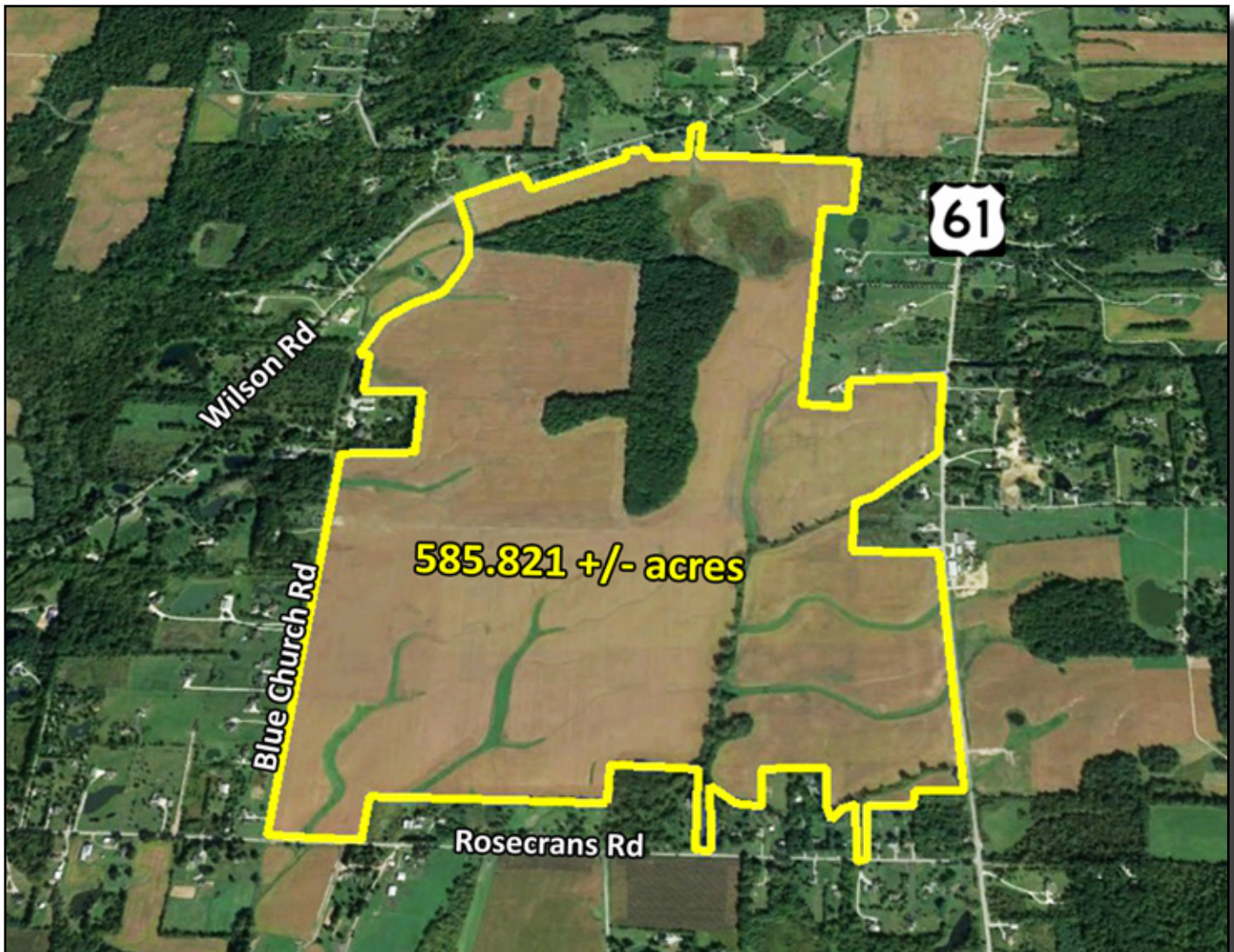


DEVELOPMENT LAND FOR SALE

**0 Rosecrans Road
Sunbury, Ohio 43074**



585.821 +/- Acres Vacant Land



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Skip Weiler

skip@rweiler.com

10 N. High St. Suite 401

Columbus, Ohio 43215

614-221-4286 ext. 102

www.rweiler.com

Property Description

DEVELOPMENT LAND IN KINGSTON TOWNSHIP!

585.821 +/- acres vacant land in Kingston Township currently zoned Planned Residence District. Del-co water and septic available. Environmental covenant on a portion of the site preserves approximately 79.273 +/- acres wetlands. Beautiful site for single family development. Big Walnut School District. Great location with easy access to major highways.

