

\$299,000



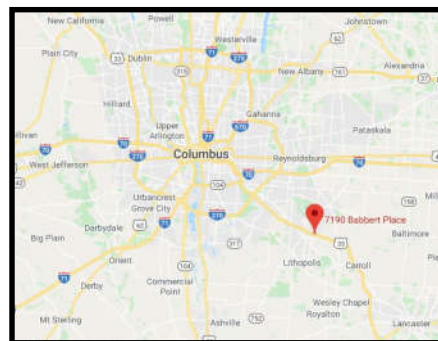
For Sale

7190 Babbert Pl

Canal Winchester, Ohio 43110

Commercial Land

- Two tracts separated by Babbert Lane (1.81 acres and .28 acres zoned C-2 limited commercial)
- Land 2.1 +/- acres in Violet Township
- Corner of Route 33 and Diley Road
- Variety of usage
- Irregular lot size
- Fairfield county



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

List Price: \$299,000
 Original List Price: 369,000
 Showing Start Date: 04/20/2015
 VT:

Status: Active
 List Number: 215012504



Parcel #: 0370214400
 Addl Parcel Numbers:
 Previous Use:
 Tax District: 037
 Acreage: 2.1
 Minimum Acreage: 2.1
 Minimum SF Avail:
 Tillable Acres:
 Lot Size (Front): irregular
 Res Dwelling/Other Structure: No
 # of Dwellings:
 Year Built:
 Building Sq Ft:

Traffic Count PerDay:
 Zoning: residential

Lot Size (Side):
 Lot Characteristics:
 Max Contiguous SF Av:
 Road Frontage:
 Useable Acres:
 Year Remodeled:
 # of Buildings:
 Built Prior to 1978: No
 Possession:

General Information

Address: 7190 Babbert Place
 Between Street: Route 33 & Diley Road
 Subdiv/Cmplx/Comm:
 Dist To Intersxn:

Unit/Suite #:
 City: Canal Winchester
 County: Fairfield
 Multiple Parcels: No

Zip Code: 43110
 Corp Limit: None
 Township: Violet
 School District: CANAL WINCHESTER LSD 2502 FRA CO.

Financials

Gross Income: 0
 Tax Abatement: No
 Taxes (Yrly): 855.38
 For Sale: Yes
 For Lease: No
 For Exchange: No

Tax Incentive:
 Abatement End Date:
 Tax Year: 2019
 Price Per Acre:
 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

Diley road Frontage 2.1+/- acres with variety of usage consisting of two tracts separated by Babbert lane 1.81 acre tract and .28 acre tract, Zoned C-2 limited commercial.

Sold Info

Sold Date:

DOM: 1741

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:

SirCns:

SirAst:

