

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



4.56 +/- Acre Site



Appraisal Brokerage Consulting Development

Development Land

0 Stelzer Road, Columbus, OH 43219

DEVELOPMENT LAND!

Vacant land between I-670 and Georgia Ave east of Stelzer Rd. Ideal location for single/multi-family residential development to expand the existing SF residential to the north. Located in Mifflin Township, zoned Rural in Franklin County. Would need to acquire additional property to the north for access off Georgia Ave.



Property Highlights

Address: 0 Stelzer Road
Columbus, OH 43219

County: Franklin

Township: Mifflin

PID: 191-000019-00

Location: Between I-670 and Agler Rd

Acreage: 4.56 +/- ac

Sale Price: \$185,500/acre

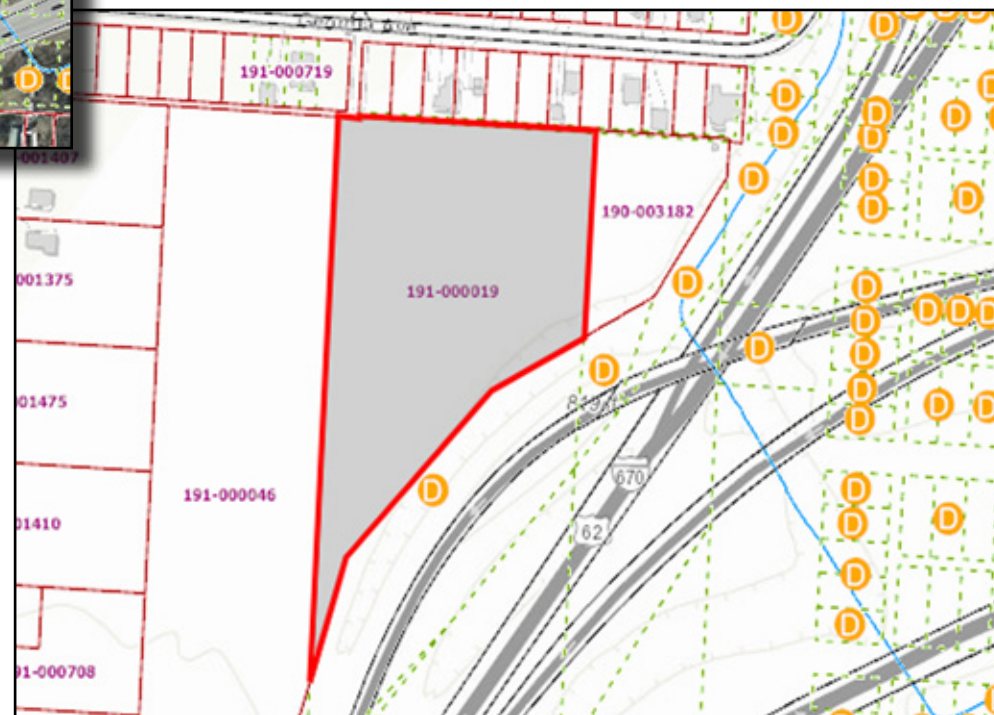
Tax 2024: \$5,713

Zoning: R - Rural

4.56 +/- ac Site

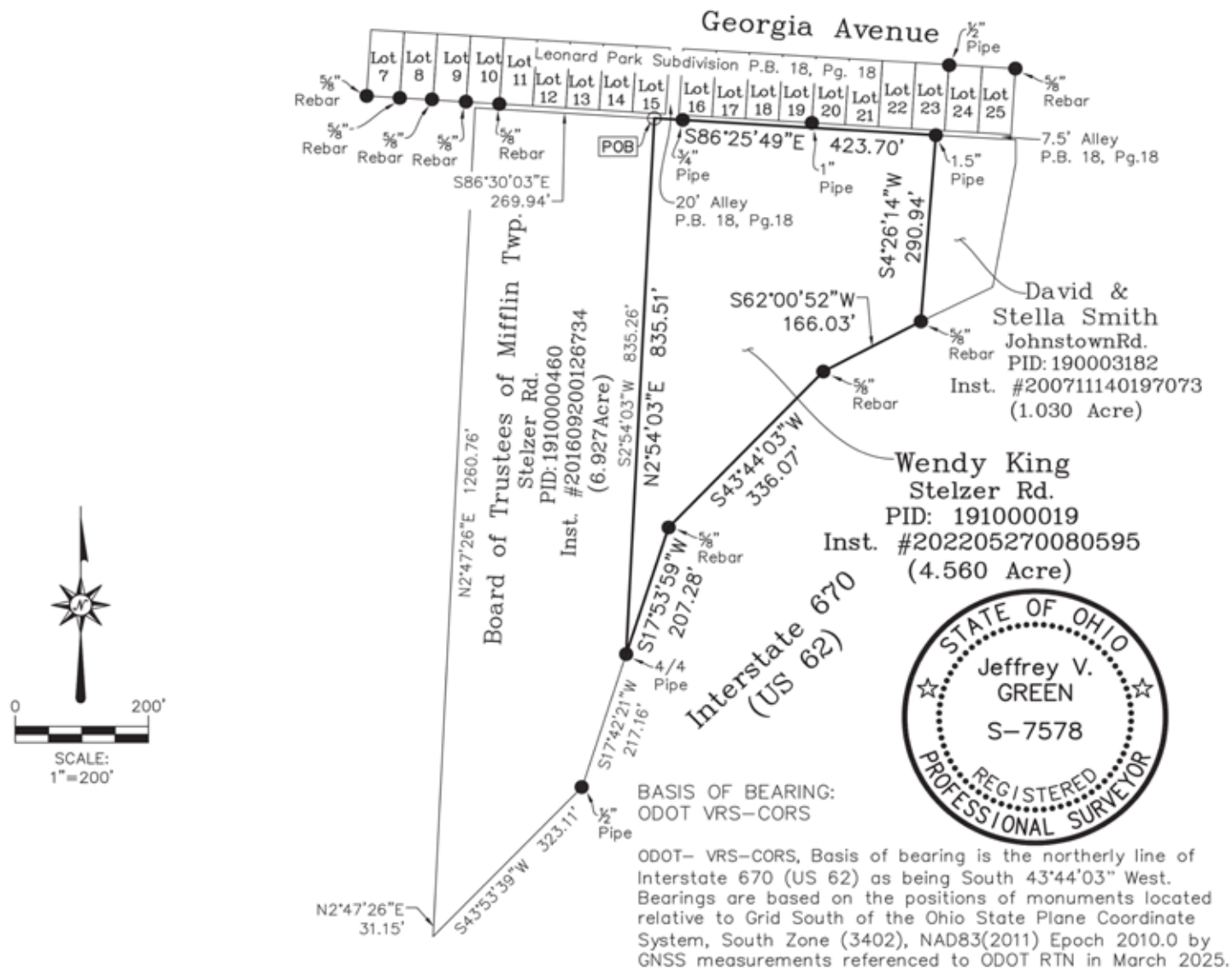
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Aerial and Plat Maps



