

# LAND FOR SALE

DAVIDSON ROAD  
HILLIARD, OHIO 43026



Just West of 270 on the South Side of Davidson Rd  
**50.14 +/- Acres Development Land**



Appraisal Brokerage Consulting Development

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# Property Description

Located at the southwest corner of I-270 and Davidson Road with some frontage available along I-270. Land available along Davidson Road, Leap Road, and Britton Parkway. City of Hilliard. Many different areas available with potential sites for multiple users. Immediate surrounding developments include new Hilliard branch of Columbus Metro Library, The Greyson at Hickory Chase mixed use development, Mount Carmel Rheumatology, Rock City Church and community center.

**Address:** Davidson Road  
Hilliard, Ohio 43026

**County:** Franklin

**PID:** 050-008254  
050-008255  
050-008256  
050-008257  
050-008259  
050-008260

**Location:** West of I-270,  
South of Davidson Rd

**Total Acreage:** 51.14 +/- Ac  
(see breakdown for specific lot acreage)

**Sale Price:** \$175,000-\$375,000  
(depending on lot location)

**Zoning:** PUD - Planned Unit  
Development  
(additional text available  
upon request)

<u>LOT</u>	<u>USE</u>	<u>ACRES</u>
A5b	Office	2.82+/-
A5c	Office	3.46+/-
B1	Medical Office	10.33/-
B2	Medical Office/Retail	6.45+/-
C1a	Retail	1.28+/-
C4	Office	8.3+/-
C5	Office	17.5+/-



