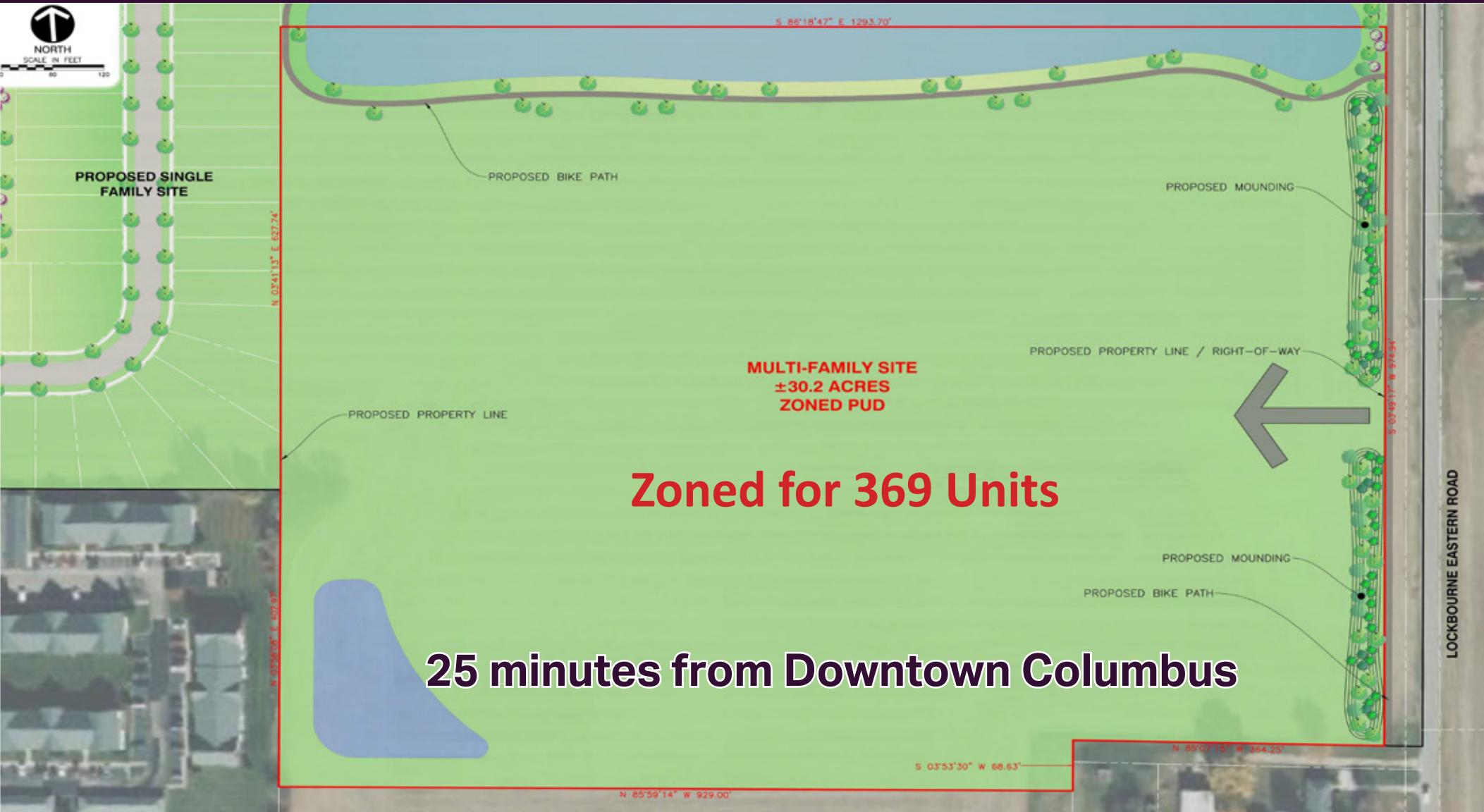


THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com



**Zoned for 369 Units**

**25 minutes from Downtown Columbus**



Appraisal Brokerage Consulting Development

**MULTIFAMILY LAND**  
**0 Lockbourne Eastern Road, Ashville, OH 43103**

30.2 +/- ac of Vacant Land

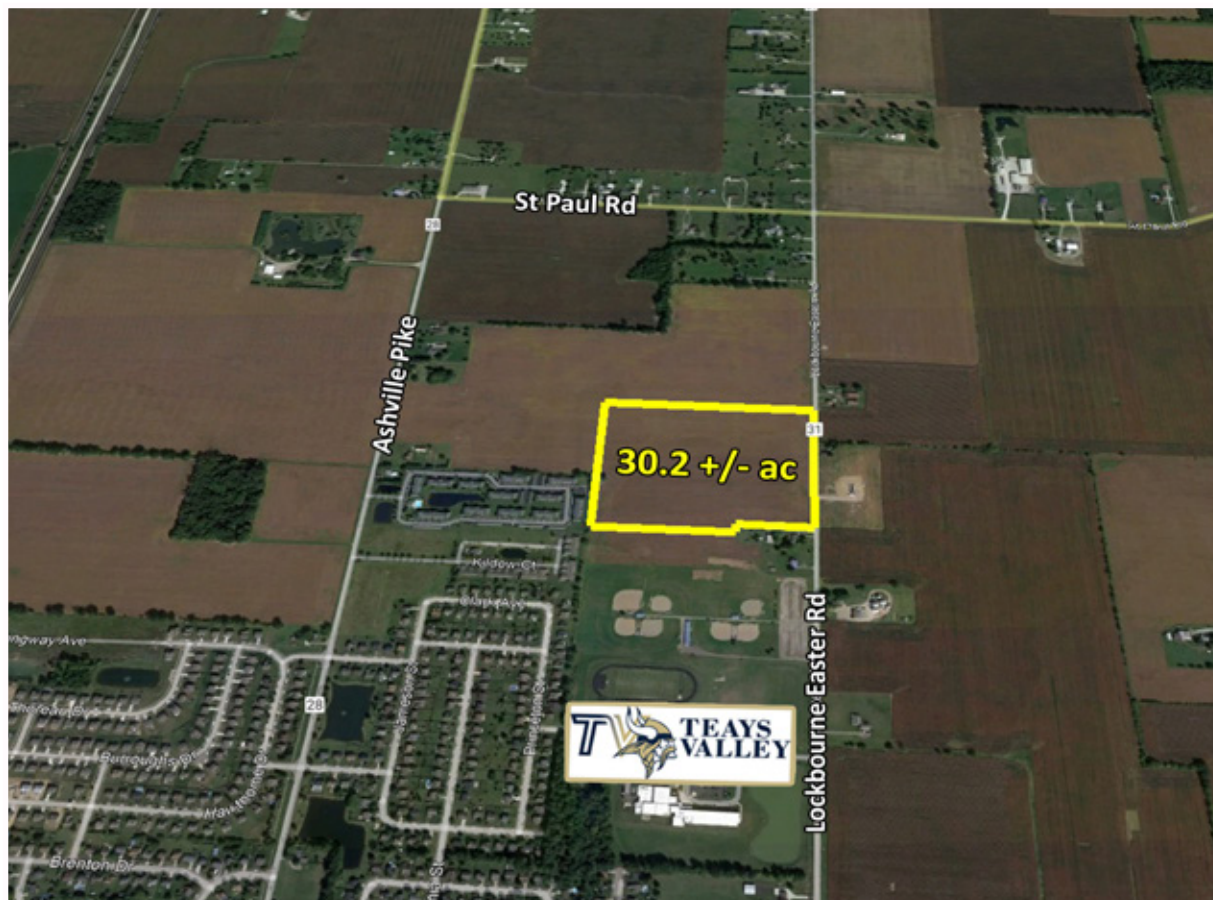
0 Lockbourne Eastern Rd, Ashville, OH 43103

## Property Description

### MULTIFAMILY LAND IN ASHVILLE!

Rare opportunity to find zoned multifamily land. Potential CRA incentives as well. Close proximity to Rickenbacker and other large employers. Close access to downtown and surrounded by new development. Columbus is one of the fastest growing markets in the country and this property is well positioned to benefit from the growth.

25 minutes to Downtown Columbus, 15 minutes to Rickenbacker.

