

Off-Market Builder Portfolio

First weekly buyer mailer - professional preview edition

Week of June 17, 2026

11

ACTIVE LISTINGS

10

HOLMES ASSETS

1

FRANKLIN FEATURE

100%

NETWORK ONLY

THIS WEEK'S OPPORTUNITY SET

This edition leads with a private Franklin County parcel, then presents the Holmes Builders / Holmes Investment Group portfolio as builder-ready property cards. Each listing now follows the same information architecture: parcel identity, frontage, zoning/use, utility path, close/title posture, public record context, and attached site imagery.

MAILER STANDARD

- Lead-listing property information on every card
- Street/lot photo plus parcel or GIS view where loaded
- No public dollar figures published in the mailer
- Clear buyer action path through the OVLP portal

PORTFOLIO MARKETS

COLUMBUS, OH

WARREN, OH

BROOKFIELD, OH

MCDONALD, OH

HUBBARD, OH



Buyer action: request tax status, utility confirmation, title detail, and access through the OVLP Builders Portal.

LISTING 01 | Featured Franklin County assignment

OFF-MARKET NETWORK EXCLUSIVE

2577 Woodland Ave, Columbus, Ohio 43211

COLUMBUS, OH

RESIDENTIAL INFILL LAND

FRANKLIN COUNTY

COLUMBUS, OH

NETWORK EXCLUSIVE



FRANKLIN COUNTY PARCEL VIEW

PARCEL QUICK VIEW

190-000591 | 0.686 acres (+/- 29,882 sq ft) | Woodland Ave frontage - paved

COUNTY	Franklin County, OH	UTILITIES	City water and sewer available
LOT / ACREAGE	0.686 acres (+/- 29,882 sq ft)	FLOODPLAIN	No flood zone detected
PARCEL ID	190-000591	HOLDER	Private source file
ZONING	Residential - vacant lot	CLOSE SPEED	30 days / flexible
FRONTAGE	Woodland Ave frontage - paved	TITLE PATH	Private source file - title to verify
PUBLIC RECORD SNAPSHOT		PARCEL	PACKAGE
SOURCE Private source		190-000591	OVLP full property file loaded

BUILDER READ

- Large East Linden infill parcel near Cleveland Ave corridor activity.
- Residential frontage with city utilities available at the street.
- Potential use cases include single-site infill, land bank strategy, or assemblage review.

DUE DILIGENCE

- Verify zoning, setbacks, tap fees, and permitted lot yield before builder bid.
- Review title, access, and any recorded easements through closing agent.
- Adjacent parcel context may support an assemblage conversation.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 02 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

