

# COURT-APPOINTED RECEIVER SALE:

## LAND DEVELOPMENT OPPORTUNITY, TREMENDOUS LOCATION!

COOPER RD | WESTERVILLE, OH 43081



**SUBJECT PROPERTY  
~7.5 ACRES**

**COOPER ROAD**



ACTUAL PROPERTY

### OFFERING MEMORANDUM

**Daniel Lane**

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**Ohio  
Foreclosures.com**  
by Prodigy Properties

# Sale Highlights

COOPER RD, WESTERVILLE, OH 43081

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## PROPERTY VIEWING

- Contact Daniel at [daniel@prodigyprop.com](mailto:daniel@prodigyprop.com)
- Complete and Submit a Hold Harmless form

## DUE DILIGENCE REPORTS – TO VIEW THESE REPORTS, PROSPECTIVE BIDDERS MUST:

- Complete and submit a Prospective Bidder registration form
- Complete and submit a Confidentiality Agreement

## BIDDING PRIVILEGES – TO BE APPROVED TO BID, PROSPECTIVE BIDDERS MUST:

- Complete and submit a Prospective Bidder registration form
- Complete and submit a Purchase and Sale Agreement
- Submit evidence of financial capability acceptable to the Receiver
- Wire the \$25,000 participation deposit to the escrow account of the title company
- Meet all reasonable requirements of the Receiver / Auctioneer.

All information provided is believed to be true, but cannot be guaranteed.







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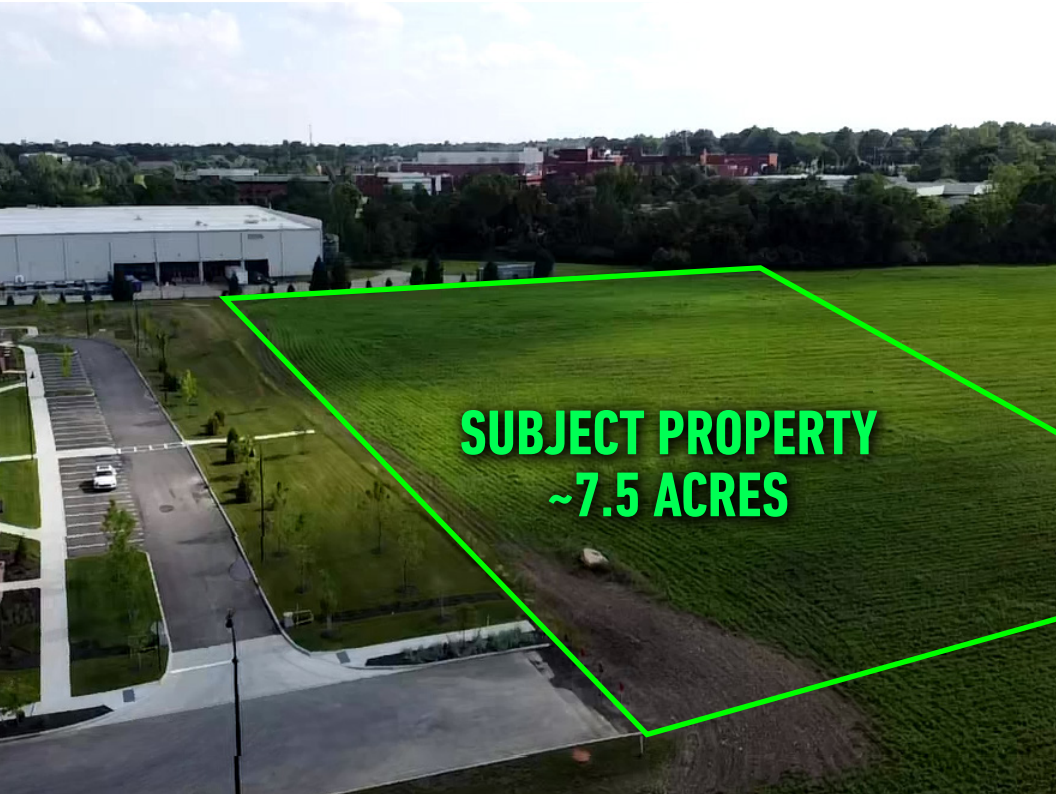
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# Area Information

