



**\$ 9,601,750**

**38.4 Acres Available**



**For Sale** **0 Weldon Road**  
Plain City , Ohio 43064

*Potential Development Land*

- 38.407 Acres available for Sale (All acreage to be sold together.)
- Located near newly built Dublin Green plaza and Ohio University Heritage College of Osteopathic Medicine.
- Currently zoned Residential
- Potential Uses: Mixed Use/Office/Commercial/Multi Family
- Per acre price: \$250,000

[Click here for Video](#)

BEST CORPORATE REAL ESTATE  
 RANDY BEST, CCIM, SIOR  
 2121 RIVERSIDE DRIVE  
 UPPER ARLINGTON, OH 43221  
 WWW.BESTCORPORATEREALESTATE.COM  
 PHONE: 614-559-3350  
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Status: Active  
List Number: 221007736

List Price: \$9,601,750  
Original List Price: 9,601,750  
VT:



Parcel #: 15-0031006-0000

Add Parcel Numbers: Franklin: 271-000014 and 271-000011 Union: 1500310060000

Traffic Count  
PerDay:  
Zoning: Residential

Previous Use:  
Tax District: 15

Acreage: 38.41  
Minimum Acreage:  
Minimum SF Avail:  
Tillable Acres:  
Lot Size (Front):

Lot Size (Side):  
Lot Characteristics:  
Max Contiguous SF Av:  
Road Frontage:  
Useable Acres:

Res Dwelling/Other Structure: Yes  
# of Dwellings: 1  
Year Built: 1952  
Building Sq Ft: 1,528

Year Remodeled:  
# of Buildings: 2  
Built Prior to 1978: Yes  
Possession:

### General Information

Address: 0 Weldon Road  
Between Street: Dublin Plain City Rd & Weldon  
Subdiv/Cmplx/Comm:  
Dist To Intersxn:

Unit/Suite #:  
City: Plain City  
County: Union  
Multiple Parcels: Yes

Zip Code: 43064  
Corp Limit: None  
Township: Jerome  
School District: JONATHAN ALDER LSD 4902 MAD CO.

### Financials

Gross Income: 0  
Tax Abatement: No  
Taxes (Yrly): 3,852.52  
For Sale: Yes  
For Lease: No  
For Exchange: No

Tax Incentive:  
Abatement End Date:  
Tax Year: 2020  
Price Per Acre: 250,000  
Addl Acceptance Cond: None Known

Net Operating Income: 0  
Total Expenses: 0  
Assessment:  
Mortgage Balance:

### Features

Services Available:

Construction:

Miscellaneous:

MLS Primary PhotoSrc: Realtor Provided

### Property Description

38.407 Acres available for Sale. Located near newly built Dublin Green plaza and Ohio University Heritage College of Osteopathic Medicine. Currently zoned Residential. Per acre price: \$250,000

### Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:

SlrCns:

SlrAst:

Sold Non-MLS: No

March 18, 2021

Prepared by: Randy J Best

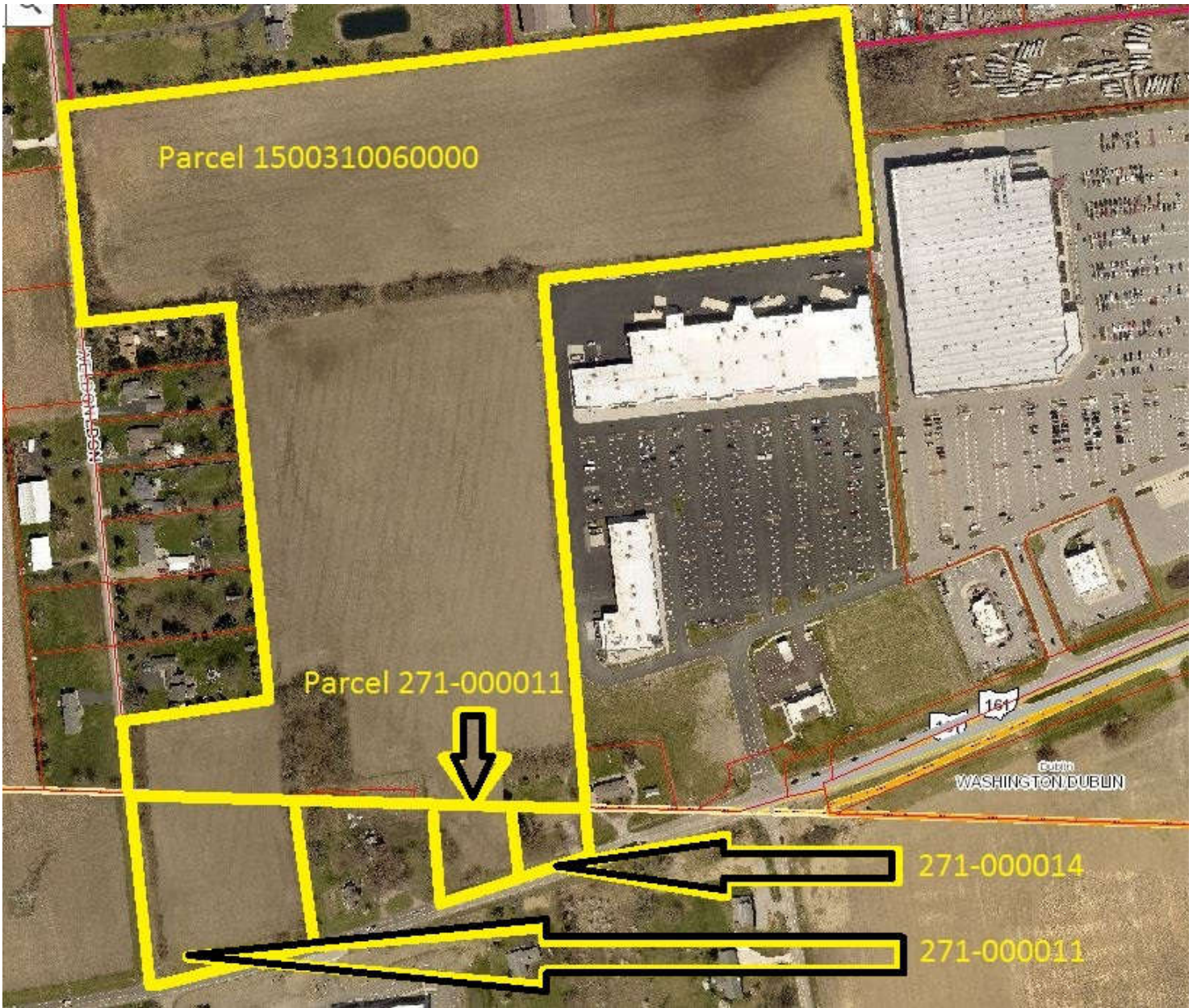
Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Randy J Best on Thursday, March 18, 2021 11:36 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



