

# COMMERCIAL DEVELOPMENT LAND FOR SALE

**Parkwood Place  
Dublin, Ohio 43016**



**16.60 +/- Acres Vacant Land**



**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development



**VanTrust**  
REAL ESTATE LLC

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# Property Description

## DEVELOPMENT SITE WITH I-270 FRONTAGE!

16.60 +/- acres vacant land butting up against I-270 in Dublin Planned Commerce District. Site will accommodate up two office buildings varying in size from 80,000 SF to 175,000 SF. Excellent freeway frontage visible to over 123,000 cars per day on I-270 alone.

**Address:** Parkwood Pl  
Dublin, OH 43016

**County:** Franklin

**PID:** 273-012234-00

**Location:** Parkwood Place north of  
Woerner-Temple Rd with  
I-270 frontage

**Acreage:** 16.60 +/- acres

**Sale Price:** Negotiable

**Zoning:** PCD - Planned Commerce  
District



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# Aerial & Plat Maps



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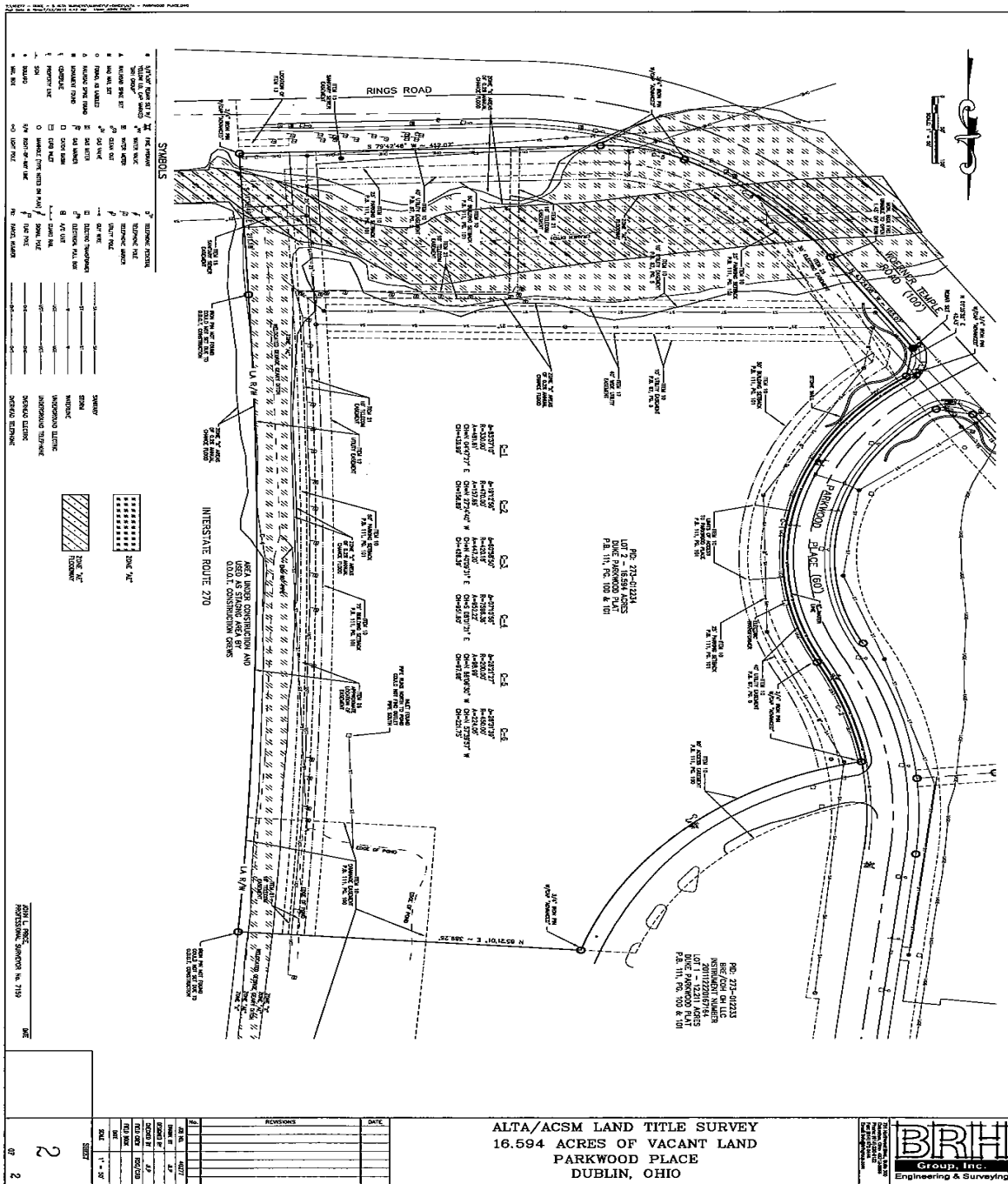
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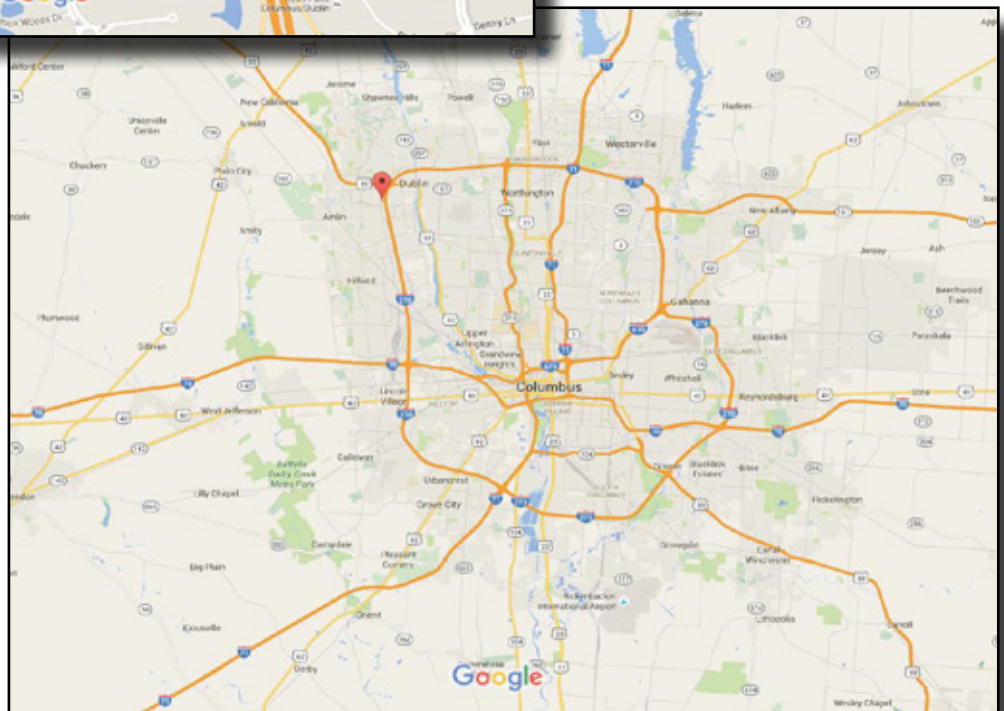
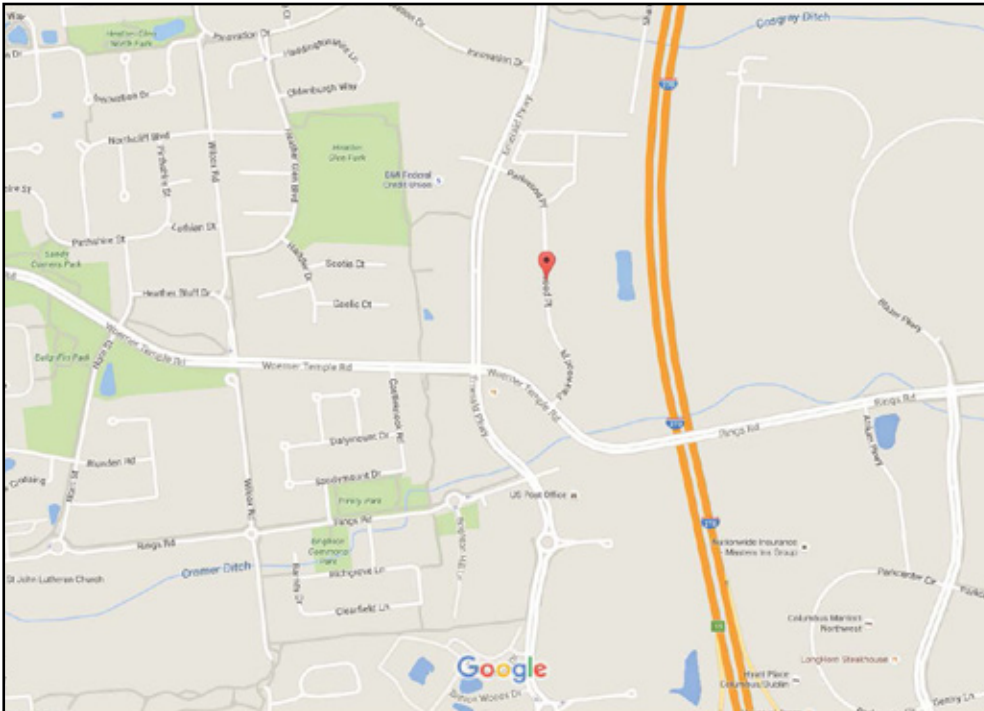
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# Survey



