



Ashville, Ohio

Hickory Glen

Fischer Homes



History

Founded in 1980

Private Family Business

Headquarters in Cincinnati

Local Communities Include

Farmstead (Grove City)

Ashton Crossing (Ashville)

Suburban Village (Ashville)

FISCHER HOMES



Philosophy

High-quality homes

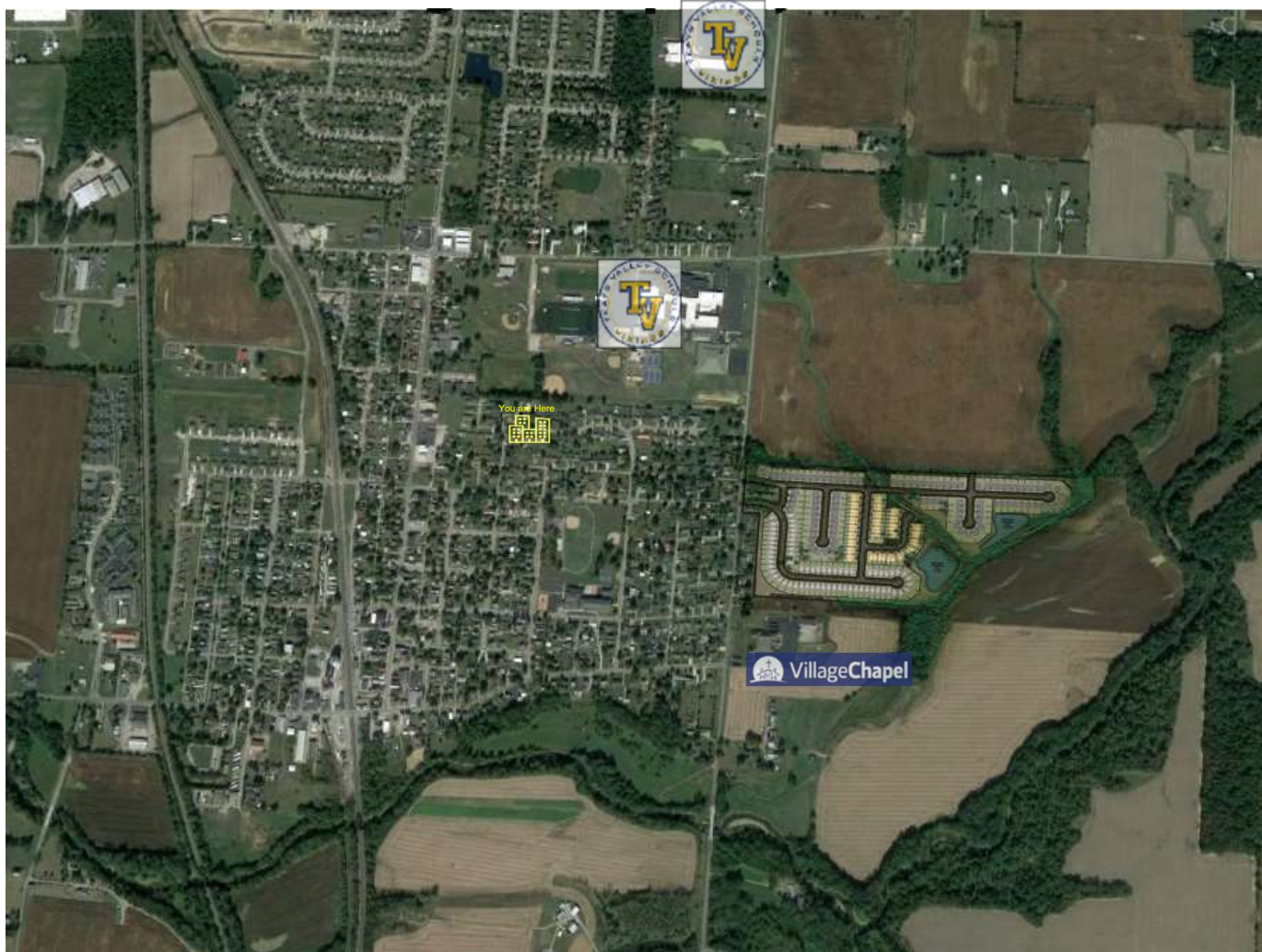
High-quality locations

Enduring value through design

Customer satisfaction

FISCHER HOMES

Project Overview



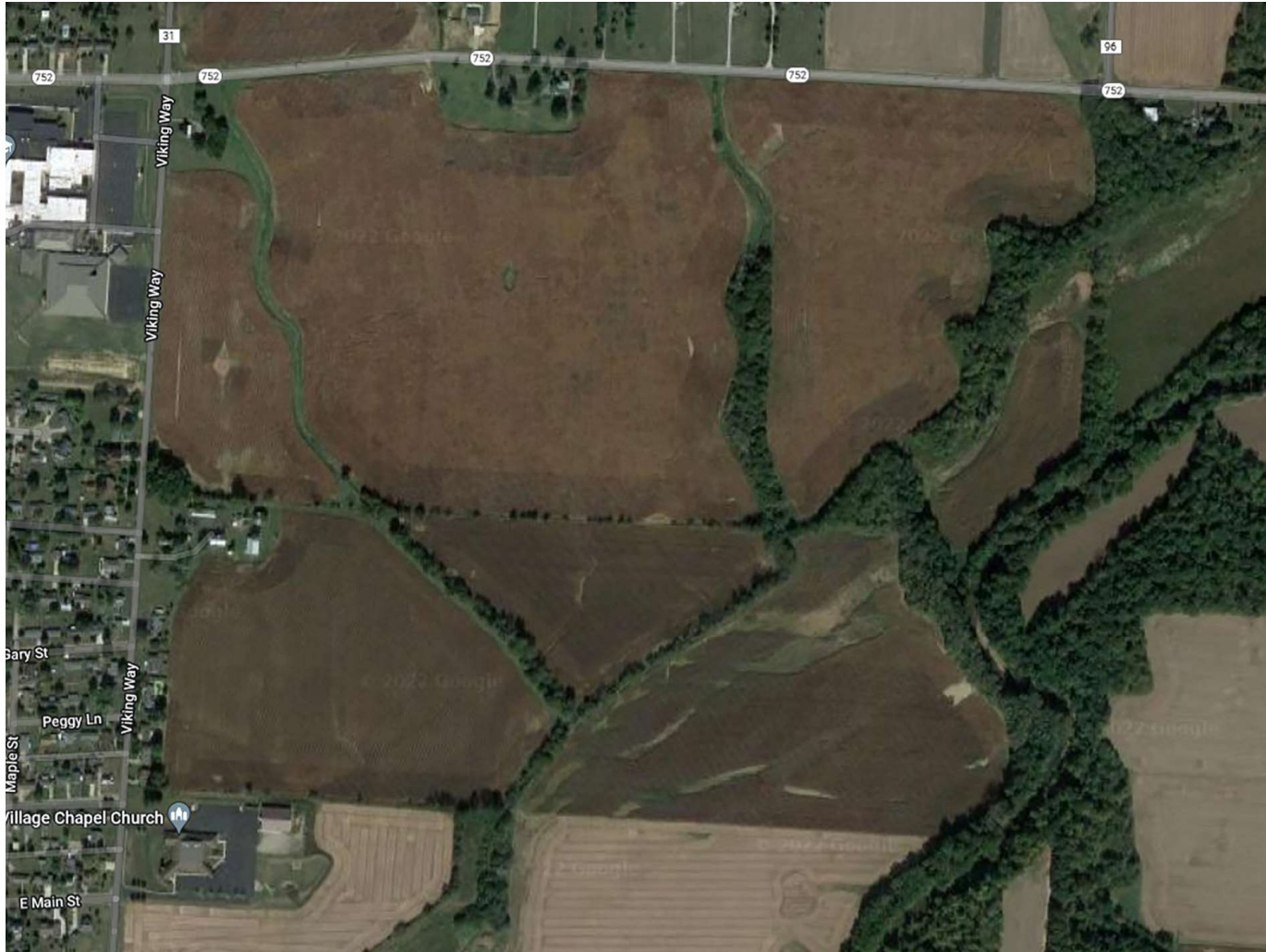
Area Context

Eastern extension of downtown

Close proximity to schools

Major employment centers

FISCHER HOMES



Existing Conditions

One parcel at 54 acres

Agricultural land/uses

Drainage features connecting to
Walnut Creek

FISCHER HOMES

Vision



HICKORY GLEN





Homesite Types	Total Homesites	Legend
Maple Street (52'min)	93 homesites	44%
Maple Street (42'min)	67 homesites	31%
Paired Patio (34' min)	54 homesites	25%
Total Homesites	214 homesites	3.7 homes/acre







mid-to-low
\$200s




Low Maintenance Lifestyle

Fee-simple homesites with shared common wall

Second-story loft (optional)

Paired Patio Collection

Spacious open-concept living. Customizable options. Unique design.

	1,250 – 2,195 Square Feet		1 – 3 Bedrooms		1½ – 2½ Bathrooms
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FISCHER HOMES

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Target Demographic

Young Professionals

Empty Nesters

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mid-to-high
\$200s

Attainable Homeownership

Detached single-family

40' wide homesites

Maple Street Collection (Narrow)

Spacious open-concept living. Customizable options. Unique design.



