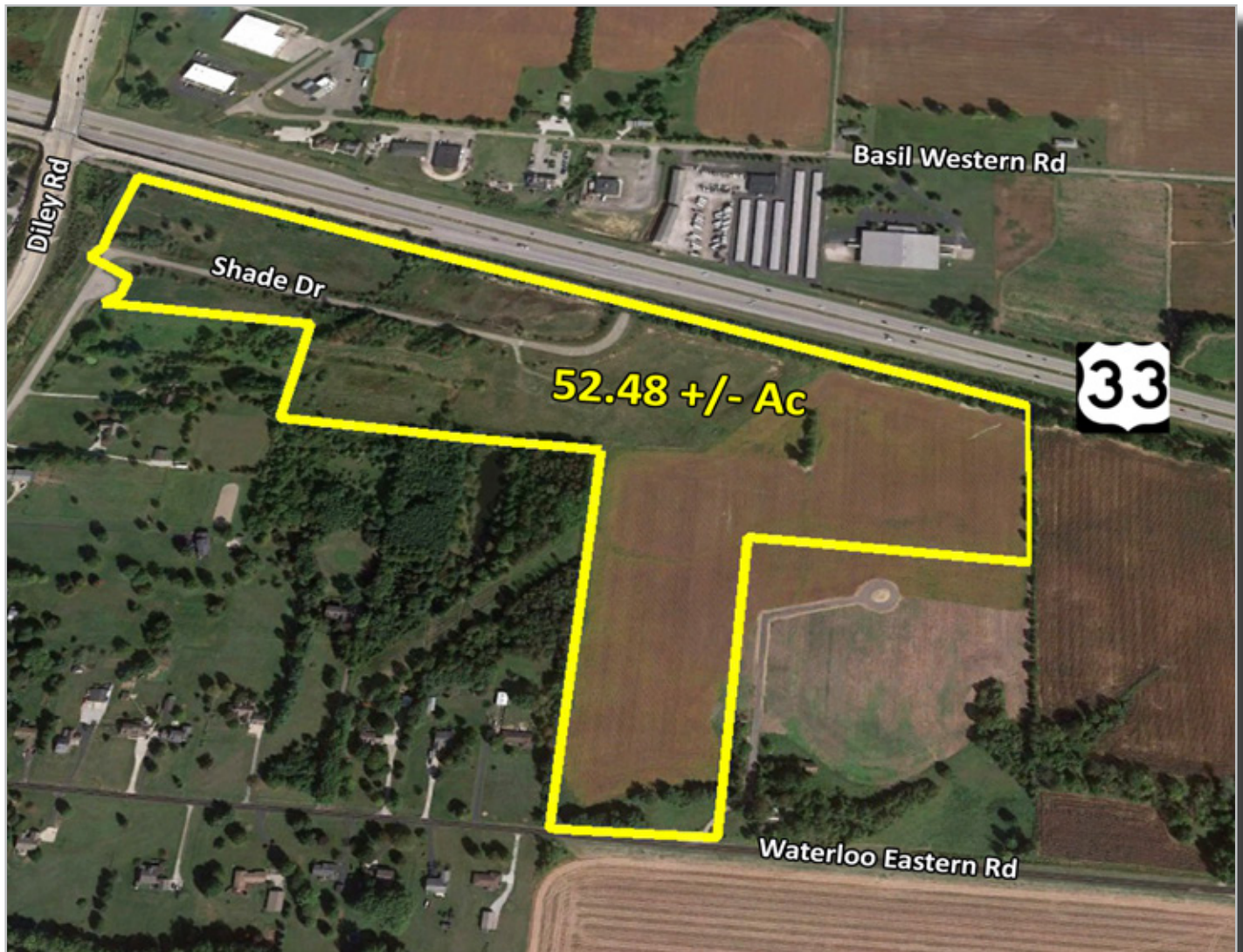


DEVELOPMENT LAND FOR SALE

0 Shade Dr & 0 Waterloo-Eastern Rd NW
Canal Winchester, Ohio 43110



52.48 +/- Acres Vacant Development Land



Skip Weiler
skip@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286 ext.102
www.rweiler.com

Property Description

DEVELOPMENT OPPORTUNITY IN CANAL WINCHESTER!

52.48 +/- ac of vacant development land for sale in Canal Winchester (Violet Township)! Currently zoned R-2 in Violet Township; however, property is included in the township's Planned Commercial Overlay District (PCOD). Perfect development opportunity right by US 33 and Diley Rd! Meijer and other major retailers as well as hospital facilities nearby.

Address: 0 Shade Dr & 0 Waterloo-Eastern Rd NW
Canal Winchester, OH 43110

County: Fairfield

Township: Violet

School District: Canal Winchester

PID: 0370210510
0370211800

Location: SEC of US 33 and Diley Road

Acreage: 52.48 +/- acres

Sale Price: \$4,460,800

Price/acre: \$85,000

Zoning: R-2 District – Single Family Residential
PCOD – Planned 33 Corridor Overlay District



Aerial & Plat Maps



*Dimensions labeled on map are approximated using Fairfield County Auditor Map Measure Tool. Actual dimensions to be determined by prepared survey.

