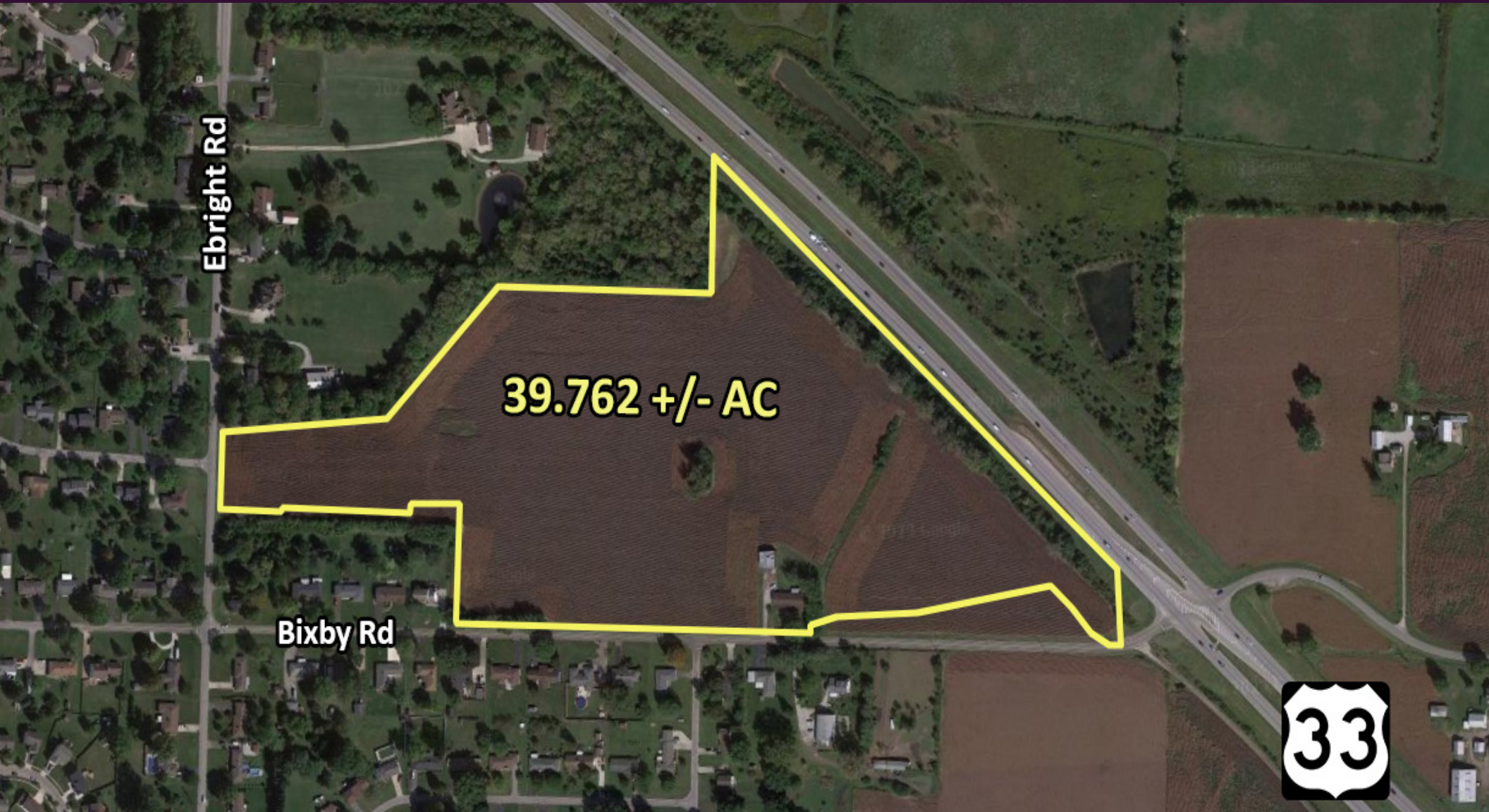


THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