



# Village at Stone Cliff

2153 Sunbury Road,  
Columbus, OH 43219

**John Royer CRE, SIOR**

614.255.4374

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**Brent Garland**

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## PROPERTY DESCRIPTION

Terrific opportunity for residential single family lots. Alum Creek Trails run right near site. Easton Town Center is less than 10 minutes away with access to major retailers such as Whole Foods, CostCo, Walmart and more. Additionally Blendon Woods Metro Park, Gahanna Woods Park and several golf courses or country clubs, such as New Albany Country Club and The Golf Club, are within a short drive.

## PROPERTY HIGHLIGHTS

- Parcels are zoned PUD-6
- Single family lots
- Located in Columbus City School District

## LOCATION DESCRIPTION

Lots are located in Northeast Central Ohio between Agler Rd and Mock Rd on Sunbury Rd. Easily access major roadways such as I-670 or I-270 and Downtown Columbus in roughly 10 minutes.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$250,000
<b>Lot Size:</b>	16.357 Acres

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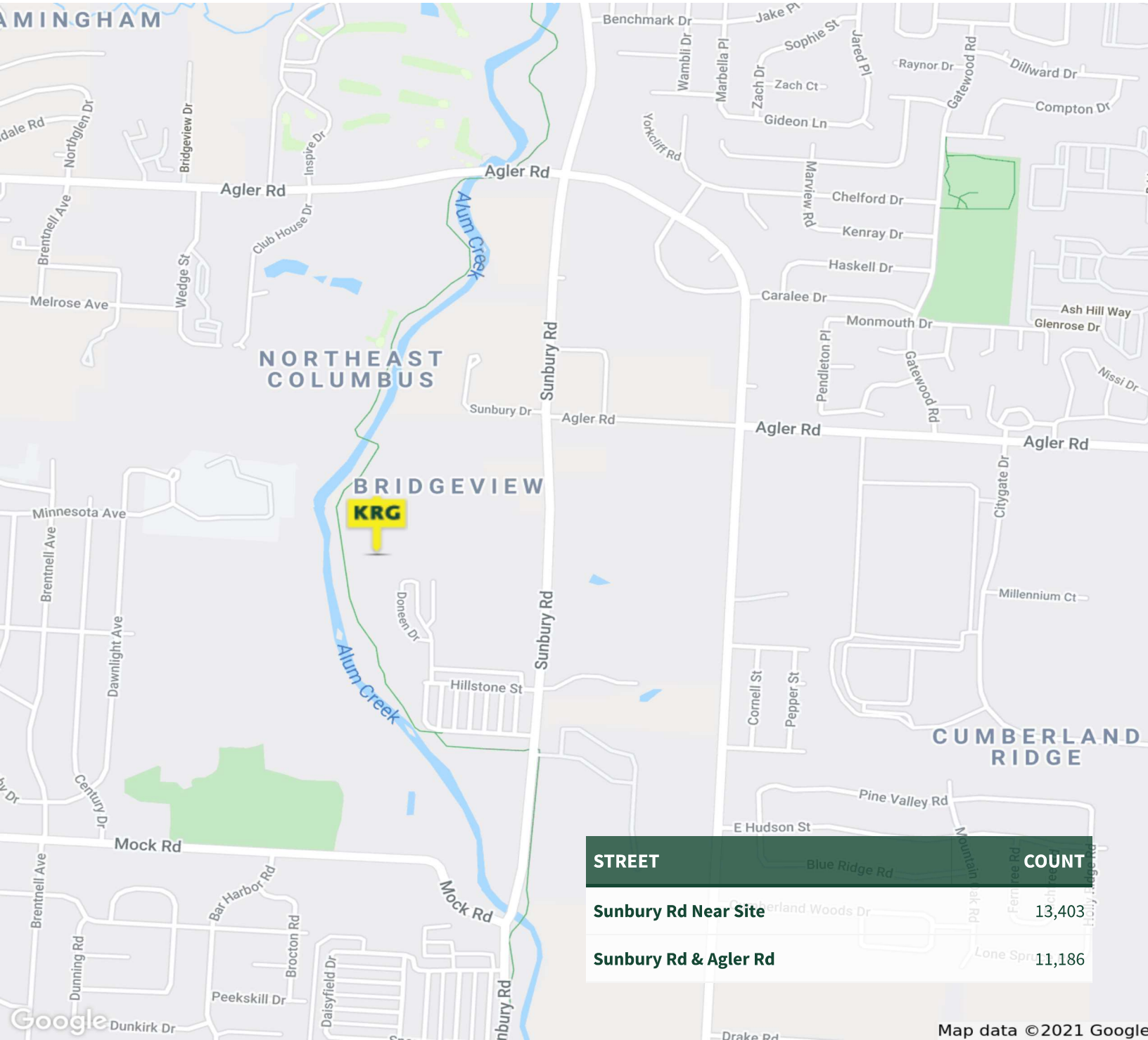
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All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.

