

**LOTS AVAILABLE
FROM
2.9 AC. TO 24 AC +/-**

NORTHPOINTE DEVELOPMENT LOTS

Zanesville, Ohio

Mutiple commercial building sites available. All lots are zoned C-4 and located within the City of Zanesville limits. All public utilities are available. Excellent location that allows for offices, gas stations, restaurants and much more. Located close to Lowe's, Kohls, Home Depot, and other high traffic franchises. Northpointe Drive is in a newer developed area and an adjoiner road between Maple Avenue (SR 60) and SR 146 in Zanesville.

Property Details:

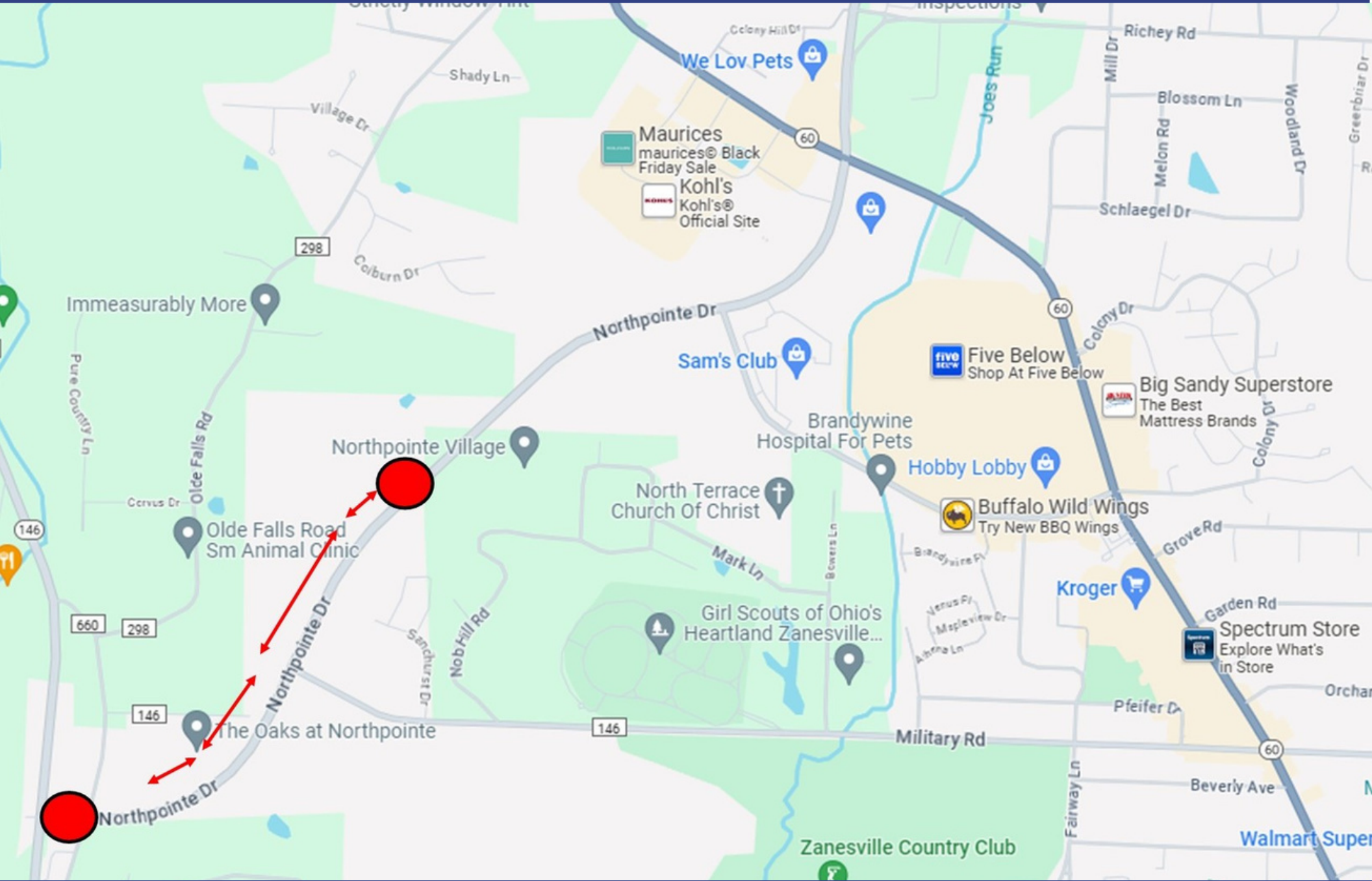
- Predetermined Full Apron Access Points Along Northpointe
- Public Utilities Available
- High Traffic Location
- Great Visibility
- Possible Additional Right in/Right Out Access Available (City Discretion)
- Zoned C-4
- 4 Lane Road With Turning Lane
- Traffic Signal at SR 146/Northpointe