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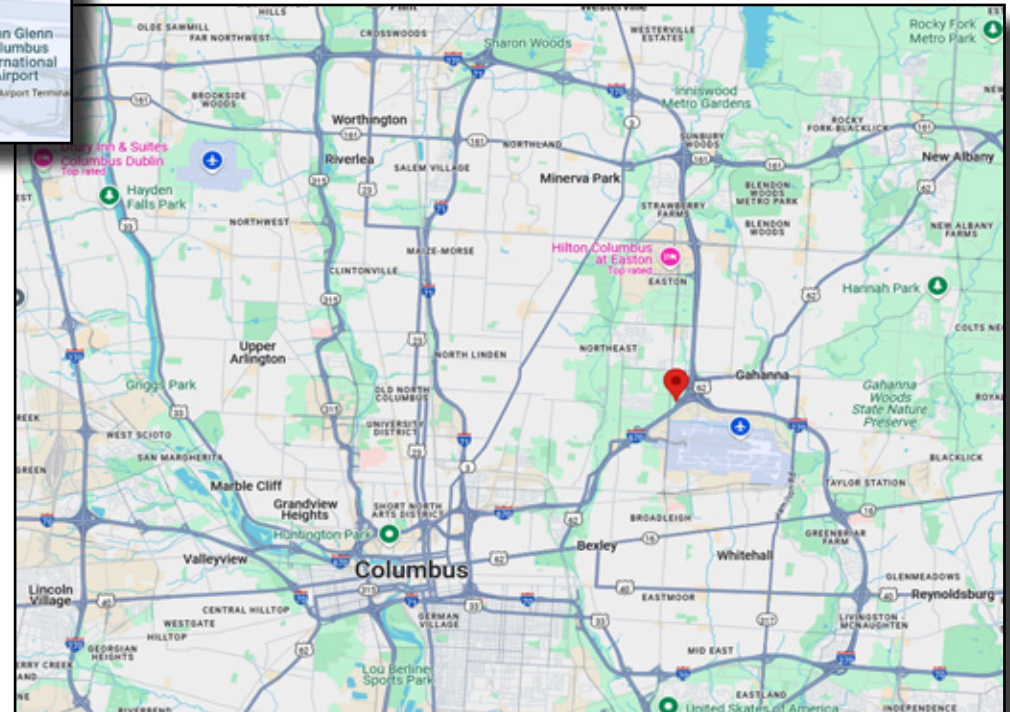
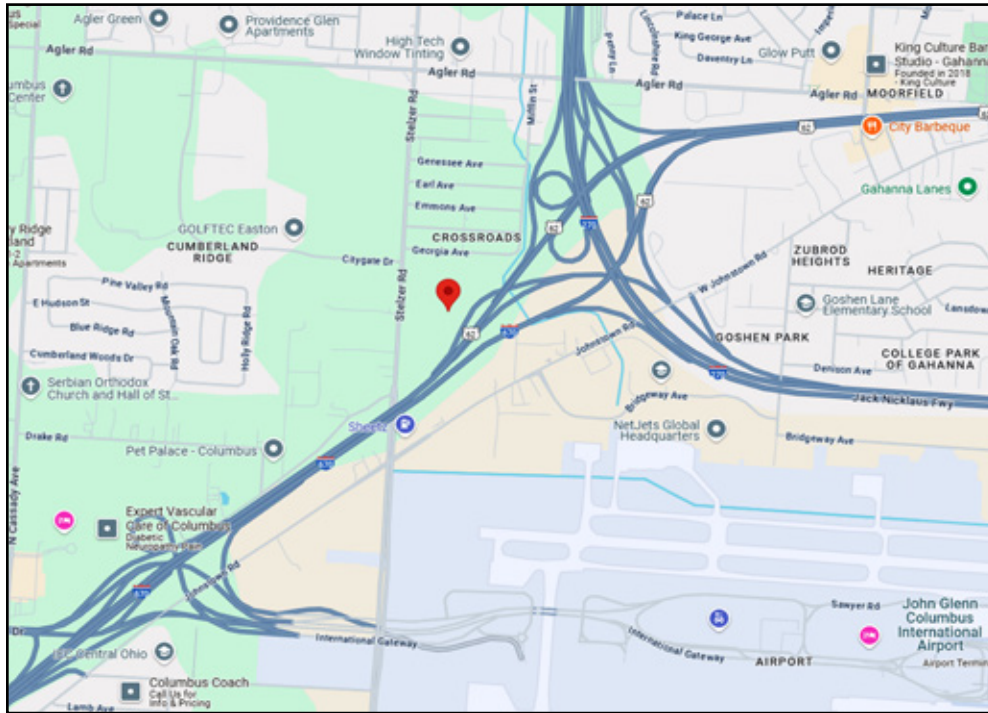
Jeffrey V. Green S-7578 JUNE, 2025



