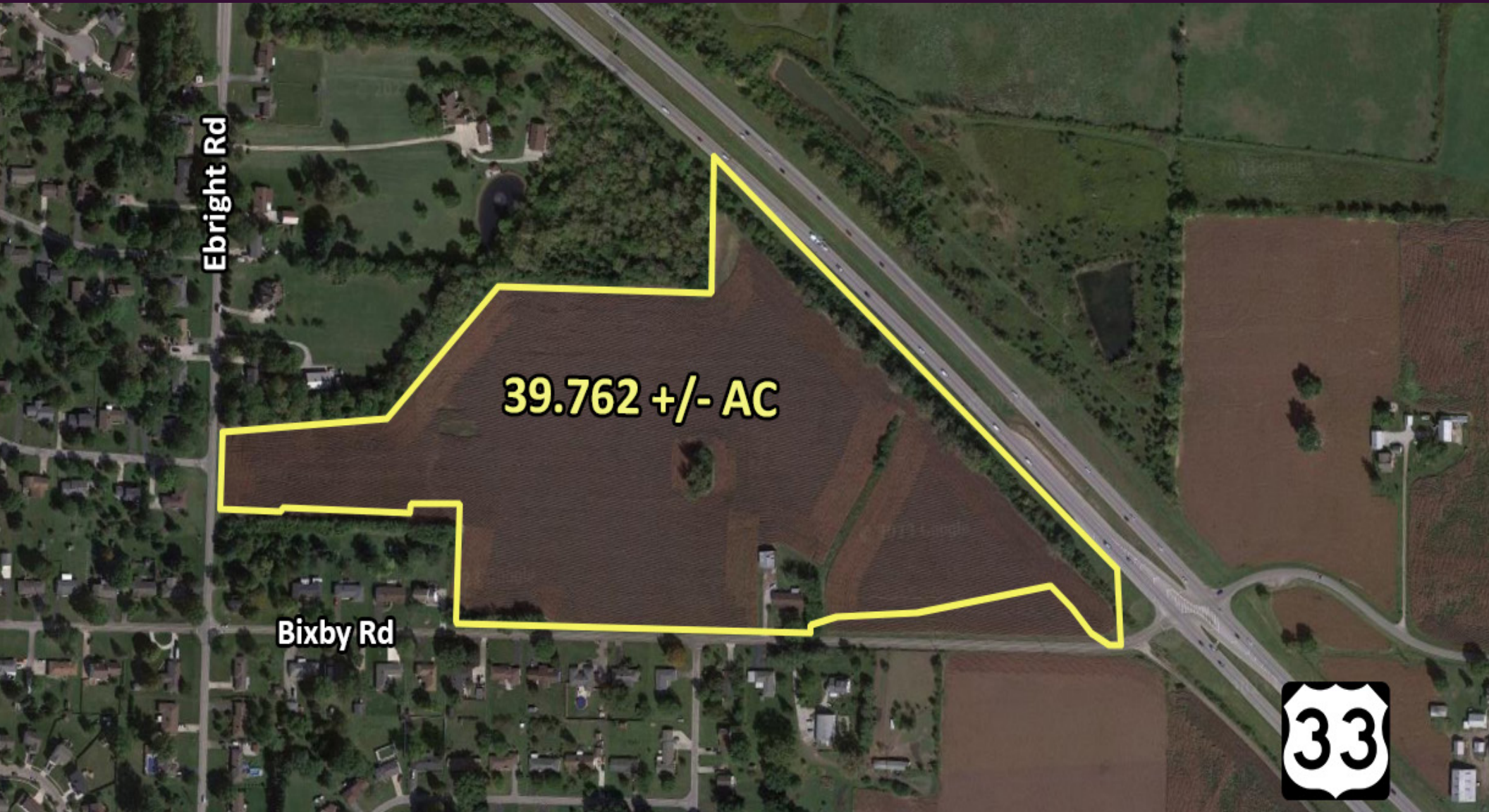


THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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



