

DEVELOPMENT LAND FOR SALE

**3.66 +/- Acres Directly Off Of I-70
Retail/Restaurant Corridor**



20 Minutes From Downtown Columbus, Ohio



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

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Property Description

DEVELOPMENT LAND IN PICKERINGTON (COLUMBUS, OH MSA)

3.66 +/- acres located directly off of I-70 and 20 minutes east of downtown Columbus.

The site is zoned C4 - Highway Commercial District and is ideal for general retail, restaurant, and/or hotel/motel users. Utilities are accessible/available and run adjacent to the site. Nearby establishments on Winderly Ln include La Fogata Grill, Hampton Inn, Cracker Barrel, Arby's, Wendy's, KFC and Best Western.

Address:	0 Winderly Lane Pickerington, OH 43147
County:	Fairfield
Township:	Violet
PID:	0410467500
Location:	South of I-70 between Hill Rd N & Brice Rd
Total Acreage:	3.66 +/- acres
Utilities:	Available
Sale Price:	\$350,000 per usable acre
Zoning:	C4 - Highway Commercial District



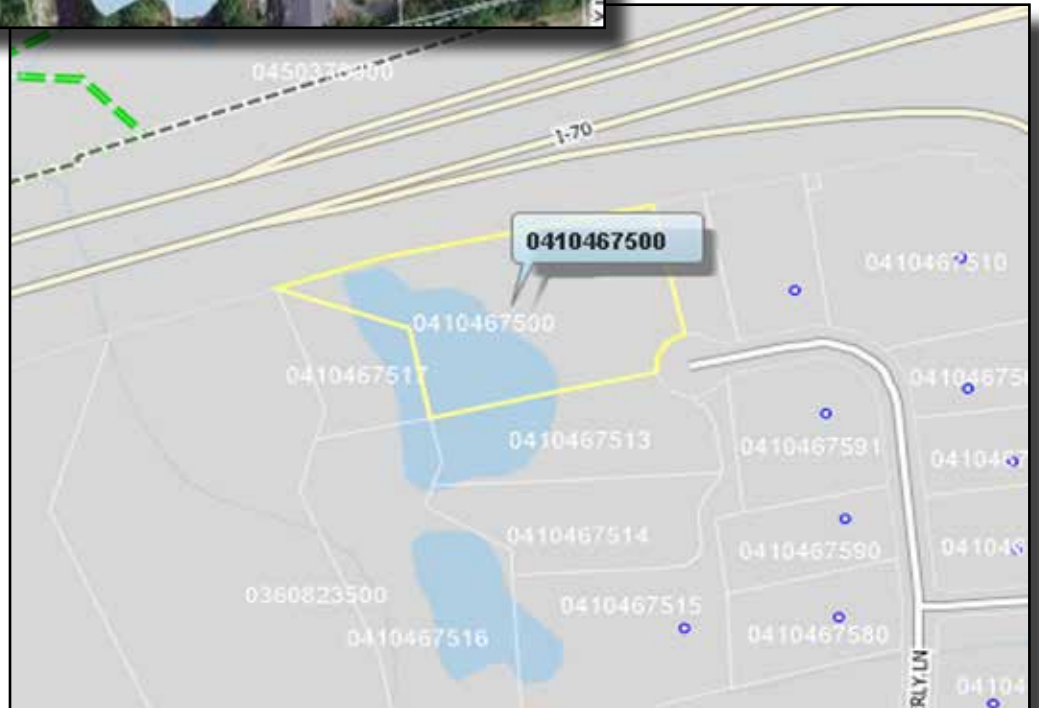
Property Location



Dense, Infill Location In The Columbus, OH MSA

- Directly off of I-70 (100,000 VPD)
- 20 minutes to John Glenn International Airport and downtown Columbus
- Built-in customer base, with nearly 90,000 people earning average household incomes of approximately \$80,000 within a 3-mile radius

