



FOR SALE
PEACH STREET NORTHEAST
LOUISVILLE, OH 44641
SALE PRICE: \$1,975,000



PROPERTY HIGHLIGHTS

- Available: ±29.06 AC
- 4+ Units/AC Potential subject to government approval
- Parcel #1: ±21.08 AC in City of Louisville, Zoned B-5 General Business
- Parcel #2: 7.98 AC in Nimishillen Township, Zoned R-1 Single Family Residential
- Price per Acre: \$67,962.83
- Frontage: ±2,315' | Depth: ±965'
- Utilities: All utilities available at the site
- Potential for annexation of Nimishillen Township parcel into the City of Louisville
- Near new developments, including Amazon Fulfillment Center, Redwood Louisville, and Orchard Park
- Zoning: See the following pages for more information



LISTING AGENTS

Vinnie Ciulla

vinnie@gerspachergroup.com

Troy Gerspacher, CCIM, SIOR

troy@gerspachergroup.com

330.722.5002





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PROPERTY OVERVIEW

This ±30 acre development opportunity presents strong potential for both residential and commercial uses. The site includes ±21.08 acres within the City of Louisville zoned B-5 General Business and ±7.98 acres in Nimishillen Township zoned R-1 Single Family Residential, with the opportunity for annexation into the City of Louisville. The B-5 district permits a broad range of commercial uses and supports residential development options, allowing for flexibility of a mixed-use concept or a planned residential community. With a surrounding population exceeding 100,000 residents, 21.7% of whom are age 65 or older, the site is particularly well-positioned for senior or assisted living development. Utilities are available at the site, near high traffic corridors, and adjacent to new development. This is an exceptional development opportunity within one of Stark County's most desirable communities.

LOCATION OVERVIEW

Located between Canton and Louisville, the property is minutes away from OH-62, OH-43, OH-44, and I-77. The site is adjacent to newly established residential communities by Redwood Living (Redwood Louisville) and K. Hovnanian Homes (Orchard Park) reinforcing the area's continued residential expansion. It is also located near the new Amazon Fulfillment Center.

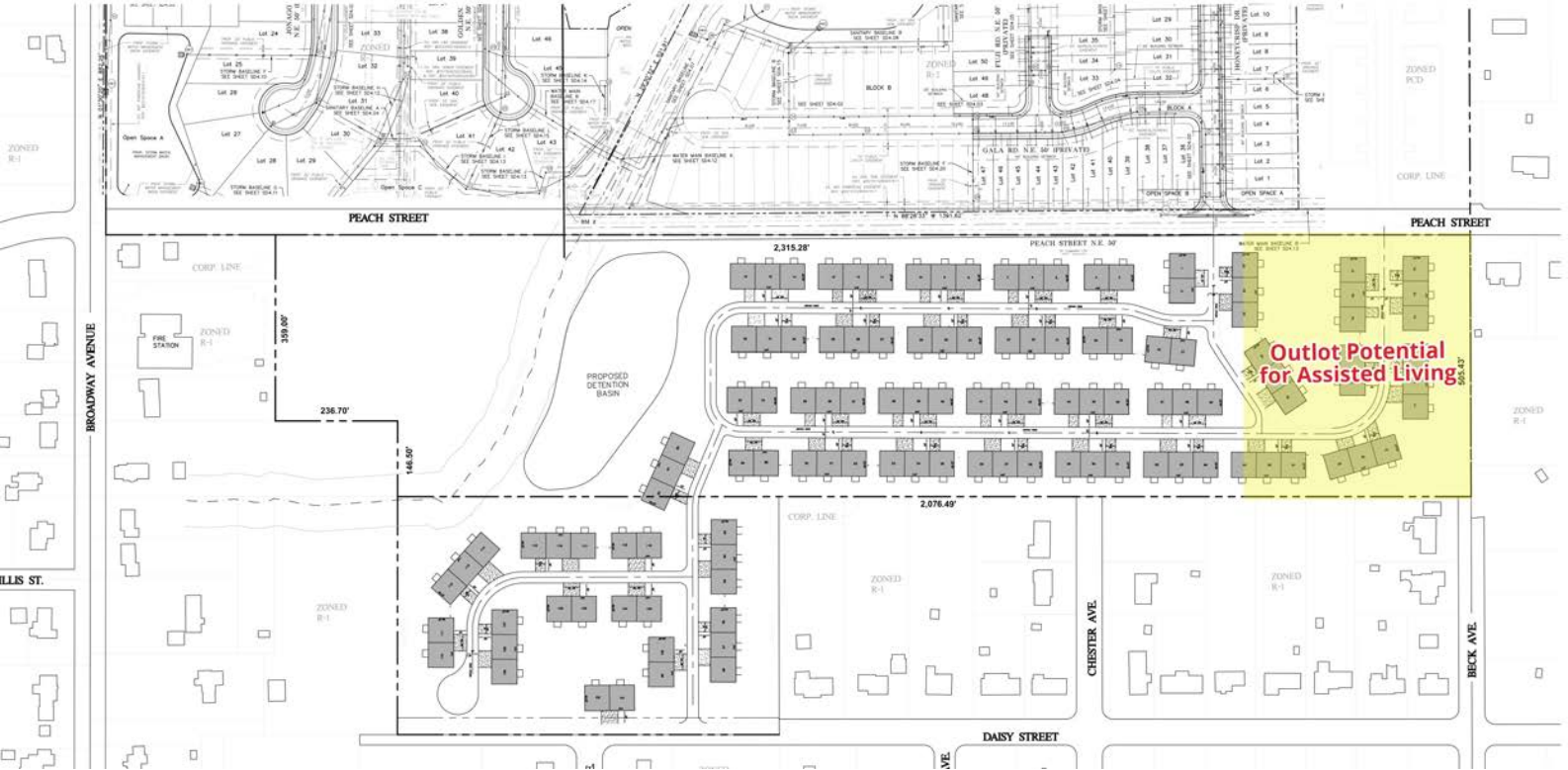
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,718	37,183	100,859
Total Units	1,538	16,536	16,536
Median Income	\$60,964	\$61,123	\$57,910

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



Conceptual Layout



Topography





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ZONING OVERVIEW

City of Louisville B-5 General Retail, Office and Motorist Services Business

District Purpose: The B-5 District is established to provide for uses in addition to those specified for the neighborhood and general business district and thereby provide service and sales in support of the primary business activities in the community.

City of Louisville B-5 General Retail, Office and Motorist Services Business

PERMITTED USES ARE AS FOLLOWS:

- Residential housing units above retail or office use
- Schools, cultural and educational facilities
- Instructional or recreational facilities
- Bowling alley, dance studio, dry cleaning and laundry, eating and drinking establishments, animal hospital
- Hotel/motel, motion picture and theater, professional offices, printing/delivery service
- Professional trade establishments including carpenters, cabinet, upholstery, sheet metal, plumbing, heating, roofing, air conditioning, sign painting, and painting
- Parking, radio, television and cellular transmission towers
- Various retail uses including but not limited to retail sale of vehicles in a department store of 100,000 SF or more in size

CONDITIONAL USES ARE AS FOLLOWS:

- Age limit restricted housing facilities
- Residential Planned Unit Developments (PUD)
- Child daycare centers
- Churches and other places of worship, medical and philanthropic institutions, recreation uses and/or facilities, service and repair services for machinery and equipment

Nimishillen Township R-1 Single Family Residential

PERMITTED USES ARE AS FOLLOWS:

- Single-family dwelling
- Public buildings
- Family day-care home
- Licensed family home (for the developmentally disabled)

