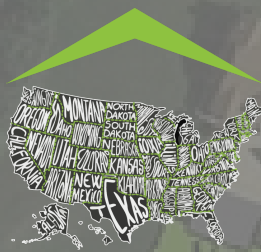


FOR SALE



# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920 .COLUMBIANA



FOR MORE INFORMATION

VENTURE RE  
2559 WASHINGTON RD  
PITTSBURGH, PA 15241  
412.314.1810  
WWW.VENTURERE.US

ADAM HOPPEL  
412.314.1810  
ADAM@VENTURERE.US

JACOB ROBINSON  
330.853.9214  
JACOB@VENTURERE.US

VENTURE



# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920

## Confidentiality & Disclaimer

All materials and information received or derived from Venture RE, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Venture RE, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Venture RE, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Venture RE, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Venture RE, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Venture RE, LLC in compliance with all applicable fair housing and equal opportunity laws.

## Contents



# PROPERTY INFORMATION

SECTION 1 // 49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920

FOR MORE INFORMATION

VENTURE RE  
2559 WASHINGTON RD  
PITTSBURGH, PA 15241  
412.314.1810

ADAM HOPPEL  
412.314.1810  
ADAM@VENTURERE.US

JACOB ROBINSON  
330.853.9214  
JACOB@VENTURERE.US

  
VENTURE

# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920



## OFFERING SUMMARY

Sale Price: \$648,000

Lot Size: Sale Price/Acre: 13.484 Acres +/-

\$48.06

## PROPERTY OVERVIEW

Rare opportunity to purchase 27 shovel ready duplex lots, waiting to build 54 luxury cluster homes, within and existing development overlooking Turkana Golf Course's rolling hills. Clubhouse, Pool, and infrastructure already in place.

## PROPERTY HIGHLIGHTS

- 27 shovel ready lots
- Capacity for 54 luxury cluster home units
- Existing Clubhouse, Pool, and Infrastructure
- Located on Turkana Golf Course



# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920



## PROPERTY DESCRIPTION

Rare opportunity to purchase 27 shovel ready duplex lots, waiting to build 54 luxury cluster homes, within an existing development overlooking Turkana Golf Course's rolling hills. Clubhouse, Pool, and infrastructure already in place.

## LOCATION DESCRIPTION

Located on Turkana Golf Course in Calcutta Ohio. Less than 18 miles from two of the largest construction projects in the country, South Field Energy's gas fired power plant in Wellsville and Pennsylvania Shell's ethylene cracker plant in Potter Township, creating 1,000 and 6,000 construction jobs respectively.

# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920

## SALE PRICE

**\$648,000**

## LOCATION INFORMATION

Building Name	Turkana Hills Development
Street Address	49122 Fairway Dr
City, State, Zip	East Liverpool, OH 43920
County	Columbiana
Township	St. Clair Township
Signal Intersection	Yes

## BUILDING INFORMATION

Number Of Lots	27
Best Use	Luxury Cluster Homes
Free Standing	Yes

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Corner Property	Yes
Waterfront	Yes
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

## UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920



## PROPERTY HIGHLIGHTS

- 27 shovel ready lots
- Capacity for 54 luxury cluster home units
- Existing Clubhouse, Pool, and Infrastructure
- Located on Turkana Golf Course





# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920





# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920





# LOCATION INFORMATION

SECTION 2 // 49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920

## FOR MORE INFORMATION

VENTURE RE  
2559 WASHINGTON RD  
PITTSBURGH, PA 15241  
412.314.1810

ADAM HOPPEL  
412.314.1810  
ADAM@VENTURERE.US

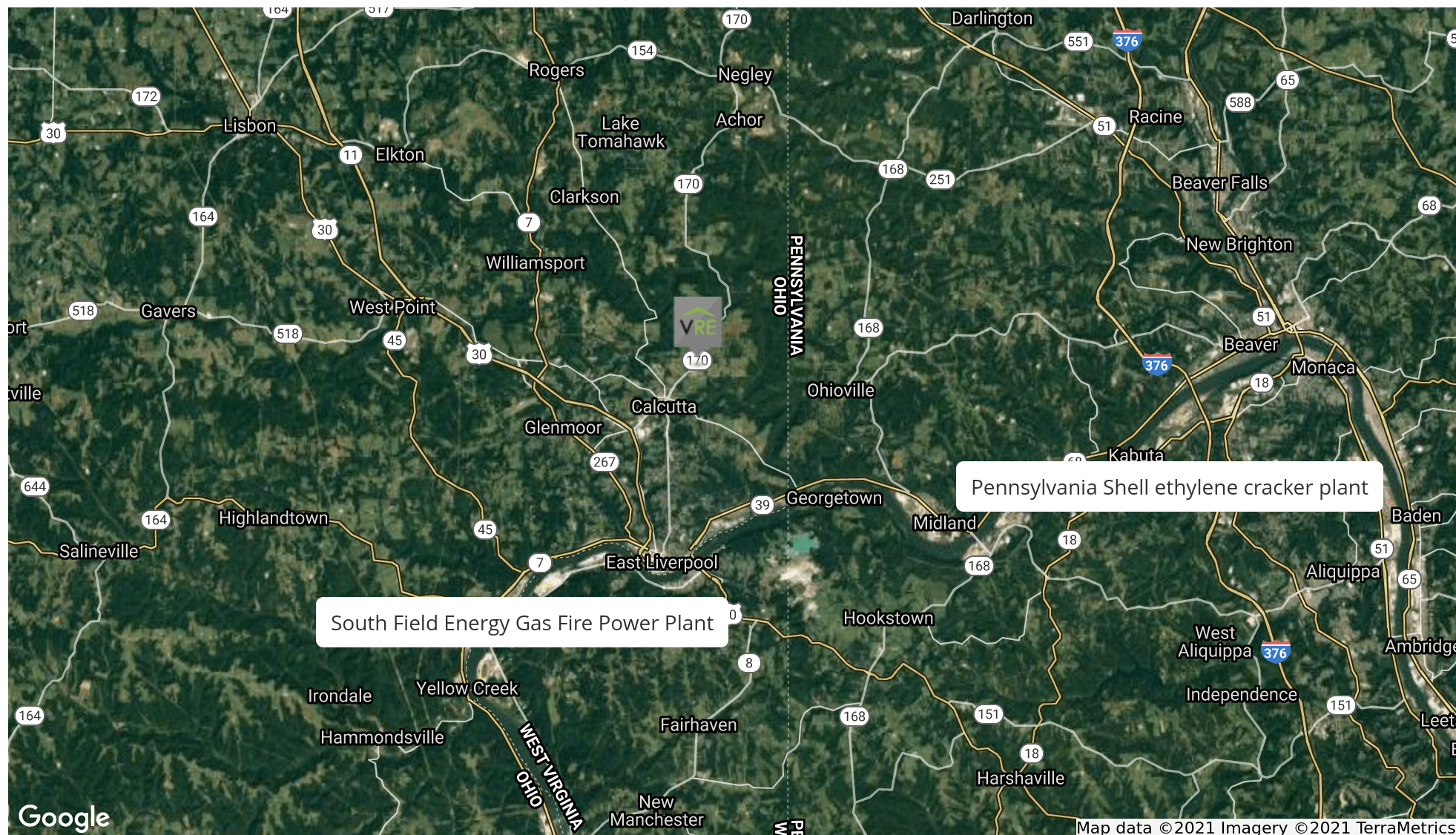
JACOB ROBINSON  
330.853.9214  
JACOB@VENTURERE.US