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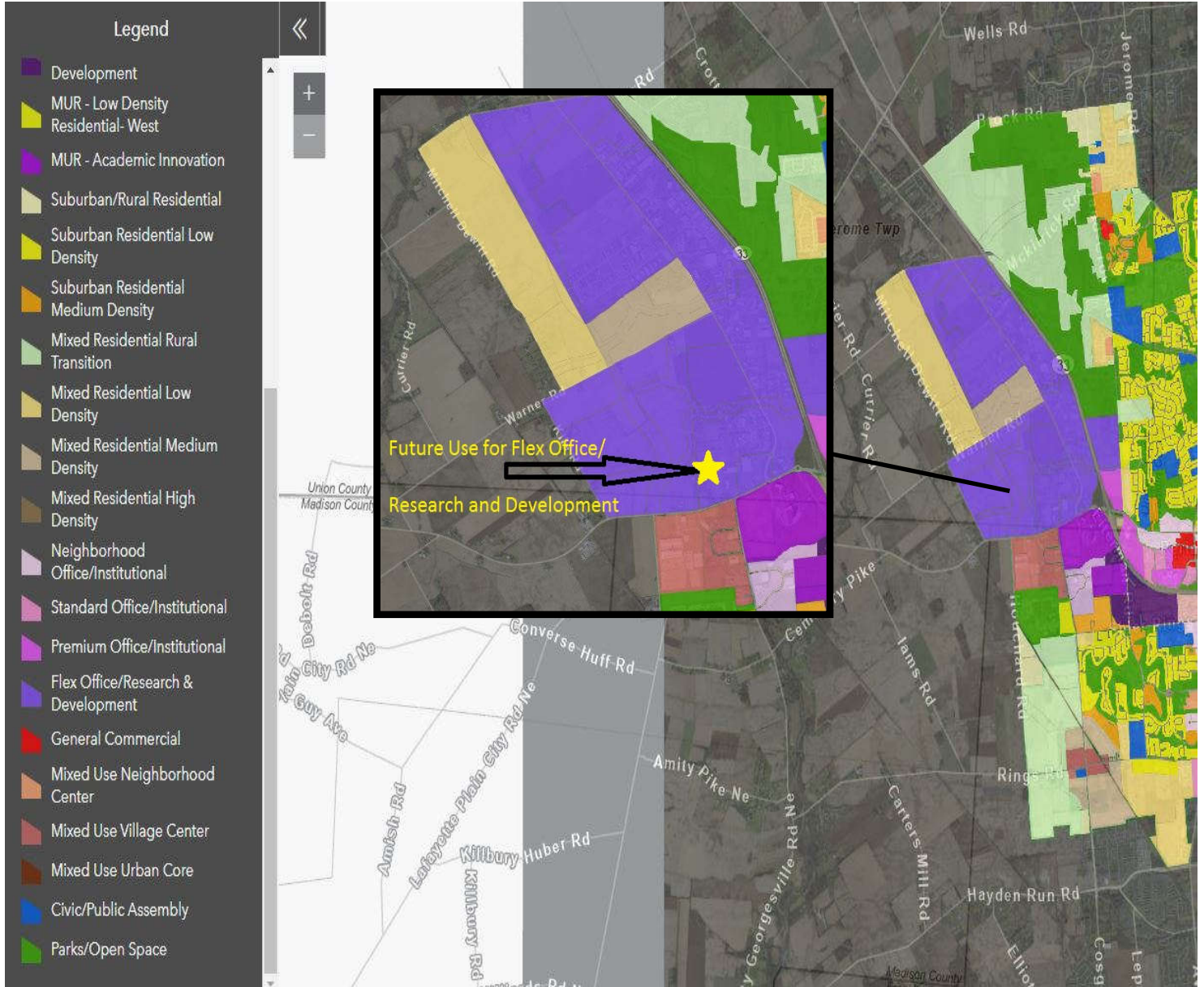
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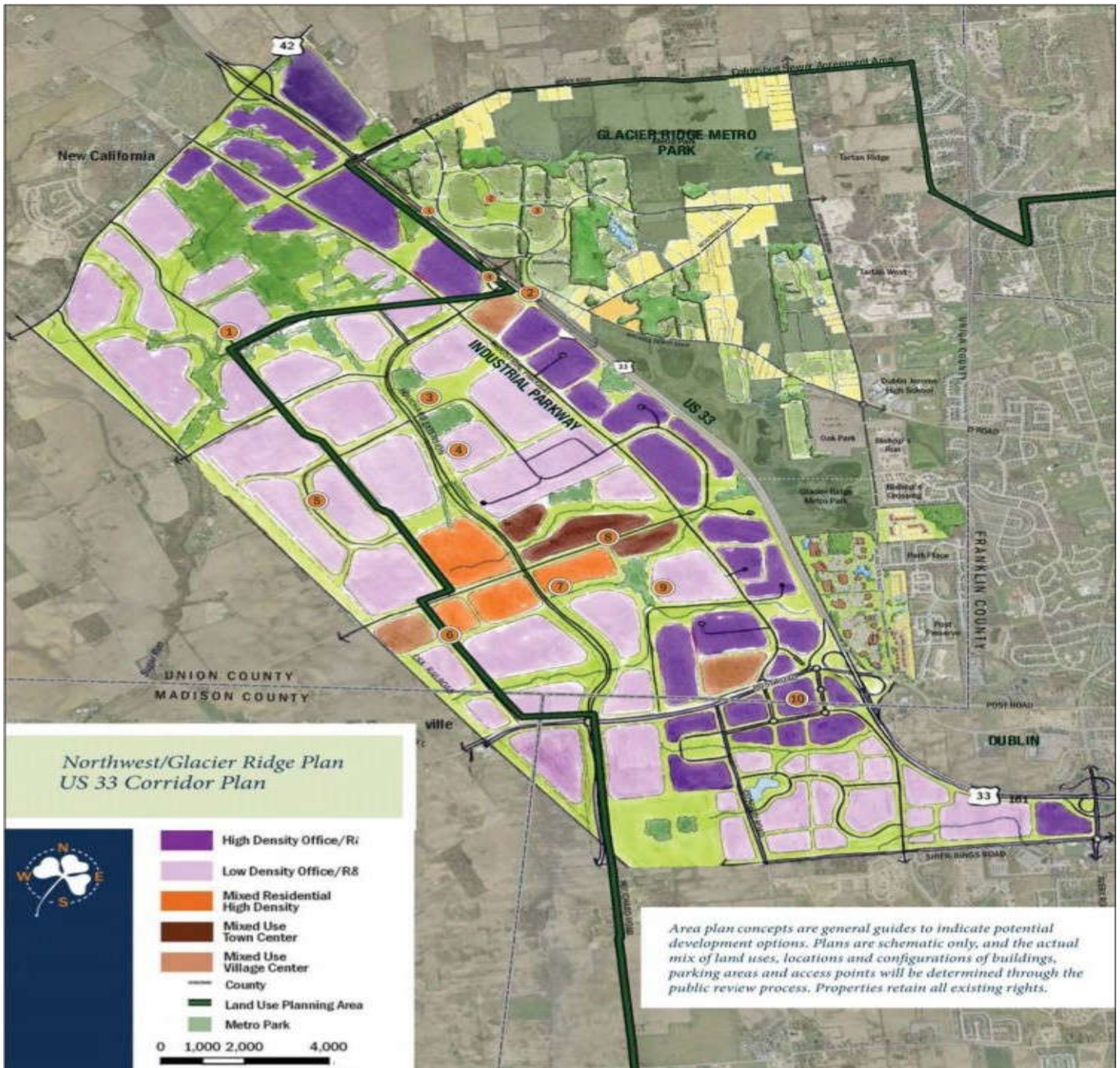
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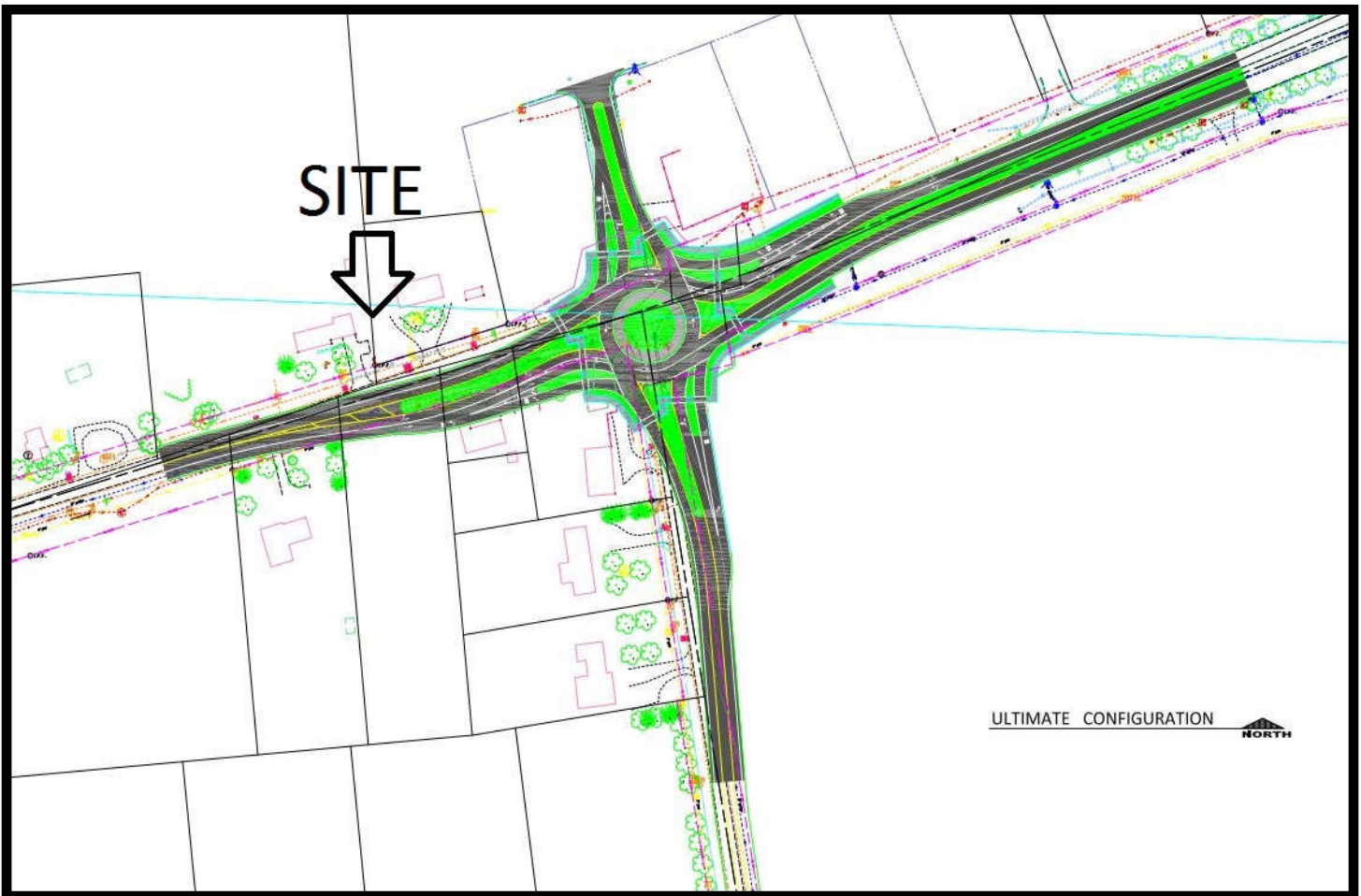
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This project of construction of a roundabout at the intersection of SR 161 & Cosgray is currently out for bid. The bid opening for the project is on April 6, 2021. The city expects to have a contractor on site sometime in May and construction should be complete in the fall 2021.

