



Palmer Road

Kirkersville, OH 43033



26 ± Acres

Offering Summary

Sale Price:	\$2,815,000
Lot Size:	104.31 Acres
Price / Acre:	\$26,987
Zoning:	Ag/Planned Dev.
APN:	010-018222-00.000 026-080124-00.000 026-081204-00.000 026-081192-00.000 026-081174-00.000

Property Overview

This 104.31-acre property presents a rare land investment opportunity, with the majority zoned AG/Planned Development. Within the acreage, a 23.97-acre parcel includes a cell tower that provides long-term income potential. The site also contains a former residence that could be restored with significant renovation, though the value of this listing lies in its development potential. Available as a full 104.31-acre holding or in divided parcels, this property delivers exceptional versatility and value for investors seeking both stability and future growth opportunities. Property is offered and will be sold strictly as is, where is.

Location Overview

Positioned in the growing Kirkersville/Millersport market, this prime property on Baltimore Road/Plamer Road offers outstanding visibility along I-70—an ideal advantage for signage, branding, and access. Located just 0.2 miles from the I-70 on-ramp, the site provides seamless connectivity to Columbus, Newark, and the greater Central Ohio region.





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Kirkersville, OH 43033



78.5 ± Acres



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

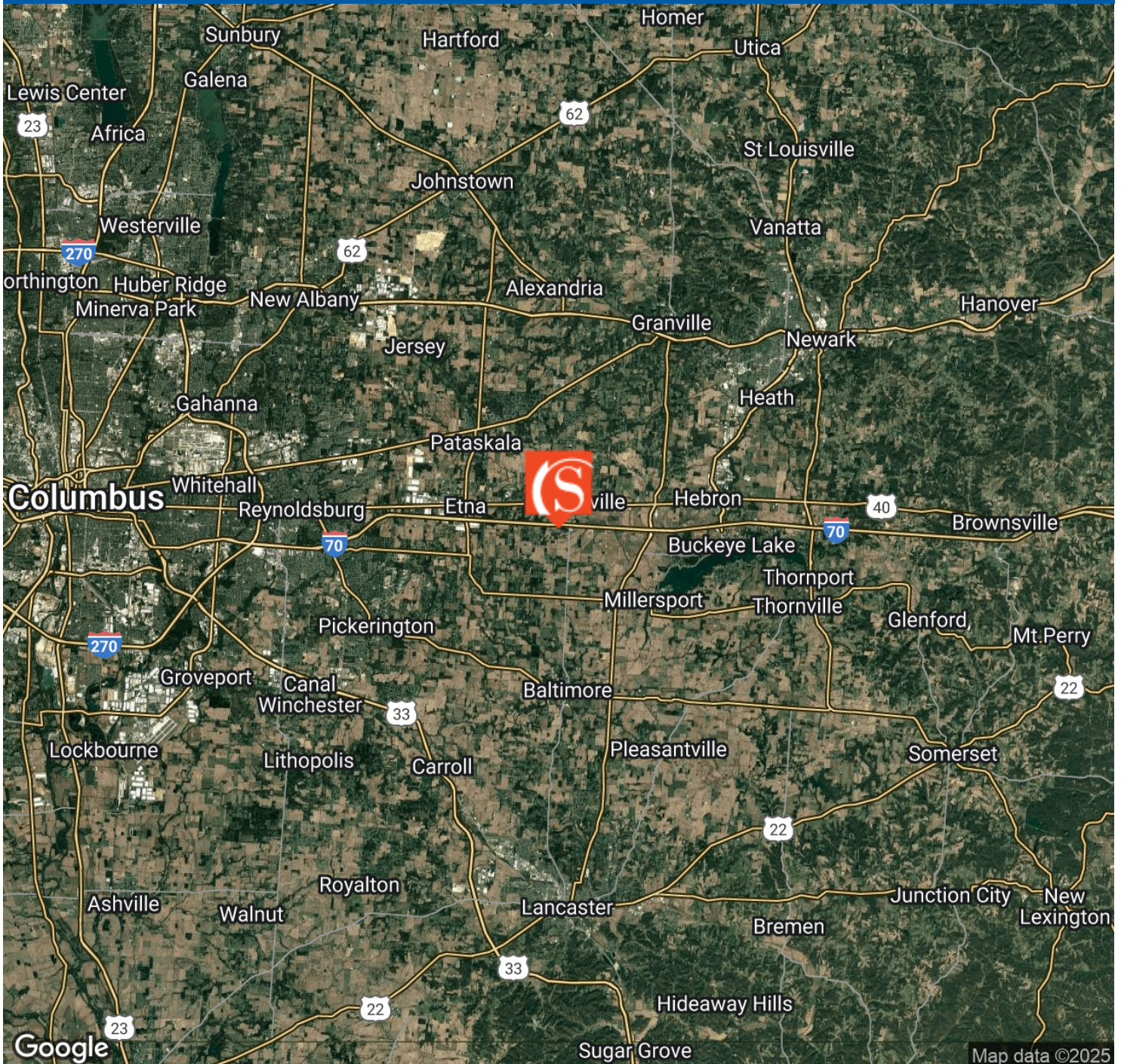
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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Google