# Location Map & Nearby Traffic Counts

Land For Sale

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## National Flood Hazard Layer FIRMette



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, X, AE2
- With BFE or Depth Zone AE, AO, AH, XE, AP
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 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 Map 3, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- Area of Minimal Road Hazard Zone F
- Effective US MRA
- Area of Unclassified Road Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer Levee, Dike, or Roadwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Casual Tracks
- Basic Road Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Casual Tracks, Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is as valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 11/13/2020 at 2:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, copyright information, FIRM panel number, and FIRM effective date. Map images for unmapped and unclassified areas cannot be used for regulatory purposes.

Site is highlighted in bold yellow.

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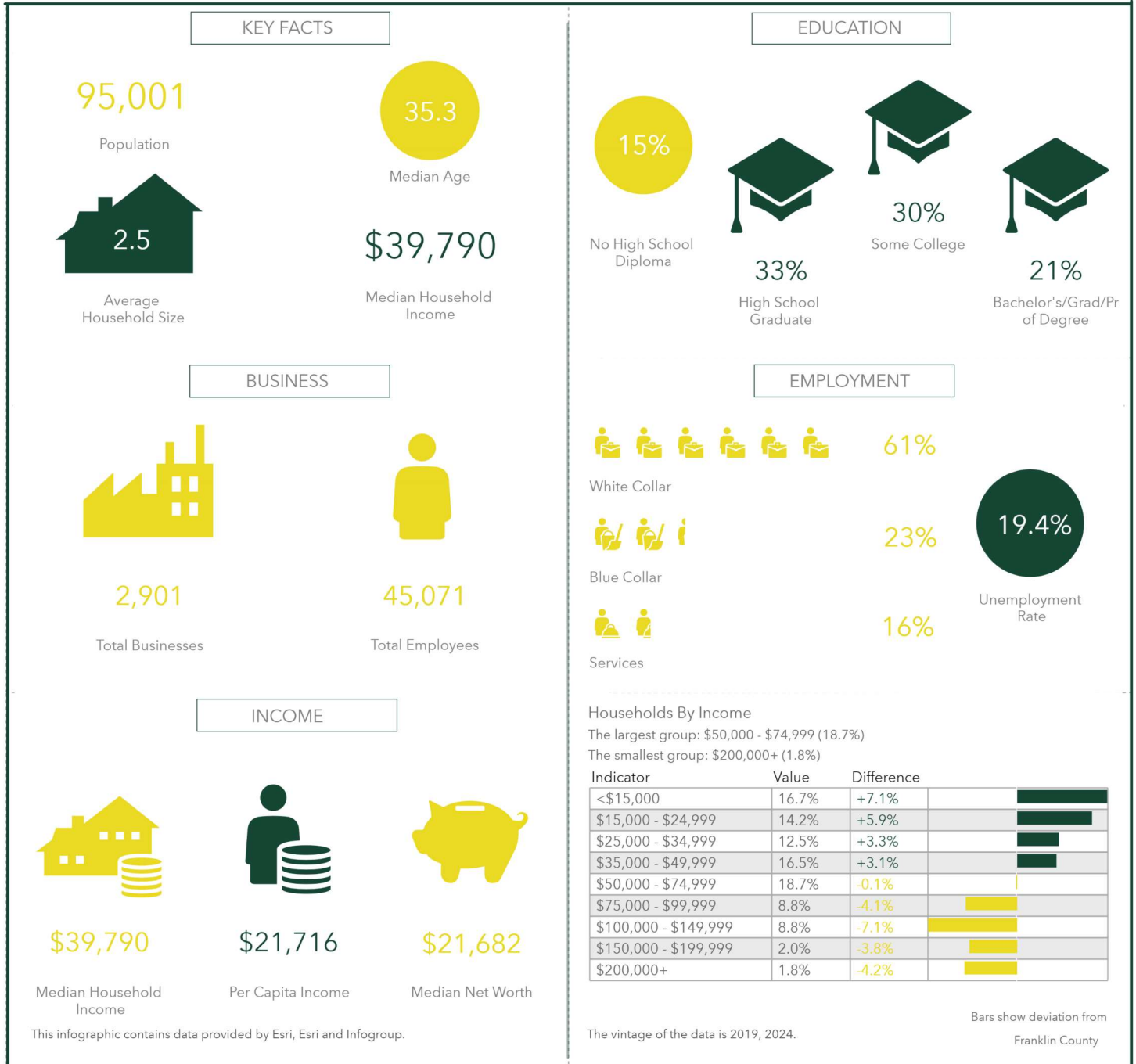
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**Legend** ⬆