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For Video Showing



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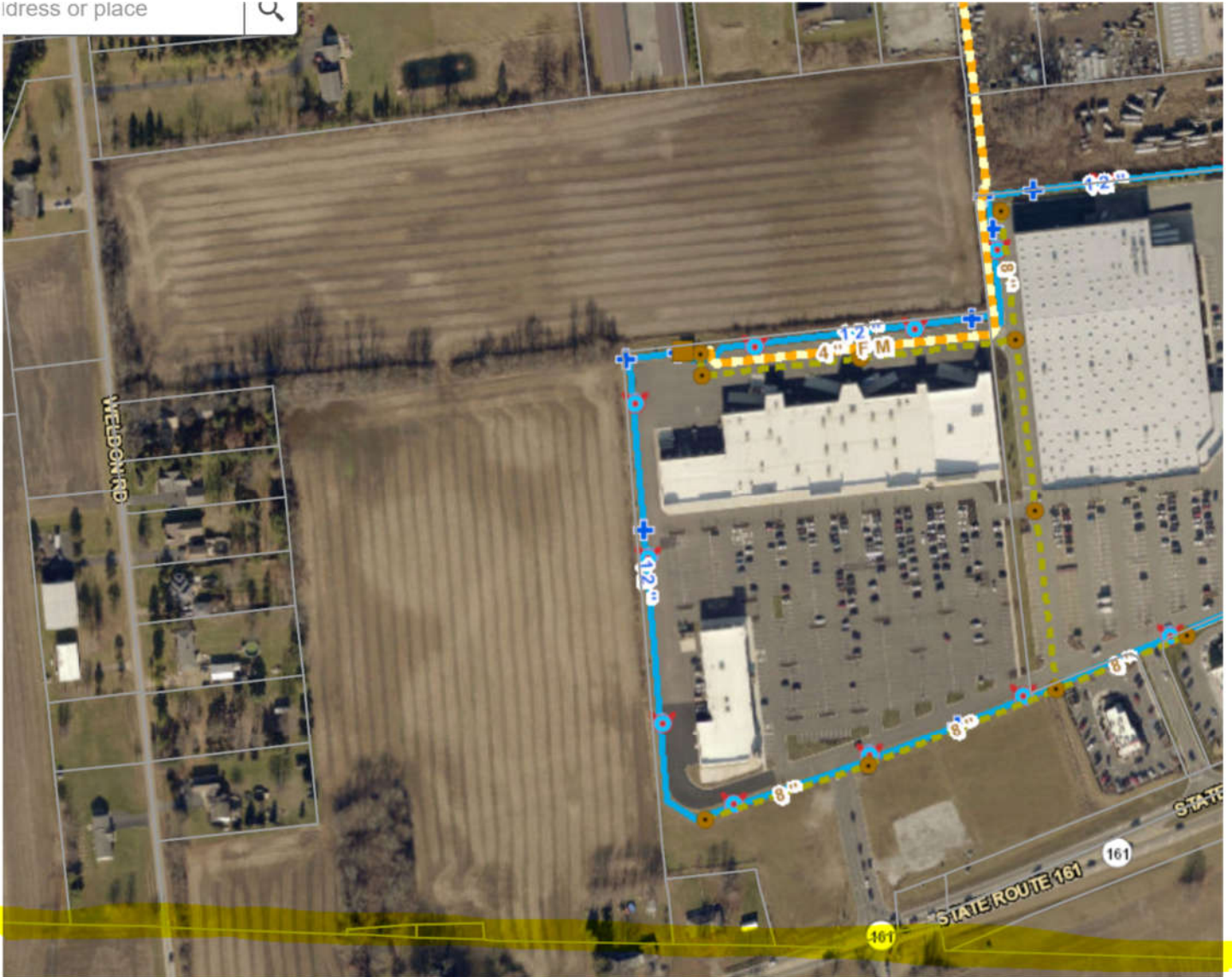


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Address or place



Blue = waterline

Gold = gravity sanitary sewer

The Costco site / Dublin Green development is served by a privately owned and operated wastewater pump station. This pump station can be converted to a "public" pump station with a few upgrades to meet the current City Standards. These upgrades would be required by any developer of this parcel.

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*Aerial—Northwest View*



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*Aerial—Southeast View*



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## County of Parcels

Parcel 1500310060000 = Approximately 34.18 +/- Acres (Union County)

Parcel 271-000014 = Approximately +/- .54 Acres (Franklin County)

Parcel 271-000011 = Approximately +/- 3.69 Acres (Franklin County)

