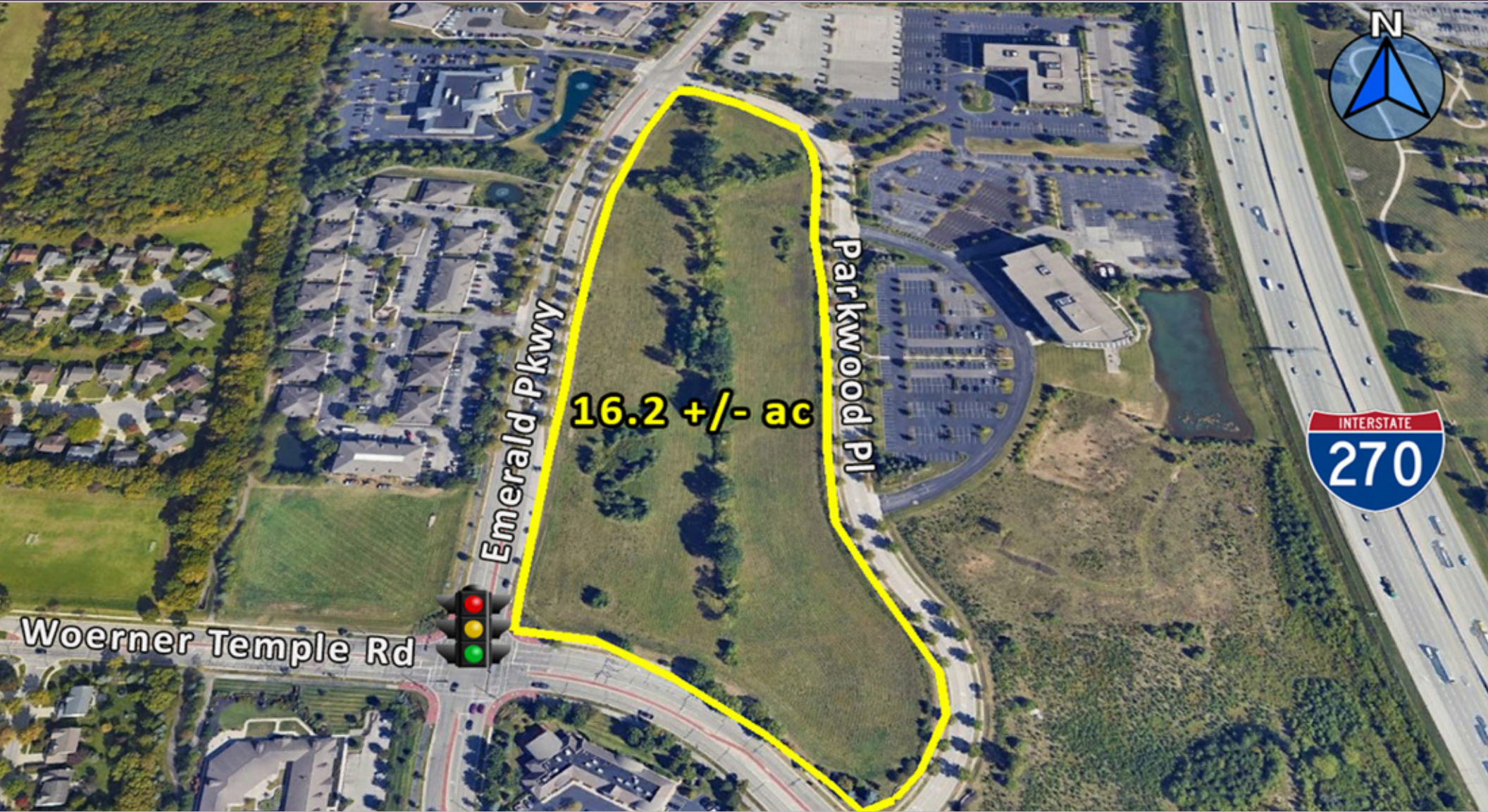


THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



Appraisal Brokerage Consulting Development

DUBLIN DEVELOPEMENT LAND

Emerald Parkway, Dublin, OH 43016

DUBLIN LAND DEVELOPMENT OPPORTUNITY!

(3) 5 +/- acre sites available!

16.2 +/- acres fronting I-270 at Tuttle Crossing Office Park. Ideal location for corporate headquarters with an abundance of area amenities. Located at the intersection of Rings Rd and Parkwood Pl. Frontage on Woerner Temple Rd, Parkwood Pl and Emerald Parkway. Easy access to I-270 and Tuttle Crossing amenities in the Emerald Corporate District.



