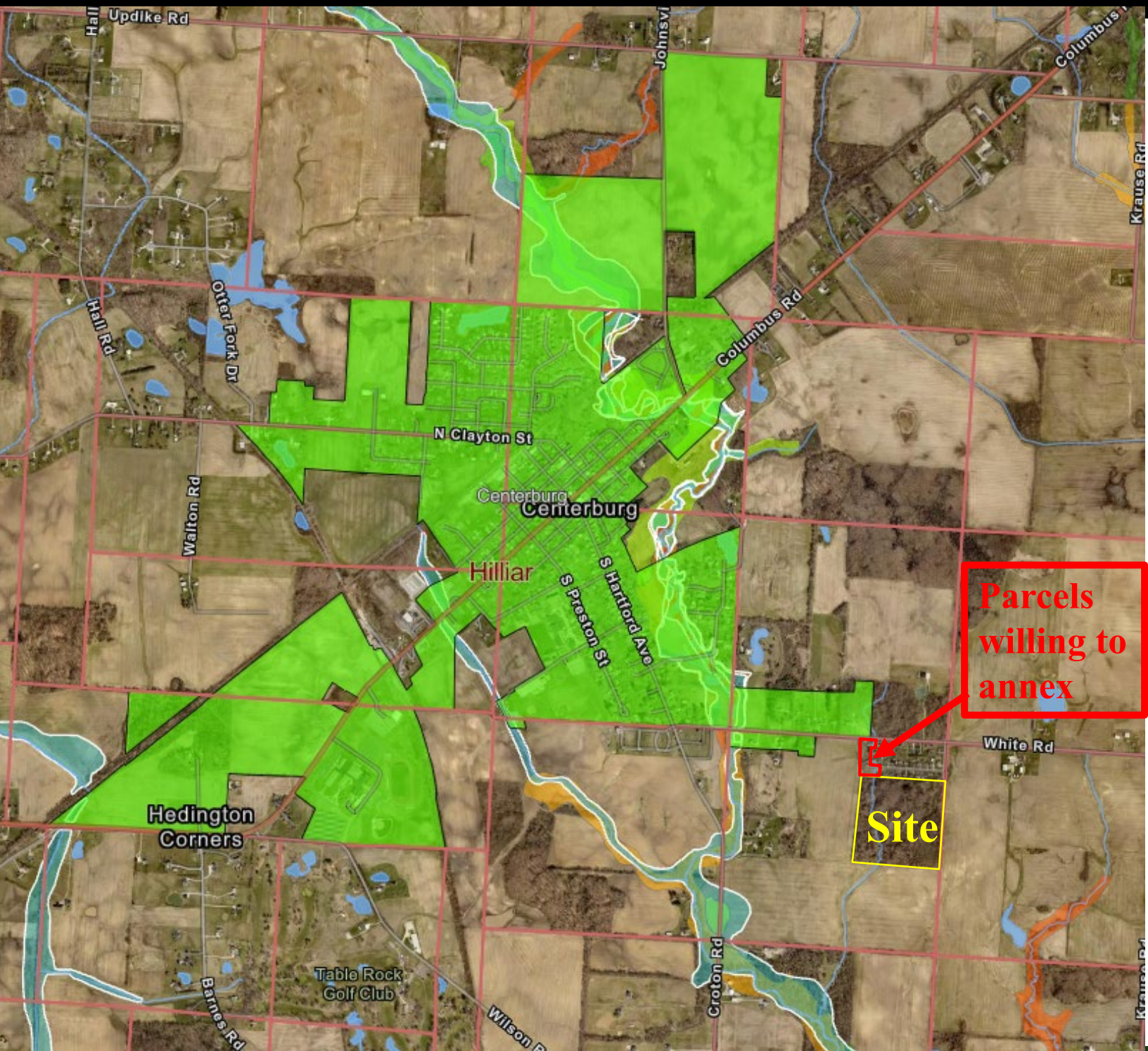


Residential Development Opportunity
0 White Rd, Centerburg Ohio 43011
Annex to Village of Centerburg
26.326 acres