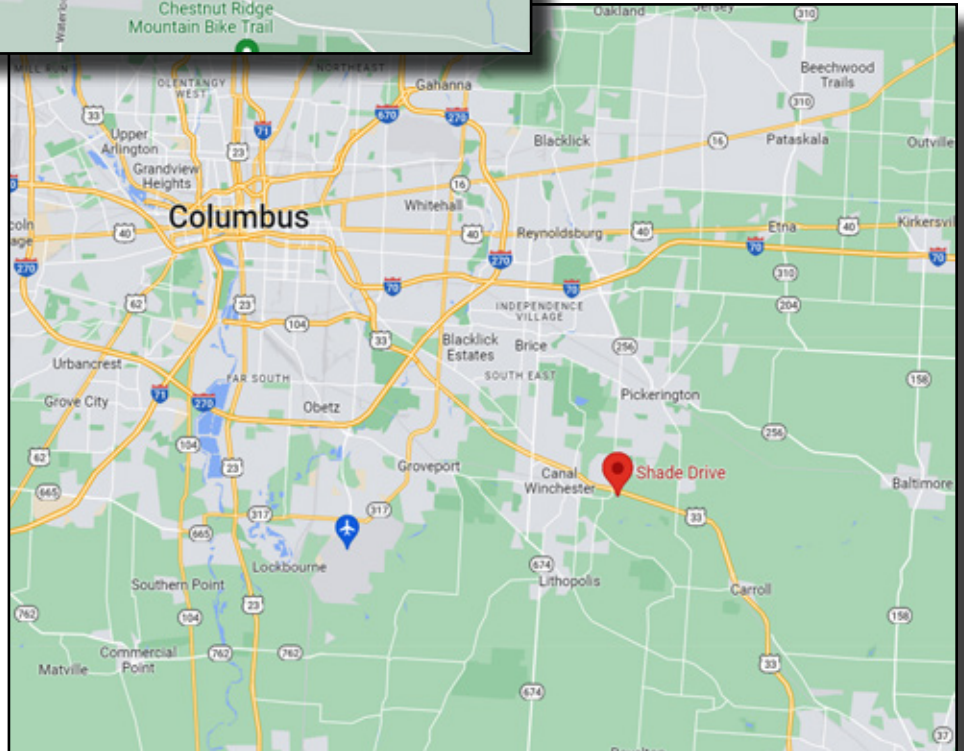
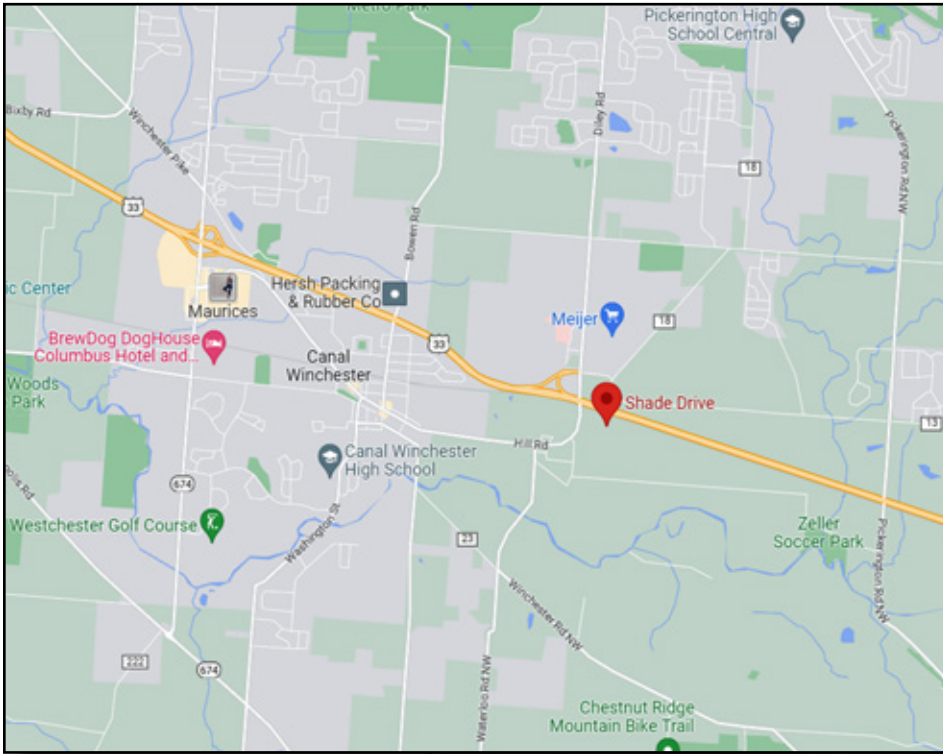
Property Location



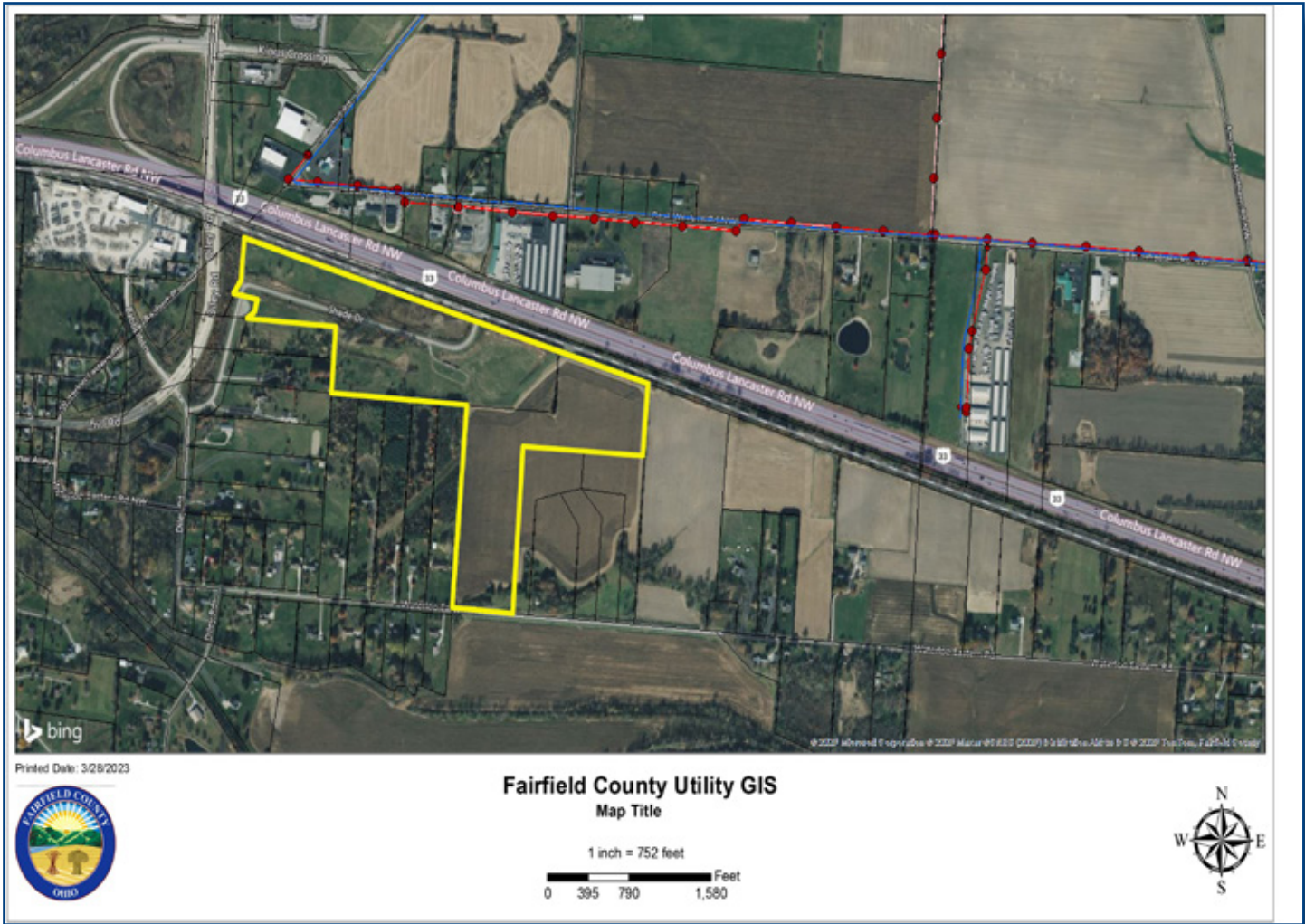
Great Location!