Property Highlights

Address: Emerald Parkway
Dublin, OH 43016

County: Franklin

PID: 273-010645-00
273-010646-00
273-010647-00

Location: NEC of Woerner-Temple
Rd & Emerald Parkway

Acreage: 16.2 +/- acres

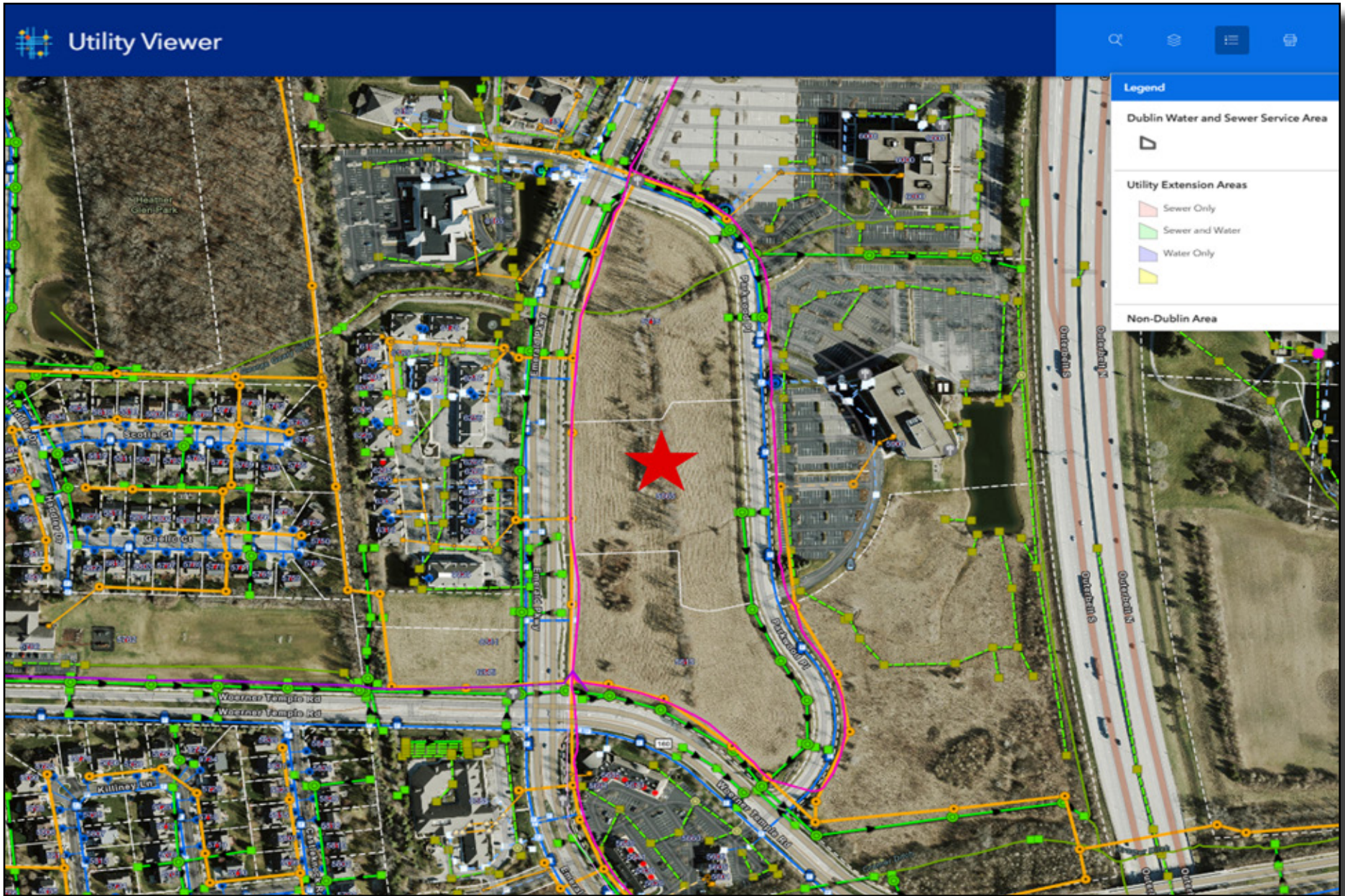
(3) 5 +/- Acre Sites Available!