COOPER RD, WESTERVILLE, OH 43081

Online bidding only. Court-Appointed Receiver sale in the highly desirable Westerville submarket of Columbus, Ohio. Incredible development opportunity featuring ~7.5 acres. Subject property is adjacent to Westerville Senior Living, a brand-new assisted living facility. Across the street is Timbers, Westerville's newest luxury apartment community.



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Less than 1 mile from Otterbein University and minutes from Sharon Woods Metro Park, Polaris Fashion Place, and the Ohio Art Market, this piece of land presents a great opportunity for a developer. Subject property is less than 15 miles from Downtown Columbus as well. Population of Westerville is ~41,000 and is continuously growing.

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# Property Description

COOPER RD, WESTERVILLE, OH 43081

## Property Statistics

Address – Cooper Rd, Westerville, OH 43081

Parcel No. – 080-011862-00

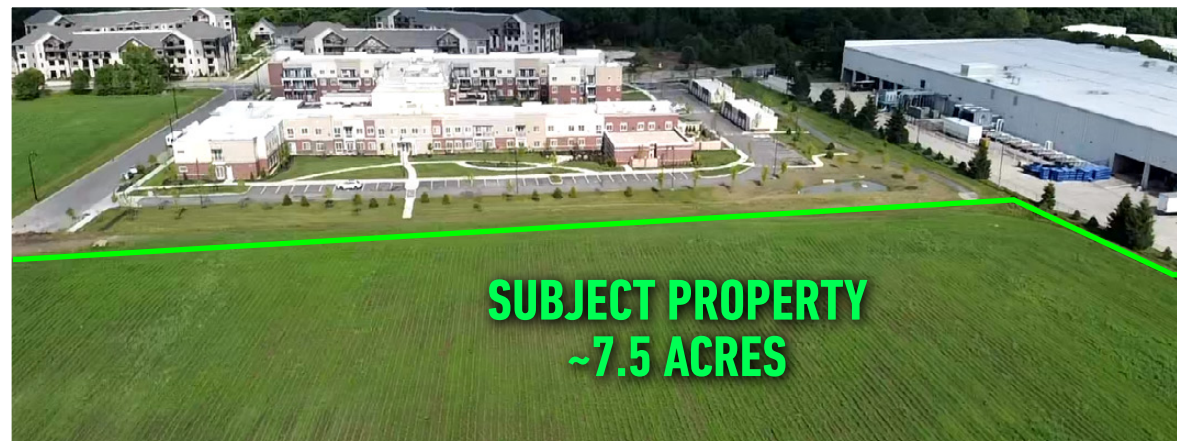
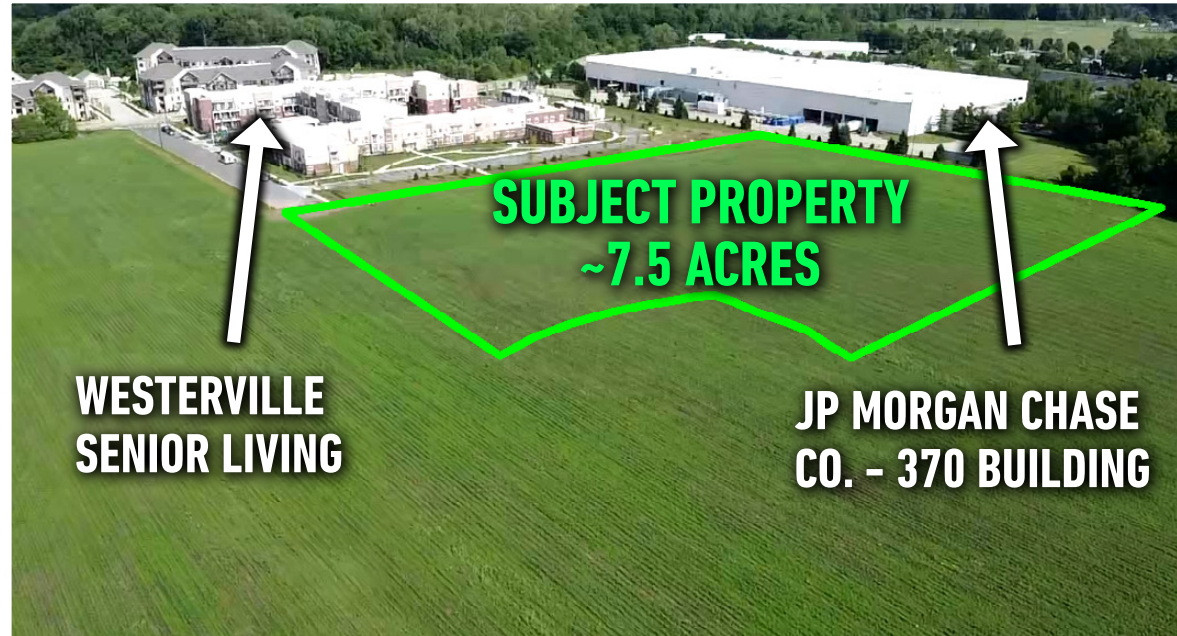
Property type – Land, Development Opportunity

