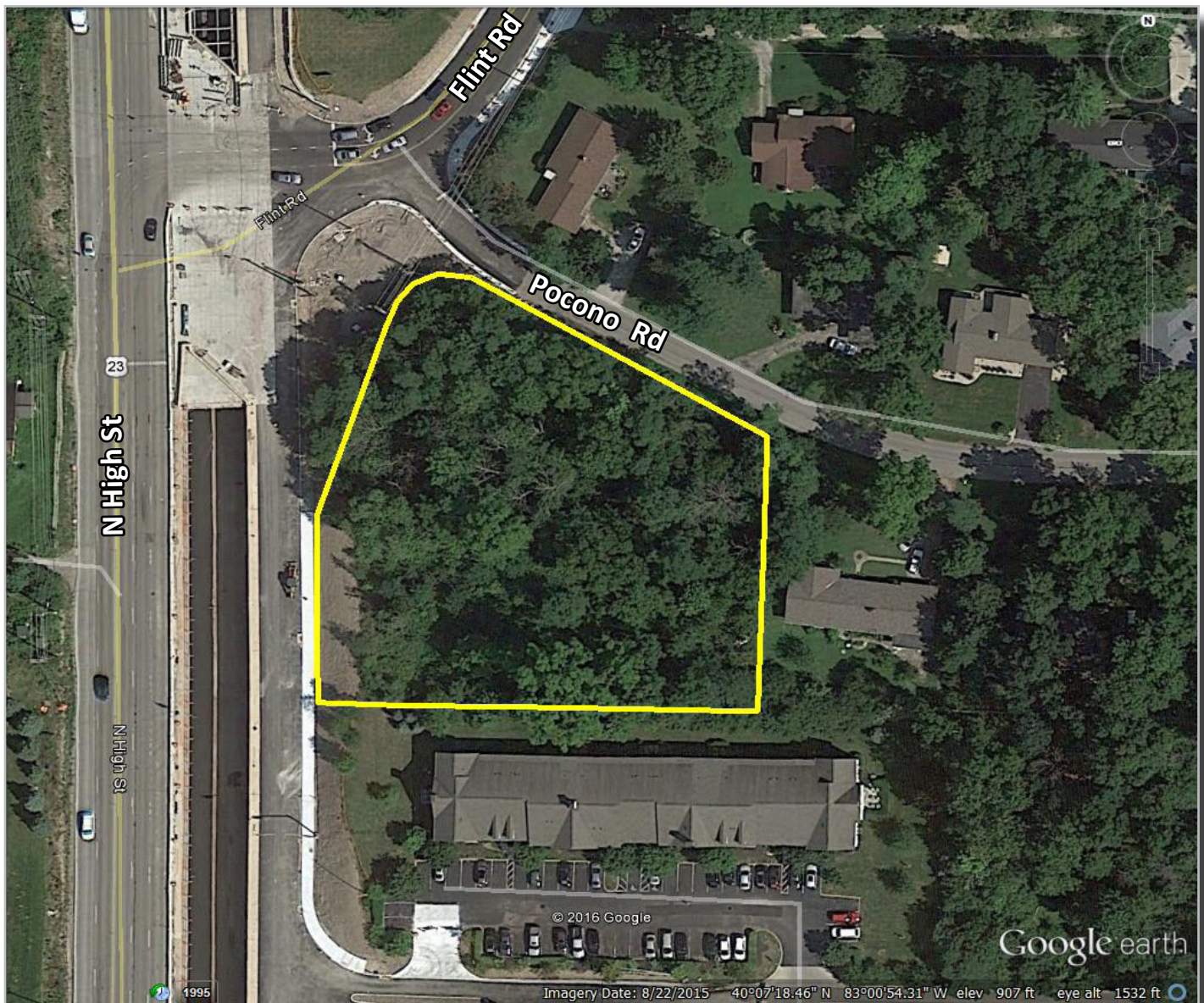


PREMIER CORNER LOT FOR SALE

7750 N. High Street & Pocono Road
Columbus, Ohio 43235



1.45 +/- Acres Vacant Land



Appraisal Brokerage Consulting Development

Brian Speert
bspeert@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-499-7151
www.rweiler.com

Property Description

REMARKABLE DEVELOPMENT OPPORTUNITY!

1.45 +/- acres of vacant land located at the corner of Flint Rd and newly reconstructed N High Street. This lot is zoned residential. This land is located in the Worthington school district, sits near Crosswoods shopping center and is minutes away from Polaris Parkway.