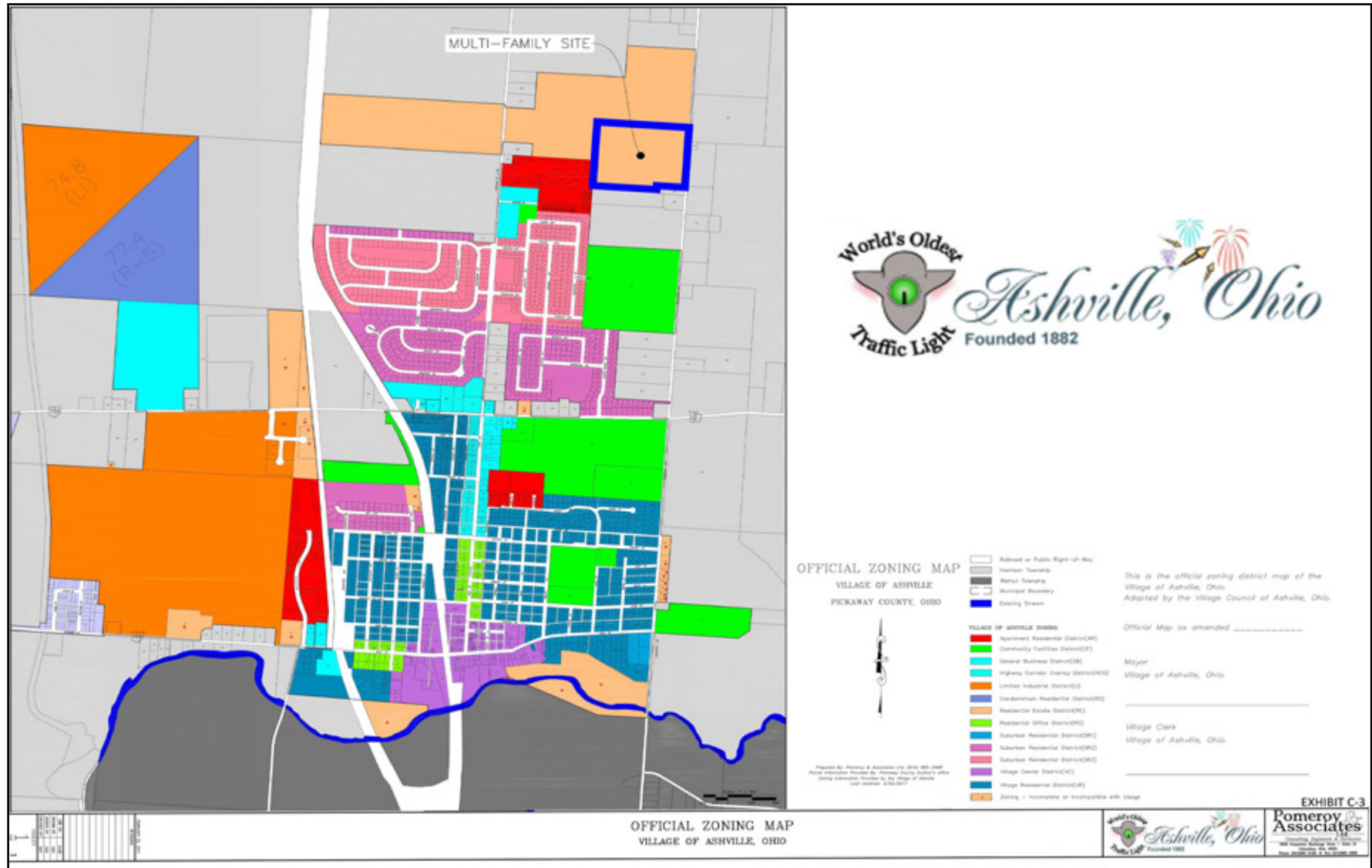


### Property Highlights

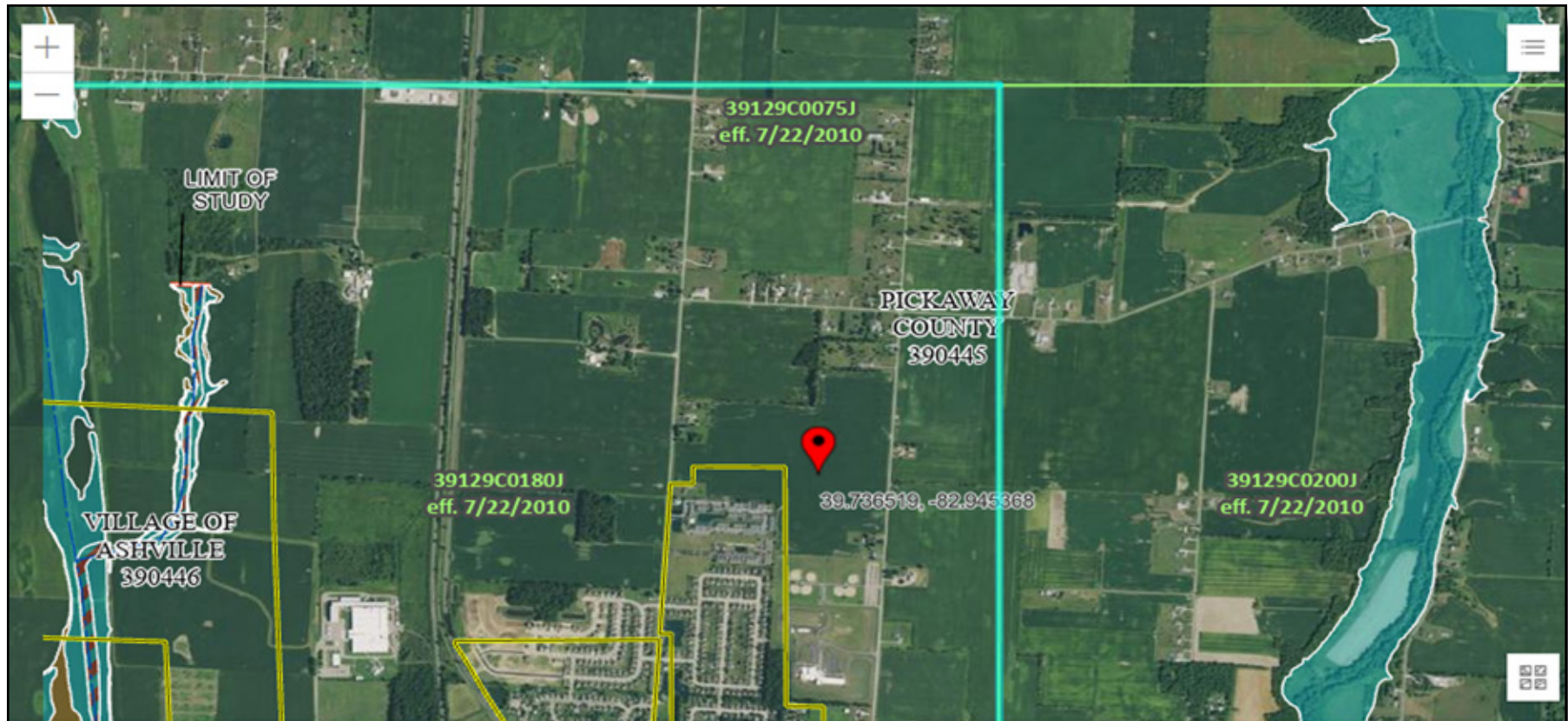
Address:	0 Lockbourne Eastern Rd Ashville, OH 43103
County:	Pickaway
Township:	Harrison
School District:	Teays Valley
PID:	D1300400000100 (Part)
Location:	West of SR 23 between TWP Hwy 31 and St Paul Rd
Total Acreage:	30.2 +/- ac
Sale Price	\$3,950,000
Zoned For:	369 Units
Sale Price/Acre:	\$130,795
Sale Price/Unit:	\$10,704
Zoning:	RE - Residential Estate District