# Street Maps



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# Property Location



**Great Location!**

**Emerald Corporate District!  
Minutes to Downtown Dublin!  
Close to I-270 & SR 161!**

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# Demographics

## Demographic Summary Report

### Tuttle Crossing - Parkwood PI

5900 Parkwood PI, Dublin, OH 43016



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	6,061		88,555		195,966	
2019 Estimate	5,352		82,344		184,281	
2010 Census	2,569		66,441		162,091	
Growth 2019 - 2024	13.25%		7.54%		6.34%	
Growth 2010 - 2019	108.33%		23.94%		13.69%	
2019 Population by Hispanic Origin	115		3,720		8,097	
2019 Population	5,352		82,344		184,281	
White	3,007	56.18%	62,349	75.72%	147,088	79.82%
Black	150	2.80%	3,328	4.04%	6,893	3.74%
Am. Indian & Alaskan	3	0.06%	106	0.13%	301	0.16%
Asian	2,040	38.12%	14,456	17.56%	25,382	13.77%
Hawaiian & Pacific Island	0	0.00%	31	0.04%	47	0.03%
Other	152	2.84%	2,074	2.52%	4,570	2.48%
U.S. Armed Forces	12		72		127	
Households						
2024 Projection	2,560		37,010		80,623	
2019 Estimate	2,262		34,334		75,777	
2010 Census	1,104		27,243		66,462	
Growth 2019 - 2024	13.17%		7.79%		6.40%	
Growth 2010 - 2019	104.89%		26.03%		14.02%	
Owner Occupied	1,121	49.56%	19,861	57.85%	47,710	62.96%
Renter Occupied	1,141	50.44%	14,473	42.15%	28,067	37.04%
2019 Households by HH Income						
Income: <\$25,000	65	2.87%	2,201	6.41%	5,870	7.75%
Income: \$25,000 - \$50,000	171	7.56%	5,476	15.95%	12,372	16.33%
Income: \$50,000 - \$75,000	326	14.42%	6,173	17.98%	13,880	18.32%
Income: \$75,000 - \$100,000	742	32.82%	6,011	17.51%	12,188	16.08%
Income: \$100,000 - \$125,000	318	14.06%	4,242	12.36%	9,120	12.04%
Income: \$125,000 - \$150,000	407	18.00%	2,966	8.64%	6,037	7.97%
Income: \$150,000 - \$200,000	158	6.99%	3,810	11.10%	7,911	10.44%
Income: \$200,000+	74	3.27%	3,454	10.06%	8,398	11.08%
2019 Avg Household Income	\$104,076		\$109,934		\$109,879	
2019 Med Household Income	\$94,154		\$88,793		\$86,827	

