

# For Sale

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

# 19.12 Acres



DEVELOPMENT  
OPPORTUNITY  
ADJACENT TO  
DESTINATION  
OUTLET

ZONED RC (REGIONAL COMMERCE DISTRICT)  
UTILITIES AVAILABLE



## WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

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# 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

SR 35

True North

A&W/KFC

Taco Bell

Chipotle

Starbucks

Wendy's

McDonald's

I-71

Love's  
Truckstop

Destination  
Outlet

Fairfield Inn &  
Suites by Marriott

Bob Evans

Hampton  
Inn

Baymont by  
Wyndham

SpeedWay

TA  
Truckstop