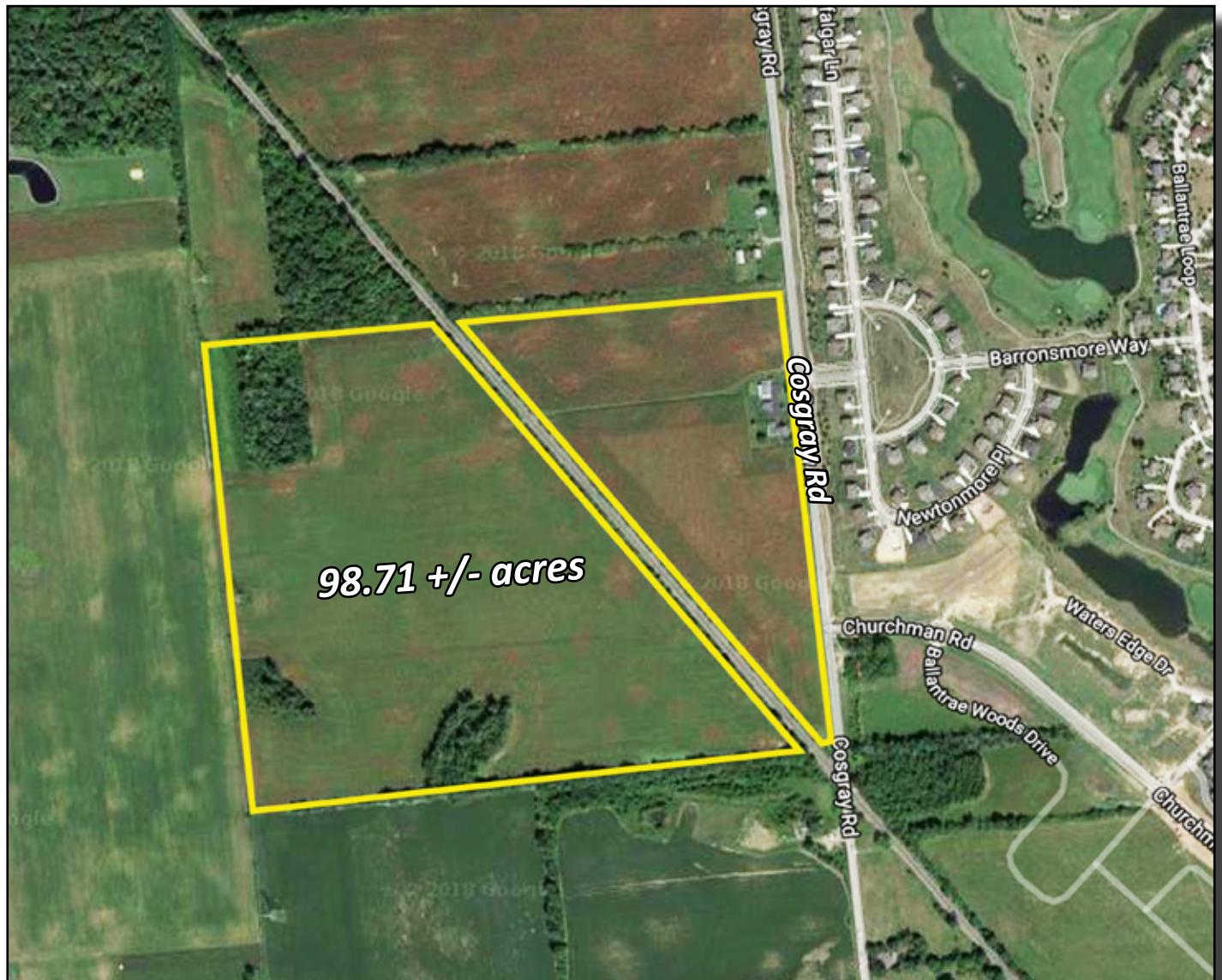


LAND FOR SALE

**5713 Cosgray Road
Dublin, Ohio 43016**



98.71 +/- Acres Land Available



Skip Weiler
skip@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286
www.rweiler.com

Property Description

DUBLIN DEVELOPMENT LAND!

98.71 +/- acres on the west side of Cosgray Rd north of Rings Rd. Currently zoned in Dublin Rural District. Utilities across Cosgray Rd at Ballantrae Place. Currently farmed as a year-to-year farm lease. Seller prefers not to split the site. With proper rezoning, this site would be a great fit for multi-family development or industrial/storage users.

