

NAI James E. Hanson

NAI Ohio Equities

For Sale

42± Acres

Hilliard Yard

Hilliard, OH



42 acres of land located in a developed, densely populated part of the city. The site is relatively flat and is close to Cemetery Road and I-270.

Offered at \$5,600,000/
\$135,000 per acre

For more information:

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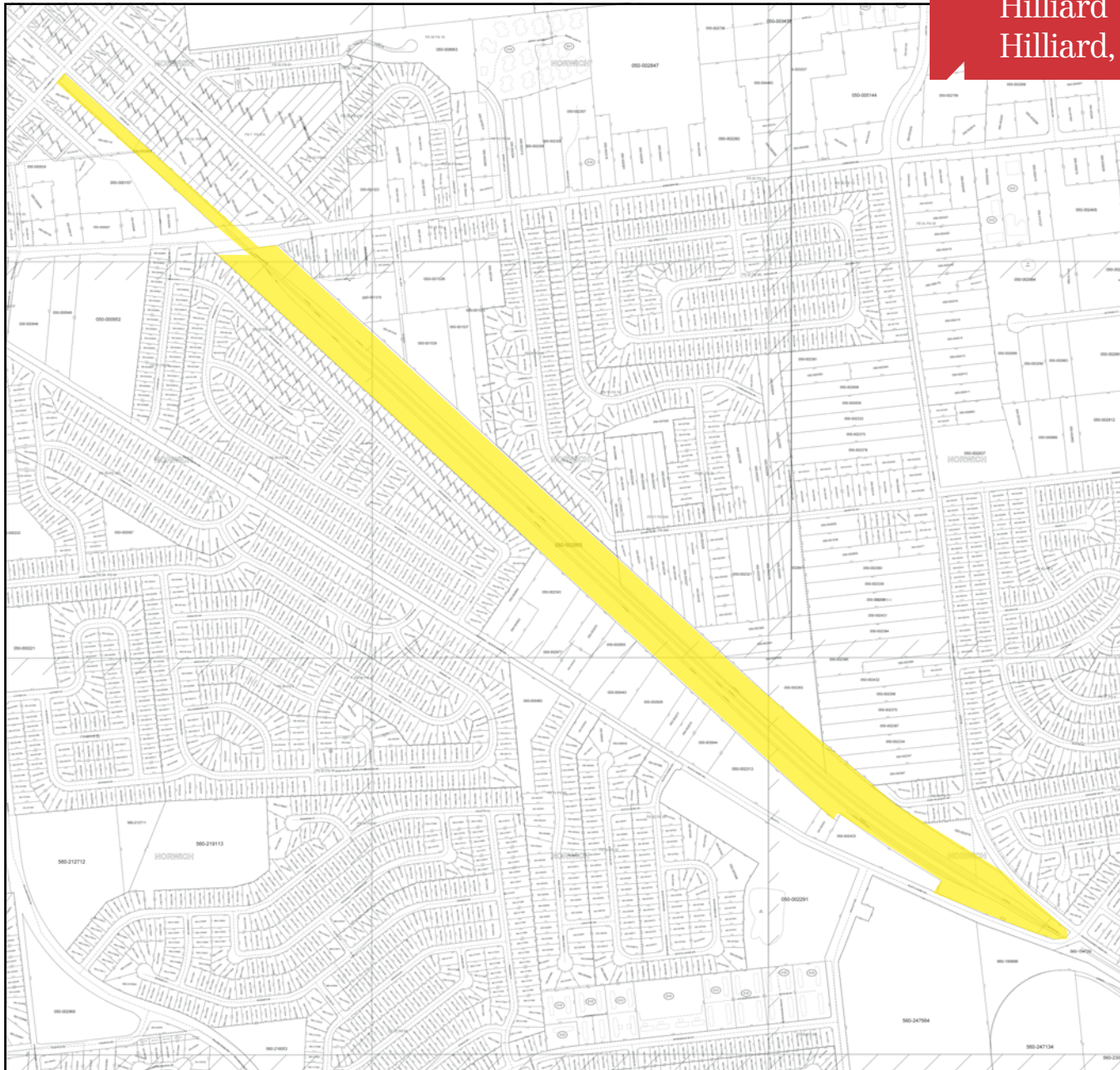
TAX MAP

For Sale

42± Acres

Hilliard Yard

Hilliard, OH (near Columbus)



Subject site consists of numerous lots. The highlighted areas above are approximate.