425 Orchard Pl. NE, Warren, OH 44483

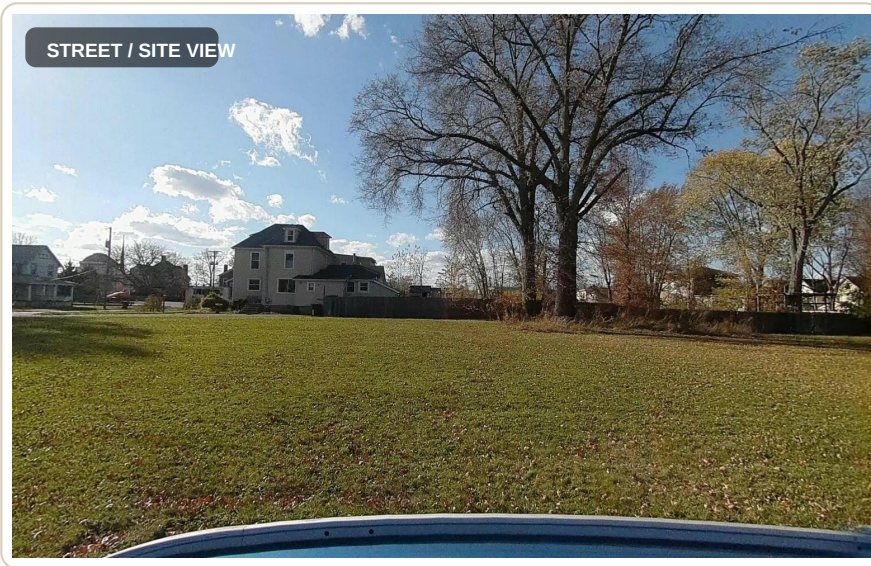
WARREN, OH

RESIDENTIAL INFILL LOT

TRUMBULL COUNTY

WARREN, OH

NETWORK EXCLUSIVE



COUNTY PARCEL VIEW

PARCEL QUICK VIEW

39-312225 | 45 x 102 | Orchard Pl. NE
frontage - buyer to verify

COUNTY	Trumbull County, OH	UTILITIES	Street utilities to verify
LOT / ACREAGE	45 x 102	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	39-312225	HOLDER	Holmes Investment Group, LLC
ZONING	Vacant Residential Land	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Orchard Pl. NE frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT			
OWNER OF RECORD		TAXES	PARCEL ID
Holmes Investment Group, LLC		Verify with county	39-312225

BUILDER READ

- Residential infill lot positioned within the Warren, OH market.
- Lot record shows 45 x 102 with orchard pl. ne frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 03 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

433 Orchard Pl. NE, Warren, OH 44483

WARREN, OH

RESIDENTIAL INFILL LOT

TRUMBULL COUNTY

WARREN, OH

NETWORK EXCLUSIVE



SITE IMAGE STATUS

Use loaded parcel view now. Add extra street, drone, or site photos in the portal as they become available.

PARCEL QUICK VIEW

39-345121 | 63 x 102 | Orchard Pl. NE
frontage - buyer to verify

COUNTY	Trumbull County, OH	UTILITIES	Street utilities to verify
LOT / ACREAGE	63 x 102	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	39-345121	HOLDER	Holmes Investment Group, LLC
ZONING	Vacant Residential Land	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Orchard Pl. NE frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT			
OWNER OF RECORD		TAXES	PARCEL ID
Holmes Investment Group, LLC		Verify with county	39-345121

BUILDER READ

- Residential infill lot positioned within the Warren, OH market.
- Lot record shows 63 x 102 with orchard pl. ne frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 04 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

193 Scott St. NE, Warren, OH 44483

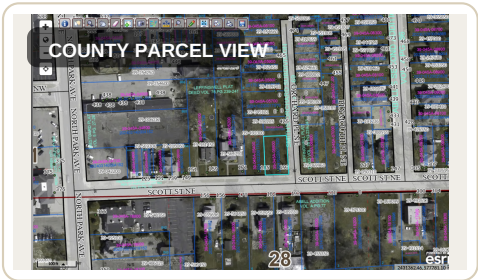
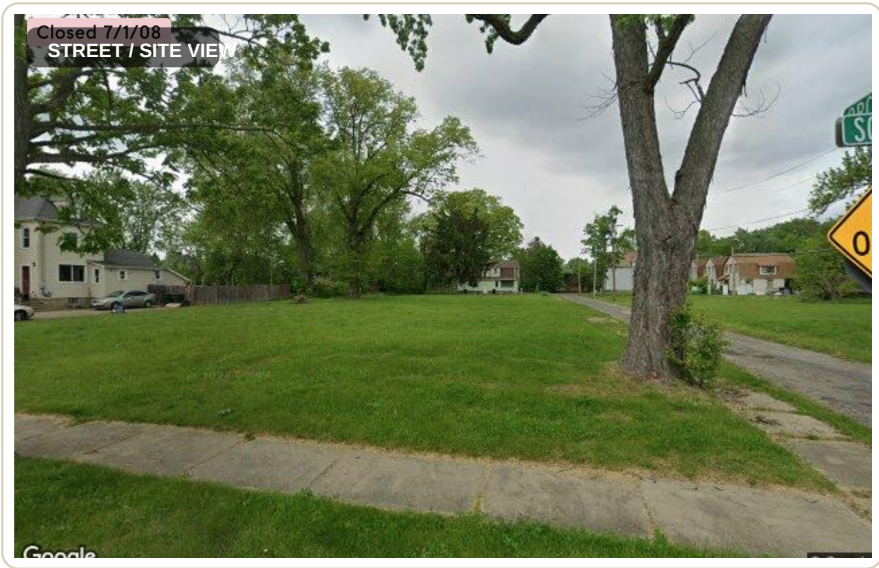
WARREN, OH

