

# LAND FOR SALE

4518 Hall Road  
Columbus, Ohio 43228



**3 Tracts Totaling 4.798 +/- Acres Land**



Appraisal Brokerage Consulting Development

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# Property Description

## COMMERCIAL LAND SITES FOR SALE!

3 tracts totaling approximately 4.798 +/- acres available at the northwest corner of Hall Road and Georgesville Rd. Zoned LC3 & LC5. Subarea 1 permits convenience store/gas station users. Subarea 2 & 3 permits all C-3 permitted common uses with a few exceptions. Located close to retail corridor at Georgesville and I-270. Tracts front the Georgesville Green Subdivision. All utilities available.

**Address:** 4518 Hall Road  
Columbus, Ohio 43228

**County:** Franklin

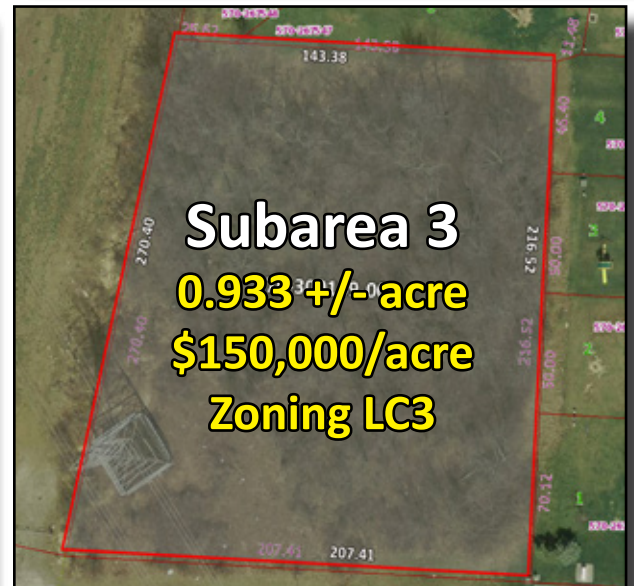
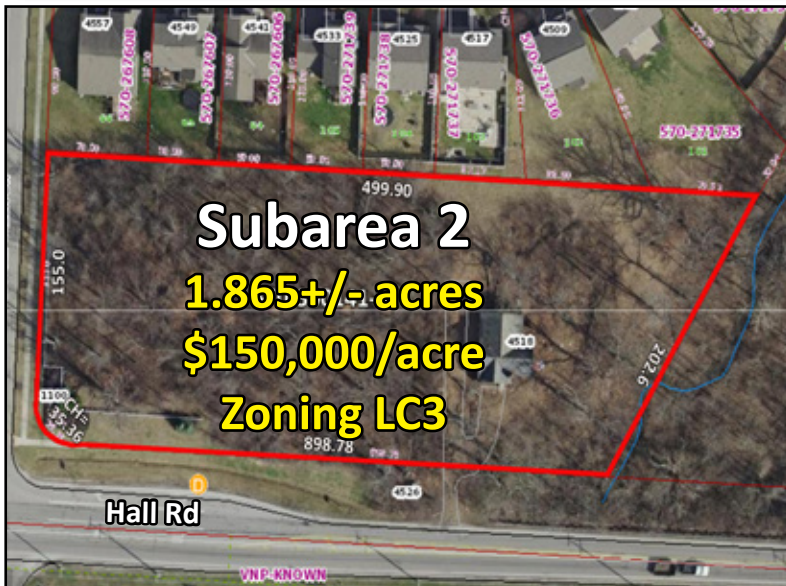
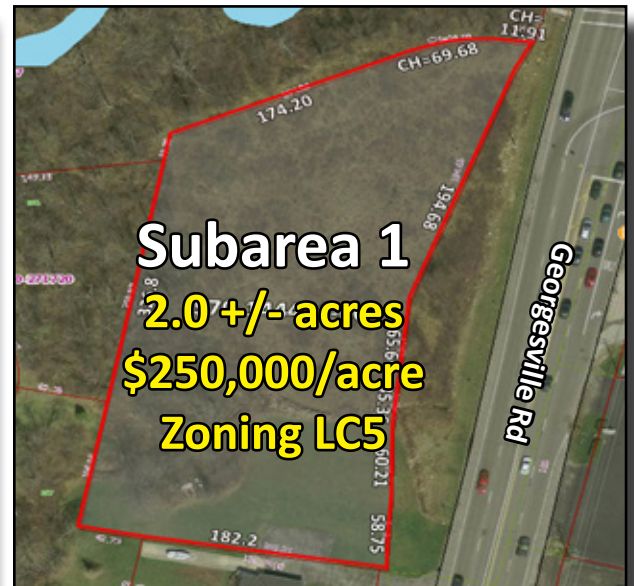
**PID:** 570-144444, 570-300141,  
570-300139

