# Housing Survey – Proposed Honda Area CRA

**Purpose**

This analysis was conducted by the Union County-Marysville Economic Development Partnership on behalf of the City of Marysville. The purpose of this analysis is to determine whether the area shown below should be designated as a Community Reinvestment Area (CRA) as defined by the State of Ohio.

---

**Proposed CRA – Analysis Area**

The proposed CRA encompasses **4,080.06 acres**. Within the proposed CRA boundary there are **31 parcels** of varying uses, including industrial, commercial, agricultural, and limited residential property.

The parcels in the proposed CRA boundary are attributed to the following uses:

- Industrial: 10
- Commercial: 6
- Agricultural: 13
- Residential: 2

The proposed CRA boundary is located within Liberty and Allen Townships and includes parcels primarily along State Route 739, Honda Parkway, Northwest Parkway, and Johnson Road.

Many of the parcels within the proposed CRA boundary are owned by Honda Development & Manufacturing of America, LLC, with additional parcels owned by American Honda Motor Co., LLCs, and private individuals. There are no structures of historical significance.

The proposed CRA boundary includes major industrial facilities and supporting land associated with automotive manufacturing operations, as well as undeveloped land that may support future expansion. The parcels form a largely contiguous industrial area supported by surrounding agricultural land.

There are currently **limited residential structures** located within the proposed CRA area. There has been no substantial residential development identified. Additionally, we identified **no multi-family units** within the proposed CRA boundary.

The proposed CRA area has a primary use as an industrial corridor, focused around automotive manufacturing and related operations. These parcels represent a key

employment center within the region and may benefit from continued investment and redevelopment.

A cursory exterior review of the structures and properties within the proposed CRA boundary was completed. Overall,

The following is an assessment of the exterior repairs needed:

- Foundation: 2
- Roof: 3
- Siding: 6
- Downspouts: 0
- Windows: 0
- Off-square: 0
- Paint: 6
- Not Airtight: 0
- Vacant: 12

---

**Conclusion**

Our conclusion is that the proposed CRA **meets** the criteria as outlined in the Ohio Revised Code. The data provided and analyzed in this report, including the Housing Survey, suggest that conditions within the proposed CRA boundary discourage new housing construction and the repair of existing facilities or structures. The data also indicate that the area is one in which significant industrial and economic activity is present and where additional development and investment could be encouraged.

Redevelopment and continued investment in this area would support long-term economic growth, encourage the rehabilitation and improvement of existing properties, and provide additional opportunities for industrial expansion within the City of Marysville and surrounding townships.

| Parcel ID | Address | Use | Foundation | Roof | Siding | Down Spouts | Windows | Off Square | Paint/Eaves | Not Airtight | Vacant | Great Shape | Unable to Photograph |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200140011070 | 21001 ST RT 739 | 330 MANUFACTURING AND ASSEMBLY (MEDIUM) | | | | | | | | | | x | |
| 2200140010100 | 23817 ROGERS RD | 110 AGRICULTURAL VACANT LAND 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | | | x |
| 2200140010090 | 23817 ROGERS RD | 110 AGRICULTURAL VACANT LAND 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | | | x |
| 2200140010010 | ST RT 739 | 499 OTHER COMMERCIAL STRUCTURES | | | | | | | | | | | x |
| 2200140010060 | 20500 ST RT 739 | 340 MANUFACTURING AND ASSEMBLY (LIGHT) | | | | | | | | | | | x |
| 0100010010060 | US 33 | 110 AGRICULTURAL VACANT LAND 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | | x | |
| 2200140390000 | NORTHWEST PKWY | 330 MANUFACTURING AND ASSEMBLY (MEDIUM) | | | x | | | | x | | | | |
| 0300040010030 | 24000 HONDA PKWY | 330 MANUFACTURING AND ASSEMBLY (MEDIUM) | x | | x | | | | x | | | | |
| 0300030060000 | NORTHWEST PARKWAY | 452 AUTOMOTIVE SERVICE STATION | | | | | | | | | x | | |
| 0300030070000 | HONDA PARKWAY | 500 RESIDENTIAL VACANT PLATTED LAND | | | | | | | | | x | | |
| 0300030080000 | NORTHWEST PKWY | 100 AGRICULTURAL VACANT LAND | | | | | | | | | x | | |
| 0300040190000 | 24025 HONDA PKWY | 399 OTHER INDUSTRIAL STRUCTURES | | | | | | | | | | x | |
| 0300010060000 | 20001 JOHNSON RD | 499 OTHER COMMERCIAL STRUCTURES | | | | | | | | | x | | |
| 0300040060050 | 20055 JOHNSON RD | 340 MANUFACTURING AND ASSEMBLY (LIGHT) | | | | | | | | | | x | |
| 0300040061050 | 20107 JOHNSON RD | 499 OTHER COMMERCIAL STRUCTURES | | | x | | | | | | | | |
| 0300040120000 | 23460 BENTON RD | 111 AGRICULTURAL WITH BUILDINGS 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | | x | |
| 0300040120010 | 23460 BENTON RD | 111 AGRICULTURAL WITH BUILDINGS 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | | x | |
| 0300040240000 | 20000 JOHNSON RD | 511 RESIDENTIAL DWELLING UNPLATTED LAND 0 TO 9.99 ACRES | | x | | | | | x | | | | |
| 0300040110000 | JOHNSON ROAD | 110 AGRICULTURAL VACANT LAND 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | x | | |
| 300010061000 | Raymond Road | 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE" | | | | | | | | | x | | |
| 0300040110010 | JOHNSON ROAD | 110 AGRICULTURAL VACANT LAND 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | x | | |
| 0300040100000 | JOHNSON RD | 110 AGRICULTURAL VACANT LAND 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | x | | |
| 0300040081000 | 20100 JOHNSON RD | 310 FOOD AND DRINK PROCESSING PLANTS AND STORAGE | | x | | | | | | | | | |
| 0300040080000 | JOHNSON RD | 110 AGRICULTURAL VACANT LAND 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | x | | |
| 0300040090000 | JOHNSON ROAD | 110 AGRICULTURAL VACANT LAND 'QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE' | | | | | | | | | | | x |
| 0300070030000 | 23638 NORTHWEST PKWY | 330 MANUFACTURING AND ASSEMBLY (MEDIUM) | | x | x | | | | x | | | | |
| 300070010000 | NORTHWEST PARKWAY | 100 AGRICULTURAL VACANT LAND | | | | | | | | | x | | |
| 0300040150000 | JOHNSON RD | 399 OTHER INDUSTRIAL STRUCTURES | x | | x | | | | x | | | | |
| 2200140011000 | 23901 ROGERS RD | 399 OTHER INDUSTRIAL STRUCTURES | | | | | | | | | x | | |
| 300010060060 | 11000 OH-347 | 445 SAVINGS AND LOANS | | | x | | | | x | | | | |
| 2200140013060 | ST RT 739 | 499 OTHER COMMERCIAL STRUCTURES | | | | | | | | | x | | |