ZONING MAP

Map is for reference only to show surrounding zoned parcels

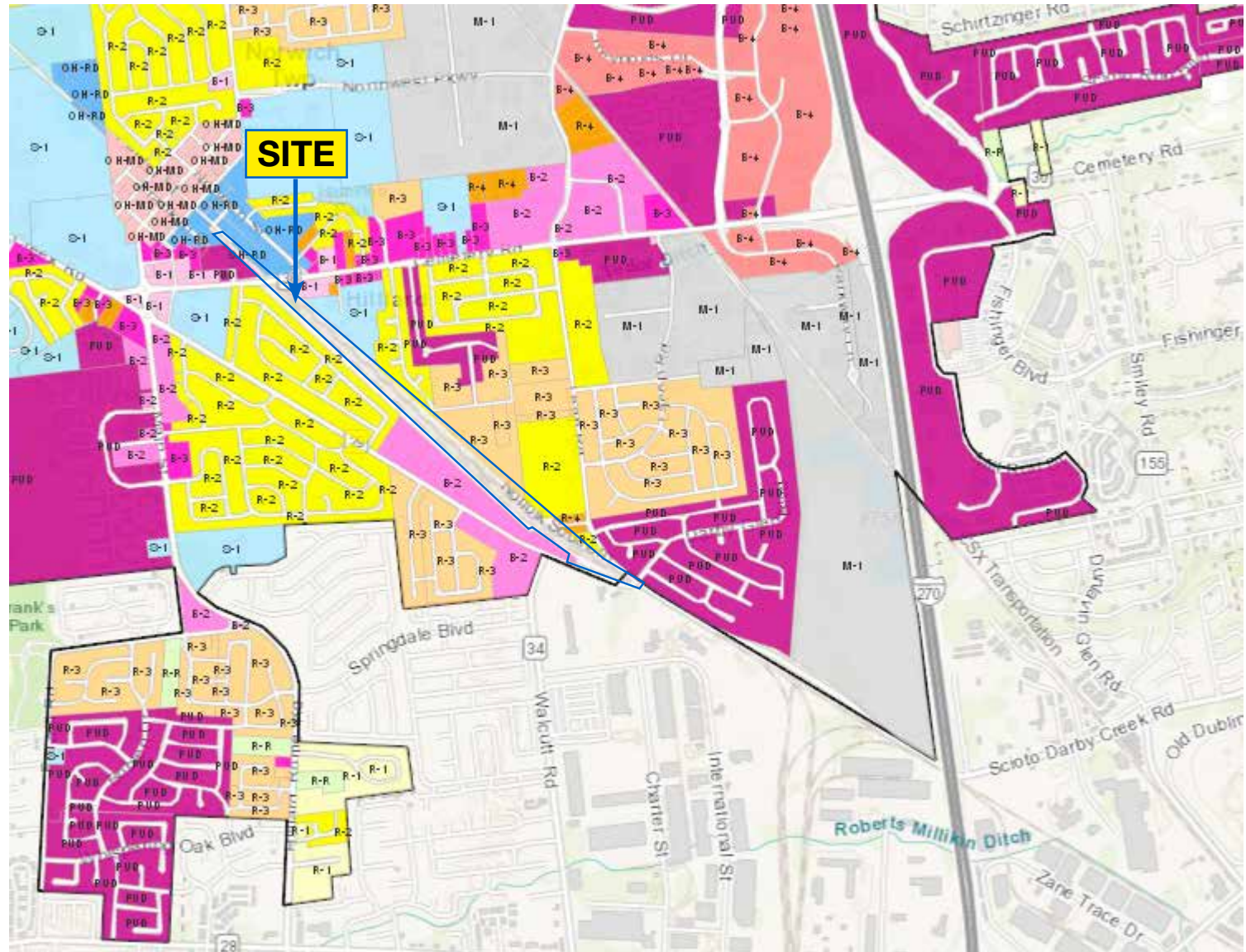
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Hilliard, OH (near Columbus)