**Location:** NWC of Hall Rd and  
Georgesville Rd

**Acreage:** 4.798 +/- acres

**Sale Price:** \$150,000-\$250,000/acre

**Zoning:** LC3 and LC5



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# Property Location



## Great Location!

Close to retail corridor  
Easy access to I-270  
20 minutes to Downtown Columbus



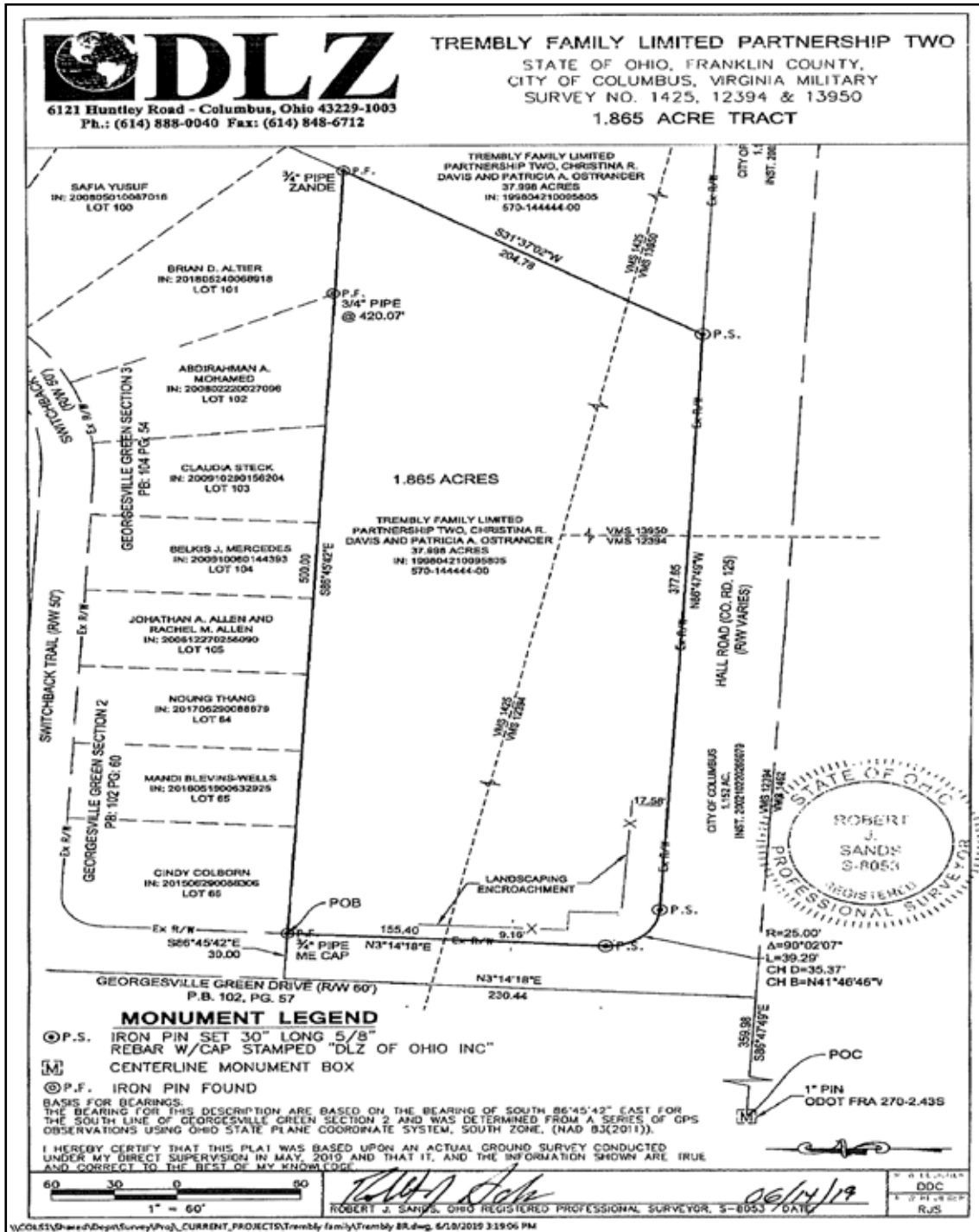
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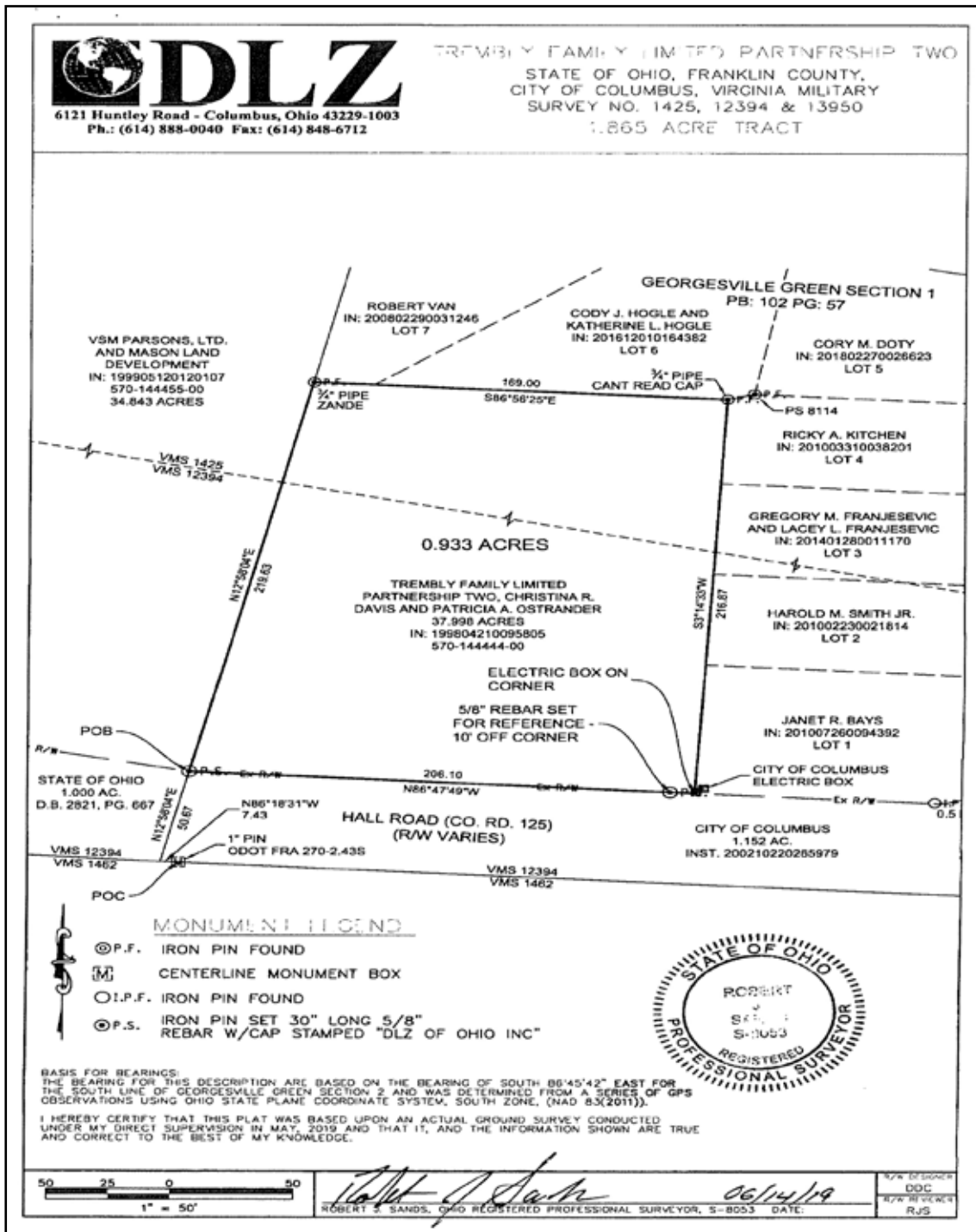
# Survey - Subarea 2



