

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

LAND FOR SALE

0 State Route 104, Ashville, OH 43103

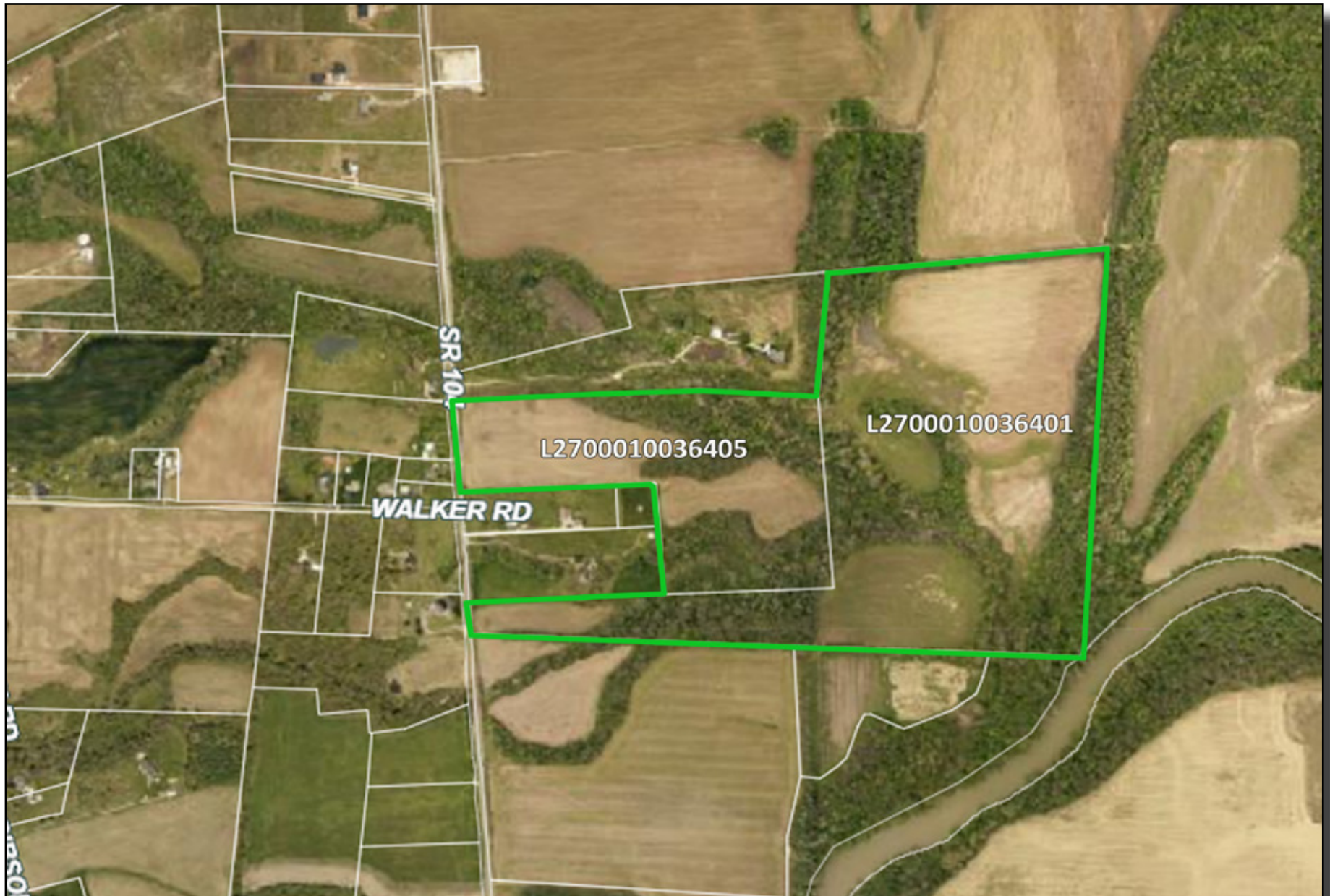
LAND FOR SALE IN ASHVILLE, OHIO!

