

For Sale

At the intersection of
US 35 & Old US 35 East of I-71

19.12 Acres



ZONED RC (REGIONAL COMMERCE DISTRICT)
UTILITIES AVAILABLE



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson 937.402.1961
Brandon Wilson 937.763.1993

800.450.3440 | www.wilnat.com

US 35 & OLD US 35

Jeffersonville, Ohio

SUMMARY

OFFERING:

19.12+/- acres located
in Jeffersonville, Ohio

SELLER:

Colorado Land Company
LTD (16.366 acres)
Crown Property
Development Inc.
(3.750 acres)

DESCRIPTION:

2 parcels equaling 19.12
acres of prime development
land

POSSIBLE USES:

- Shopping Center
- **Office**
- Hotels, Motels
- Restaurants
- Automobile Service Stations
- Truck Service Center
- Storage Facility

ASSET FEATURES:

- 43.2 miles south of Columbus, Ohio
- 59.5 miles north of Cincinnati, Ohio
- 36.8 miles east of Dayton, Ohio



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INVESTMENTS HIGHLIGHTS:

- Desirable location in the City of Jeffersonville; adjacent to the Destination Outlet
- Excellent access from old US 35 and excellent visibility from US 35.
- Surrounding the property is commercial uses ranging from service stations to shopping.
- Property is well positioned for development.

INGRESS/EGRESS:

Ingress/egress to the property is provided via old US 35

WATER:

12" water line along Old US 35

SEWER:

8" sanitary sewer line located west of the property





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As the exclusive agent for the owner, Wilson National LLC is pleased to offer this development opportunity located in Jeffersonville, Ohio. The property is a 19.12+/- acre location which offers incredible development opportunities directly adjacent to the Destination Outlet in Jeffersonville.

Old Rt. 35

True North

A&W/KFC

Taco Bell

Starbucks

Wendy's

McDonald's

I-71

TA Truckstop

Speedway

Hampton Inn

Bob Evans

Fairfield Inn & Suites by Marriott

Baymont by Wyndham

Lowe's Truckstop

Destination Outlet

SR 35