Address: 0 Rosecrans Road
Sunbury, Ohio 43074

County: Delaware

Township: Kingston

Schools: Big Walnut

PID: 51740003025000

Location: East of I-71 between Wilson Road and SR 61

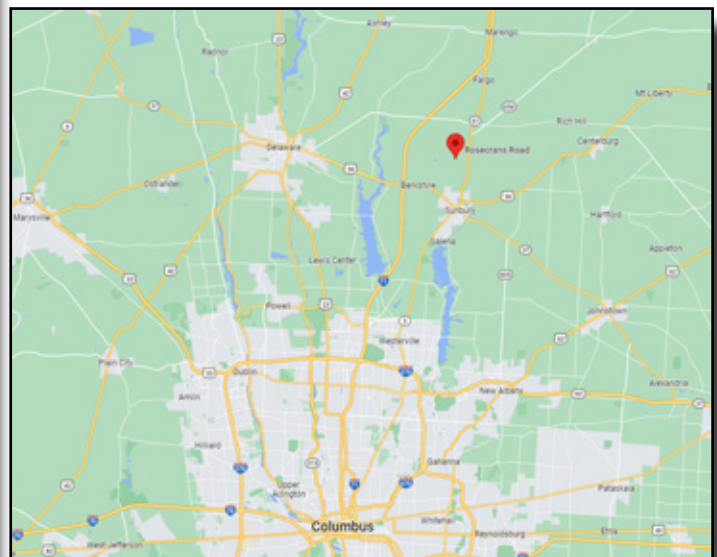
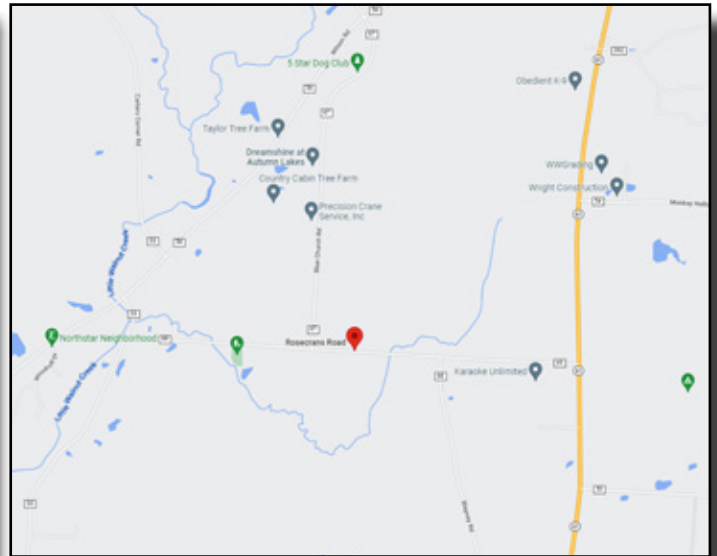
Acreage: 585.821 +/- acres

Price/Acre: \$25,000

Current Taxes: \$8,389.74

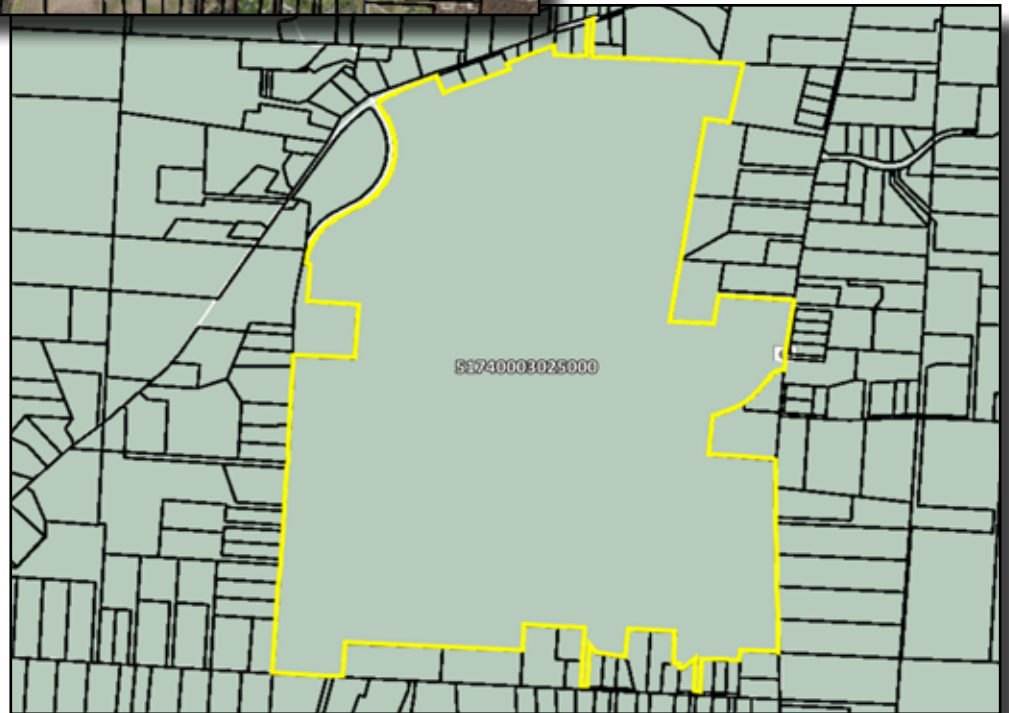
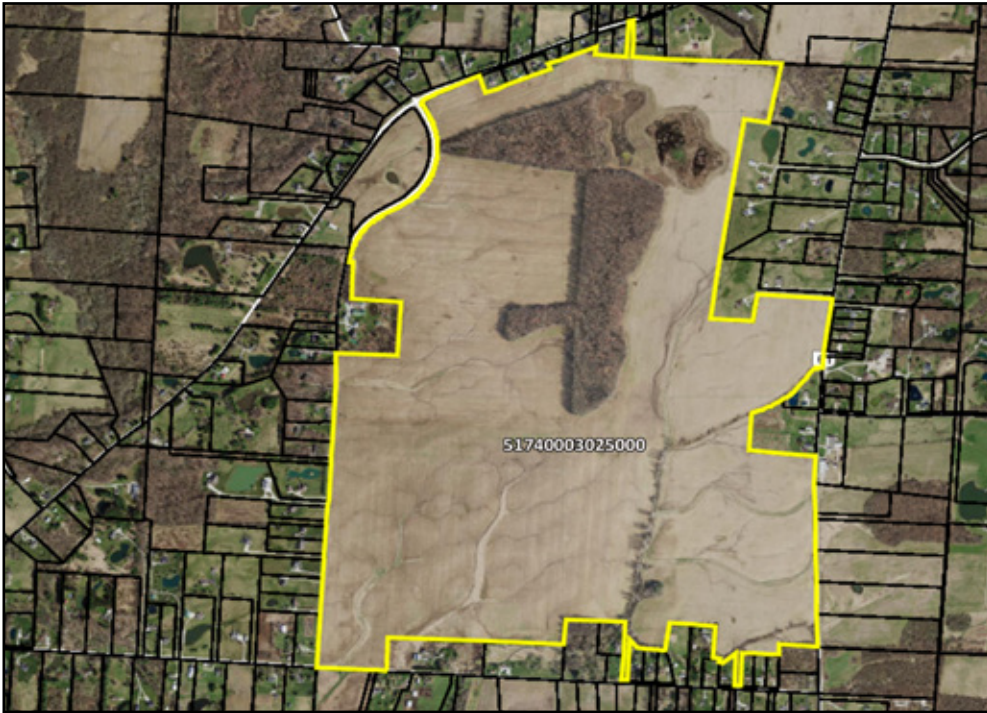
Current Zoning: PRD - Planned Residence District