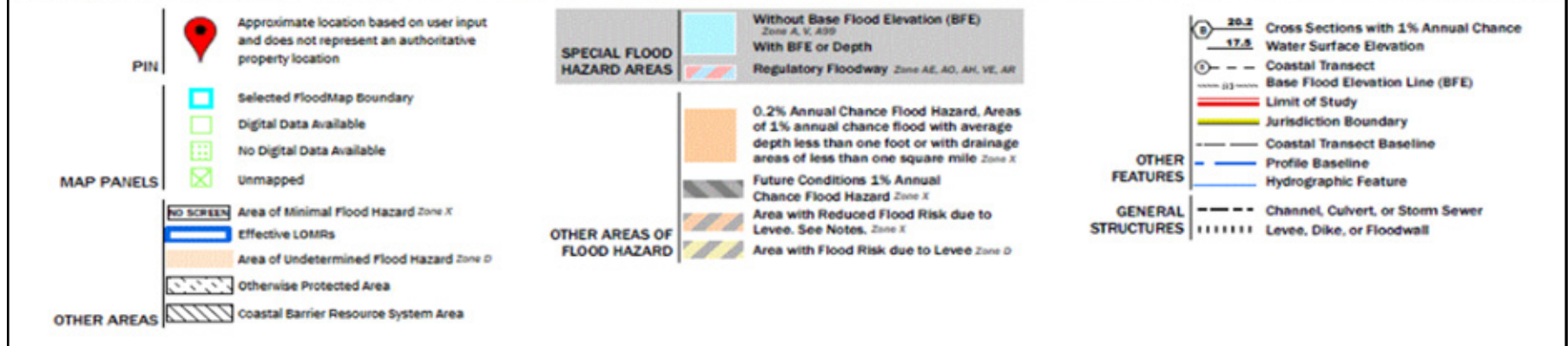


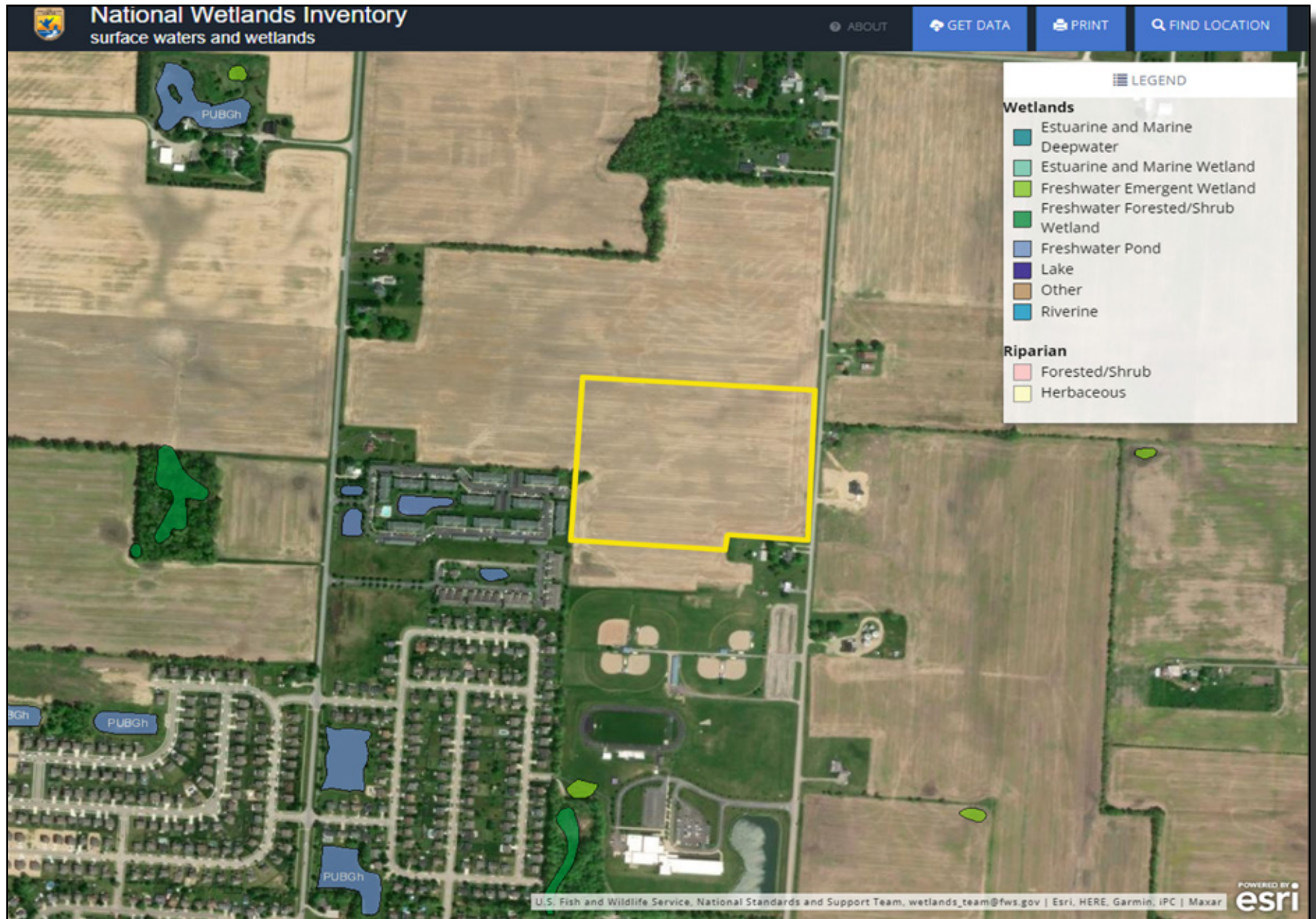


Click [here](#) to view zoning regulations



Powered by Esri