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# Pricing Map

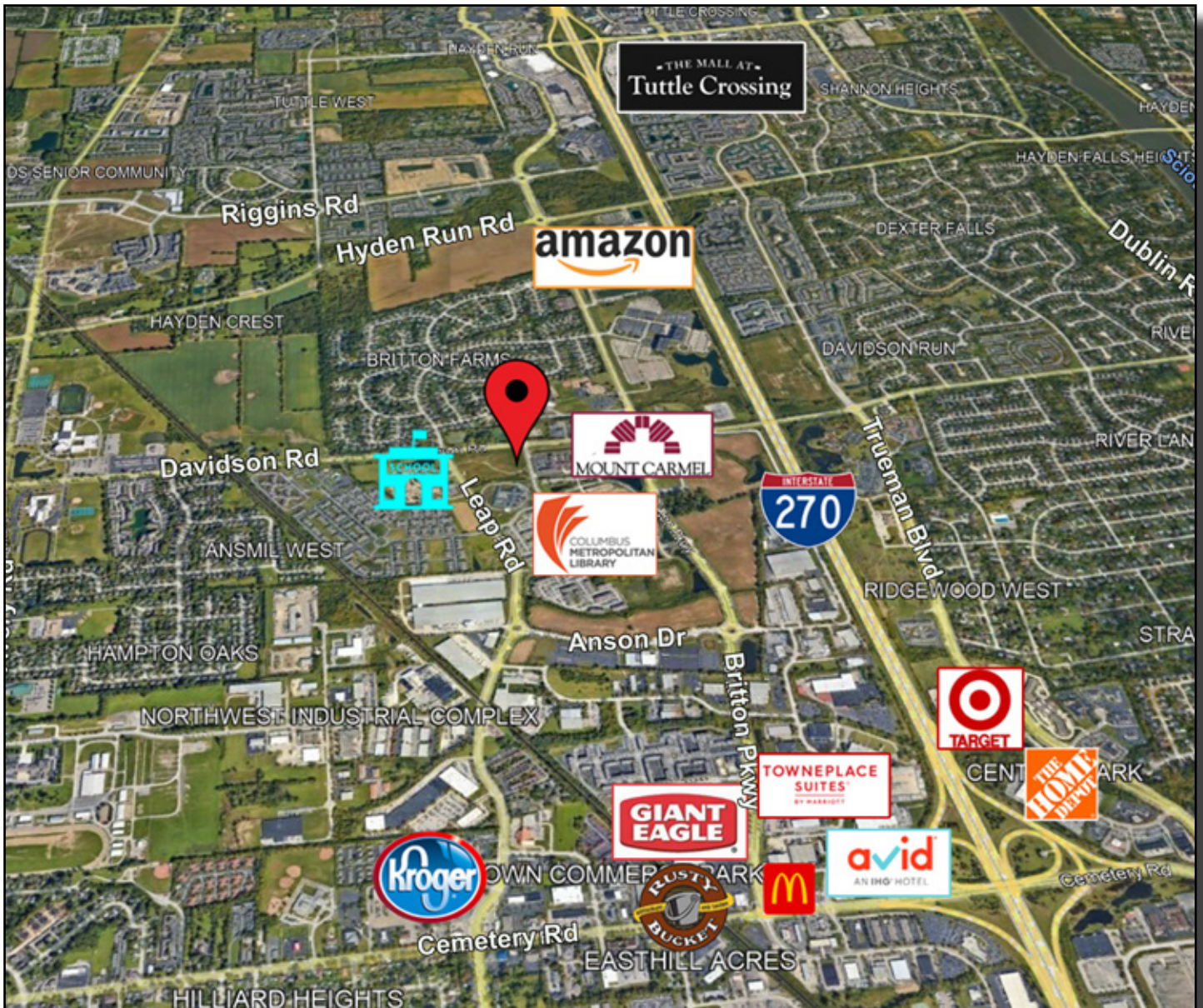


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# Location Map



## Great Location

Conveniently located between Tuttle & Mill Run  
Easy access to I-270, Downtown Hilliard and  
the Scioto River



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# Immediate Area Amenities

## Mount Carmel Hilliard Campus

Located at Davidson Road and Britton Parkway, Mount Carmel Hilliard is a 60,000-square-foot, stand-alone campus offering Hilliard residents one-stop access to an array of outpatient services and primary and specialty physicians.

## Columbus Metropolitan Library Hilliard Branch

The new Hilliard Branch has 63,000 square feet of space on two floors with a large Homework Help Center, Ready for Kindergarten area, cafe serving coffee, pastries and more, community gathering space, and meeting rooms and small study rooms servicing the community.

## Rock City Church

Located at the intersection of Britton Parkway and Anson Drive, Rock City Church is a 51,600-square foot, church and community center on 14+ acres.

## Multi-Family Living

The Greyson at Hickory Chase is a 492-unit apartment development built in 2017. There is an additional apartment community that is 4 stories with 145 units expected to be completed in 2019.