Address: 7750 N. High Street
& Pocono Road
Columbus, Ohio 43235

County: Franklin

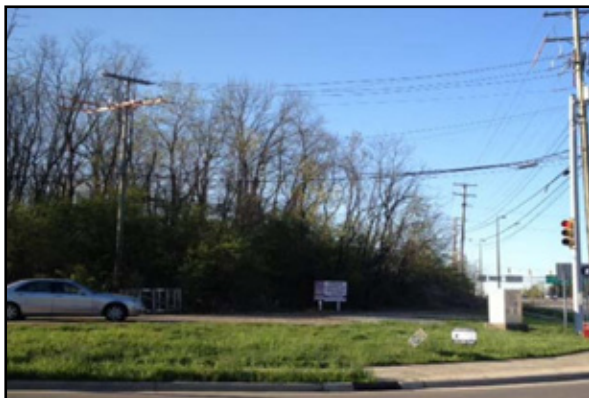
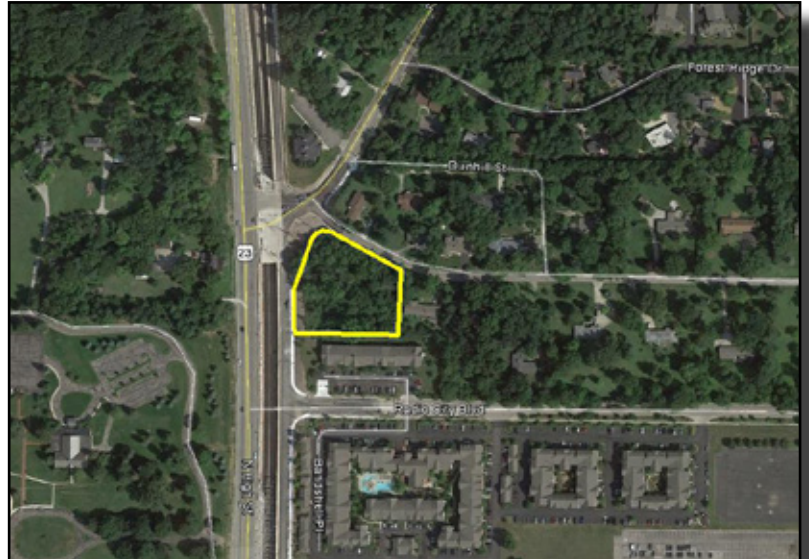
PID: 610-193328-00
610-193329-00
610-193330-00