### Columbus topographic map

Click on the map to display elevation.

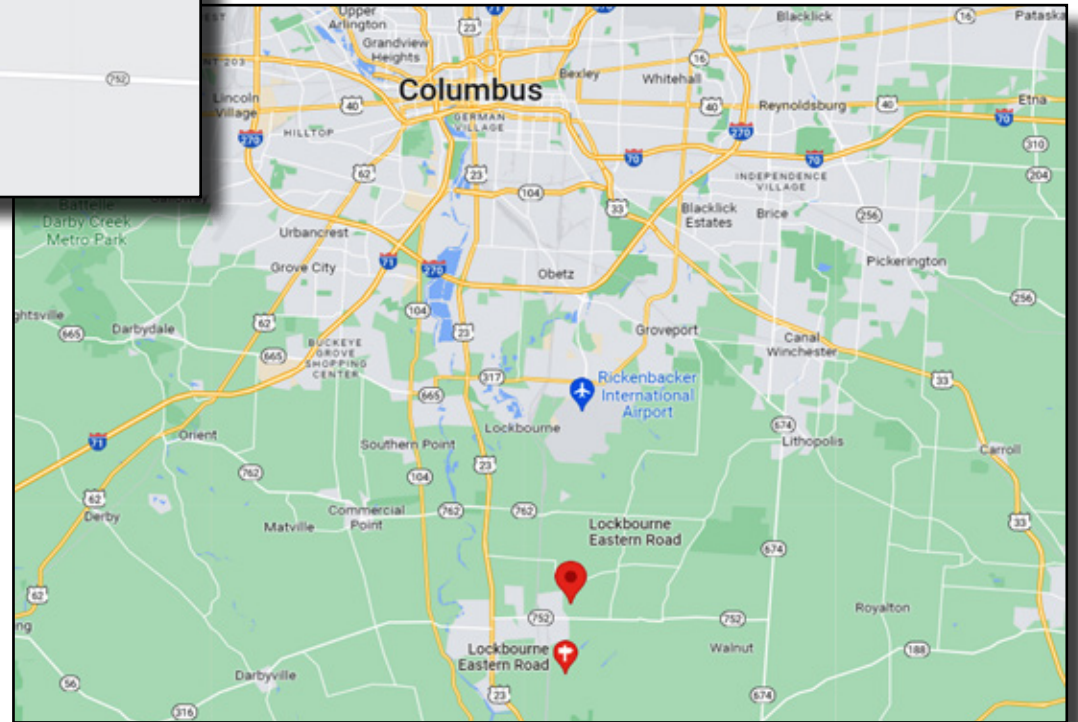
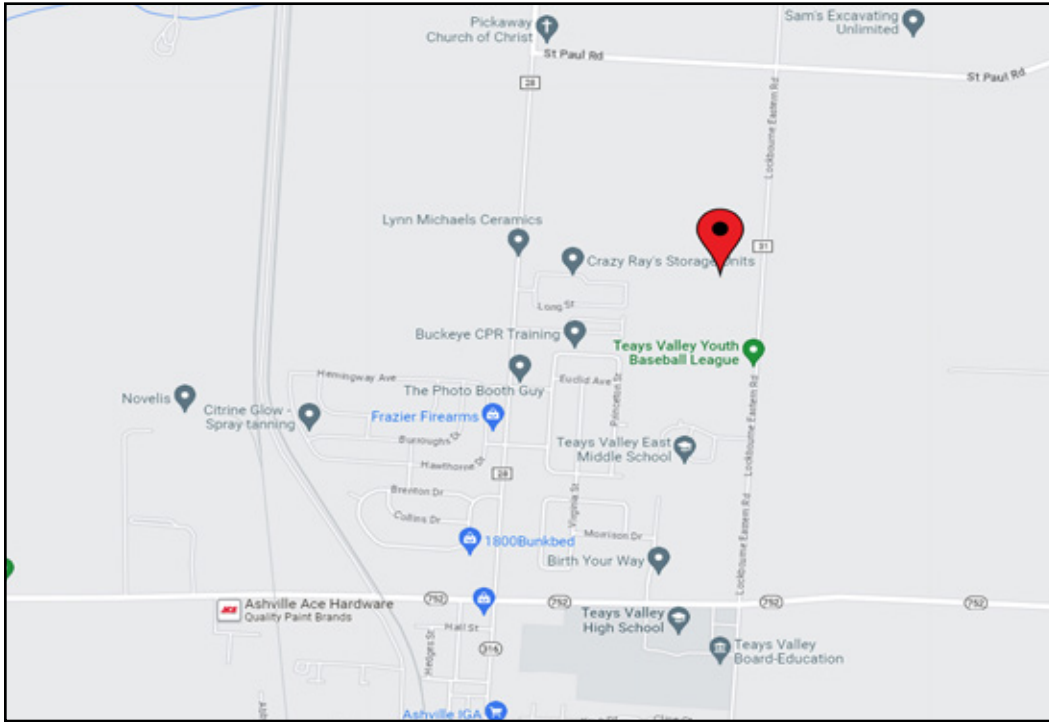