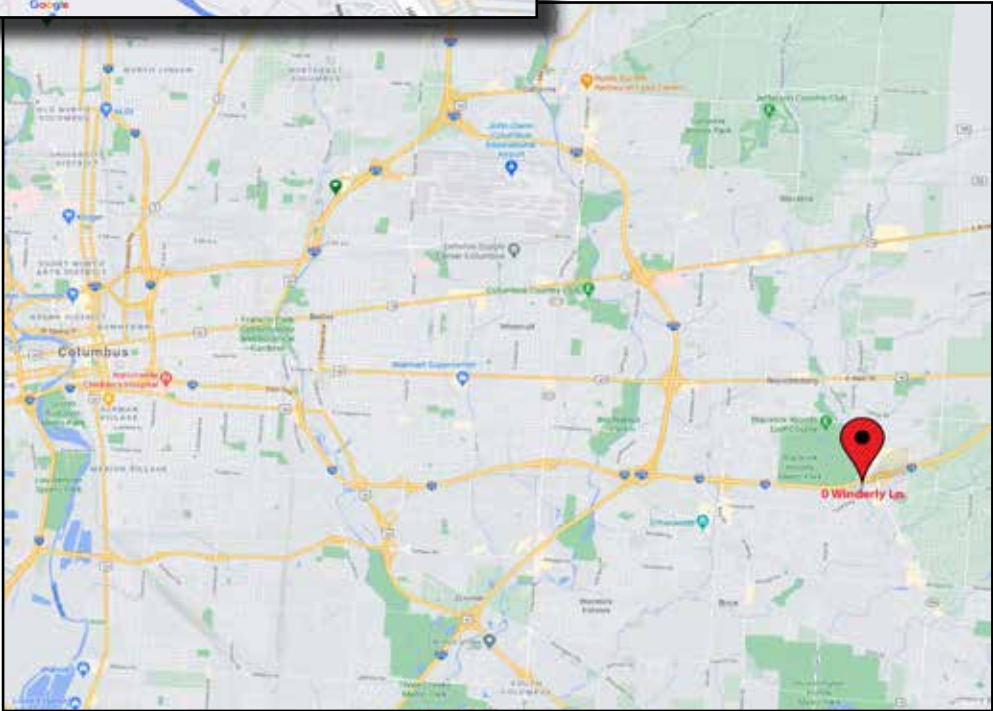
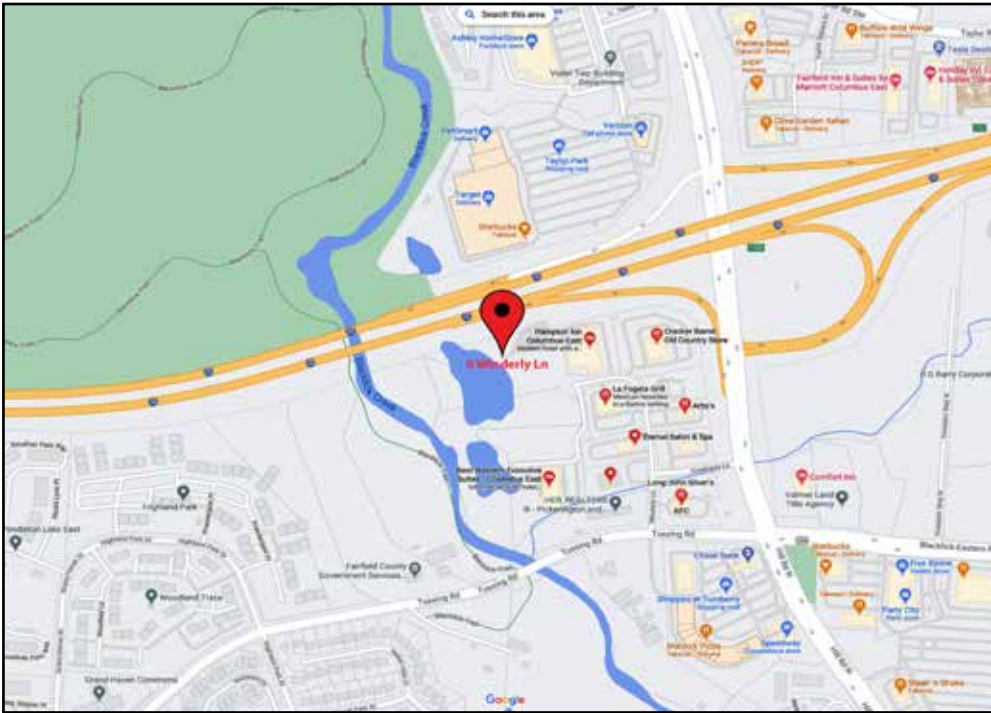
Aerial & Plat Maps



