

DUBLIN DEVELOPMENT LAND FOR SALE

**Emerald Parkway
Dublin, Ohio 43016**



16.2 +/- Acres Vacant Land



**THE ROBERT
WEILER
COMPANY**



VanTrust
REAL ESTATE LLC

Appraisal Brokerage Consulting Development

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Property Description

DUBLIN LAND DEVELOPMENT OPPORTUNITY!

16.2 +/- acres fronting I-270 at Tuttle Crossing Office Park. Ideal location for corporate headquarters with an abundance of area amenities. Located at the intersection of Rings Rd and Parkwood Pl. Frontage on Woerner Temple Rd, Parkwood Pl and Emerald Parkway. Easy access to I-270 and Tuttle Crossing amenities in the Emerald Corporate District.

Address: Emerald Parkway
Dublin, OH 43016

County: Franklin

PID: 273-010645-00
273-010646-00
273-010647-00

Location: NEC of Woerner-Temple
Rd & Emerald Parkway

Acreage: 16.2 +/- acres

(3) 5 +/- Acre Sites Available!

A - 5.995 +/- Acres

B - 4.977 +/- Acres

C - 5.234 +/- Acres

Sale Price: \$250,000 per acre

Zoning: PCD - Planned Commerce
District



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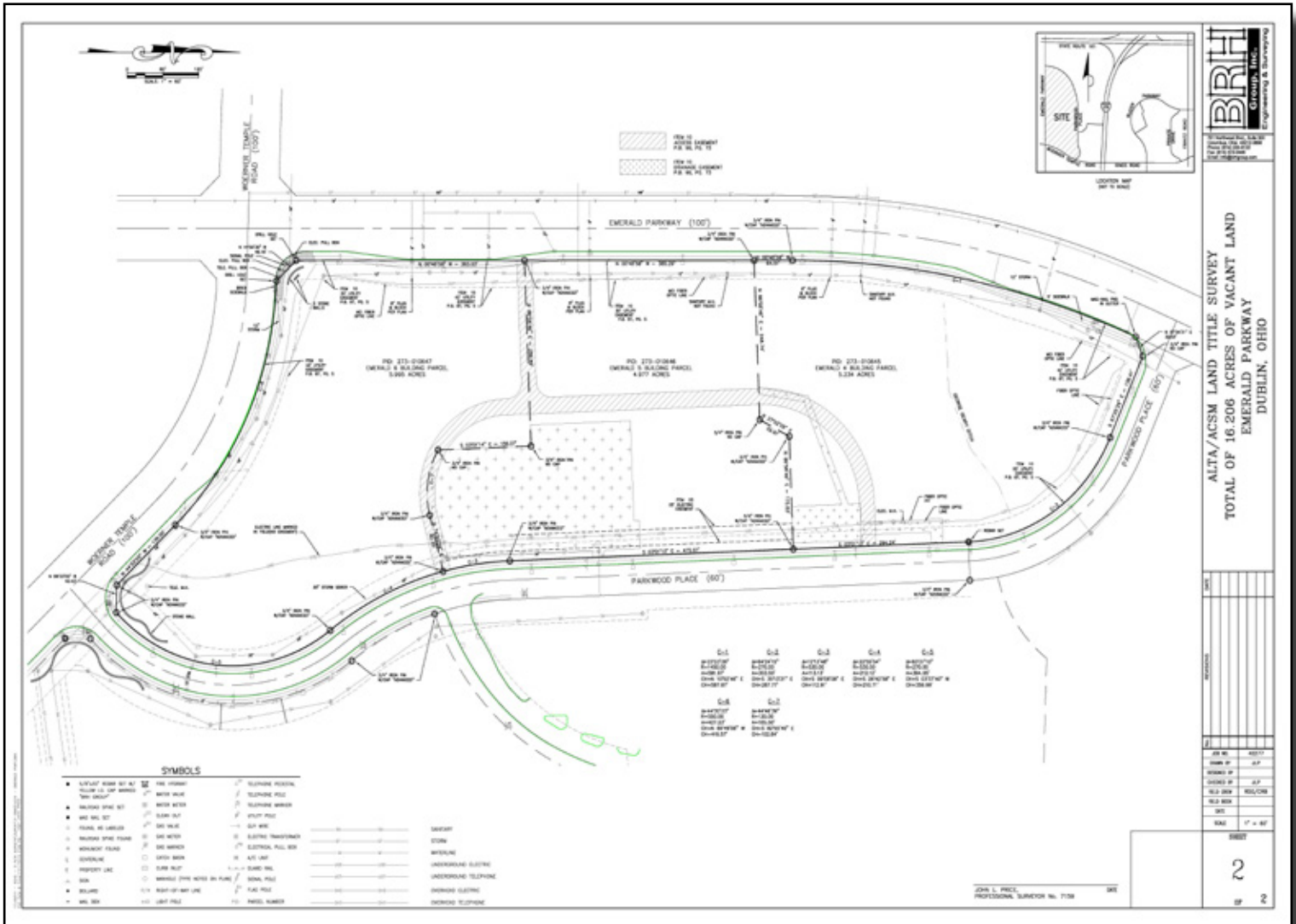
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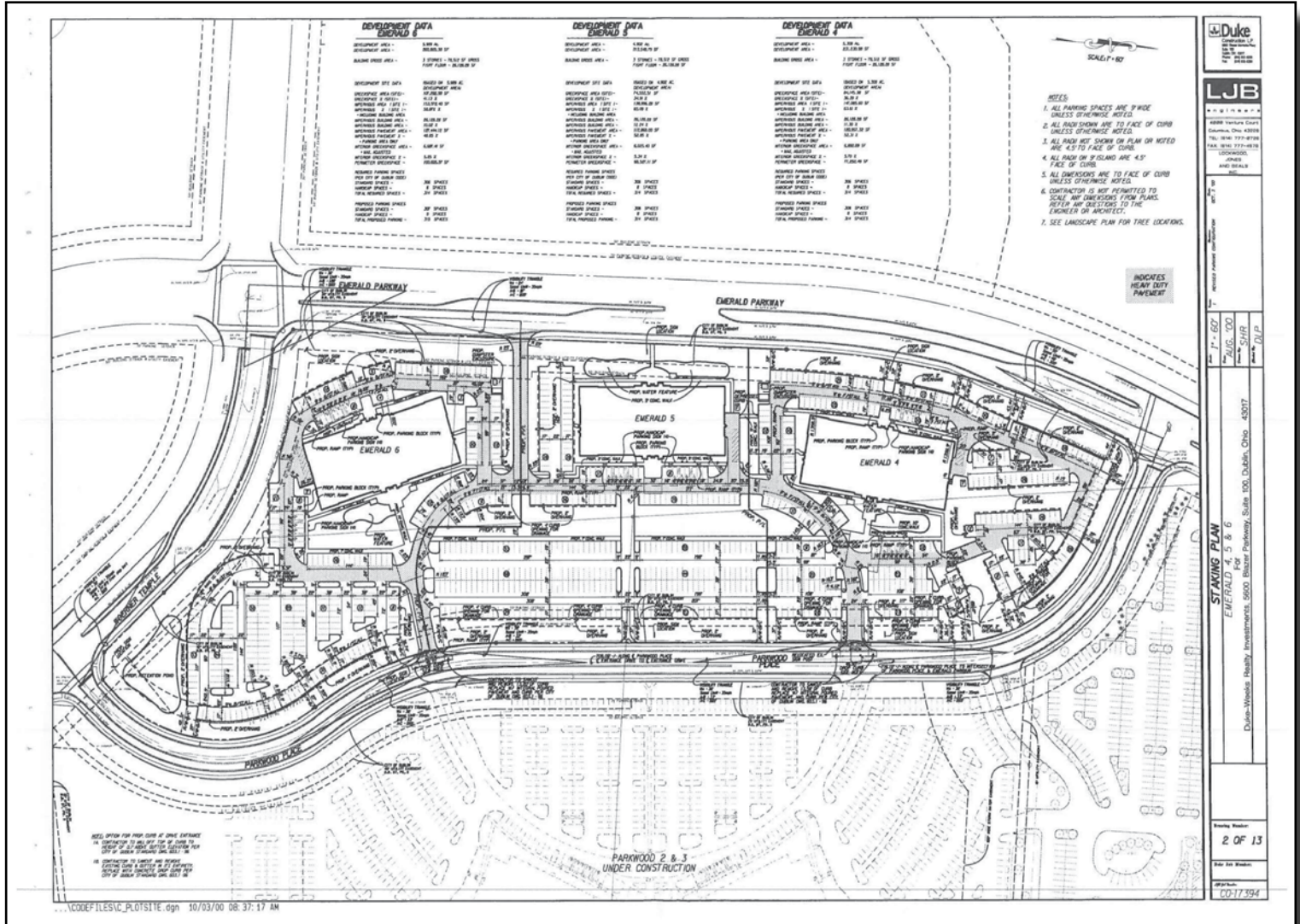
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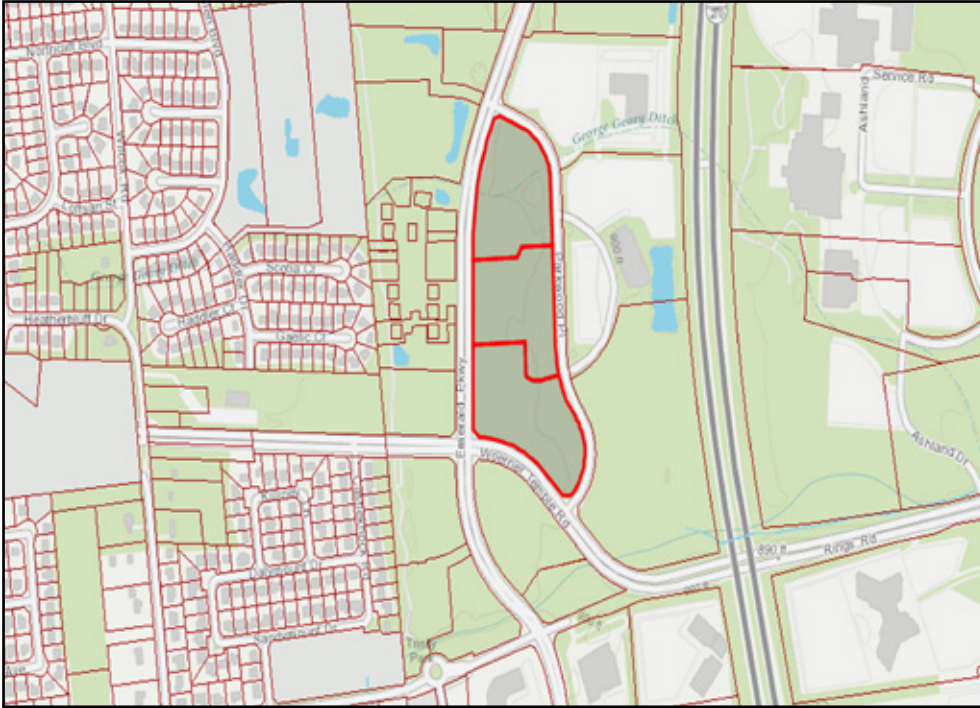
ALTA Survey