Easy access to major roads
Minutes to Downtown Canal Winchester
25 minutes to Downtown Columbus

Street Map



Utilities Map

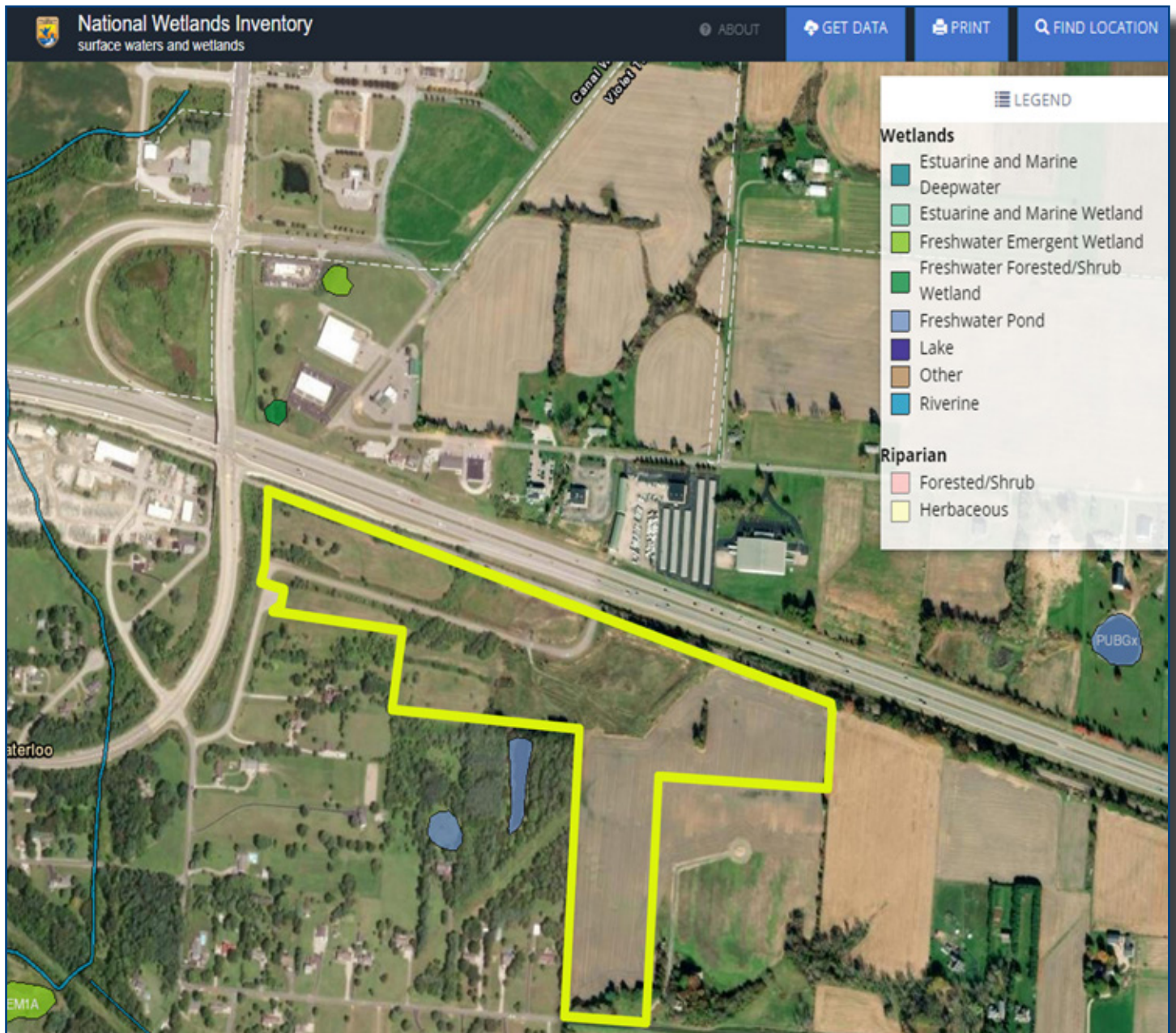


Water line	