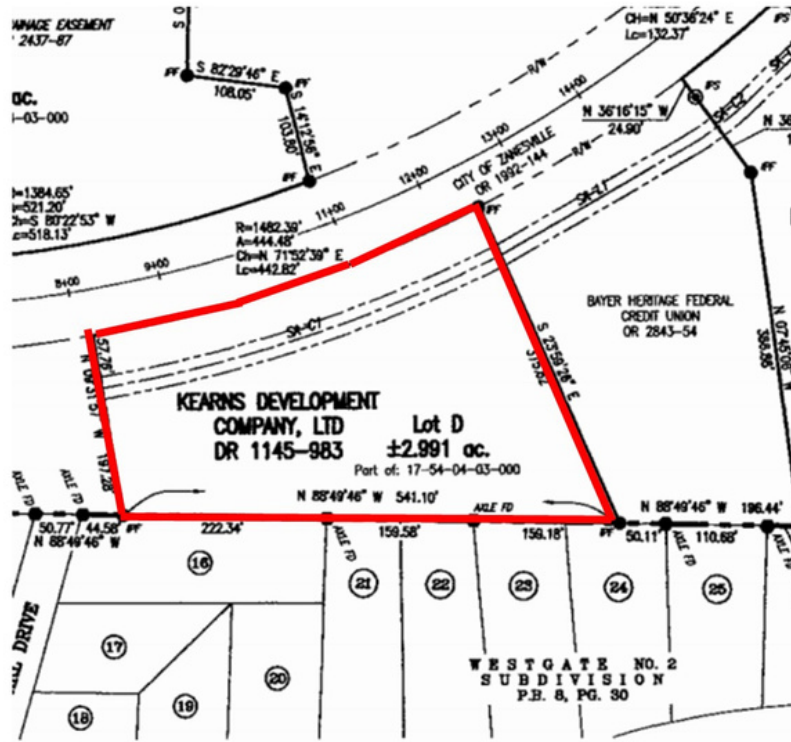
Roberta (Bobbi) Lepi, Broker, Realtor, G.R.I.
740.455.3730
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2.99 Ac (Survey completed)	\$200,000	7.66 Ac +/-	\$192,500
3.3 Ac (Survey completed)	\$226,000	8.8 Ac +/-	\$277,500
24.38 Ac +/-	\$237,600		