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Street Maps



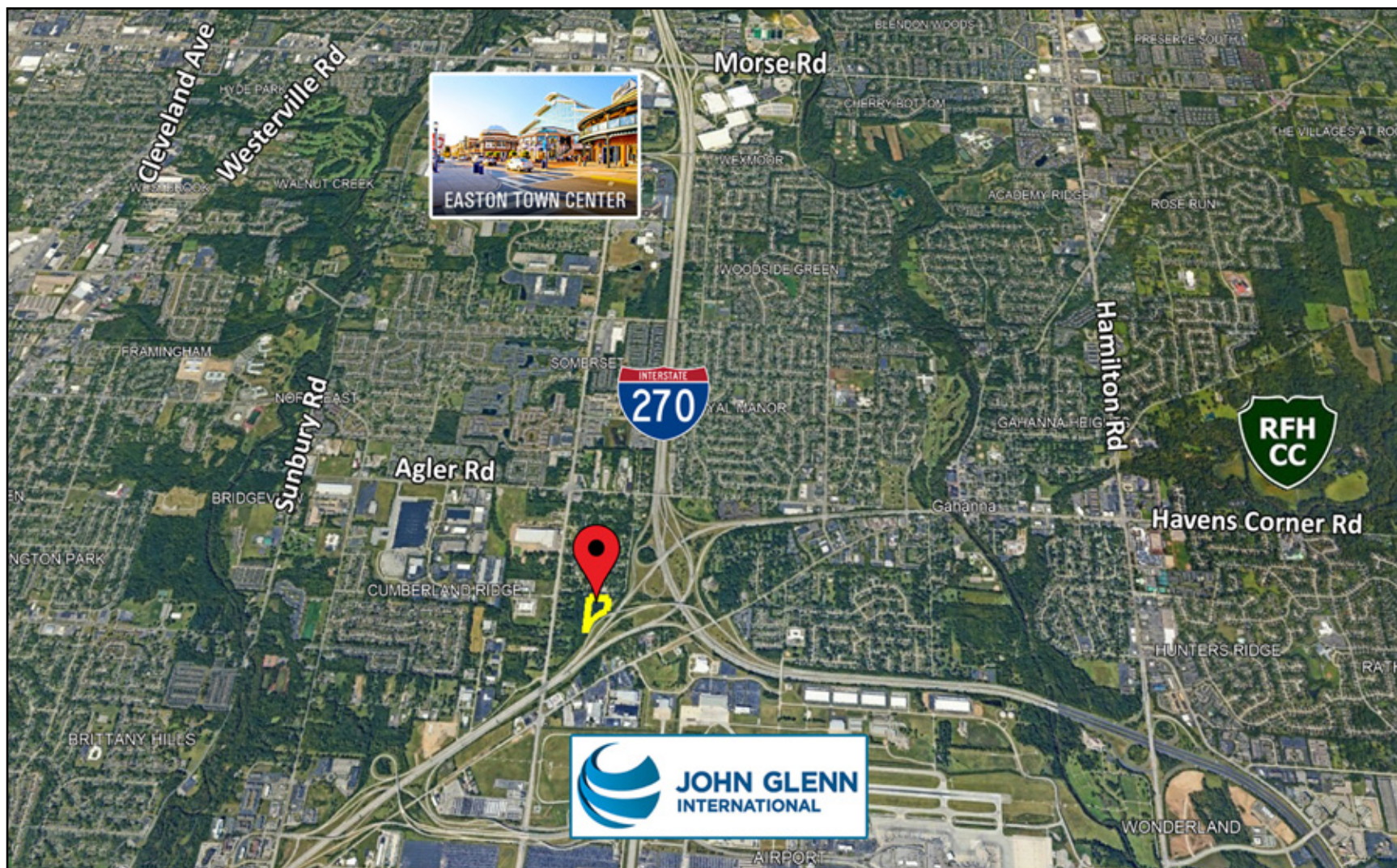
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Location Map