RESIDENTIAL INFILL LOT

TRUMBULL COUNTY

WARREN, OH

NETWORK EXCLUSIVE



PARCEL QUICK VIEW

39-322400 | 50 x 95 | Scott St. NE
frontage - buyer to verify

COUNTY	Trumbull County, OH	UTILITIES	Street utilities to verify
LOT / ACREAGE	50 x 95	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	39-322400	HOLDER	Holmes Investment Group, LLC
ZONING	Vacant Residential Land	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Scott St. NE frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT OWNER OF RECORD Holmes Investment Group, LLC TAXES Verify with county PARCEL ID 39-322400			

BUILDER READ

- Residential infill lot positioned within the Warren, OH market.
- Lot record shows 50 x 95 with scott st. ne frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 05 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

185 Scott St. NE, Warren, OH 44483

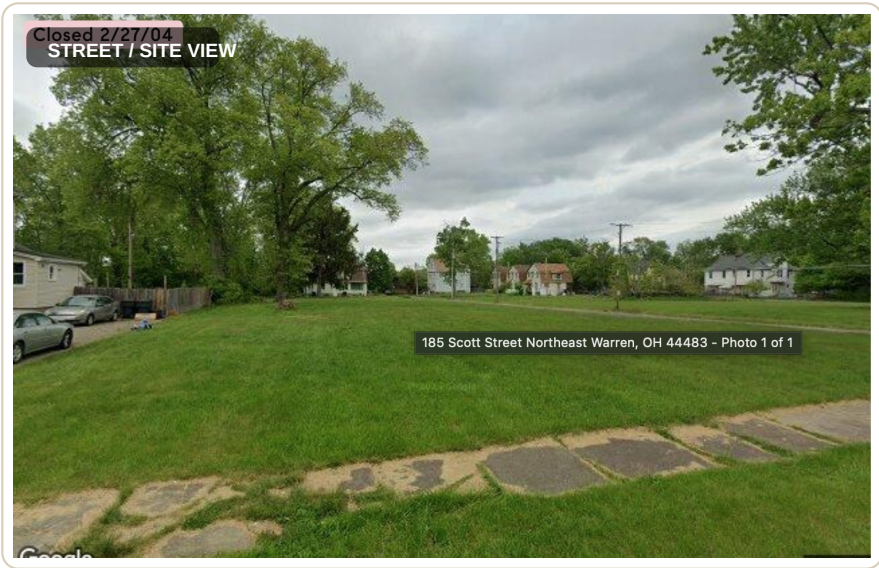
WARREN, OH

RESIDENTIAL INFILL LOT

TRUMBULL COUNTY

WARREN, OH

NETWORK EXCLUSIVE



PARCEL QUICK VIEW

39-492300 | 52 x 95 | Scott St. NE
frontage - buyer to verify

COUNTY	Trumbull County, OH	UTILITIES	Street utilities to verify
LOT / ACREAGE	52 x 95	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	39-492300	HOLDER	Holmes Investment Group, LLC
ZONING	Vacant Residential Land	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Scott St. NE frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT OWNER OF RECORD Holmes Investment Group, LLC TAXES Verify with county PARCEL ID 39-492300			

BUILDER READ

- Residential infill lot positioned within the Warren, OH market.
- Lot record shows 52 x 95 with scott st. ne frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 06 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

411 Chestnut Ave NE, Warren, OH 44483

WARREN, OH

RESIDENTIAL IMPROVEMENT

TRUMBULL COUNTY

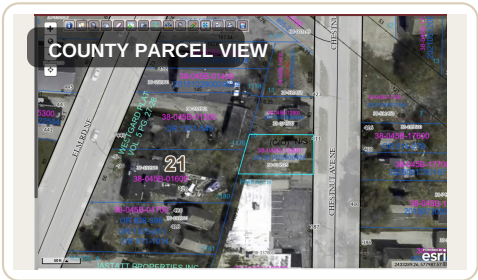
WARREN, OH

NETWORK EXCLUSIVE

Off Market
STREET / SITE VIEW



COUNTY PARCEL VIEW



PARCEL QUICK VIEW

38-034525 | 50 x 87 | Chestnut Ave NE
frontage - buyer to verify

COUNTY	Trumbull County, OH	UTILITIES	Existing service to verify
LOT / ACREAGE	50 x 87	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	38-034525	HOLDER	Holmes Builders, LLC
ZONING	Commercial	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Chestnut Ave NE frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT		OWNER OF RECORD	PARCEL ID
		Holmes Builders, LLC	38-034525
		TAXES	
		Verify with county	