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# Survey - Subarea 3



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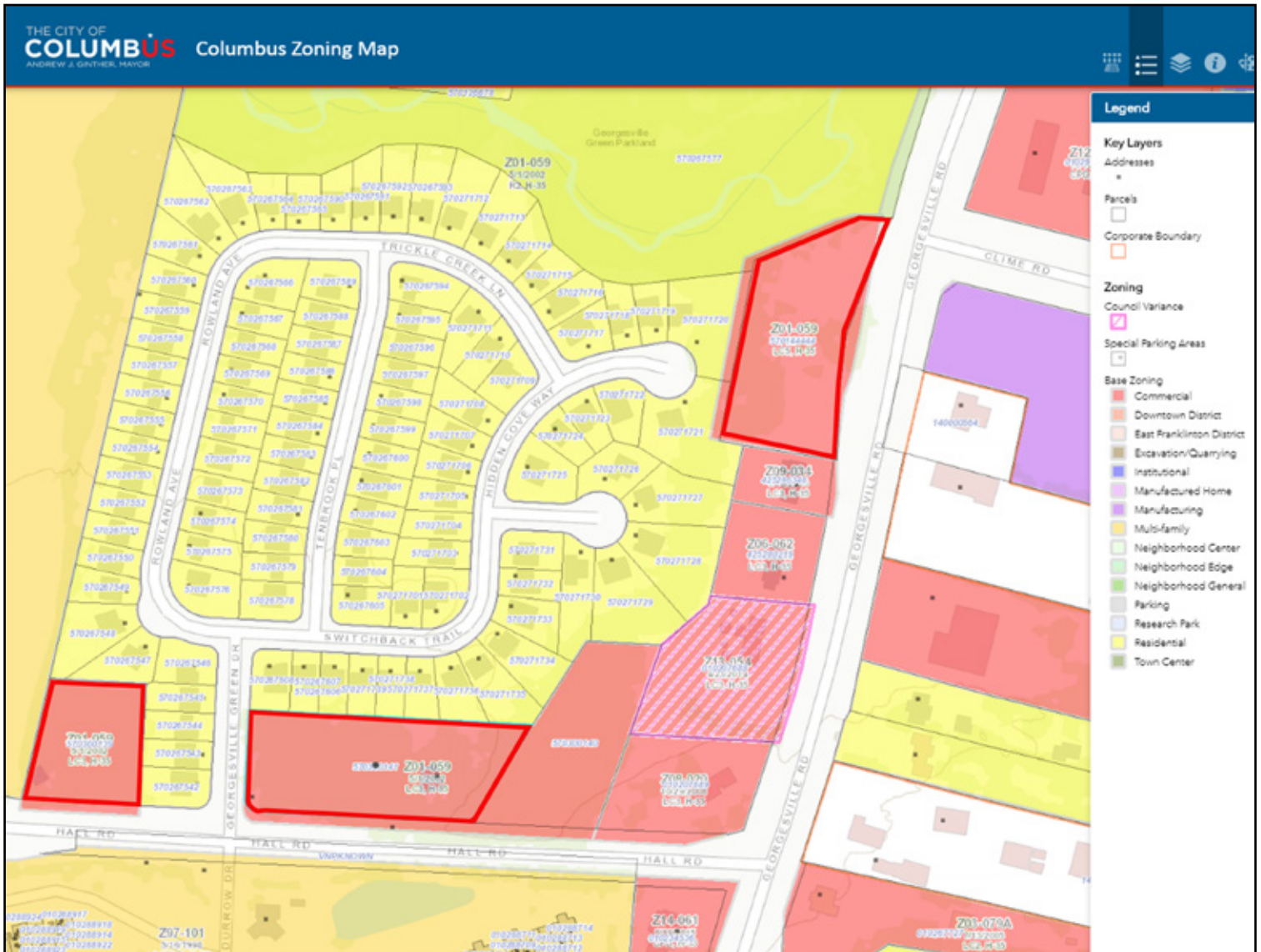
# Aerial with Dimensions