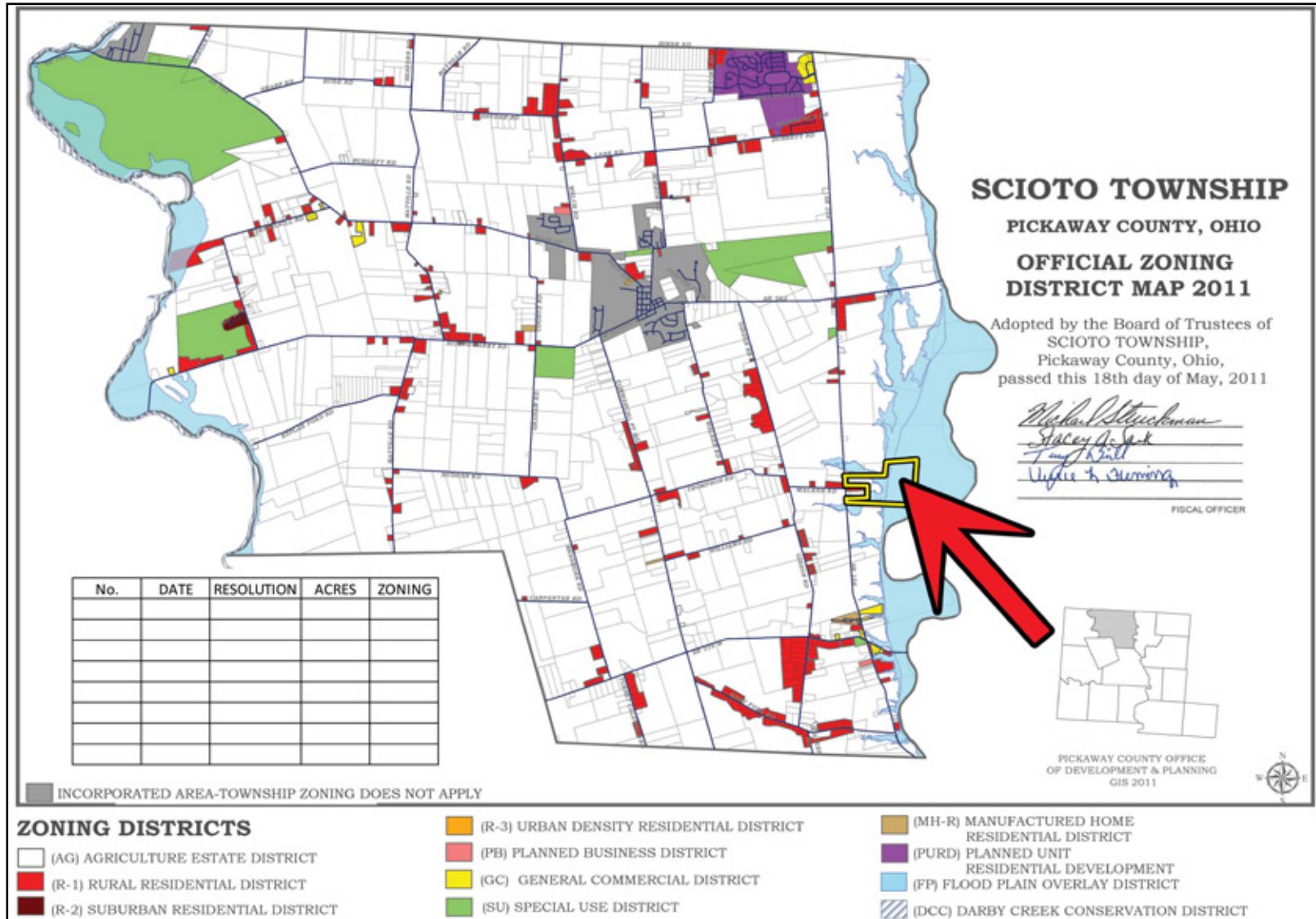
127.473 +/- AC of vacant land available in Scioto Township.
Zoned AG - Agriculture Estate District. Located south
of Downtown Columbus and close to US 23. Short drives
to Scioto Downs, Scioto Grove Metro Park, and more!