30.2 +/- ac of Vacant Land

0 Lockbourne Eastern Rd, Ashville, OH 43103

# Street Maps



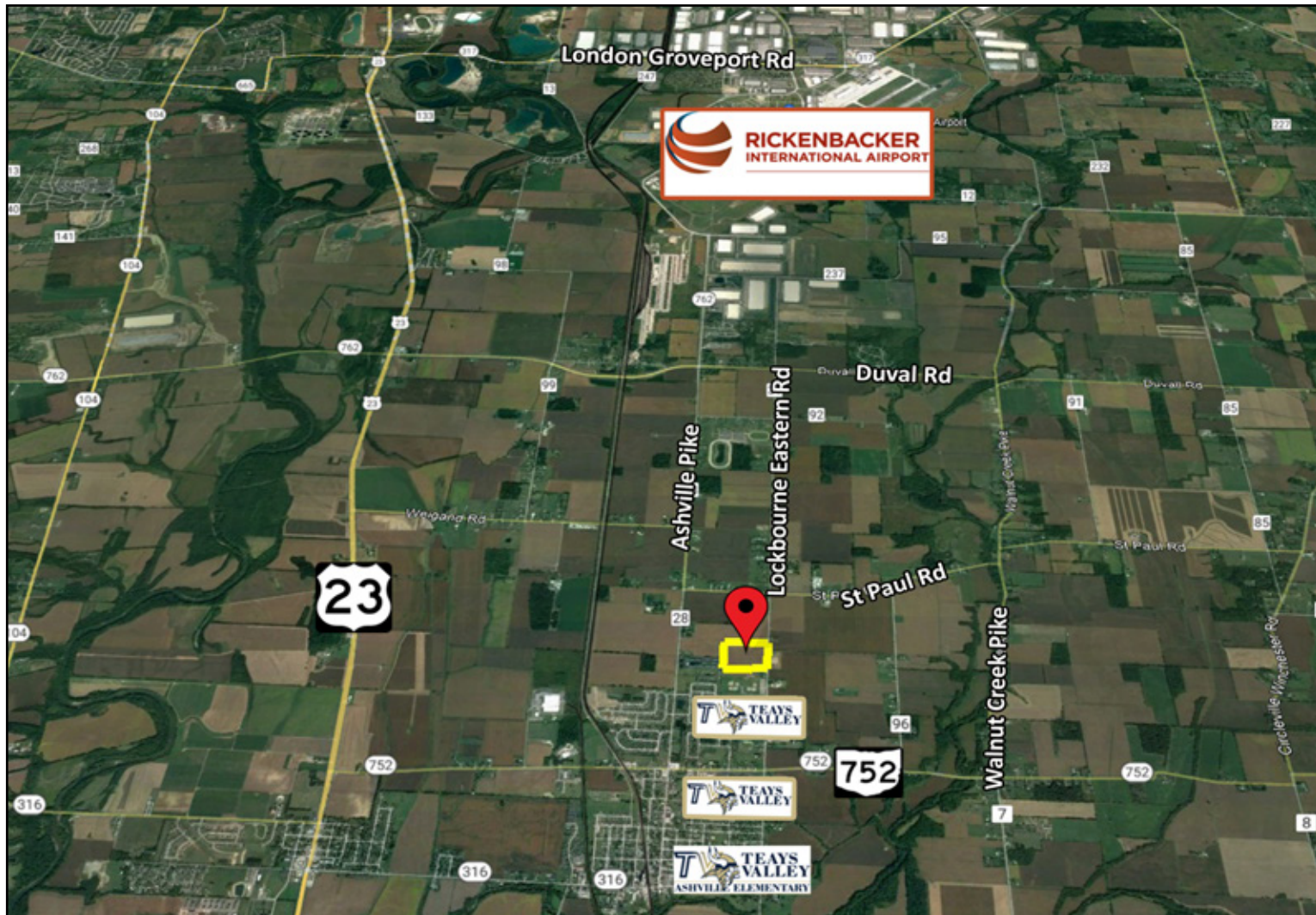
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30.2 +/- ac of Vacant Land