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# Zoning Map



Parcels boundary line

Zoning text available upon request

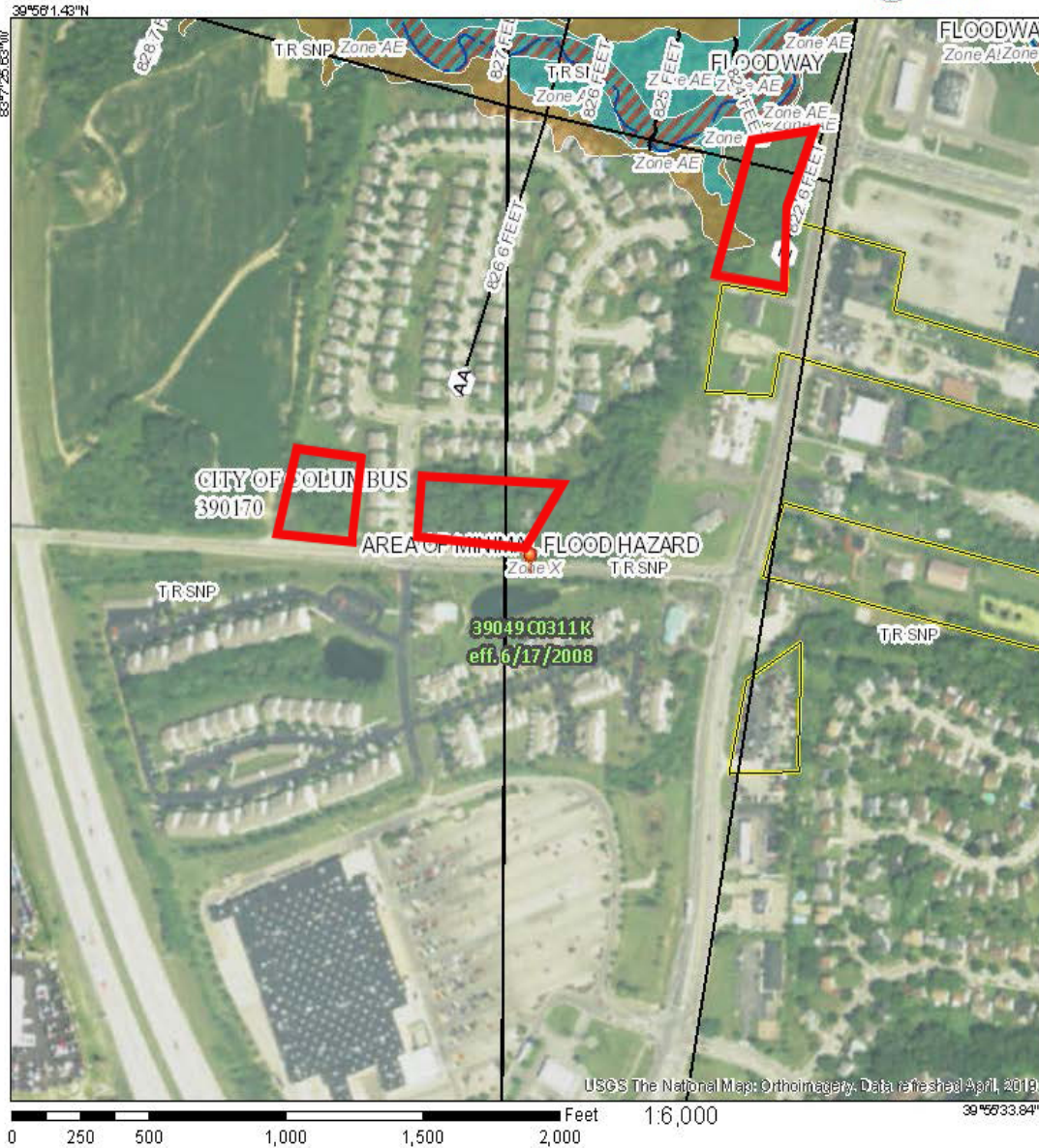


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# Flood Map

## National Flood Hazard Layer FIRMette



### Legend

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

- |                                    |   |
|------------------------------------|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  | <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, X, A99</li> <li>With BFE or Depth Zone AE, AD, AF, VE, AR</li> <li>Regulatory Floodway</li> </ul>   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> | <ul style="list-style-type: none"> <li>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</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li>Area with Flood Risk due to Levee Zone X</li> </ul> |
| <b>OTHER AREAS</b>                 | <ul style="list-style-type: none"> <li>No Screen Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone X</li> </ul>  |
| <b>GENERAL STRUCTURES</b>          | <ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>   |
| <b>OTHER FEATURES</b>              | <ul style="list-style-type: none"> <li>Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>   |
| <b>MAP PANELS</b>                  | <ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>   |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