A - 5.995 +/- Acres
B - 4.977 +/- Acres
C - 5.234 +/- Acres

Sale Price: \$250,000 per acre

Zoning: PCD - Planned Commerce
District





GROWTH FRAMEWORK

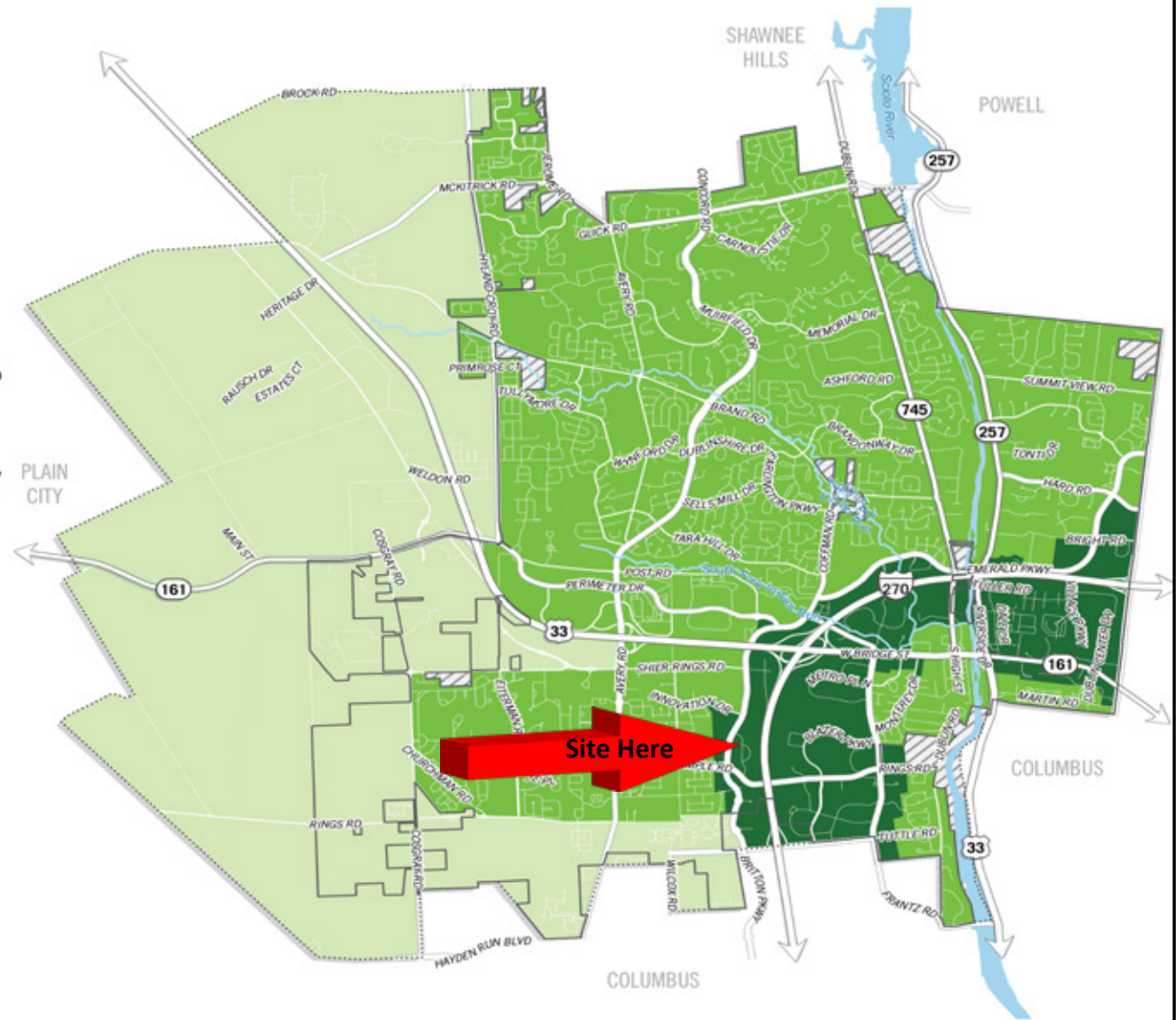
A thorough examination of market trends, land values, existing land uses and infrastructure illustrates that Dublin can accommodate the needs of its growing population and changing commercial and industrial land use needs in the coming decades within the planning area. Doing so will help the City achieve its objectives of encouraging infill, reuse and redevelopment of existing and underutilized areas, making efficient use and leveraging existing infrastructure, maintaining community character and ensuring consistency between new development with existing adjacent development and the Community Plan. The Growth Framework identifies four area classifications that should be prioritized in the following order when encouraging development: Development Intensification Areas, Minimal Change Areas, New Growth Areas and Unincorporated Areas. In all areas, as new development is proposed, consideration must be given to appropriately transitioning between existing developed areas and future growth and development.

Growth Framework

- Development Intensification
- Minimal Change / Maintain Character
- New Growth Areas
- Unincorporated Areas

Context Layers

- City of Dublin
- River
- Planning Area Boundary



[Click here to view Envision Dublin Community Plan | Land Use and Development](#)