Sewer line	

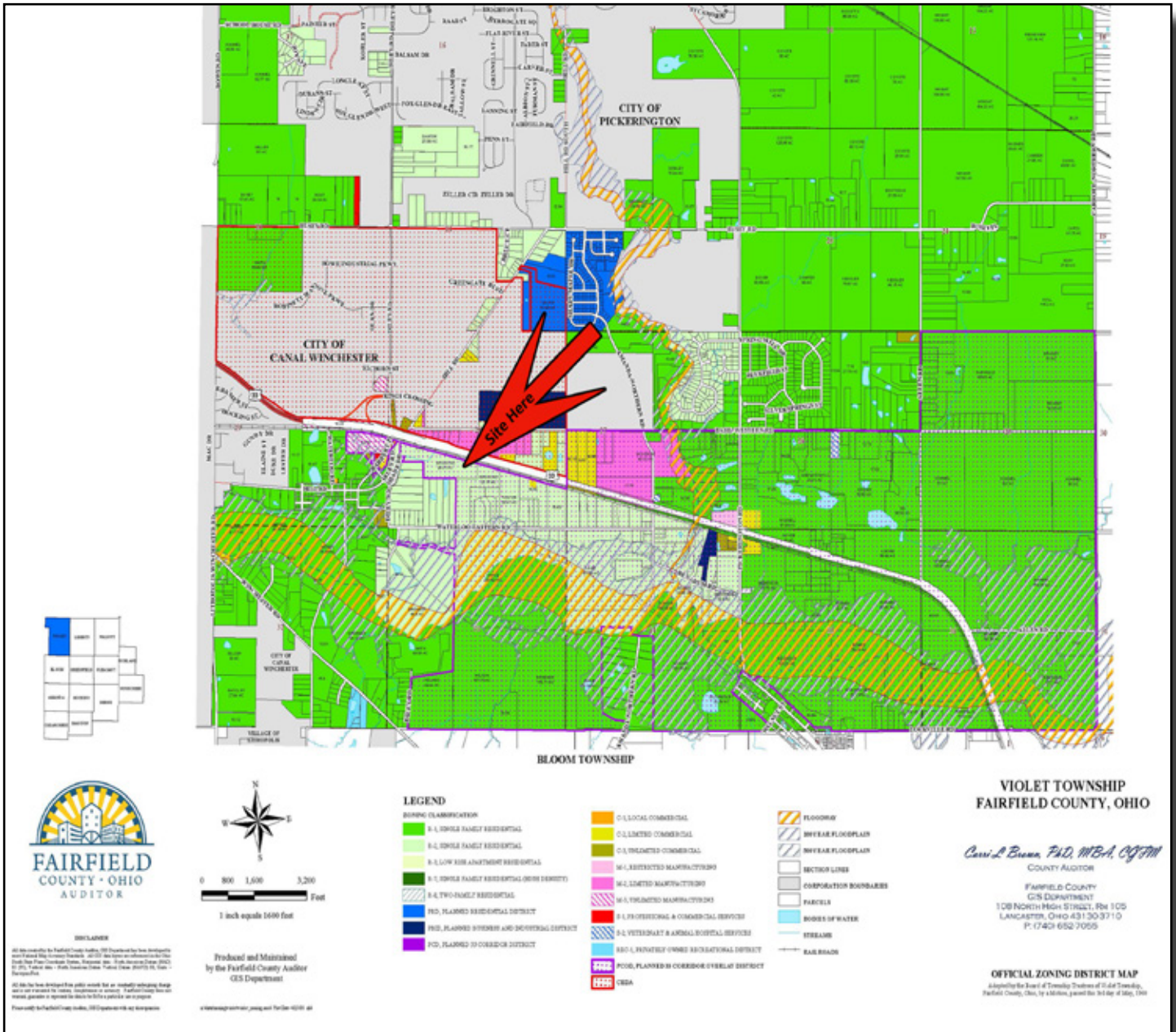


**THE ROBERT
WEILER
COMPANY**

Wetlands Map

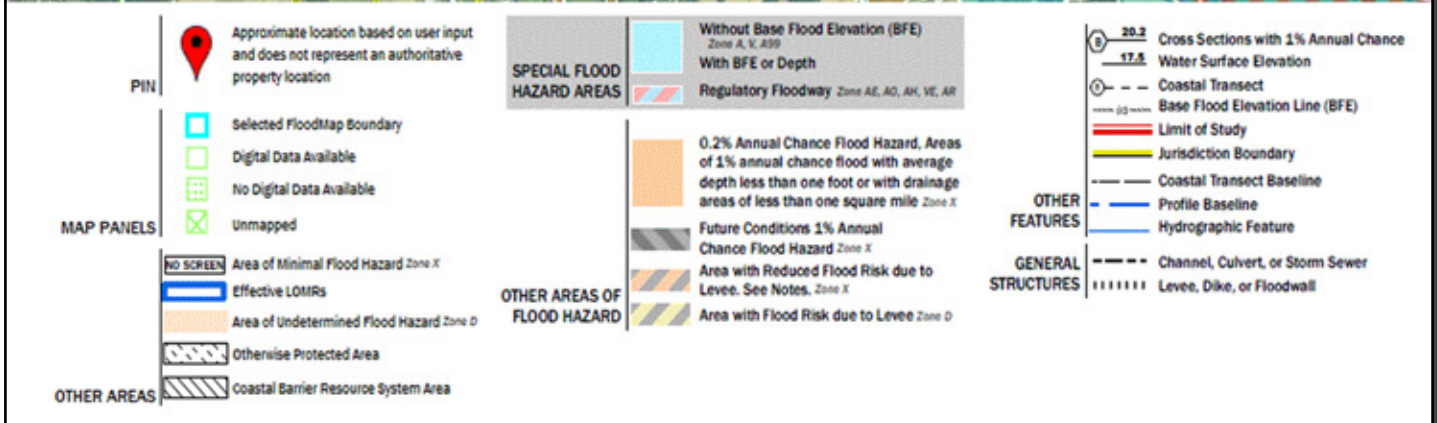
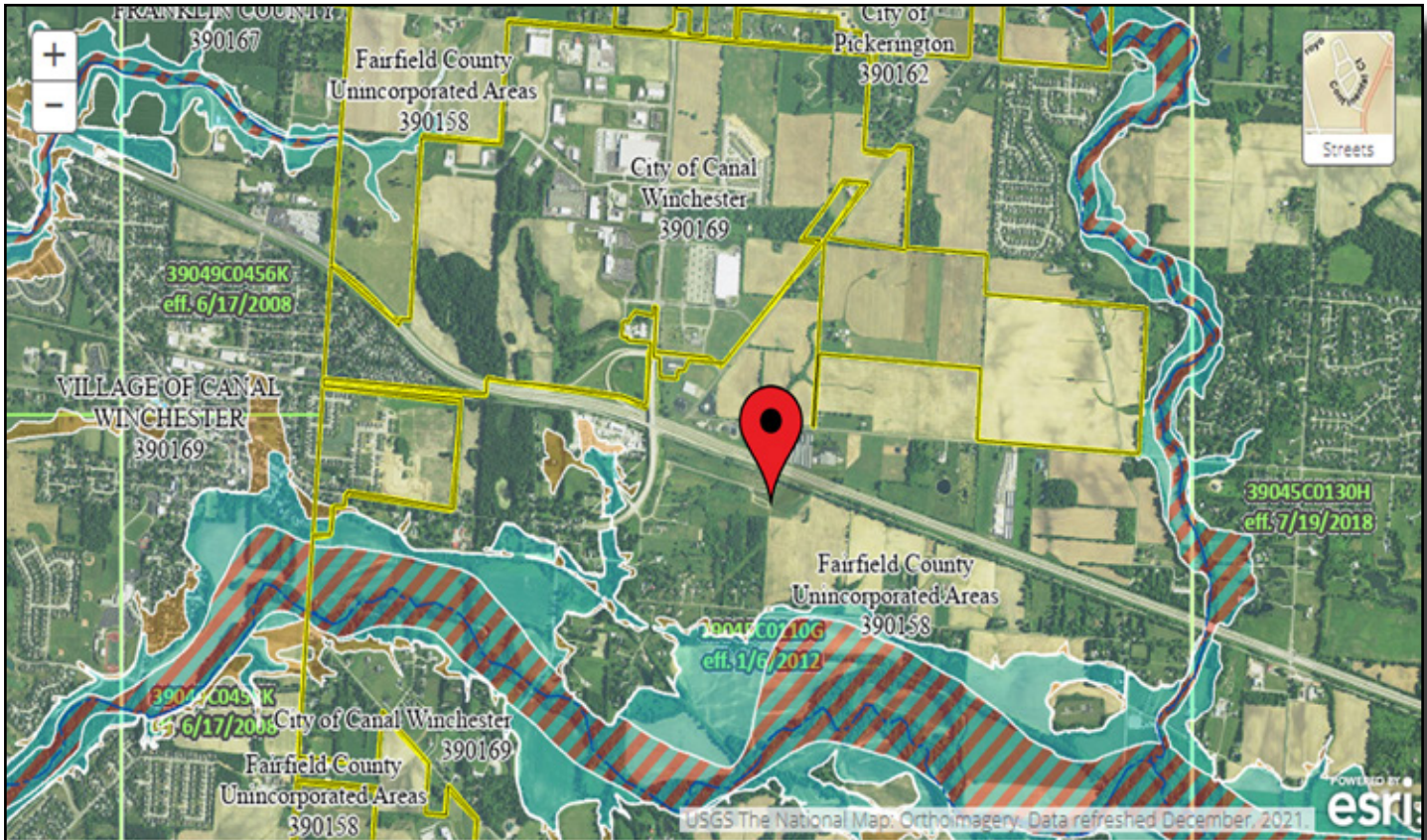