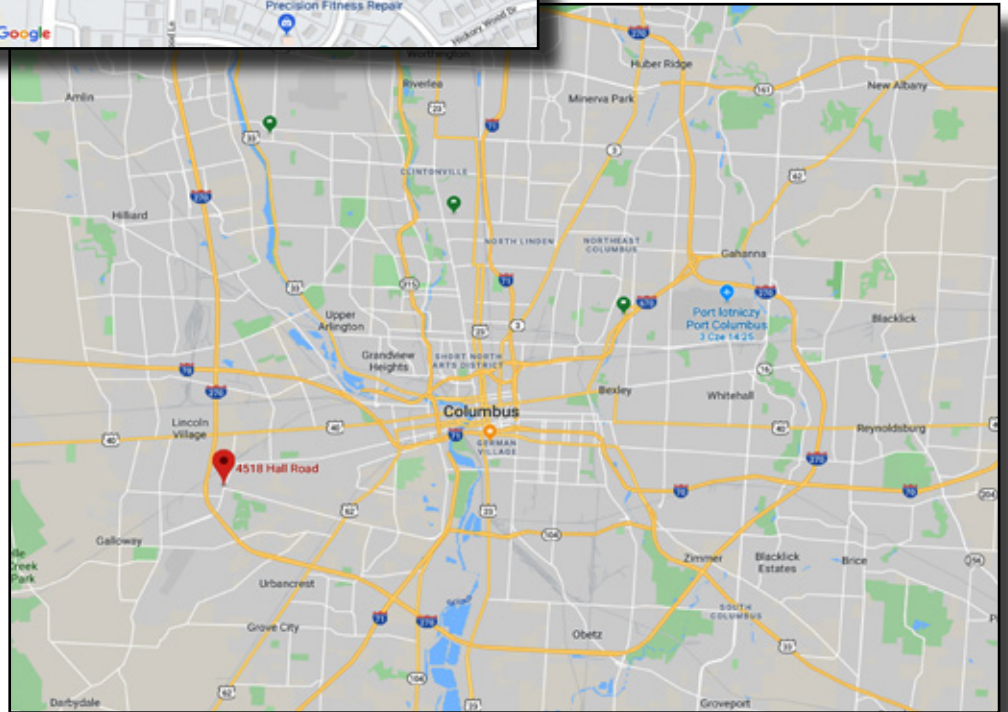
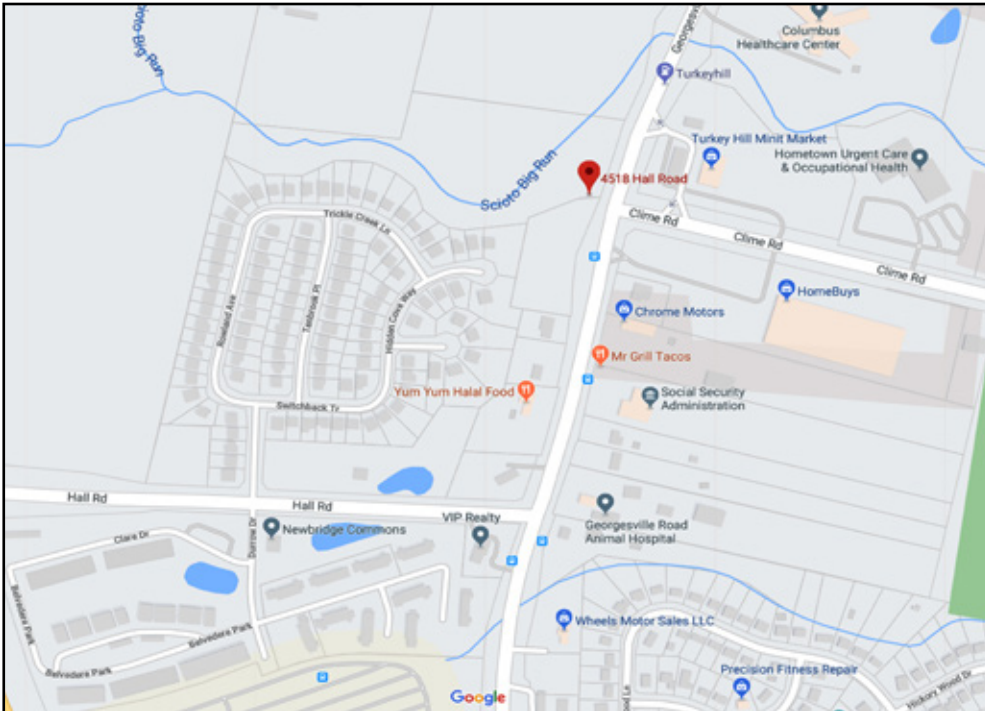
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/21/2019 at 10:21:21 AM 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, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

