

# LAND FOR SALE

**6761 Weldon Road  
Plain City, Ohio 43064**



**1.49 +/- Acres Land with 2 Pole Barns**



Appraisal Brokerage Consulting Development

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# Property Description

## LAND WITH 2 POLE BARNES FOR SALE!

1.49 +/- acres of land with 2 pole barns; however is being sold for its land value.  
Situated within the Jonathan Alder School District. Located West of US-33 and  
North of Dublin Plain City Rd in close proximity to Costco.

**Address:** 6761 Weldon Rd  
Plain City, Ohio 43064

**County:** Union

**Township:** Jerome

**PID:** 1500300330000

**Location:** West of US-33 between Dublin  
Plain City Rd and Warner Rd

**Total Acreage:** 1.49 +/- acres

**Pole Buildings SF:**

**Built in 1987:** 4,800 +/- SF

**Built in 1988:** 2,340 +/- SF

**Sale Price:** \$499,000

**Price/Acre:** \$334,899

**Zoning:** RU - Rural Residential District



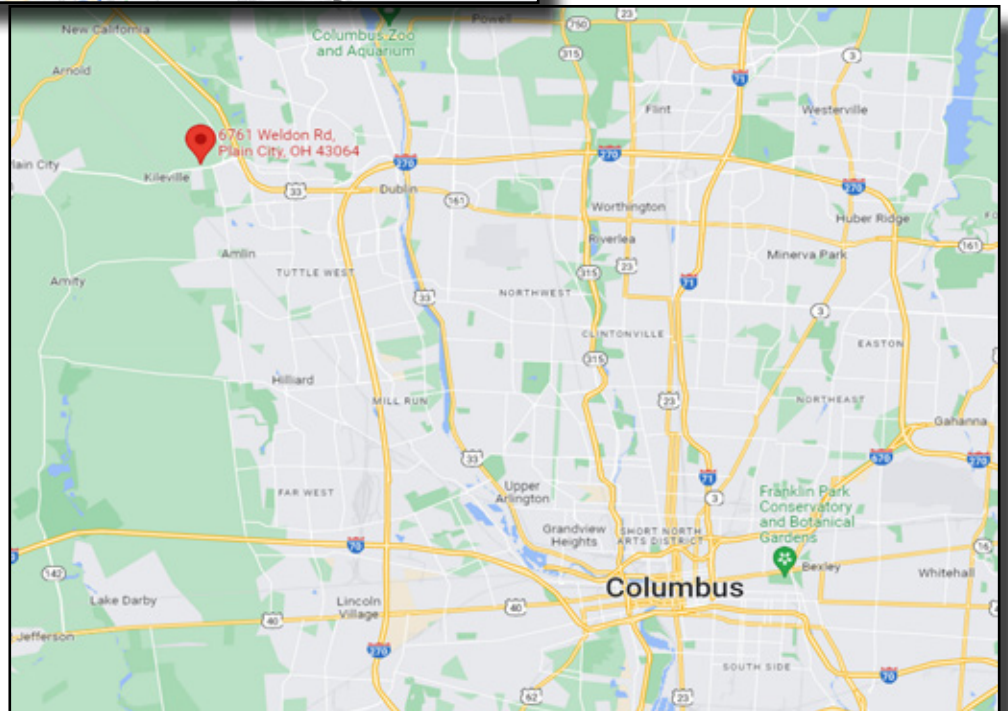
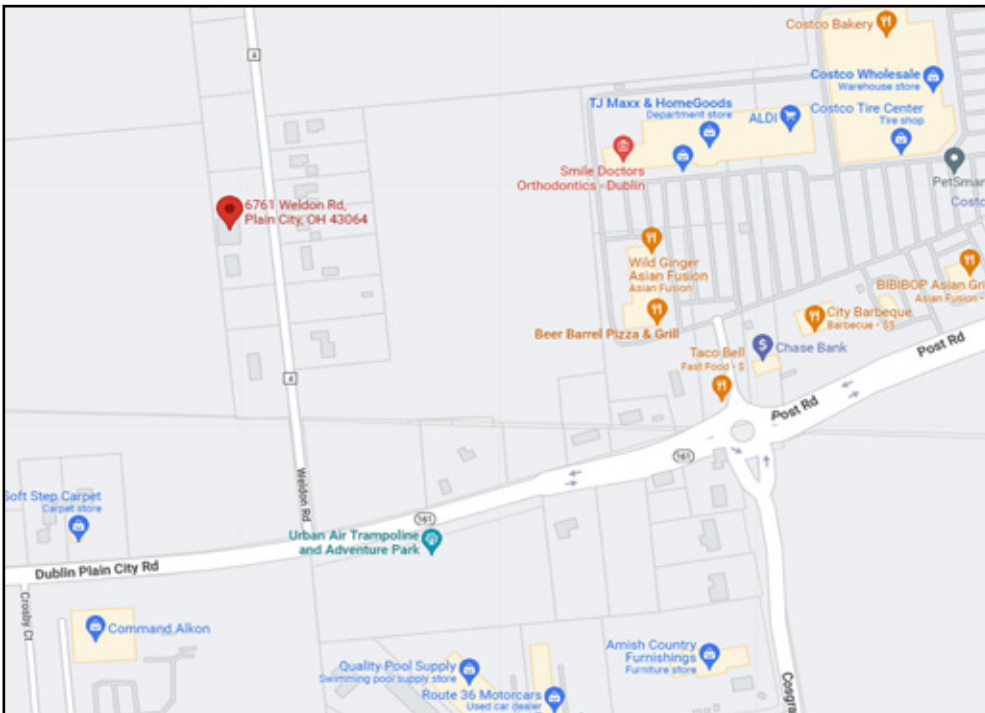