Address: 5713 Cosgray Rd
Dublin, OH 43016

County: Franklin

Township: Washington

Schools: Hilliard

PID: 274-001419-00

Location: Between Rings Road
& Shier Rings Road

Acreage: 98.71 +/- acres

Sale Price: \$6,000,000

Price/acre: \$60,784

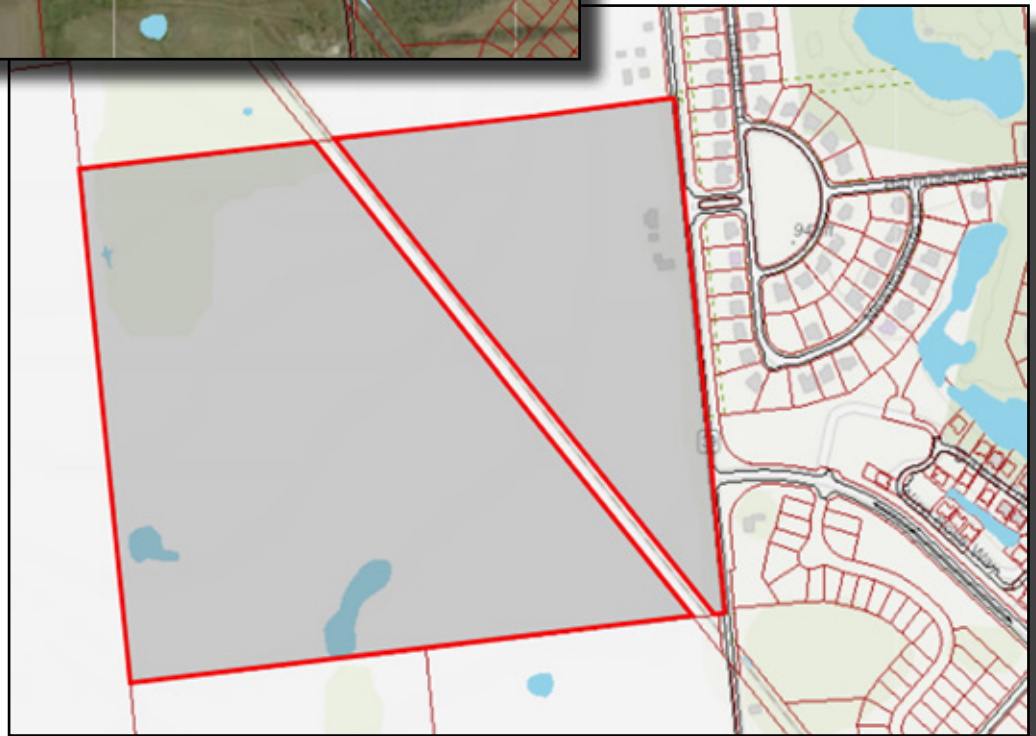
Zoning: R - Rural District

Utilities:

- Electric & Gas available at the site
- Water & Sewer at Cosgray Road



Aerial & Plat Maps



*Dimensions labeled on map are approximated using Franklin County Auditor Map Measure Tool.
Actual dimensions to be determined by prepared survey.

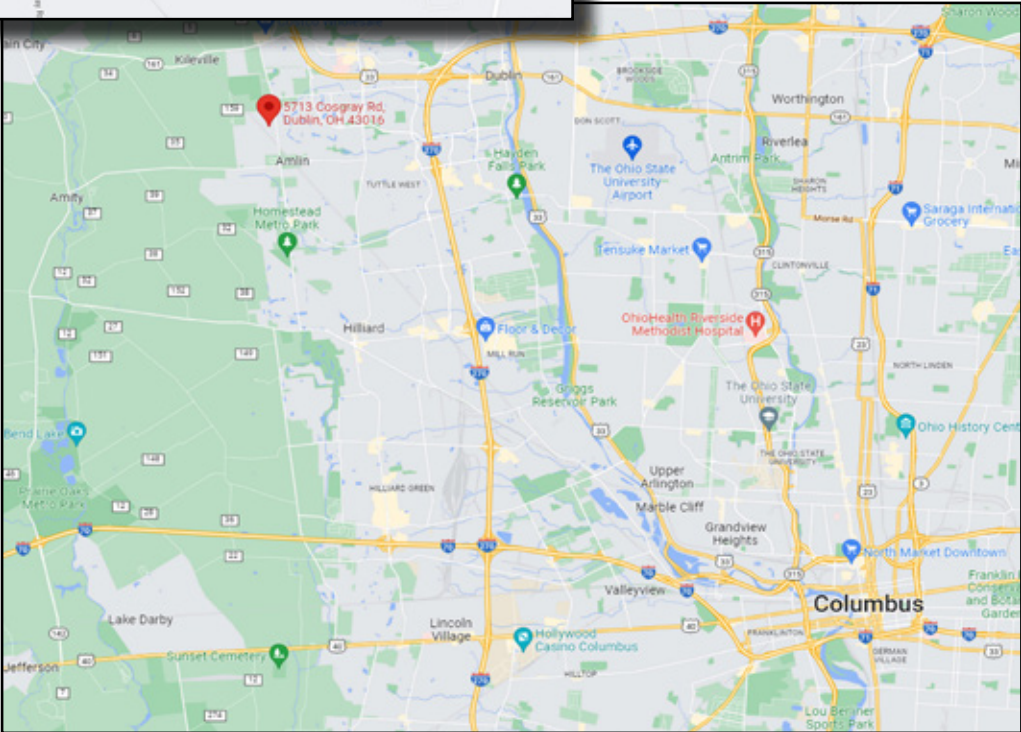
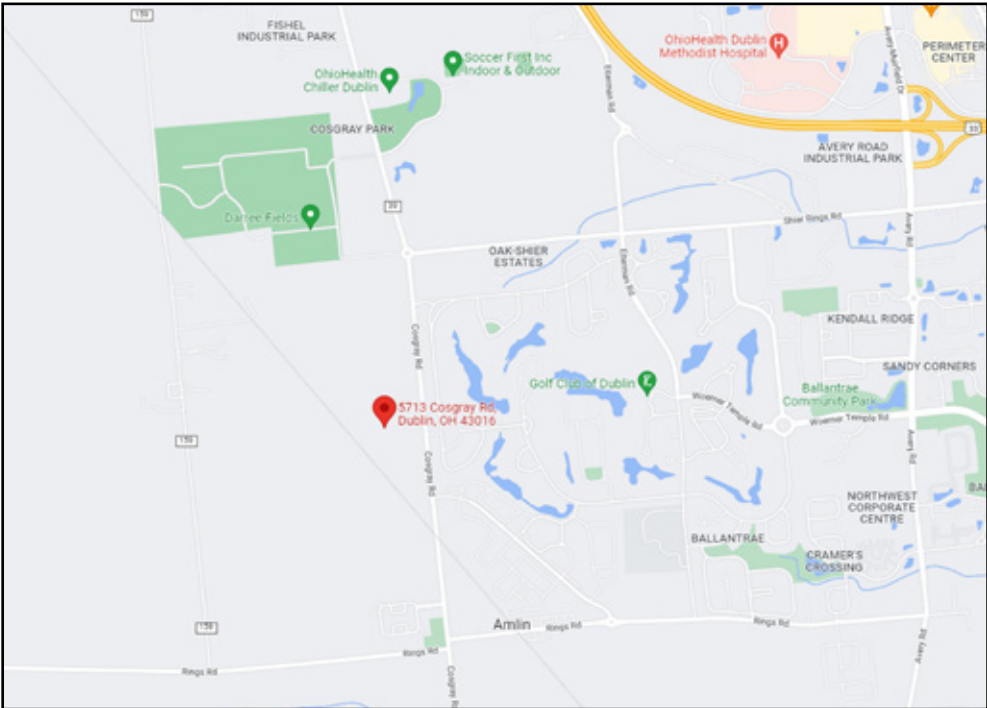
Property Location