2.991 Acres \$200,000

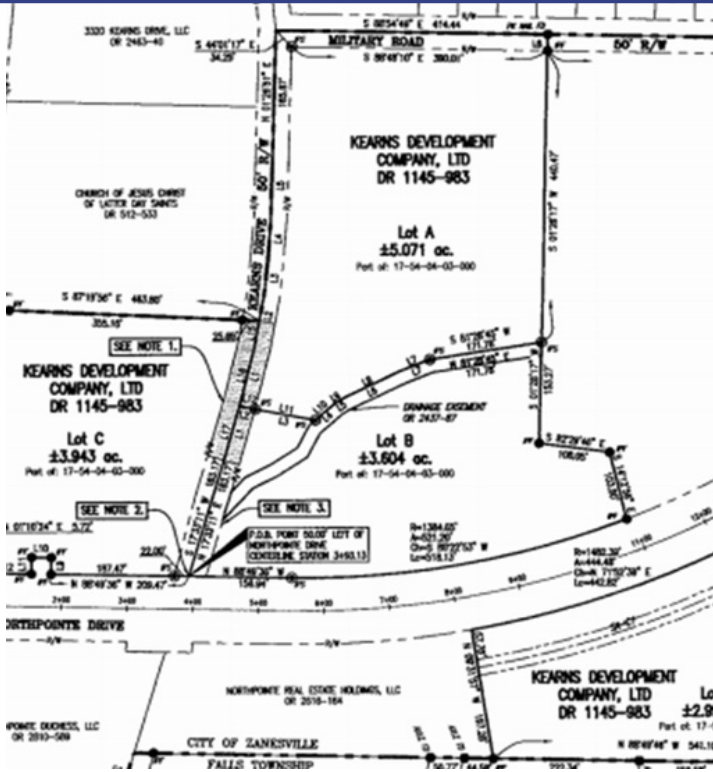


Mostly level and cleared lot located between Bayer Heritage Federal Credit Union and Northpointe Surgical Suites. The lot has access available on Northpointe Drive at the right in/right out at Northpointe Surgical, and the full apron at Bayer Heritage. All purchasers will be required to build an access road across their lot in between Bayer Heritage and Northpointe Surgical.

Important Notes

- Property has been surveyed and approved for transfer. No metes and bounds description required.
- Identified as Lot D- Kearns Farm Estates at the Muskingum County Recorder's Office
- Subject to a Reciprocal Access Easement Agreement





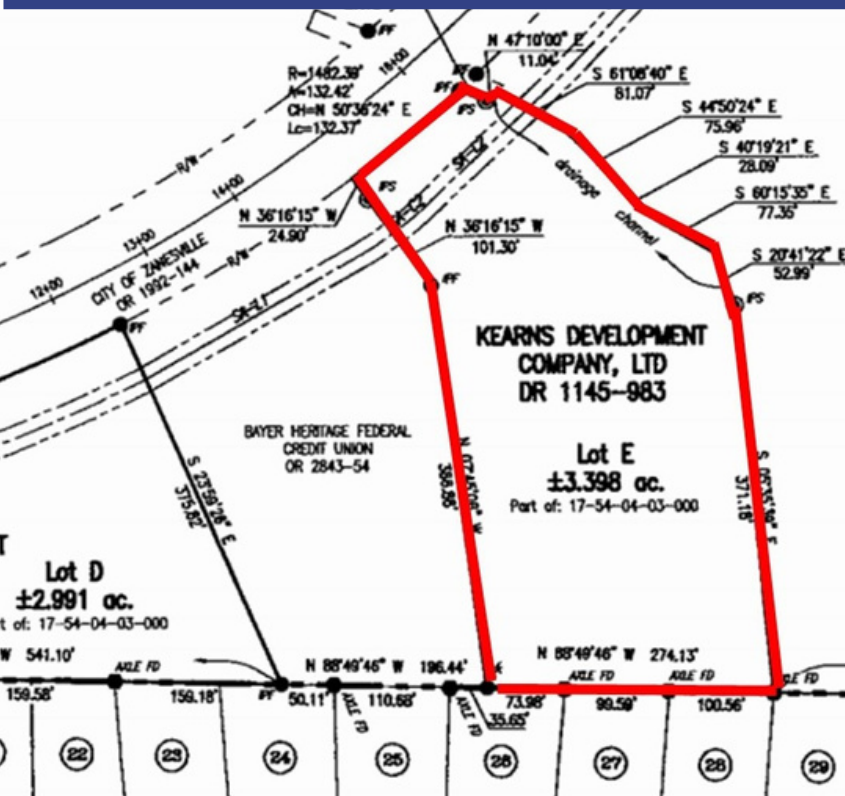
8.6 acres M/L next to The Oaks at Northpointe assisted living facility, and across the street from Duke and Duchess. Newly developed C-4 zoned area part of Kearns Farm Estates. Front portion of the property contains easements. Excellent location for retail, office, or apply for a zoning change for multi-family, or condo development. Dual access for the lot to be from right in/out from Kearns Drive, and also from Olde Falls Road/old Military Road. Property currently is under CAUV taxes. Property is located within the City of Zanesville city limits.