**Zoning**

- Council Variance
  - Council Variance
- Special Parking Areas
  - Special Parking Areas
- Base Zoning
  - Commercial
  - Downtown District
  - East Franklinton District
  - Excavation/Quarrying
  - Institutional
  - Manufactured Home
  - Manufacturing
  - Multi-family
  - Neighborhood Center
  - Neighborhood Edge
  - Neighborhood General
  - Parking
  - Research Park
  - Residential
  - Town Center

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## ONE OF THE FASTEST-GROWING U.S. METROS

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented economic growth. The Region is home to today's leaders and is at the forefront of the industries of tomorrow, from advanced manufacturing to smart mobility research and development.



### DEMOGRAPHICS



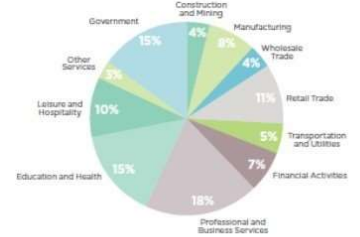
### WORKFORCE

4.1% 2016 AVERAGE UNEMPLOYMENT RATE



■ Columbus Region ■ U.S. Average

### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
JPMorgan Chase & Co.	20,475	Financial services back office, software development, card manufacturing, data center
Nationwide	13,400	Insurance HQ, software development, analytics, data center
Honda of America Mfg., Inc.	10,701	North America HQ and R&D center, automotive assembly, testing
L Brands Inc.	7,800	HQ, distribution and fulfillment of apparel and beauty products, personal care manufacturing
Cardinal Health	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
Huntington Bancshares Incorporated	5,052	Financial services HQ, software development, data center
Alliance Data Card Services	3,627	Card services HQ, transactions processing, data center
American Electric Power Company, Inc.	3,057	Utilities HQ, R&D, smart grid technology, transmissions, data center
Express Scripts Holding Company	2,441	Pharmaceuticals distribution, customer service

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2016, 5-year estimates; EMSI, 2018; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

FACTBOOK

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## **JOHN ROYER CRE, SIOR**

President / Partner

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**Direct:** 614.255.4374

### **PROFESSIONAL BACKGROUND**

John W. Royer has been involved in all aspects of real estate including; brokerage, development and counseling of numerous projects. He has acquired, disposed and/or leased over \$400 million dollars in real property. John has acted as a development consultant and developer for various clients in sale/lease back transactions. He has been involved in the renovation, development, and investment in over \$150 million dollars of real property. Additionally, he has worked with clients; on-site acquisitions, disposals, tenant representation, bank owned real estate and receiver work.

### **MEMBERSHIPS**

Counselors of Real Estate (CRE)  
Society of Industrial and Office Realtors (SIOR)  
International Council of Shopping Center (ICSC)  
2016 President for Columbus Realtors (CR)  
Ohio Association of Realtors (OAR)  
National Association of Realtors (NAR)  
First Merchants Local Central Ohio Board  
Chair—Community Housing Network, Inc.  
Salvation Army Adult Rehabilitation Center (ARC)  
OSU Center for Real Estate Advisory Board (2017)  
State of Ohio Housing Trust Fund Advisory Committee (2017-2021)

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## BRENT GARLAND

Brokerage Associate

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**Direct:** 614.255.4381 | **Cell:** 614.551.4485

### PROFESSIONAL BACKGROUND

Prior to joining Kohr Royer Griffith Inc almost 10 years ago, Brent held positions as Director of Business Development at companies such as TRG Rubicon, Mount Carmel Health System, and John Gerlach & Company. Also during that time he was a Partner at Ten Pin Alley. His experience in Business Development spans over 20 years with emphasis in Health Care, Real Estate, and Small Business entrepreneurship.

Brent's experience as a small business entrepreneur, knowledge of the medical industry and accounting industry has fueled his success. Over the years he has served as a board member for companies like Taylor Station Surgery Center, Central Ohio Sleep Center, Lower Lights Christian Health Center and Media Source. He also served as Director for the Upper Arlington Civic Association. Brent is results oriented and growth driven.

### EDUCATION

Wright State University  
The Ohio State University

### MEMBERSHIPS

Board of Director's - Santa's Silent Helpers- Sep 2012 – Present  
Board of Director's - Columbus Center for Human Services - Jan 2009 – Present  
Columbus Commercial Industrial Investment Realtors (CCIIR)  
National Association of Realtors (NAR)  
Ohio Association of Realtors (OAR)  
Member of Columbus Realtors  
Mercator Club of Columbus

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