Land Market Survey (LMS)

GENERAL PROJECT INFORMATION

Completed by Government

GOVERNMENT INFORMATION

Agency Requesting Space:	USDA-LAAB	**Date of Survey:**	TBD
Lease Contracting Officer:	Shannon Schoening	**Realty Specialist:**	Shannon Schoening
Survey Location (County, City, State):	Zanesville, Muskingum County, Ohio		
Agency Representatives:	**Name**	**Agency**	**Email**
	TBD		

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ABOA Range:	3,967 Min - 4,166 Max	**RSF:**	NTE 4,790
Lease Term (Full):	Up to Twenty (20) Years (240 Months)	**Lease Term (Firm):**	Ten (10) Years (120-Months)
Delineated Area North:	Beginning at the intersection of OH-60/Frazeysburg Rd and OH-16, follow OH-16 to 706/N. Dresden Rd.		
East:	706/N. Dresden Rd. turns into 706/N. Dresden Rd/Main St., turns into Main St., turns into 208/Main St., 208/E Muskingum Ave., 208/Dresden Adamsville Rd. turns into 208/Main St., turns into 93/East St., turns into 93/Adamsville Rd., 64/Norfield Rd., 52/Sonora Rd turns into 797/52/Sonora Rd./ 52 Sonora Rd turns 42S turns into Fulkerson Rd turns to 5E turn to 73S turn to 449W turns into 449W turns into 72 meets Wayne Ave/60.		
South:	60N turn to Main St turns into W Pike turns into 40 (I-70)		
West:	Dillon Falls turn to Dillon School Dr turn to 146 / 146 Newark Rd., Take the first turn for 660 Kearns Dr, Left onto 298 Olde Falls Rd., 60/Frazeysburg Rd.		
Type of Space Required:	☒ Office ☐ Warehouse ☐ Ware Yard ☐ Laboratory ☐ Other		
GOV Parking – Surface Reserved:	Five (5)	**GOV Employee Surface Parking:**	Fourteen (14)
Producer/ Visitor Surface Reserved:	Fourteen (14)	**Secured/ Fenced Parking/ Ware Yard:**	N/A

ADDITIONAL REQUIREMENTS

Other Agency Requirements:

- Square feet may reflect non-USDA partners where NRCS provides workspace to partners through agreement.
- The parking lot shall have pull-through capabilities and shall not be obstructed by adjacent building(s) or tenant usage.
- The space offered, its location, and its surrounding areas must be compatible with the Government's intended use.
- The space offered shall be in a professional office environment or surroundings with a prevalence for modern design and/ or tasteful rehabilitation in modern use.
- The space offered shall not be located within 300-feet of residential areas.
- The space offered will not be considered where any living quarters are located within the building.
- Space shall not be adjacent to a tenant or business whose primary operation is the sale of alcoholic beverages, where firearms are sold and/or discharged, or where tenants related to drug treatment or detention facilities are located.
- Subleases are not acceptable.
- First floor space is preferred. Office space must be contiguous, on one floor. If space offered is above the ground level, then at least one (1) accessible elevator will be required.
- The Government will have access to the Space 24-hours a day, 7-days a week. Normal hours of operation are Monday through Friday 6:00 AM – 6:00 PM (excluding Saturdays, Sundays, and Federal Holidays).
- Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease.
- A fully serviced lease is required.
- Offered space shall not be in the 0.2-percent-annual chance floodplain (formerly referred to as 500-Year floodplain).

Minimum Site Size Requirements:	Sufficient size to accommodate structure, parking, and pull-through/ drive capabilities, in addition to any space required per local code.