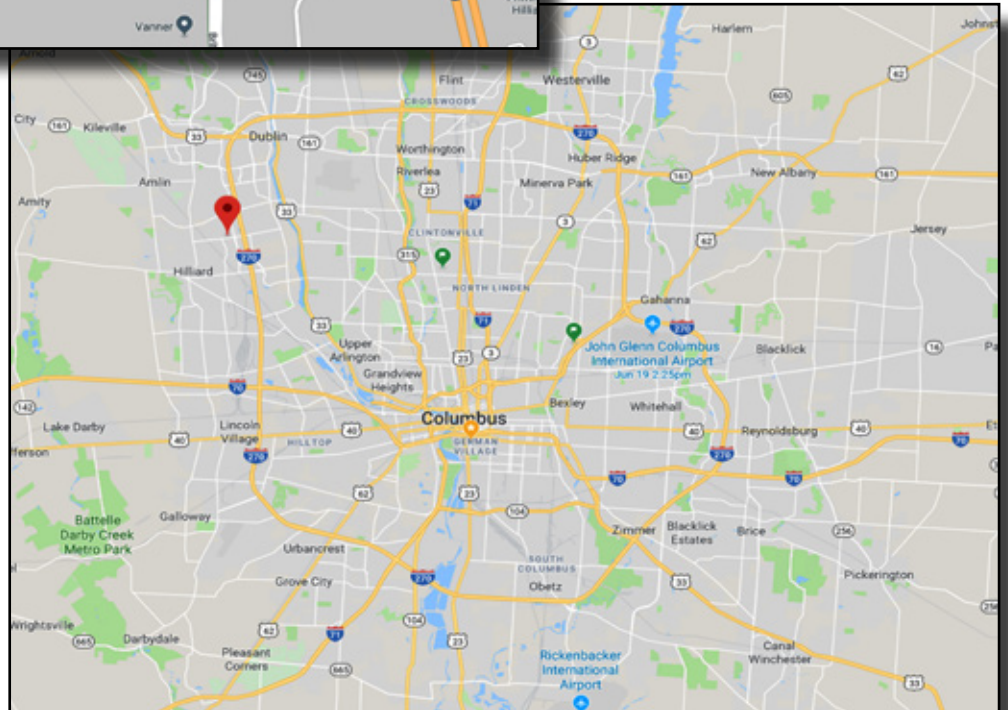
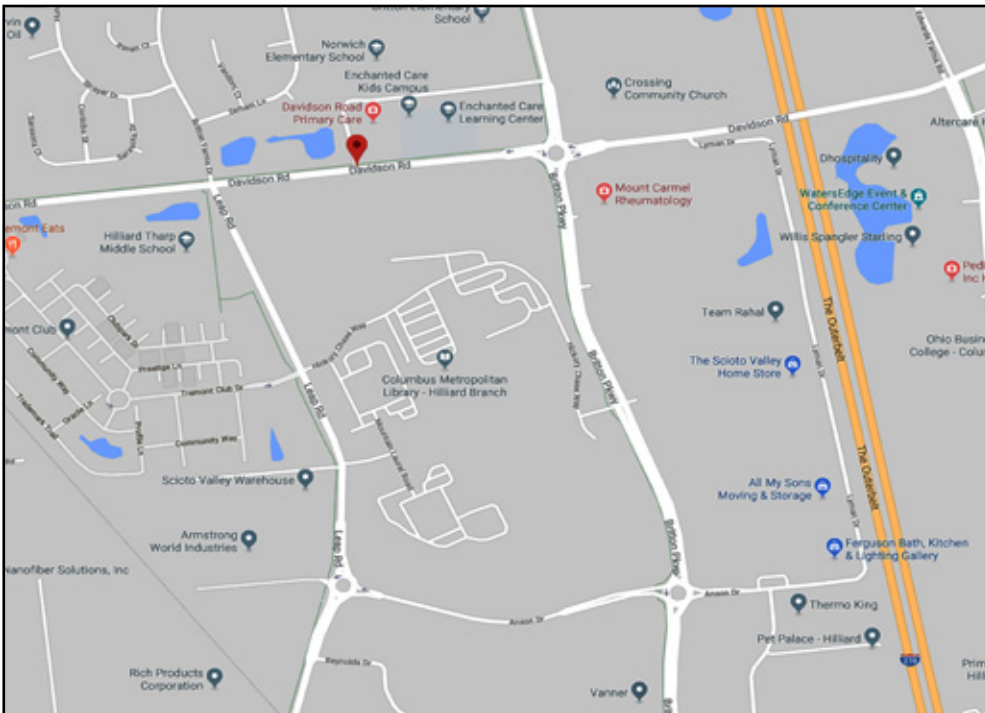
## NEARBY AMENITIES:

North of the development at Hayden Run Road, Amazon Web Services has a second, 153,000-square-foot Big Data server facility to join a 180,000-square-foot facility that opened in 2016. There is also the Enchanted Care Kids Campus just north of Davidson Rd.

West of the development is Hilliard Tharp Middle School and Hilliard Davidson High School, Darby Glenn Nursing & Rehab center, condo community known as Tremont Club and a bike path from Davidson to Northwest Parkway. South of the development is a large retail corridor along Cemetery Rd with fast food, fuel and big box retail stores.