# Aerial and Plat Map



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

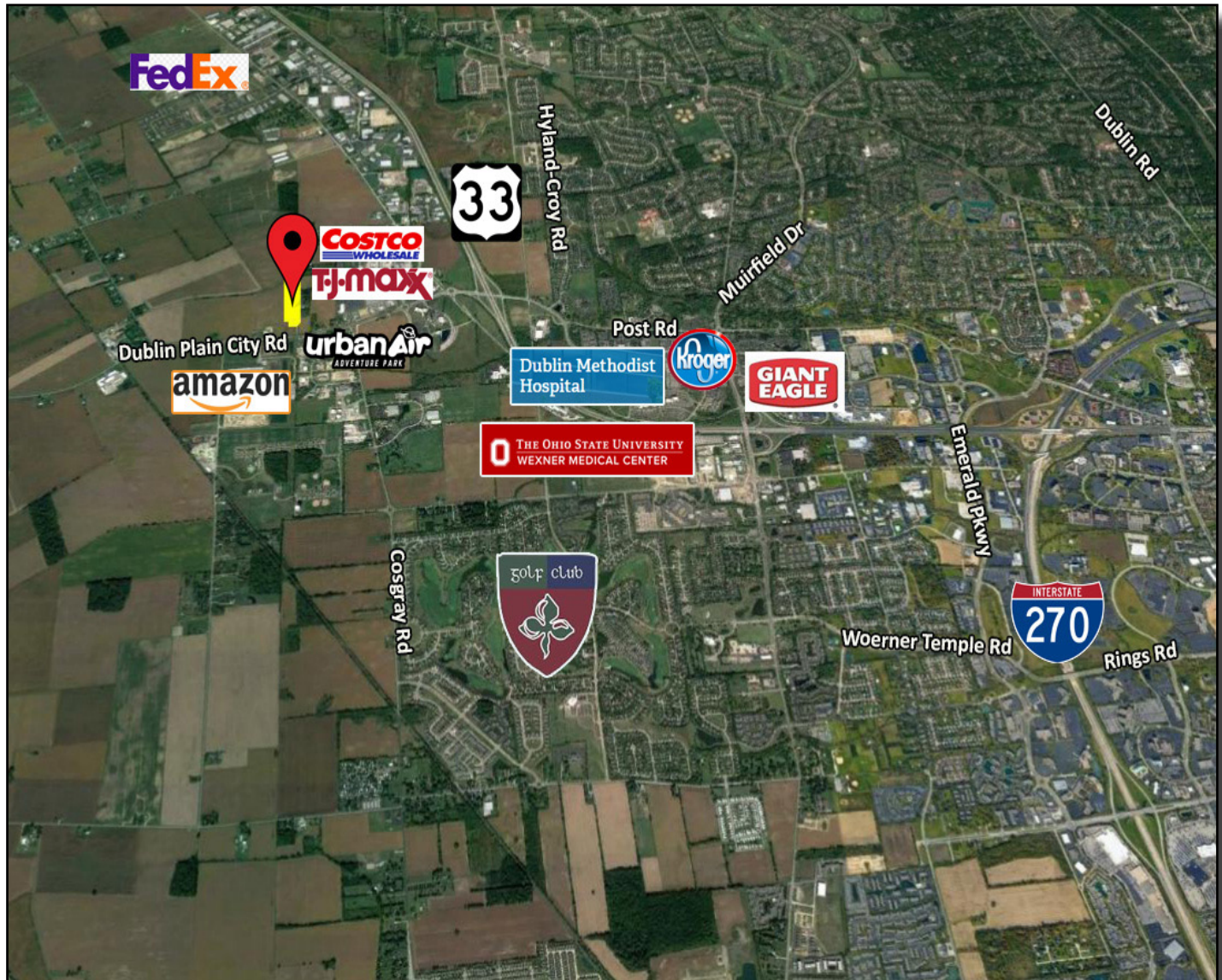
# Street Maps



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# Property Location



## Great Location!

Easy access to main arteries

20 minutes to Polaris Fashion Place

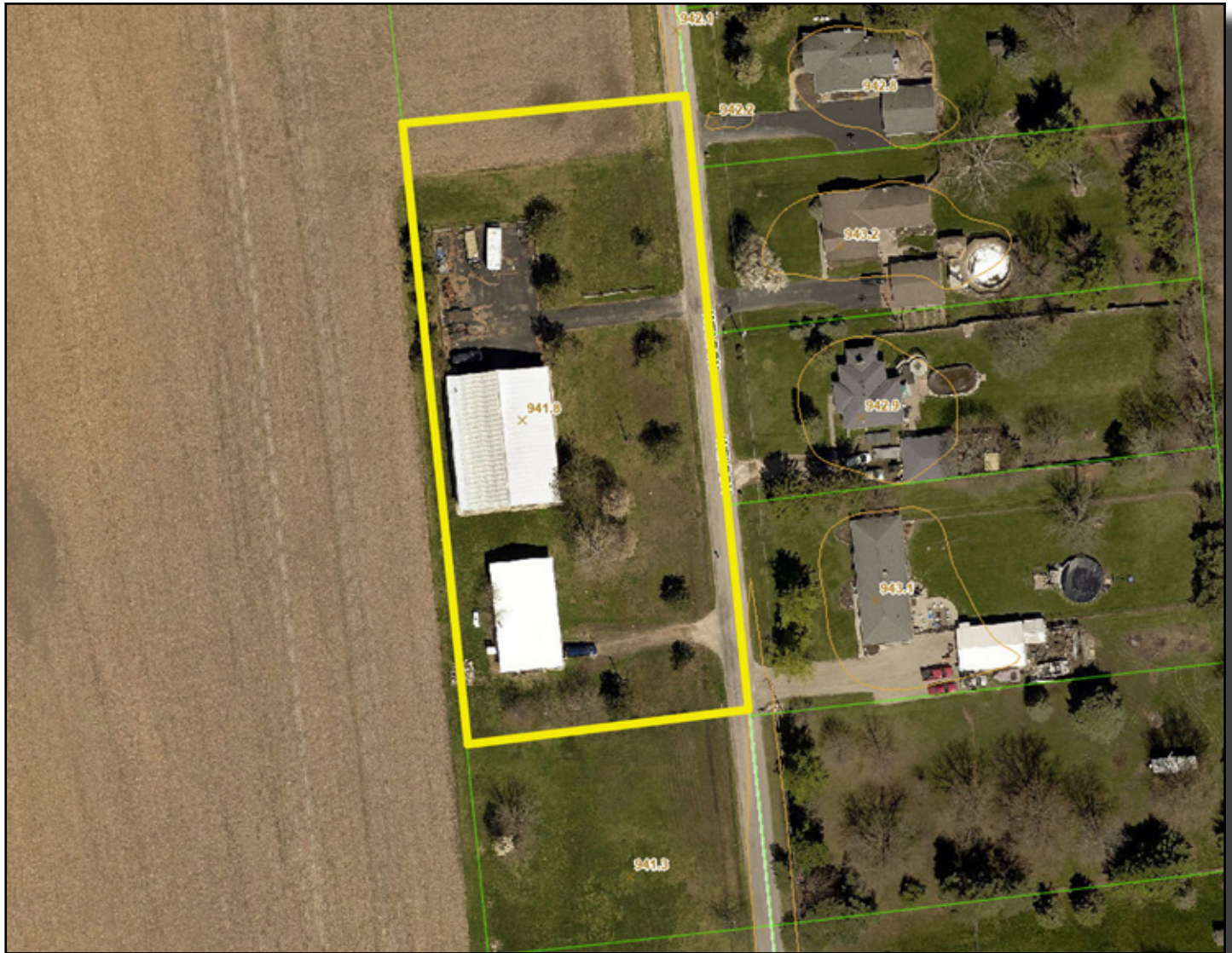
25 minutes to Downtown Columbus



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# Topography Map



THE ROBERT  
**WEILER**  
COMPANY

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# Zoning Map