Location: SWC of N High St,
Flint Rd & Pocono Rd

Acreage: 1.45 +/- acres

Sale Price: \$289,000

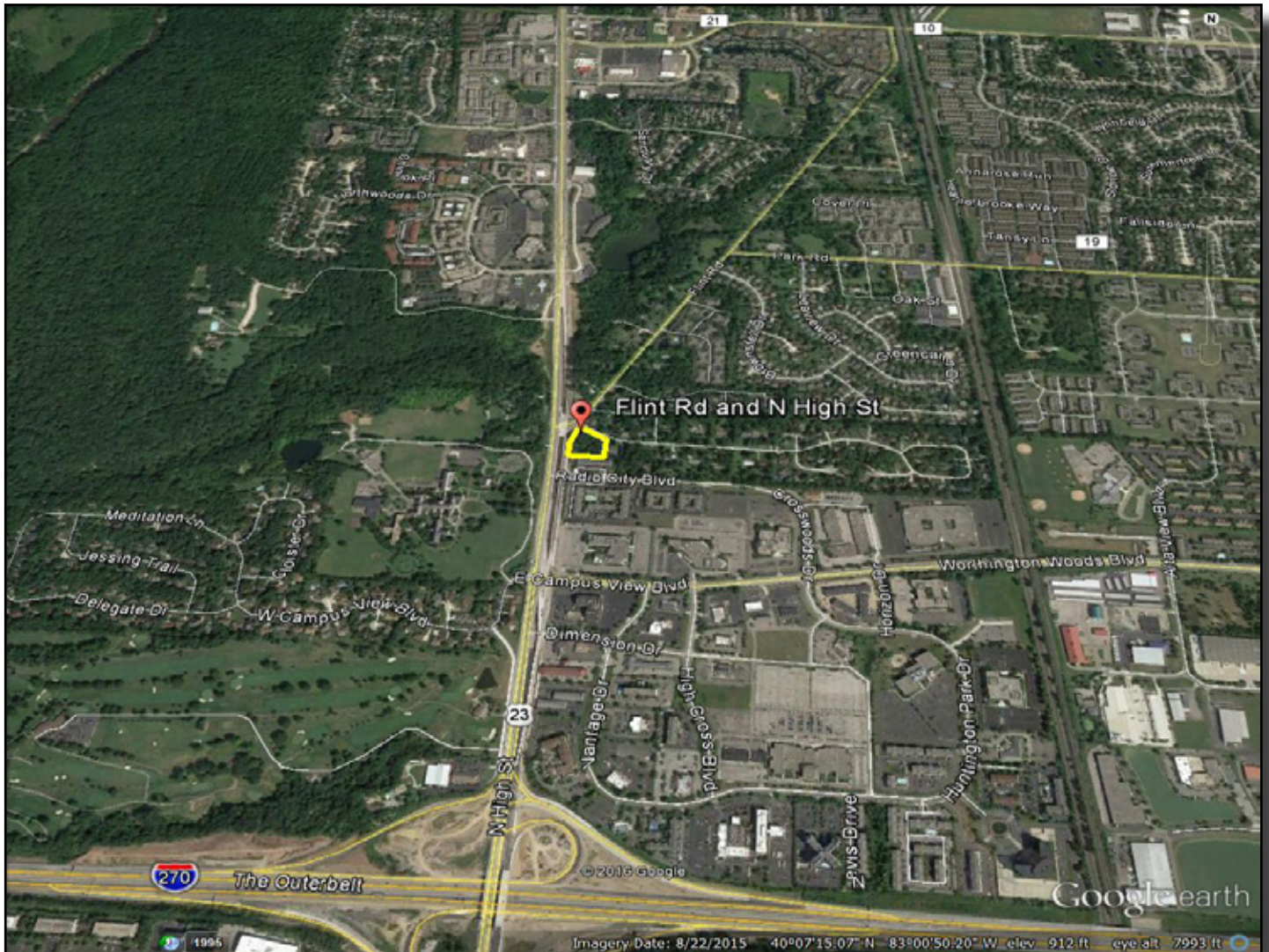
Zoning: R - Residential



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Property Location



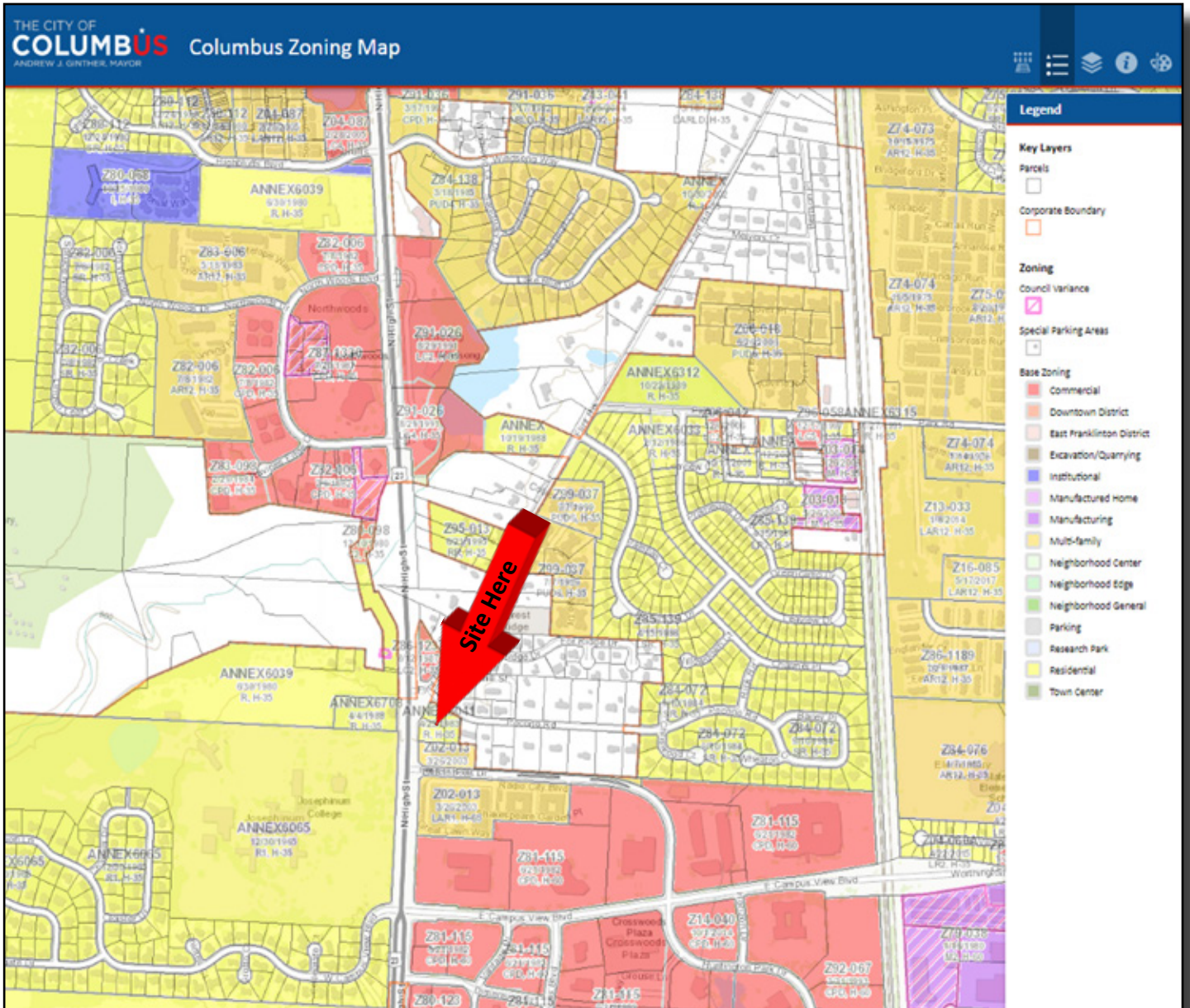
Great Location!