Zoning Map

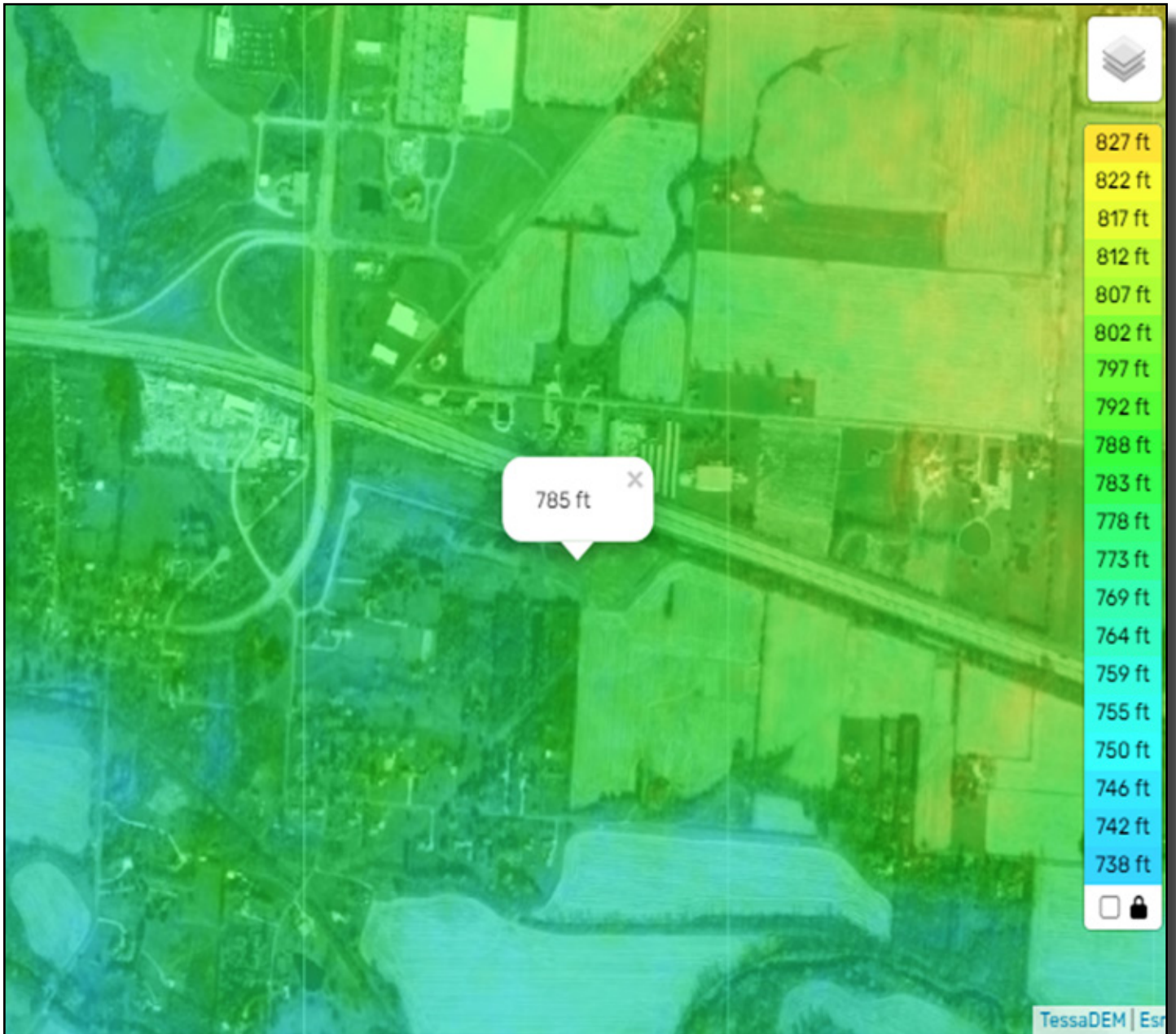


Click [here](#) to view zoning text

Flood Map




Topographic Map

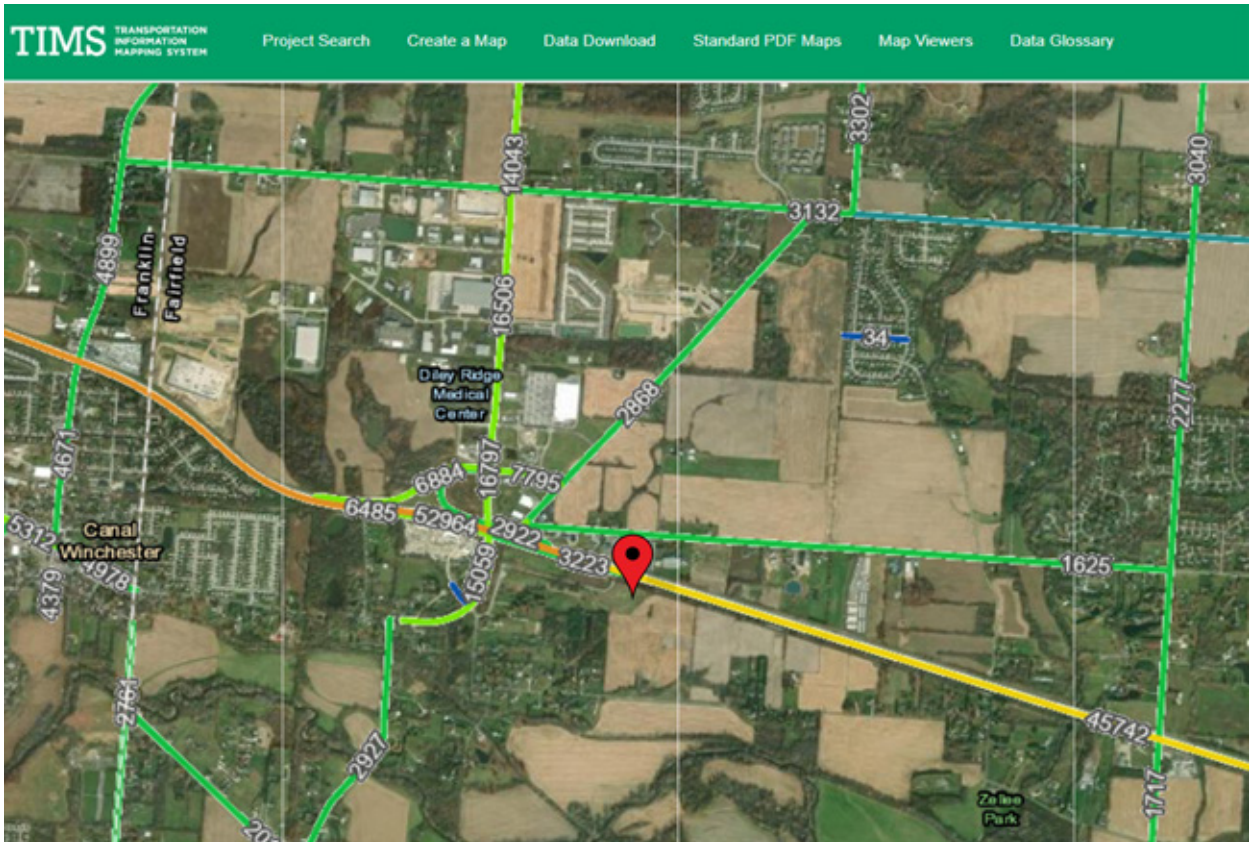


Demographics

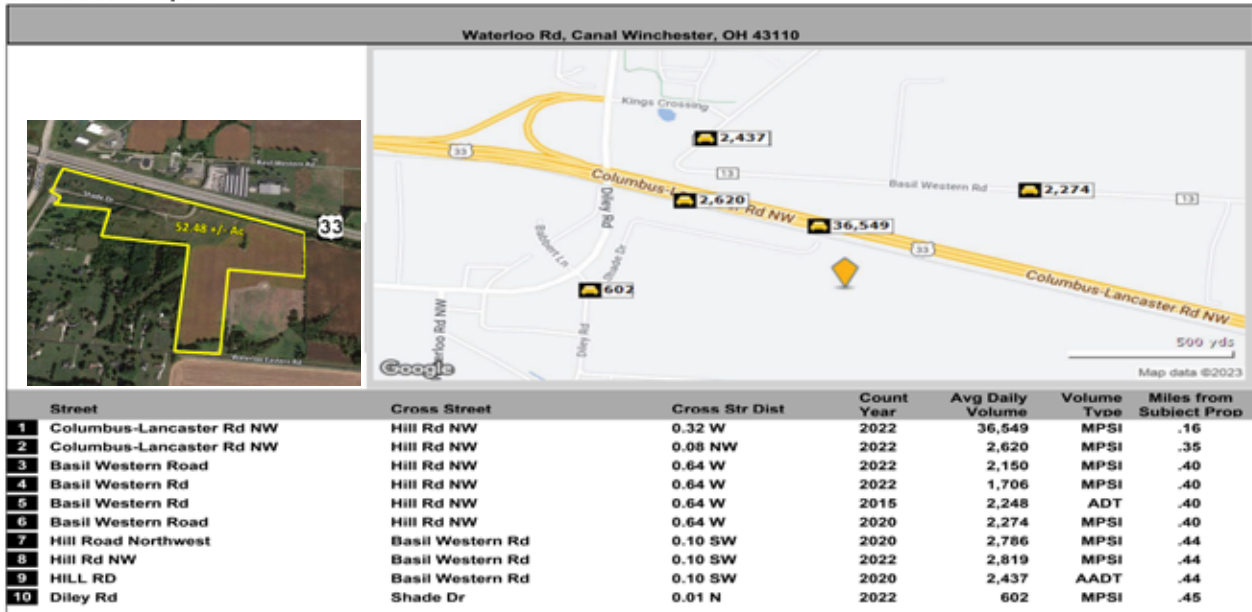
Demographic Summary Report

Waterloo Rd, Canal Winchester, OH 43110				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2027 Projection	746	27,370	66,909	
2022 Estimate	677	25,209	61,825	
2010 Census	523	19,717	49,638	
Growth 2022 - 2027	10.19%	8.57%	8.22%	
Growth 2010 - 2022	29.45%	27.85%	24.55%	
2022 Population by Hispanic Origin	20	666	2,028	
2022 Population	677	25,209	61,825	
White	535 79.03%	19,793 78.52%	45,140 73.01%	
Black	95 14.03%	3,766 14.94%	12,324 19.93%	
Am. Indian & Alaskan	6 0.89%	82 0.33%	150 0.24%	
Asian	19 2.81%	789 3.13%	2,064 3.34%	
Hawaiian & Pacific Island	1 0.15%	11 0.04%	25 0.04%	
Other	22 3.25%	768 3.05%	2,123 3.43%	
U.S. Armed Forces	0	58	124	
Households				
