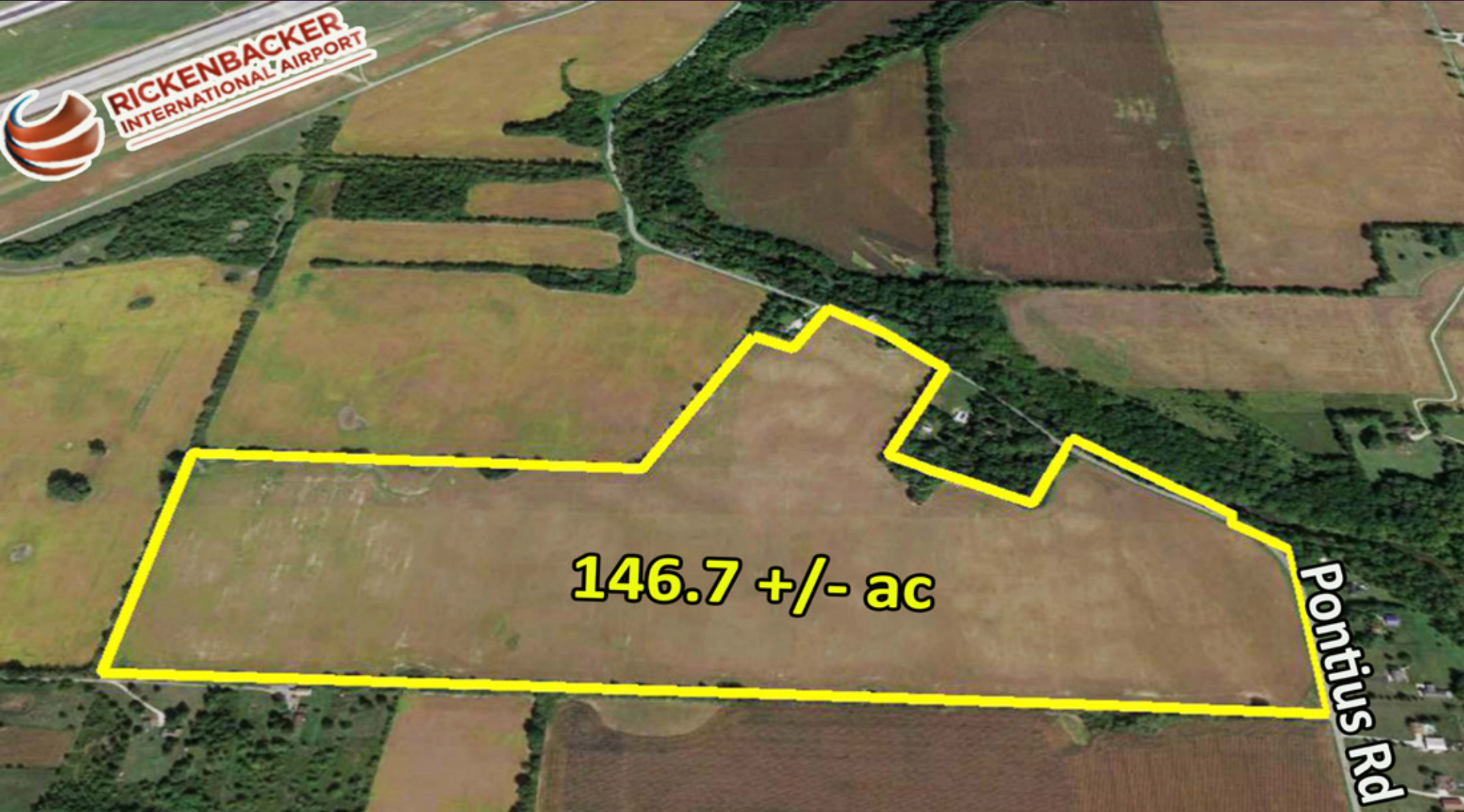


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



Appraisal Brokerage Consulting Development

DEVELOPMENT LAND

0 Pontius Road, Groveport, OH 43125

DEVELOPMENT LAND NEAR RICKENBACKER AIRPORT AVAILABLE!

146.7 +/- acres Development Land in Groveport! Adjacent to Rickenbacker Airport in Madison Township. Over 2500 feet of frontage on Pontius Rd. Zoned R - Rural. No utilities on the site. City water service available upon extension of the main line. Seller would consider a joint venture opportunity!



Property Highlights

Address: 0 Pontius Road
Groveport, OH 43125

County: Franklin

Township: Madison

Schools: Groveport - Madison

PID: 180-000078-00
180-000079-00

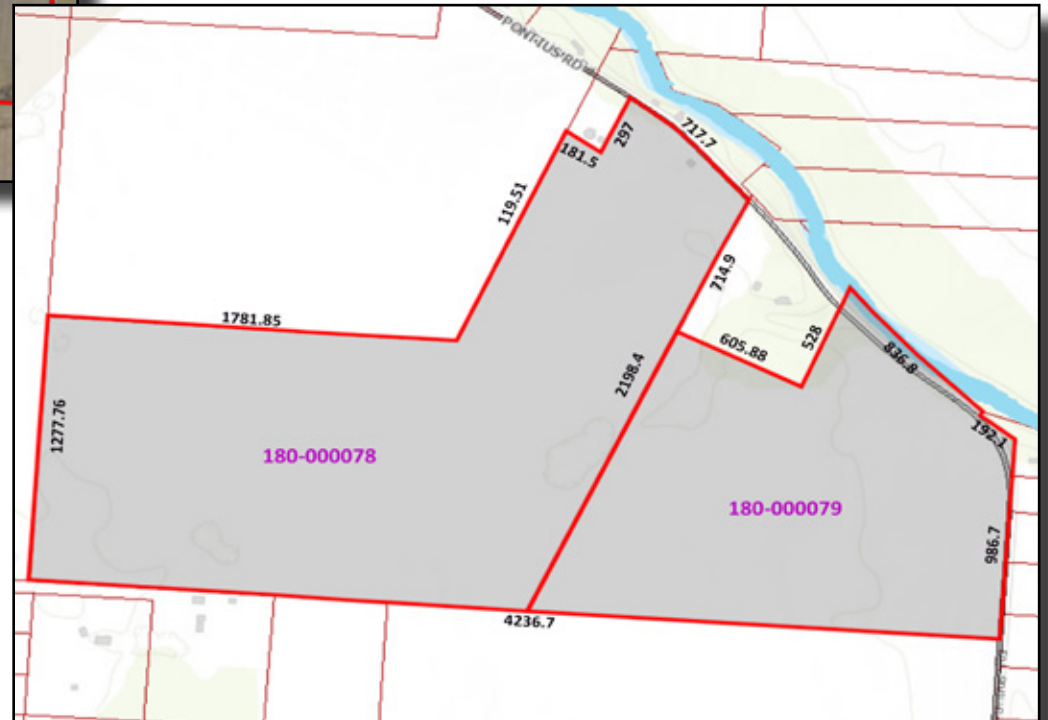
Location: East of Rickenbacker International Airport