Development Plan



Aerial & Plat Maps



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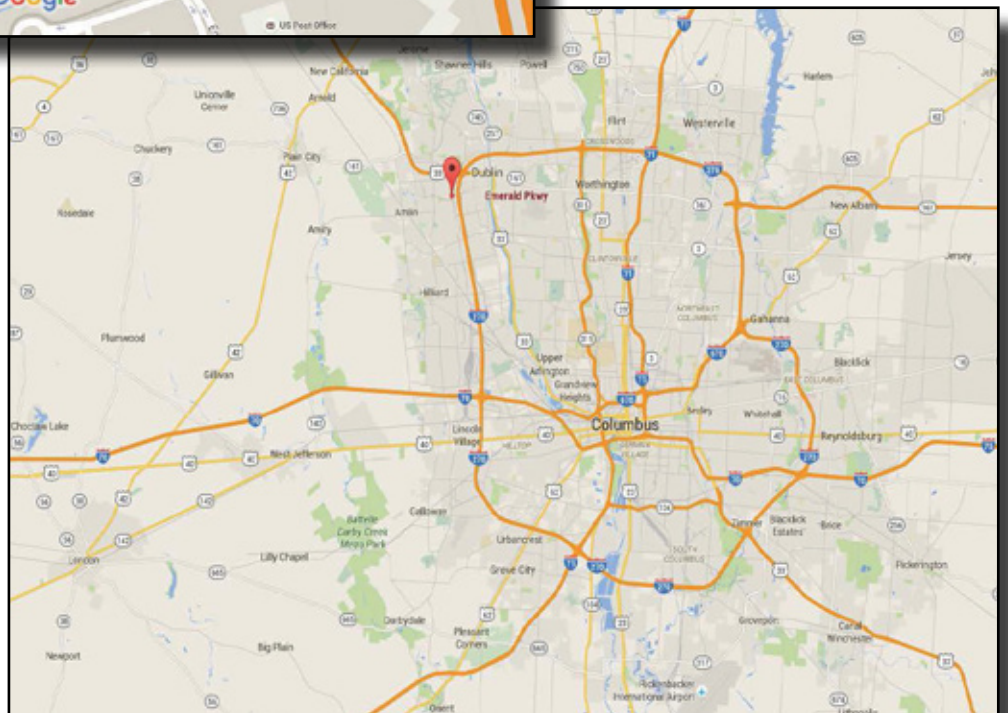
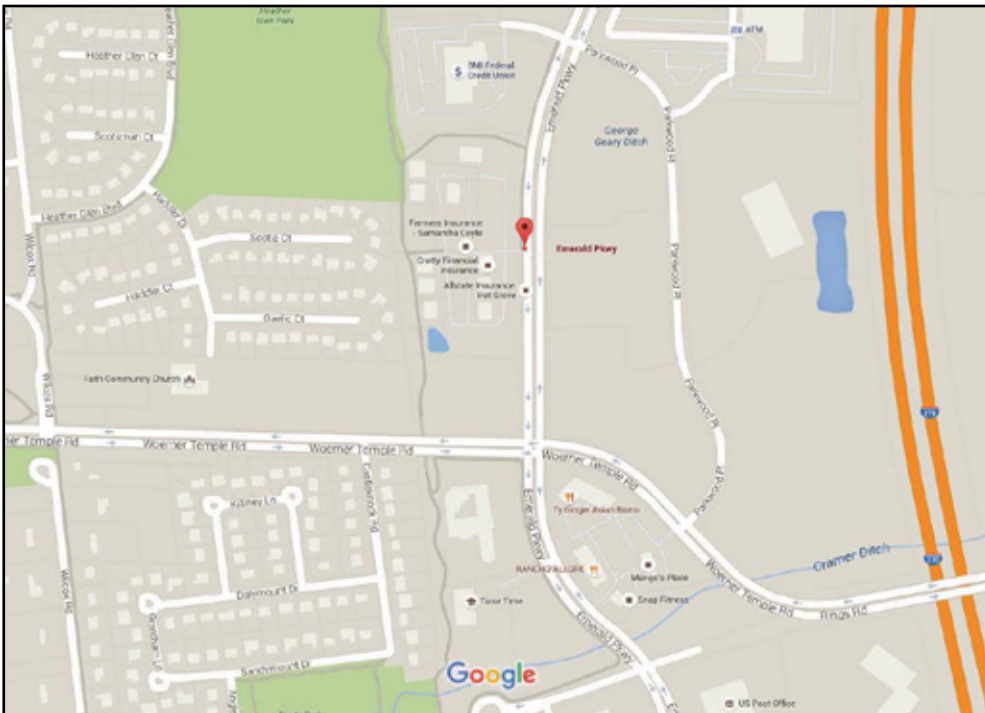
Property Location