## Zoning Map of Jerome Township, Union County, Ohio



Logan-Union-Champaign  
Regional Planning Commission  
16629 St. Rt. 347  
East Liberty, OH 43344  
(937) 666-3431

Map Generated: July 2004  
Map Updated: February 2021 (ACS)

This map was prepared by LUC. Zoning information was provided by the Township, the party responsible for the accuracy and maintenance of this map.



| Zoning       | Roads    |
|--------------|----------|
| RU           | Township |
| LDR          | County   |
| MDR          | State    |
| ORM          | U.S.     |
| LR           | Railroad |
| RR           |          |
| COM          |          |
| PD           |          |
| SRE          |          |
| Municipality |          |

### Amendments

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted March 2nd, 2011 as part of the Zoning Resolution Jerome Township, Union County, Ohio.

*[Signature]*  
Treasurer  
Jerome Township  
Union County, Ohio

*[Signature]*  
Paul Miller  
Jerome Township

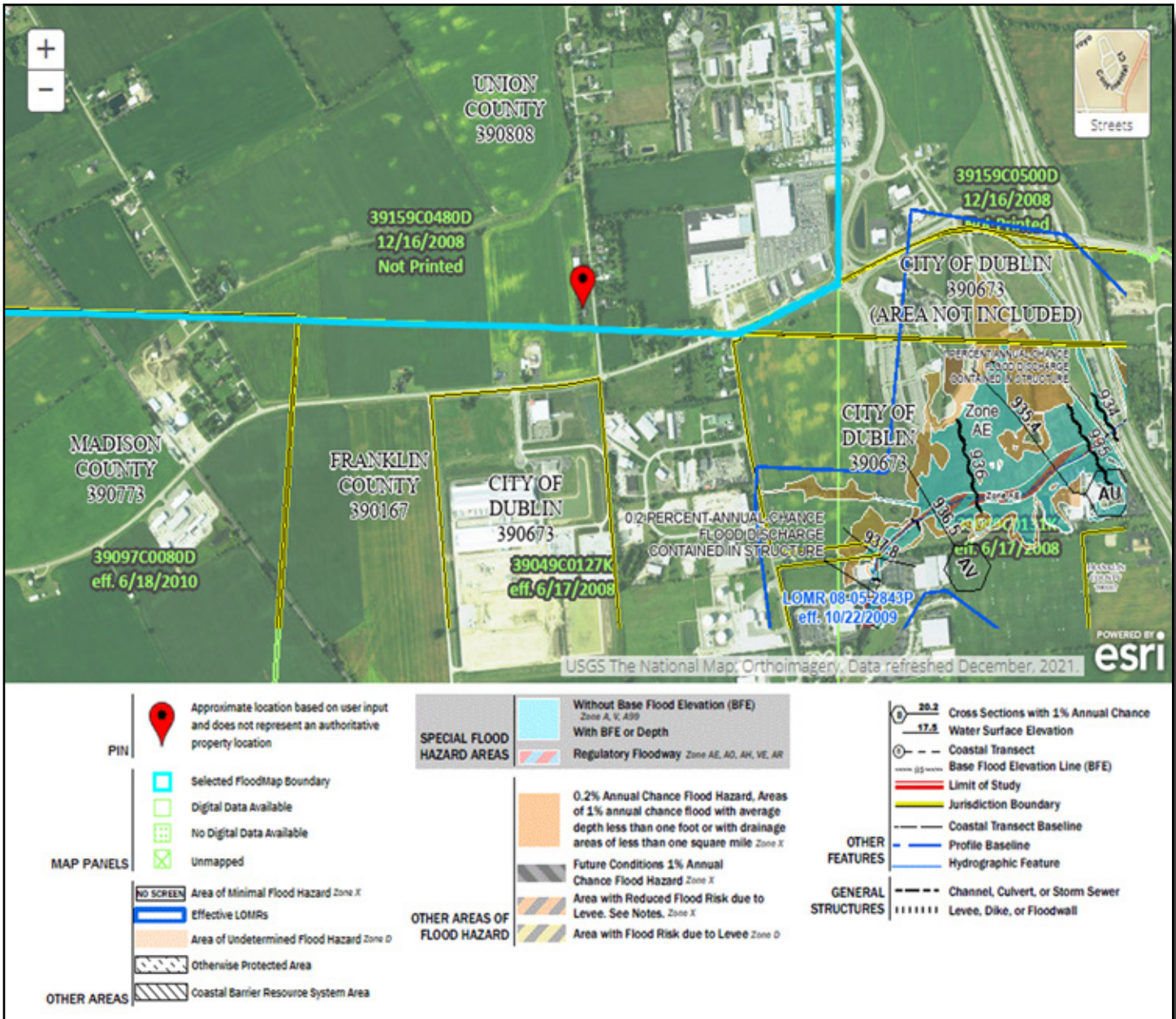
Click [here](#) to see zoning regulations