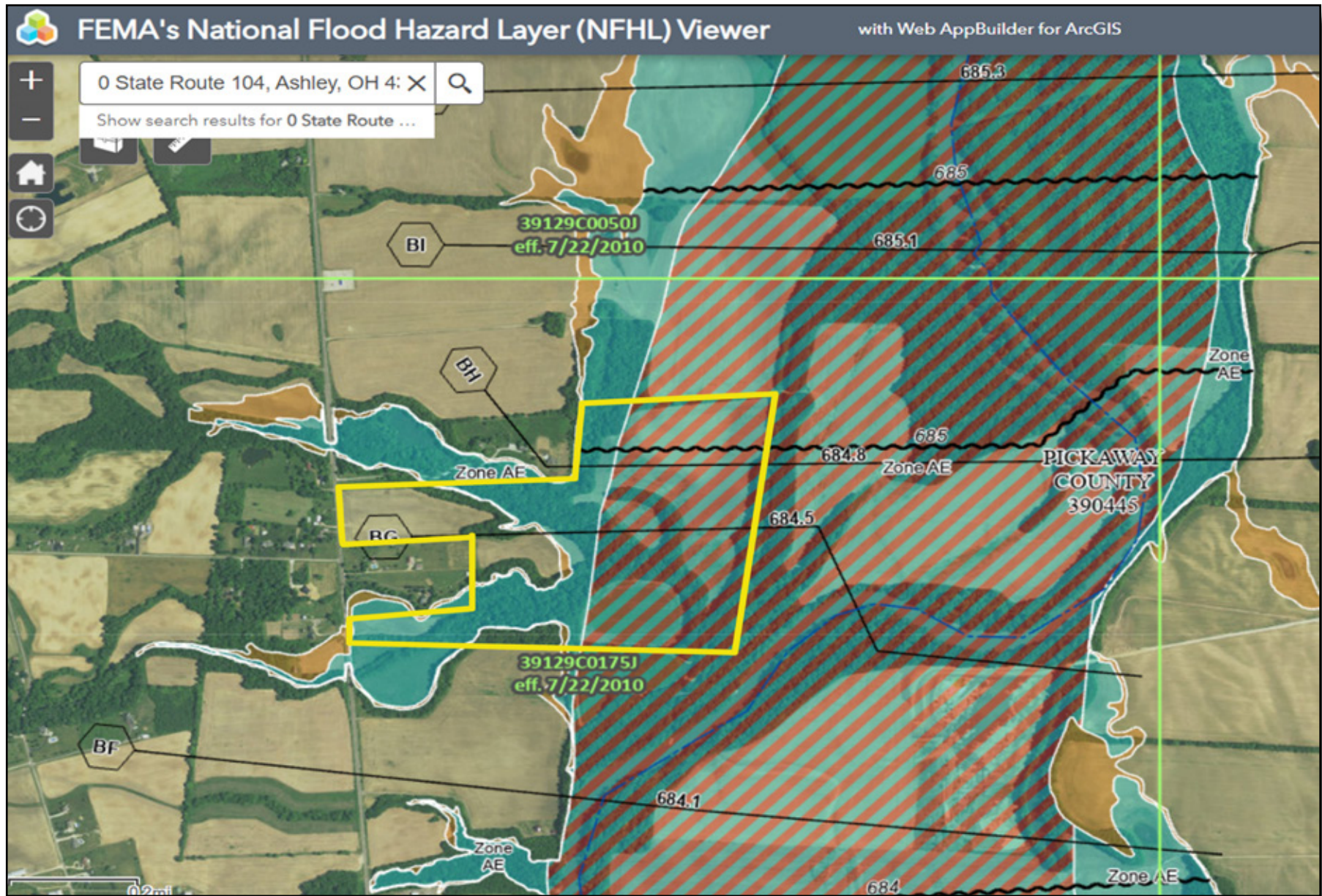
Property Highlights

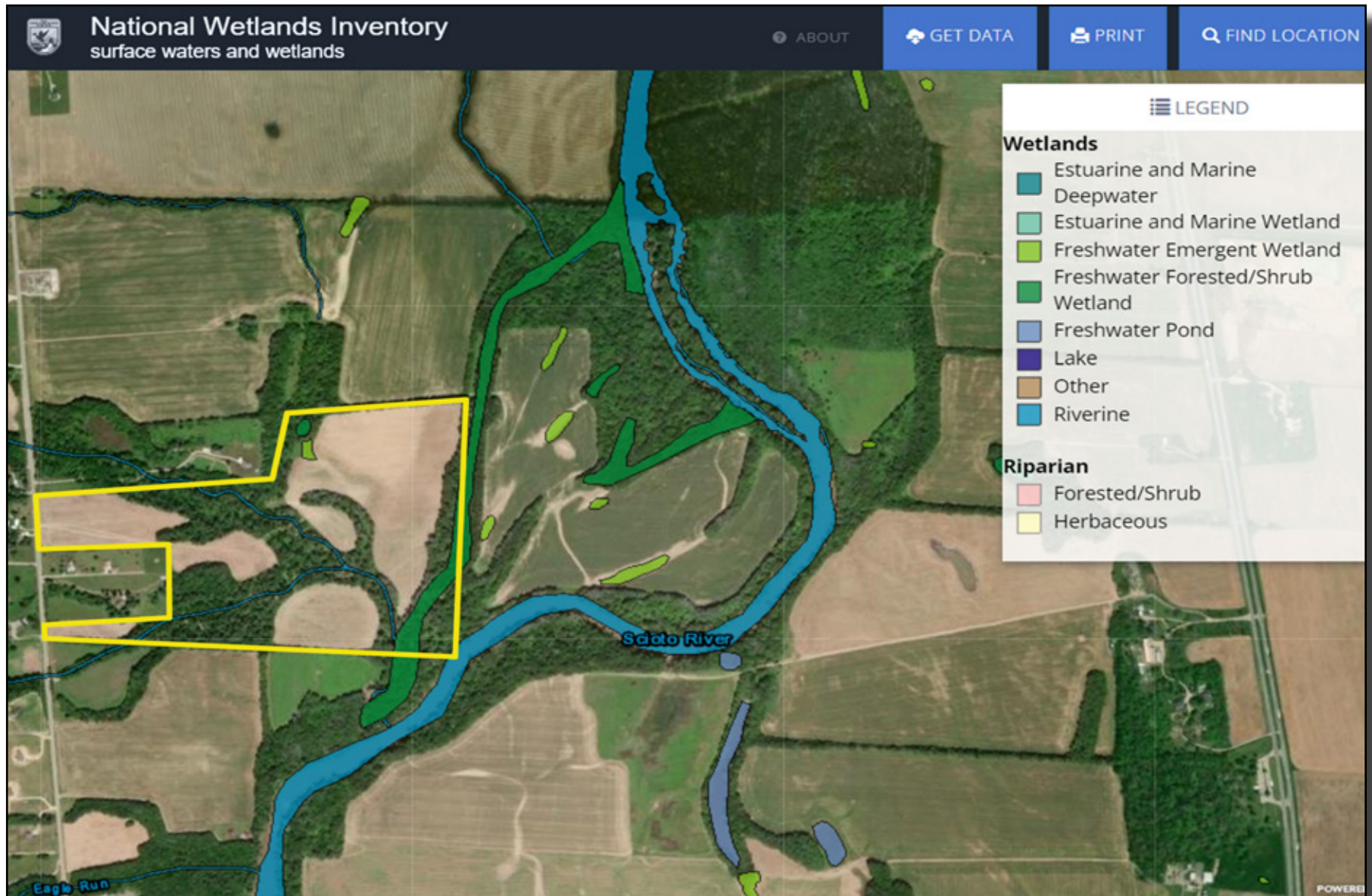
Address:	0 State Route 104 Ashville, OH 43103
County:	Pickaway
Township:	Scioto
PID:	L2700010036405 L2700010036401
Location:	South of I-270 between SR 316 and SR 762
Total Acreage:	127.473 +/- ac
Sale Price	\$1,912,095
Sale Price/Acre:	\$15,000
Taxes 2022:	\$1,877
Zoning:	AG -Agriculture Estate District