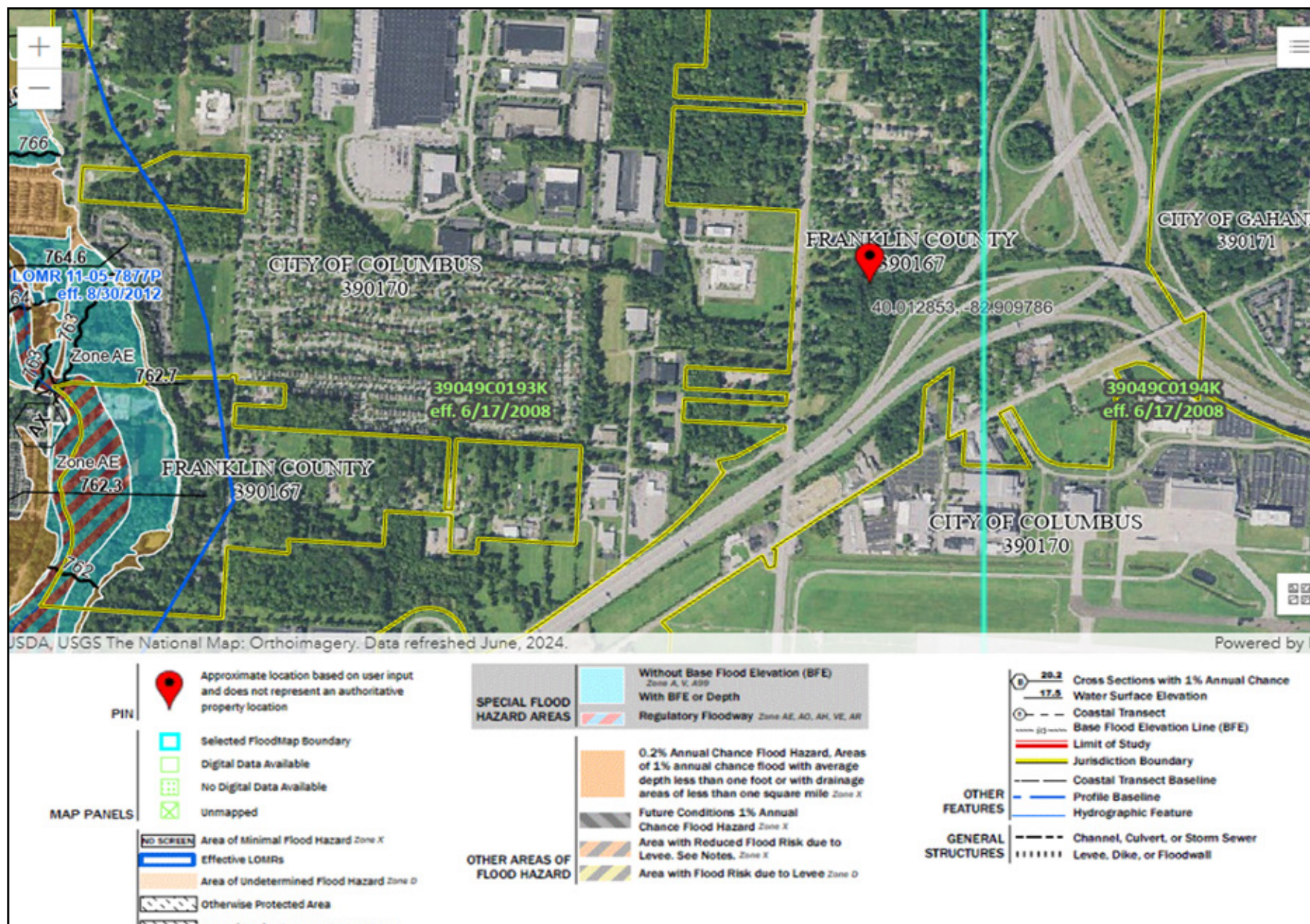
Great Location!