Important Notes

- Some wetlands on property- reports are available
- Kearns Drive shall be a right in/right out only
- Subject to a possible Reciprocal Access Easement Agreement
- Property has been surveyed and approved for transfer



3.398 Acres \$226,000



Rolling lot with direct access to Northpointe Drive at the designated apron. Small portion is a drainage area, and there is a small pond on the backside of the lot. All purchasers will be required to build an access road across their lot to connect to the adjoining lots.

Important Notes

- Property has been surveyed and approved for transfer. No metes and bounds description required.
- Identified as Lot E- Kearns Farm Estates at the Muskingum County Recorder's Office
- Subject to a Reciprocal Access Easement Agreement



24.38 Acres+/- \$237,600



Lepi & Associates
Real Estate Services

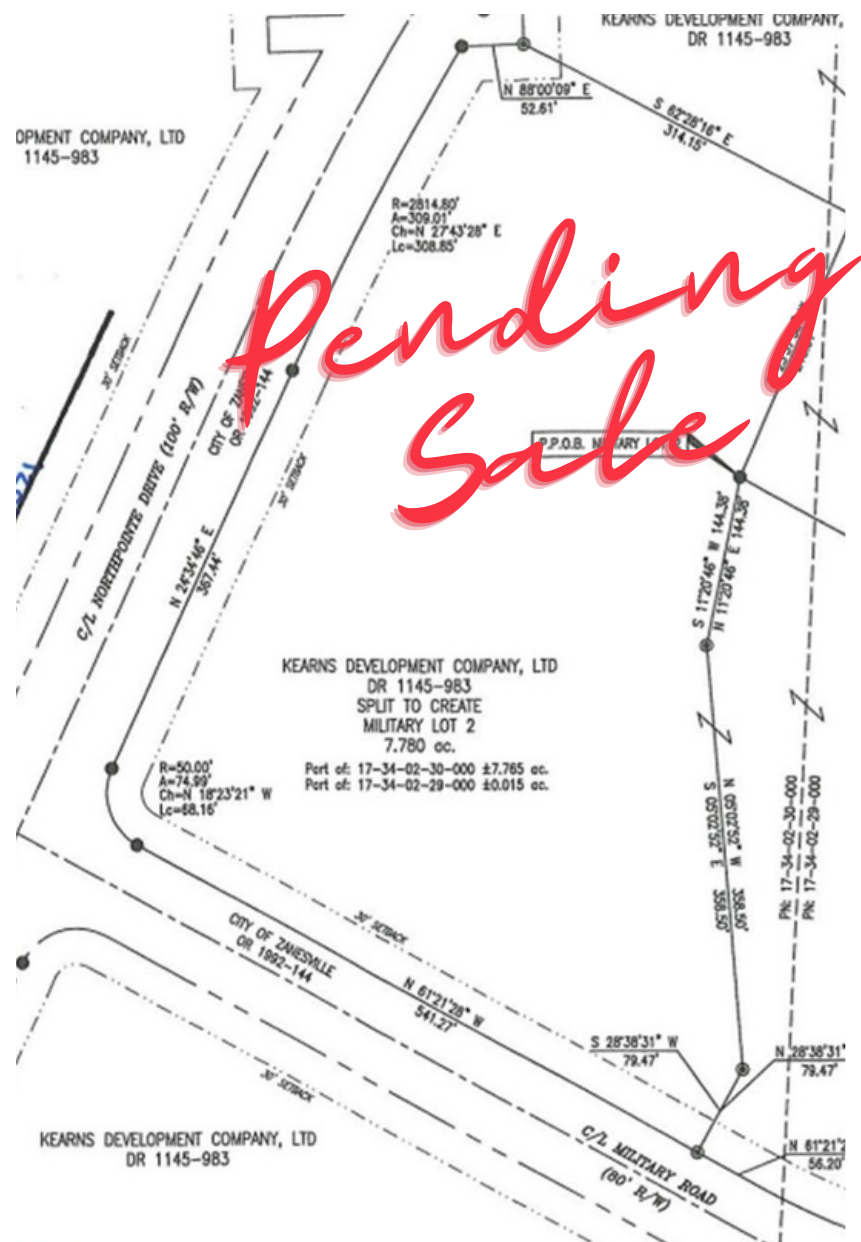


Rolling with a large amount of wooded area. Includes the old “abandoned” Military Road crossing the property- access to Northpointe will not be granted from this road. Excellent piece for development potential, or a car lot. Access to be from an easement road along Northpointe to the full apron.

Important Notes

- Property has NOT been surveyed, acreage is approximate
- No further splits of this parcel shall be permitted without placing it into a subdivision.