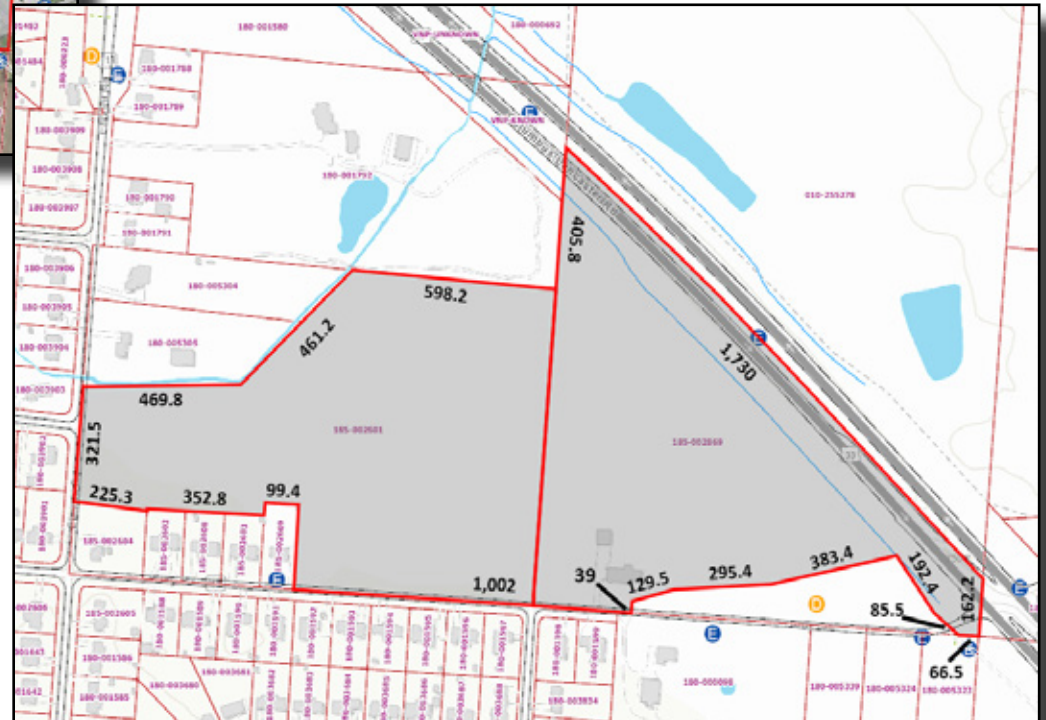
REDEVELOPMENT LAND FOR SALE IN SOUTHEAST COLUMBUS!