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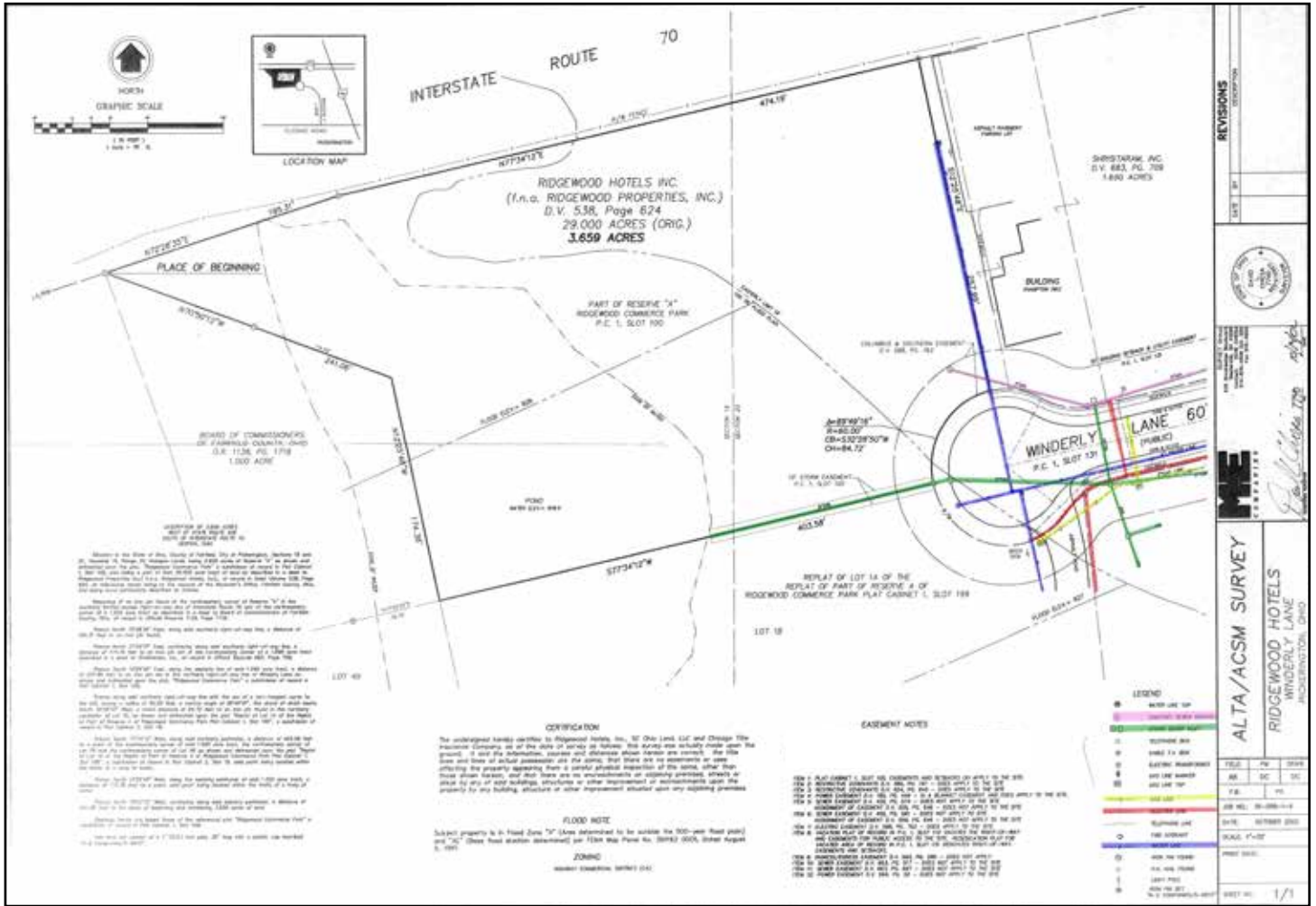
Street Maps