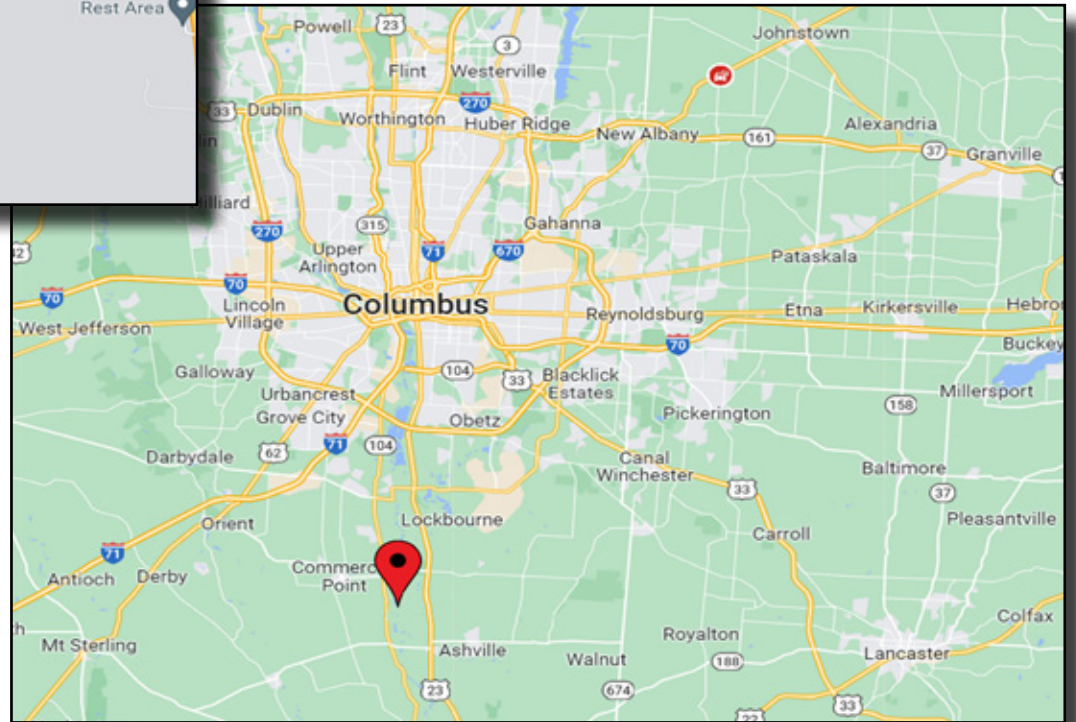
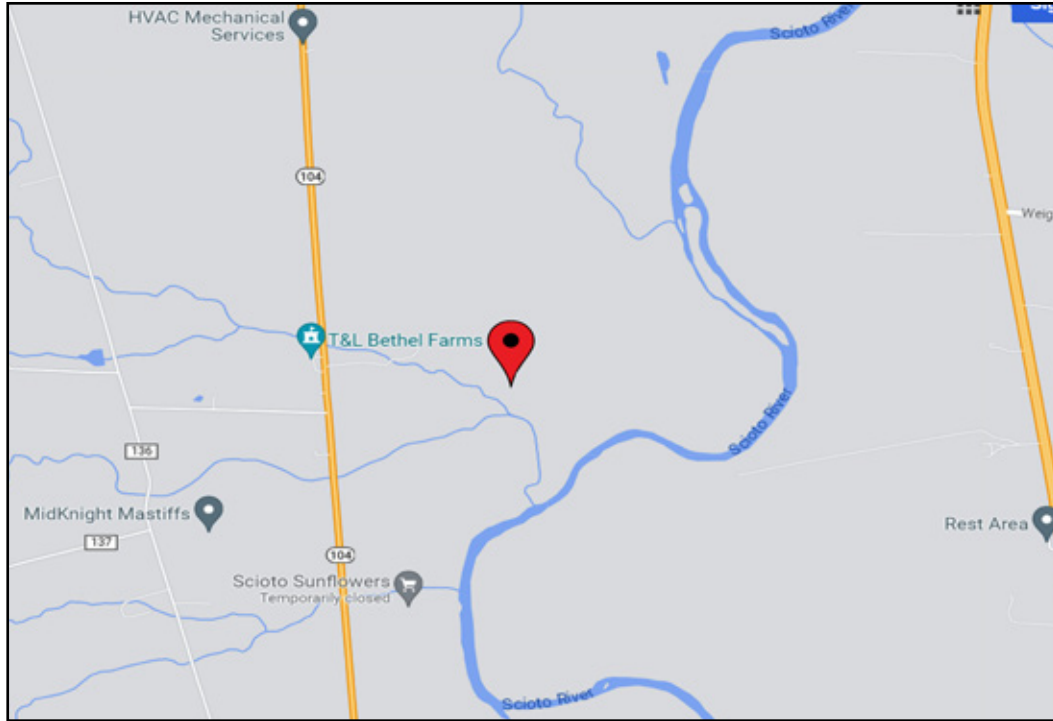