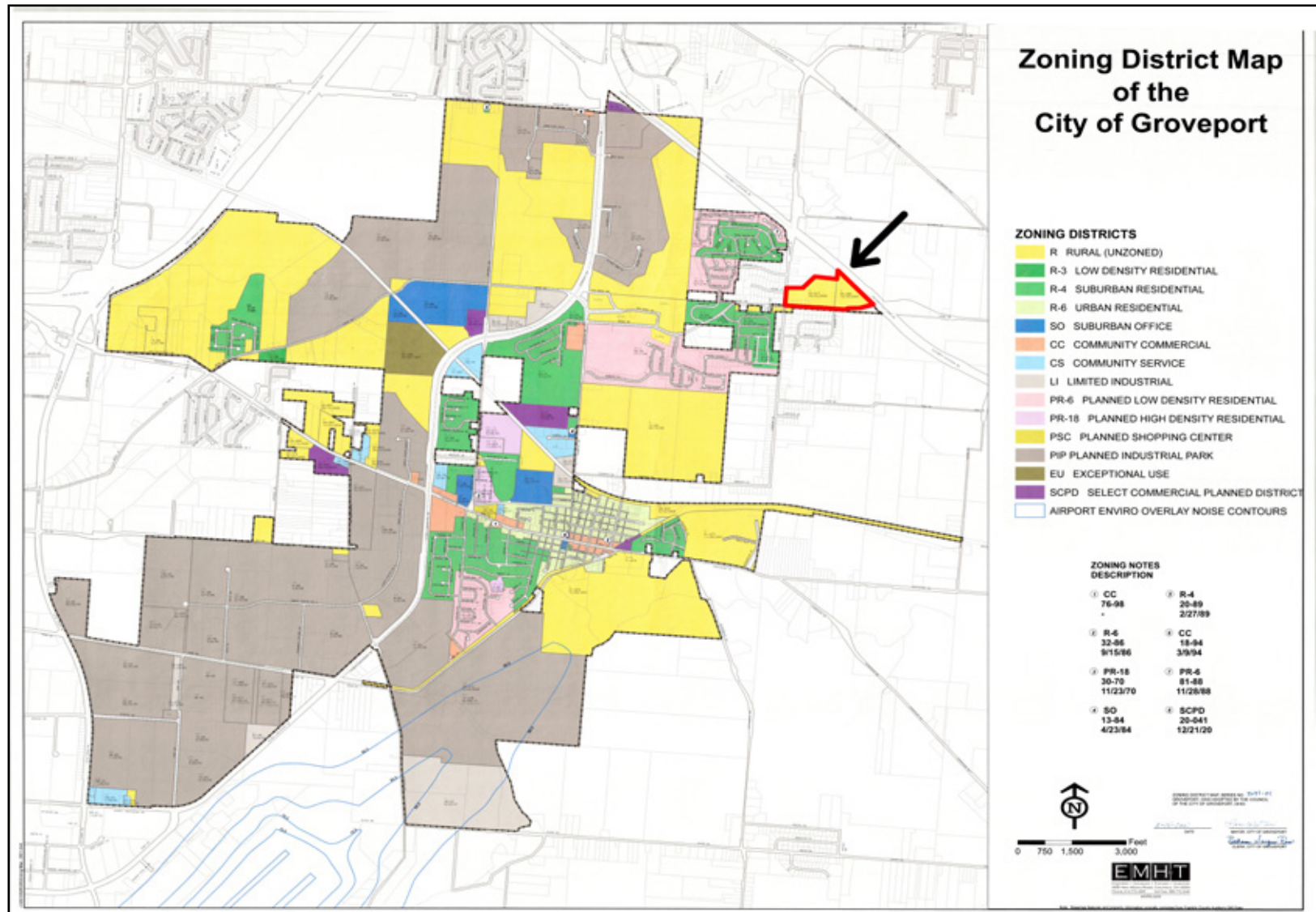
**39.762 +/- AC available in Canal Winchester, Ohio (Madison Township)!
Corp Limit Groveport. Existing ranch-style, residential home on one parcel
but being sold for land value. Located just off US-33 and a short drive
to Downtown Canal Winchester. Close to Home Depot, Kroger, and
several other major retailers!**