* Owner is a licensed real estate agent in the State of Ohio



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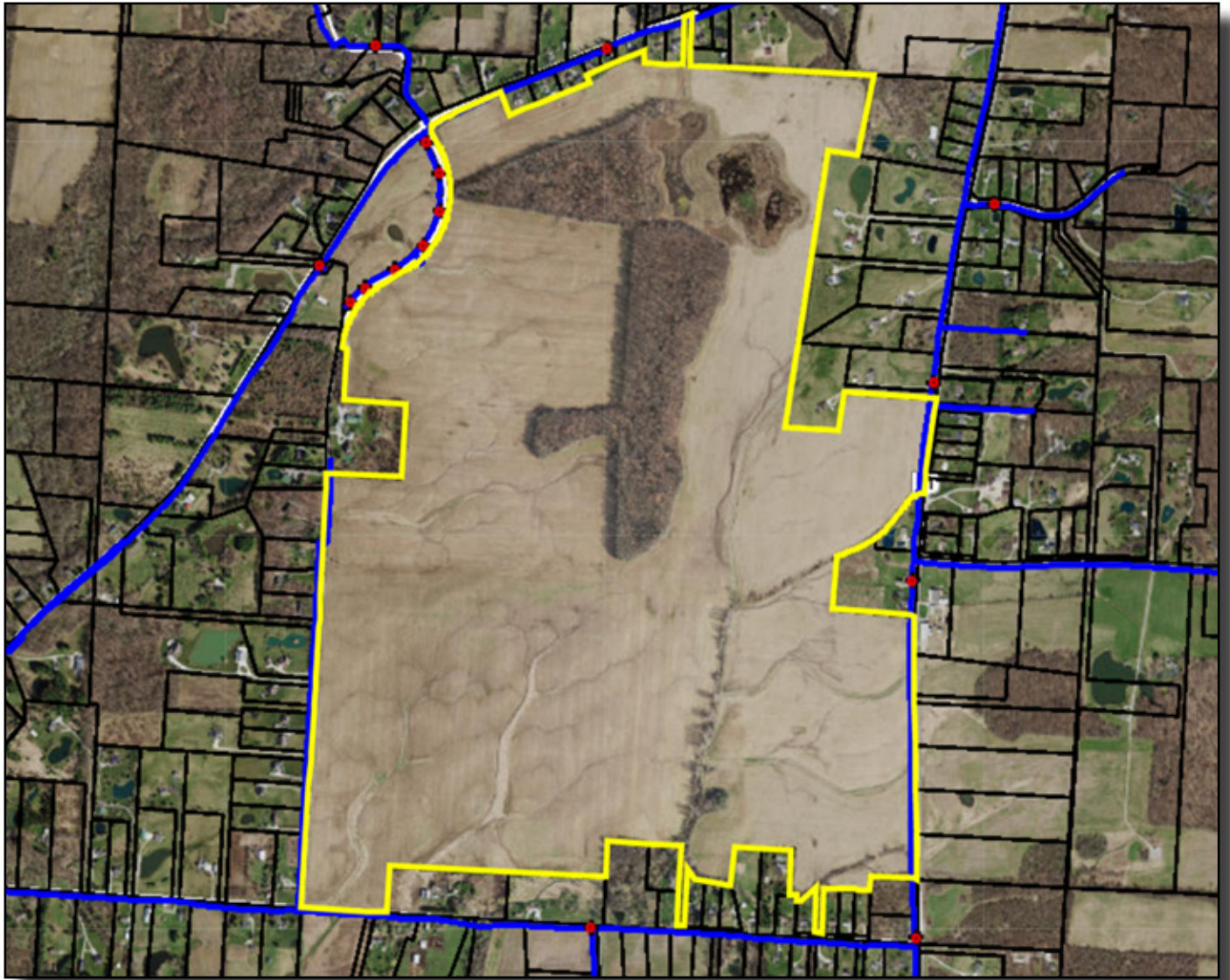
Aerial and Plat Map