Legend Layers Layer Search Draw Share Contact Print

Dubscovery Open Data

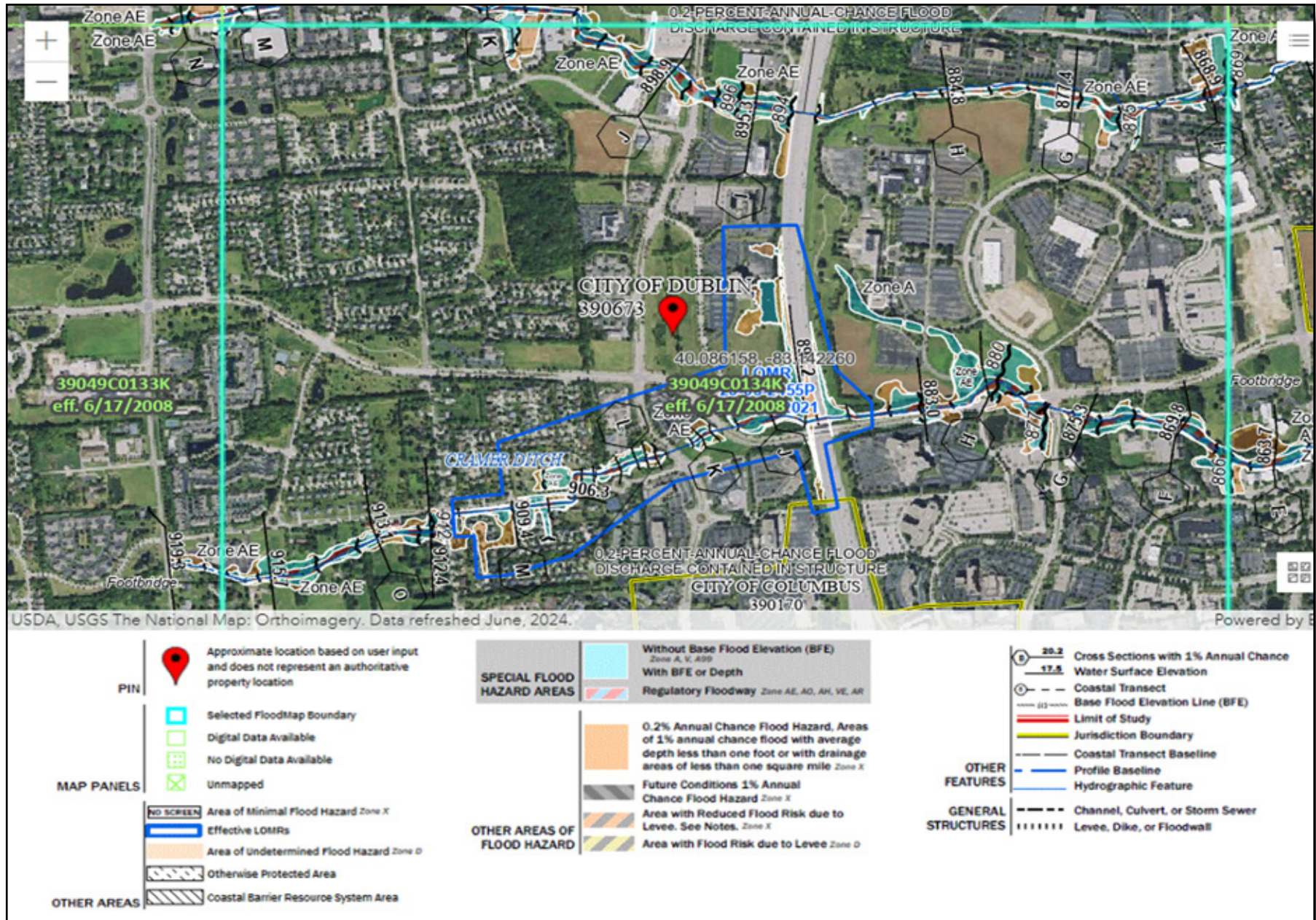
PCD: Thomas Kohler

Zoom to

PCD: Planned Unit Development District

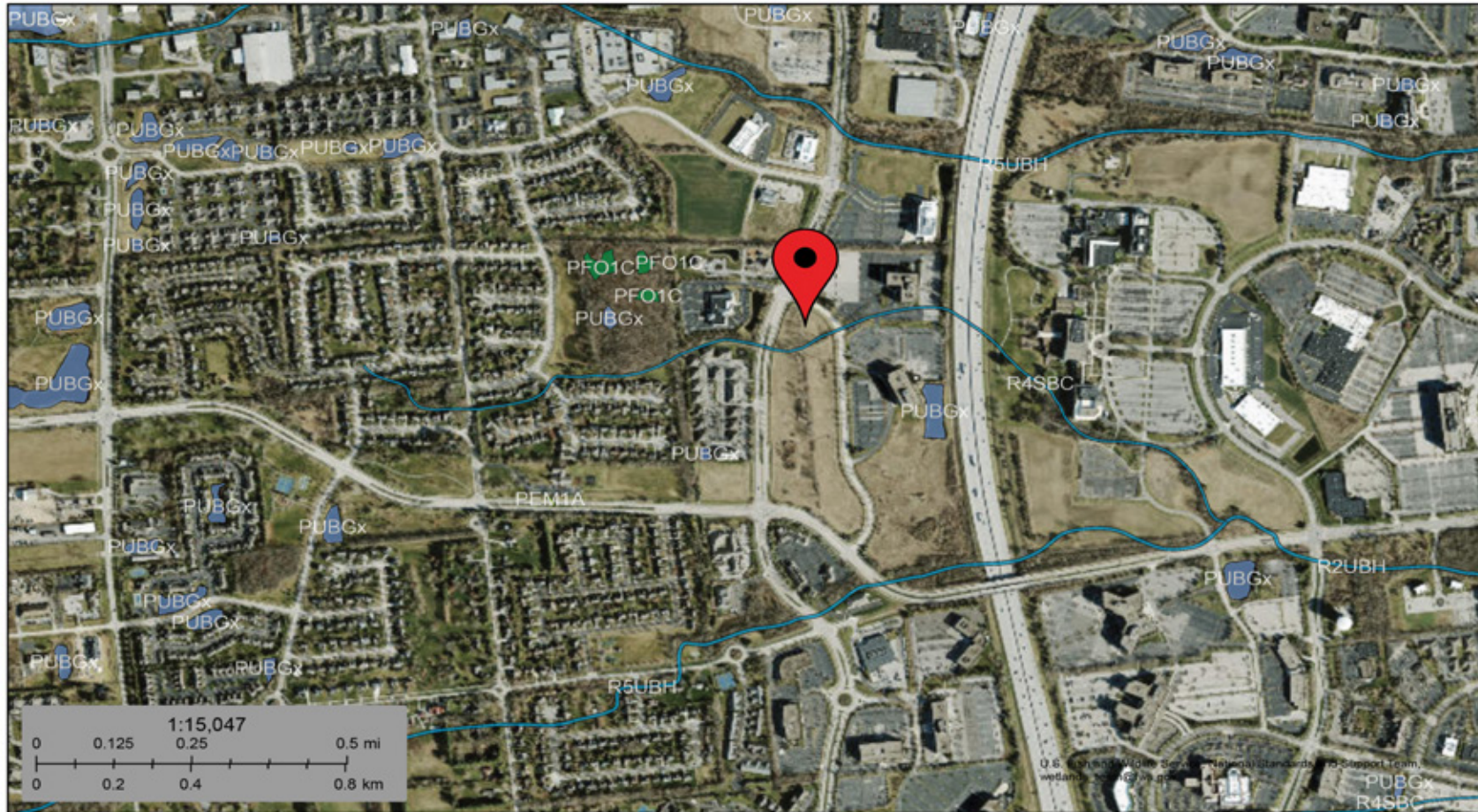
Development Text	Thomas Kohler
Description	PCD: Planned Unit Development District
Ordinance Number	ORD 132-00
Ordinance Notes	