Asking Price:	\$1,600,000 (\$60,776/acre)
Website Link:	<u>Website Link to Drone Video and Drone Images</u>
Total Acreage:	26.326 acres
Address:	0 White Rd <u>Tax Card</u> <u>Tax Map</u>
Municipality:	Hilliar Township
County:	Knox County <u>Link</u>
Google Map Link:	<u>Google Aerial Map Link</u>
School District:	Centerburg LSD <u>https://www.centerburgschools.org/School District Boundary Map</u>
Traffic Count:	White Rd: 646 (2025) <u>MORPC Traffic Count Map</u>

Water & Sanitary Sewer

Public water and sanitary sewer currently serve the **Countryside Manor** subdivision immediately north of the Site. Utility service is provided by the **Village of Centerburg** through a service agreement, with sanitary sewer through an existing **Knox County lift station** located on tracts contiguous to the Site. The Village engineers are working to set up a time with the County to assess this sewer system.

The Village of Centerburg and Knox County would be supportive of the Countryside Manor subdivision to annex into the Village, allowing the Village to assume servicing for water and sanitary sewer service. The proposed annexation of the Subject Property would provide an opportunity for the Site to be served by Village water and sanitary sewer infrastructure.

[Utility Map](#)

Zoning: The Village is supportive of annexation with a likely rezoning PD Planned Development. [Centerburg Zoning Map](#) [Zoning Folder](#)

Demographics: [Regis Demos and Demo Rings Map for 1, 3, 5, 10 Mile Radius](#)

DISCLAIMER: This Marketing Brochure 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. Hanna Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Hanna Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.







TABLE 1105-1: ZONING DISTRICTS	
Abbreviation	District Name
Residential Zoning Districts	
ER	Estate Residential District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Multi-Family Residential District
Nonresidential Zoning Districts	
CC	Community Commercial District
VC	Village Center District
RO	Residential Office and Services District
ID	Industrial District
P-I	Public and Institutional District
Special Districts	
PD	Planned Development District

LINKS:

[Planning and Zoning Code \(July 2023\)](#)

[Chapter 1107 Planned Developments](#)

[Chapter 1111 General Development Standards](#)

[Knox County Comprehensive Plan Final 2025-05-05](#)