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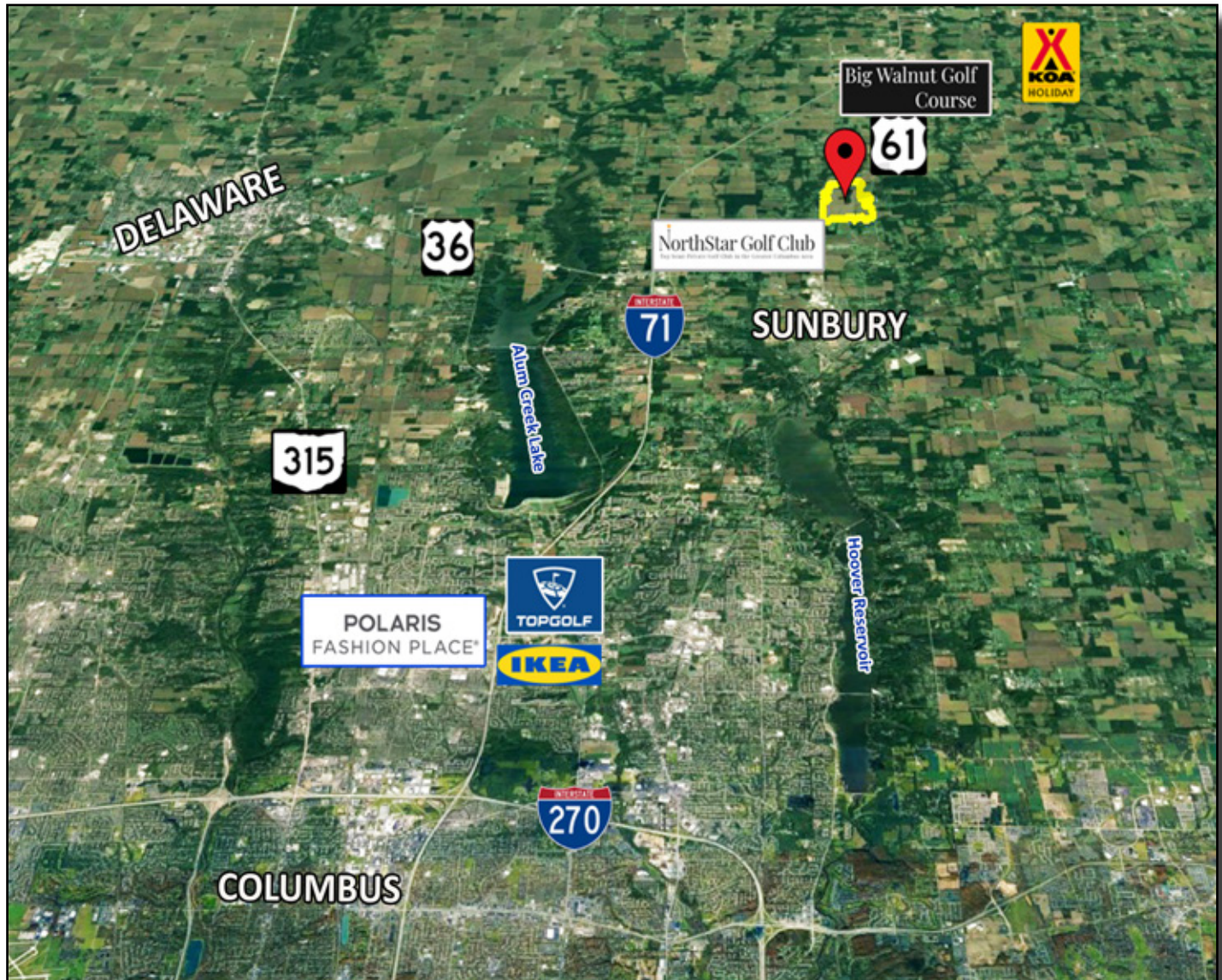
Water Map



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Property Location



Great Location!