2200140011000/ 23901 Rogers Road



0300040060050/ 20055 Johnson Road



0300040080000/ Johnson Road



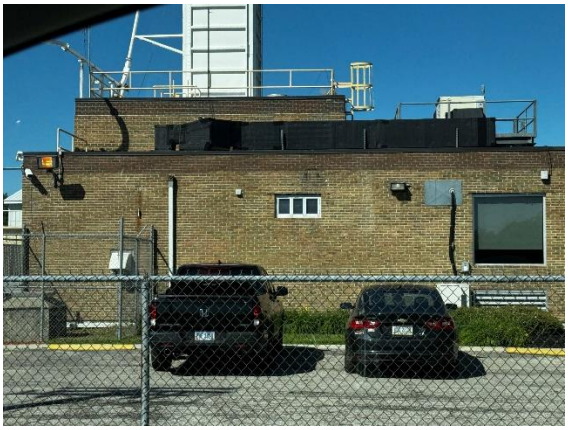
0300040061050/ 20107 Johnson Road



0300040081000/ 20100 Johnson Road



0300040150000/ Johnson Road



## 0300040100000/ Johnson Road



## 0300040120000/ 23460 Benton Road



0300040110000/0300040110010/ Johnson Road



0300040010030/ 24000 Honda PKWY



0300040240000/0300401200010/ 2000 Johnson road



0300010060000/ 20001 Johnson Road



0300040150000/ Johnson Road



0300070030000/ 23638 Northwest PKWY



0300040010030/24000 Honda Pkwy




0300040190000/ 24025 Honda PKWY



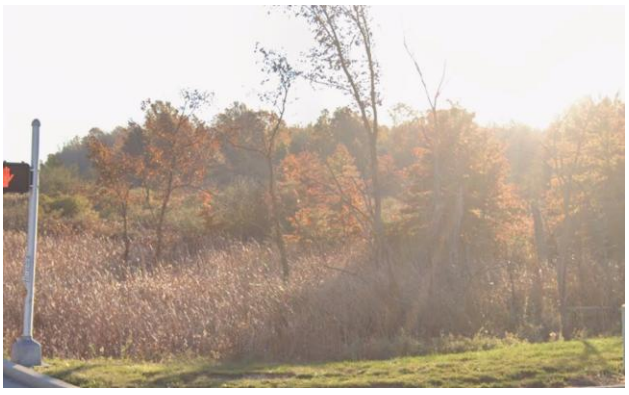
0300030080000/ Northwest PKWY



0300030070000/ Honda PKWY



0300030060000/ Northwest Parkway



0300010060060/ 11000 OH-347, East Liberty



0300010061000



2200140390000/ Northwest PKWY



2200140010060/ 20500 State route 739



2200140013060/ ST RT 739



# 0300070010000/ NORTHWEST PARKWAY