**Worthington Schools
Minutes to Polaris or Easton
Access to Major Freeways!**

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Zoning Map





Click [here](#) to see zoning text

Sale Comps

Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	\$192,500	\$557,400	\$512,500	\$1,075,000	6
Parcel Size	1.06 AC	2.46 AC	3.09 AC	3.22 AC	3
Price per Acre	\$242,561	\$288,589	\$284,809	\$333,956	3
Days on Market	613	1,036	1,070	1,424	3
Sale Price to Asking Price Ratio	93.18%	93.18%	93.18%	93.18%	2
Totals					
Sold Transactions	Total Sales Volume: \$3,344,400		Total Sales Transactions:		6
Survey Criteria					
basic criteria: Type of Property - Land ; Sale Date - from 1/1/2016 ; Sale Status - Under Contract/Pending, Sold ; Return and Search on Portfolio Sales as Individual Properties - Yes ; Exclude Non-Arms Length Comps - Yes land specific criteria: Land Area - up to 10.00 AC geography criteria: Geography - User Defined Polygon Search additional criteria: - * This result set has been amended with criteria to add and/or remove records.					
1 Gallopers Rdg W @ US 23 - Lot 11					SOLD
Delaware, OH 43015		Delaware County			
Recorded Buyer: Buckeye Investment Nwo LLC 1000 N Front St Fremont, OH 43420 (600) 232-5645	Recorded Seller: Continental Oientangy Crossing (614) 221-1800	True Seller: Mark Damante			
True Buyer: Beck Suppliers					
Sale Date: 02/12/2018 (1424 days on mkt)		Land Area: 3.22 AC (140,263 SF)			
Sale Price: \$1,075,000 - Confirmed		Lot Dimensions: -			
\$/AC Land Gross: \$333,956.17 (\$7.67/SF)		Proposed Use: Bank, Restaurant ...			
Density: -		Zoning: -			
Topography: -		Sale Conditions: -			
Parcel No: 318-220-01-058-011					
Financing: Down payment of \$1,075,000 (100.0%)					
Comp ID: 4151936 - Research Status: Confirmed					
2 460 Lazelle Rd - Multi-Property Sale (Part of Multi-Property)					SOLD
Columbus, OH 43240		Delaware County			
Recorded Buyer: City of Columbus 845 Parsons Ave Columbus, OH 43215 (614) 645-5263	Recorded Seller: Sancus Retail Partners II Lic				
Recorded Buyer: Moo Moo Polaris Lic 13375 National Rd SW Reynoldsburg, OH 43068 (614) 362-1500	Recorded Seller: Sancus Retail Partners II Lic				
True Buyer: Moo Moo Polaris Lic 13375 National Rd SW Reynoldsburg, OH 43068 (614) 362-1500		True Seller: Sancus Retail Partners LI 1140-1158 Polaris Pky Columbus, OH 43240 (614) 433-9023			
Sale Date: 04/13/2017		Land Area: 1.06 AC (46,174 SF)			
Sale Price: \$301,900 - Allocated		Year Built/Age: -			
\$/AC Land Gross: \$284,808.88 (\$6.54/SF)		RBA: -			
Parcel No: -					
Financing: -					
Comp ID: 3934583 - Research Status: Allocated					