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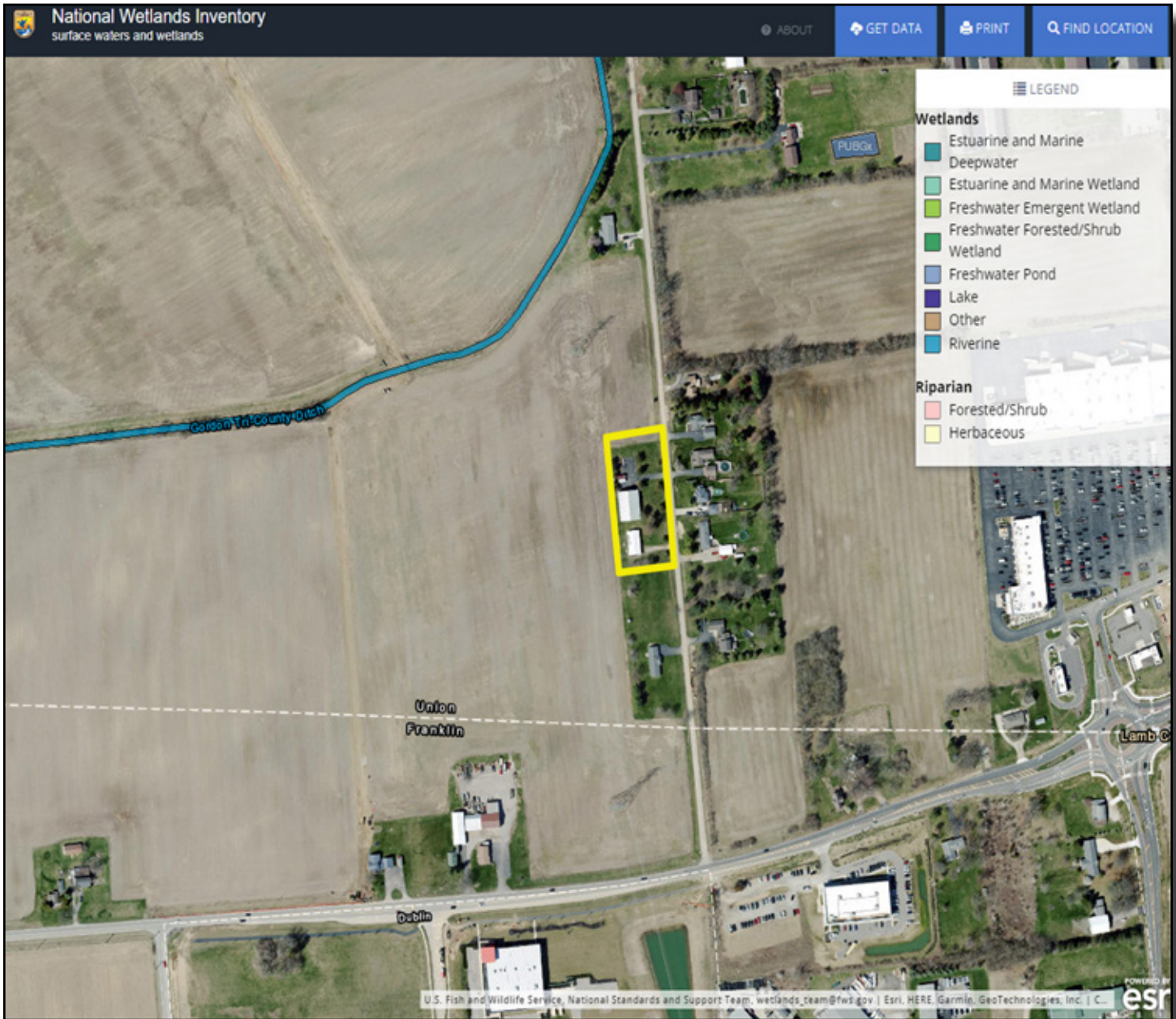