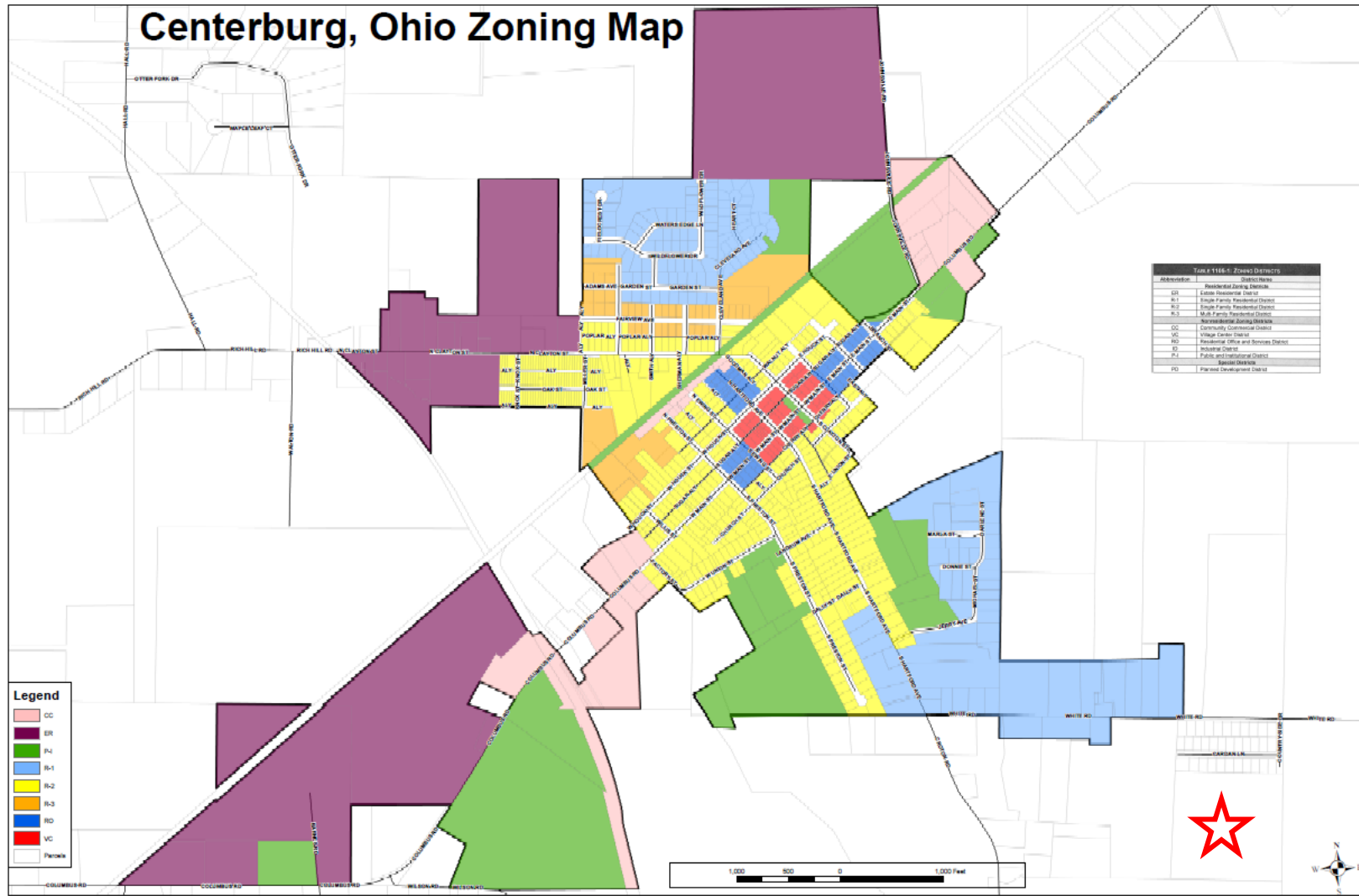
[Centerburg Zoning Map](#) [Zoning Folder](#)

Village Administrator, Rick Dzik indicated that with the development of the subject parcel, the preferred zoning district is “PD Planned Development” leaving room for both the landowner/developer and village to negotiate flexibility for lot size, setbacks, standards, etc.

Rick Dzik, Village Administrator and Utilities Superintendent
740-625-7807 X 1005 administrator@centerburgoh.org

The Planning Commission has approved, and Council will likely approve on August 3, changes to the zoning code which will require all new development to join the Village NCA, at a rate not to exceed 10 mills, and provide land dedication to the Village (or cash-in-lieu of land dedication) of 1500 sq. Ft. Of land per housing unit. These requirements mirror, or are very close, to the development requirements in Johnstown and Powell (for land/park dedication). The land dedication program in Centerburg is currently being focused/envisioned as agricultural preservation.

Centerburg, Ohio Zoning Map



The Site consists of **26.326± acres** located on **White Road**, immediately southeast of the **Village of Centerburg** in **Knox County, Ohio**. The property is strategically positioned approximately **10 miles northeast of Sunbury** and **14 miles southwest of Mount Vernon**, offering convenient access to both the Columbus and Mount Vernon markets.

The property consists of a single parcel and is **annexation-ready**. The Site can be annexed into the Village of Centerburg, as three adjoining property owners to the north provide contiguity to the Village and have expressed an interest in annexation. Village officials have indicated they are supportive of both the annexation with a likely rezoning of the property to a **Planned Development (PD)** district to accommodate new residential housing opportunities. Council is open to considering growth that is in the best interest of the Village.

Site Characteristics

26.326± acres

Single ownership

Generally rectangular configuration

Approximate dimensions: **1,042'–1,081' x 1,051'–1,145'**

Direct access is available from **Countryside Drive**, extending south from White Road.