- All uses shall be approved by the City of Zanesville- zoned C/4.
- “Possible” additional right in/right out entrance to Northpointe from the parcel based upon the city’s discretion and the buyer’s development plans.
- Property has several easements



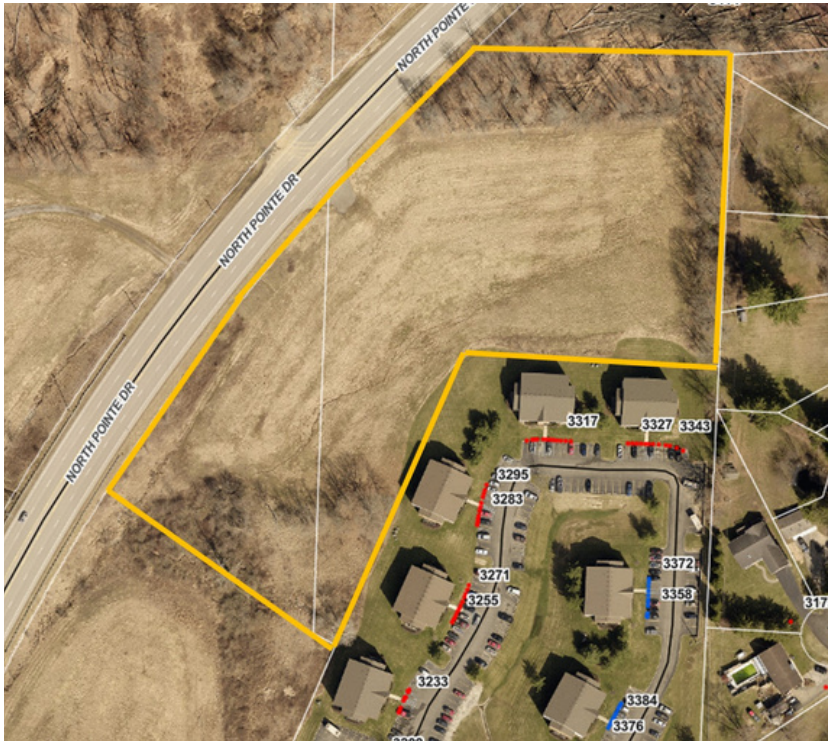


Cleared lot at the intersection of Northpointe and Military Road. Property is mostly to slightly rolling. Access shall be from a shared access point on Military Road. Currently zoned C-4, however, it adjoins to the Sandhurst Apartments.

Important Notes

- Property has been surveyed and approved for transfer. A legal description is available for review.
- Possible right/in right out may be granted onto Northpointe at the City of Zanesville discretion.
- Subject to a Reciprocal Access Easement Agreement (for the shared access)
- Powerline easement crosses portion of property.

7.66 Acres +/- \$192,500



Cleared, mostly level lot with full apron access from Northpointe. Adjoins to a new condo development on the North, and apartments to the rear. Currently zoned C-4.

Important Notes

- Property has NOT been surveyed and is required for transfer.
- Any future splits from this parcel will require the purchaser place it into a subdivision.
- Access to Northpointe from full apron on the property.