 Parcels boundary line

# Street Maps



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# Demographics

## Demographic Summary Report

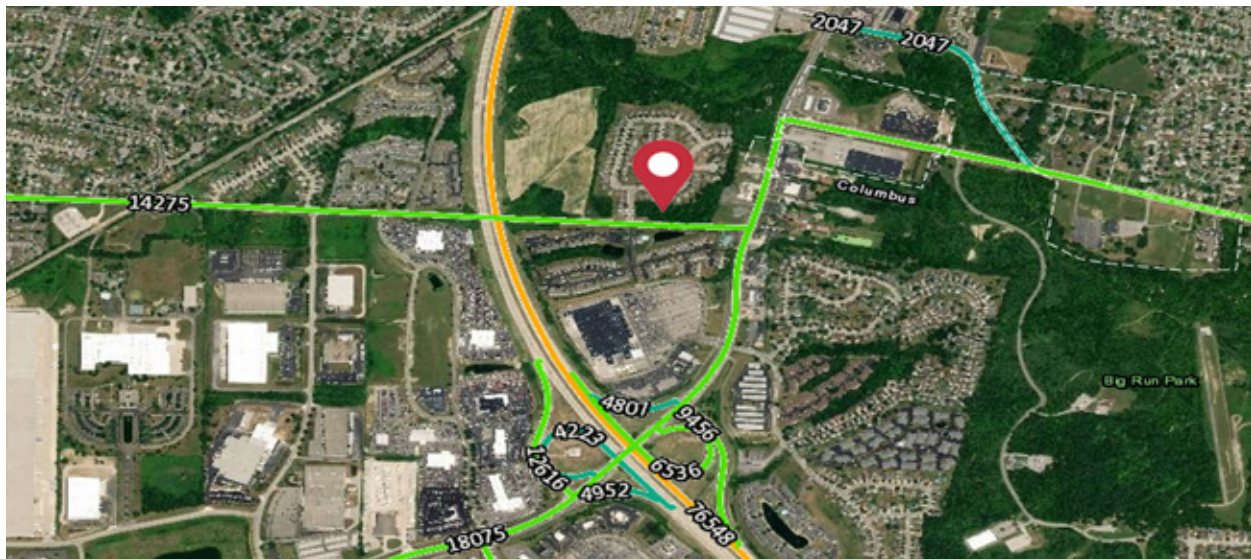
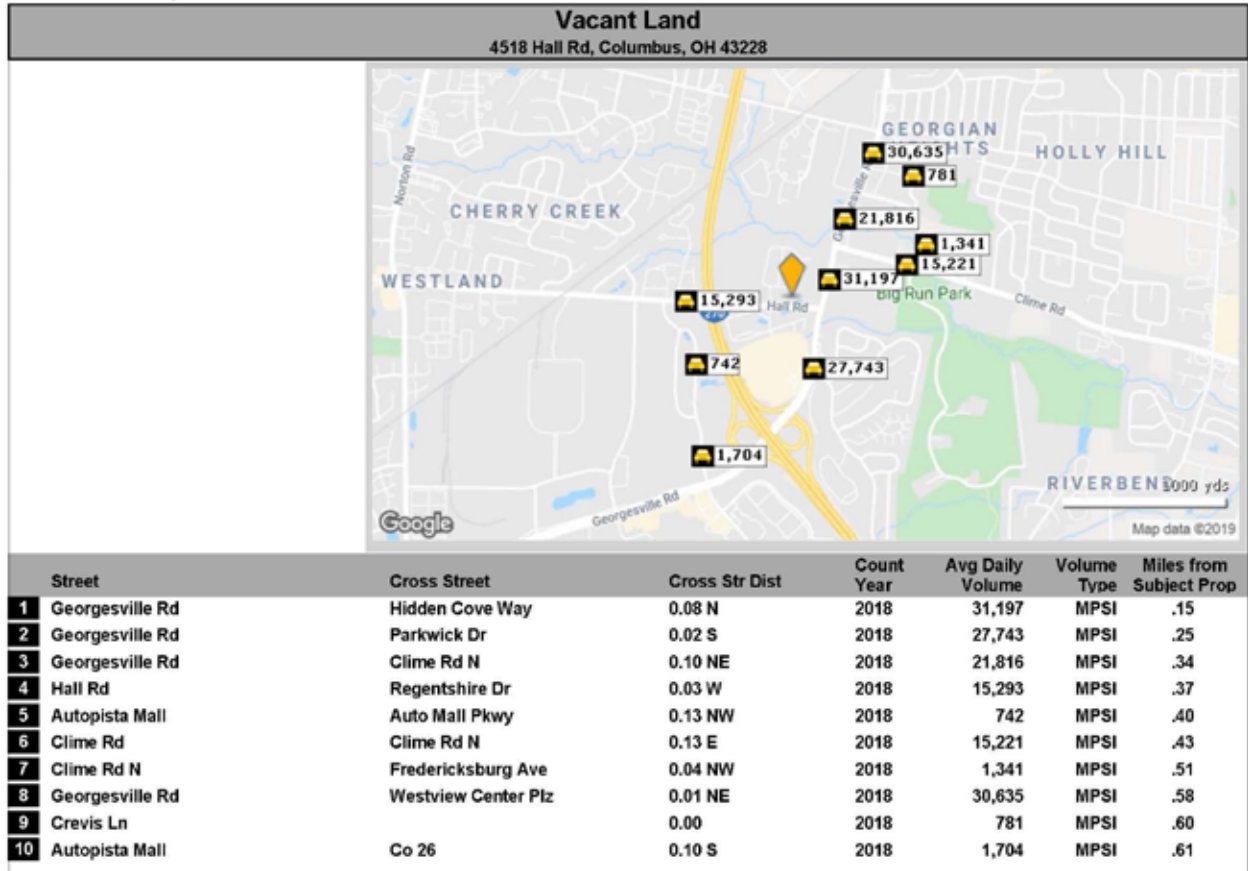
<b>Vacant Land</b>			
4518 Hall Rd, Columbus, OH 43228			
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>			
2024 Projection	14,706	104,965	213,440
2019 Estimate	13,859	99,507	201,945
2010 Census	12,314	92,012	184,337
Growth 2019 - 2024	6.11%	5.49%	5.69%
Growth 2010 - 2019	12.55%	8.15%	9.55%
<b>2019 Population by Hispanic Origin</b>	2,552	12,659	19,387
<b>2019 Population</b>	13,859	99,507	201,945
White	8,914 64.32%	75,805 76.18%	158,210 78.34%
Black	3,905 28.18%	15,893 15.97%	27,787 13.76%
Am. Indian & Alaskan	133 0.96%	673 0.68%	1,063 0.53%
Asian	346 2.50%	3,078 3.09%	7,159 3.55%
Hawaiian & Pacific Island	9 0.06%	167 0.17%	252 0.12%
Other	553 3.99%	3,891 3.91%	7,475 3.70%
U.S. Armed Forces	0	19	73
<b>Households</b>			