2027 Projection	254	9,630	24,361	
2022 Estimate	230	8,865	22,491	
2010 Census	176	6,883	17,921	
Growth 2022 - 2027	10.43%	8.63%	8.31%	
Growth 2010 - 2022	30.68%	28.80%	25.50%	
Owner Occupied	217 94.35%	7,570 85.39%	16,895 75.12%	
Renter Occupied	12 5.22%	1,295 14.61%	5,596 24.88%	
2022 Households by HH Income	231	8,865	22,490	
Income: <\$25,000	10 4.33%	432 4.87%	1,424 6.33%	
Income: \$25,000 - \$50,000	28 12.12%	1,124 12.68%	3,817 16.97%	
Income: \$50,000 - \$75,000	31 13.42%	1,396 15.75%	4,339 19.29%	
Income: \$75,000 - \$100,000	35 15.15%	1,222 13.78%	2,993 13.31%	
Income: \$100,000 - \$125,000	35 15.15%	1,592 17.96%	3,652 16.24%	
Income: \$125,000 - \$150,000	22 9.52%	867 9.78%	1,917 8.52%	
Income: \$150,000 - \$200,000	33 14.29%	1,281 14.45%	2,471 10.99%	
Income: \$200,000+	37 16.02%	951 10.73%	1,877 8.35%	
2022 Avg Household Income	\$131,710	\$119,554	\$105,852	
2022 Med Household Income	\$108,214	\$104,059	\$88,907	