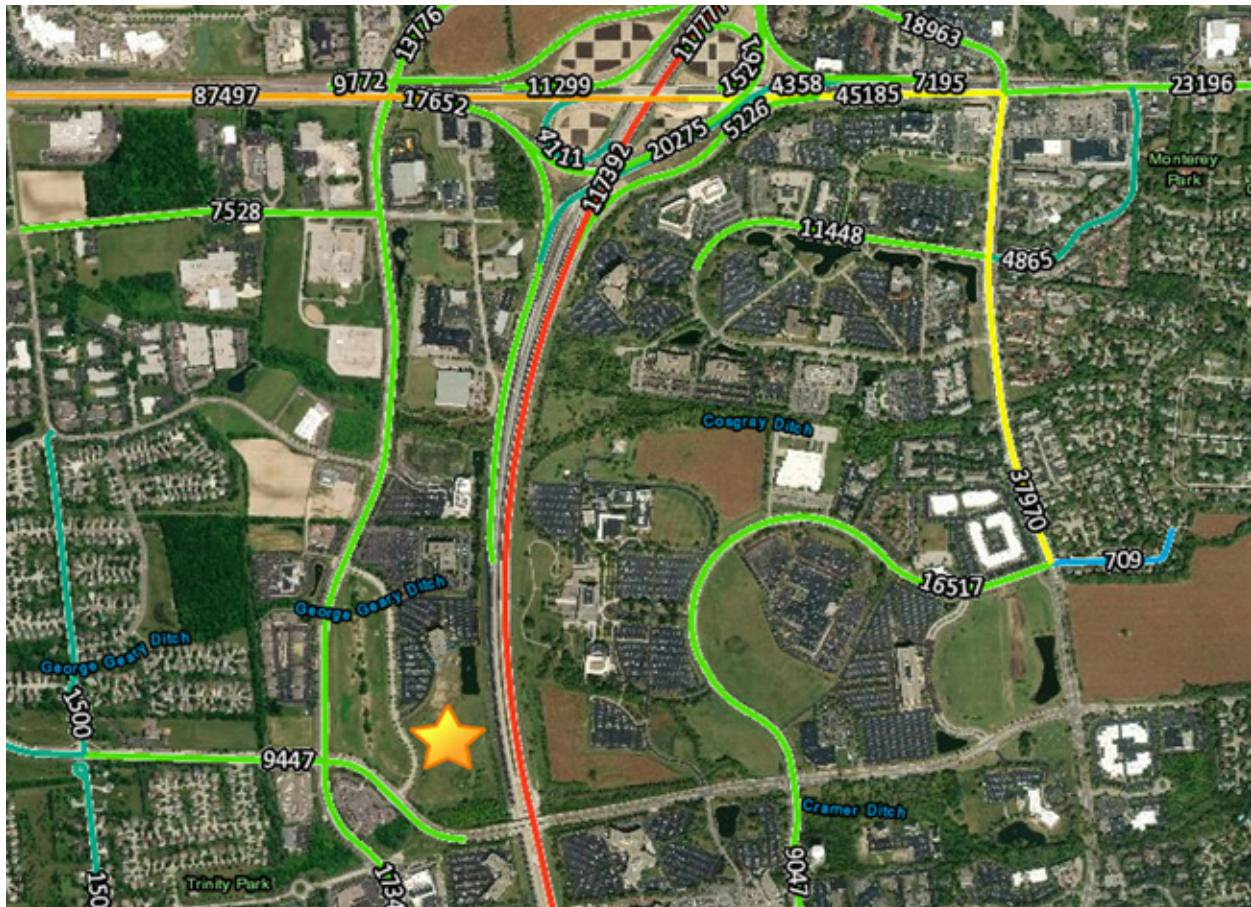


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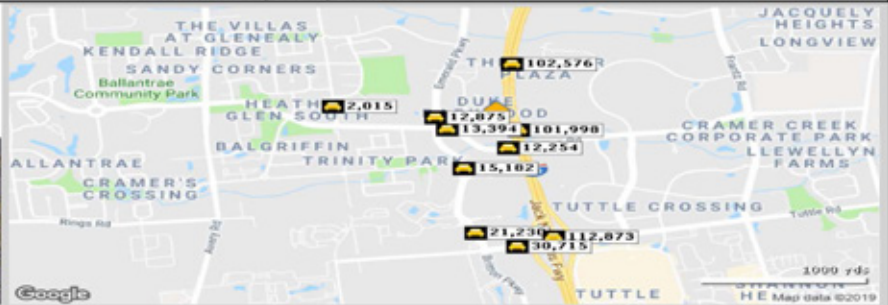
# Traffic Map