Easy access to major roads
10 minutes to Downtown Columbus



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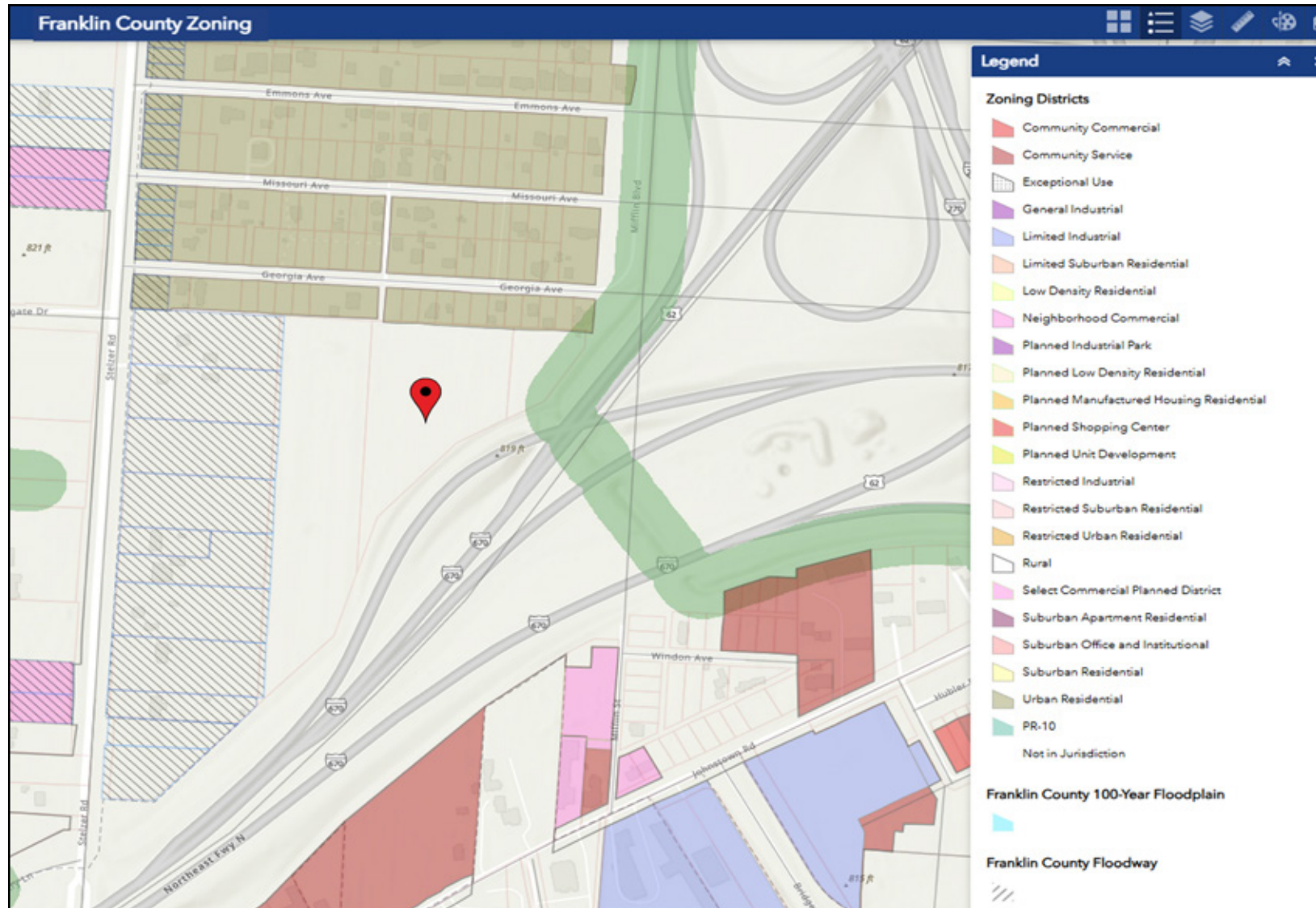