Click [here](#) to view zoning regulations





127.473 +/- ac Land
0 State Route 104, Ashville, OH 43103



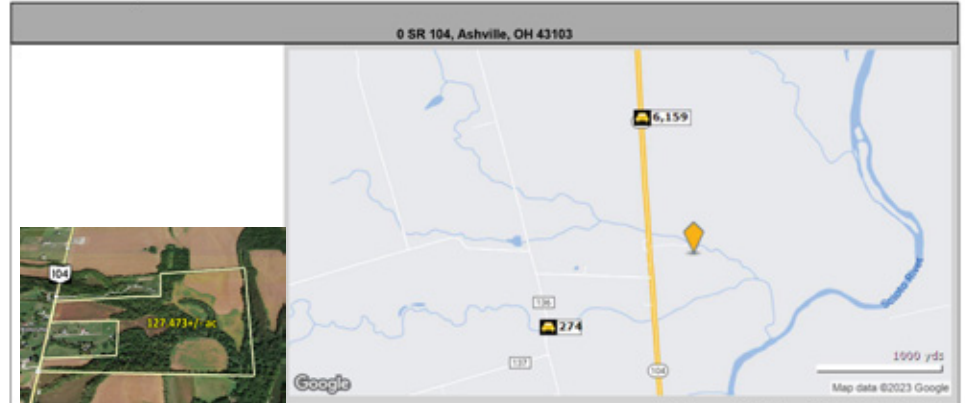
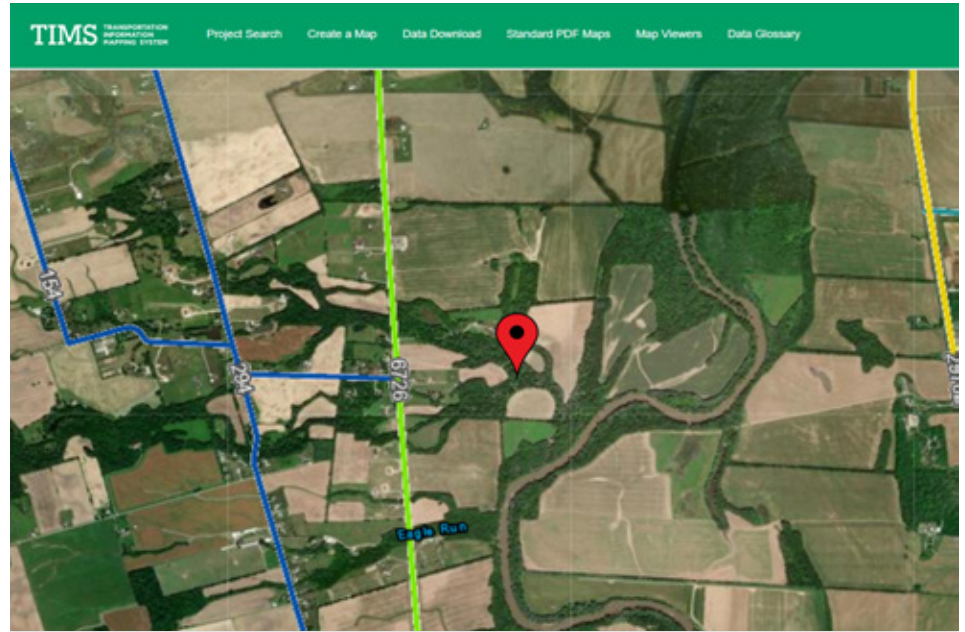
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Great Location!
Easy access to major highways
25 minutes to Downtown Columbus