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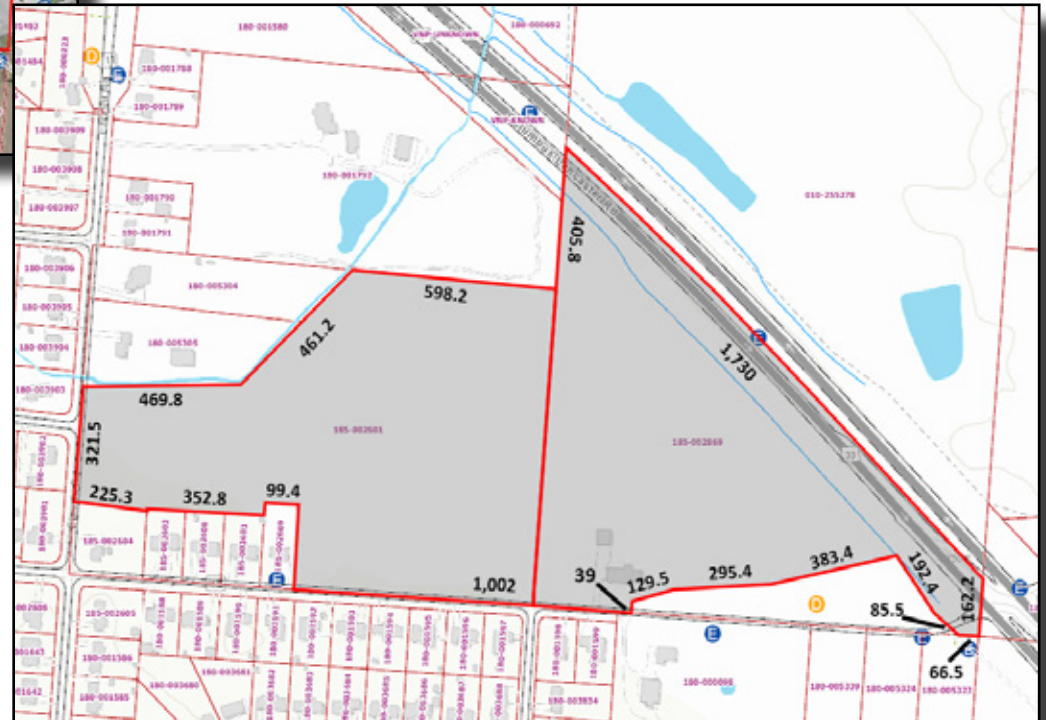
**REDEVELOPMENT LAND FOR SALE IN SOUTHEAST COLUMBUS!**