Great Location!

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

Street Maps



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Demographics

Demographic Summary Report

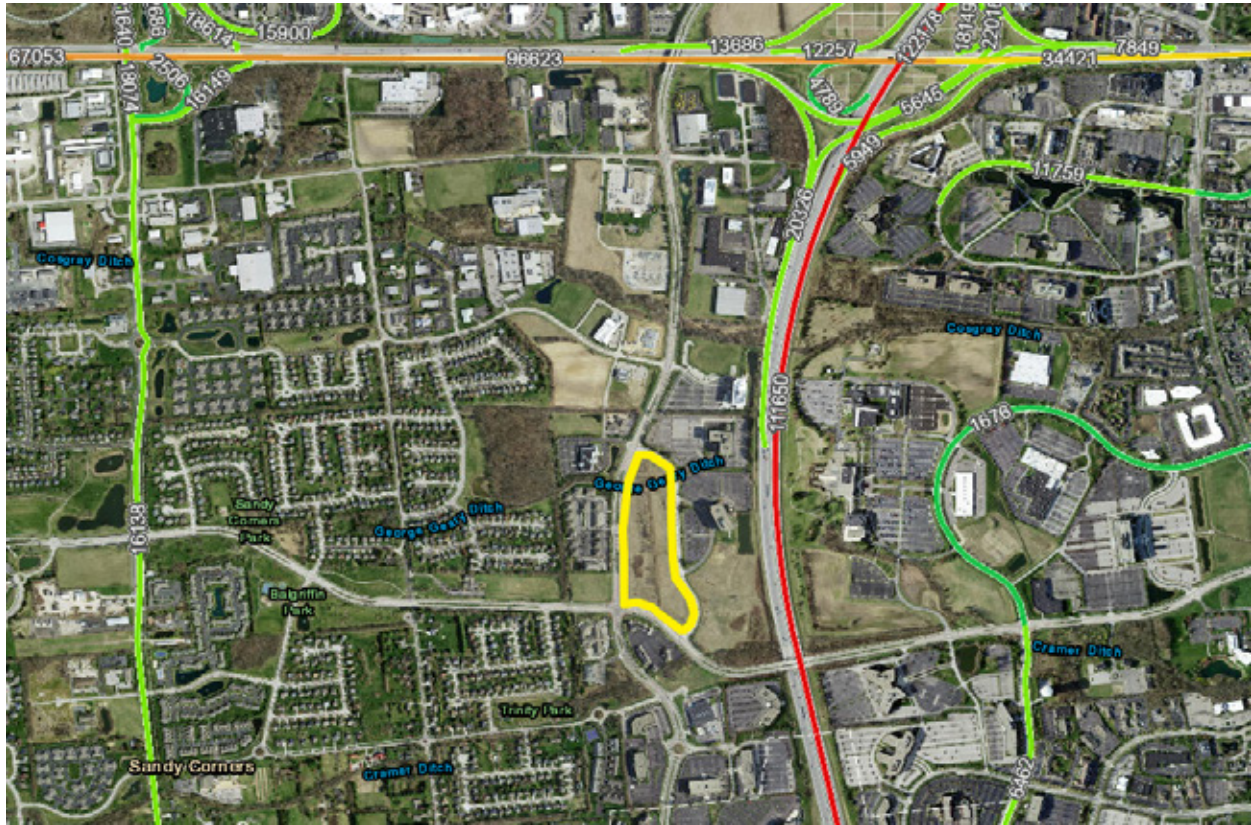
Tuttle Crossing - Northern Lot						
Emerald Pky, Dublin, OH 43016						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	4,928		82,592		191,314	
2022 Estimate	4,648		77,748		180,924	
2010 Census	3,742		61,710		153,809	
Growth 2022 - 2027	6.02%		6.23%		5.74%	
Growth 2010 - 2022	24.21%		25.99%		17.63%	
2022 Population by Hispanic Origin	103		4,114		8,846	
2022 Population	4,648		77,748		180,924	
White	2,713	58.37%	56,302	72.42%	139,644	77.18%
Black	148	3.18%	3,525	4.53%	7,767	4.29%
Am. Indian & Alaskan	5	0.11%	109	0.14%	305	0.17%
Asian	1,643	35.35%	15,591	20.05%	28,193	15.58%
Hawaiian & Pacific Island	0	0.00%	41	0.05%	67	0.04%
Other	138	2.97%	2,181	2.81%	4,948	2.73%
U.S. Armed Forces	11		69		162	
Households						
2027 Projection	2,105		34,176		78,171	
2022 Estimate	1,978		32,096		73,922	
2010 Census	1,554		25,019		62,599	
Growth 2022 - 2027	6.42%		6.48%		5.75%	
Growth 2010 - 2022	27.28%		28.29%		18.09%	
Owner Occupied	1,107	55.97%	18,784	58.52%	47,012	63.60%
Renter Occupied	871	44.03%	13,312	41.48%	26,910	36.40%
2022 Households by HH Income						
Income: <\$25,000	87	4.40%	2,430	7.57%	5,949	8.05%
Income: \$25,000 - \$50,000	163	8.24%	3,715	11.57%	9,702	13.12%
Income: \$50,000 - \$75,000	450	22.74%	6,094	18.99%	12,462	16.86%
Income: \$75,000 - \$100,000	336	16.98%	4,741	14.77%	9,952	13.46%
Income: \$100,000 - \$125,000	249	12.58%	4,218	13.14%	9,866	13.35%
Income: \$125,000 - \$150,000	255	12.89%	2,604	8.11%	5,886	7.96%
Income: \$150,000 - \$200,000	254	12.83%	3,638	11.33%	8,748	11.83%
Income: \$200,000+	185	9.35%	4,659	14.51%	11,357	15.36%
2022 Avg Household Income	\$116,607		\$121,333		\$122,913	
2022 Med Household Income	\$96,539		\$95,093		\$97,226	