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Utility Survey






	Sanitary Sewer
	Gas Line
	Electric Lane
	Water Lane
	Storm Sewer

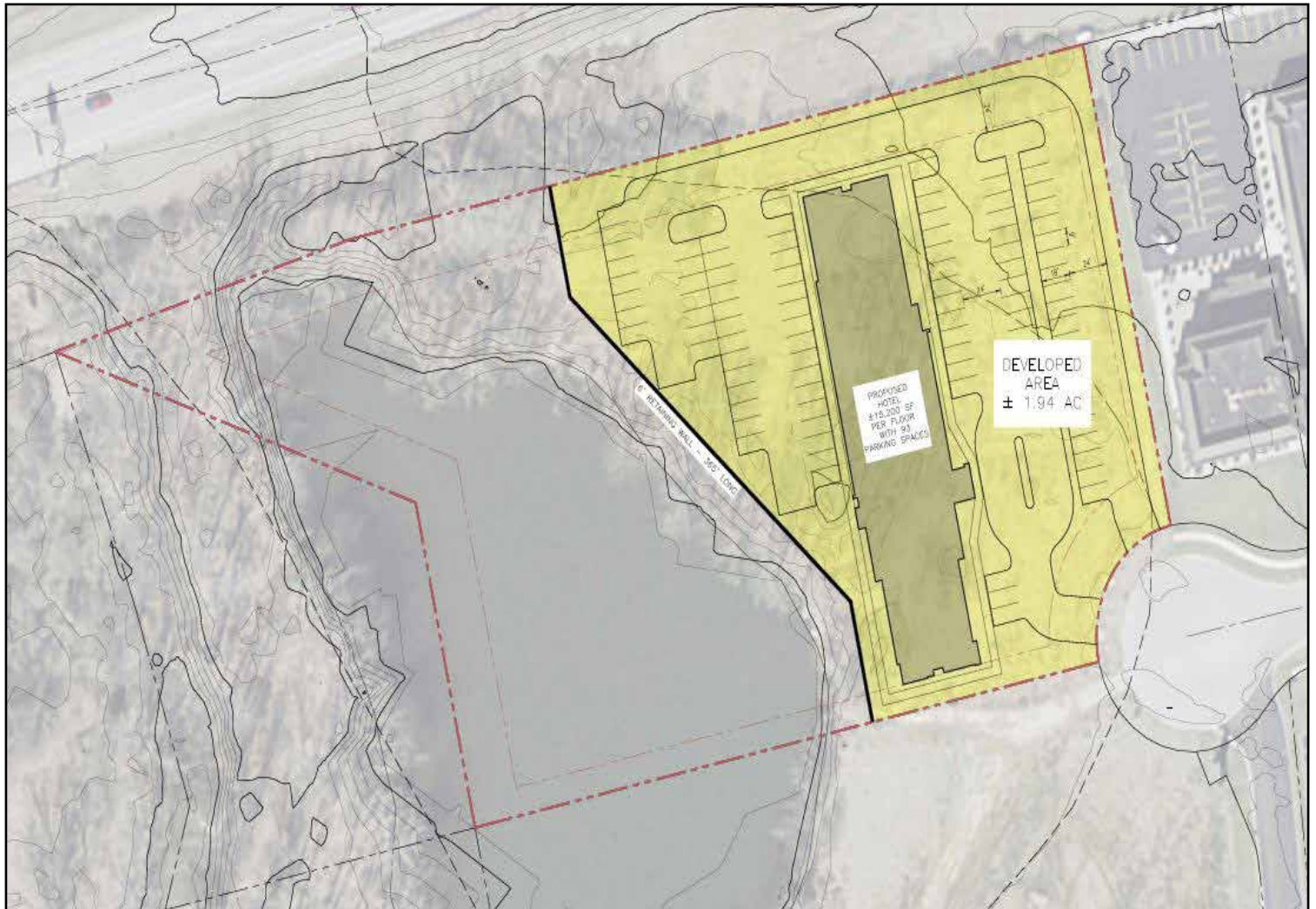
Developable Areas

3.659 acres - Entire Site

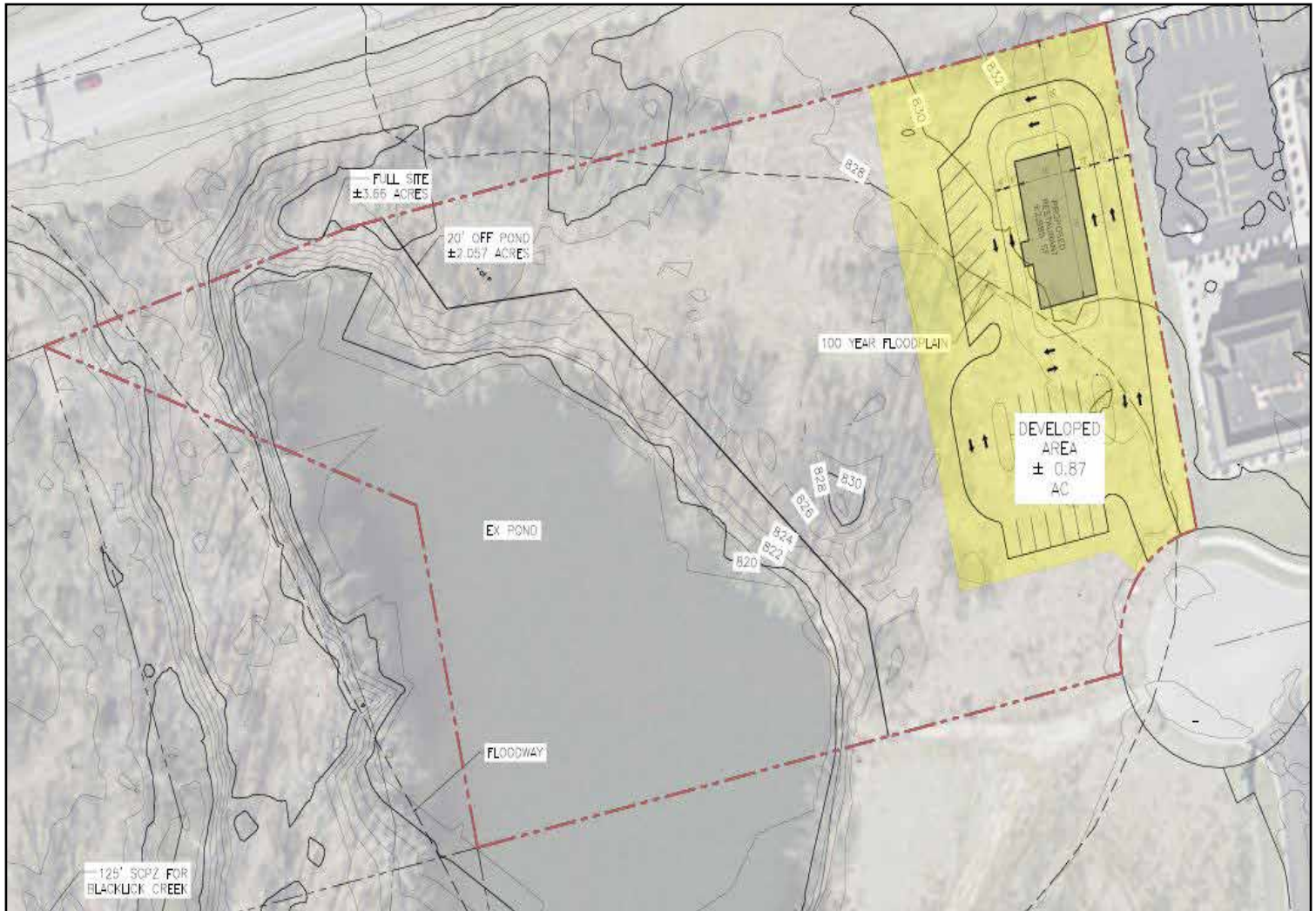


-  Area above the 100 year floodplain (0.566 acres)
-  Area below the 100 year floodplain and up to the pond with a 20 foot setback (1.491 acres)
-  Area below the 100 year floodplain plus filling in the pond (1.602 acres)