Great Location!

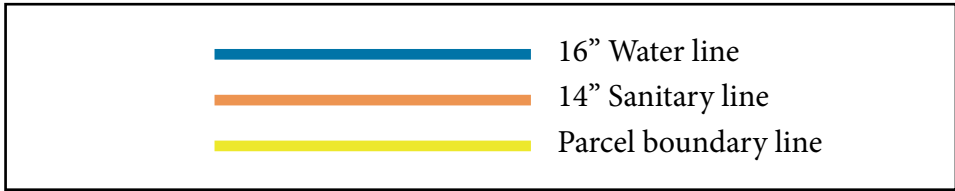
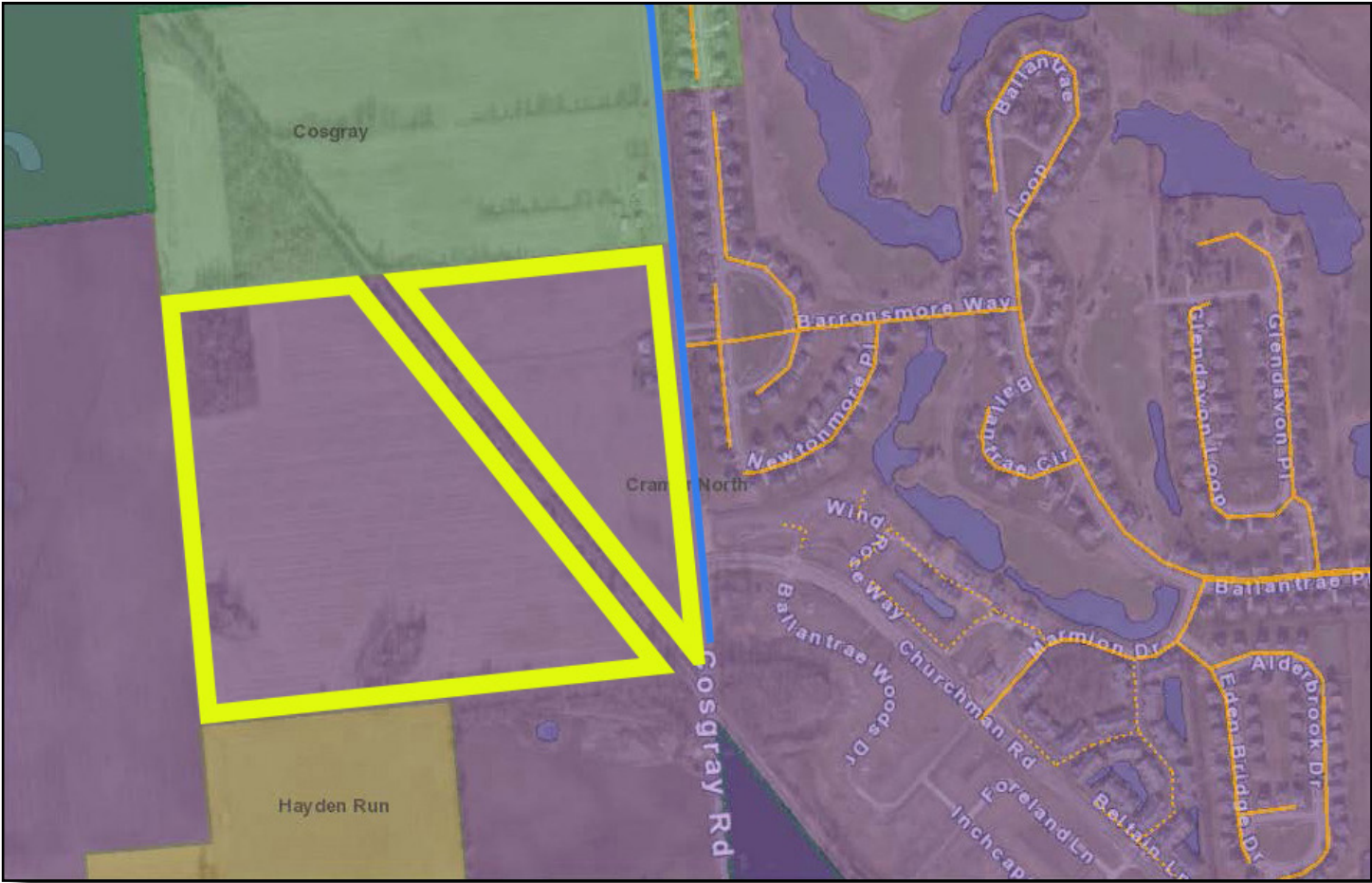
West side of Dublin
Easy access to main arteries

