

0 LOCKBOURNE EASTERN RD

ASHVILLE, OH 43103



Property Lines are Estimates

±22.94 ACRES POSITIONED FOR DEVELOPMENT

0 Lockbourne Eastern Road presents a rare opportunity to acquire ±22.94 acres of agricultural vacant land positioned for future development in Harrison Township, Pickaway County. Located just north of the intersection of Lockbourne Eastern Road and State Route 752, the property offers a highly accessible location within one of Central Ohio's rapidly expanding growth corridors. Zoned Agricultural Land District (AL), the site provides flexible potential for a variety of future uses subject to rezoning and development approvals. The property is situated directly across from Teays Valley East Middle School and adjacent to Teays Valley High School, placing it within an established and growing community environment. With strong regional connectivity, proximity to major logistics and employment hubs, and easy access to multiple interstate systems, this site is well-positioned for long-term investment or future redevelopment opportunities.

Scan for 360
Interactive Map



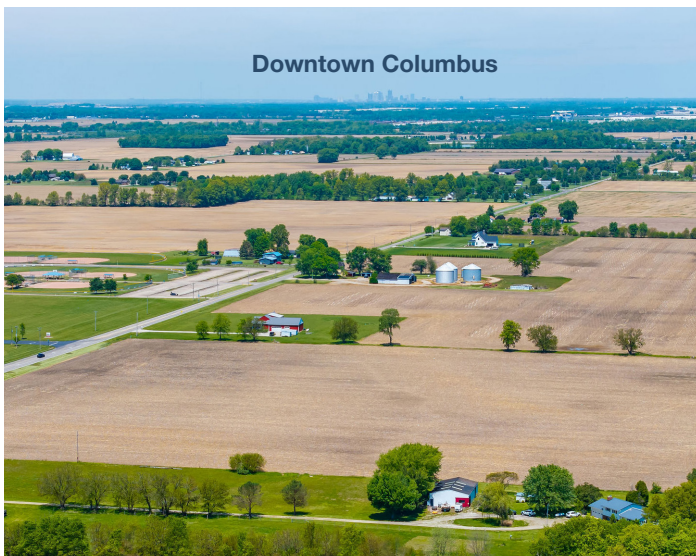
NAOhio Equities

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PROPERTY SUMMARY



Address 0 Lockbourne Eastern Rd,
Ashville, OH 43103

Sale Price \$50,000 Per Acre

Acreage ±22.94 Acres

Lot Frontage ±754' (Approximate)

Lot Depth ±1,094' (Approximate)

Current Zoning AL - Agricultural Land District

County Pickaway

Parcel ID D1200010008500

UTILITIES

Electric South Central Power

Water Well or Rural / Public Extension

Sewer Septic

Gas Propane Tank

Internet Rural Fiber / Wireless

Buyer should rely on their own investigation on utilities available.