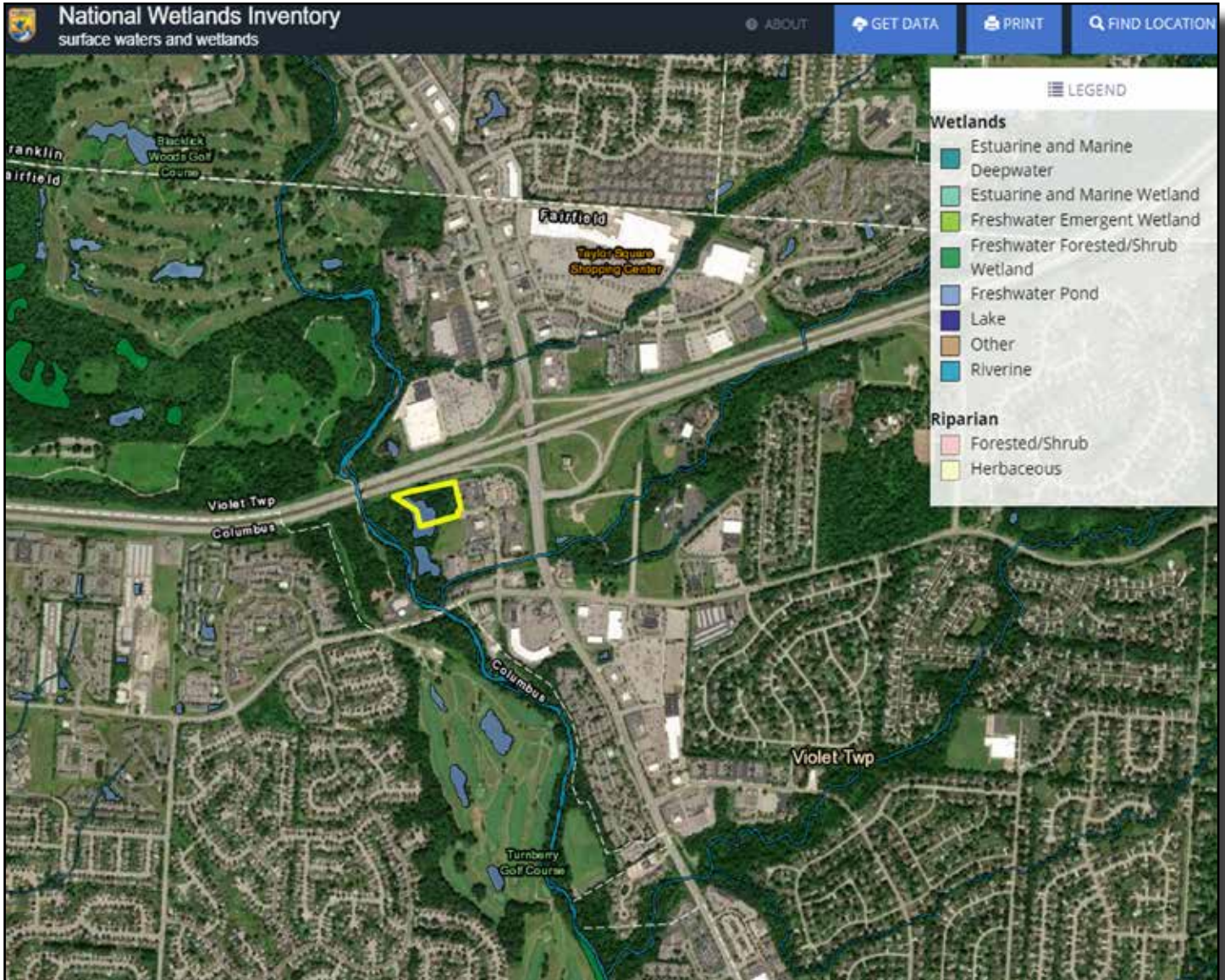
Potential Hotel Layout



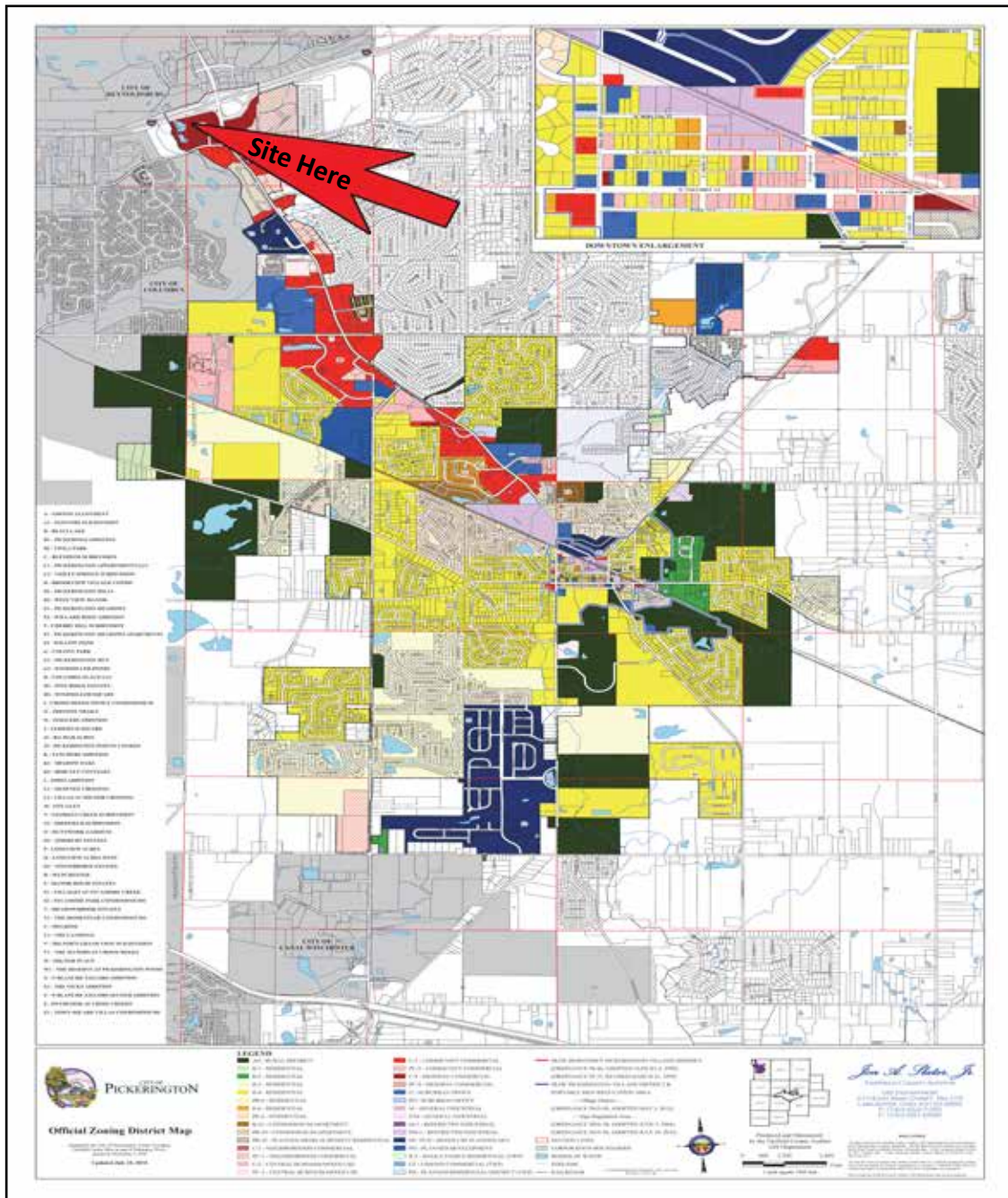
Potential Drive-Thru Restaurant Layout



Wetlands Map




Zoning Map



Zoning C4 [Click here](#) to see zoning text

Demographics

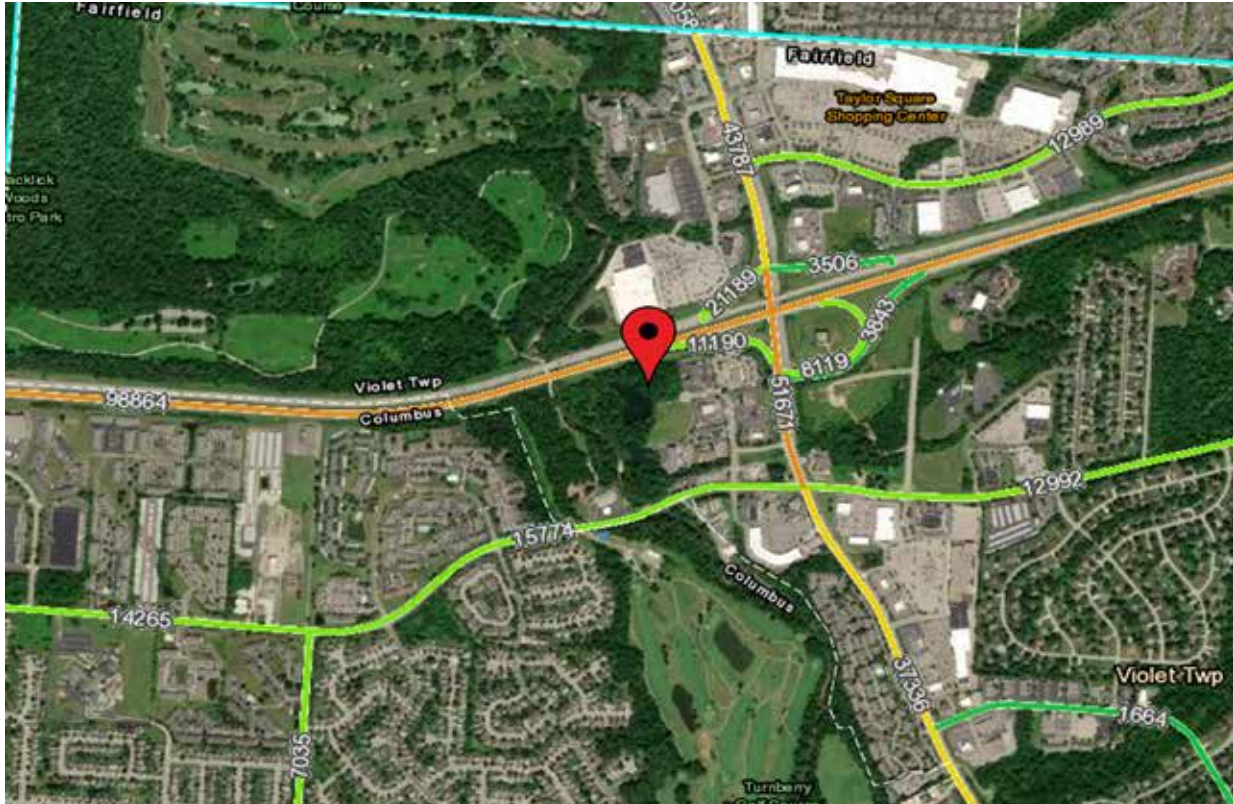
Demographic Summary Report

Winderly Ln, Pickerington, OH 43147			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	9,957	92,552	209,909
2020 Estimate	9,723	88,433	199,780
2010 Census	10,170	81,435	179,361
Growth 2020 - 2025	2.41%	4.66%	5.07%
Growth 2010 - 2020	-4.40%	8.59%	11.38%
2020 Population by Hispanic Origin	634	4,210	10,181
2020 Population	9,723	88,433	199,780
White	5,333 54.85%	52,559 59.43%	115,469 57.80%
Black	3,562 36.63%	29,595 33.47%	70,009 35.04%
Am. Indian & Alaskan	25 0.26%	237 0.27%	561 0.28%
Asian	440 4.53%	2,614 2.96%	5,991 3.00%
Hawaiian & Pacific Island	6 0.06%	56 0.06%	113 0.06%
Other	358 3.68%	3,372 3.81%	7,638 3.82%
U.S. Armed Forces	5	88	186