# Flood Map






# Wetlands Map



# Demographics

## Demographic Summary Report

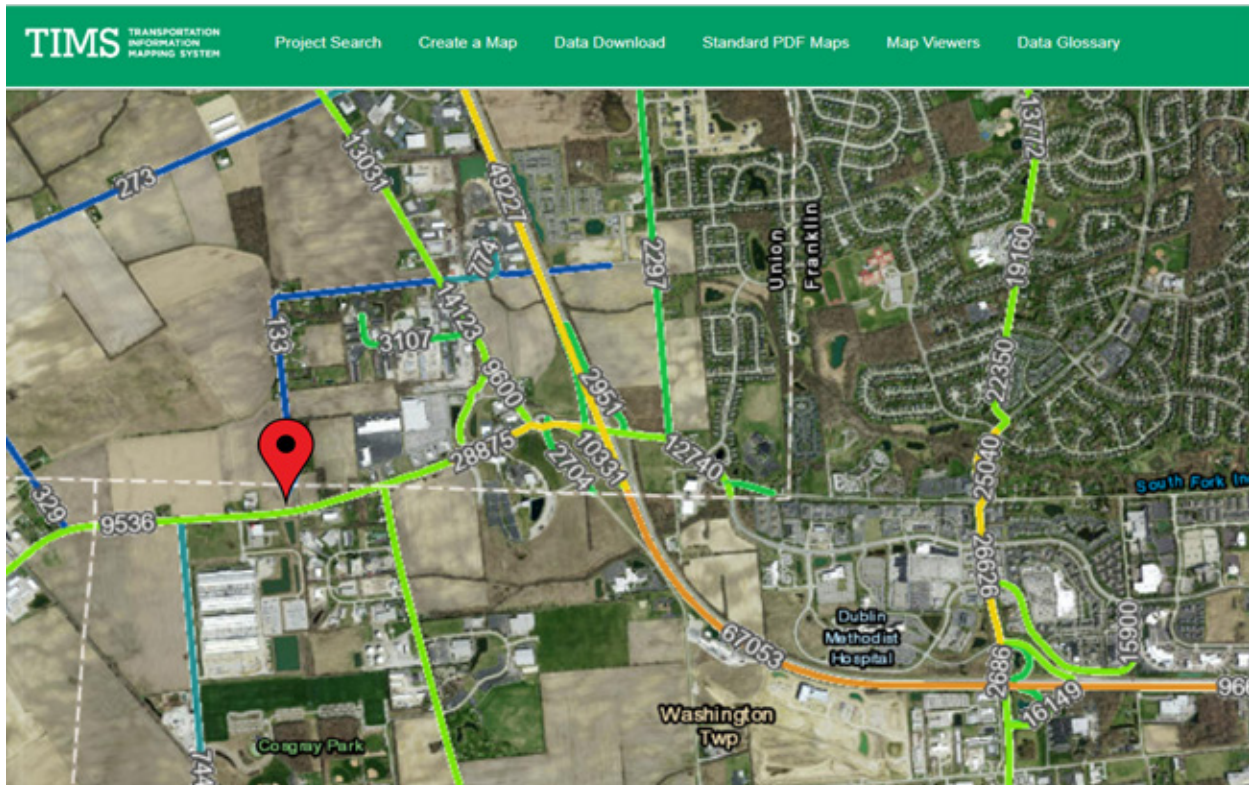
| 6747 Weldon Rd, Plain City, OH 43064      |   |                  |                  |
|---|---|------------------|------------------|
|   |  |                  |                  |
| Radius                                    | 1 Mile  | 3 Mile           | 5 Mile           |
| <b>Population</b>                         |   |                  |                  |
| 2027 Projection                           | 186   | 25,782           | 102,869          |
| 2022 Estimate                             | 164   | 24,038           | 95,172           |
| 2010 Census                               | 111   | 19,339           | 74,578           |
| Growth 2022 - 2027                        | 13.41%  | 7.26%            | 8.09%            |
| Growth 2010 - 2022                        | 47.75%  | 24.30%           | 27.61%           |
| <b>2022 Population by Hispanic Origin</b> |   |                  |                  |
| 2022 Population                           | 5   | 687              | 3,308            |
| 2022 Population                           | 164   | 24,038           | 95,172           |
| White                                     | 148 90.24%  | 16,823 69.99%    | 72,874 76.57%    |
| Black                                     | 7 4.27%   | 537 2.23%        | 3,116 3.27%      |
| Am. Indian & Alaskan                      | 1 0.61%   | 27 0.11%         | 155 0.16%        |
| Asian                                     | 6 3.66%   | 6,127 25.49%     | 16,780 17.63%    |
| Hawaiian & Pacific Island                 | 0 0.00%   | 13 0.05%         | 31 0.03%         |
| Other                                     | 2 1.22%   | 511 2.13%        | 2,215 2.33%      |
| U.S. Armed Forces                         | 0   | 14               | 66               |
| <b>Households</b>                         |   |                  |                  |
| 2027 Projection                           | 70  | 9,609            | 39,973           |
| 2022 Estimate                             | 62  | 8,936            | 36,941           |
| 2010 Census                               | 42  | 6,987            | 28,326           |
| Growth 2022 - 2027                        | 12.90%  | 7.53%            | 8.21%            |
| Growth 2010 - 2022                        | 47.62%  | 27.89%           | 30.41%           |
| Owner Occupied                            | 49 79.03%   | 6,686 74.82%     | 26,012 70.41%    |
| Renter Occupied                           | 13 20.97%   | 2,250 25.18%     | 10,929 29.59%    |
| <b>2022 Households by HH Income</b>       |   |                  |                  |
| Income: <\$25,000                         | 3 5.00%   | 451 5.05%        | 2,342 6.34%      |
| Income: \$25,000 - \$50,000               | 7 11.67%  | 693 7.76%        | 3,516 9.52%      |
| Income: \$50,000 - \$75,000               | 17 28.33%   | 1,319 14.76%     | 6,030 16.32%     |
| Income: \$75,000 - \$100,000              | 6 10.00%  | 906 10.14%       | 4,434 12.00%     |
| Income: \$100,000 - \$125,000             | 11 18.33%   | 1,156 12.94%     | 4,709 12.75%     |
| Income: \$125,000 - \$150,000             | 5 8.33%   | 899 10.06%       | 3,230 8.74%      |
| Income: \$150,000 - \$200,000             | 8 13.33%  | 1,257 14.07%     | 4,815 13.03%     |
| Income: \$200,000+                        | 3 5.00%   | 2,255 25.24%     | 7,865 21.29%     |
| <b>2022 Avg Household Income</b>          | <b>\$104,042</b>  | <b>\$153,318</b> | <b>\$140,651</b> |
| <b>2022 Med Household Income</b>          | <b>\$87,500</b>   | <b>\$123,766</b> | <b>\$111,406</b> |