# Street Maps



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# Demographics

## Demographic Summary Report

0 Davidson Rd, Hilliard, OH 43026



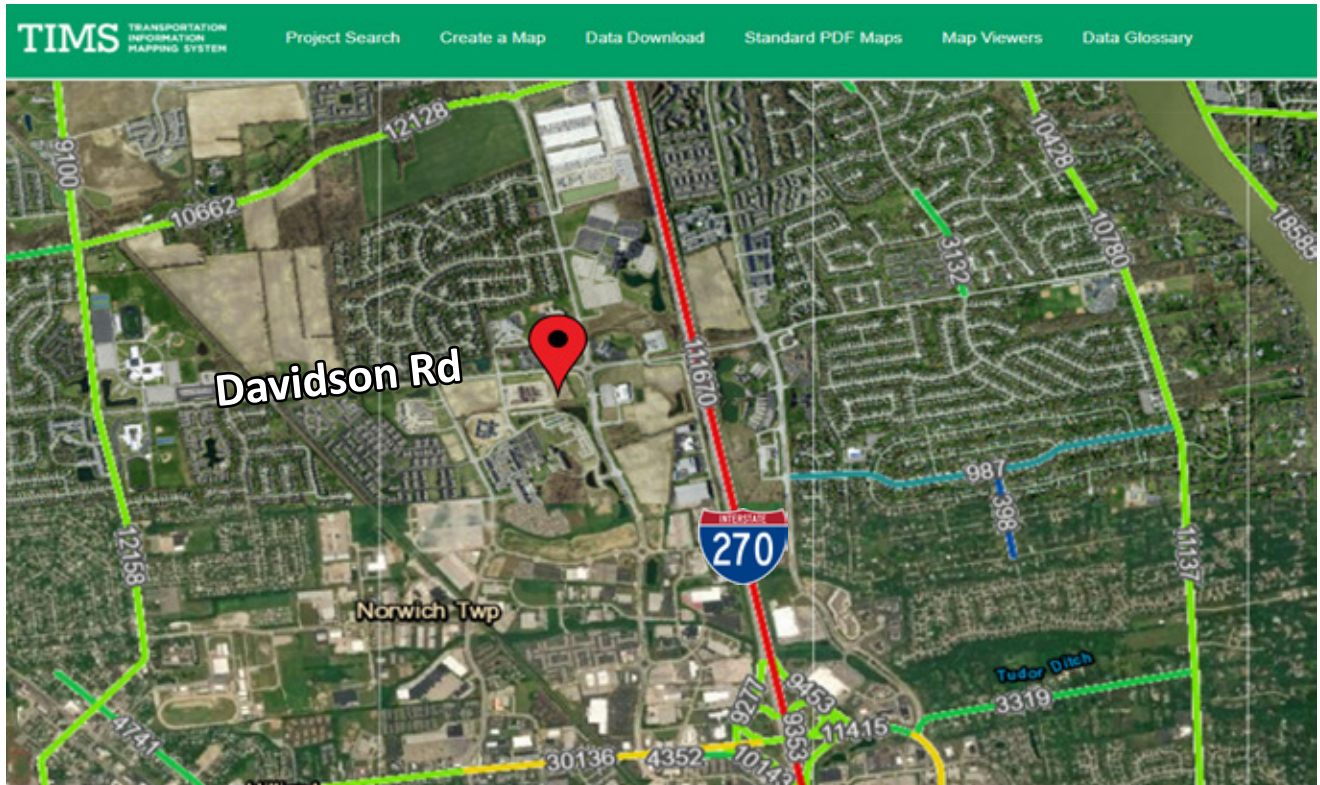
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	11,784		96,511		220,290	
2022 Estimate	11,173		91,582		209,504	
2010 Census	9,320		76,870		178,807	
Growth 2022 - 2027	5.47%		5.38%		5.15%	
Growth 2010 - 2022	19.88%		19.14%		17.17%	
<b>2022 Population by Hispanic Origin</b>	384		4,433		10,587	
<b>2022 Population</b>	11,173		91,582		209,504	
White	9,519	85.20%	72,490	79.15%	165,061	78.79%
Black	412	3.69%	3,917	4.28%	9,987	4.77%
Am. Indian & Alaskan	30	0.27%	172	0.19%	339	0.16%
Asian	901	8.06%	12,406	13.55%	28,193	13.46%
Hawaiian & Pacific Island	0	0.00%	31	0.03%	109	0.05%
Other	310	2.77%	2,566	2.80%	5,814	2.78%
U.S. Armed Forces	10		118		193	
<b>Households</b>						
2027 Projection	4,764		40,703		92,534	
2022 Estimate	4,516		38,584		88,013	
2010 Census	3,765		32,194		75,275	
Growth 2022 - 2027	5.49%		5.49%		5.14%	
Growth 2010 - 2022	19.95%		19.85%		16.92%	
Owner Occupied	2,813	62.29%	24,554	63.64%	54,662	62.11%
Renter Occupied	1,702	37.69%	14,030	36.36%	33,351	37.89%
<b>2022 Households by HH Income</b>						
Income: <\$25,000	217	4.80%	3,438	8.91%	7,949	9.03%
Income: \$25,000 - \$50,000	590	13.06%	5,537	14.35%	12,551	14.26%
Income: \$50,000 - \$75,000	767	16.98%	7,035	18.23%	15,339	17.43%
Income: \$75,000 - \$100,000	679	15.03%	6,029	15.63%	12,724	14.46%
Income: \$100,000 - \$125,000	545	12.07%	5,336	13.83%	11,555	13.13%
Income: \$125,000 - \$150,000	243	5.38%	2,827	7.33%	7,241	8.23%
Income: \$150,000 - \$200,000	796	17.62%	4,239	10.99%	9,889	11.24%
Income: \$200,000+	680	15.05%	4,141	10.73%	10,764	12.23%
<b>2022 Avg Household Income</b>	\$128,298		\$110,204		\$114,071	
<b>2022 Med Household Income</b>	\$100,252		\$88,605		\$91,046	