Households			
2025 Projection	4,130	36,398	82,738
2020 Estimate	4,026	34,790	78,814
2010 Census	4,166	32,117	71,203
Growth 2020 - 2025	2.58%	4.62%	4.98%
Growth 2010 - 2020	-3.36%	8.32%	10.69%
Owner Occupied	1,867 46.37%	20,681 59.45%	47,093 59.75%
Renter Occupied	2,159 53.63%	14,109 40.55%	31,721 40.25%
2020 Households by HH Income	4,024	34,790	78,813
Income: <\$25,000	688 17.10%	4,954 14.24%	11,835 15.02%
Income: \$25,000 - \$50,000	1,074 26.69%	7,987 22.96%	19,176 24.33%
Income: \$50,000 - \$75,000	794 19.73%	6,731 19.35%	16,134 20.47%
Income: \$75,000 - \$100,000	550 13.67%	5,151 14.81%	11,341 14.39%
Income: \$100,000 - \$125,000	343 8.52%	4,251 12.22%	8,201 10.41%
Income: \$125,000 - \$150,000	187 4.65%	2,498 7.18%	5,385 6.83%
Income: \$150,000 - \$200,000	277 6.88%	2,173 6.25%	4,620 5.86%
Income: \$200,000+	111 2.76%	1,045 3.00%	2,121 2.69%
2020 Avg Household Income	\$72,936	\$79,499	\$76,154
2020 Med Household Income	\$56,142	\$65,843	\$62,127