Acreage: 146.7 +/- acres

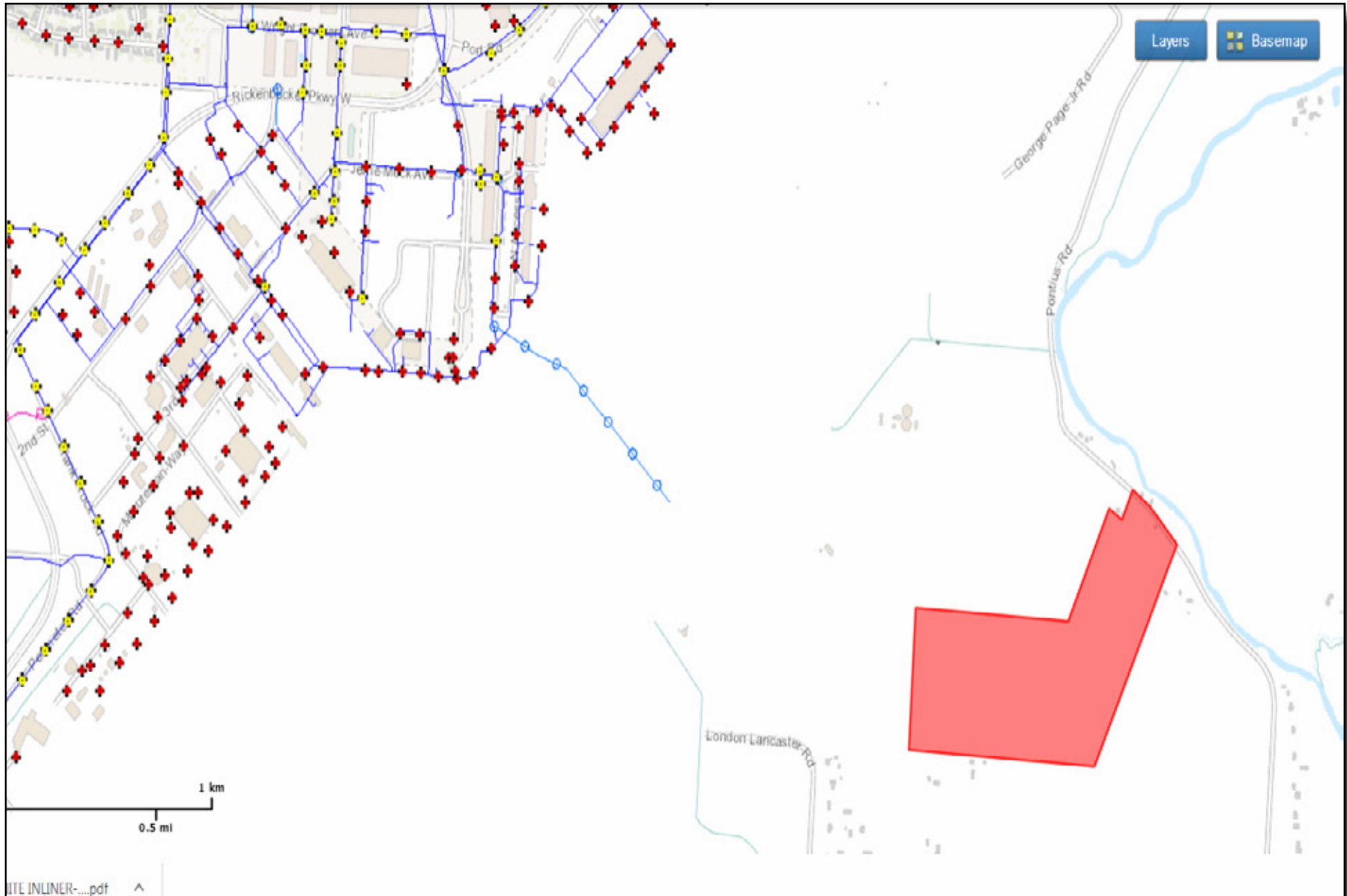
Sale Price: \$22,005,000

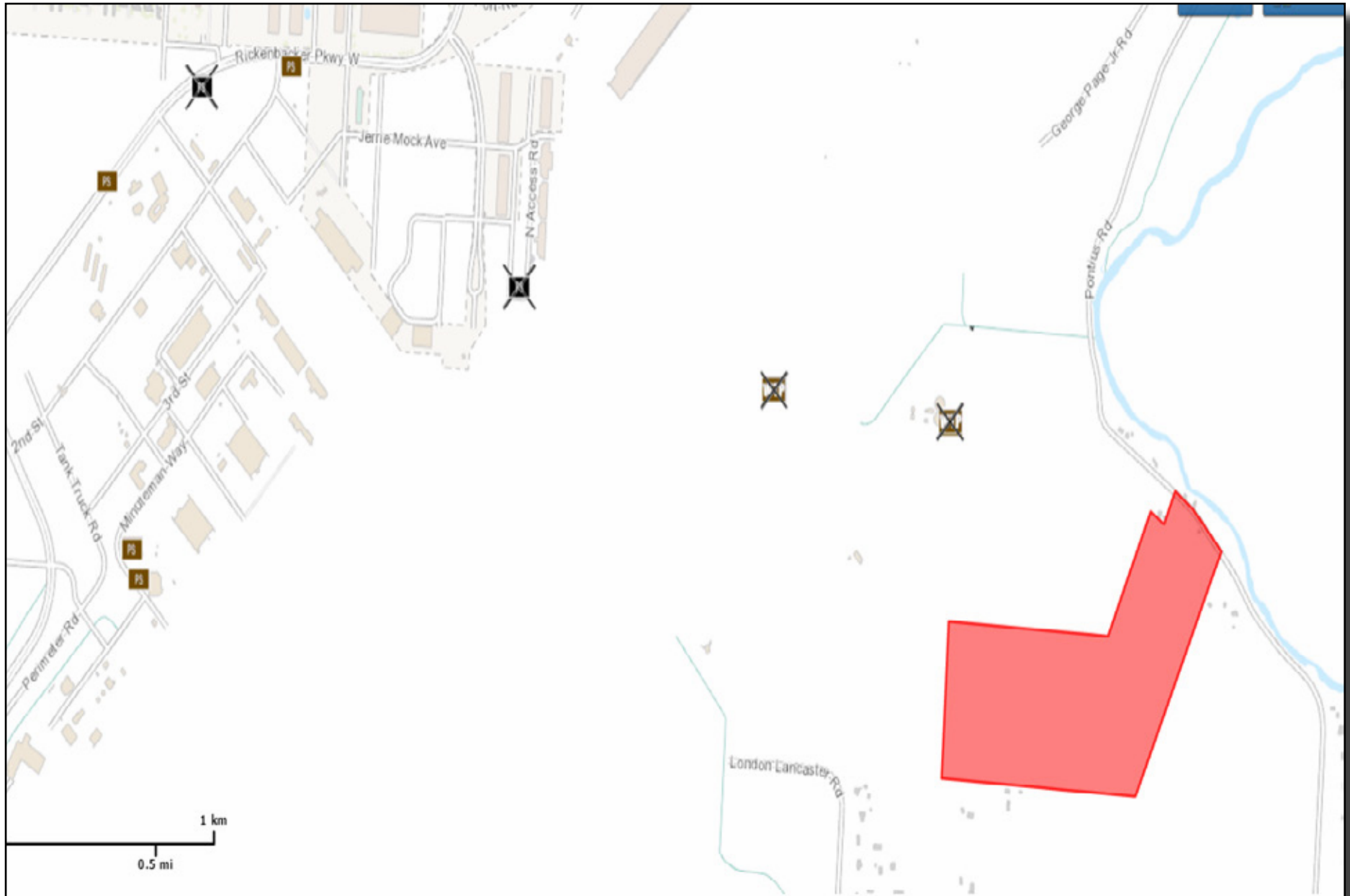
Sale Price/Ac: \$150,000

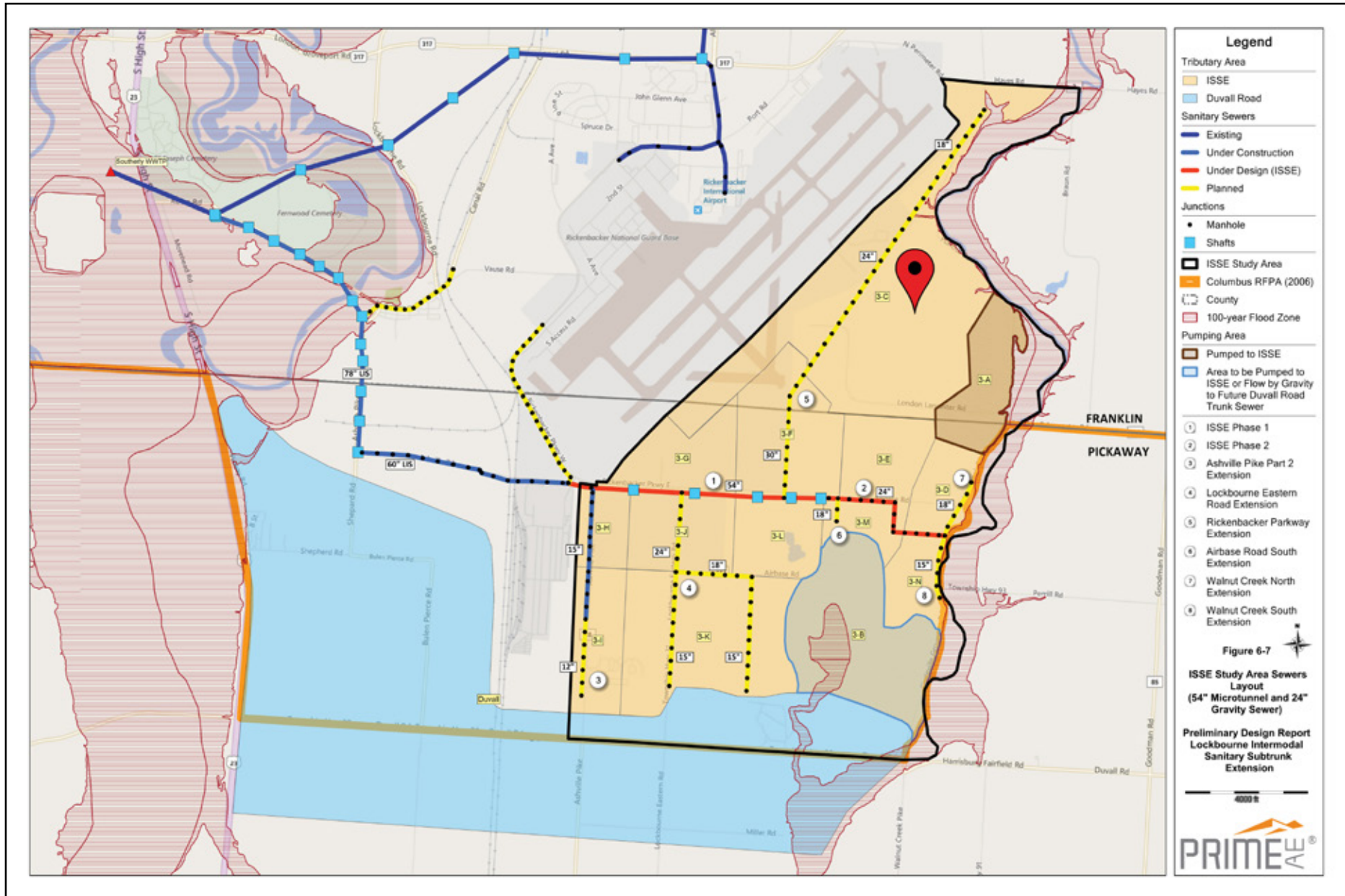
Zoning: R - Rural

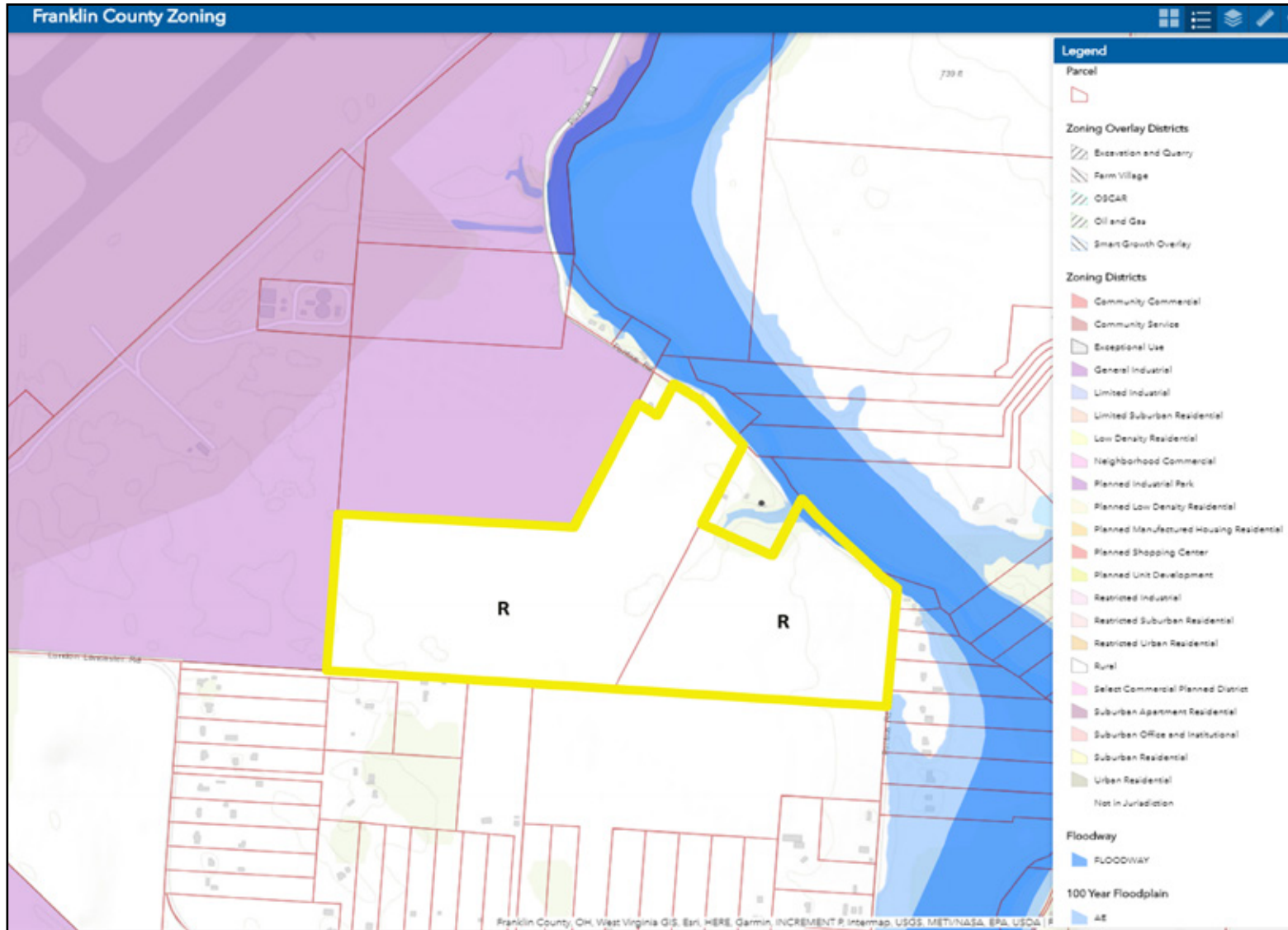


*Dimensions labeled on map are approximated using Franklin County Auditor Map Measure Tool. Actual dimensions to be determined by prepared survey.

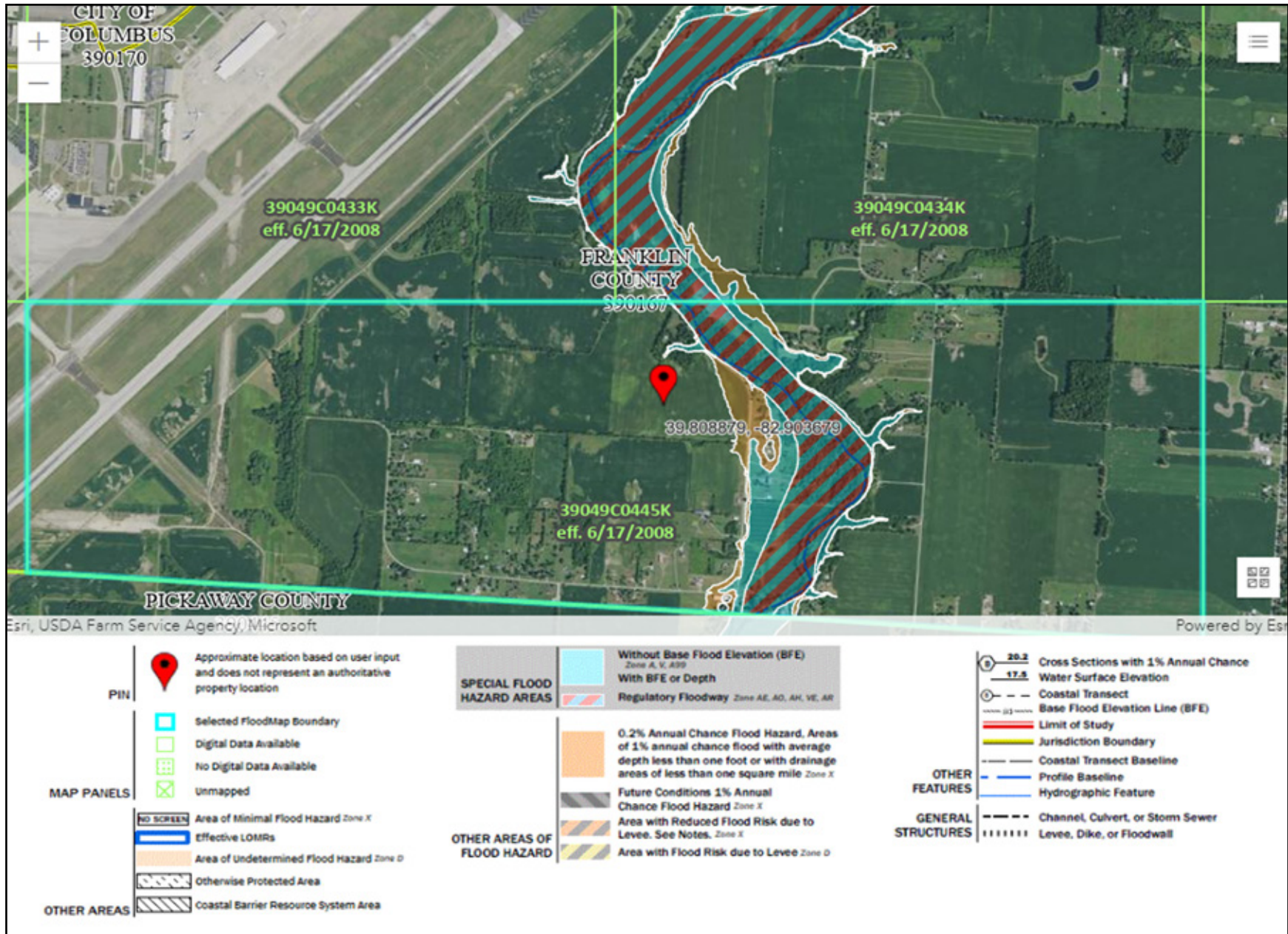








Click [here](#) to view zoning regulations



<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, X, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 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 Notes, Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
--	---	---

From the Columbus Business First:
<https://www.bizjournals.com/columbus/news/2022/02/14/rickenbacker-global-logistics-park-unlocking-land.html>

Rickenbacker Global Logistics Park to unlock about 320 acres for industrial development by 2023

Feb 14, 2022, 1:26pm EST Updated: Feb 14, 2022, 4:12pm EST

By the end of 2023, Rickenbacker Global Logistics Park will have the ability to develop about 4.5 million square feet of additional industrial space.

The Federal Aviation Administration is gearing up to release around 320 acres to the Port Authority, which owns the land, said Ben Struewing, vice president of leasing and development at Duke Realty, the development partner of Rickenbacker International Airport.

"The land had to be released from the FAA for development," Struewing said. "That's the official start of that process to get through the FAA to be able to put it in production for industrial development, which was always the plan."