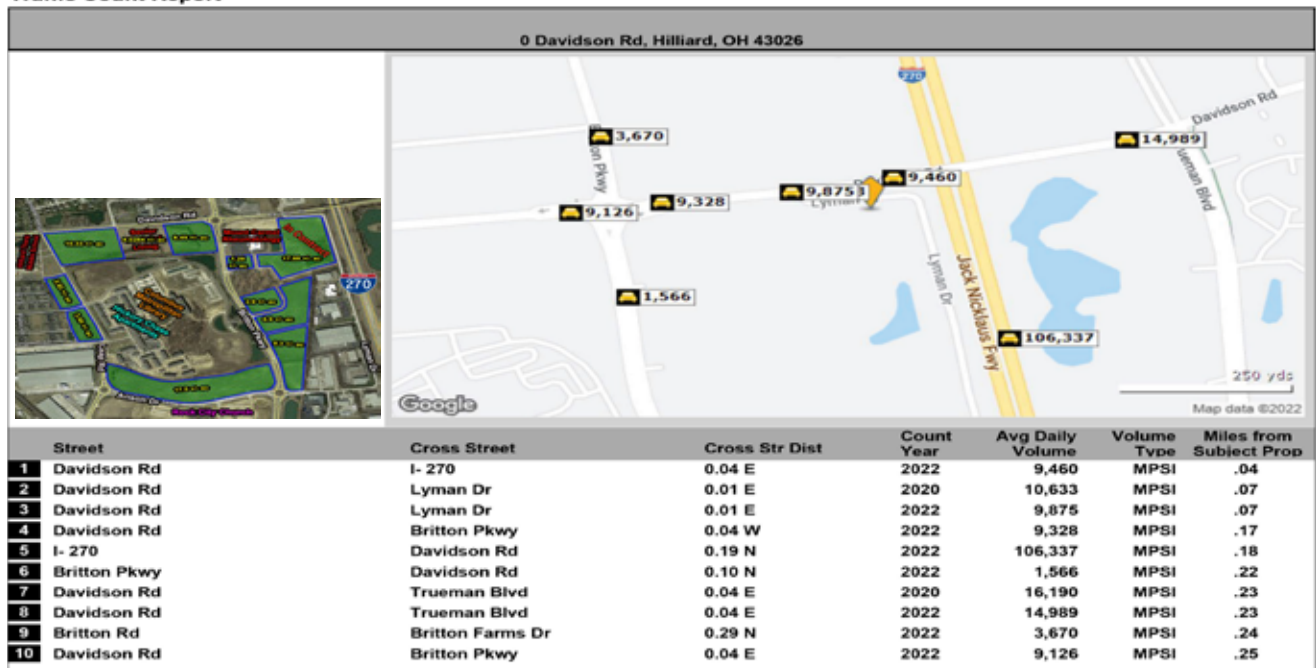
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# Traffic Map