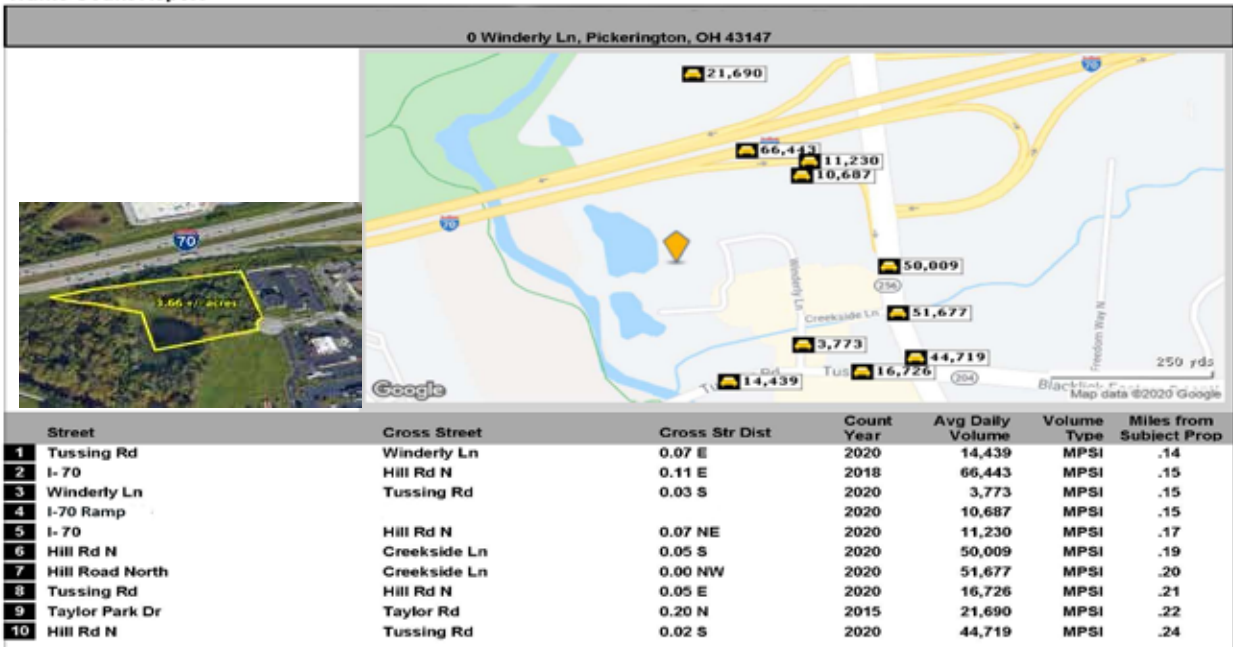


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Traffic Map



Traffic Count Report



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County Highlights

FAIRFIELD COUNTY

DEMOGRAPHICS

 152,597
RESIDENTS

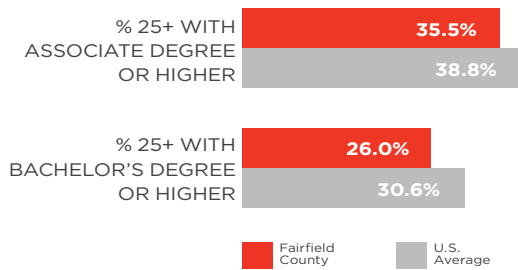
 39
MEDIAN AGE

 55,032
HOUSEHOLDS

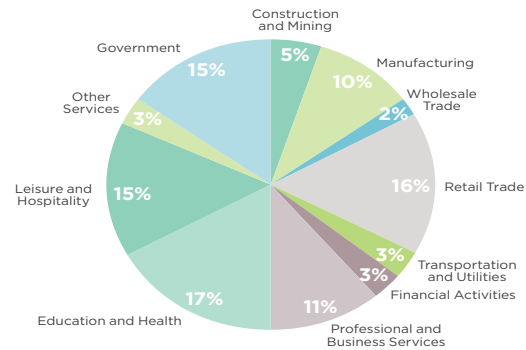
 \$60,567
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.3% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
The Oneida Group, Inc.	1,250	Household glassware manufacturing, distribution
Ralston Foods, Inc.	362	Food production, distribution, private label services
Nifco America Corp	347	Manufacturing of automotive plastic fasteners, buckles, dampers
Diamond Power International, Inc.	309	Manufacturing of boiler cleaning equipment
Mid West Fabricating Co.	230	HQ and manufacturing of cold-formed steel fastener company
Glasfloss Industries	200	Manufacturing of high-efficiency grade air filters
Claypool Electric, Inc.	199	Construction services, including lighting, power, datacom, electrical
Crown Holdings, Inc.	180	Manufacturer of metal and plastic closures, caps
The Cyril-Scott Company	175	Printing services
Worthington - Bremen	155	Manufacturing of steel tanks, hoists, cylinders, automated controls

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)

City Highlights

Demographics

Population - 19,085 (2013 Census)

Median Housing Unit Value - \$209,225*

Median Household Income - \$81,480 *

Average Household Size - 3.02 *

Percentage of Homeowners - 82.9%*

Median Age (years) - 32.9*

Age Distribution by Population*

Under 18 - 33.3%*

19 & Older - 66.7%*

65 & Older - 6.8%*

Occupations

Management and Professional - 45.6%*

Sales and Office - 24%*

Service - 16%*

City Area 9.58 square miles (Fairfield County Auditor)

(*Census Estimate)



PICKERINGTON

- Pickerington is a distinctly attractive community with a rural feel and a 21st century outlook. Identified as one of the Central Ohio's premier communities, Pickerington is seeing the standard for excellence with its commitment to its residents and the region.

Partners

Pickerington partners with local and regional entities that contribute to the overall success of the City's development efforts. Below are some partners that the Economic Development Department collaborates with to ensure the community's economic growth:

- [Pickerington Area Chamber of Commerce \(PACC\)](#)

PACC is a member organization uniting business entrepreneurs, professionals, government and the community. The PACC provides a vital link to support local businesses through advocacy, networking, education, marketing, and leadership opportunities.

- [Fairfield 33 Alliance](#)

The Fairfield 33 Alliance serves as a liaison between businesses interested in the State Route 33 Corridor and the many resources available to assist with business development in the area.

- [Columbus 2020](#)

Columbus 2020 serves as the economic development organization for the Columbus Region. Columbus 2020 collaborates with state and local partners to generate opportunity and build capacity for economic growth.

- [JobsOhio](#)

JobsOhio is a private, non-profit corporation that leads Ohio's job-creation efforts by focusing on attracting and retaining jobs, with an emphasis on strategic industry sectors.

For more details on these and other available incentive programs contact the Economic Development Department at 614-837-3974 or email dgulden@pickerington.net

Tax Incentives

Pickerington participates in the Fairfield County Enterprise Zone, and has a Community Reinvestment Area.

Investments within these areas may be eligible for real estate tax exemptions on the value of new improvements.