Property Highlights

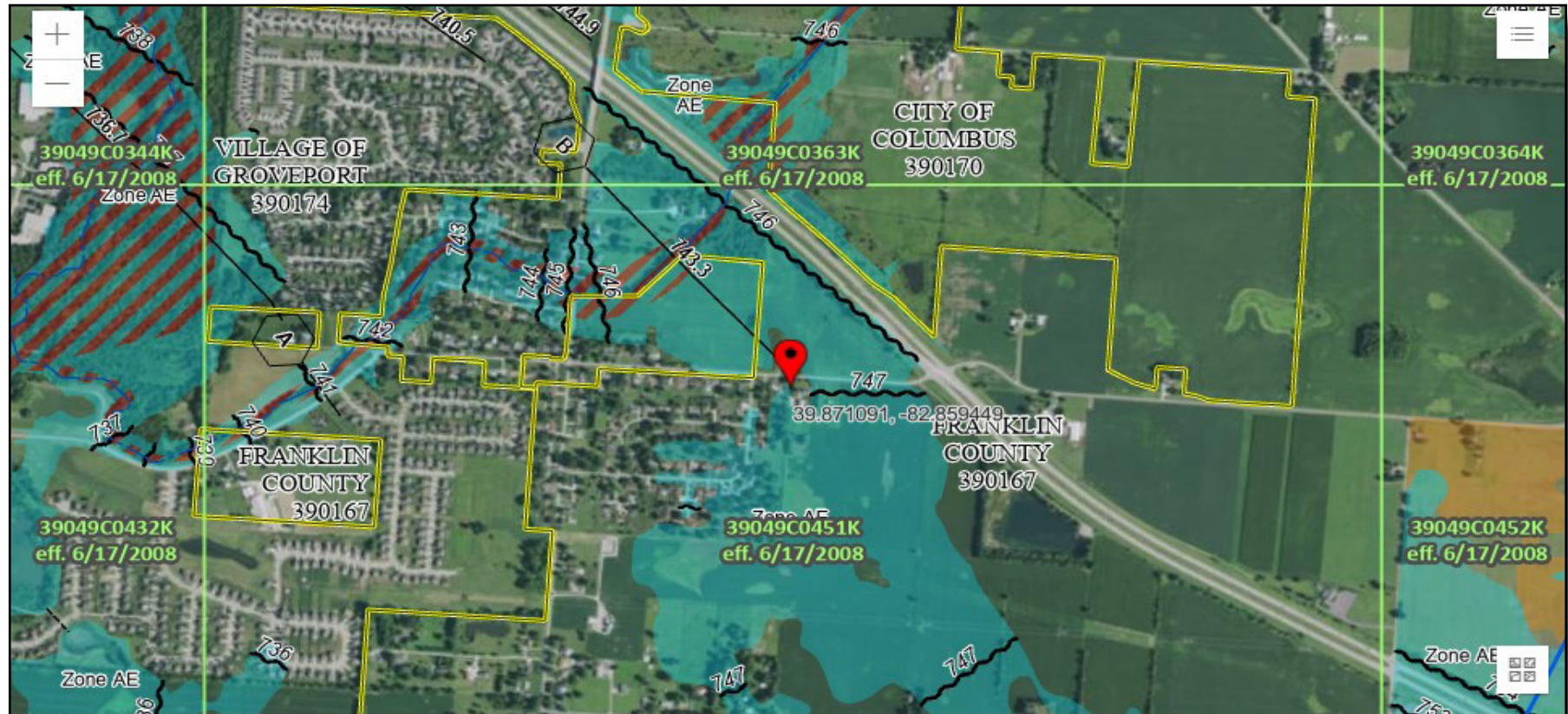
Address:	5424 Bixby Road and Ebright Road Canal Winchester, OH 43110
County:	Franklin
PID:	185-002601 185-002869
Location:	Off US 33 at corner of Bixby and Ebright Rds
Total Acreage:	39.762 +/- ac
Sale Price	\$7,952,400
Sale Price/Acre:	\$200,000
Taxes 2022:	\$6,476.24
Zoning:	R - Rural (Unzoned)