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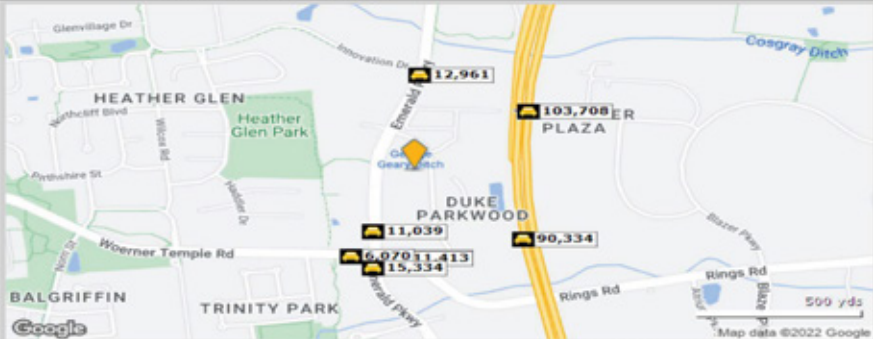


Traffic Map



Traffic Count Report

Tuttle Crossing - Northern Lot
Emerald Pkwy, Dublin, OH 43016

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Emerald Pkwy	Woerner Temple Rd	0.06 S	2022	11,039	MPSI	.16
2 Woerner Temple Rd	Emerald Pkwy	0.04 W	2020	12,530	MPSI	.20
3 Woerner Temple Rd	Emerald Pkwy	0.04 W	2022	11,413	MPSI	.20
4 Woerner Temple Rd	Emerald Pkwy	0.04 E	2022	6,070	MPSI	.23
5 Emerald Parkway	Innovation Dr	0.02 N	2022	13,133	MPSI	.23
6 EMERALD PKWY	Innovation Dr	0.02 N	2020	12,961	AADT	.23
7 Emerald Pkwy	Woerner Temple Rd	0.03 N	2022	15,334	MPSI	.24
8 I- 270	Rings Rd	0.44 S	2022	103,708	MPSI	.25
9 Jack Nicklaus Freeway	Woerner Temple Rd	0.14 S	2022	97,647	MPSI	.25
10 I-270	Woerner Temple Rd	0.14 S	2020	90,334	AADT	.25