4.56 +/- ac Site


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Zoning Map



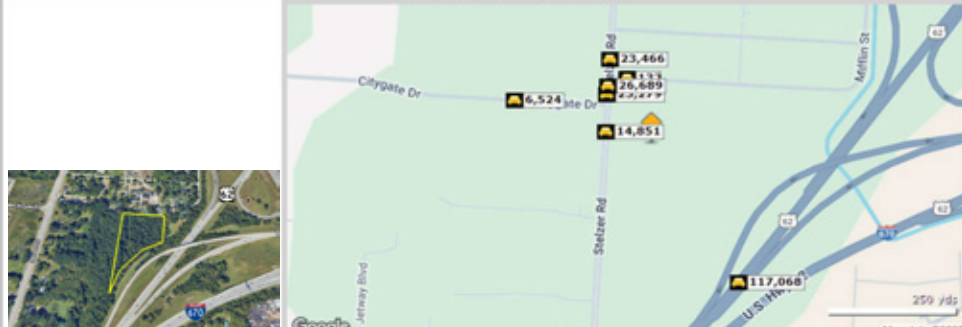
Click [here](#) to view Franklin County Zoning Resolution

Demographic Summary Report

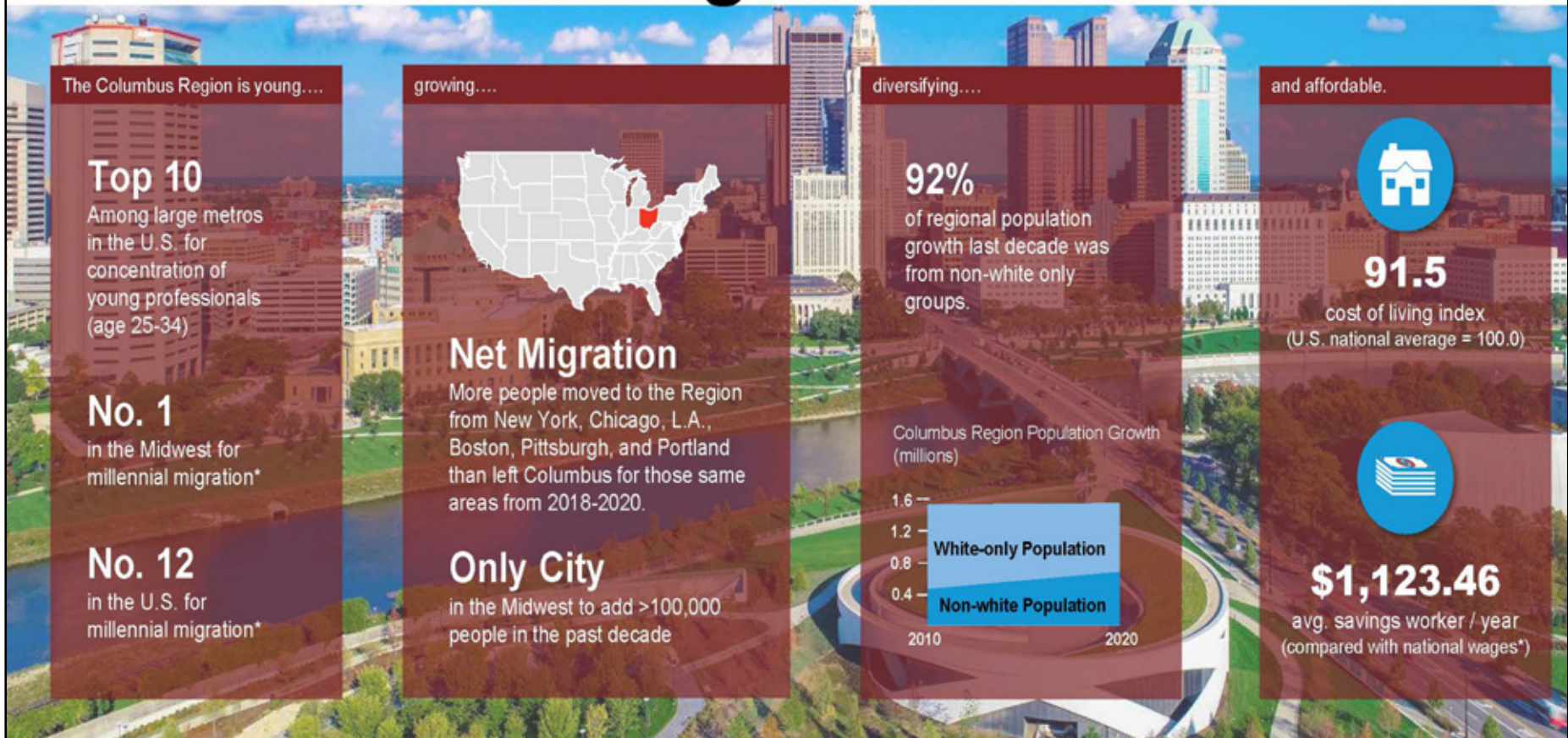
0 Stelzer Rd, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	7,021	75,201	294,113	
2024 Estimate	7,049	74,950	292,599	
2020 Census	7,257	74,298	287,320	
Growth 2024 - 2029	-0.40%	0.33%	0.52%	
Growth 2020 - 2024	-2.87%	0.88%	1.84%	
2024 Population by Hispanic Origin				
2024 Population	7,049	74,950	292,599	
White	1,773 25.15%	28,088 37.48%	125,027 42.73%	
Black	4,235 60.08%	34,784 46.41%	114,869 39.26%	
Am. Indian & Alaskan	14 0.20%	289 0.39%	1,342 0.46%	
Asian	383 5.43%	2,384 3.18%	12,368 4.23%	
Hawaiian & Pacific Island	2 0.03%	36 0.05%	116 0.04%	
Other	641 9.09%	9,369 12.50%	38,878 13.29%	
U.S. Armed Forces	0	59	238	
Households				
2029 Projection	2,747	29,252	118,854	
2024 Estimate	2,759	29,150	118,216	
2020 Census	2,839	28,855	115,863	
Growth 2024 - 2029	-0.43%	0.35%	0.54%	
Growth 2020 - 2024	-2.82%	1.02%	2.03%	
Owner Occupied	1,082 39.22%	14,133 48.48%	52,745 44.62%	
Renter Occupied	1,677 60.78%	15,017 51.52%	65,470 55.38%	
2024 Households by HH Income				
Income: <\$25,000	541 19.61%	7,045 24.17%	26,877 22.74%	
Income: \$25,000 - \$50,000	690 25.01%	6,401 21.96%	28,407 24.03%	