- R-R Rural Residential
- R-1 Low Density Residential
- R-2 Low/Moderate Density Residential
- R-3 Moderate Density Residential
- R-4 High Density Residential
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Office/Institutional
- B-4-1-270 Corridor
- M-1 Restricted Industrial
- M-2 General Industrial
- S-1 Support Facilities
- HCD Hilliard Conservation District
- OH-MD Old Hilliard Mixed-Use
- OH-RD Old Hilliard Mixed-Use Residential
- FUD Planned Development

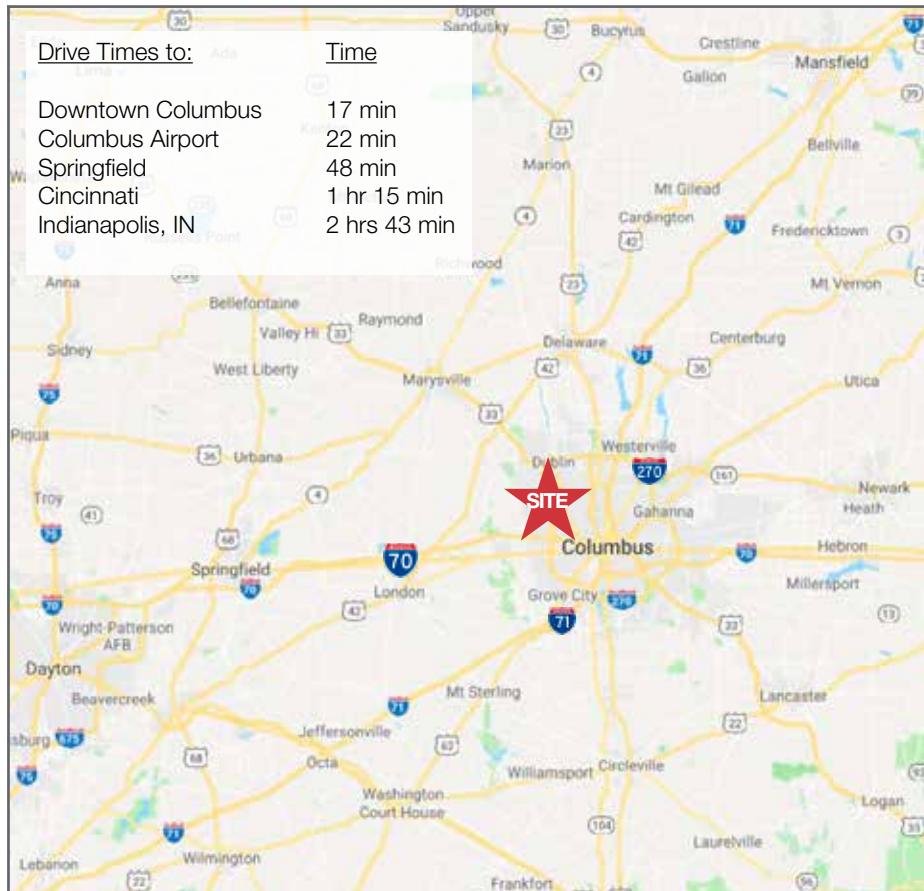


ABOUT HILLIARD



Hilliard is a city in Franklin County, Ohio. It is a suburb of Columbus, Ohio and part of Norwich Township.

Situated just west of the Scioto River along I-270, Hilliard is only a 15 to 20-minute commute to downtown Columbus.



ABOUT NORFOLK SOUTHERN

Norfolk Southern Corporation (NYSE: NSC) is one of the nation's premier transportation companies. Its Norfolk Southern Railway Company subsidiary operates approximately 19,500 route miles in 22 states and the District of Columbia, serves every major container port in the eastern United States, and provides efficient connections to other rail carriers. Norfolk Southern is a major transporter of industrial products, including chemicals, agriculture, and metals and construction materials. In addition, the railroad operates the most extensive intermodal network in the East and is a principal carrier of coal, automobiles, and automotive parts.