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

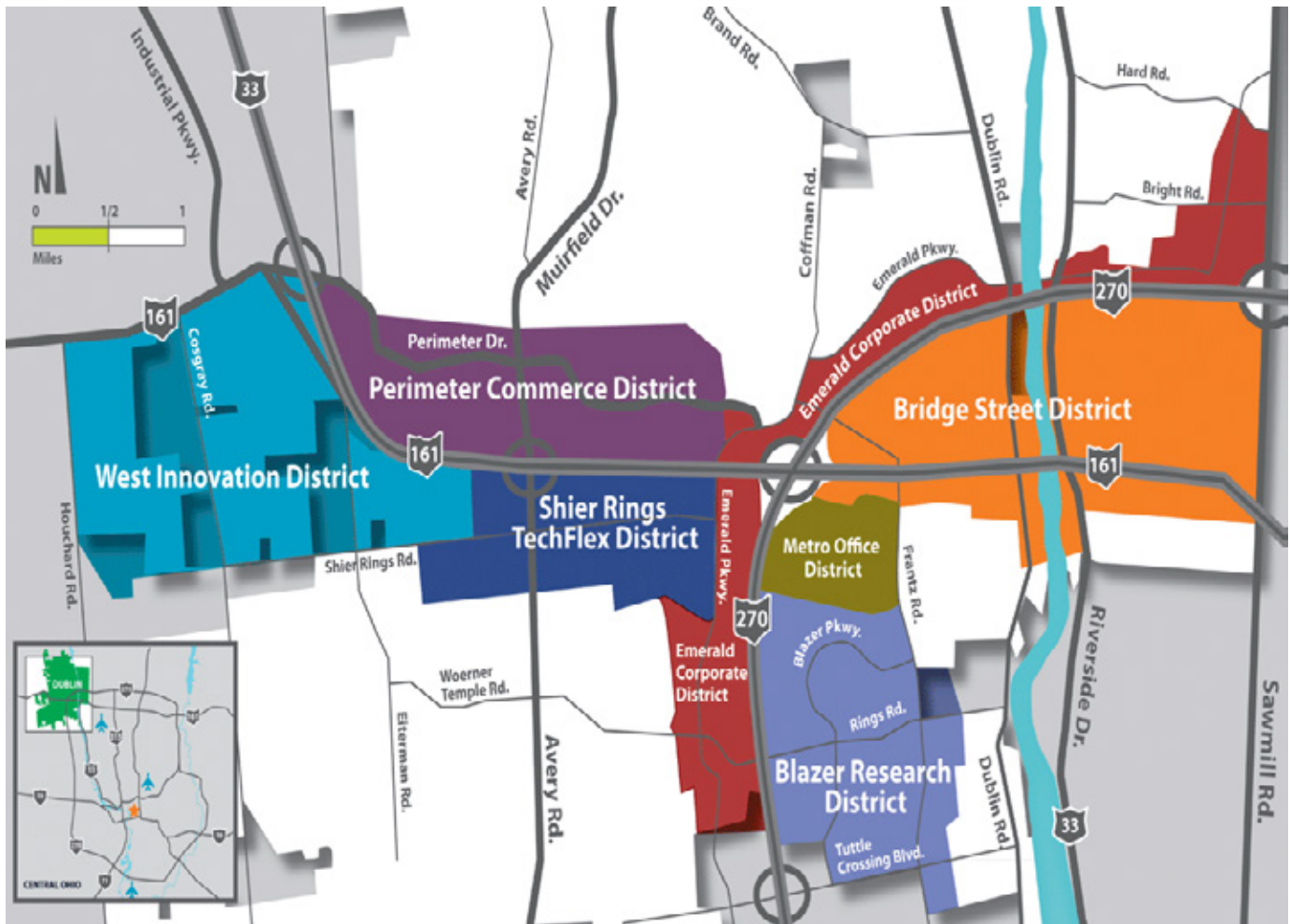


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Emerald Corporate District

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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Region Highlights

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