Click [here](#) to view zoning regulations





Emerald Pkwy, Dublin, OH 43016



July 16, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

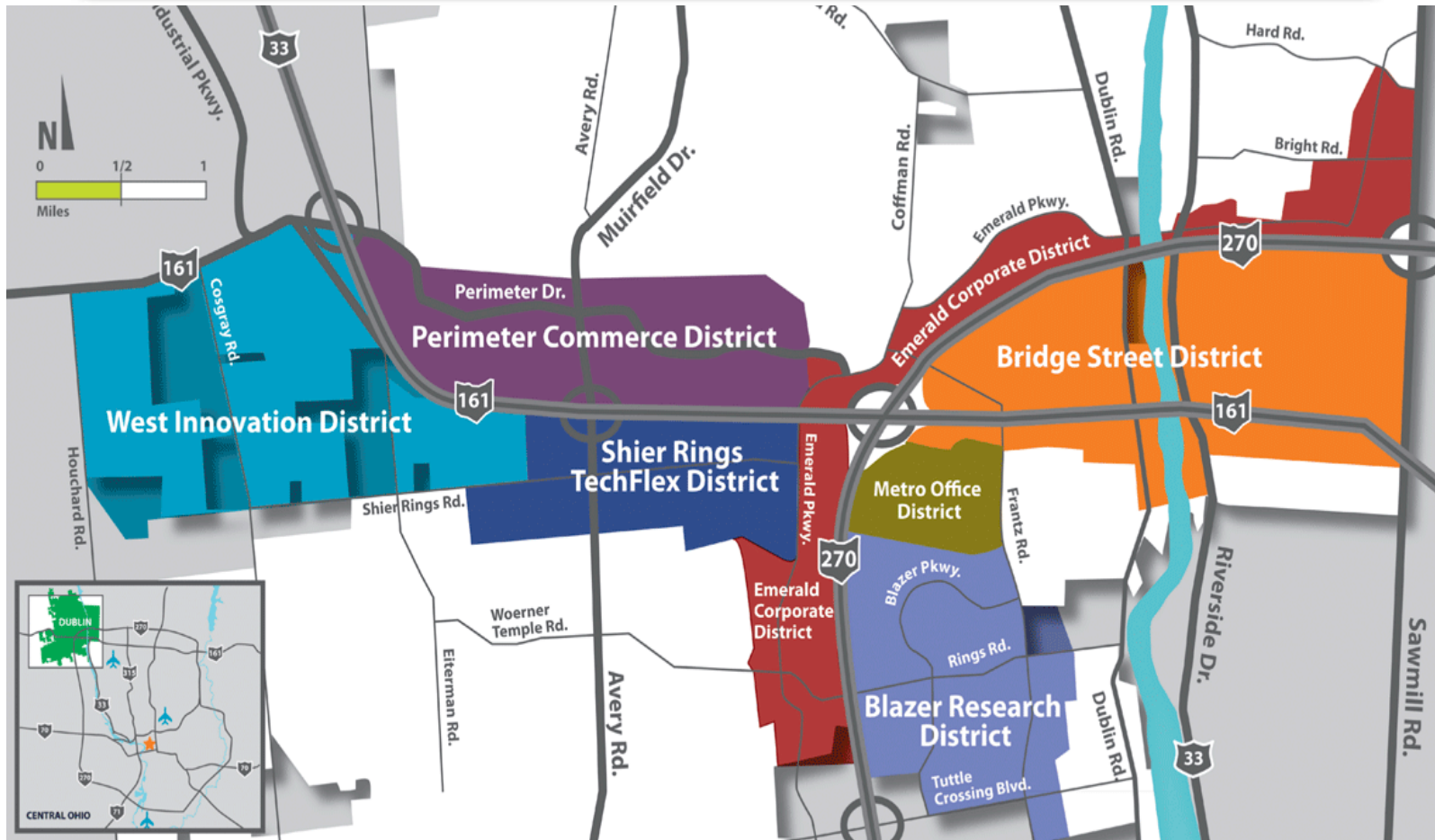
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