## Townships of Parcels

Parcel 1500310060000 = Jerome Township

Parcel 271-000014 = Washington Township

Parcel 271-000011—Washington Township



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## Construction Updates

- Fed Ex will be moving into the area off of Industrial Parkway creating 7% increase in traffic
- Interchange Construction for 161/Route 33 Interchange 2022-2024
- Post Preserve Access Construction will begin in 2023
- Roundabout modifications at Eiterman Road, new traffic signal at Hyland-Croy
- Resurfacing of US 33
- All new ramps including two loop ramps to eliminate left turn conflicts
- Extensive landscaping (use mounding and curvilinear shapes to compliment ramp geometry)
- Total reconstruction of US 33 Overpass Bridge
- Expanding to 6 lanes to accommodate future widening of US 33
- Aesthetic enhancements as a gateway to Dublin and Union County

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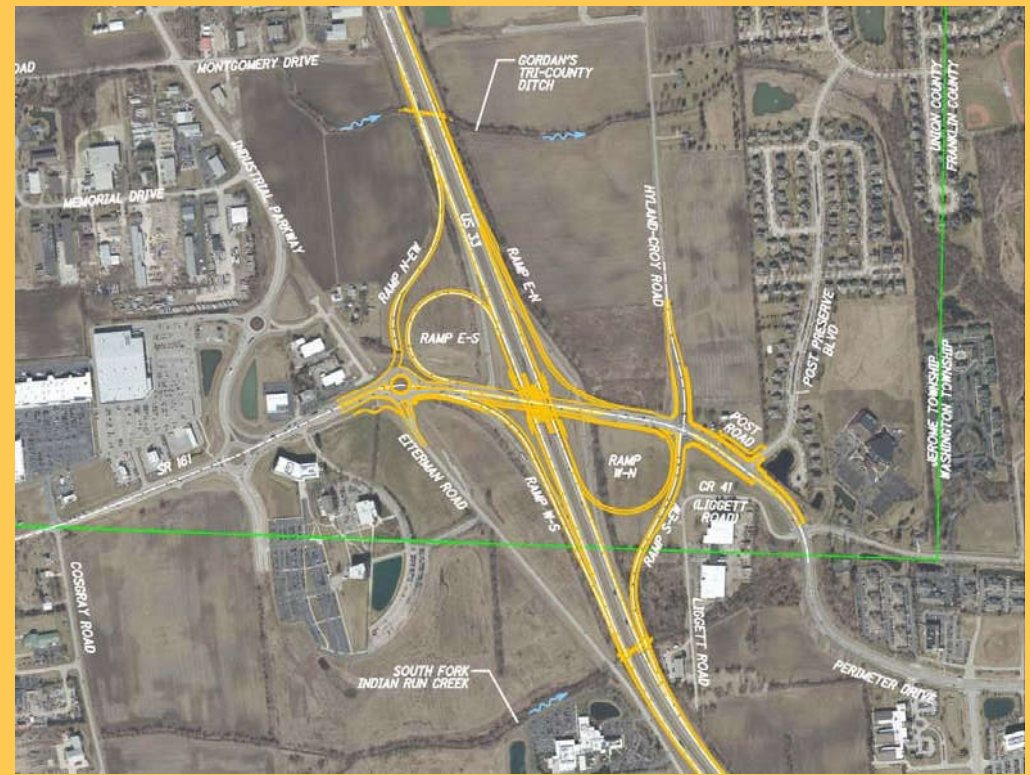
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## FINAL PHASE