BUILDER READ

- Residential improvement positioned within the Warren, OH market.
- Lot record shows 50 x 87 with chestnut ave ne frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 07 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

0 Denison Dr. NW, Warren, OH 44485

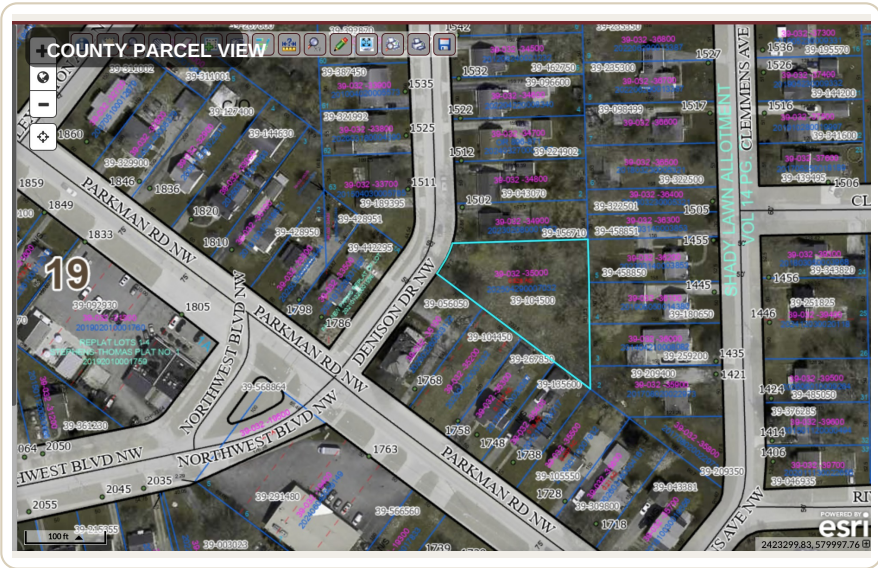
WARREN, OH

RESIDENTIAL INFILL LOT

TRUMBULL COUNTY

WARREN, OH

NETWORK EXCLUSIVE



SITE IMAGE STATUS

Use loaded parcel view now. Add extra street, drone, or site photos in the portal as they become available.

PARCEL QUICK VIEW

39-104500 | 47 x 193 | Denison Dr. NW
frontage - buyer to verify

COUNTY	Trumbull County, OH	UTILITIES	Street utilities to verify
LOT / ACREAGE	47 x 193	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	39-104500	HOLDER	Holmes Builders, LLC
ZONING	Residential Vacant Land	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Denison Dr. NW frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT		OWNER OF RECORD	PARCEL ID
		Holmes Builders, LLC	39-104500
		TAXES	
		Verify with county	

BUILDER READ

- Residential infill lot positioned within the Warren, OH market.
- Lot record shows 47 x 193 with denison dr. nw frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 08 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