Traffic Count Report

## Tuttle Crossing - Parkwood Pl

5900 Parkwood Pl, Dublin, OH 43016



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I- 270	Rings Rd	0.09 S	2018	101,998	MPSI	.08
2 Woerner Temple Rd	I- 270	0.04 E	2018	12,254	MPSI	.11
3 Woerner Temple Rd	Emerald Pkwy	0.04 W	2018	13,394	MPSI	.16
4 Emerald Pkwy	Woerner Temple Rd	0.06 S	2018	12,875	MPSI	.22
5 Emerald Pkwy	Glendon Ct	0.04 S	2018	15,182	MPSI	.23
6 I- 270	Rings Rd	0.44 S	2018	102,576	MPSI	.36
7 Britton Pkwy	Emerald Pkwy	0.00 NW	2018	21,230	MPSI	.56
8 Wilcox Rd	Heather Bluff Dr	0.01 S	2018	2,015	MPSI	.58
9 I- 270	Tuttle Crossing Blvd	0.03 S	2018	112,873	MPSI	.61
10 Tuttle Crossing Blvd	I- 270	0.11 E	2018	30,715	MPSI	.63



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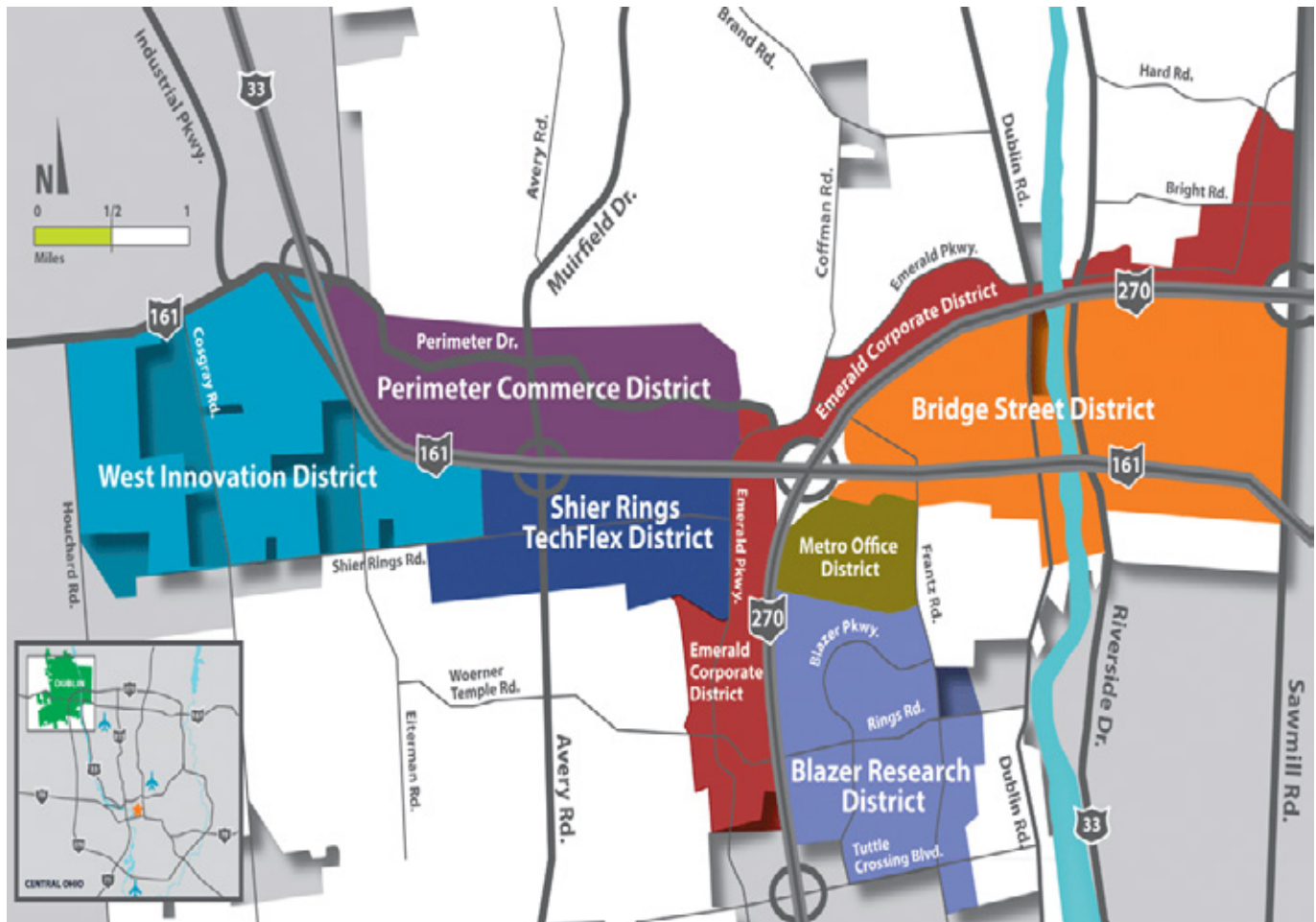
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# Emerald Corporate District

The Dublin Business Community provides an environment where smart and innovative organizations can realize their own specific measures of success.