- Total reconstruction of SR 161/ Post Road
- All new ramps including two loop ramps to eliminate left turn conflicts
- Off ramps aligned with Eiterman Road and Hyland-Croy Road
- Roundabout modifications at Eiterman Road. New traffic signal at Hyland-Croy.
- Resurfacing of US 33

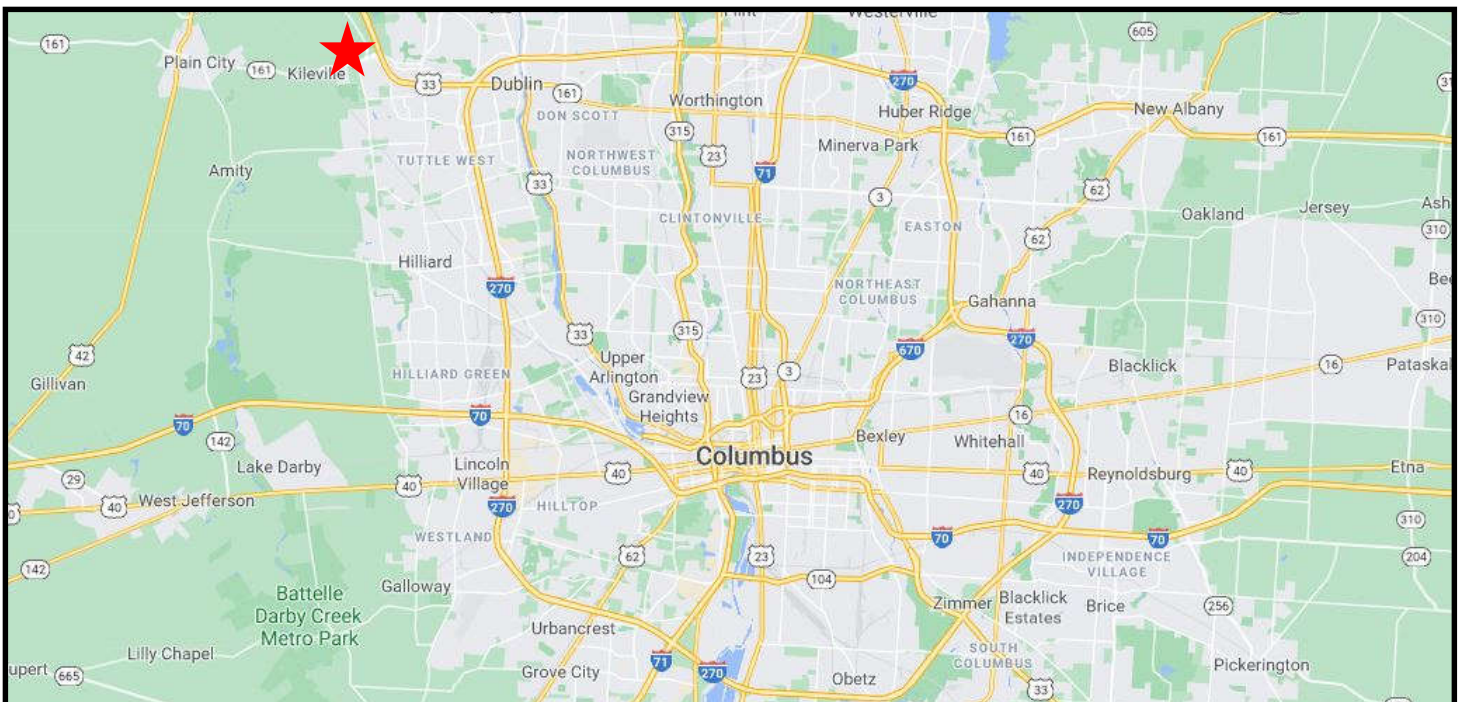
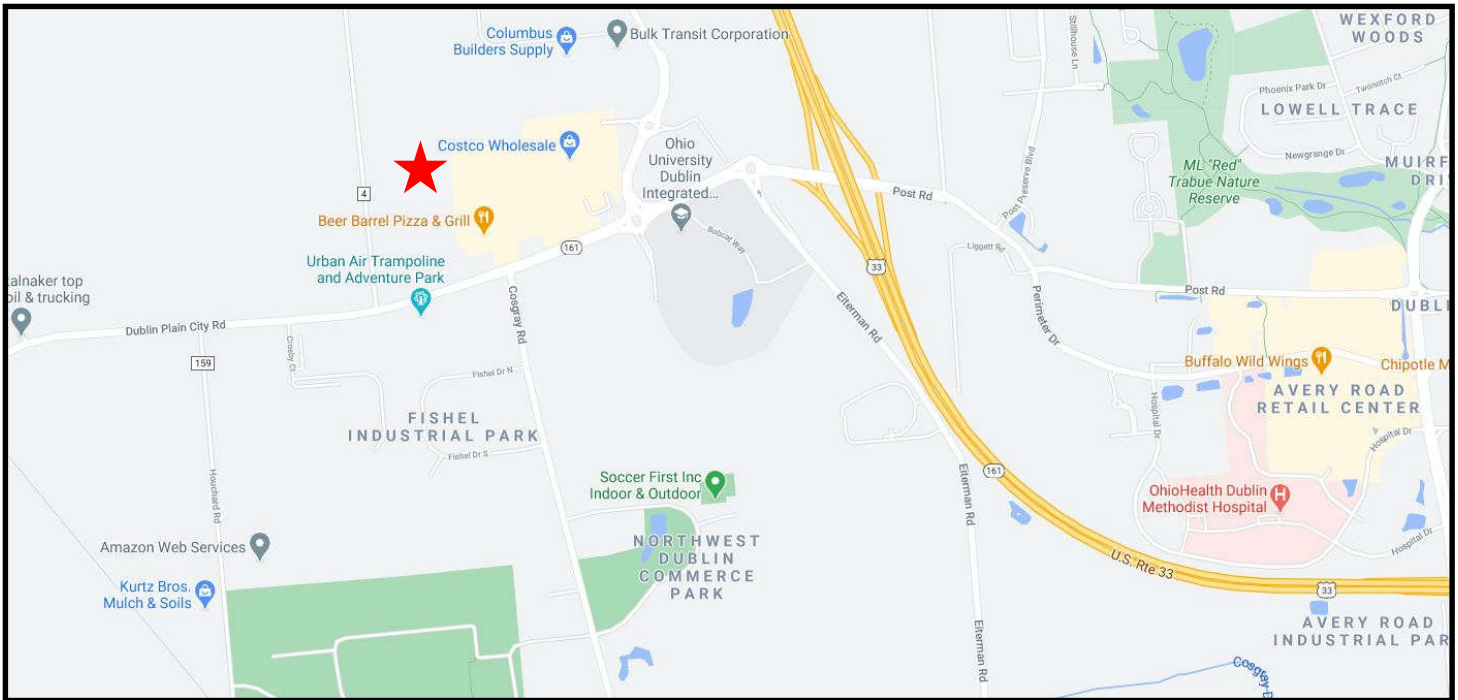