1758 Parkman Rd. NW, Warren, OH 44485

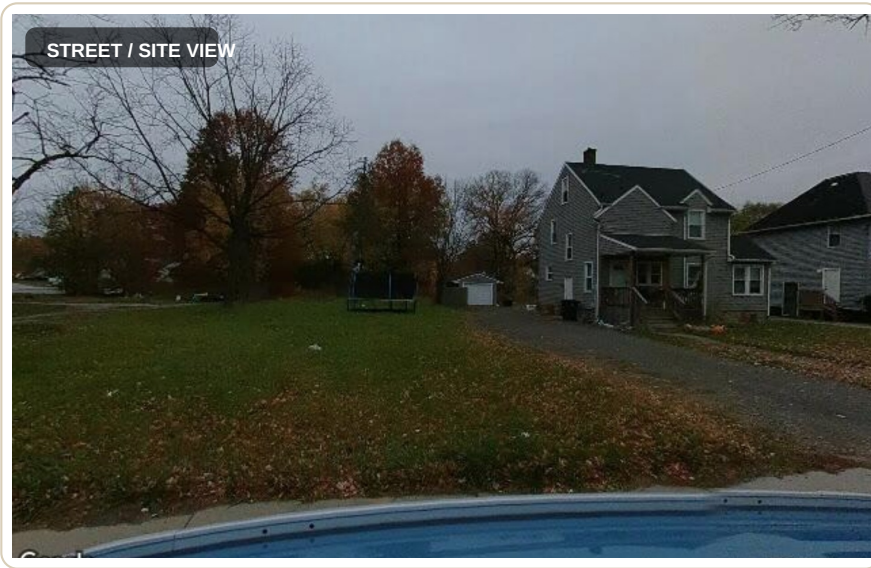
WARREN, OH

RESIDENTIAL INFILL LOT

TRUMBULL COUNTY

WARREN, OH

NETWORK EXCLUSIVE



COUNTY PARCEL VIEW

PARCEL QUICK VIEW

39-104450 | 59 x 150 | Parkman Rd. NW
frontage - buyer to verify

COUNTY	Trumbull County, OH	UTILITIES	Street utilities to verify
LOT / ACREAGE	59 x 150	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	39-104450	HOLDER	Holmes Builders, LLC
ZONING	Residential Vacant Land	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Parkman Rd. NW frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT		OWNER OF RECORD	PARCEL ID
		Holmes Builders, LLC	39-104450
		TAXES	
		Verify with county	

BUILDER READ

- Residential infill lot positioned within the Warren, OH market.
- Lot record shows 59 x 150 with parkman rd. nw frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 09 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

0 Iowa Ave, McDonald, OH 44437

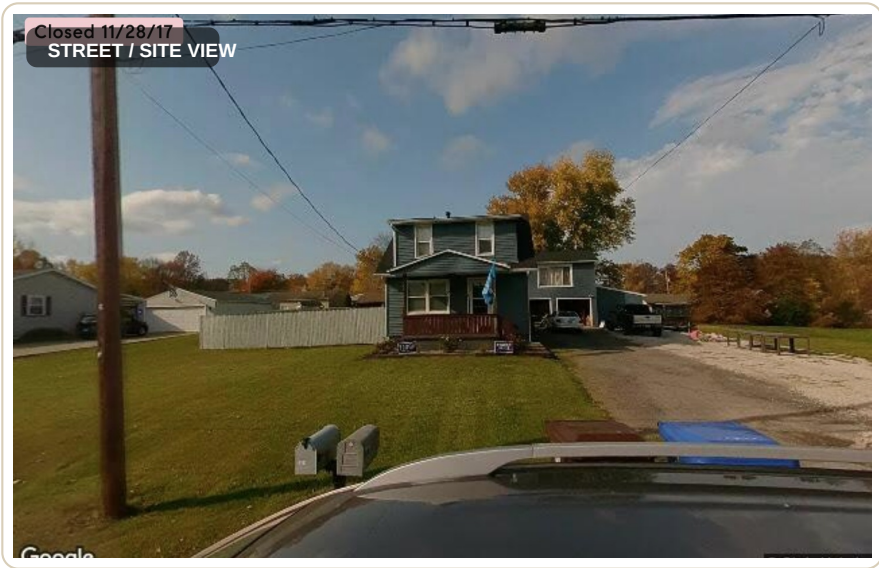
MCDONALD, OH

RESIDENTIAL INFILL LOT

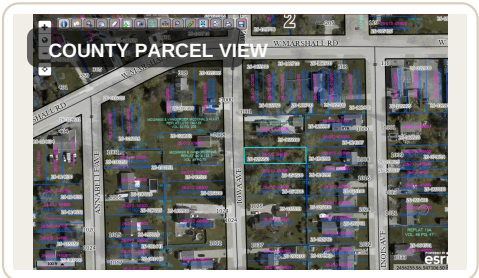
TRUMBULL COUNTY

MCDONALD, OH

NETWORK EXCLUSIVE



COUNTY PARCEL VIEW



PARCEL QUICK VIEW

26-129950 | 40 x 150 | Iowa Ave frontage - buyer to verify

COUNTY	Trumbull County, OH	UTILITIES	Street utilities to verify
LOT / ACREAGE	40 x 150	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	26-129950	HOLDER	Holmes Builders, LLC
ZONING	Residential Vacant Land	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Iowa Ave frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT			
OWNER OF RECORD		TAXES	PARCEL ID
Holmes Builders, LLC		Verify with county	26-129950

BUILDER READ

- Residential infill lot positioned within the McDonald, OH market.
- Lot record shows 40 x 150 with Iowa Ave frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 10 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

6858 Grove St., Brookfield, OH 44403

BROOKFIELD, OH

RESIDENTIAL INFILL LOT

TRUMBULL COUNTY

BROOKFIELD, OH

NETWORK EXCLUSIVE



PARCEL QUICK VIEW

03-262300 | 86 x 220 | Grove St. frontage
- buyer to verify

COUNTY	Trumbull County, OH	UTILITIES	Street utilities to verify
LOT / ACREAGE	86 x 220	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	03-262300	HOLDER	Holmes Builders, LLC
ZONING	Residential Vacant Land	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Grove St. frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT OWNER OF RECORD Holmes Builders, LLC TAXES Verify with county PARCEL ID 03-262300			

BUILDER READ

- Residential infill lot positioned within the Brookfield, OH market.
- Lot record shows 86 x 220 with grove st. frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.