Excellent Location

The Site offers outstanding regional connectivity with immediate access to **White Road, Croton Road (Route 21)**, and the **US 36 / SR 3 corridor**, providing convenient travel between Mount Vernon, Delaware County, and the greater Columbus metropolitan area.

Croton Road provides a direct connection south to **Johnstown**, creating an attractive commute for employees of the expanding **Intel** campus and the rapidly growing Licking County employment corridor.

Strong School District

The property is located adjacent to the [Centerburg Local School District](#), with the elementary, middle, and high schools situated on a shared campus just north of the Site. Centerburg High School received a **4.5-star rating** on the Ohio State Report Card, recognized for strong academic performance and graduation outcomes.

Development Opportunity

With supportive municipal leadership, the ability to annex into the Village, proximity to highly rated schools, strong household incomes, and excellent commuter access to both the Columbus region and the Intel growth corridor, the property presents an outstanding opportunity for a residential developer seeking to deliver new housing in one of Central Ohio's fastest-growing markets.

Demographics

The Centerburg market benefits from a strong and affluent demographic profile:

Radius	Average Household Income	Median Household Income
1 Mile	\$104,129	\$90,395
3 Miles	\$107,496	\$94,017
5 Miles	\$122,113	\$104,591
10 Miles	\$135,417	\$109,103

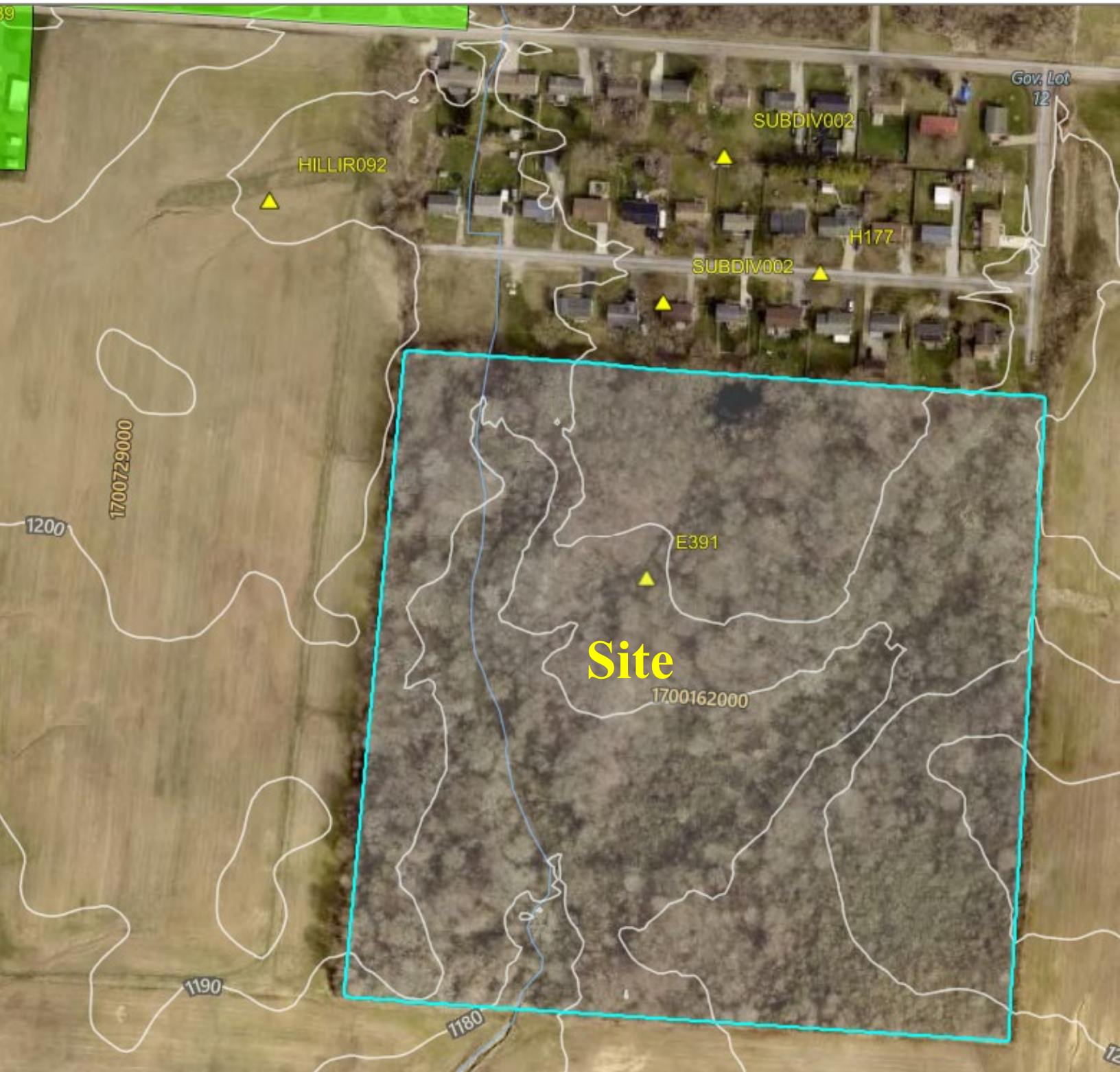
[Regis Demos, Demo Rings Map \(July 2026\)](#)