Traffic Map

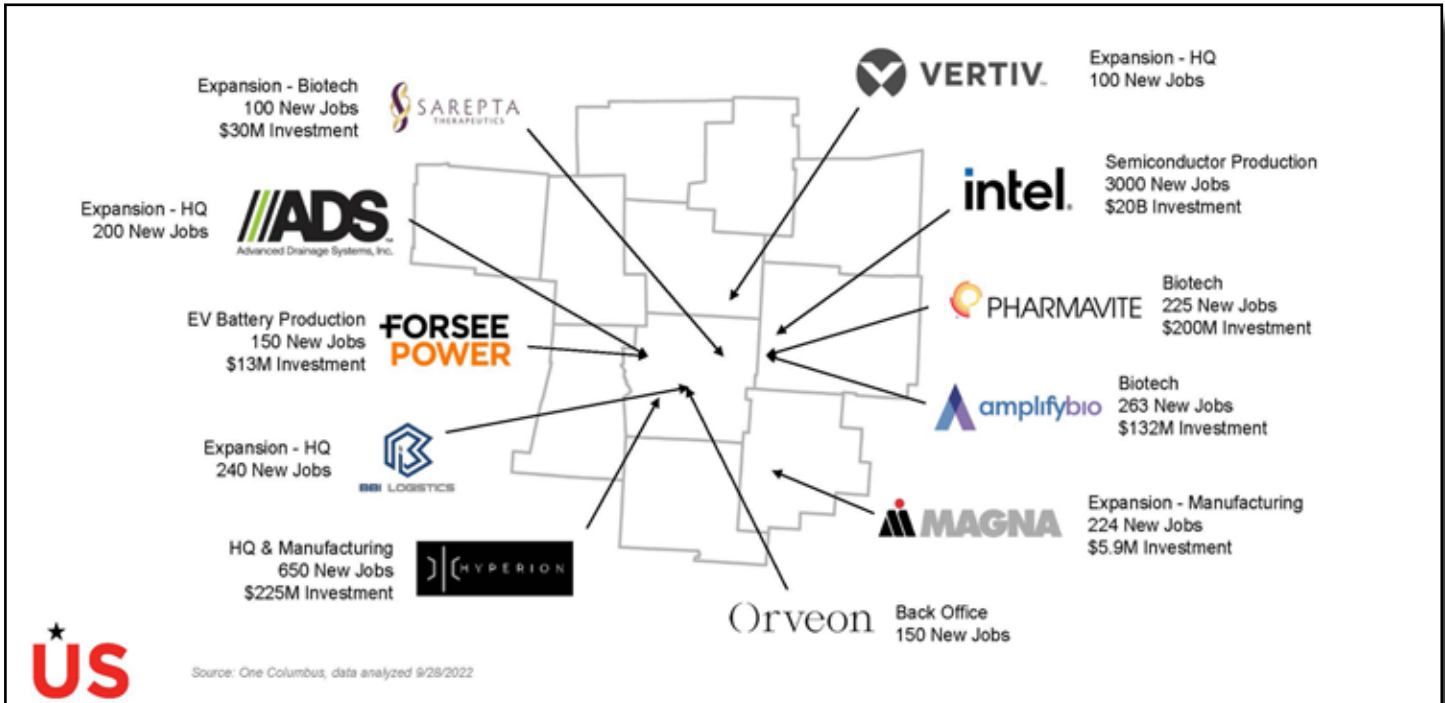
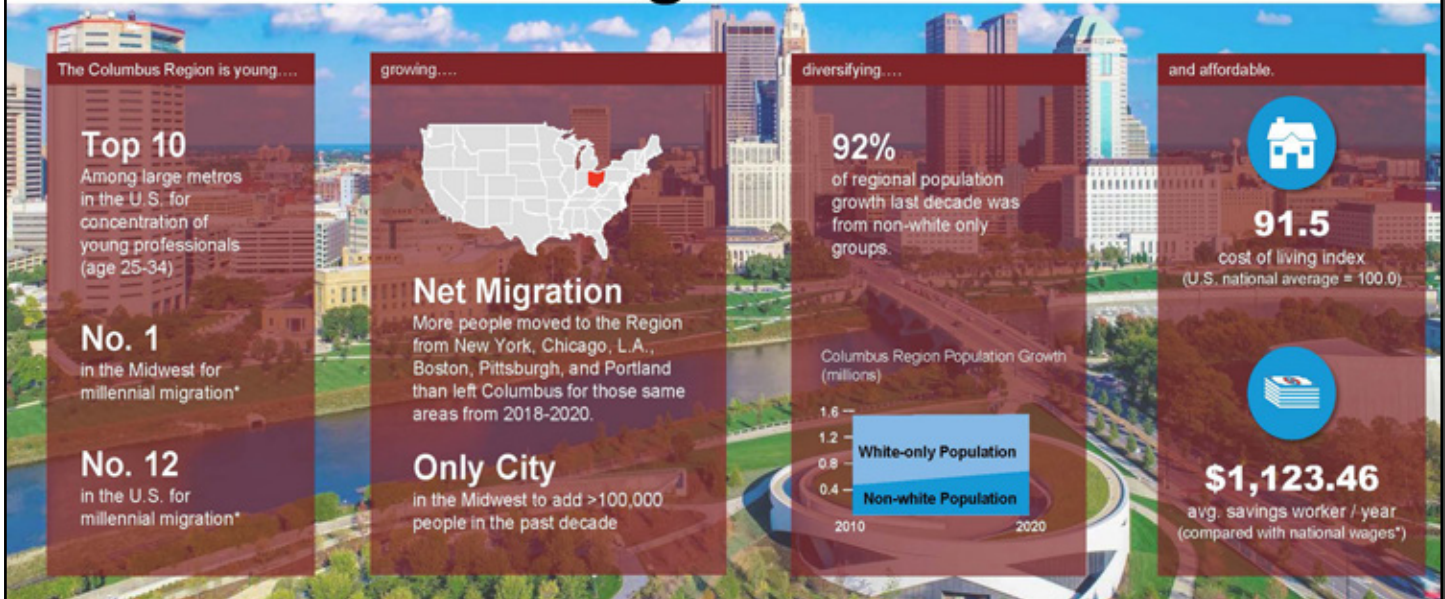


Traffic Count Report



Region Highlights

What's Driving Investment?



REGIONAL OVERVIEW

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

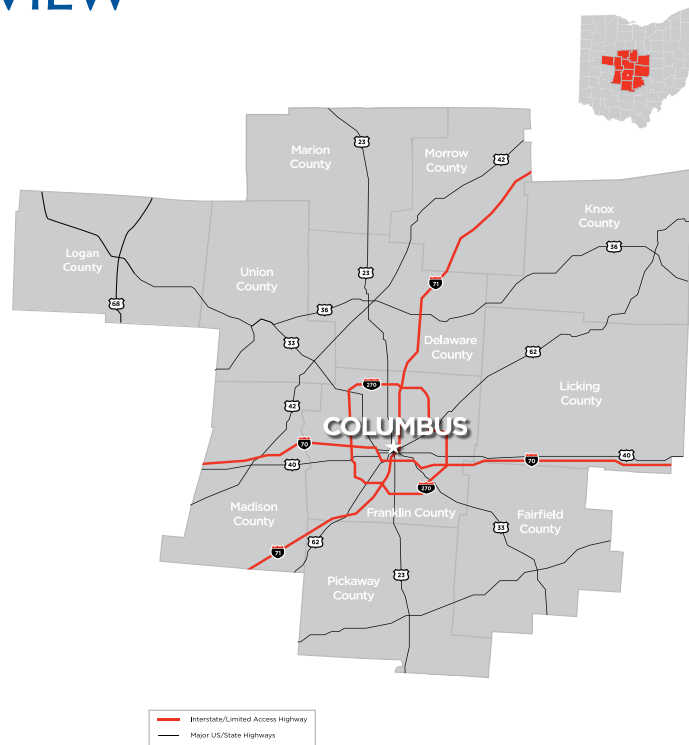
COLUMBUS AND FRANKLIN COUNTY

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

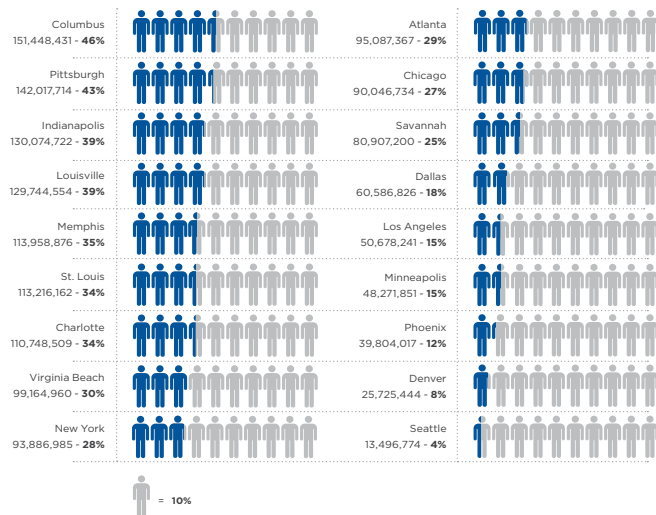
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- 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 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.