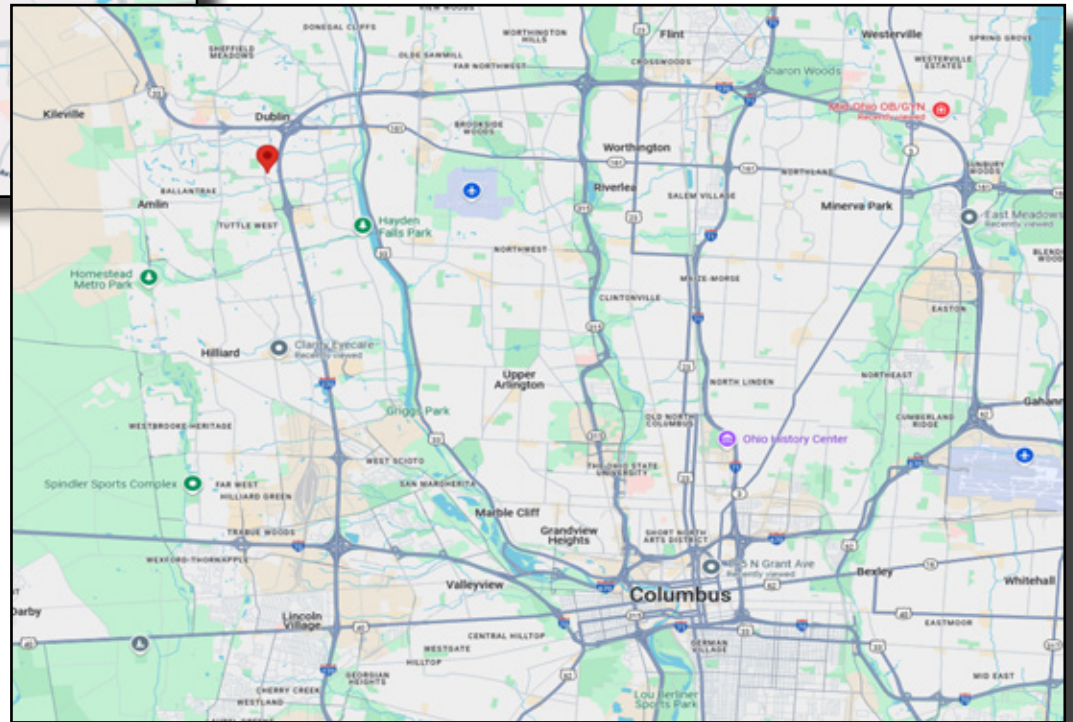
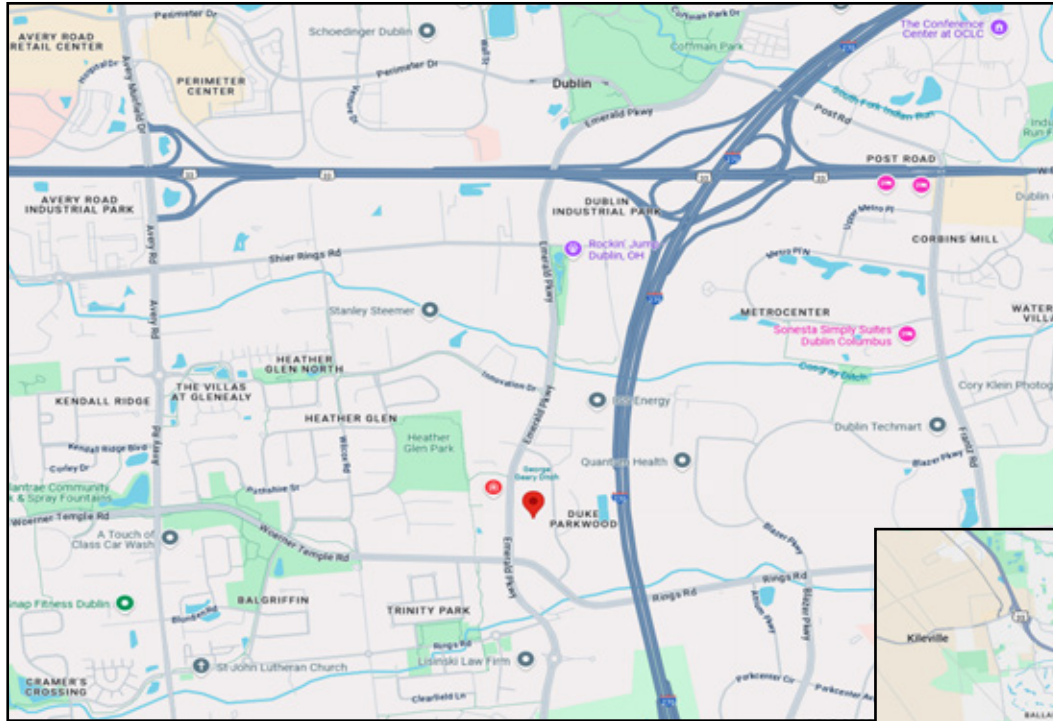
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
 This page was produced by the NWI mapper

The Dublin Business Community provides an environment where smart and innovative organizations can realize their own specific measures of success.




The Emerald Corporate District offers the premier address for class-A office and corporate headquarters. Highly visible from I-270, and already occupied by some of the biggest brands in the U.S., this business neighborhood offers ideal locations for any organization that desires a high profile setting with easy access to all the amenities that Dublin and central Ohio have to offer.