## Traffic Count Report

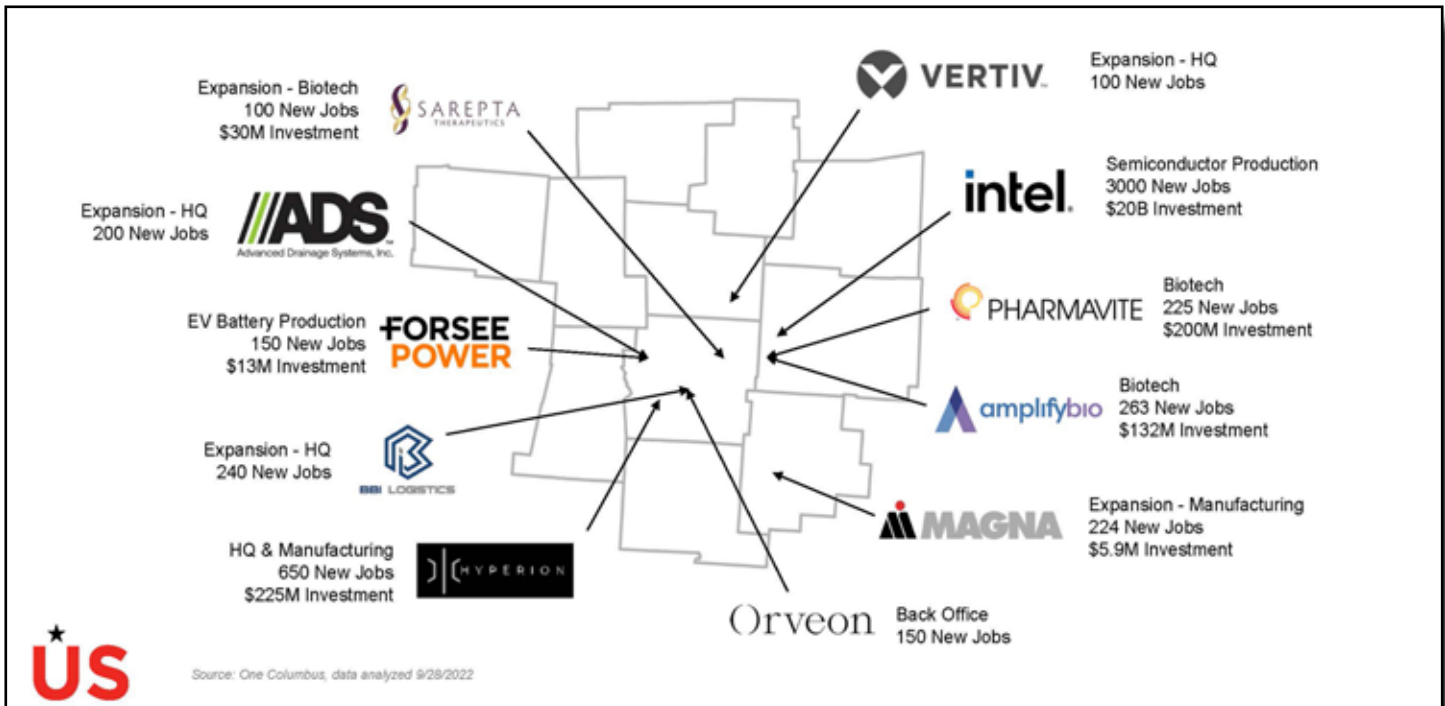
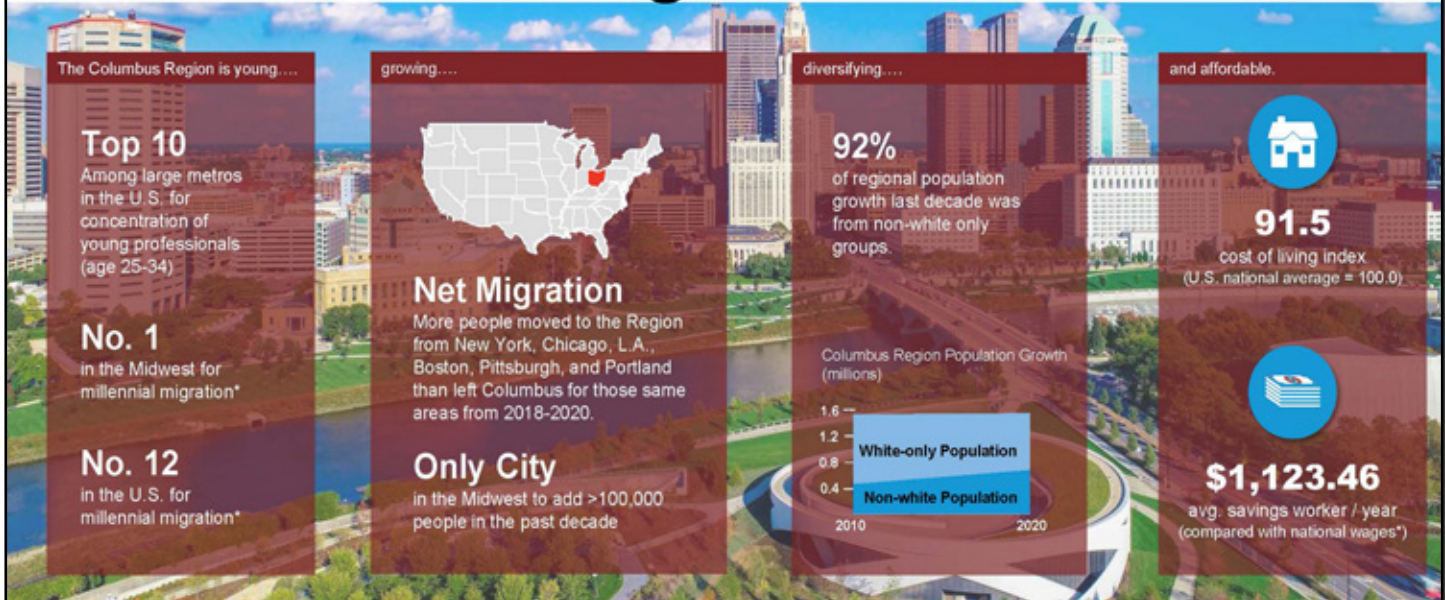


