

# DEVELOPMENT LAND FOR SALE



## 258 Houk Road

Delaware, Ohio 43015

**\$1,385,000.00**



### Property Highlights

- 18.37 acres in a prime location; rolling hills, mature trees, near stream
- Preliminary plans approved for mixed use development or 21 residential buildings (42 units)
- 7.8 acres in the 100 year flood plain
- Existing single family dwelling formerly old schoolhouse on property
- Utilities readily available surrounding entire property

### For More Information

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## Concept A

### 40 unit residential condos and two 10,000 SF commercial buildings

- Six buildings containing 6-unit condominiums
- One building containing 4-unit condominiums
- Two 10,000 SF commercial buildings great for office use with walkout entrances
- Conveniently located near a CVS and the Kroger-anchored neighborhood center with shopping, dining and services within walking distance

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## Concept B

### 21 condominium buildings containing 42 units

- 9 buildings will be single story ranch with full walkout lower level, patios or decks are approved
- 12 buildings will be single story ranch with full basement
- Units will be 1,500-2,000 SF/level
- Two car garage with a 25' full width driveway allows for two additional parking spaces per unit
- 35 additional parallel parking spaces provided on the private street

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## Concept B Renderings

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