2024 Projection	5,094	39,226	82,559
2019 Estimate	4,829	37,272	78,229
2010 Census	4,466	35,017	72,181
Growth 2019 - 2024	5.49%	5.24%	5.54%
Growth 2010 - 2019	8.13%	6.44%	8.38%
Owner Occupied	2,001 41.44%	20,190 54.17%	42,382 54.18%
Renter Occupied	2,828 58.56%	17,083 45.83%	35,847 45.82%
<b>2019 Households by HH Income</b>	4,829	37,271	78,227
Income: <\$25,000	1,525 31.58%	9,279 24.90%	18,510 23.66%
Income: \$25,000 - \$50,000	1,457 30.17%	10,608 28.46%	20,721 26.49%
Income: \$50,000 - \$75,000	688 14.25%	7,702 20.66%	16,177 20.68%
Income: \$75,000 - \$100,000	520 10.77%	4,774 12.81%	10,282 13.14%
Income: \$100,000 - \$125,000	310 6.42%	2,520 6.76%	6,149 7.86%
Income: \$125,000 - \$150,000	198 4.10%	1,087 2.92%	2,823 3.61%
Income: \$150,000 - \$200,000	85 1.76%	841 2.26%	2,240 2.86%
Income: \$200,000+	46 0.95%	460 1.23%	1,325 1.69%
<b>2019 Avg Household Income</b>	\$53,194	\$57,591	\$61,571
<b>2019 Med Household Income</b>	\$40,524	\$46,537	\$49,831