Once this land is made available, Struewing said all phases of the Rickenbacker Global Logistics Park will be available for industrial and warehousing development. Specific details of future plans are not available.

The expansion of the logistics park comes at a time when Columbus' industrial vacancy is at a record low of 2.1%.

Jeff Lyons, executive vice president at CBRE, previously told *Columbus Business First* that the vacancy rate reflects the area's economic health and its strategic place in distribution circles.

"Columbus is right square on the national map right now," Lyons said in December. "This market is going to grow over the next five years, maybe more so than any other market in the Midwest."

In 2021, the area delivered more than 10.26 million square feet of industrial space, the ninth most in the country, according to a study from CommercialSearch, a Yardi-backed commercial real estate site.

Since 2012, the market has added 48.8 million square feet of space, the 11th most in the nation, going to the study.



At the end of 2023, Rickenbacker Global Logistics Park will have the ability to develop an additional about 4.5 million square feet of industrial space.

Going forward, Central Ohio will be bringing even more space online. Struewing said multiple additional industrial sites in Rickenbacker's Global Logistics Park are planned.

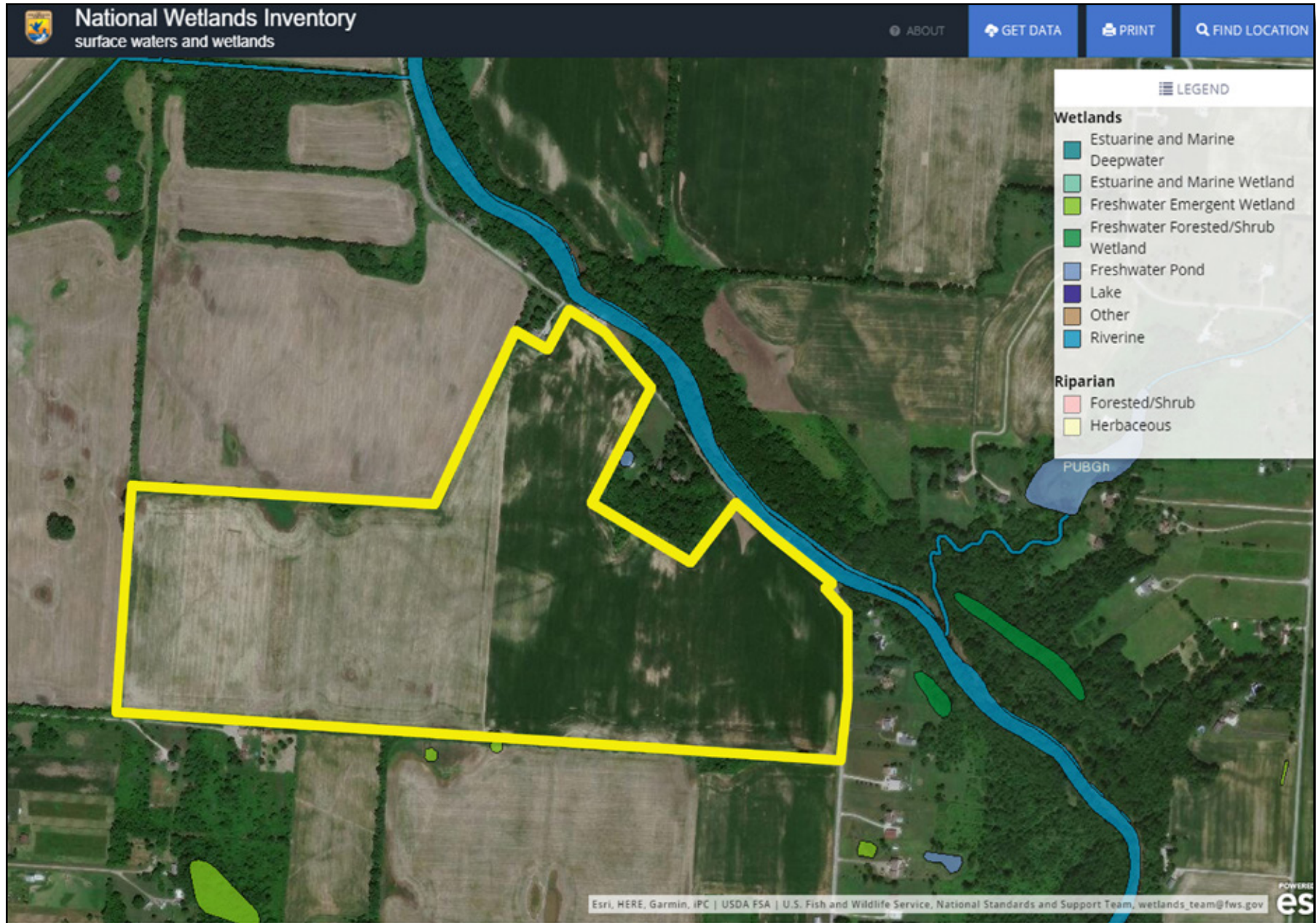
Construction will begin in March on a 518,000-square-foot speculative building at the park's Rail Campus, with a target completion date of December 2022, Struewing said.