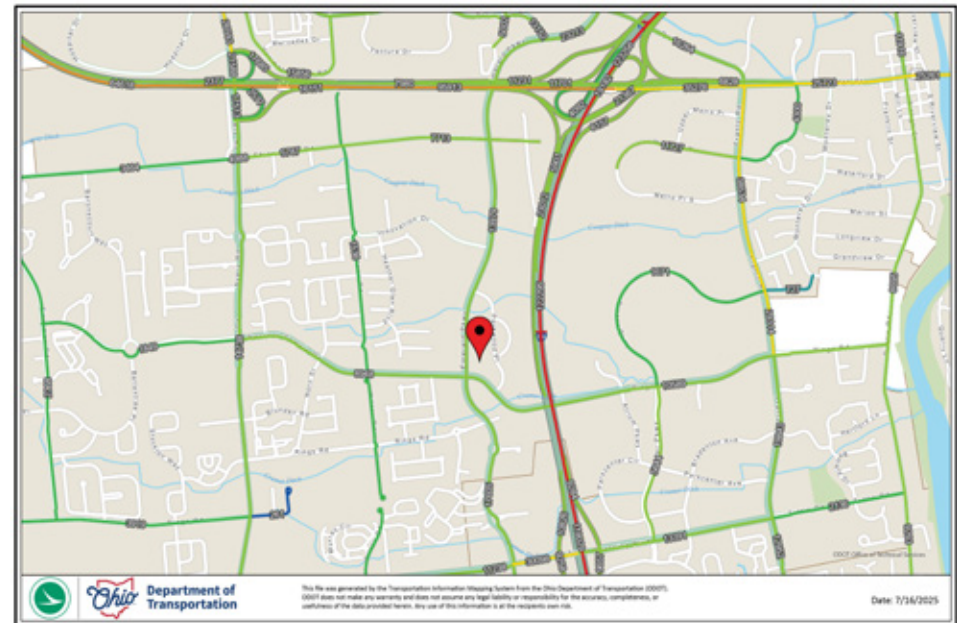




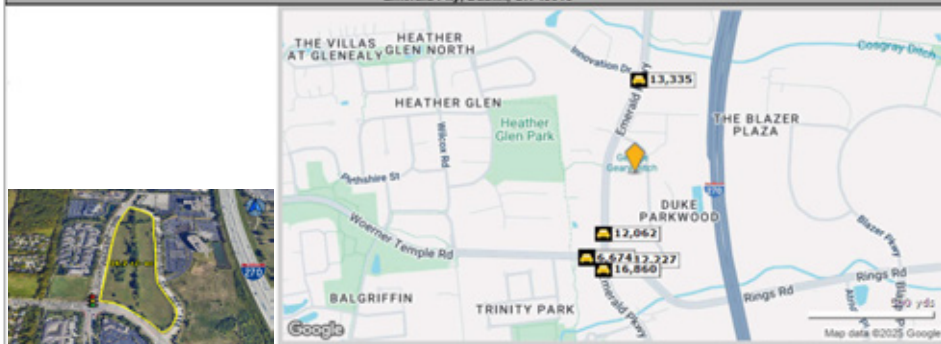
Great Location!
Emerald Corporate District
Minutes to Downtown Dublin
Close to I-270 & SR 161

Demographic Summary Report

Tuttle Crossing - Northern Lot				
Emerald Pky, Dublin, OH 43016				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	4,696	77,707	182,526	
2024 Estimate	4,701	77,921	181,278	
2020 Census	4,771	80,744	186,571	
Growth 2024 - 2029	-0.11%	-0.27%	0.69%	
Growth 2020 - 2024	-1.47%	-3.50%	-2.84%	
2024 Population by Hispanic Origin				
2024 Population	4,701	77,921	181,278	
White	2,363 50.27%	53,115 68.17%	131,023 72.28%	
Black	169 3.59%	3,305 4.24%	7,536 4.16%	
Am. Indian & Alaskan	10 0.21%	230 0.30%	510 0.28%	
Asian	1,860 39.57%	13,520 17.35%	23,901 13.18%	
Hawaiian & Pacific Island	1 0.02%	18 0.02%	67 0.04%	
Other	297 6.32%	7,734 9.93%	18,242 10.06%	
U.S. Armed Forces	0	49	110	
Households				
2029 Projection	1,815	32,067	74,556	
2024 Estimate	1,818	32,201	74,189	
2020 Census	1,846	33,449	76,393	
Growth 2024 - 2029	-0.17%	-0.42%	0.49%	
Growth 2020 - 2024	-1.52%	-3.73%	-2.89%	
Owner Occupied	906 49.83%	16,720 51.92%	43,002 57.96%	
Renter Occupied	912 50.17%	15,481 48.08%	31,187 42.04%	
2024 Households by HH Income				
Income: <\$25,000	143 7.87%	2,566 7.97%	5,929 7.99%	
Income: \$25,000 - \$50,000	61 3.36%	3,856 11.97%	10,457 14.10%	
Income: \$50,000 - \$75,000	247 13.60%	5,689 17.67%	12,241 16.50%	
Income: \$75,000 - \$100,000	527 29.02%	4,775 14.83%	9,616 12.96%	
Income: \$100,000 - \$125,000	381 20.98%	4,317 13.41%	9,443 12.73%	
Income: \$125,000 - \$150,000	334 18.39%	3,240 10.06%	6,875 9.27%	
Income: \$150,000 - \$200,000	61 3.36%	3,775 11.72%	8,684 11.71%	
Income: \$200,000+	62 3.41%	3,983 12.37%	10,944 14.75%	
2024 Avg Household Income	\$101,690	\$117,677	\$121,485	
2024 Med Household Income	\$96,678	\$95,887	\$97,013	