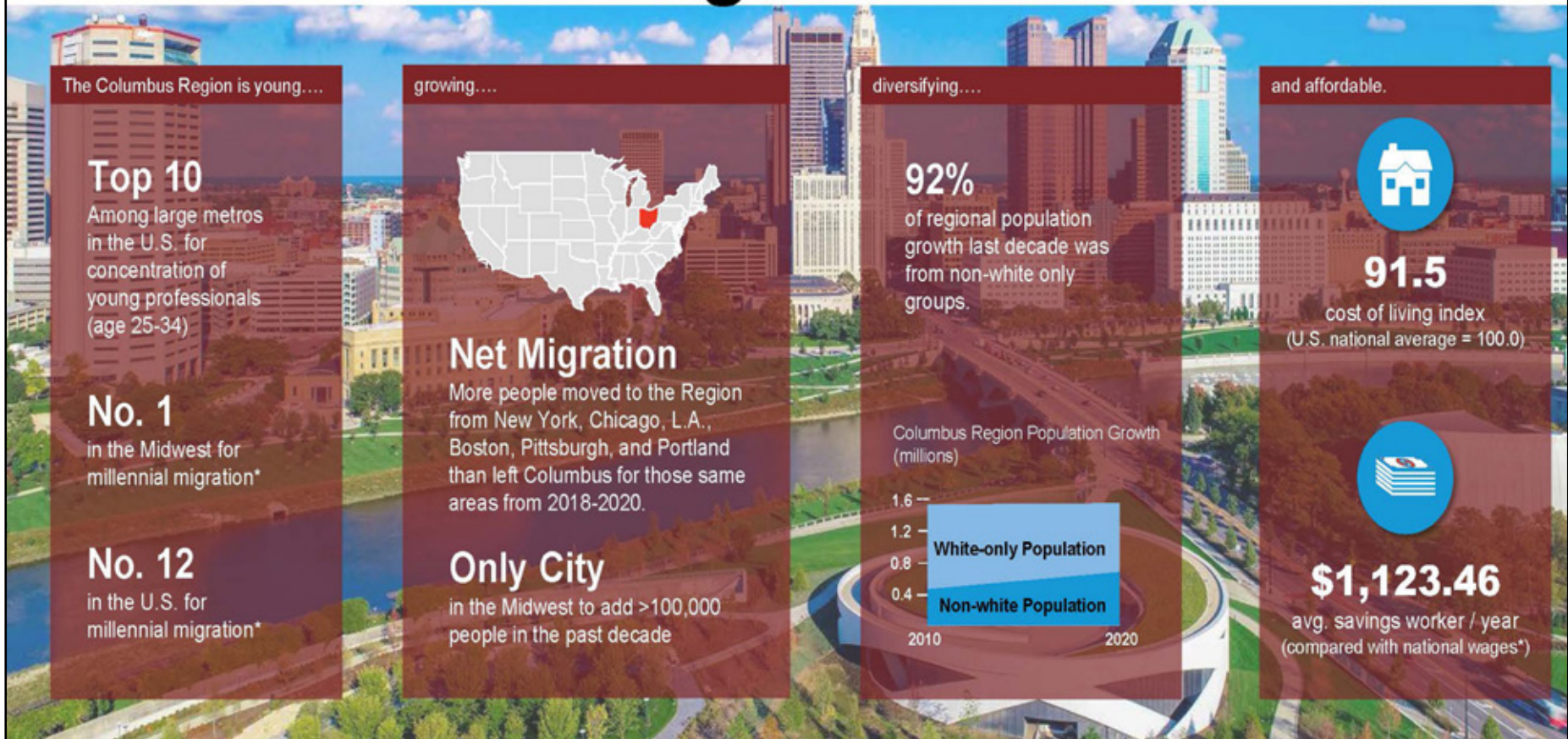
Demographic Summary Report

0 SR 104, Ashville, OH 43103			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	194	5,275	18,320
2023 Estimate	183	5,021	17,510
2010 Census	140	3,987	14,261
Growth 2023 - 2028	6.01%	5.06%	4.63%
Growth 2010 - 2023	30.71%	25.93%	22.78%
2023 Population by Hispanic Origin			
2023 Population	183	5,021	17,510
White	178 97.27%	4,825 96.10%	16,601 94.81%
Black	1 0.55%	49 0.98%	269 1.54%
Am. Indian & Alaskan	0 0.00%	16 0.32%	95 0.54%
Asian	2 1.09%	48 0.96%	166 0.95%
Hawaiian & Pacific Island	0 0.00%	1 0.02%	7 0.04%
Other	1 0.55%	82 1.63%	372 2.12%
U.S. Armed Forces	0	1	6
Households			
2028 Projection	68	1,893	6,729
2023 Estimate	64	1,802	6,433
2010 Census	48	1,424	5,231
Growth 2023 - 2028	6.25%	5.05%	4.60%
Growth 2010 - 2023	33.33%	26.54%	22.98%
Owner Occupied	56 87.50%	1,440 79.91%	4,988 77.54%
Renter Occupied	8 12.50%	362 20.09%	1,445 22.46%
2023 Households by HH Income			
Income: <\$25,000	3 4.76%	128 7.11%	680 10.57%
Income: \$25,000 - \$50,000	6 9.52%	291 16.17%	1,192 18.53%
Income: \$50,000 - \$75,000	16 25.40%	420 23.33%	1,311 20.38%
Income: \$75,000 - \$100,000	14 22.22%	405 22.50%	1,098 17.07%
Income: \$100,000 - \$125,000	6 9.52%	167 9.28%	915 14.22%
Income: \$125,000 - \$150,000	8 12.70%	167 9.28%	527 8.19%
Income: \$150,000 - \$200,000	6 9.52%	145 8.06%	518 8.05%
Income: \$200,000+	4 6.35%	77 4.28%	193 3.00%
2023 Avg Household Income	\$103,468	\$91,636	\$86,445
2023 Med Household Income	\$86,607	\$78,765	\$75,774



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 State Rte 104	Walker Rd	0.74 S	2022	6,318	MPSI	.68
2 SR-104	Walker Rd	0.74 S	2020	6,159	AADT	.68
3 Gibson Road	Williams Rd	0.13 S	2020	295	MPSI	.74
4 Gibson Rd	Williams Rd	0.13 S	2022	274	MPSI	.74

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

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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

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.