Sold Non-MLS: No

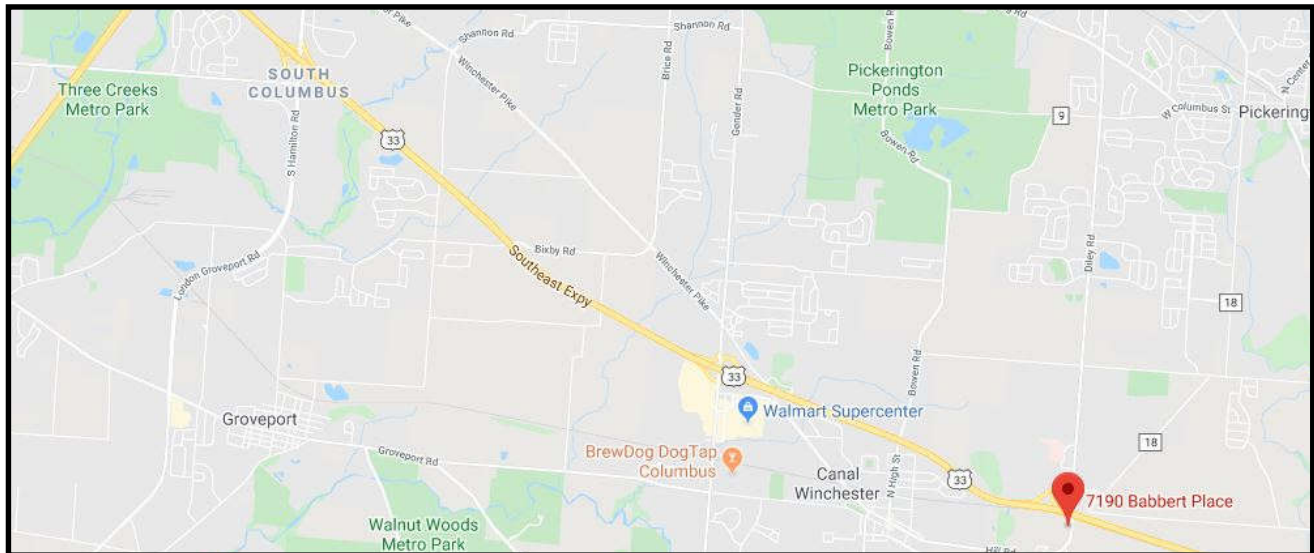
January 24, 2020

Prepared by: Randy J Best

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Map



The property's approximate boundaries are at the northeast corner of Babbert Lane NW and Babbert Place NW as well as at the northeast terminus of Waterloo-Eastern Court NW, within Violet Township, Fairfield County