Sale Comps

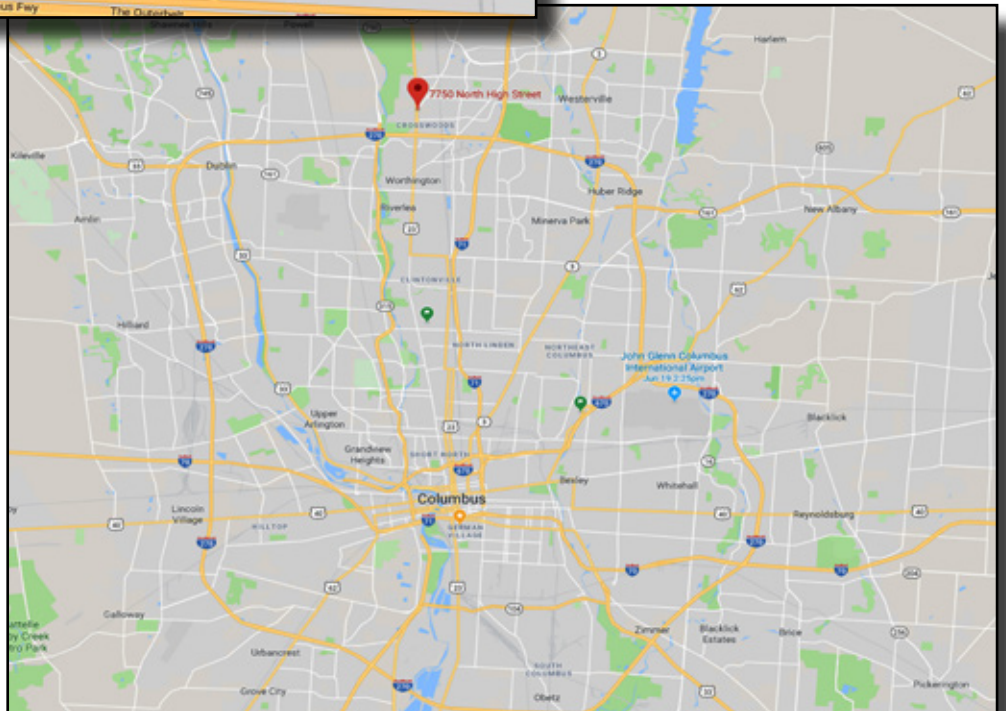
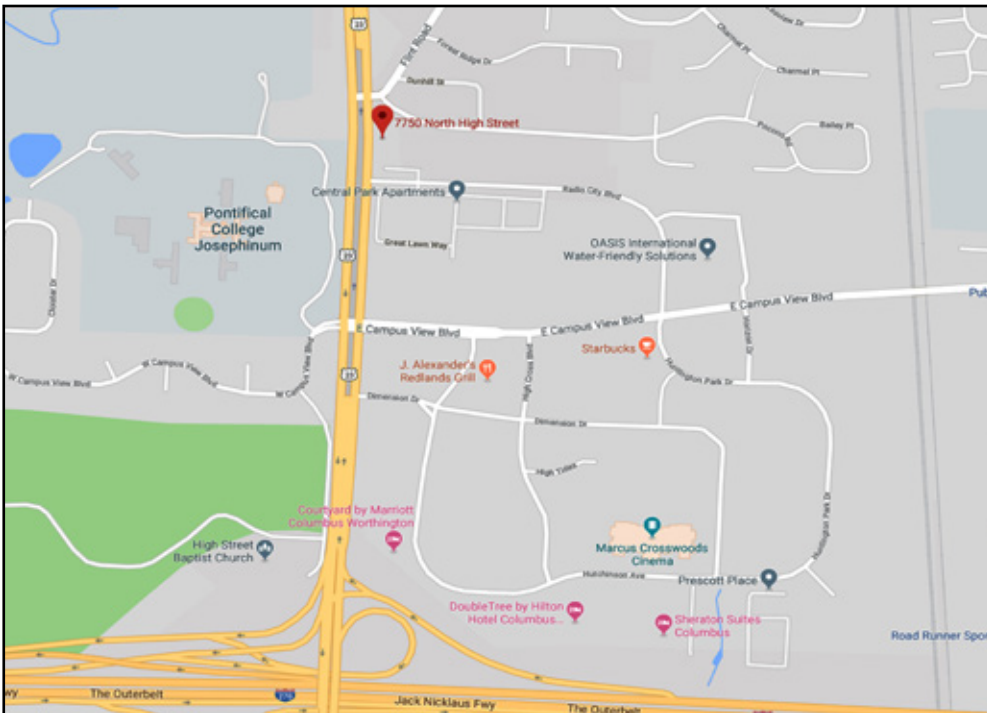
3	8909 S Old State St	SOLD
Lewis Center, OH 43035	Delaware County	
Recorded Buyer: Tvss Polaris Orange Llc 815 Grandview Ave Columbus, OH 43215	Recorded Seller: Two Polaris Co Llc	
Recorded Buyer: Tvss Polaris Orange Llc 815 Grandview Ave Columbus, OH 43215	Recorded Seller: -	
<hr/>		
Sale Date: 03/09/2017	Land Area: 3.09 AC (134,600 SF)	
Sale Price: \$750,000	Year Built/Age: -	
S/AC Land Gross: \$242,560.59 (\$5.57/SF)	RBA: -	
<hr/>		
Parcel No: 318-341-03-007-001		
Financing: -		
Comp ID: 3932538 - Research Status: Public Record		
4	Orange Centre Dr - Parcel C	SOLD
Lewis Center, OH 43035	Delaware County	
Recorded Buyer: Arc-columbus Llc 1517 Fabricon Blvd Jeffersonville, IN 47130	Recorded Seller: Orange Road Partners Llc	
<hr/>		
Sale Date: 08/03/2016 (1070 days on mkt)	Land Area: -	
Sale Price: \$512,500	Lot Dimensions: -	
S/AC Land Gross: -	Proposed Use: Commercial ...	
Density: -	Zoning: commercial/residential	
Topography: Level	Sale Conditions: -	
<hr/>		
Parcel No: 318-321-01-006-007		
Financing: -		
Comp ID: 3715667 - Research Status:		