0 Lockbourne Eastern Rd, Ashville, OH 43103

Location Map



## Great Location!

Easy access to major highways  
Teays Valley School District  
25 minutes to Downtown Columbus

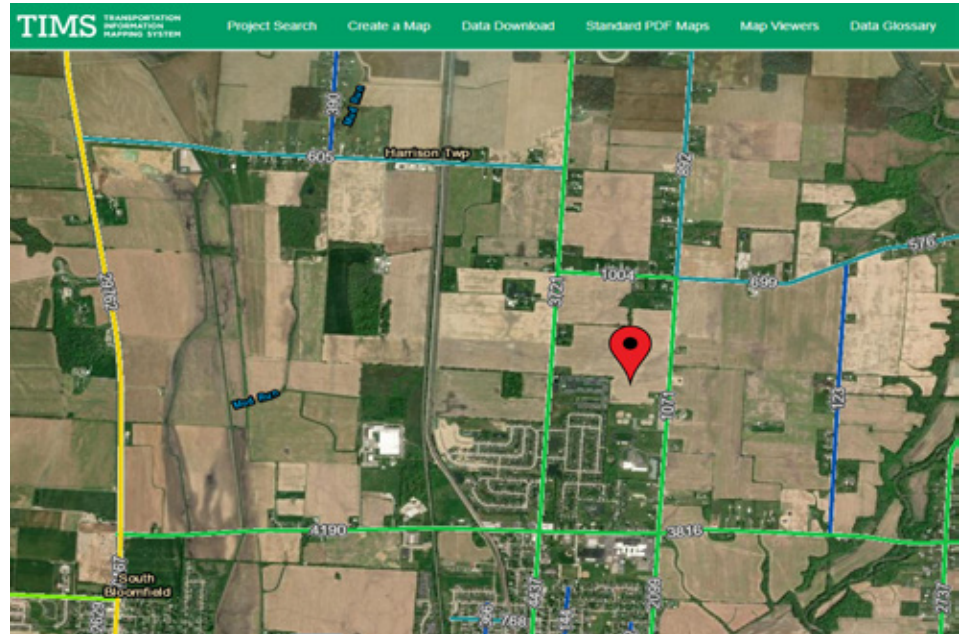


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Demographic Summary Report

Lockbourne Eastern Rd, Ashville, OH 43103			
<b>Radius</b>	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,380	8,926	13,011
2023 Estimate	2,281	8,625	12,567
2010 Census	1,900	7,584	11,009
Growth 2023 - 2028	4.34%	3.49%	3.53%
Growth 2010 - 2023	20.05%	13.73%	14.15%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	2,281	8,625	12,567
White	2,149 94.21%	8,244 95.58%	12,014 95.60%
Black	34 1.49%	105 1.22%	149 1.19%
Am. Indian & Alaskan	10 0.44%	48 0.56%	58 0.46%
Asian	16 0.70%	48 0.56%	85 0.68%
Hawaiian & Pacific Island	0 0.00%	5 0.06%	6 0.05%
Other	72 3.16%	175 2.03%	254 2.02%
U.S. Armed Forces	1	4	5
<b>Households</b>			
2028 Projection	851	3,394	4,856
2023 Estimate	816	3,282	4,693
2010 Census	680	2,891	4,115
Growth 2023 - 2028	4.29%	3.41%	3.47%
Growth 2010 - 2023	20.00%	13.52%	14.05%
Owner Occupied	606 74.26%	2,287 69.68%	3,444 73.39%
Renter Occupied	210 25.74%	995 30.32%	1,248 26.59%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	44 5.39%	436 13.28%	535 11.40%
Income: \$25,000 - \$50,000	170 20.83%	697 21.23%	965 20.57%
Income: \$50,000 - \$75,000	193 23.65%	625 19.04%	918 19.57%
Income: \$75,000 - \$100,000	182 22.30%	674 20.53%	940 20.03%
Income: \$100,000 - \$125,000	58 7.11%	284 8.65%	415 8.84%
Income: \$125,000 - \$150,000	69 8.46%	267 8.13%	397 8.46%
Income: \$150,000 - \$200,000	69 8.46%	208 6.34%	351 7.48%
Income: \$200,000+	31 3.80%	92 2.80%	171 3.64%
<b>2023 Avg Household Income</b>	\$89,252	\$80,003	\$84,736
<b>2023 Med Household Income</b>	\$75,137	\$69,688	\$72,754