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Demographic Summary Report

7190 Babbert Pl, Canal Winchester, OH 43110

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



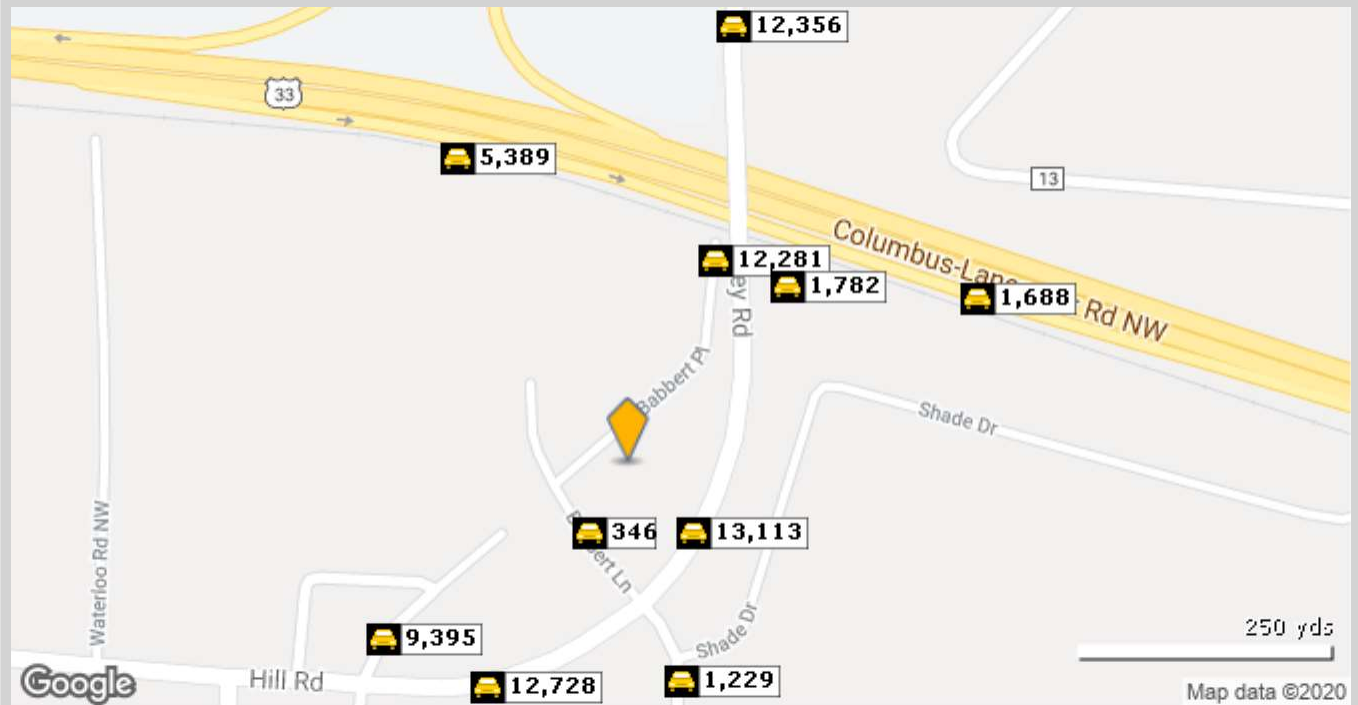
Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	908	27,482	67,180
2019 Estimate	863	25,951	63,349
2010 Census	762	22,659	54,619
Growth 2019 - 2024	5.21%	5.90%	6.05%
Growth 2010 - 2019	13.25%	14.53%	15.98%
2019 Population by Hispanic Origin	21	650	2,059
2019 Population	863	25,951	63,349
White	710 82.27%	20,256 78.05%	45,477 71.79%
Black	104 12.05%	4,158 16.02%	13,900 21.94%
Am. Indian & Alaskan	7 0.81%	73 0.28%	155 0.24%
Asian	18 2.09%	642 2.47%	1,672 2.64%
Hawaiian & Pacific Island	1 0.12%	7 0.03%	21 0.03%
Other	25 2.90%	815 3.14%	2,124 3.35%
U.S. Armed Forces	6	66	98
Households			
2024 Projection	309	9,609	24,718
2019 Estimate	293	9,074	23,305
2010 Census	257	7,967	20,183
Growth 2019 - 2024	5.46%	5.90%	6.06%
Growth 2010 - 2019	14.01%	13.89%	15.47%
Owner Occupied	274 93.52%	7,297 80.42%	16,009 68.69%
Renter Occupied	19 6.48%	1,777 19.58%	7,296 31.31%
2019 Households by HH Income			
Income: <\$25,000	16 5.48%	627 6.91%	2,371 10.17%
Income: \$25,000 - \$50,000	38 13.01%	1,455 16.03%	4,299 18.45%
Income: \$50,000 - \$75,000	35 11.99%	1,672 18.42%	4,573 19.62%
Income: \$75,000 - \$100,000	49 16.78%	1,890 20.83%	4,816 20.67%
Income: \$100,000 - \$125,000	46 15.75%	1,141 12.57%	2,807 12.05%
Income: \$125,000 - \$150,000	25 8.56%	850 9.37%	1,861 7.99%
Income: \$150,000 - \$200,000	42 14.38%	956 10.53%	1,910 8.20%
Income: \$200,000+	41 14.04%	484 5.33%	667 2.86%
2019 Avg Household Income	\$126,000	\$98,701	\$86,514
2019 Med Household Income	\$104,348	\$85,363	\$77,123



Traffic Count Report

7190 Babbert Pl, Canal Winchester, OH 43110

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Babbert Ln	Babbert Pl	0.03 NW	2018	346	MPSI	.04
2	Diley Rd	Hill Rd	0.02 S	2012	13,113	AADT	.05
3	Diley Rd	Shade Dr	0.01 N	2018	1,229	MPSI	.13
4	Diley Rd	Columbus-Lancaster Rd NW	0.04 N	2018	12,281	MPSI	.13
5	Hill Rd NW	Columbus-Lancaster Rd NW	0.05 NE	2018	1,782	MPSI	.14
6	Hill Rd	Waterloo Eastern Rd	0.07 W	2018	12,728	MPSI	.15
7	Waterloo Eastern Ct	Hill Rd NW	0.03 SW	2018	9,395	MPSI	.17
8	Columbus-Lancaster Rd NW	Diley Rd	0.15 E	2018	5,389	MPSI	.20
9	Columbus-Lancaster Rd NW	Hill Rd NW	0.08 NW	2018	1,688	MPSI	.22
10	Diley Rd	Columbus-Lancaster Rd NW	0.08 S	2012	12,356	AADT	.26





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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