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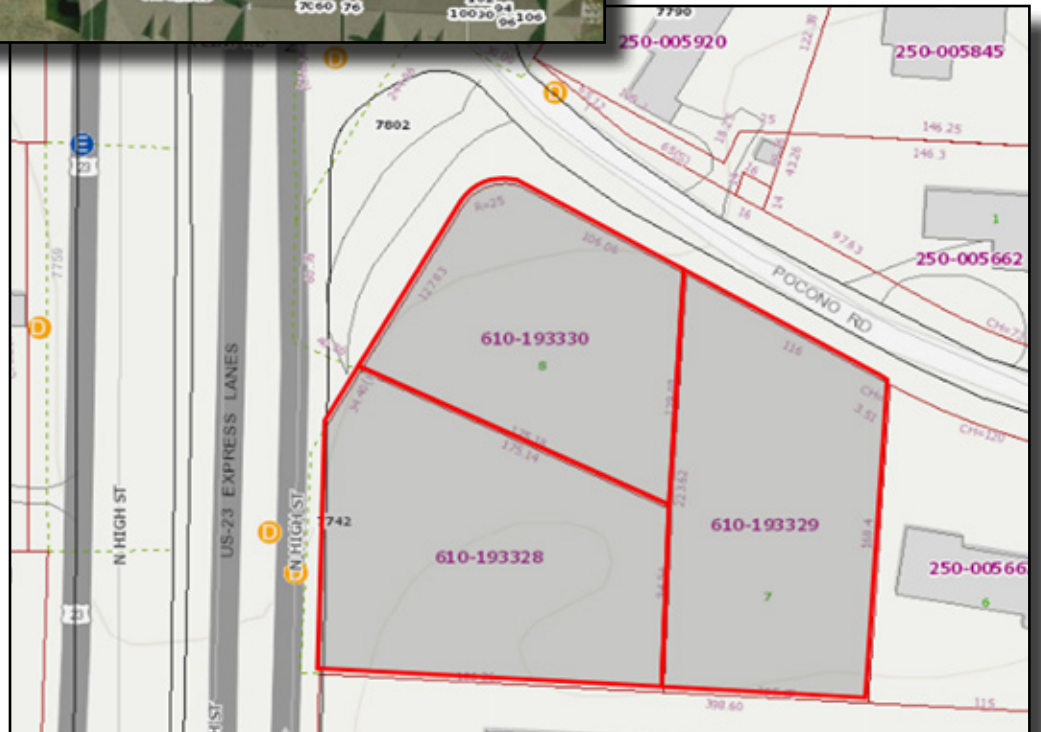
Street Maps