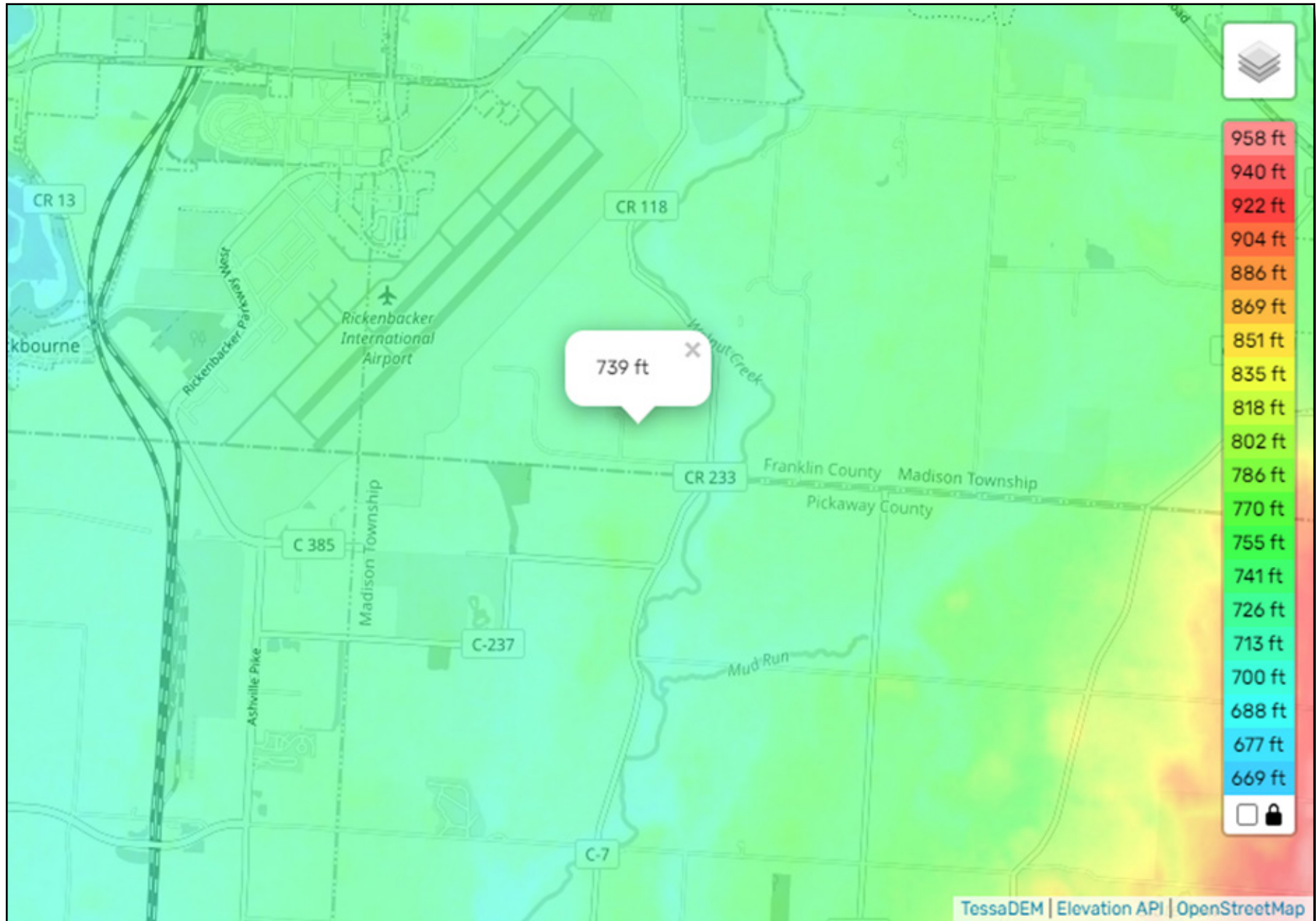
And a 580,000-square-foot building on the park's Intermodal Campus is now under construction, which recently landed an as-yet undisclosed tenant. That building is estimated to be completed in October 2022.

"In today's world, these tenants don't have time (to wait)," Struewing said.

Owen Milnes
Staff reporter
Columbus Business First

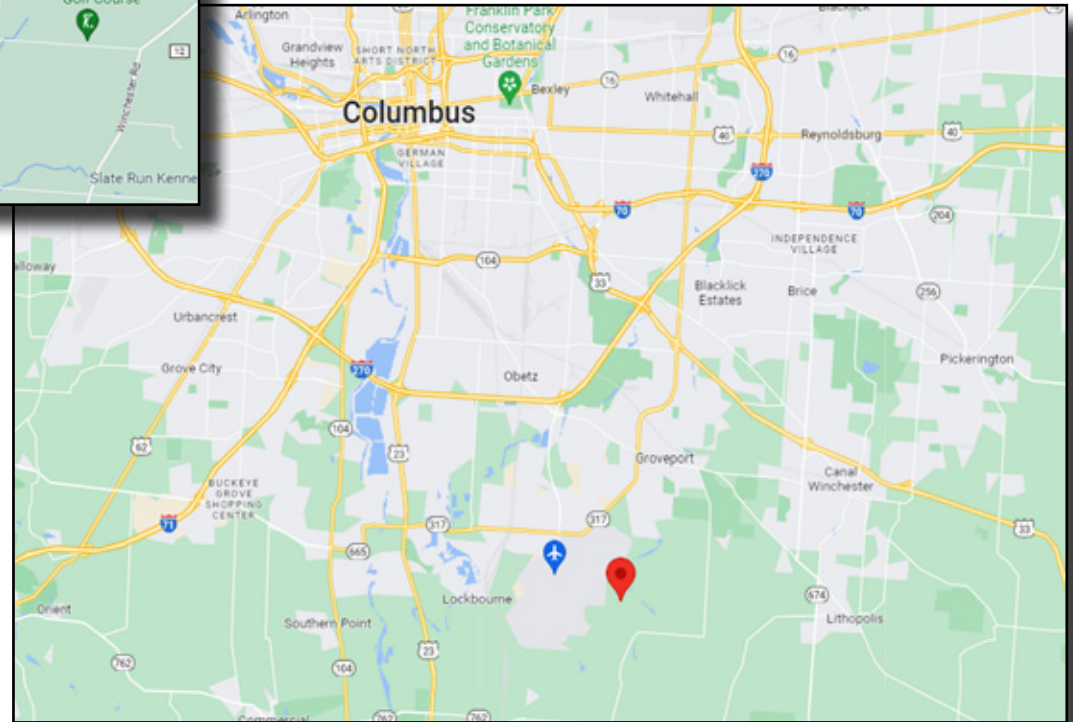
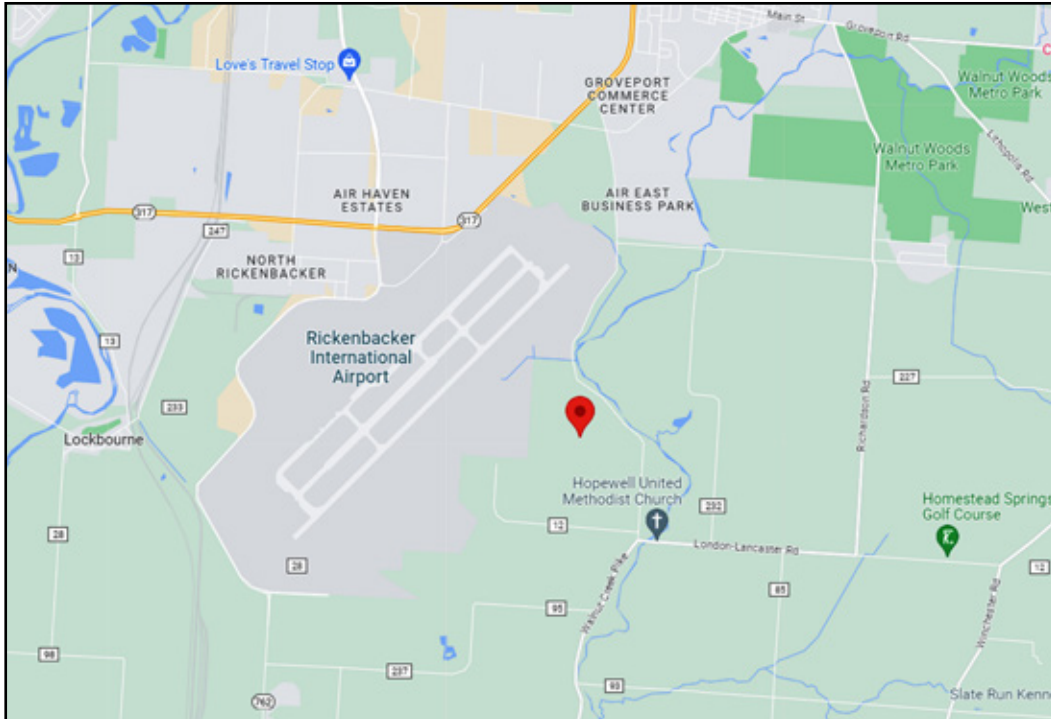
<https://www.nbc4i.com/news/columbus-business-first/rickenbacker-global-logistics-park-to-unlock-about-320-acres-of-land-for-industrial-development-by-2023/>