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# Traffic Map

## Traffic Count Report



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# City Highlights

COLUMBUS COMMUNITY PROFILE

## Welcome to Columbus

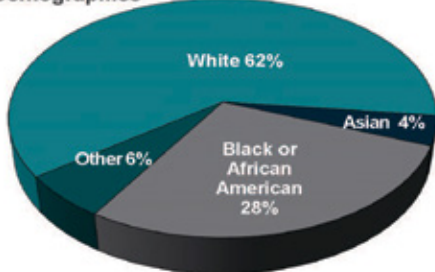
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



## Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics



Population 5-Year Trend



## Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide. Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

## Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,935
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal health, Inc.	4,635

Source: Columbus 2015; OSU 2016 Statistical Summary

## Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows. A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.



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# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS

 1,264,597  
RESIDENTS

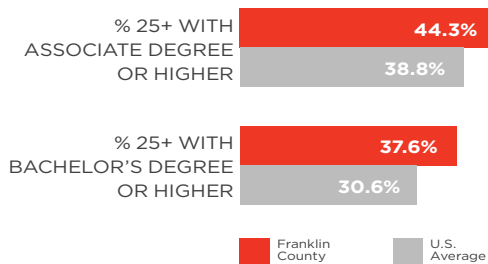
 33.8  
MEDIAN AGE

 480,946  
HOUSEHOLDS

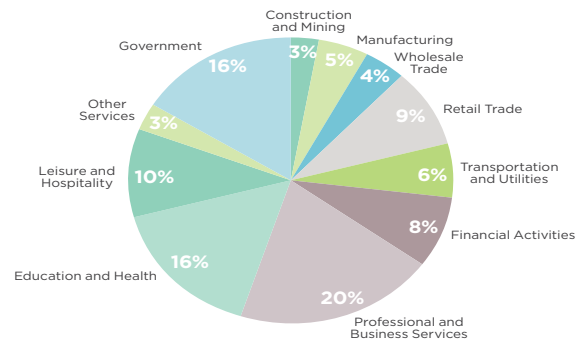
 \$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

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)



# 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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