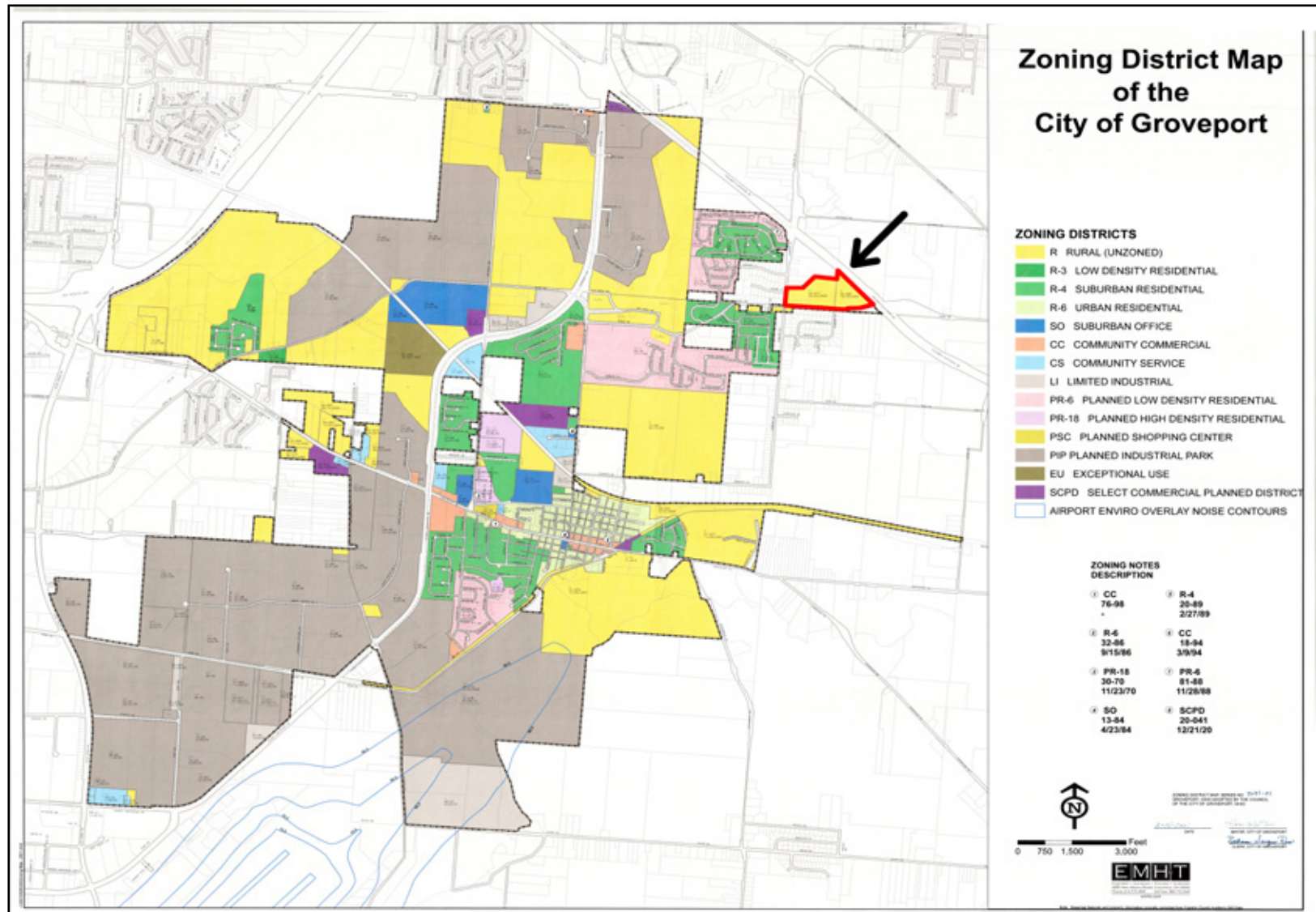
39.762 +/- AC available in Canal Winchester, Ohio (Madison Township)!  
Corp Limit Groveport. Existing ranch-style, residential home on one parcel  
but being sold for land value. Located just off US-33 and a short drive  
to Downtown Canal Winchester. Close to Home Depot, Kroger, and  
several other major retailers!