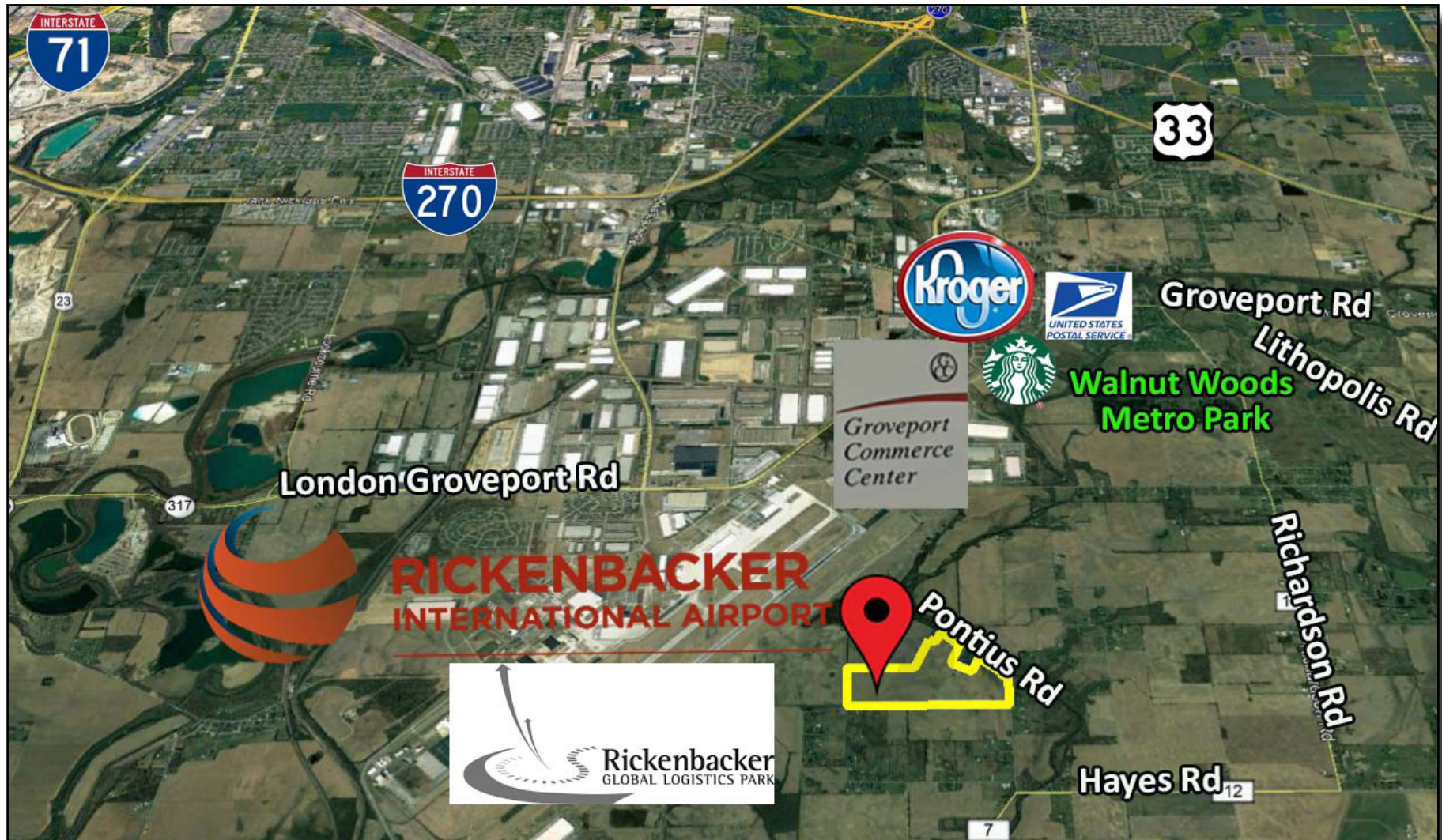




146.7 +/- ac of Development Land
0 Pontius Road, Groveport, OH 43125

Street Maps

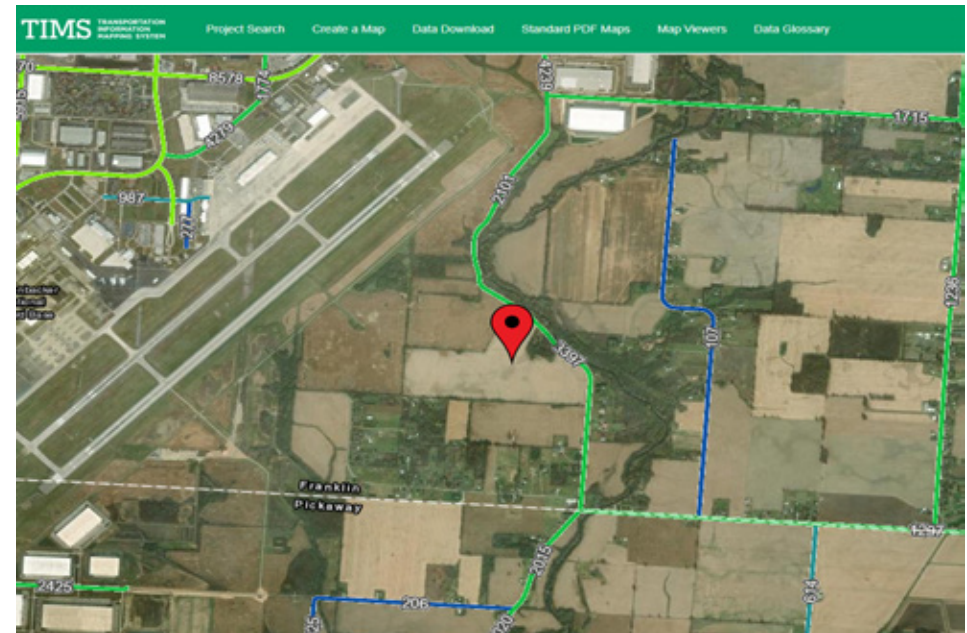




Great Location!
Adjacent to Rickenbacker International
Global Logistic Park
25 minutes to Downtown Columbus