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Aerial & Plat Maps




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Demographics & Traffic

Demographic Summary Report

7750 N High St 7750 N High St, Columbus OH 43235			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	9,487	94,270	258,701
2018 Estimate	8,937	88,517	242,923
2010 Census	7,976	79,700	219,828
Growth 2018 - 2023	6.15%	6.50%	6.50%
Growth 2010 - 2018	12.05%	11.06%	10.51%
2018 Population by Hispanic Origin			
2018 Population	8,937	88,517	242,923
White	6,901 77.22%	68,999 77.95%	180,481 74.30%
Black	756 8.46%	9,291 10.50%	35,938 14.79%
Am. Indian & Alaskan	19 0.21%	169 0.19%	550 0.23%
Asian	1,057 11.83%	7,592 8.58%	18,946 7.80%
Hawaiian & Pacific Island	2 0.02%	29 0.03%	134 0.06%
Other	202 2.26%	2,437 2.75%	6,873 2.83%
U.S. Armed Forces	9	70	140
Households			
2023 Projection	4,479	38,887	107,691
2018 Estimate	4,219	36,560	101,262
2010 Census	3,755	33,134	92,077
Growth 2018 - 2023	6.16%	6.36%	6.33%
Growth 2010 - 2018	12.36%	10.34%	10.00%
Owner Occupied	1,570 37.21%	22,449 61.40%	59,238 58.49%
Renter Occupied	2,649 62.79%	14,111 38.60%	42,043 41.51%
2018 Households by HH Income			
Income: <\$25,000	4,220 281 6.66%	36,561 3,862 10.56%	101,264 14,051 13.87%
Income: \$25,000 - \$50,000	1,067 25.28%	7,269 19.88%	21,550 21.28%
Income: \$50,000 - \$75,000	1,087 25.76%	7,008 19.17%	18,983 18.74%
Income: \$75,000 - \$100,000	730 17.30%	5,785 15.82%	14,493 14.31%
Income: \$100,000 - \$125,000	433 10.26%	3,764 10.30%	10,440 10.31%
Income: \$125,000 - \$150,000	151 3.58%	2,817 7.70%	6,689 6.60%
Income: \$150,000 - \$200,000	252 5.97%	3,167 8.66%	7,567 7.47%
Income: \$200,000+	219 5.19%	2,889 7.90%	7,511 7.42%
2018 Avg Household Income	\$84,311	\$96,758	\$90,911
2018 Med Household Income	\$65,836	\$75,611	\$69,596

Traffic Count Report

7750 N High St 7750 N High St, Columbus OH 43235						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N High St	W Campus View Blvd	0.25 S	2011	68,370	MPSI	.05
2 N High St	Flint Rd	0.03 N	2017	57,075	MPSI	.09
3 N High St	W Campus View Blvd	0.16 S	2011	59,917	MPSI	.09
4 N High St	Crosswoods Dr	0.02 N	2017	56,160	MPSI	.09
5 N High St	W Campus View Blvd	0.37 S	2011	45,907	MPSI	.14
6 N High St	Flint Rd	0.09 S	2017	40,940	MPSI	.14
7 N High St	W Campus View Blvd	0.07 S	2017	56,091	MPSI	.17
8 E Campus View Blvd	High Cross Blvd	0.08 E	2011	35,492	MPSI	.24
9 E Campus View Blvd	Vantage Dr	0.08 E	2017	22,269	MPSI	.24
10 W Campus View Blvd	N High St	0.04 E	2017	1,800	MPSI	.26



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City Highlights

COLUMBUS COMMUNITY PROFILE

Welcome to Columbus

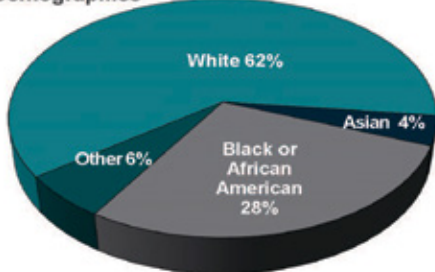
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics



Population 5-Year Trend



Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide. Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal health, Inc.	4,635

Source: Columbus 2015; OSU 2016 Statistical Summary

Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows. A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.



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County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS



1,264,597
RESIDENTS



33.8
MEDIAN AGE



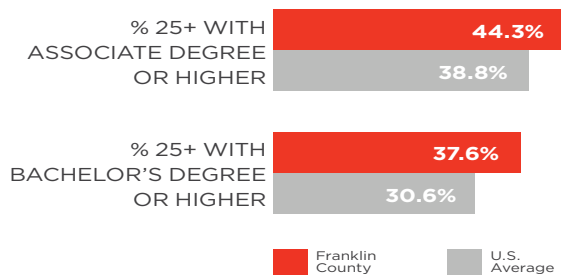
480,946
HOUSEHOLDS



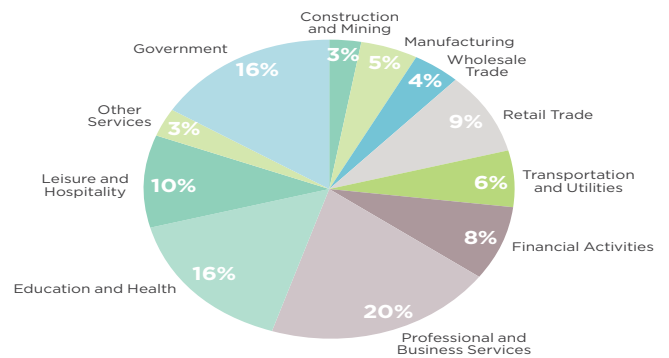
\$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