LISTING 11 | Holmes Builders portfolio

OFF-MARKET NETWORK EXCLUSIVE

236 Jacobs Rd., Hubbard, OH 44425

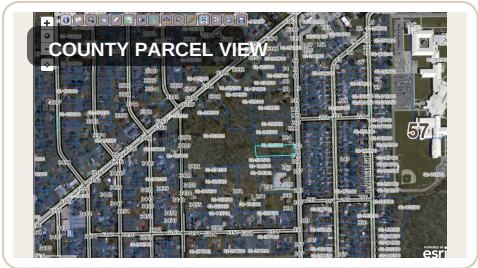
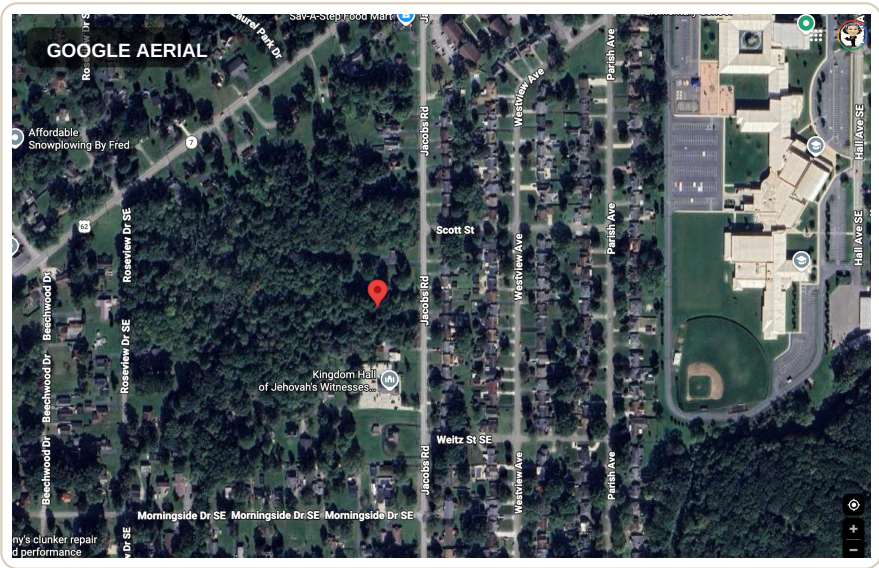
HUBBARD, OH

RESIDENTIAL INFILL LOT

TRUMBULL COUNTY

HUBBARD, OH

NETWORK EXCLUSIVE



COUNTY	Trumbull County, OH	UTILITIES	Street utilities to verify
LOT / ACREAGE	105 x 416 (1.02 acres)	FLOODPLAIN	Buyer to verify through county / GIS
PARCEL ID	01-310500	HOLDER	Holmes Builders, LLC
ZONING	Residential Vacant Land	CLOSE SPEED	Network close - confirm with OVLP
FRONTAGE	Jacobs Rd. frontage - buyer to verify	TITLE PATH	Title to verify
PUBLIC RECORD SNAPSHOT		OWNER OF RECORD	PARCEL ID
		Holmes Builders, LLC	01-310500
		TAXES	
		Verify with county	

BUILDER READ

- Residential infill lot positioned within the Hubbard, OH market.
- Lot record shows 105 x 416 (1.02 acres) with jacobs rd. frontage - buyer to verify.
- Best next step is utility, zoning, setback, and title confirmation before next-step guidance.

DUE DILIGENCE

- Confirm buildability, minimum lot width, setbacks, curb cuts, and utility taps.
- Review county parcel layer against legal description and current deed holder.
- Request tax status, access details, and title package through the OVLP portal.

REQUEST THROUGH OVLP PORTAL

Tax status, utility confirmation, title package, access details, and buyer-specific follow-up.