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# Demographic Summary Report

## Dublin Green

7434-7482 State Route 161 E, Plain City, OH 43064

Building Type: **General Retail**      Total Available: **1,205 SF**  
 Secondary: **Freestanding**      % Leased: **94.72%**  
 GLA: **22,842 SF**      Rent/SF/Yr: **\$35.00**  
 Year Built: **2018**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	208	27,968	100,092
2020 Estimate	187	26,119	93,390
2010 Census	128	21,106	75,311
Growth 2020 - 2025	11.23%	7.08%	7.18%
Growth 2010 - 2020	46.09%	23.75%	24.01%
<b>2020 Population by Hispanic Origin</b>	5	708	3,063
<b>2020 Population</b>	187	26,119	93,390
White	165 88.24%	18,708 71.63%	72,706 77.85%
Black	7 3.74%	554 2.12%	2,896 3.10%
Am. Indian & Alaskan	1 0.53%	31 0.12%	150 0.16%
Asian	13 6.95%	6,297 24.11%	15,578 16.68%
Hawaiian & Pacific Island	0 0.00%	14 0.05%	31 0.03%
Other	2 1.07%	515 1.97%	2,028 2.17%
U.S. Armed Forces	0	6	47
<b>Households</b>			
2025 Projection	77	10,488	38,838
2020 Estimate	69	9,764	36,170
2010 Census	46	7,669	28,631
Growth 2020 - 2025	11.59%	7.41%	7.38%
Growth 2010 - 2020	50.00%	27.32%	26.33%
Owner Occupied	56 81.16%	7,242 74.17%	25,587 70.74%
Renter Occupied	13 18.84%	2,522 25.83%	10,583 29.26%
<b>2020 Households by HH Income</b>	67	9,763	36,170
Income: <\$25,000	3 4.48%	395 4.05%	1,994 5.51%
Income: \$25,000 - \$50,000	9 13.43%	828 8.48%	4,244 11.73%
Income: \$50,000 - \$75,000	13 19.40%	1,429 14.64%	5,540 15.32%
Income: \$75,000 - \$100,000	8 11.94%	1,343 13.76%	4,770 13.19%
Income: \$100,000 - \$125,000	11 16.42%	1,082 11.08%	4,334 11.98%
Income: \$125,000 - \$150,000	4 5.97%	1,231 12.61%	3,810 10.53%
Income: \$150,000 - \$200,000	11 16.42%	1,203 12.32%	4,512 12.47%
Income: \$200,000+	8 11.94%	2,252 23.07%	6,966 19.26%
<b>2020 Avg Household Income</b>	\$121,343	\$148,275	\$136,131
<b>2020 Med Household Income</b>	\$101,136	\$120,482	\$108,866