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# Region Highlights

## What's Driving Investment?



# Regional Overview

## REGIONAL OVERVIEW

### THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

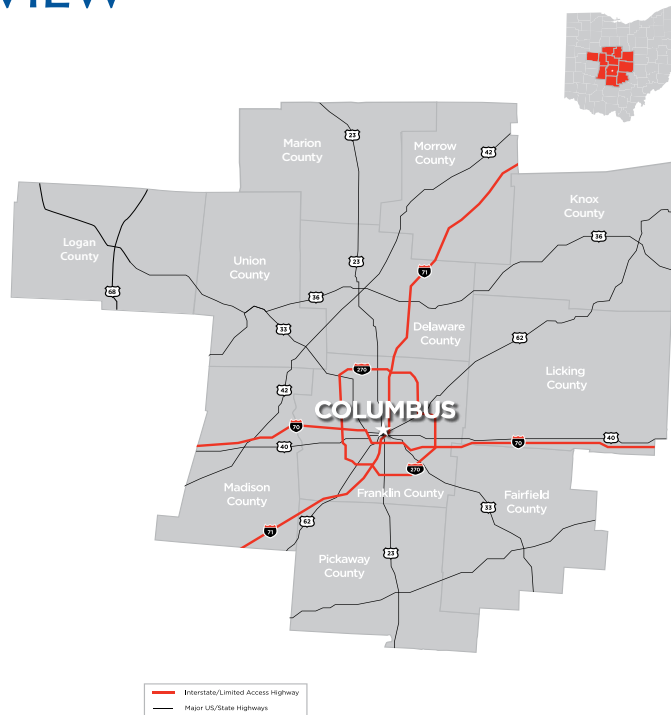
#### COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

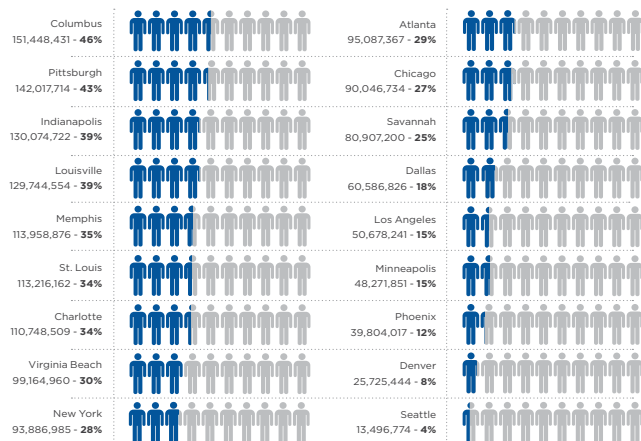
#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



#### U.S. population within 10-hour drive



1 person icon = 10%



# Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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