Street Maps

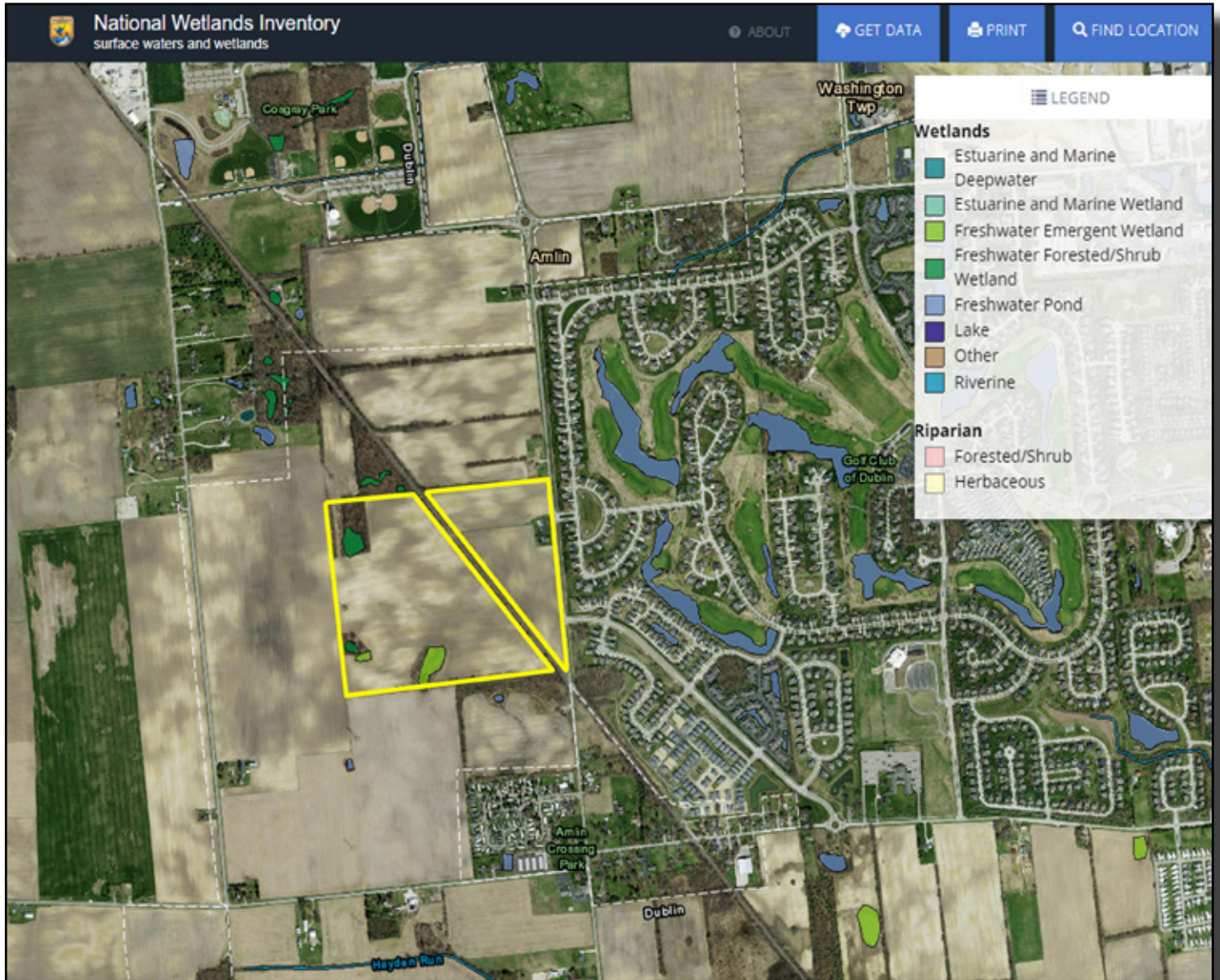


THE ROBERT
WEILER
COMPANY

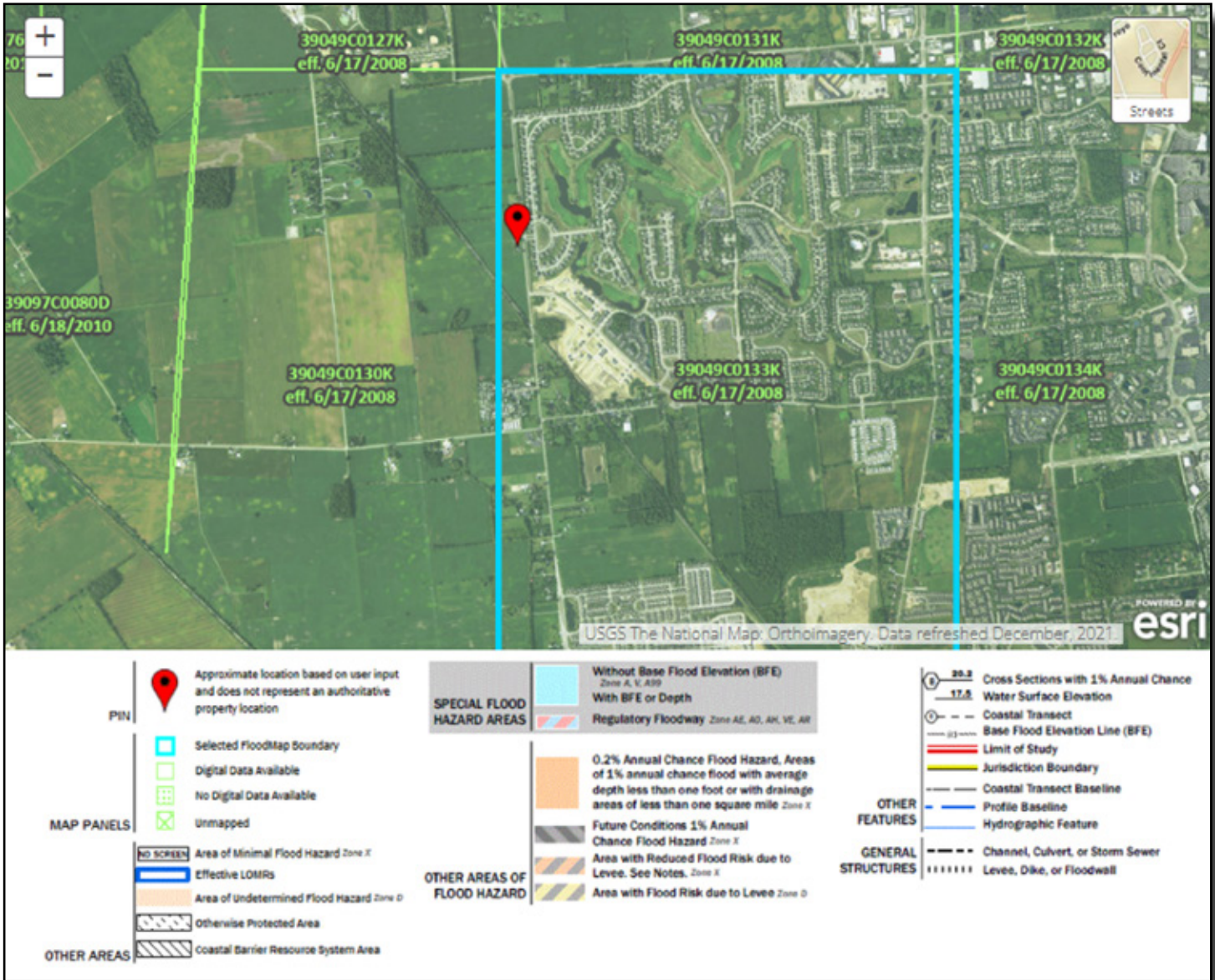
Utilities Map



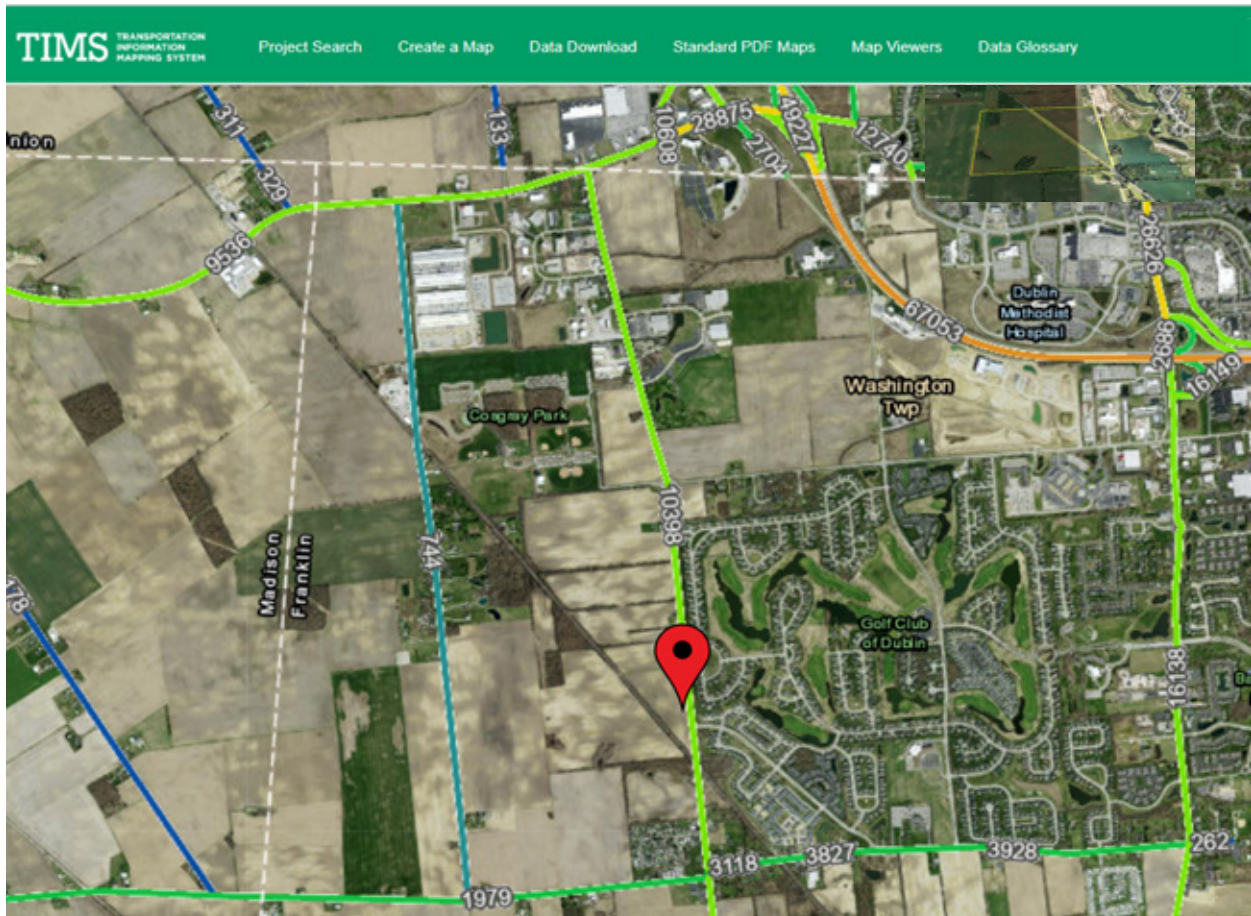
Wetlands Map



Flood Map

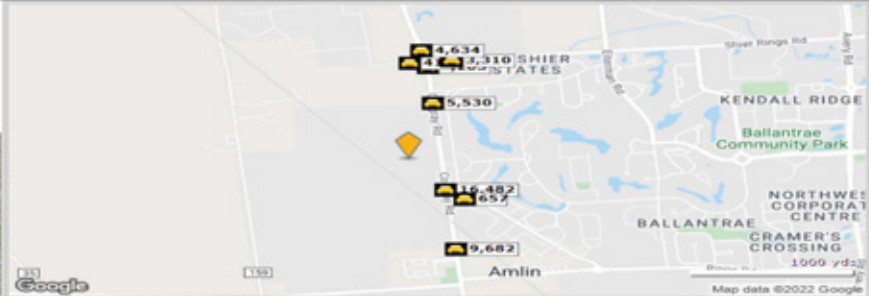


Traffic Map



Traffic Count Report


5713 Cosgray Rd, Dublin, OH 43016



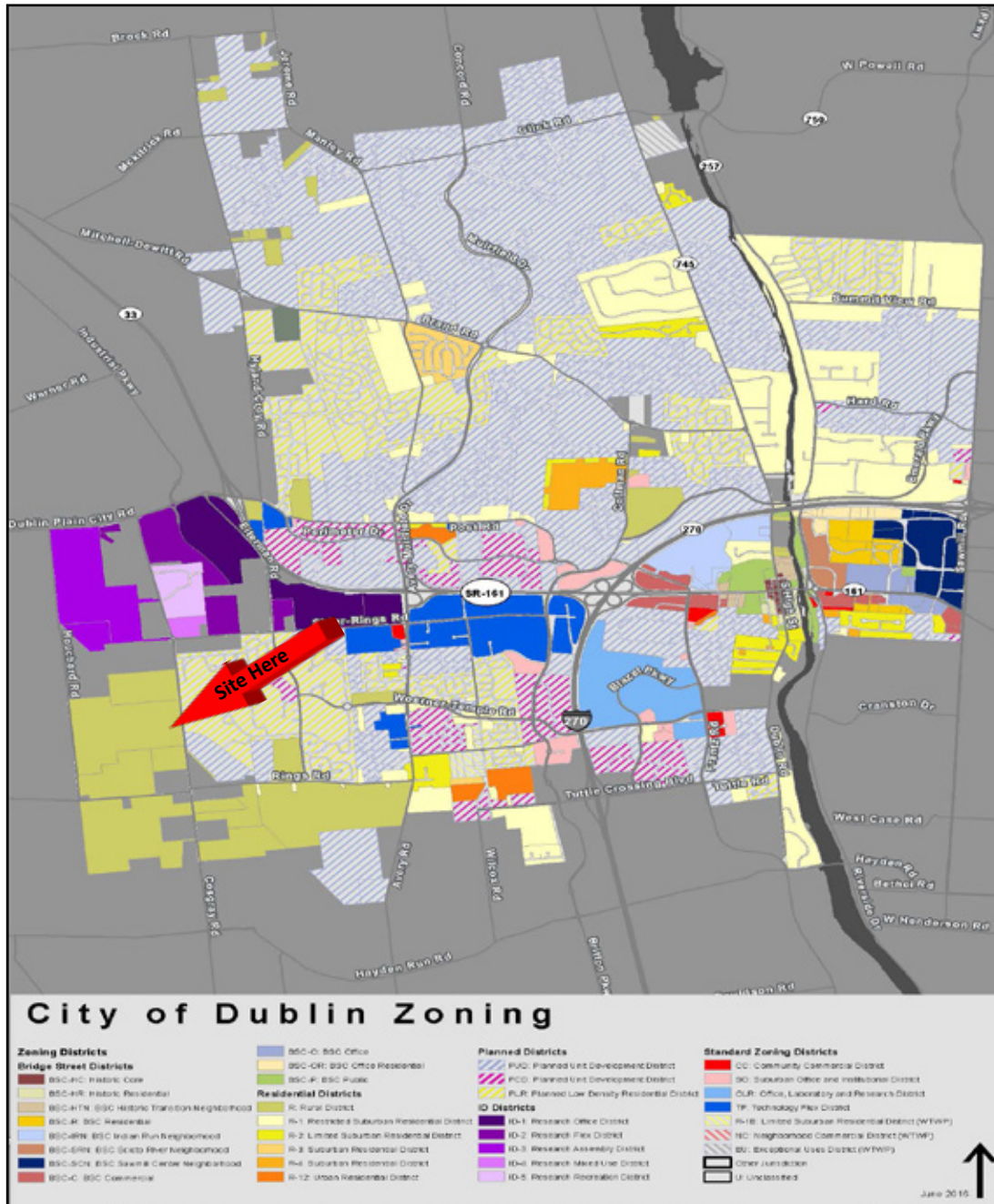
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Cosgray Road	Ballantrae Pl	0.31 E	2020	16,482	MPSI	.21
2 Churchman Road	Foresthaven Ln	0.23 SE	2020	657	MPSI	.29
3 Cosgray Rd	Larne Dr	0.02 S	2020	5,530	MPSI	.33
4 Cosgray Rd	Pheasant Run Blvd	0.06 S	2018	7,026	MPSI	.51