Shape – Flag

Topography – Generally level and at street grade

Land Area – 7.553 acres, 329,749 SF

County - Franklin



# Property Description

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## Property Statistics

Zoning – PD, Planned Development

Highest and best use – Office use

Permitted uses – Office, retail / commercial, and residential

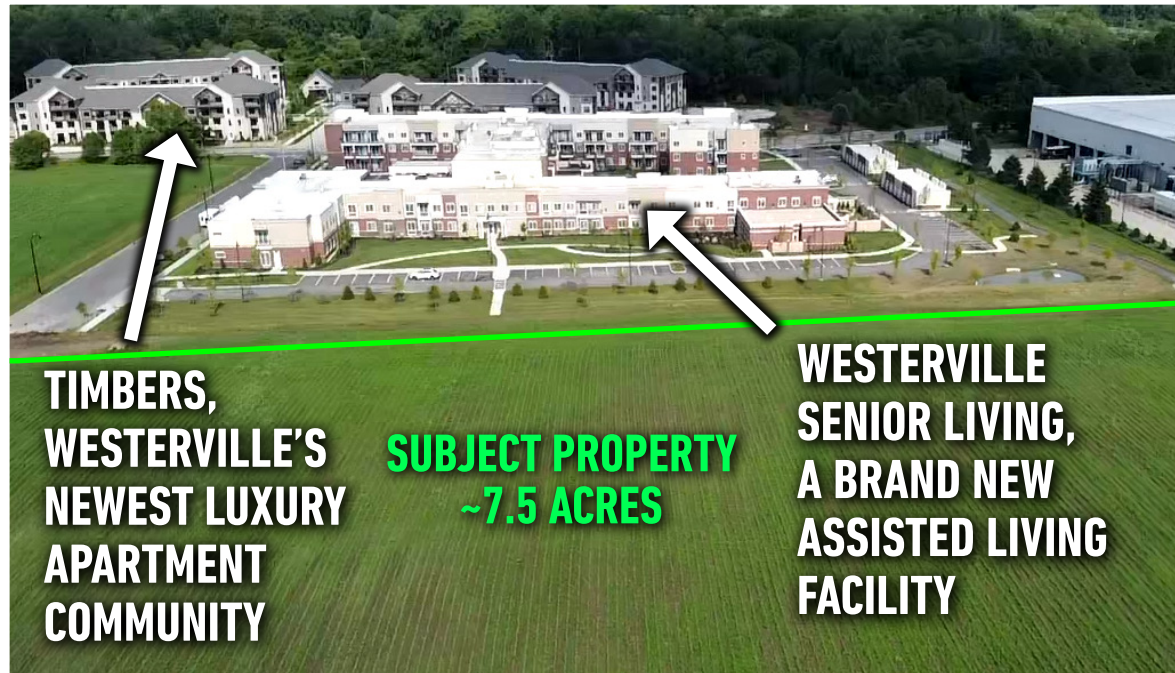
Water – City of Westerville

Sewer – City of Westerville

Electricity – American Electric Power

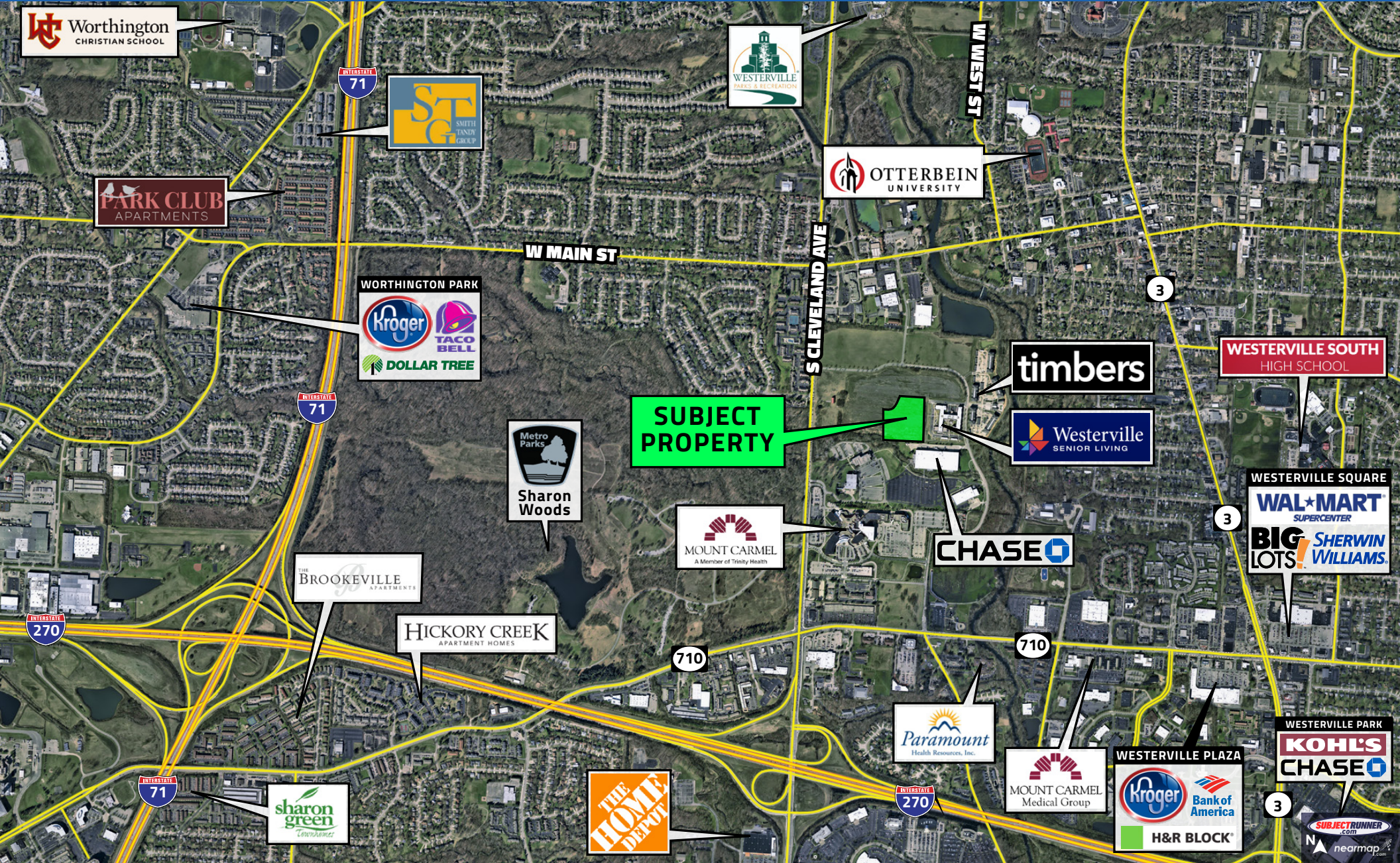