1,300 - 2,060
Square Feet



3 - 4
Bedrooms



2 - 2½
Bathrooms

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Target Demographic

First-time homebuyers

Young families







mid \$300s
low \$400s




Traditional Single-Family Living

Detached single-family

50' wide homesites

Maple Street Collection (Wide)

Variety of floorplans. Customizable options. Family living.

	1,400 - 3,000 Square Feet		2 - 6 Bedrooms		2½ - 3½ Bathrooms
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FISCHER HOMES

Target Demographic

First-time homebuyers
Young and growing families



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Open Space + Amenities



13.8 acres (26%) Open Space

Preservation of existing natural areas with additional landscaped areas that are owned and maintained by an HOA



FISCHER HOMES

Pedestrian-Friendly Community

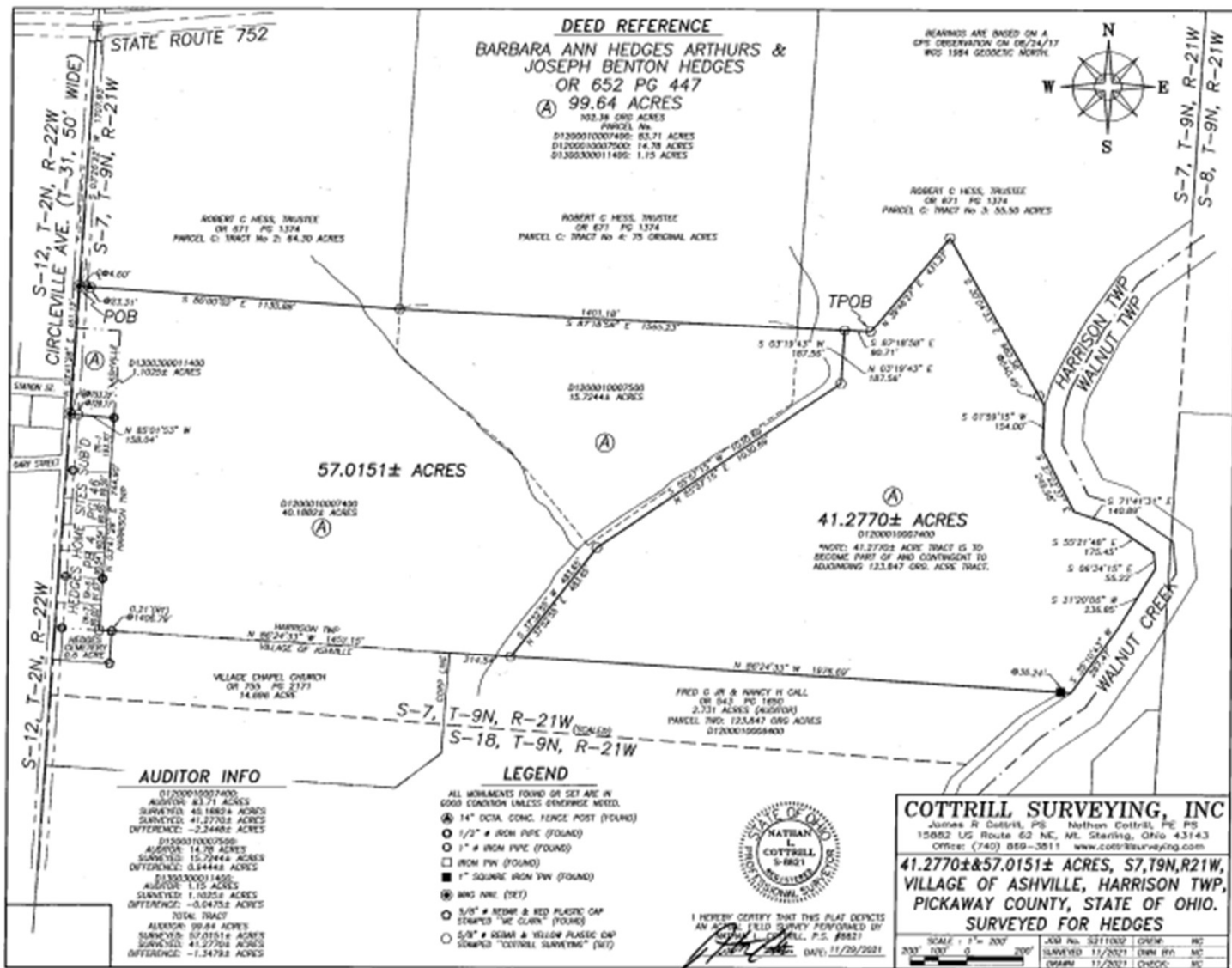
Playgrounds and open spaces connected by sidewalks and pathways provide areas for walking the dog or riding a bike



Summary + Questions



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