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# Traffic Map



## Traffic Count Report



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# County Highlights

## UNION COUNTY

### DEMOGRAPHICS

 55,457  
RESIDENTS

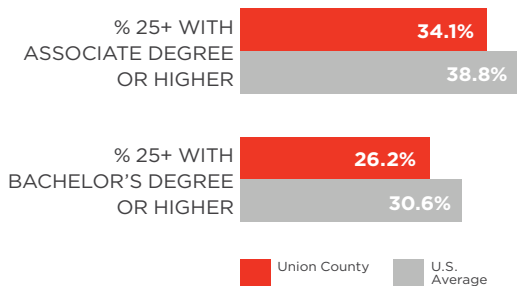
 38.1  
MEDIAN AGE

 18,431  
HOUSEHOLDS

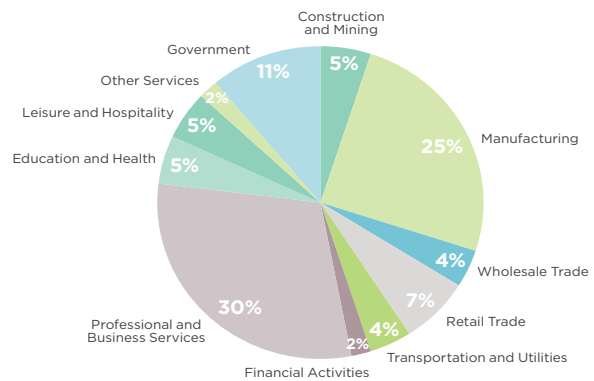
 \$67,382  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