Hazel Heights Utility Map – Water and Sanitary





MAP #	SITE_ADDR (GIS Aerial Map)	SITE_CITY	APN	OWNER_NAME_1	ACREAGE
1	4368 WHITE RD	HILLIAR TWP	17-00068.000	HUBBARD, MICHAEL HENRY	0.29
2	4365 CARDAN LN	HILLIAR TWP	17-00069.000	MEARS, BRET E	0.27
3	4368 CARDAN LN	HILLIAR TWP	17-50001.000	BOARD OF COUNTY COMMISSIONERS	0.41
4	4368 CARDAN LN	HILLIAR TWP	17-50002.000	BOARD OF COUNTY COMMISSIONERS	0.28
5	WHITE RD	HILLIAR TWP	17-00162.000	BREECH RONALD LEE & THELMA J; FOREST JON	26.33

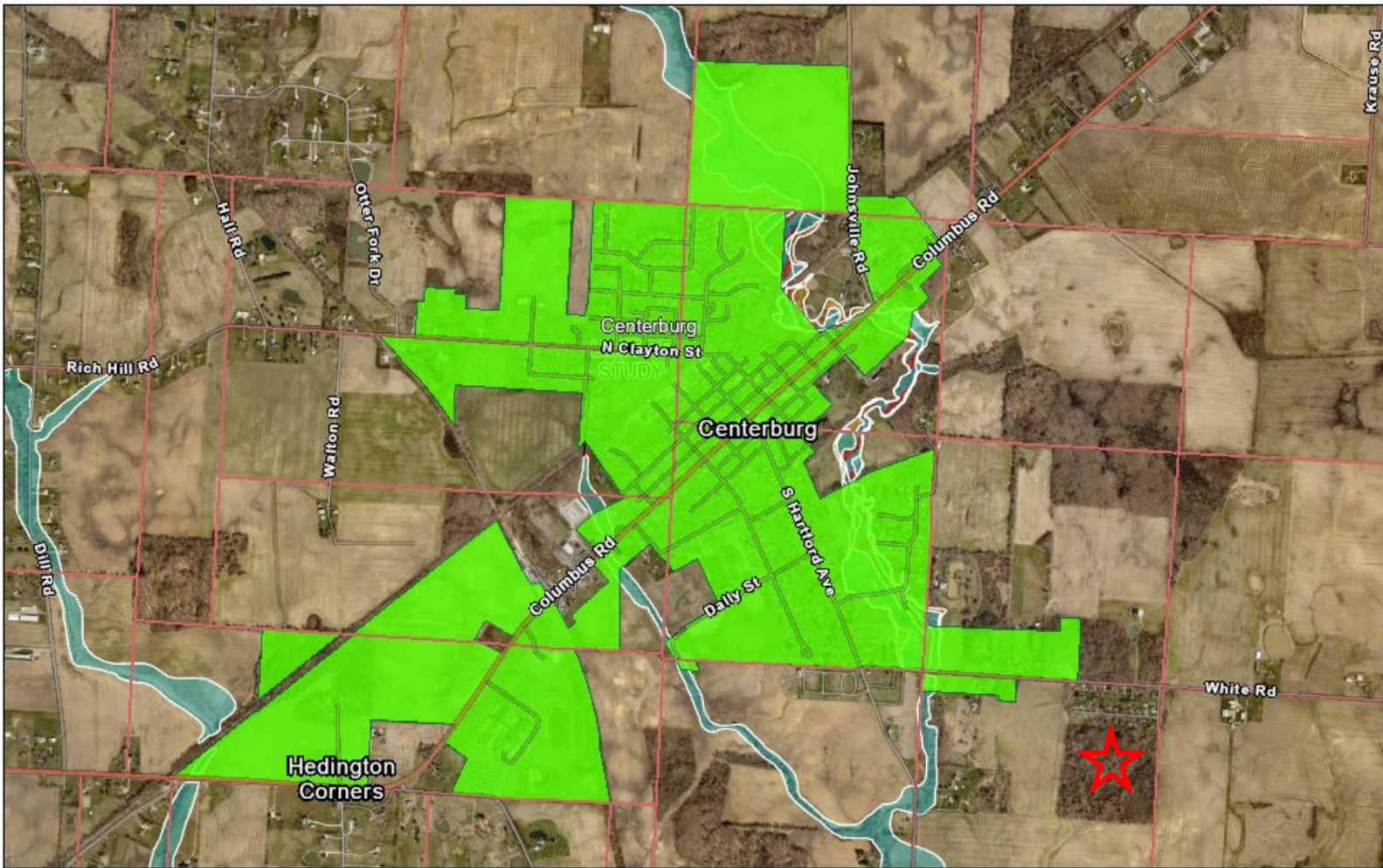






Auditor Village Map & Aerial Maps

Knox County Ohio



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Corporate
Flood Hazard Boundaries
Limit Lines