Income: \$50,000 - \$75,000	463 16.78%	4,914 16.86%	21,392 18.10%	
Income: \$75,000 - \$100,000	336 12.18%	3,495 11.99%	13,777 11.65%	
Income: \$100,000 - \$125,000	238 8.63%	3,010 10.33%	9,954 8.42%	
Income: \$125,000 - \$150,000	159 5.76%	1,443 4.95%	6,025 5.10%	
Income: \$150,000 - \$200,000	209 7.58%	1,487 5.10%	6,141 5.19%	
Income: \$200,000+	123 4.46%	1,356 4.65%	5,643 4.77%	
2024 Avg Household Income	\$78,146	\$74,038	\$73,678	
2024 Med Household Income	\$58,734	\$54,902	\$53,884	



Traffic Count Report

0 Stelzer Rd, Columbus, OH 43219							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Stelzer Rd	Citygate Dr	0.03 N	2022	14,186	MPSI	.05	
2 STELZER RD	Citygate Dr	0.03 N	2025	14,851	MPSI	.05	
3 Stelzer Road	Citygate Dr	0.01 S	2025	25,279	MPSI	.08	
4 Georgia Avenue	Stelzer Rd	0.02 W	2025	132	MPSI	.08	
5 Stelzer Road	Georgia Ave	0.01 N	2025	26,689	MPSI	.09	
6 Stelzer Rd	Missouri Ave	0.04 N	2020	17,567	MPSI	.11	
7 Stelzer Rd	Missouri Ave	0.04 N	2025	23,466	MPSI	.11	
8 Citygate Dr	Stelzer Rd	0.10 E	2020	7,106	MPSI	.16	
9 Citygate Dr	Stelzer Rd	0.10 E	2025	6,524	MPSI	.16	
10 I- 670	Stelzer Rd	0.24 SW	2024	117,068	MPSI	.19	

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

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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.

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