**VENTURE**



# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920





# TURKANA HILLS DEVELOPMENT

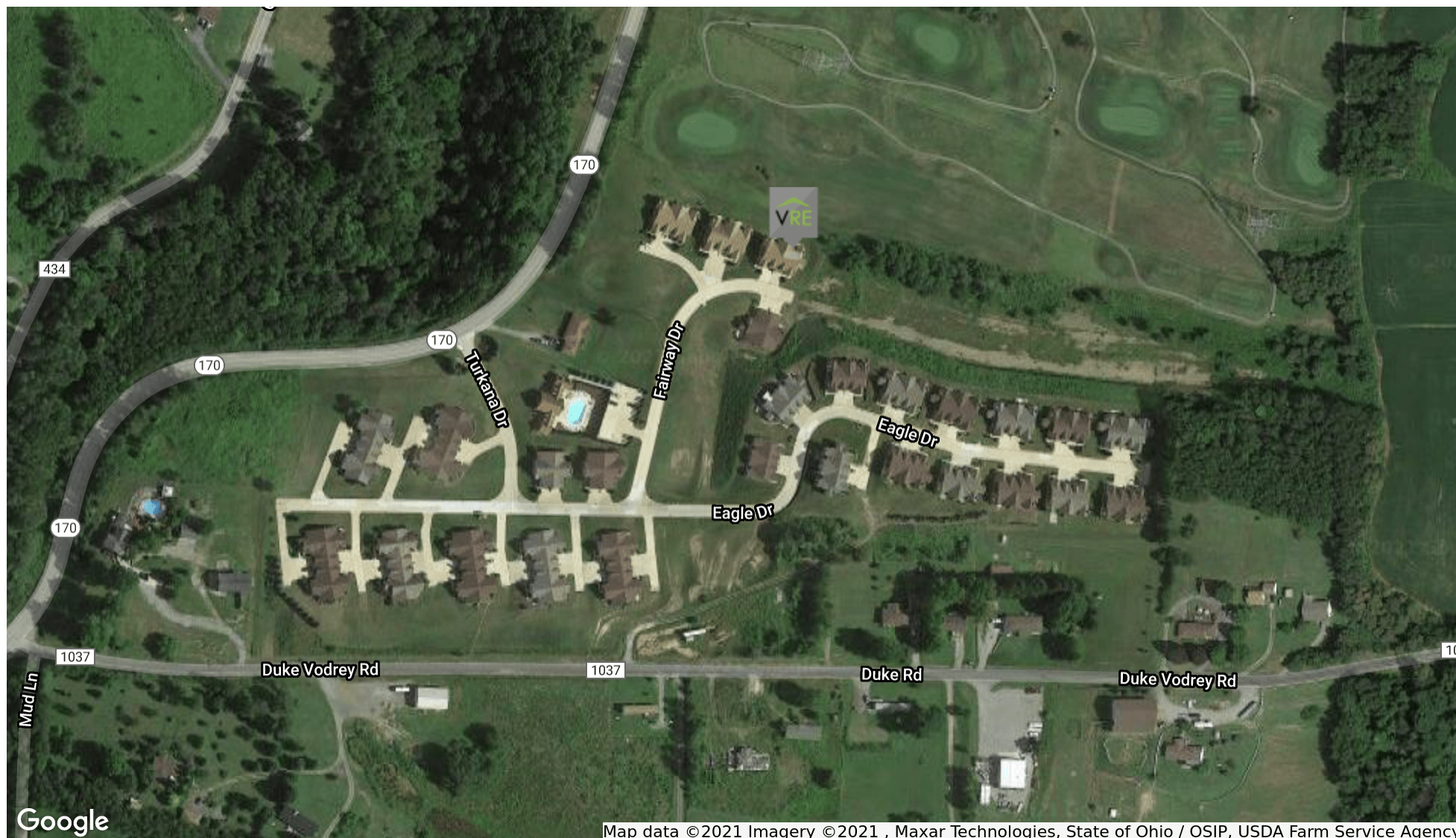
49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920





# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920





# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920





# DEMOGRAPHICS

SECTION 3 // 49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920

FOR MORE INFORMATION

VENTURE RE  
2559 WASHINGTON RD  
PITTSBURGH, PA 15241  
412.314.1810

ADAM HOPPEL  
412.314.1810  
ADAM@VENTURERE.US

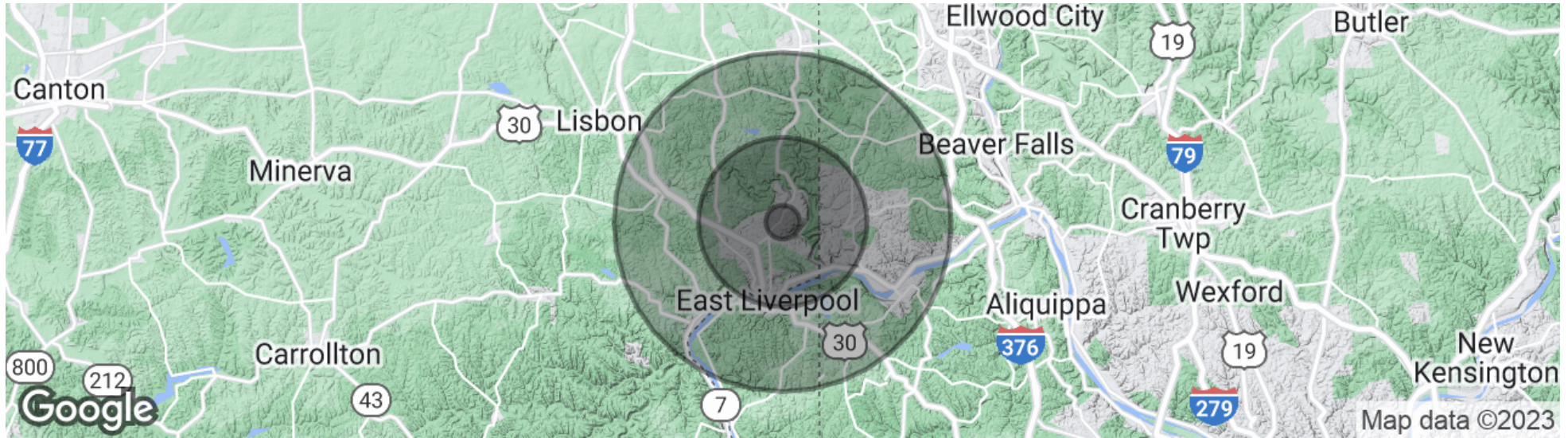
JACOB ROBINSON  
330.853.9214  
JACOB@VENTURERE.US

  
VENTURE



# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	785	30,307	77,266
Median age	44.6	41.5	42.9
Median age (Male)	41.9	39.6	41.3
Median age (Female)	46.2	43.5	44.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	315	12,172	30,624
# of persons per HH	2.5	2.5	2.5
Average HH income	\$61,458	\$48,096	\$49,036
Average house value	\$126,746	\$113,913	\$122,681

\* Demographic data derived from 2020 ACS - US Census





# ADVISOR BIOS

SECTION 4

//

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920

FOR MORE INFORMATION

VENTURE RE  
2559 WASHINGTON RD  
PITTSBURGH, PA 15241  
412.314.1810

ADAM HOPPEL  
412.314.1810  
ADAM@VENTURERE.US

JACOB ROBINSON  
330.853.9214  
JACOB@VENTURERE.US

  
VENTURE

# TURKANA HILLS DEVELOPMENT

49122 FAIRWAY DR, EAST LIVERPOOL, OH 43920



## ADAM HOPPE

Principal

adam@venturere.us

Direct: 412.314.1810 | Cell: 330.429.2895

PA #RM423452

### PROFESSIONAL BACKGROUND

Adam's business experience, combined with his collegiate and professional sports background has led to a well-rounded leader with a persistent work ethic, and a passion for Real Estate and Entrepreneurship. His lead by example approach has enabled him to construct and empower a team of self-starters who execute all aspects of real estate investment, development and asset management.

Experienced in multiple aspects of business, with a focus in real estate, Adam started his career as an operating engineer in Midtown Manhattan and quickly worked his way into property management. During his career, he has developed experience in property maintenance, engineering, management, leasing, construction, acquisition, marketing, and business development.

#### VENTURE RE

2559 Washington Rd Suite 511

Pittsburgh, PA 15241

412.314.1810