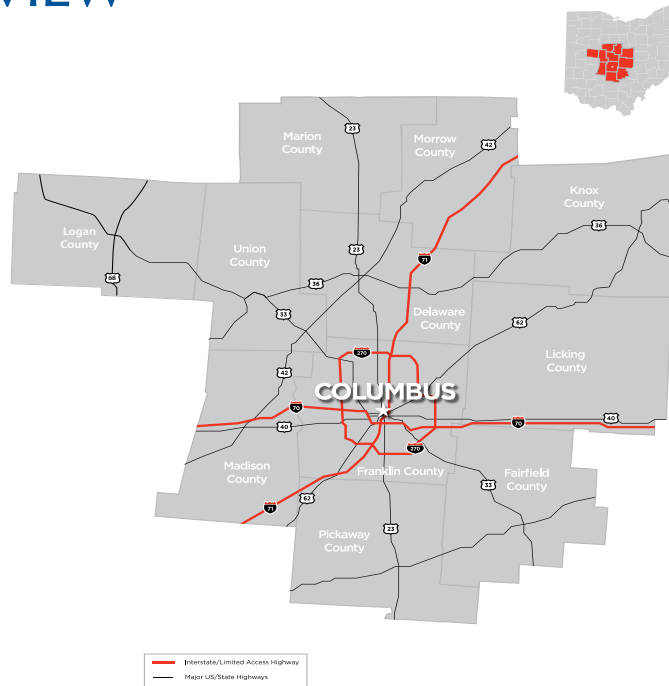
COLUMBUS AND FRANKLIN COUNTY

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

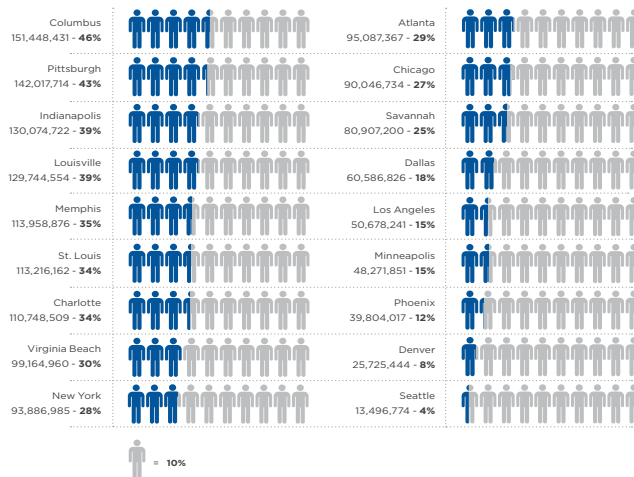
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- 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.



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