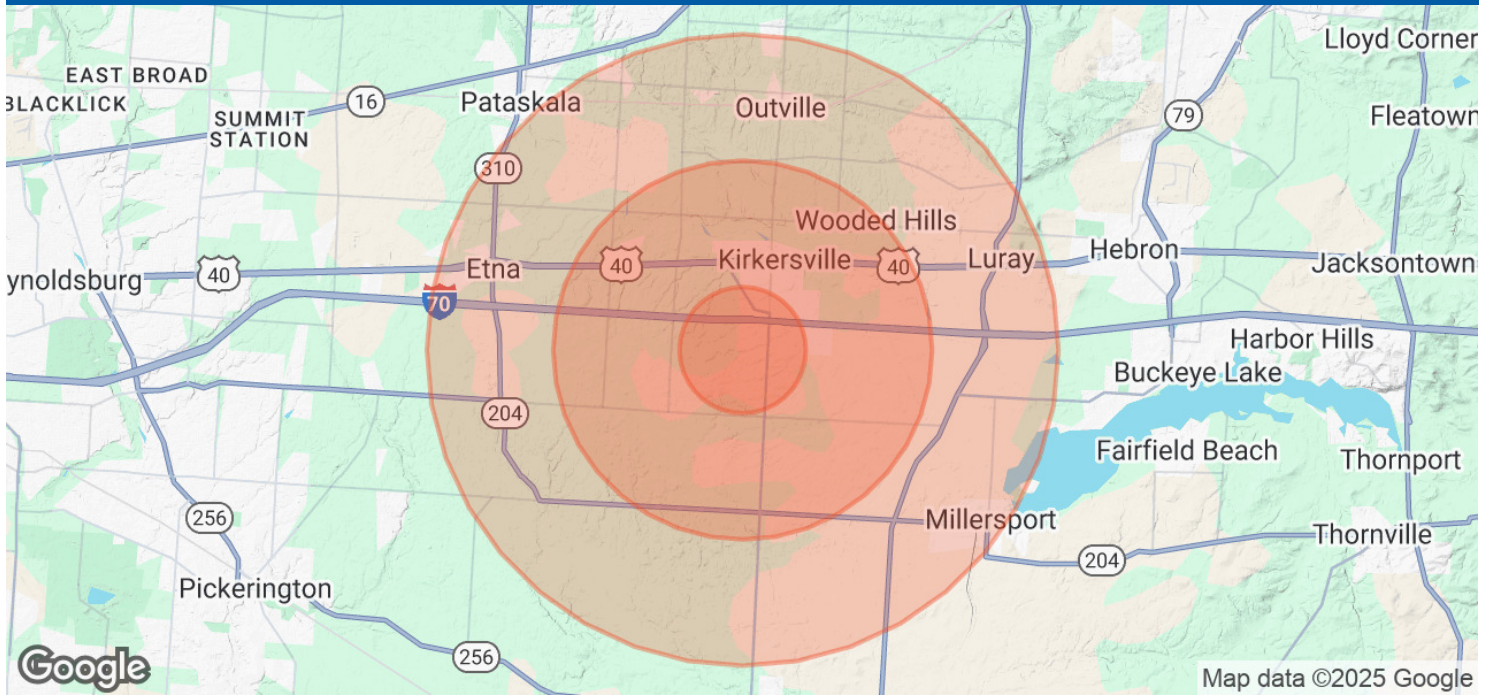
Map data ©2025





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Population

	1 Mile	3 Miles	5 Miles
Total Population	248	4,354	17,382
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	86	1,534	6,375
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$114,491	\$115,558	\$114,094
Average House Value	\$311,475	\$334,385	\$331,275

Demographics data derived from AlphaMap