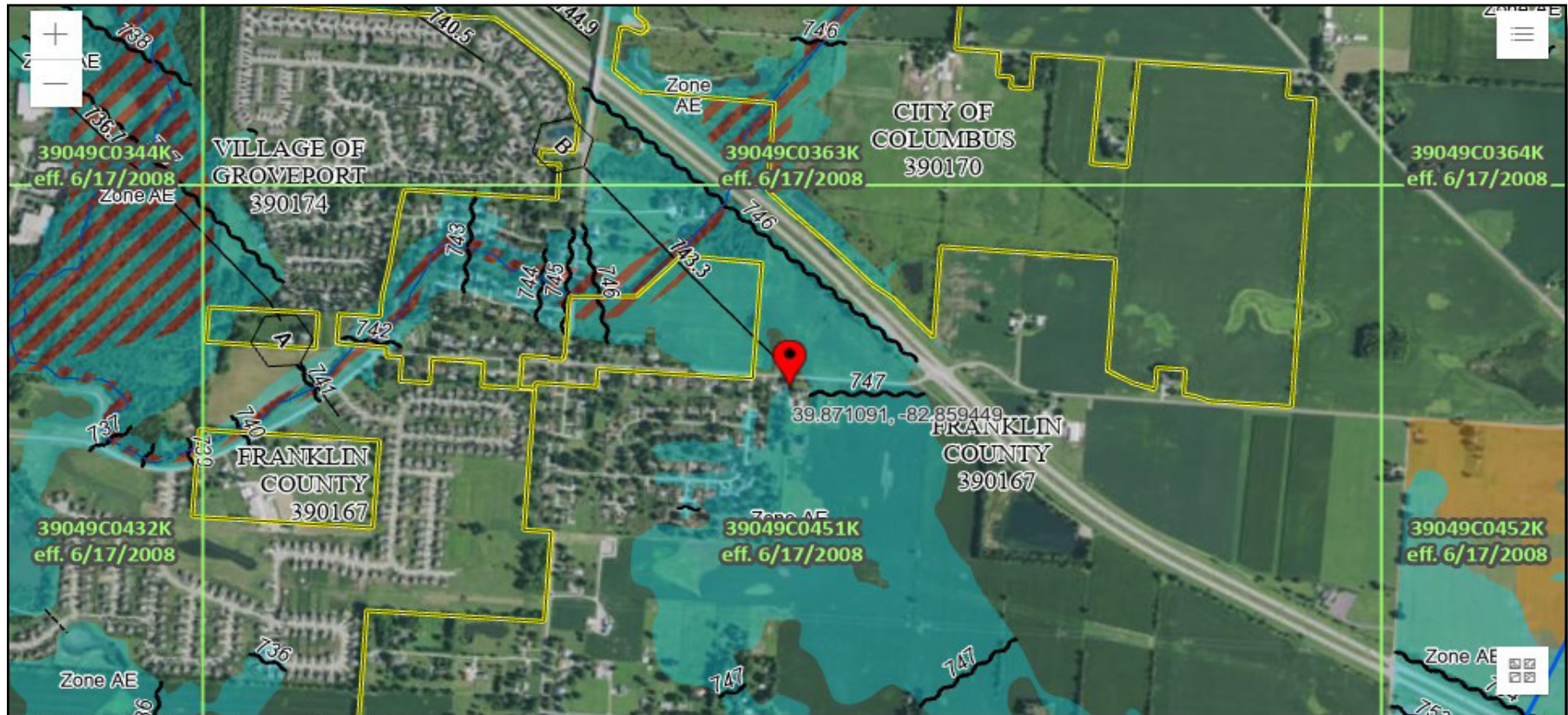
Property Highlights

Address:	5424 Bixby Road and Ebright Road Canal Winchester, OH 43110
County:	Franklin
PID:	185-002601 185-002869
Location:	Off US 33 at corner of Bixby and Ebright Rds
Total Acreage:	39.762 +/- ac
Sale Price	\$7,952,400
Sale Price/Acre:	\$200,000
Taxes 2022:	\$6,476.24
Zoning:	R - Rural (Unzoned)