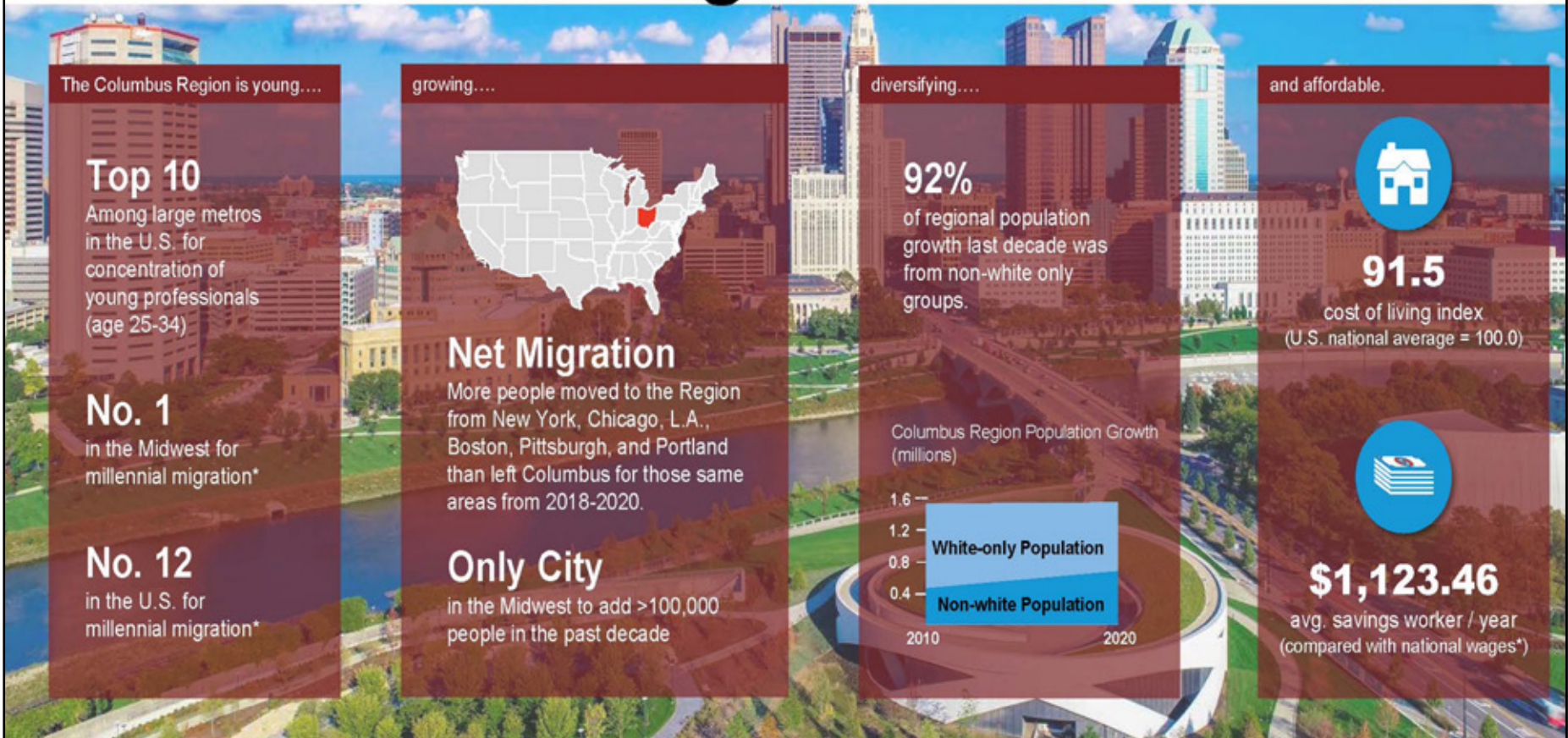
Traffic Count Report

Lockbourne Eastern Rd, Ashville, OH 43103						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Lockbourne Eastern Rd	Saint Paul Rd	0.47 N	2022	1,028	MPSI	.26
2 Lockbourne Eastern Road	Saint Paul Rd	0.47 N	2020	1,104	MPSI	.26
3 Ashville Pike	Long St	0.20 S	2022	2,723	MPSI	.26
4 Saint Paul Rd	Ashville Pike	0.21 W	2022	941	MPSI	.40
5 Saint Paul Road	Ashville Pike	0.21 W	2020	1,022	MPSI	.40
6 ST PAUL RD	Ashville Pike	0.21 W	2020	937	AAAT	.40
7 Lockbourne Eastern Rd	Saint Paul Rd	0.22 S	2022	660	MPSI	.67
8 Ashville Pike	Saint Paul Rd	0.24 S	2022	2,582	MPSI	.69
9 Saint Paul Rd	Lockbourne Eastern Rd	0.33 W	2022	655	MPSI	.70
10 ST PAUL RD	Lockbourne Eastern Rd	0.33 W	2020	691	AAAT	.70



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.



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Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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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.

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