5 Cosgray Road	Pheasant Run Blvd	0.06 S	2020	9,682	MPSI	.51
6 Cosgray Rd	Shier Rings Rd	0.03 N	2020	5,205	MPSI	.51
7 Not Available	Not Available	0.00 No	2020	416	MPSI	.53
8 Shier Rings Rd	Cosgray Rd	0.09 W	2018	3,896	MPSI	.57
9 Shier Rings Road	Cosgray Rd	0.09 W	2020	3,310	MPSI	.57
10 Cosgray Rd	Shier Rings Rd	0.07 S	2020	4,634	MPSI	.60

Demographics

Demographic Summary Report

5713 Cosgray Rd, Dublin, OH 43016				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2026 Projection	2,240	32,864	123,479	
2021 Estimate	2,085	30,902	116,795	
2010 Census	1,428	23,489	93,897	
Growth 2021 - 2026	7.43%	6.35%	5.72%	
Growth 2010 - 2021	46.01%	31.56%	24.39%	
2021 Population by Hispanic Origin				
2021 Population	2,085	30,902	116,795	
White	1,410 67.63%	21,006 67.98%	90,991 77.91%	
Black	77 3.69%	1,116 3.61%	4,208 3.60%	
Am. Indian & Alaskan	3 0.14%	41 0.13%	196 0.17%	
Asian	538 25.80%	7,969 25.79%	18,501 15.84%	
Hawaiian & Pacific Island	0 0.00%	11 0.04%	39 0.03%	
Other	57 2.73%	759 2.46%	2,860 2.45%	
U.S. Armed Forces	4	40	100	
Households				
2026 Projection	980	13,531	49,021	
2021 Estimate	910	12,663	46,264	
2010 Census	610	9,240	36,518	
Growth 2021 - 2026	7.69%	6.85%	5.96%	
Growth 2010 - 2021	49.18%	37.05%	26.69%	
Owner Occupied	585 64.29%	8,388 66.24%	30,732 66.43%	
Renter Occupied	325 35.71%	4,275 33.76%	15,532 33.57%	
2021 Households by HH Income				
Income: <\$25,000	45 4.95%	539 4.26%	2,867 6.20%	
Income: \$25,000 - \$50,000	113 12.43%	1,500 11.84%	5,301 11.46%	
Income: \$50,000 - \$75,000	186 20.46%	2,547 20.11%	8,114 17.54%	
Income: \$75,000 - \$100,000	113 12.43%	1,474 11.64%	6,188 13.38%	
Income: \$100,000 - \$125,000	117 12.87%	1,849 14.60%	6,159 13.31%	
Income: \$125,000 - \$150,000	73 8.03%	1,181 9.32%	3,882 8.39%	
Income: \$150,000 - \$200,000	126 13.86%	1,717 13.56%	6,026 13.02%	
Income: \$200,000+	136 14.96%	1,858 14.67%	7,728 16.70%	
2021 Avg Household Income	\$126,190	\$127,093	\$129,263	
2021 Med Household Income	\$99,446	\$103,684	\$102,689	