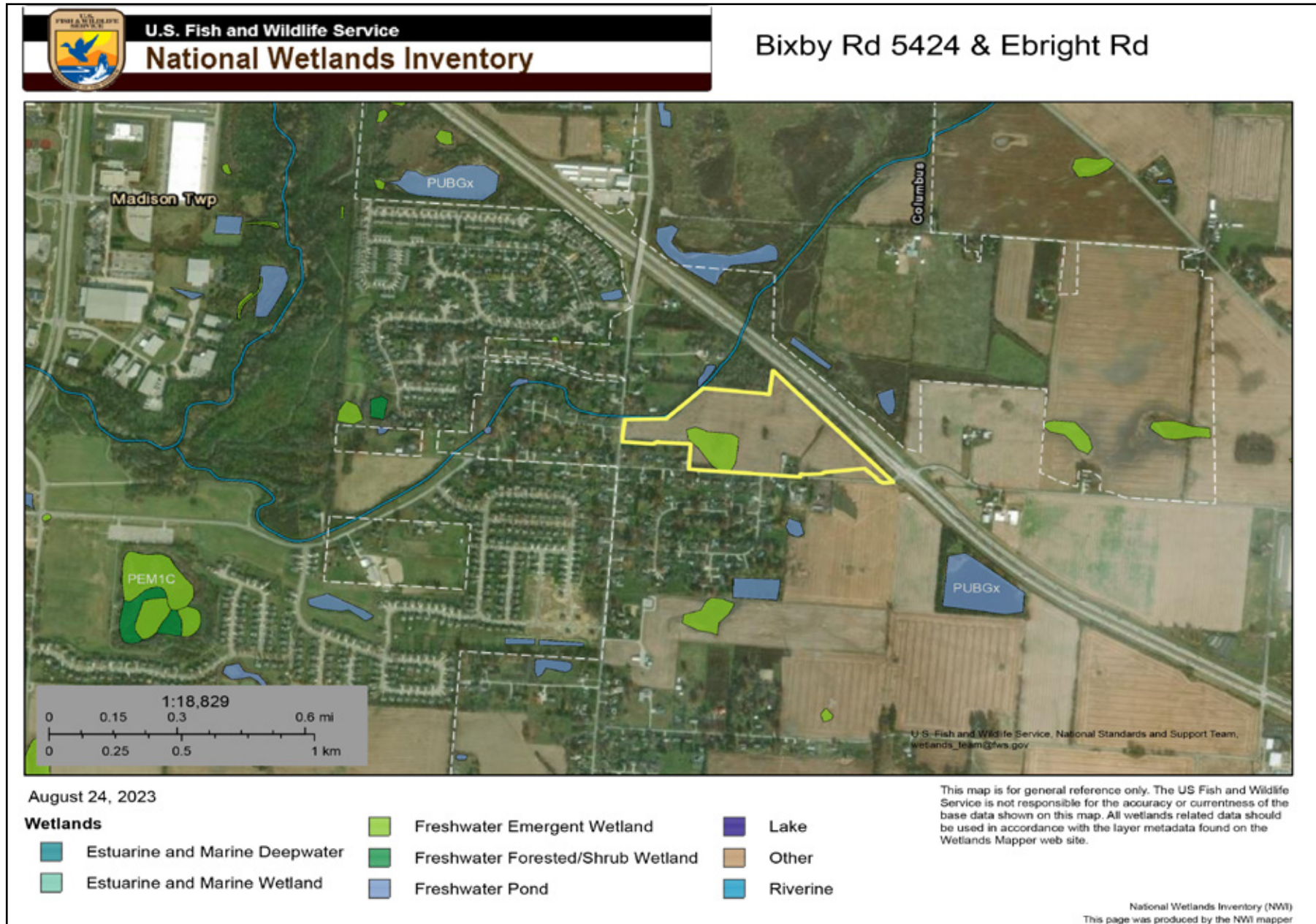


Click [here](#) to view zoning regulations



Esri, USDA Farm Service Agency, Microsoft  
 Powered by Esri

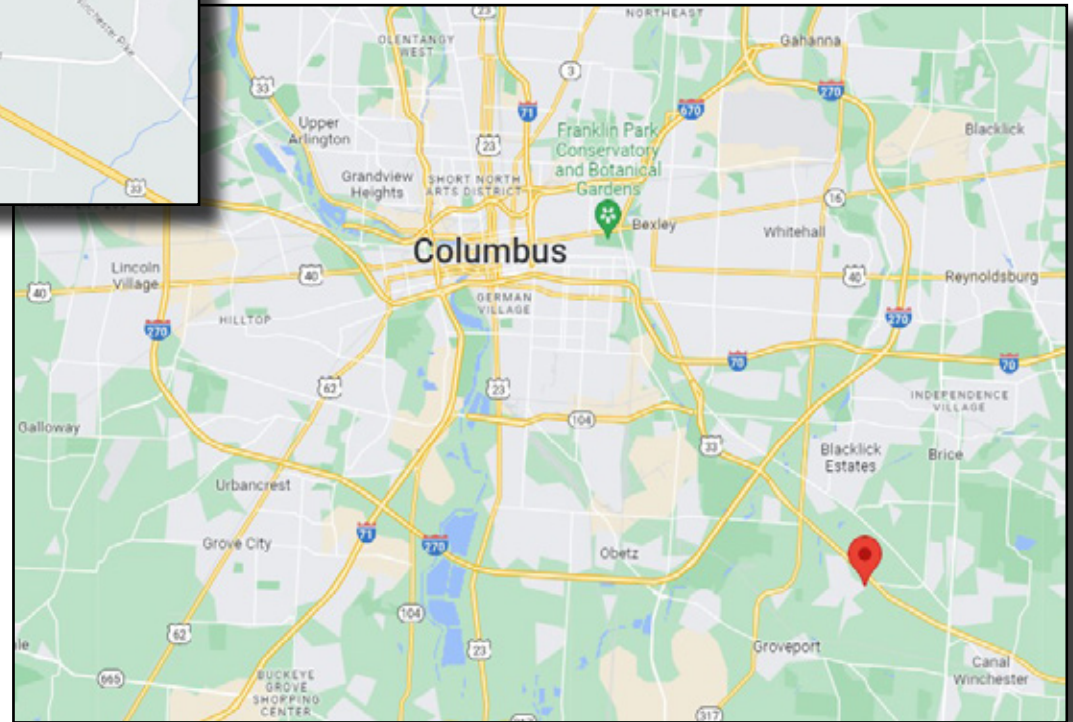
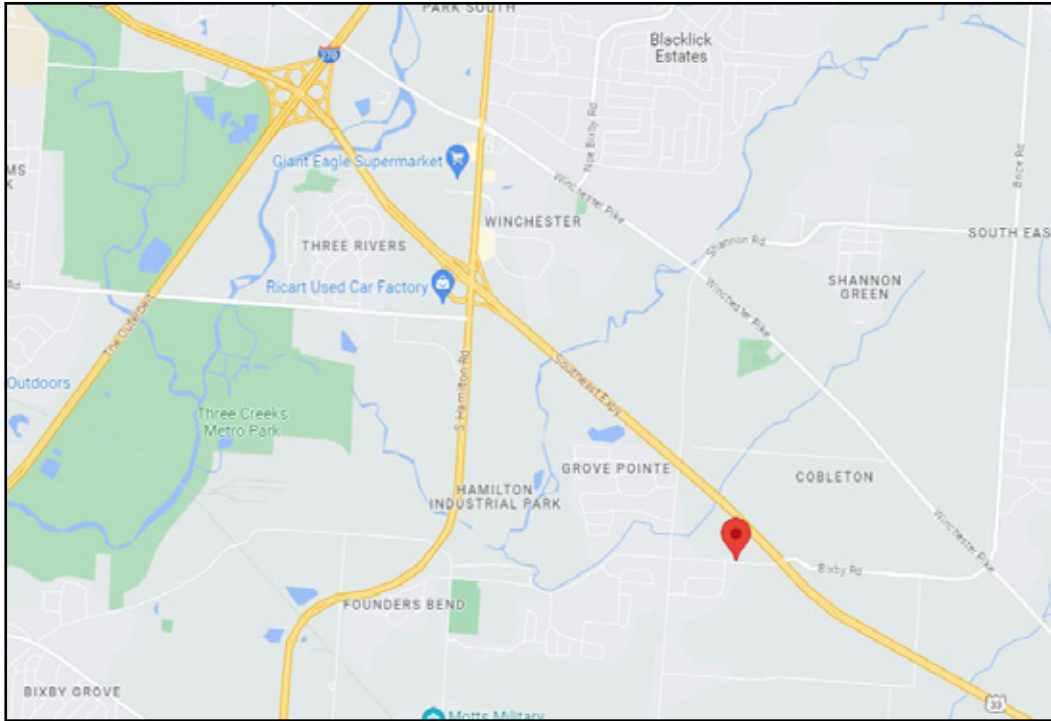
<p><b>PHI</b></p> <ul style="list-style-type: none"> <li>Approximate location based on user input and does not represent an authoritative property location</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li>With BFE or Depth</li> <li>Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul>	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li>20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>17.5 Coastal Transect</li> <li>Coastal Transect Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>
<p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li>Selected FloodMap Boundary</li> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>	<p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li>Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone D</li> <li>Otherwise Protected Area</li> <li>Coastal Barrier Resource System Area</li> </ul>		



39.762 +/- ac of Redevelopment Land

5424 Bixby Rd and Ebright Rd, Canal Winchester, OH 43110

# Street Maps



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**Great Location!**  
Easy access to major highways  
20 minutes to Downtown Columbus