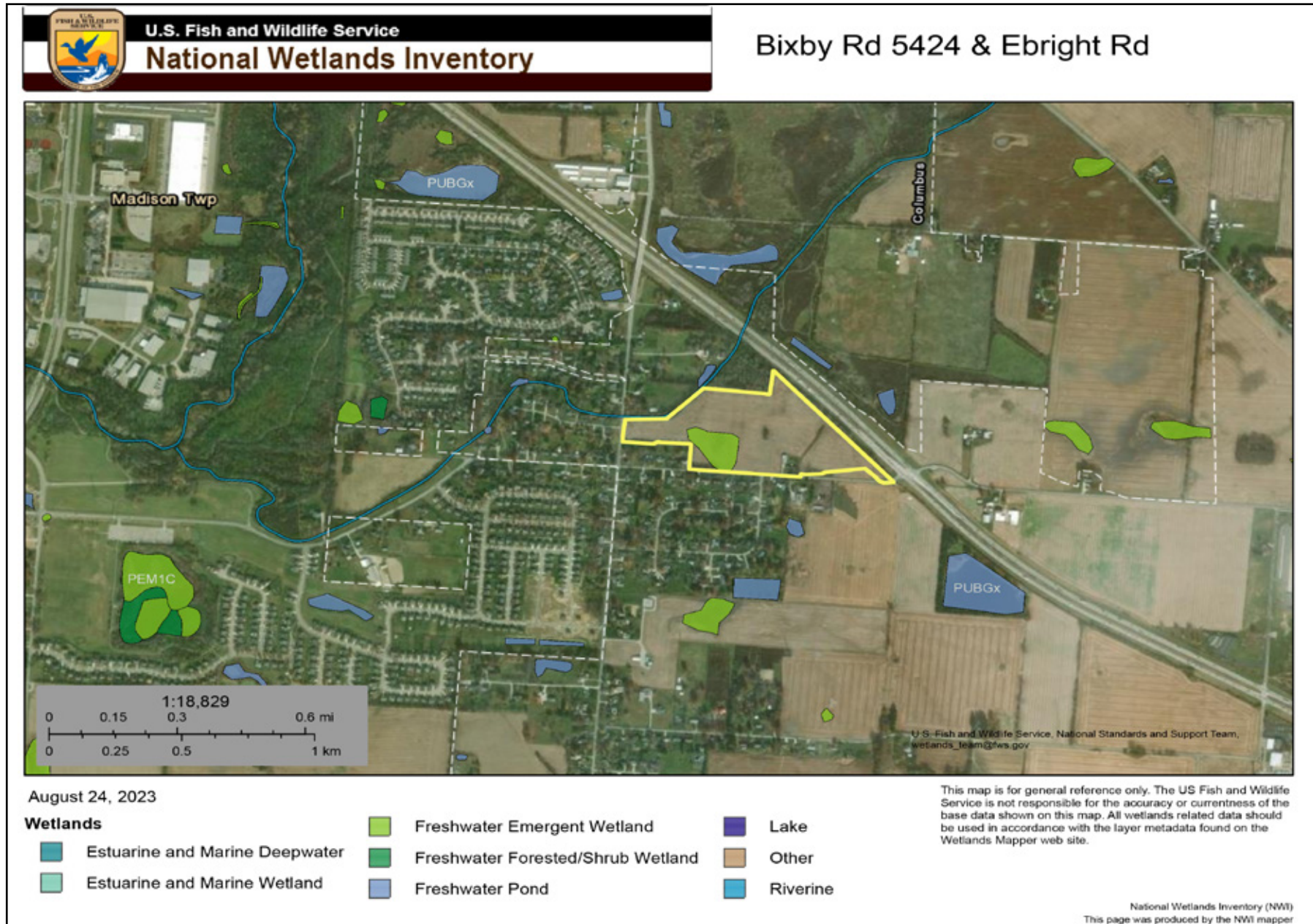
Click [here](#) to view zoning regulations



Esri, USDA Farm Service Agency, Microsoft

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<p>PHI</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 		