Dublin Zoning Map



[Rural District - Click here to see zoning text](#)

City Highlights

Demographics

Population: 41,751 (2010)

Median Age: 36 - 45
 Households: 15,068
 Avg. Household Size: 2.8
 Median Household Income: \$117,860
 Median Housing Unit Value: \$334,900
 Residents with bachelor's degree or higher: 79%

Location

Dublin is directly accessible by US 33/SR 161 and I-270, approximately a 20-minute drive to downtown Columbus.

Dublin offers over 1,098 acres of developed parkland, 123 acres of undeveloped parkland, 56 developed parks ranging from wooded natural areas and river frontage to active, athletic facilities and 96 miles of bikepath.

Technology Infrastructure

Dublink: 125-mile underground fiber-optic system
 Citywide WiFi
 Dublin Entrepreneurial Center

Business Incentives

Muirfield Village Golf Club, home of the Memorial Tournament presented by Nationwide Insurance and the 2013 The President's Cup

The only community in the world to host the Solheim Cup, Ryder Cup, and President's Cup.

Dublin Irish Festival – the second largest Irish Festival in the world

Over 1,000 acres of parkland

3 public high schools, all ranked "excellent" by the State of Ohio and recognized by Newsweek's Top 1000 Best High Schools

Top 10 Employers

Company Name	Industry	# Employees
Cardinal Health Inc.	Pharmaceuticals/ Distribution	3,600
Nationwide Insurance Enterprise	Insurance & Finance	3,400
Express Scripts	Retailers/ Wholesalers	2,000
Dublin City Schools	Education	1,800
OhioHealth (& Dublin Methodist Hospital)	Medical & Administration	1,680
Fiserv Corporation	Electronic Bill Payments	900
CareWorks Family of Companies	Insurance & Financial	850
Ashland Inc.	Research & Development	800
OCLC	Computer Library	750
The Wendy's Company	Restaurant Corp.	615

THE DUBLIN FACTS:

- Over 3,000 businesses
- Over 42,000 people
- Approximately 80% population has bachelor's or graduate degree.
- 5 highway interchanges
- Over 2,000 acres of undeveloped or infill opportunities
- Over 4.1 million SF of Class A office space
- Over 2.9 million SF of Class B office space
- Over 1 million SF of medical office space
- Over 1.7 million SF of retail space
- Over 1.5 million SF of industrial space

Education

- Dublin City Schools
- Hilliard City Schools
- Meadows Academy
- Natural Learning Montessori Academy
- St. Brendan School
- St. Brigid of Kildare Catholic School
- Tolles Technical School

Higher Education

- Columbus State Community College Branch Campus
- Franklin University Branch Campus
- Ohio Christian University Branch Campus
- Ohio Dominican University Branch Campus

DUBLIN COMMUNITY PROFILE



City of Dublin



County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS



1,264,597
RESIDENTS



33.8
MEDIAN AGE



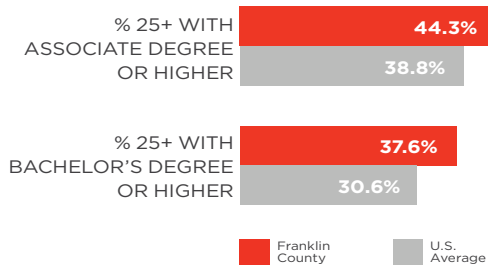
480,946
HOUSEHOLDS



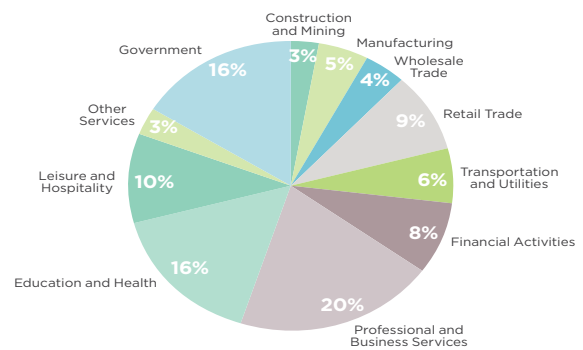
\$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

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.