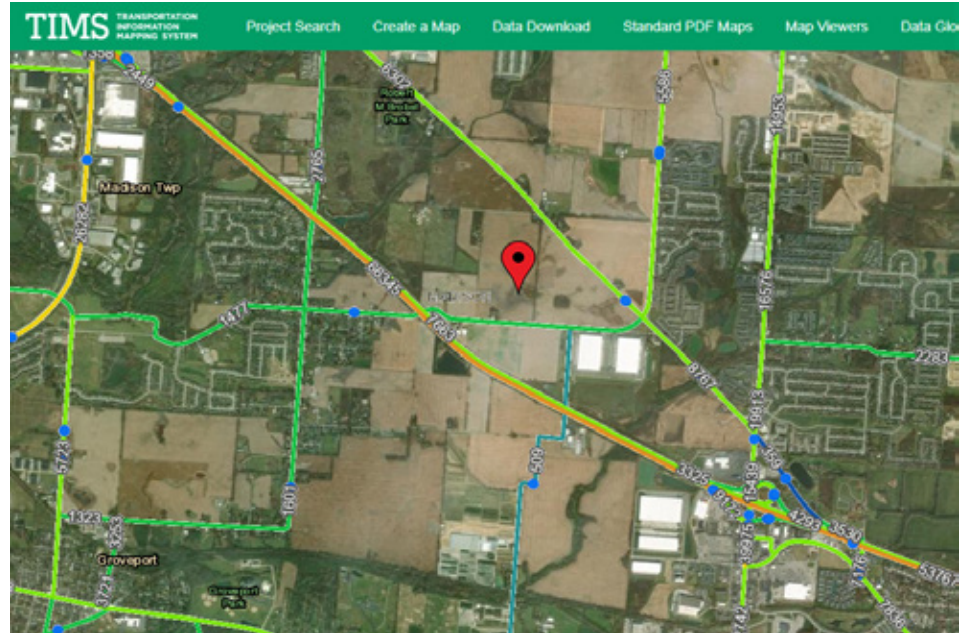


Demographic Summary Report

5424 Bixby Rd, Groveport, OH 43125



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,218	39,514	129,707
2023 Estimate	2,195	39,104	128,223
2010 Census	1,919	34,065	113,518
Growth 2023 - 2028	1.05%	1.05%	1.16%
Growth 2010 - 2023	14.38%	14.79%	12.95%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	58	1,695	7,346
White	1,478 67.33%	23,843 60.97%	65,228 50.87%
Black	529 24.10%	12,442 31.82%	53,800 41.96%
Am. Indian & Alaskan	3 0.14%	91 0.23%	362 0.28%
Asian	130 5.92%	1,034 2.64%	3,595 2.80%
Hawaiian & Pacific Island	0 0.00%	15 0.04%	75 0.06%
Other	56 2.55%	1,678 4.29%	5,163 4.03%
U.S. Armed Forces	6	21	91
<b>Households</b>			
2028 Projection	846	15,392	50,242
2023 Estimate	839	15,226	49,700
2010 Census	743	13,241	44,122
Growth 2023 - 2028	0.83%	1.09%	1.09%
Growth 2010 - 2023	12.92%	14.99%	12.64%
Owner Occupied	770 91.78%	9,015 59.21%	27,855 56.05%
Renter Occupied	69 8.22%	6,212 40.80%	21,845 43.95%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	81 9.65%	1,732 11.37%	7,972 16.04%
Income: \$25,000 - \$50,000	210 25.03%	4,097 26.91%	12,363 24.87%
Income: \$50,000 - \$75,000	157 18.71%	3,714 24.39%	10,786 21.70%
Income: \$75,000 - \$100,000	110 13.11%	1,978 12.99%	6,314 12.70%
Income: \$100,000 - \$125,000	111 13.23%	1,658 10.89%	5,213 10.49%
Income: \$125,000 - \$150,000	128 15.26%	839 5.51%	2,703 5.44%
Income: \$150,000 - \$200,000	33 3.93%	822 5.40%	2,740 5.51%
Income: \$200,000+	9 1.07%	387 2.54%	1,611 3.24%
2023 Avg Household Income	\$80,105	\$75,772	\$75,414
2023 Med Household Income	\$70,637	\$60,434	\$58,851