Natural Gas – Columbia Gas

Local Phone – Various local providers





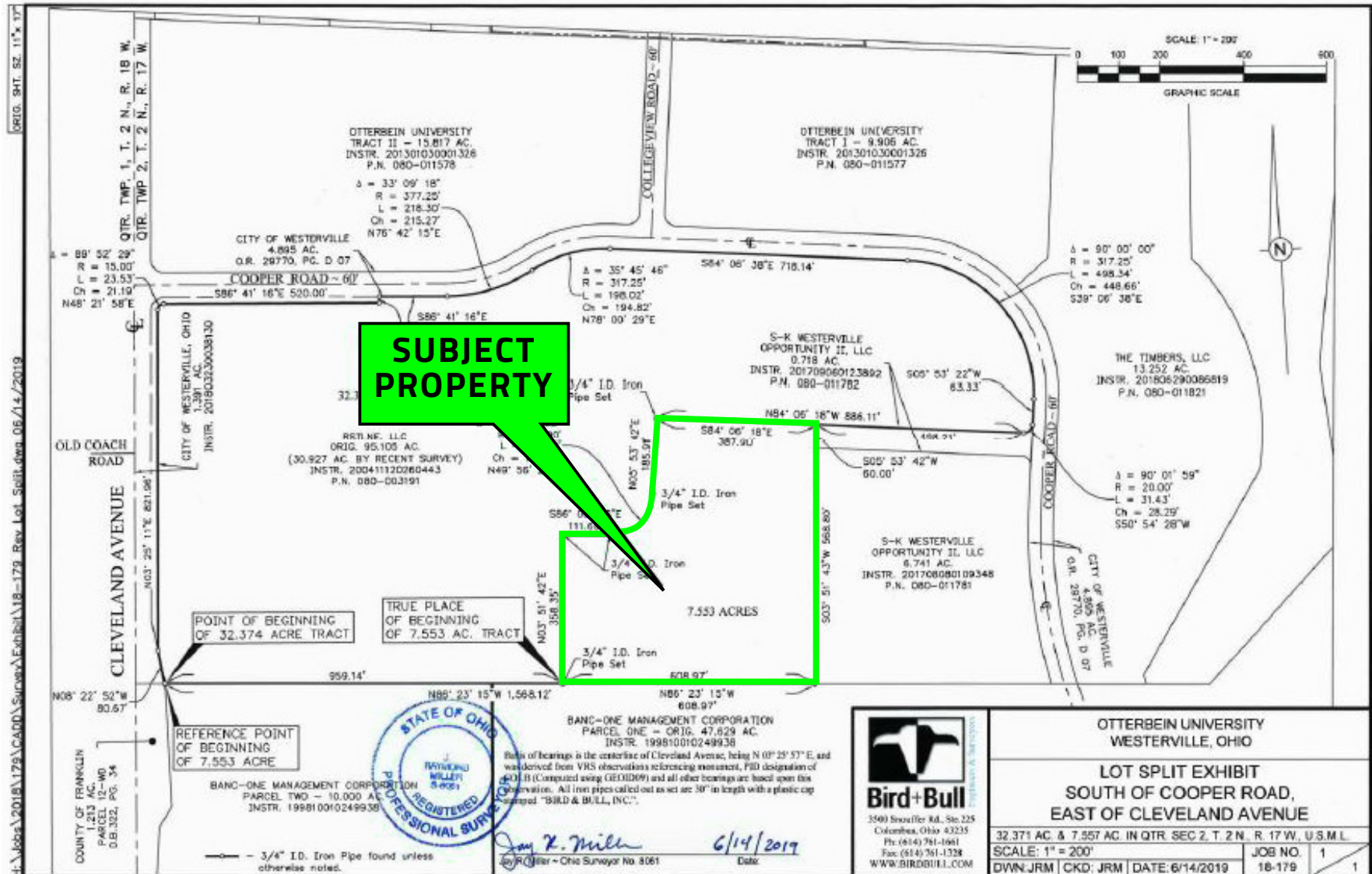
# Midrange Aerial





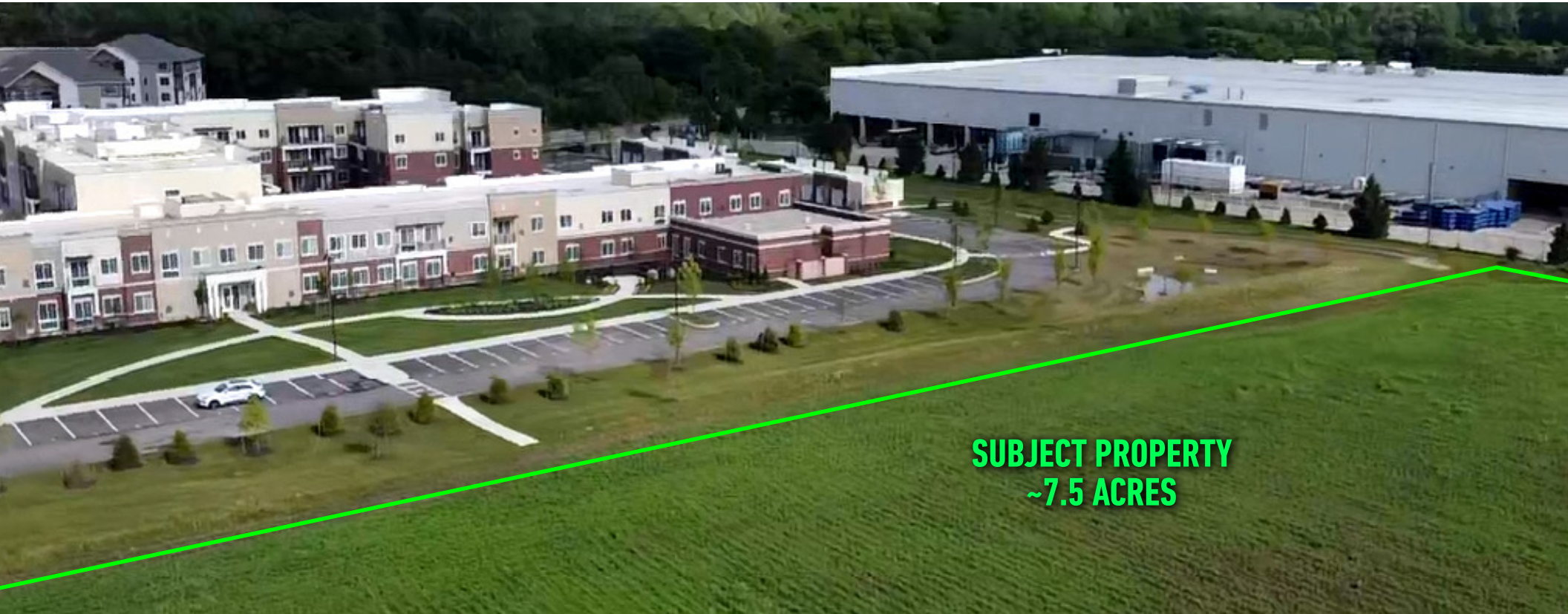
# Site Survey

COOPER RD, WESTERVILLE, OH 43081





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**WWW.OHIOFORECLOSURES.COM**



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**CONTACT INFORMATION**

**Address — 5254 Ridge Ave, STE 1, Cincinnati, OH 45213**

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