Easy access to major highways

20 minutes to Polaris Fashion Place

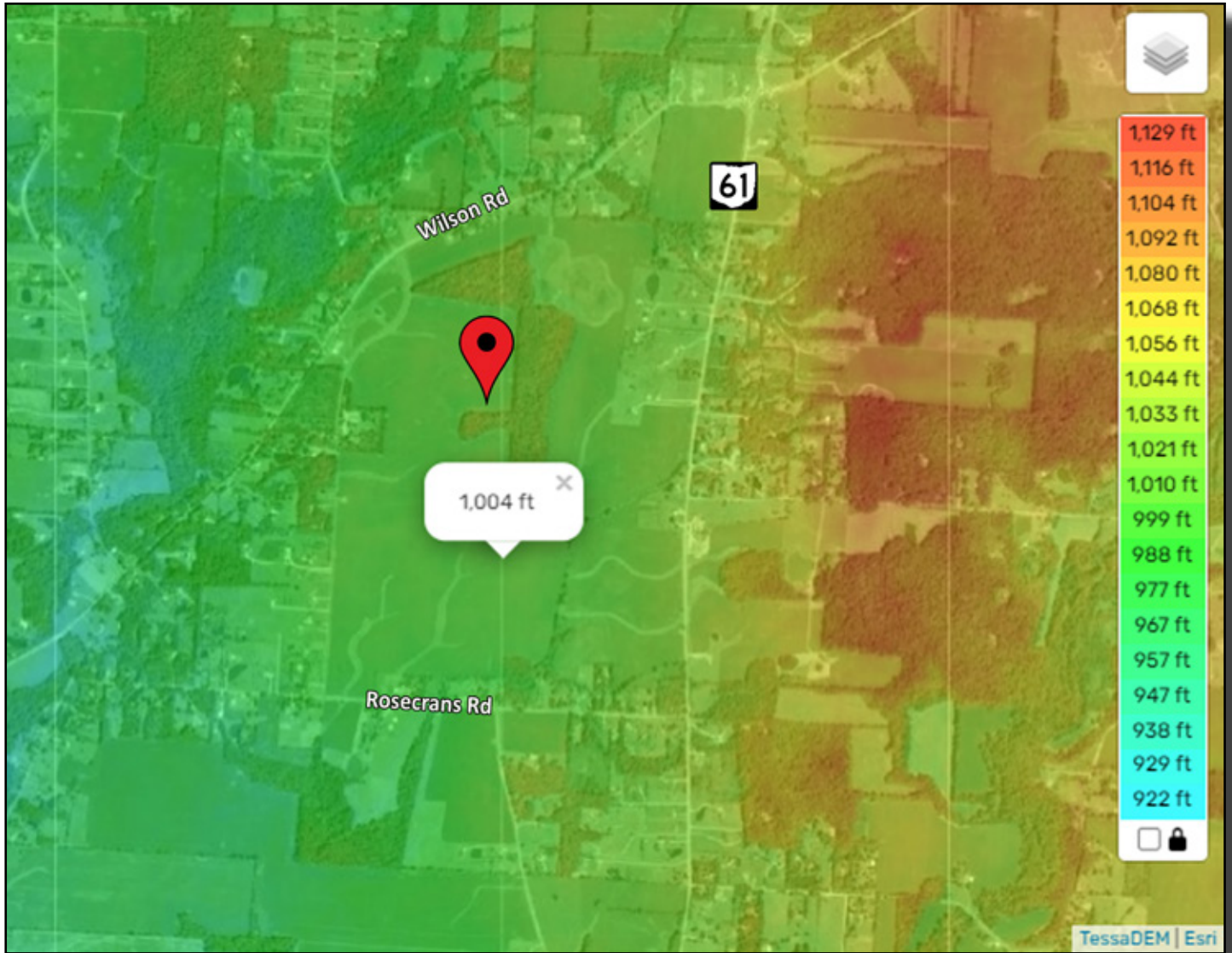
30 minutes to Downtown Columbus



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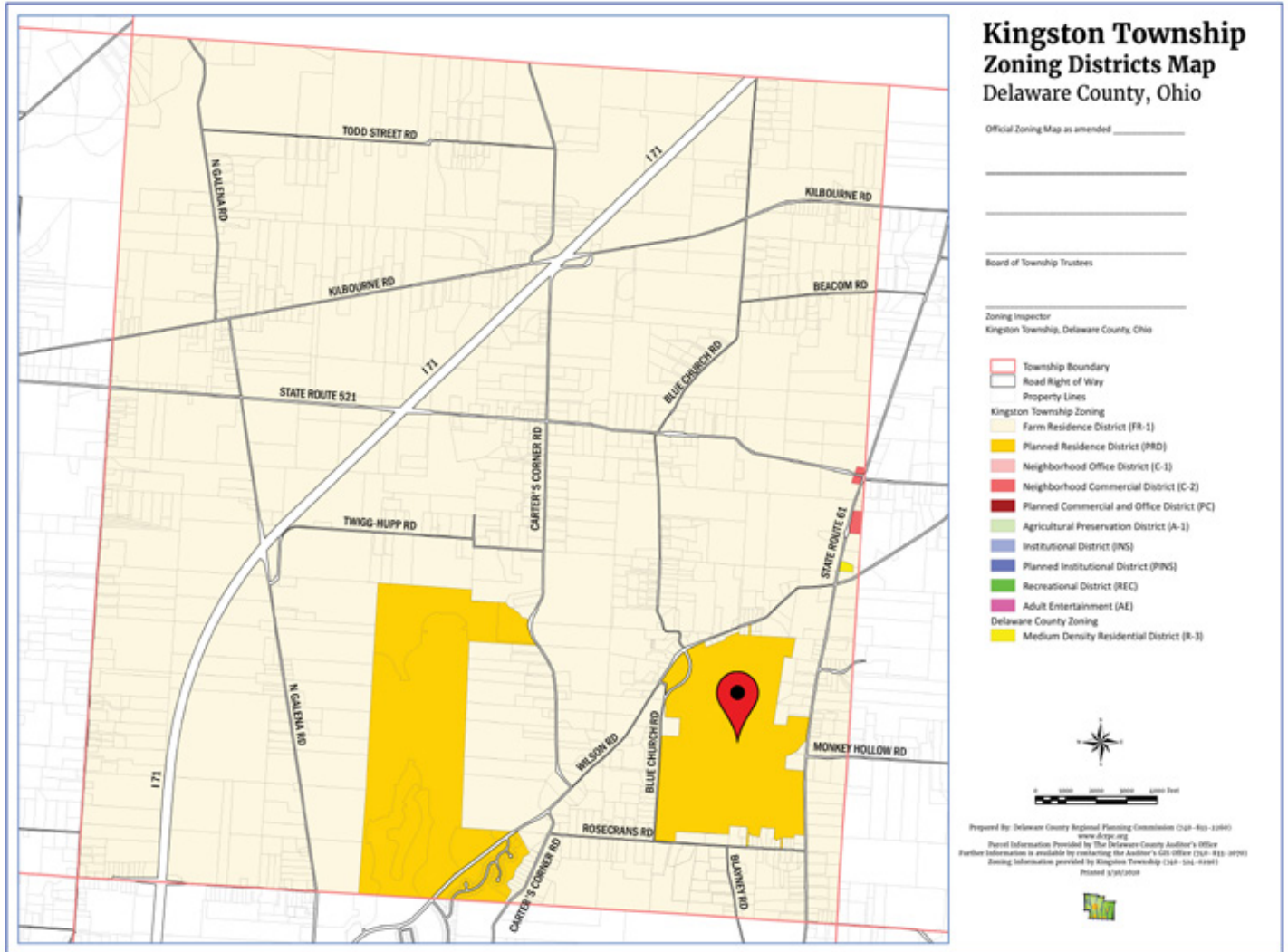
Topography Map