3.8% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

| COMPANY   | FTE   | OPERATIONS  |
|---|-------|---|
| Honda   | 6,868 | North America HQ and R&D center, automotive assembly, testing   |
| The Scotts Miracle-Gro Company                                  | 1,100 | HQ, R&D, manufacturing and distribution of lawn care company    |
| Veyance Technologies, Inc. (Continental ContiTech)              | 400   | Manufacturing of rubber belts, hoses, hydraulics for automotive |
| Nestle  | 250   | Product technology center for various Nestle food brands        |
| Select Sires, Inc.  | 184   | HQ and R&D of cattle reproductive management services firm      |
| Parker Hannifin Hydraulic Pump Division                         | 170   | Division HQ, manufacturing of hydraulic components and pumps    |
| Sumitomo Electric Wiring Systems, Inc.                          | 138   | Manufacturing and R&D of electric wiring systems                |
| A2Z Field Services  | 102   | HQ of real estate field service firm                            |
| Moriroku Technology North America (Greenville Technology, Inc.) | 82    | Manufacturing and R&D of console and dashboard panels           |



# Region Highlights

## 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

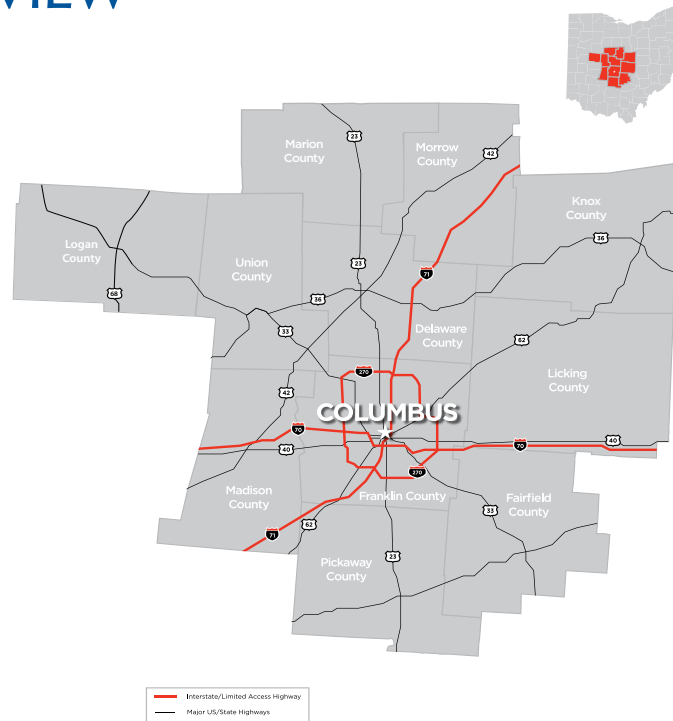
#### COLUMBUS AND FRANKLIN COUNTY

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

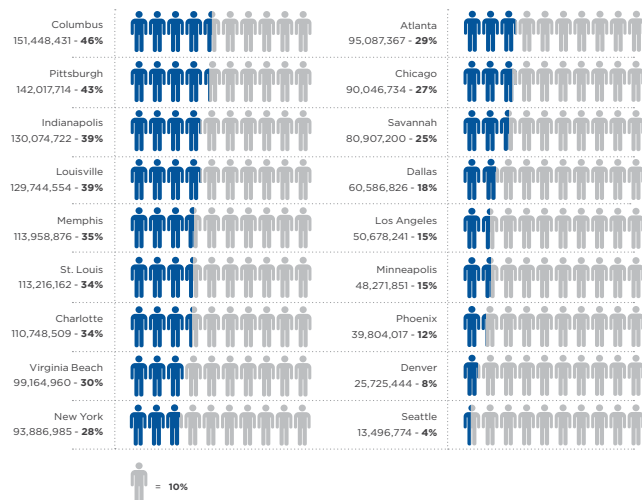
#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- 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



# 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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