Traffic Count Report

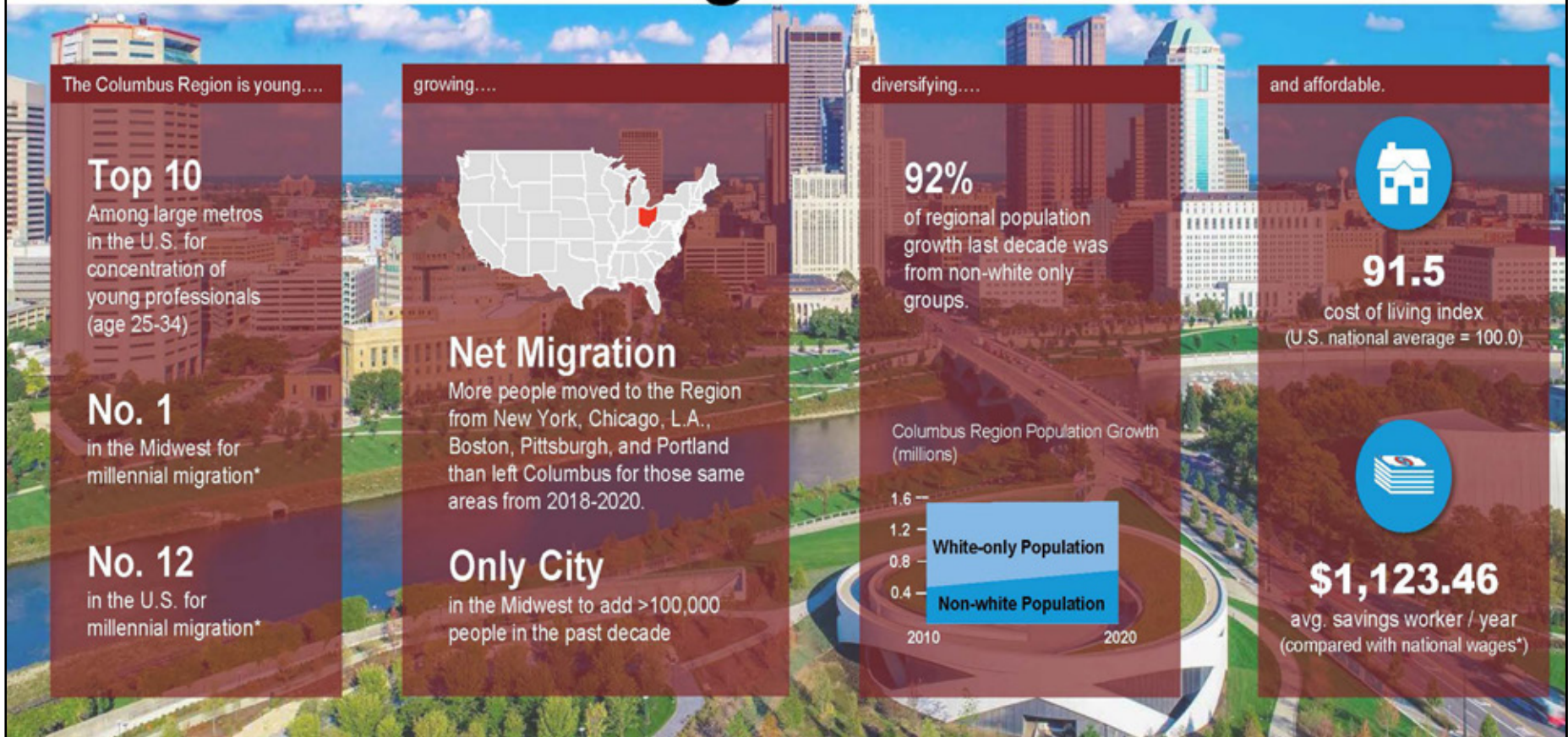


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Bixby Rd	Ebright Rd	0.06 W	2022	1,409	MPSI	.08
2 Bixby Road	Ebright Rd	0.06 W	2020	1,528	MPSI	.08
3 Ebright Rd	Blair Ave	0.04 S	2020	1,923	MPSI	.11
4 Ebright Rd	Blair Ave	0.04 S	2022	1,561	MPSI	.11
5 Bixby Rd	Milless Dr	0.01 E	2022	1,136	MPSI	.21
6 Ebright Rd	Solomon Ave	0.03 S	2022	1,969	MPSI	.23
7 Southeast Expy	Bixby Rd	0.16 SE	2022	54,609	MPSI	.30
8 Southeast Expy	Bixby Rd	0.16 SE	2021	54,763	MPSI	.30
9 Bixby Rd	Southeast Expy	0.09 E	2022	1,155	MPSI	.35
10 Bixby Rd	Southeast Expy	0.09 E	2021	1,171	MPSI	.35



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# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

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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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