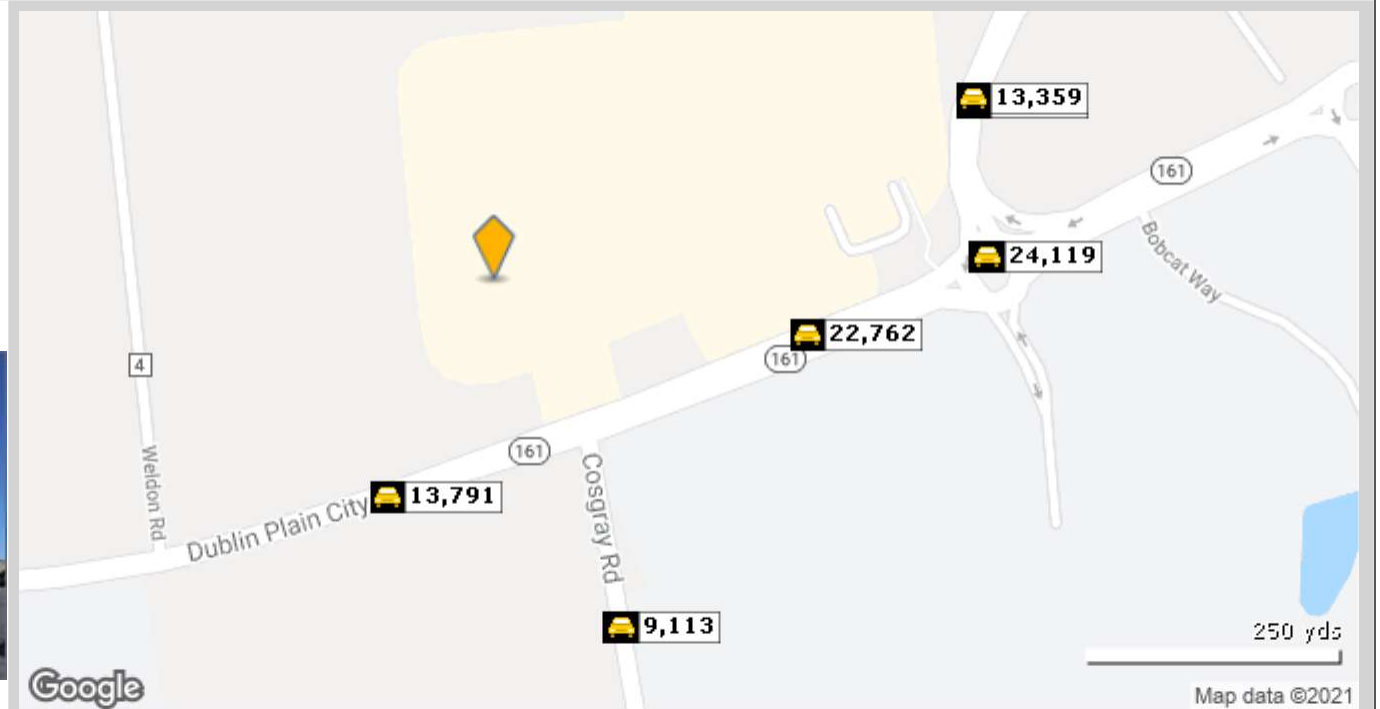


# Traffic Count Report

## Dublin Green

7434-7482 State Route 161 E, Plain City, OH 43064

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 Total Available: **1,205 SF**  
 % Leased: **94.72%**  
 Rent/SF/Yr: **\$35.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Plain City-Dublin Rd	Weldon Rd	0.14 W	2018	6,995	MPSI	.13
2	Plain City +óGé¼GÇ£ Dublin Road	Weldon Rd	0.14 W	2018	13,791	AADT	.13
3	State Rte 161	Cosgray Rd	0.14 SW	2018	20,812	MPSI	.18
4	Plain City +óGé¼GÇ£ Dublin Road	Cosgray Rd	0.14 SW	2018	22,762	AADT	.18
5	Cosgray Rd	Fishel Dr N	0.07 S	2018	4,334	MPSI	.21
6	Cosgray Road	Fishel Dr N	0.07 S	2020	9,113	MPSI	.21
7	State Rte 161	Cosgray Rd	0.25 SW	2018	23,011	MPSI	.28
8	State Rte 161	Cosgray Rd	0.25 SW	2020	24,119	MPSI	.28
9	Not Available	Not Available	0.00 No	2020	10,576	MPSI	.29
10	Industrial Parkway	State Rte 161	0.10 S	2020	13,359	MPSI	.29





# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers





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