Market Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

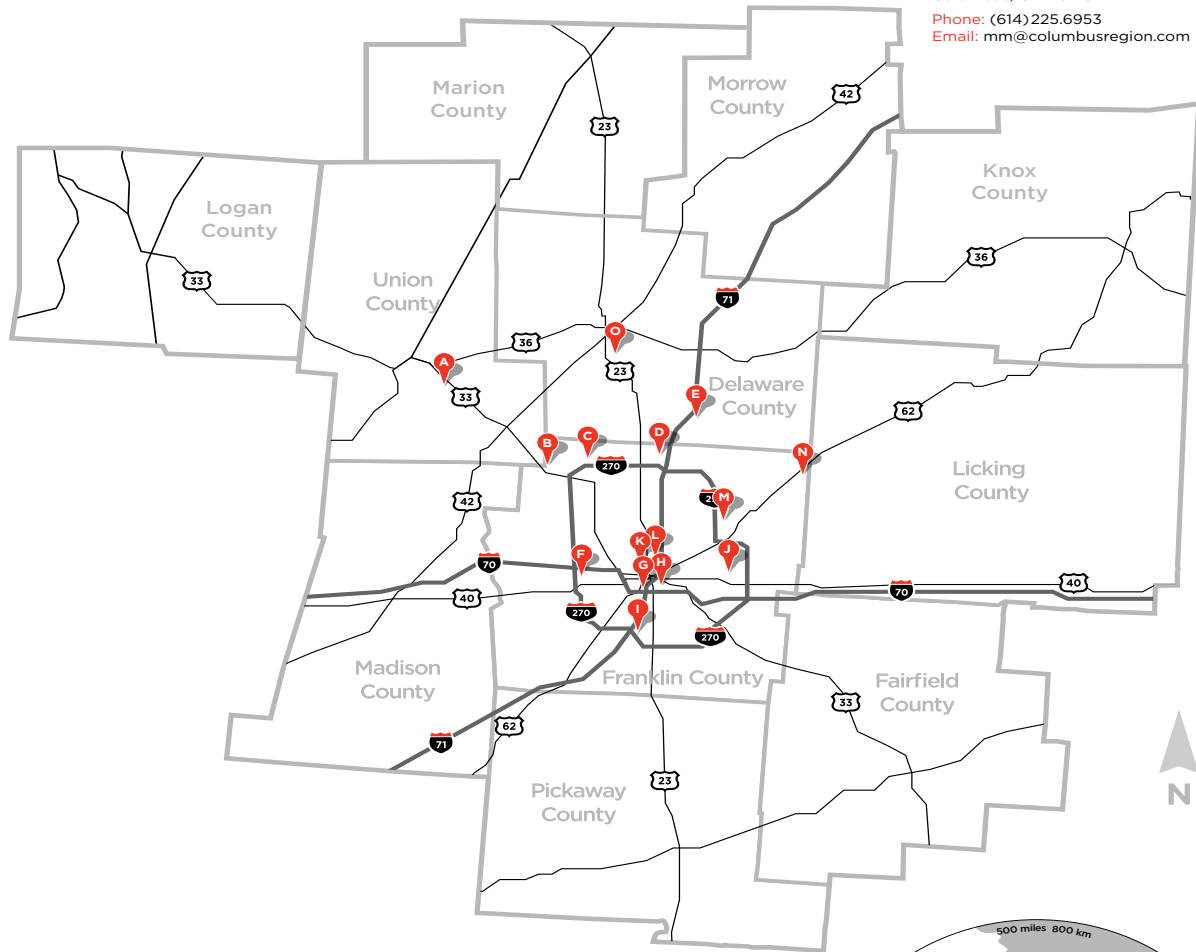
THE COLUMBUS REGION

MATT McCOLLISTER

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

Phone: (614) 225.6953

Email: mm@columbusregion.com



- | | |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co. | I - Bob Evans Farms |
| B - Pacer | J - Retail Ventures Inc. |
| C - Cardinal Health | K - American Electric Power |
| D - Worthington Industries | L - Nationwide |
| E - Mettler-Toledo International, Inc. | M - Limited Brands |
| F - Big Lots | N - Abercrombie & Fitch |
| G - Huntington Bancshares | O - Greif |
| H - Hexion Specialty Chemicals/Momentive Performance Materials | |



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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 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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