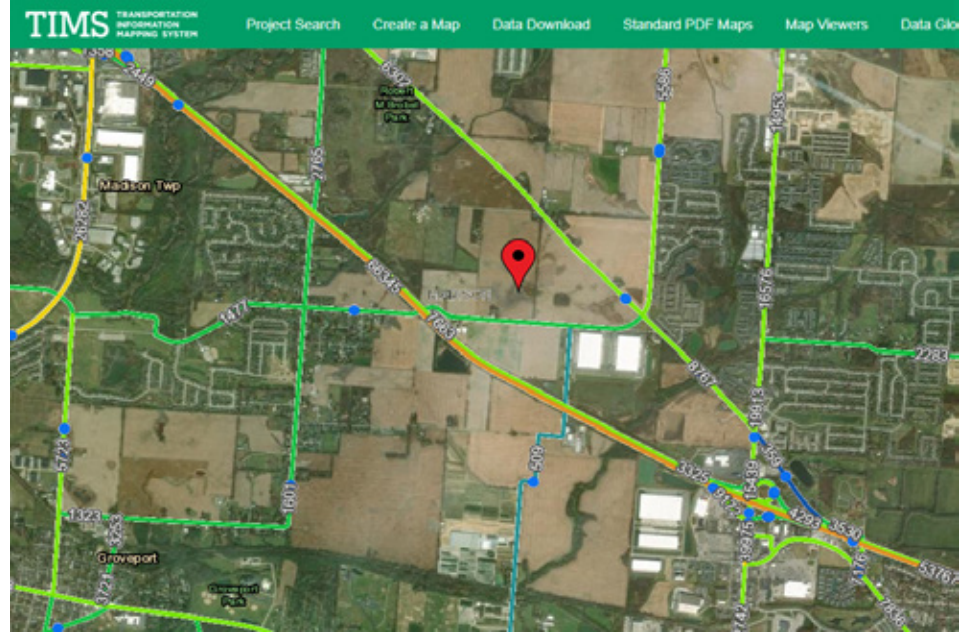


Great Location!

Easy access to major highways
20 minutes to Downtown Columbus

Demographic Summary Report

5424 Bixby Rd, Groveport, OH 43125			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,218	39,514	129,707
2023 Estimate	2,195	39,104	128,223
2010 Census	1,919	34,065	113,518
Growth 2023 - 2028	1.05%	1.05%	1.16%
Growth 2010 - 2023	14.38%	14.79%	12.95%
2023 Population by Hispanic Origin			
2023 Population	58	1,695	7,346
White	2,195	39,104	128,223
Black	1,478	23,843	65,228
Am. Indian & Alaskan	529	12,442	53,800
Asian	3	91	362
Hawaiian & Pacific Island	0	15	75
Other	130	1,034	3,595
U.S. Armed Forces	0	0	0
	6	21	91
Households			
2028 Projection	846	15,392	50,242
2023 Estimate	839	15,226	49,700
2010 Census	743	13,241	44,122
Growth 2023 - 2028	0.83%	1.09%	1.09%
Growth 2010 - 2023	12.92%	14.99%	12.64%
Owner Occupied	770	9,015	27,855
Renter Occupied	69	6,212	21,845
	91.78%	59.21%	56.05%
	8.22%	40.80%	43.95%
2023 Households by HH Income			
Income: <\$25,000	839	15,227	49,702
Income: \$25,000 - \$50,000	81	1,732	7,972
Income: \$50,000 - \$75,000	210	4,097	12,363
Income: \$75,000 - \$100,000	157	3,714	10,786
Income: \$100,000 - \$125,000	110	1,978	6,314
Income: \$125,000 - \$150,000	111	1,658	5,213
Income: \$150,000 - \$200,000	128	839	2,703
Income: \$200,000+	33	822	2,740
	3.93%	5.40%	5.51%
	9	387	1,611
	1.07%	2.54%	3.24%
2023 Avg Household Income	\$80,105	\$75,772	\$75,414
2023 Med Household Income	\$70,637	\$60,434	\$58,851