The Emerald Corporate District offers the premier address for class-A office and corporate headquarters. Highly visible from I-270, and already occupied by some of the biggest brands in the U.S., this business neighborhood offers ideal locations for any organization that desires a high profile setting with easy access to all the amenities that Dublin and central Ohio have to offer.



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# City Highlights

## DUBLIN COMMUNITY PROFILE

### Demographics

**Population: 41,751 (2010)**

Median Age: 36 - 45  
Households: 15,068  
Avg. Household Size: 2.8  
Median Household Income: \$117,860  
Median Housing Unit Value: \$334,900  
Residents with bachelor's degree or higher: 79%

### Location

Dublin is directly accessible by US 33/SR 161 and I-270, approximately a 20-minute drive to downtown Columbus.

Dublin offers over 1,098 acres of developed parkland, 123 acres of undeveloped parkland, 56 developed parks ranging from wooded natural areas and river frontage to active, athletic facilities and 96 miles of bikepath.

### Technology Infrastructure

Dublink: 125-mile underground fiber-optic system  
Citywide WiFi  
Dublin Entrepreneurial Center

### Business Incentives

Muirfield Village Golf Club, home of the Memorial Tournament presented by Nationwide Insurance and the 2013 The President's Cup

The only community in the world to host the Solheim Cup, Ryder Cup, and President's Cup.

Dublin Irish Festival – the second largest Irish Festival in the world

Over 1,000 acres of parkland

3 public high schools, all ranked "excellent" by the State of Ohio and recognized by Newsweek's Top 1000 Best High Schools

### Top 10 Employers

Company Name	Industry	# Employees
Cardinal Health Inc.	Pharmaceuticals/ Distribution	3,600
Nationwide Insurance Enterprise	Insurance & Finance	3,400
Express Scripts	Retailers/ Wholesalers	2,000
Dublin City Schools	Education	1,800
OhioHealth (& Dublin Methodist Hospital)	Medical & Administration	1,680
Fiserv Corporation	Electronic Bill Payments	900
CareWorks Family of Companies	Insurance & Financial	850
Ashland Inc.	Research & Development	800
OCLC	Computer Library	750
The Wendy's Company	Restaurant Corp.	615

### THE DUBLIN FACTS:

- Over 3,000 businesses
- Over 42,000 people
- Approximately 80% population has bachelor's or graduate degree.
- 5 highway interchanges
- Over 2,000 acres of undeveloped or infill opportunities
- Over 4.1 million SF of Class A office space
- Over 2.9 million SF of Class B office space
- Over 1 million SF of medical office space
- Over 1.7 million SF of retail space
- Over 1.5 million SF of industrial space

### Education

- Dublin City Schools
- Hilliard City Schools
- Meadows Academy
- Natural Learning Montessori Academy
- St. Brendan School
- St. Brigid of Kildare Catholic School
- Tolles Technical School

### Higher Education

- Columbus State Community College Branch Campus
- Franklin University Branch Campus
- Ohio Christian University Branch Campus
- Ohio Dominican University Branch Campus