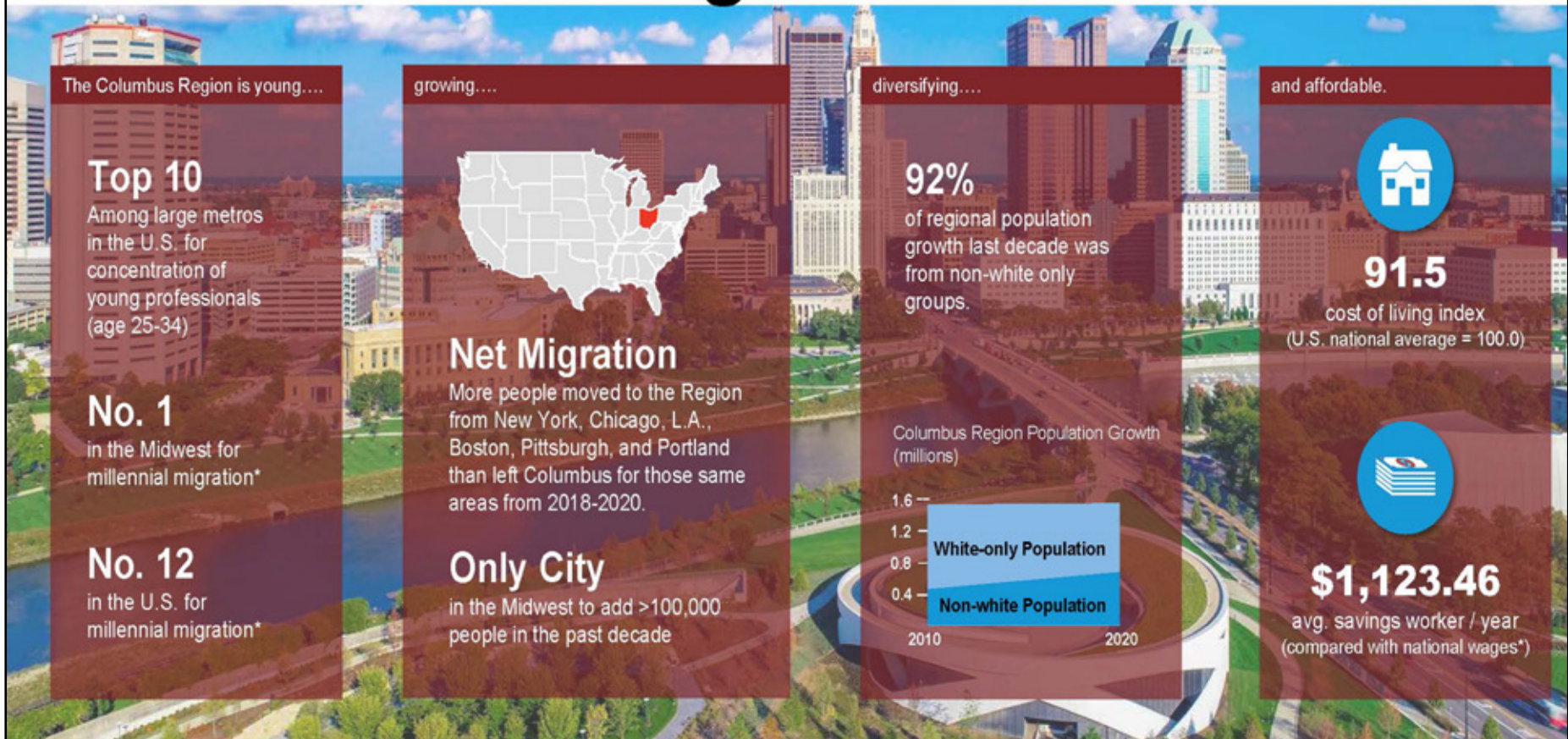
Traffic Count Report

Tuttle Crossing - Northern Lot						
Emerald Pky, Dublin, OH 43016						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Emerald Pkwy	Woerner Temple Rd	0.06 S	2024	12,046	MPSI	.16
2 Emerald Pkwy	Woerner Temple Rd	0.06 S	2025	12,062	MPSI	.16
3 Woerner Temple Rd	Emerald Pkwy	0.04 W	2024	12,285	MPSI	.20
4 Woerner Temple Rd	Emerald Pkwy	0.04 W	2025	12,227	MPSI	.20
5 Woerner Temple Rd	Emerald Pkwy	0.04 E	2024	6,665	MPSI	.22
6 Woerner Temple Rd	Emerald Pkwy	0.04 E	2025	6,674	MPSI	.23
7 Emerald Parkway	Innovation Dr	0.02 N	2023	13,384	MPSI	.23
8 EMERALD PKWY	Innovation Dr	0.02 N	2025	13,335	MPSI	.23
9 Emerald Pkwy	Woerner Temple Rd	0.03 N	2024	16,837	MPSI	.24
10 Emerald Pkwy	Woerner Temple Rd	0.03 N	2025	16,860	MPSI	.24



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
www.rweiler.com

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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 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/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants 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 Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

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