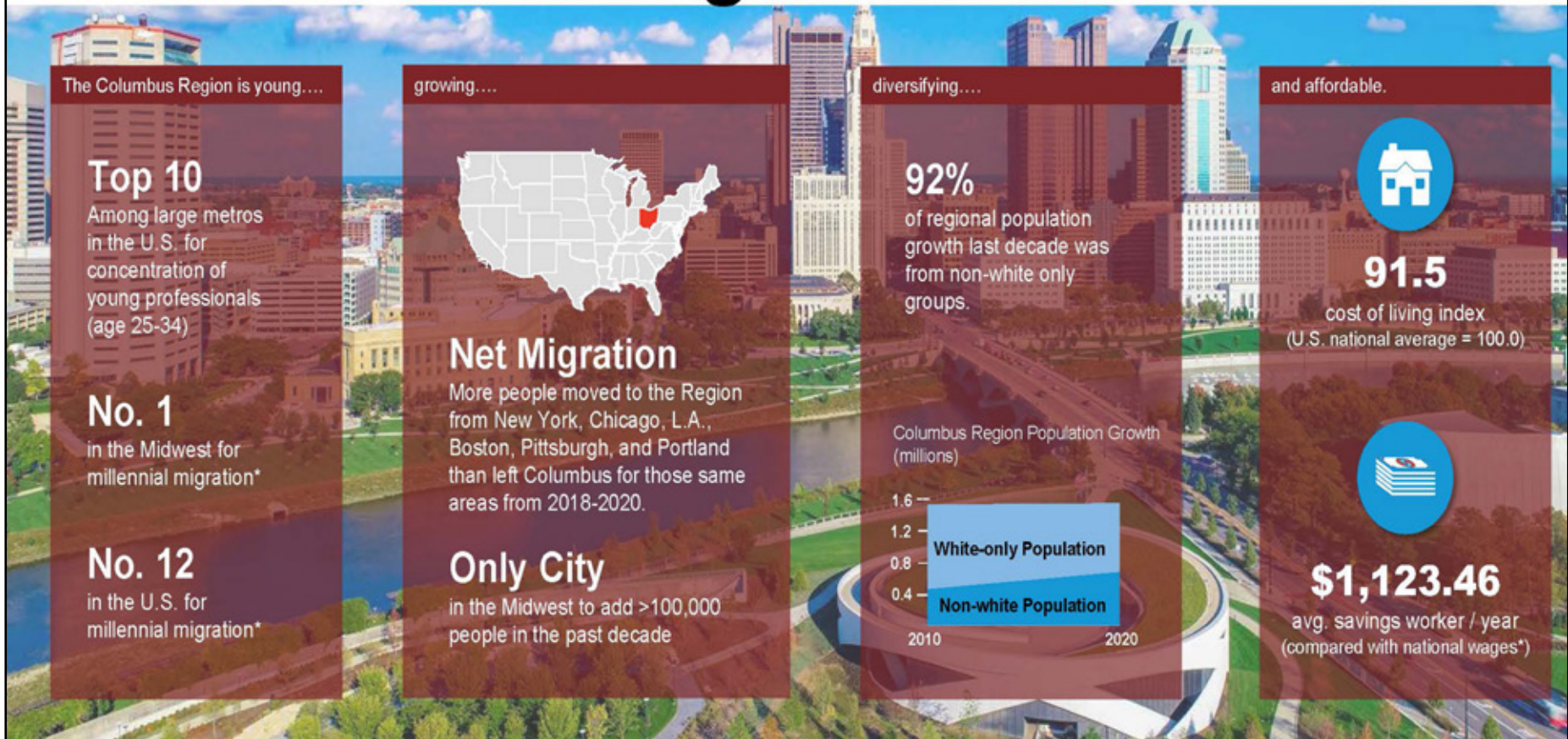
Traffic Count Report

5424 Bixby Rd, Groveport, OH 43125						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Bixby Rd	Ebright Rd	0.06 W	2022	1,409	MPSI	.08
2 Bixby Road	Ebright Rd	0.06 W	2020	1,528	MPSI	.08
3 Ebright Rd	Blair Ave	0.04 S	2020	1,923	MPSI	.11
4 Ebright Rd	Blair Ave	0.04 S	2022	1,561	MPSI	.11
5 Bixby Rd	Milless Dr	0.01 E	2022	1,136	MPSI	.21
6 Ebright Rd	Solomon Ave	0.03 S	2022	1,969	MPSI	.23
7 Southeast Expy	Bixby Rd	0.16 SE	2022	54,609	MPSI	.30
8 Southeast Expy	Bixby Rd	0.16 SE	2021	54,763	MPSI	.30
9 Bixby Rd	Southeast Expy	0.09 E	2022	1,155	MPSI	.35
10 Bixby Rd	Southeast Expy	0.09 E	2021	1,171	MPSI	.35



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.



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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 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/space for your needs.

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