PROPERTY AERIAL



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SITE OVERVIEW

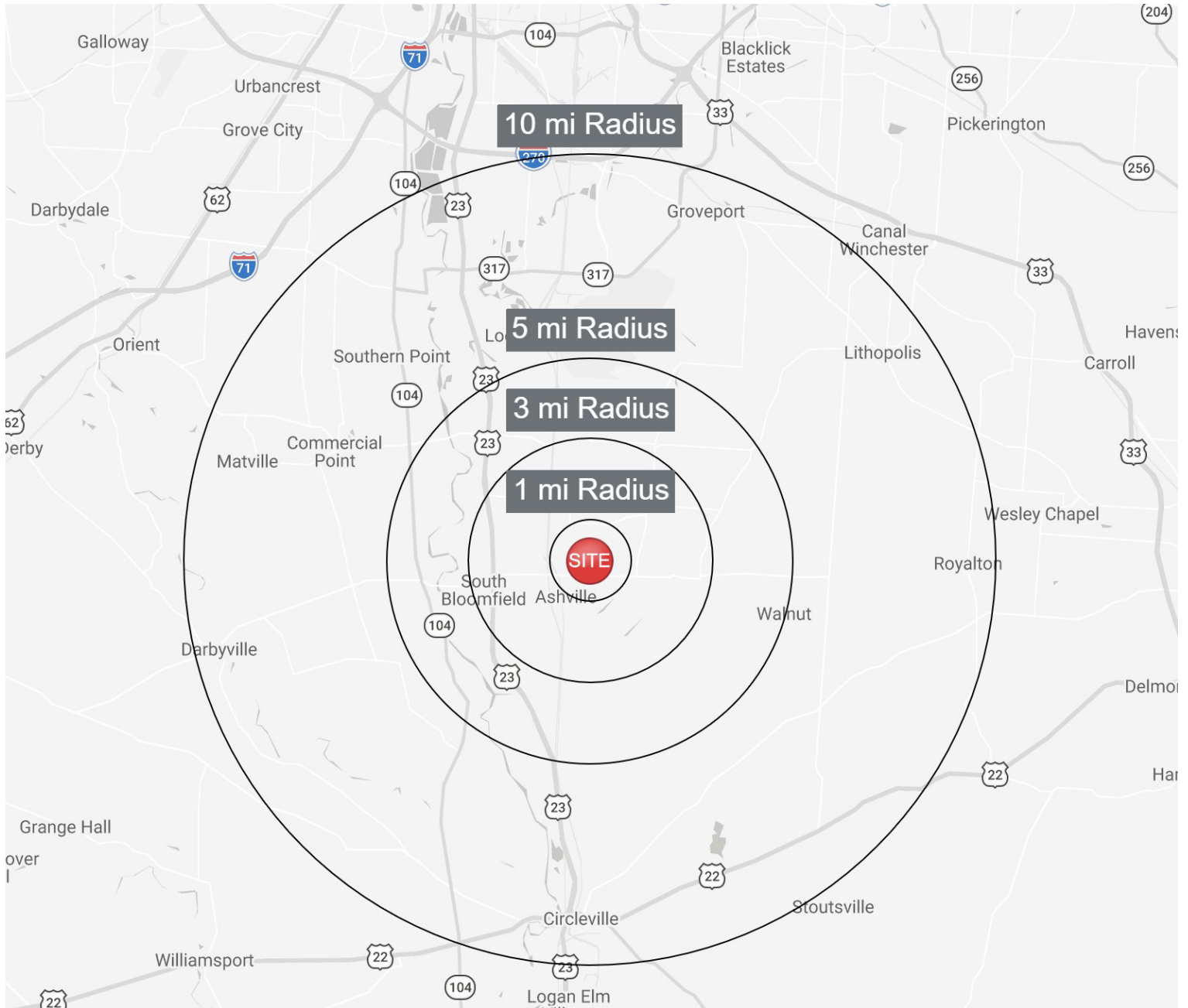


- ▶ ±22.94 Acres of Usable Land Positioned for Development
- ▶ Proximity to Major Employment Hubs Including Rickenbacker Logistics Corridor
- ▶ Access to I-71, I-70, and I-270 for Regional Connectivity
- ▶ Convenient Access to I-270 via Nearby Interchanges
- ▶ 14 Minutes (8.8 Miles) to Rickenbacker International Airport
- ▶ 10 Minutes (5.6 Miles) to Norfolk Southern Rickenbacker Intermodal Terminal
- ▶ 28 Minutes (21.3 Miles) to Downtown Columbus
- ▶ 35 Minutes (27.7 Miles) to John Glenn International Airport

SURROUNDING AREA



DEMOGRAPHICS



CURRENT DEMOGRAPHICS		
1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
3,418 Population	13,505 Population	75,696 Population
2,711 Labor Force (16+)	10,769 Labor Force (16+)	60,356 Labor Force (16+)
34.4 Median Age	36.9 Median Age	38.7 Median Age
\$115,861 Avg. Household Income	\$108,166 Avg. Household Income	\$117,234 Avg. Household Income
34 Total Businesses	256 Total Businesses	1,806 Total Businesses

FOR MORE INFORMATION



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