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INFORMATION PROVIDED BY OFFEROR/ OWNER

LOCATION	Site Address:			
	Property Tax ID:			
	Is property within the delineated area?	☐ Yes ☐ No		
	Within City Limits:	☐ Yes ☐ No	Within Central Business Area:	☐ Yes ☐ No
	Building Location:	☐ Office Park ☐ Residential ☐ Urban Renewal ☐ Historic ☐ Planned Community		
OWNER/ OFFEROR INFORMATION	Owner Name:			
	Address:			
	Phone Number:		Email:	
	Offeror/ Agent Name:			
	Address:			
	Phone Number:		Email:	
	Developer Name:			
	Address:			
	Phone Number:		Email:	
OWNERSHIP	Is site owned fee simple?	☐ Yes ☐ No		
	If no, what exceptions to rights have been conveyed (including mineral rights, access, land rights, etc.)			
	Are there any tax exemptions or abatements associated with this property?	☐ Yes ☐ No		
	If yes, describe:			
SITE DESCRIPTION	Site Identification or intersection(s):			
	Legal Description:			
	Adjacent Land Use or Tenancies:			
	Frontage (Linear Foot):		Site Shape:	
	Length and Width:		Set-back distance from road:	
	Terrain description (such as level, steep, sloping):		List restrictions on development (such as height):	
	Site Size in acres (plat plan attached):			
	Other Issues:			

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ZONING	Current Zoning:		Is project congruent with local planning?	☐ Yes ☐ No
	Local Zoning Authority contact:		Rezoning Required?	☐ Yes ☐ No
	Time Frame for zoning change:		Will the number of parking spaces comply with zoning ordinances?	☐ Yes ☐ No
	Current use of land:		Any existing structures?	☐ Yes ☐ No
	Was there prior usage?	☐ Yes ☐ No	If yes, explain:	
	Are they any setbacks (e.g., from roads, easements, rivers)?	☐ Yes ☐ No	If yes, explain:	
	Does zoning include covered ratio? Other Limitations:			
	Other Issues:			
ENVIRONMENTAL	Has a Phase 1 Environmental Site Assessment been completed in accordance with ASTME?	☐ Yes ☐ No	Additional Studies Done?	☐ Yes ☐ No
	Is the site located in or adjacent to a flood plain?	☐ Yes ☐ No	Flood Plain:	☐ 100-year ☐ 500-year
	Is there a presence or likely presence of any federally designated or state designated threatened or endangered species on the site?	☐ Yes ☐ No	If yes, explain:	
	Are there any known wetlands present on the site?	☐ Yes ☐ No	If yes, explain:	
	Is the site located within a watershed area?	☐ Yes ☐ No	If yes, explain:	
HISTORICAL	Are there historic homes on the site or in the area?	☐ Yes ☐ No	Are there historic buildings on the site or in the area?	☐ Yes ☐ No
	Are there any historic sites in the area?	☐ Yes ☐ No	Are there any Native American tribes with an interest in the site?	☐ Yes ☐ No
	If yes to any above, explain:			
TRANSPORTATION/ TRAFFIC	Proximity to:	Highway	Railroad	Public Transpo.
	Traffic Impacts:	☐ Yes ☐ No	If yes, explain:	
	Will a traffic signals be required ?	☐ Yes ☐ No	If yes, explain:	
	Will roadway changes be required?	☐ Yes ☐ No	If yes, explain:	

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LEASE CONTRACTING OFFICER DECISION TO SOLICIT (COMPLETED BY GOVERNMENT)

This site located at:	
☐ Will be solicited. It meets or is capable of meeting the SFO/RLP Standards	
☐ Will not be solicited. It does not meet or is incapable of meeting the SFO/ RLP Standards for the following reasons	
Specific problems with site:	

FSA Concurrence	**NRCS Concurrence**	**LCO Decision/ Approval**
_____ FSA	_____ NRCS	_____ Lease Contracting Officer
_____ Date	_____ Date	_____ Date

Attached Additional Pages:

☐ Photos (site and surrounding areas)

☐ Site Plan

☐ Zoning Map

☐ Environmental Site Assessment

☐ GIS Map from local municipality