SFHA / Flood Zone Boundary
Flood Hazard Zones
1% Annual Chance Flood Hazard

Regulatory Floodway
0.2% Annual Chance Flood Hazard

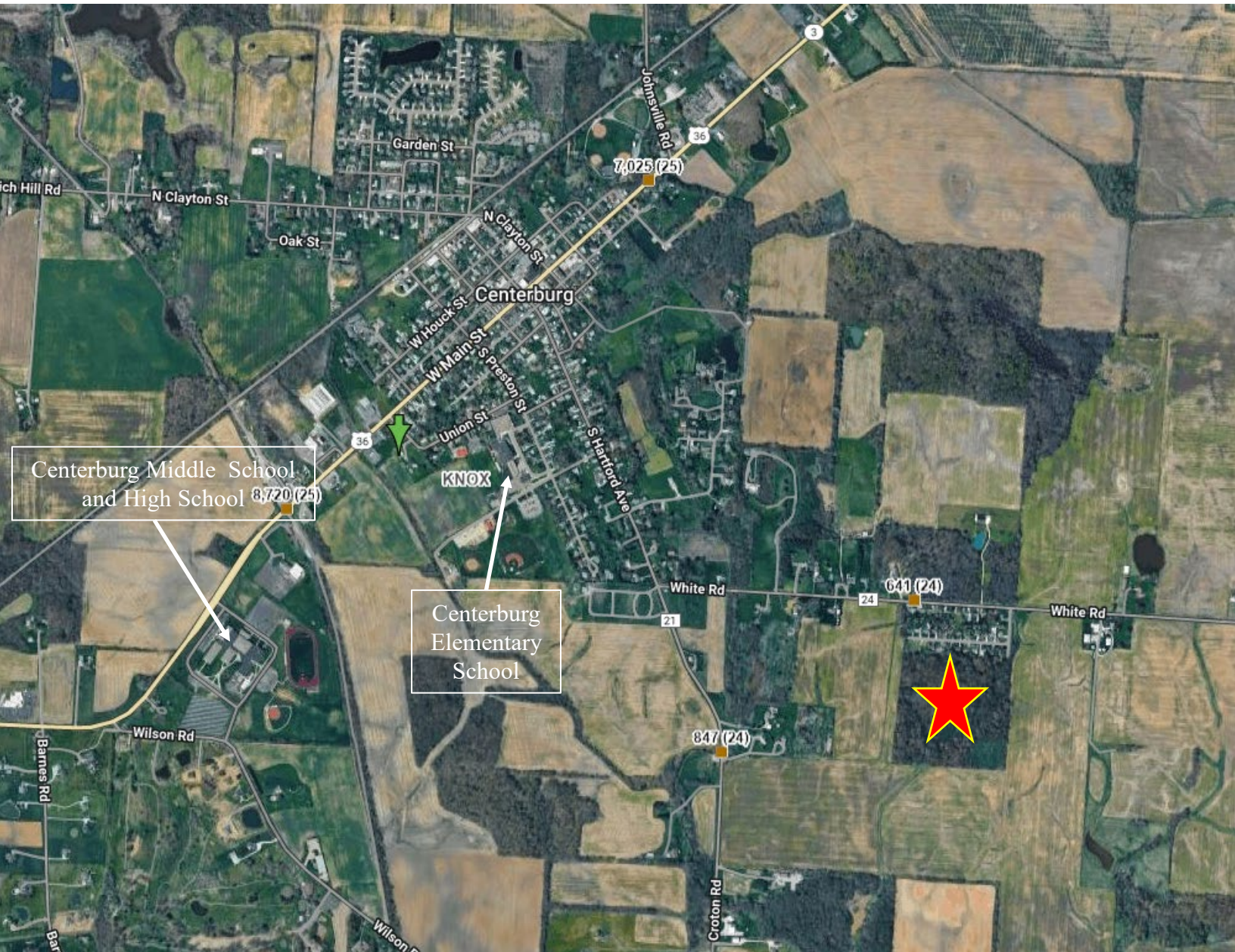


0 500 1,000 2,000 ft
0 260 520 1,040 m

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community,
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap

Knox County Ohio





Miles (Driving)	Drive Time (Minutes)	Location (Miles and Driving Time to:)
11.6	15	Sunbury (US 36/SR 3 and W Cherry St)
11.2	16	Johnstown (US 62 / Main St)
14.2	19	Marengo I-71 / SR 61
14.3	21	Mount Vernon (Columbus Rd / W High St)
14.4	22	Intel Plant (Green Chapel Rd / Mink St)
13.7	19	I-71 / US 36 (Sunbury)
18.3	25	Downtown New Albany (High St / US 62 [Main St])
18.6	26	Westerville (N State St [SR 3] / County Line Rd)
21.6	30	Downtown Delaware (US 36/Sandusky St)
22.6	28	Polaris (I-71 / Gemini Place)
23	31	Granville (Main St / Broadway)
24.6	36	Easton Town Center
34.9	38	Dublin (Avery / US 33)
36.5	42	Downtown Columbus (Broad St / High St)


[THE COLUMBUS REGION](#)
[ECONOMY](#)
[TALENT](#)
[DOING BUSINESS](#)
[ABOUT US](#)
[NEWS AND EVENTS](#)

Top Employers in Knox County



Industry: Food and Beverages
Operation: Manufacturing
City: Mount Vernon



Industry: Construction
Operation: HQ
City: Fredericktown
coma.com

Industry: Automotive and Mobility
Operation: Manufacturing
City: Fredericktown
Company Headquarters: Japan
ftp.precision.com



Industry: Other
Operation: Manufacturing
City: Mount Vernon
mauserpackaging.com



Industry: Construction
Operation: Manufacturing
City: Mount Vernon
hc-products.com



Industry: Other
Operation: Manufacturing
City: Mount Vernon
jeld-wen.com