Demographic Summary Report

0 Pontius Rd, Groveport, OH 43125				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	240	5,988	23,671	
2023 Estimate	238	5,954	23,233	
2010 Census	210	5,474	19,931	
Growth 2023 - 2028	0.84%	0.57%	1.89%	
Growth 2010 - 2023	13.33%	8.77%	16.57%	
2023 Population by Hispanic Origin	8	238	740	
2023 Population	238	5,954	23,233	
White	196 82.35%	4,971 83.49%	19,618 84.44%	
Black	26 10.92%	628 10.55%	2,331 10.03%	
Am. Indian & Alaskan	1 0.42%	17 0.29%	53 0.23%	
Asian	4 1.68%	65 1.09%	520 2.24%	
Hawaiian & Pacific Island	0 0.00%	7 0.12%	13 0.06%	
Other	10 4.20%	267 4.48%	697 3.00%	
U.S. Armed Forces	0	5	26	
Households				
2028 Projection	84	2,123	8,895	
2023 Estimate	83	2,110	8,721	
2010 Census	73	1,931	7,429	
Growth 2023 - 2028	1.20%	0.62%	2.00%	
Growth 2010 - 2023	13.70%	9.27%	17.39%	
Owner Occupied	44 53.01%	1,089 51.61%	6,507 74.61%	
Renter Occupied	39 46.99%	1,021 48.39%	2,214 25.39%	
2023 Households by HH Income	84	2,109	8,723	
Income: <\$25,000	12 14.29%	286 13.56%	929 10.65%	
Income: \$25,000 - \$50,000	22 26.19%	562 26.65%	1,828 20.96%	
Income: \$50,000 - \$75,000	20 23.81%	581 27.55%	1,846 21.16%	
Income: \$75,000 - \$100,000	7 8.33%	211 10.00%	1,197 13.72%	
Income: \$100,000 - \$125,000	8 9.52%	145 6.88%	1,101 12.62%	
Income: \$125,000 - \$150,000	6 7.14%	111 5.26%	698 8.00%	
Income: \$150,000 - \$200,000	6 7.14%	157 7.44%	738 8.46%	
Income: \$200,000+	3 3.57%	56 2.66%	386 4.43%	
2023 Avg Household Income	\$77,911	\$73,956	\$88,436	
2023 Med Household Income	\$57,999	\$57,427	\$71,721	



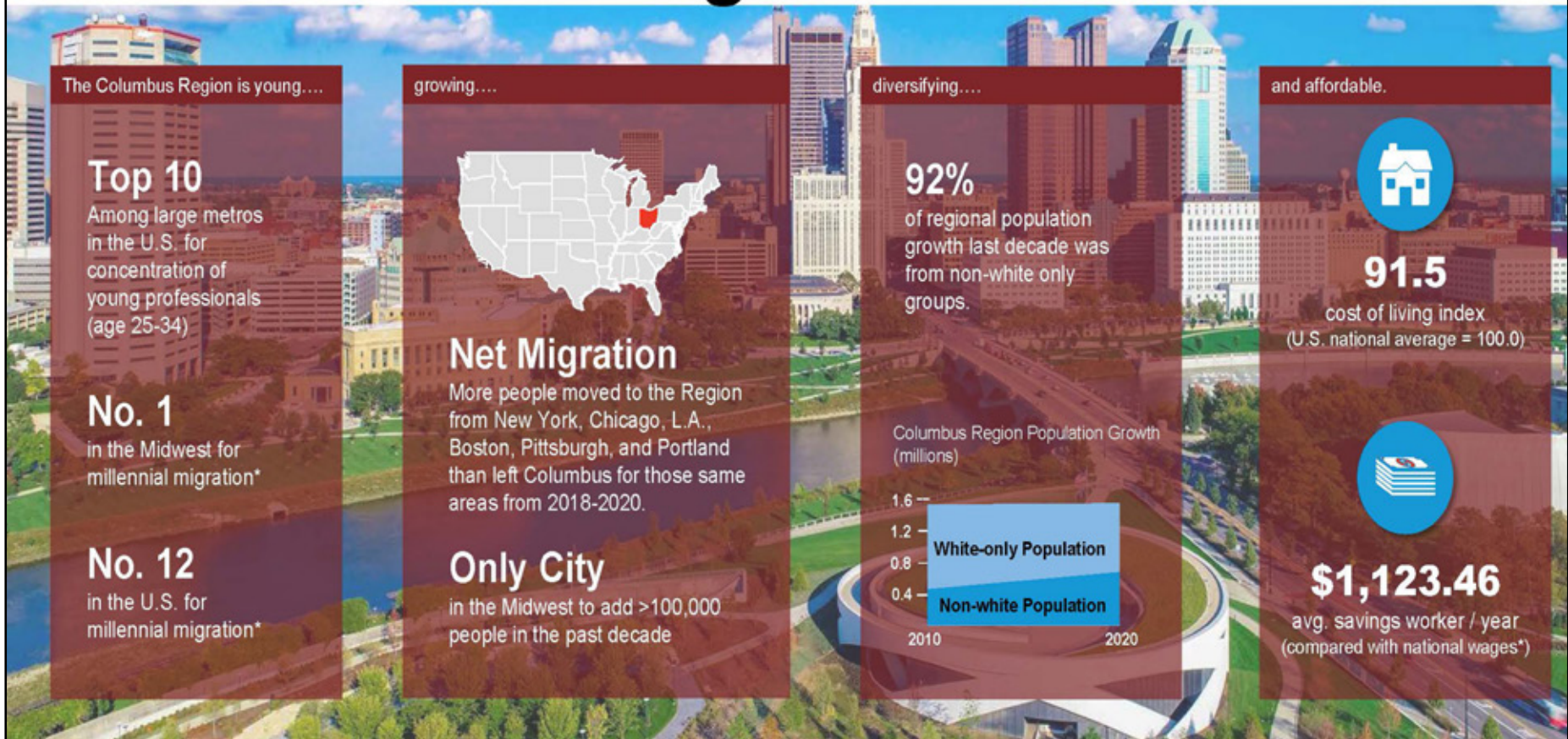
Traffic Count Report

0 Pontius Rd, Groveport, OH 43125							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Pontius Rd	London Lancaster Rd	0.26 S	2022	2,996	MPSI	.53	
2 Pontius Road	London Lancaster Rd	0.26 S	2020	3,407	MPSI	.53	
3 London Lancaster Rd	Pontius Rd	0.17 E	2022	156	MPSI	.68	
4 Pontius Rd	London Lancaster Rd	0.03 N	2022	2,368	MPSI	.78	
5 Pontius Rd	London Lancaster Rd	0.03 N	2020	2,627	MPSI	.78	
6 Walnut Creek Pk	Wright Rd	0.49 SW	2020	2,060	MPSI	.83	
7 Walnut Creek Pike	Wright Rd	0.49 SW	2022	1,917	MPSI	.83	
8 Lancaster Rd	London Lancaster Rd	0.12 E	2018	907	MPSI	.84	
9 London Lancaster Rd	Goodman Rd	0.91 E	2015	789	MPSI	.84	
10 Lancaster Rd	London Lancaster Rd	0.12 E	2022	851	MPSI	.85	



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **85** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 85 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
www.rweiler.com

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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. 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/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants 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 Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.