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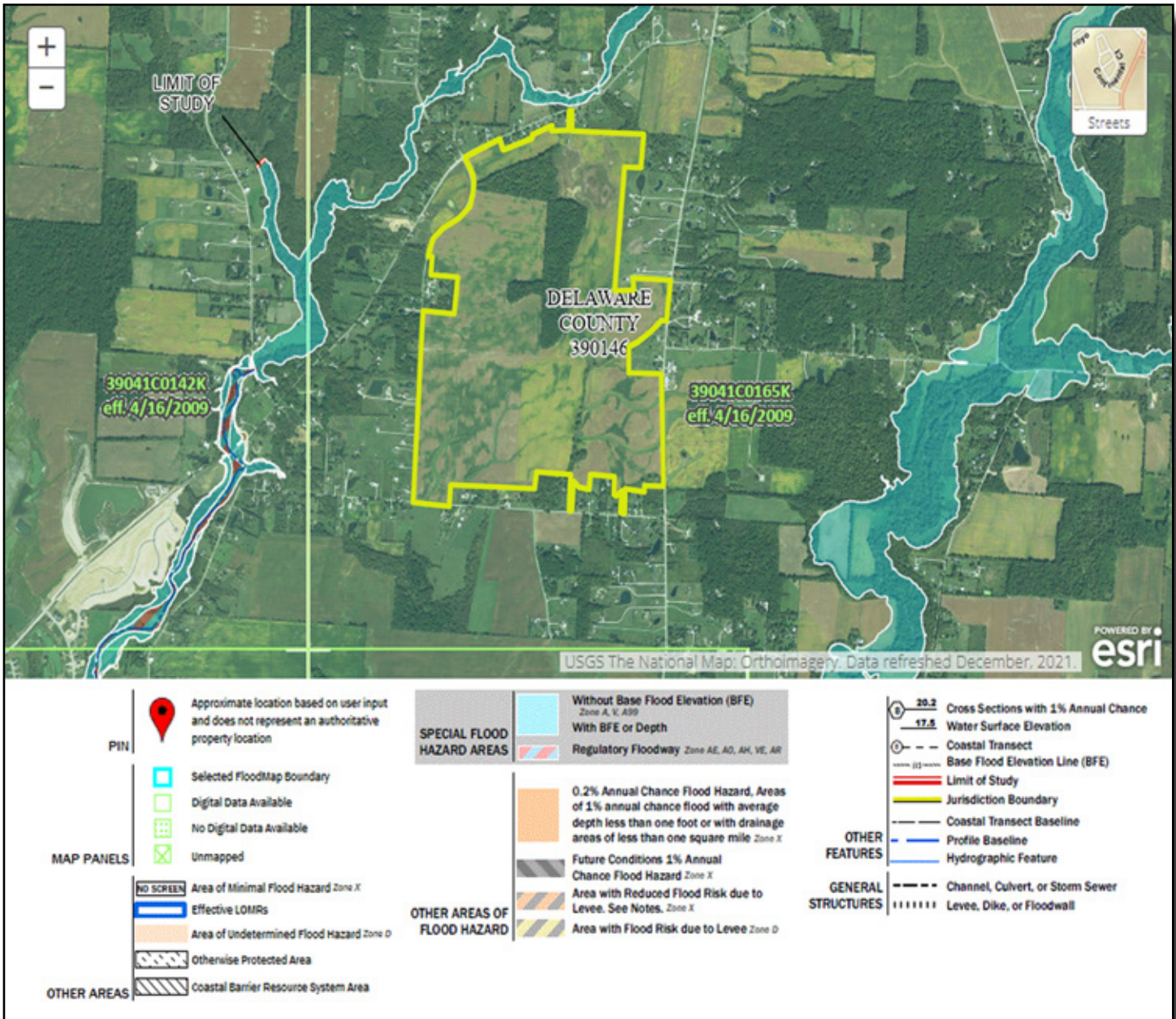
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Zoning Map