City of Dublin



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# City Highlights

## COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

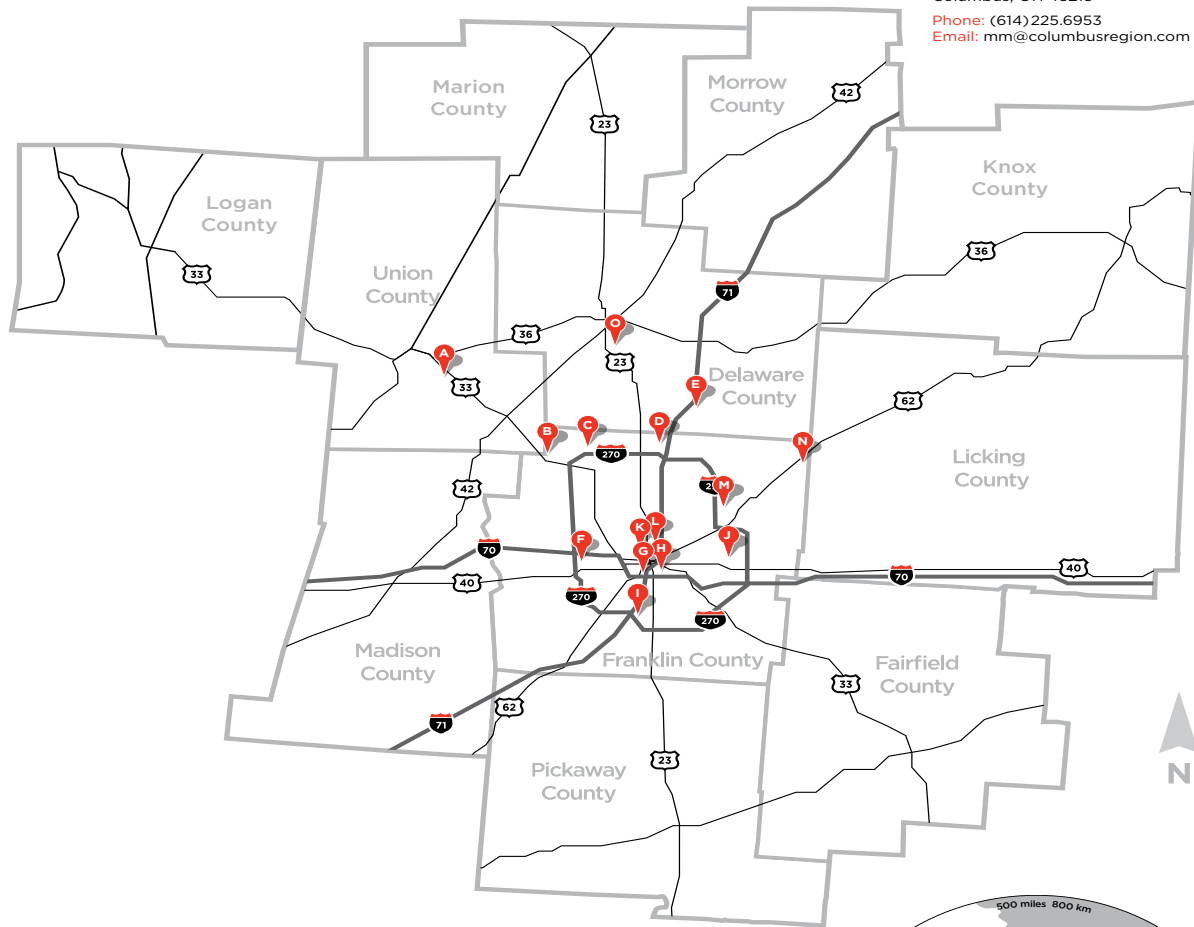
## THE COLUMBUS<sup>★</sup> REGION

### MATT MCCOLLISTER

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

Phone: (614) 225.6953

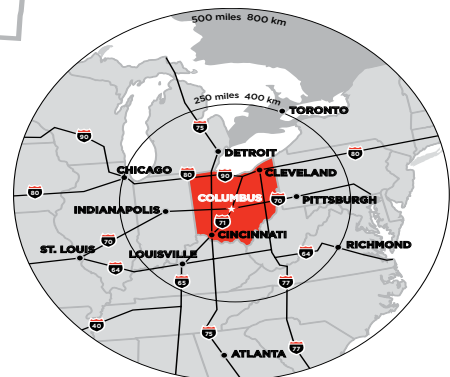
Email: mm@columbusregion.com



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

A - Scotts Miracle-Gro Co.  
B - Pacer  
C - Cardinal Health  
D - Worthington Industries  
E - Mettler-Toledo International, Inc.  
F - Big Lots  
G - Huntington Bancshares  
H - Hexion Specialty Chemicals/Momentive Performance Materials

I - Bob Evans Farms  
J - Retail Ventures Inc.  
K - American Electric Power  
L - Nationwide  
M - Limited Brands  
N - Abercrombie & Fitch  
O - Greif



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# 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 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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