Financing

New and expanding businesses needing assistance with financing a project may be eligible for Fairfield County loan programs. Up to 50% of project costs for fixed assets may be funded with low-interest loans. Fixed assets and infrastructure investments are eligible.

Development Grants

The City of Pickerington is making performance-based incentives in the form of grants available to eligible companies bringing new jobs to Pickerington. Grants are currently available to companies in four sectors:

Health Care
Technology
Research and Development
Financial Services

Incentives will also be considered for growing companies who have already committed to Pickerington and are looking to expand. Projects involving the location of corporate headquarters in other industries may also be eligible.

Geography

- Pickerington is strategically located near all of the amenities a major metropolitan area has to offer. And is just minutes away from Port Columbus and Rickenbacker International airports, giving easy access to national and global markets.
- 3rd fastest growing community in Central Ohio

PICKERINGTON COMMUNITY PROFILE

Market Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

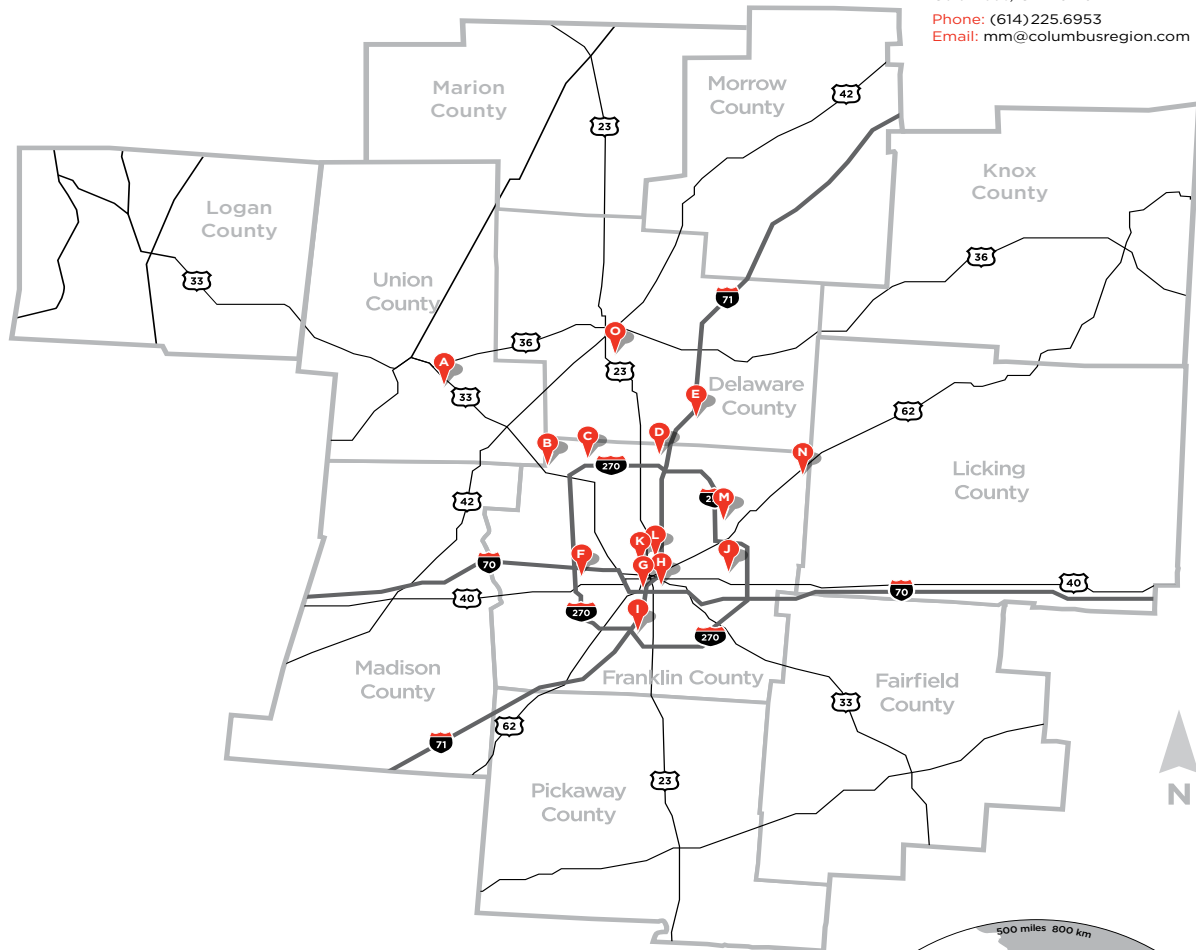
THE COLUMBUS REGION

MATT McCOLLISTER

Vice President, Economic Development
150 South Front ST, Suite 200
Columbus, OH 43215

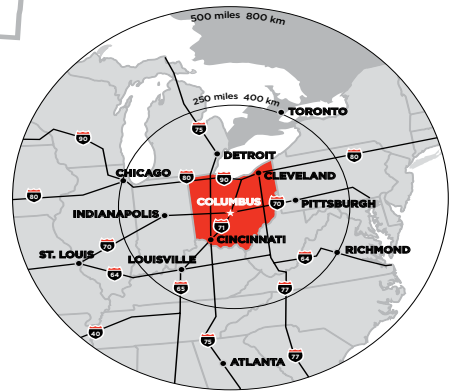
Phone: (614) 225.6953

Email: mm@columbusregion.com



— Interstate/Limited Access Highway
— Major US/State Highways

- | | |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co. | I - Bob Evans Farms |
| B - Pacer | J - Retail Ventures Inc. |
| C - Cardinal Health | K - American Electric Power |
| D - Worthington Industries | L - Nationwide |
| E - Mettler-Toledo International, Inc. | M - Limited Brands |
| F - Big Lots | N - Abercrombie & Fitch |
| G - Huntington Bancshares | O - Greif |
| H - Hexion Specialty Chemicals/Momentive Performance Materials | |



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Offering Memorandum

Disclaimer:

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 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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