Click [here](#) to see current zoning regulations

Flood Map



Wetlands Map




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Demographics

Demographic Summary Report

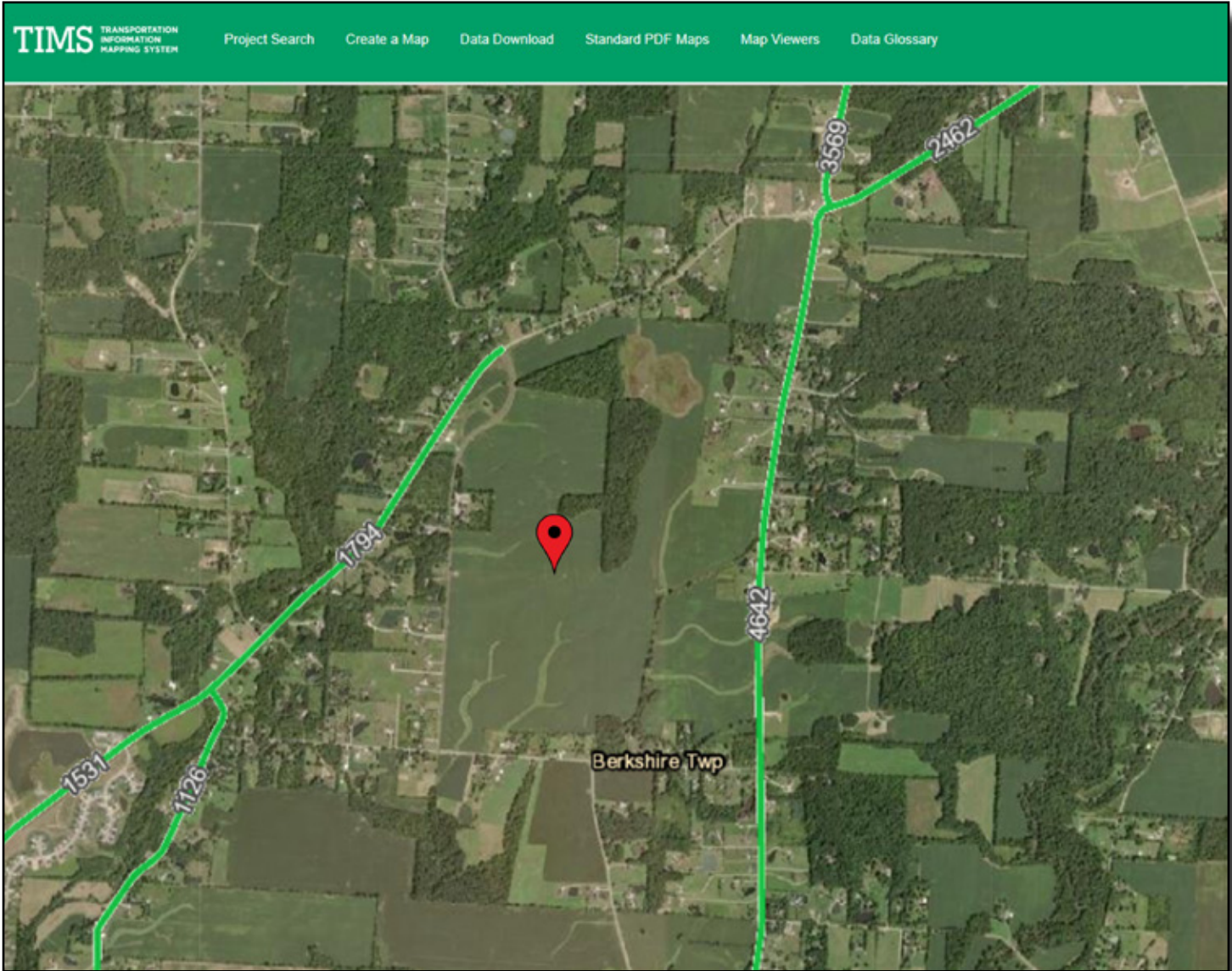
Rosecrans Rd, SUNBURY, OH 43074						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	480		10,185		20,206	
2022 Estimate	424		8,821		17,571	
2010 Census	349		5,959		12,410	
Growth 2022 - 2027	13.21%		15.46%		15.00%	
Growth 2010 - 2022	21.49%		48.03%		41.59%	
2022 Population by Hispanic Origin	5		192		362	
2022 Population	424		8,821		17,571	
White	406	95.75%	8,302	94.12%	16,566	94.28%
Black	4	0.94%	131	1.49%	266	1.51%
Am. Indian & Alaskan	1	0.24%	18	0.20%	35	0.20%
Asian	6	1.42%	213	2.41%	416	2.37%
Hawaiian & Pacific Island	0	0.00%	15	0.17%	21	0.12%
Other	7	1.65%	143	1.62%	268	1.53%
U.S. Armed Forces	0		0		0	
Households						
2027 Projection	173		3,748		7,352	
2022 Estimate	153		3,251		6,400	
2010 Census	126		2,203		4,517	
Growth 2022 - 2027	13.07%		15.29%		14.88%	
Growth 2010 - 2022	21.43%		47.57%		41.69%	
Owner Occupied	135	88.24%	2,592	79.73%	5,291	82.67%
Renter Occupied	18	11.76%	659	20.27%	1,109	17.33%
2022 Households by HH Income	153		3,251		6,399	
Income: <\$25,000	9	5.88%	315	9.69%	491	7.67%
Income: \$25,000 - \$50,000	21	13.73%	464	14.27%	879	13.74%
Income: \$50,000 - \$75,000	21	13.73%	587	18.06%	1,020	15.94%
Income: \$75,000 - \$100,000	23	15.03%	491	15.10%	961	15.02%
Income: \$100,000 - \$125,000	20	13.07%	363	11.17%	812	12.69%
Income: \$125,000 - \$150,000	17	11.11%	467	14.36%	889	13.89%
Income: \$150,000 - \$200,000	16	10.46%	257	7.91%	592	9.25%
Income: \$200,000+	26	16.99%	307	9.44%	755	11.80%
2022 Avg Household Income	\$128,827		\$106,977		\$115,781	
2022 Med Household Income	\$103,125		\$88,212		\$96,058	



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Traffic Map



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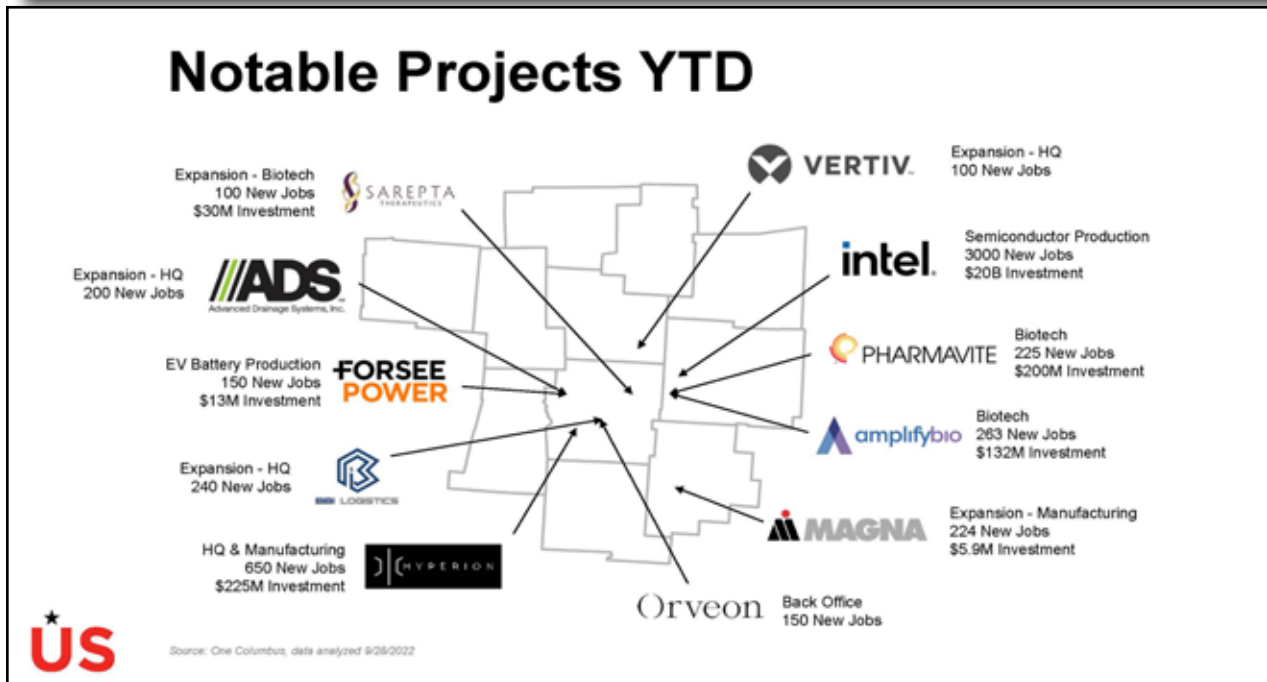
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Region Highlights

What's Driving Investment?



Notable Projects YTD



Regional Overview

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

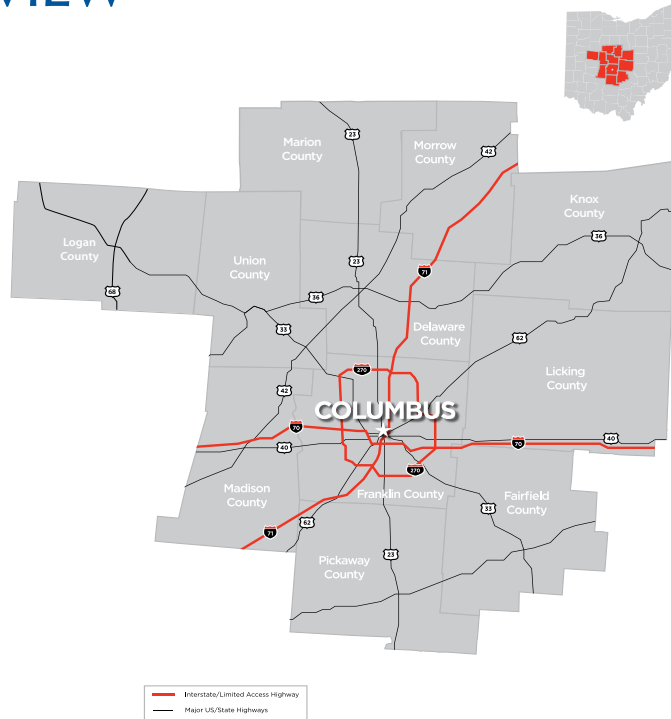
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

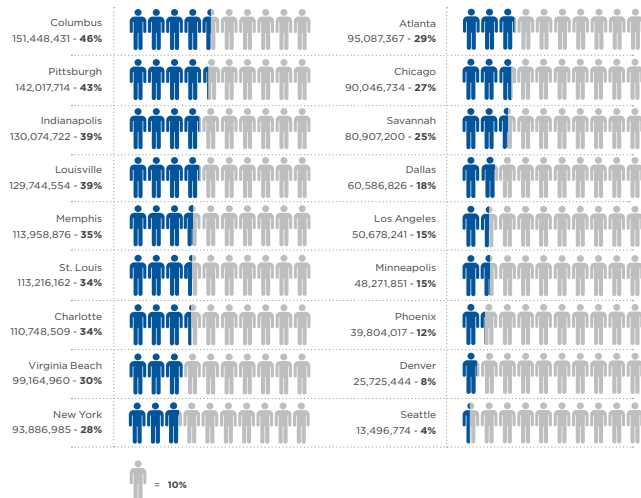
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive



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.

Broker/Agent or their family have an ownership interest in the subject property.



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