

LAND FOR SALE

# WALNUT CREEK

4299 ALUM CREEK DR, OBETZ, OH 43207

*Presented By*

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## LOCATION MAPS



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### OFFERING SUMMARY

Sale Price:	Subject To Offer
Nearest Highway:	I-270
Lot Size:	50.0 +/- Acres
Zoning:	Commercial
Market:	Columbus OH
Submarket:	SE Columbus, Rickenbacker Area
Traffic Count:	35,000 VPD

### PROPERTY OVERVIEW

Multiple Outlots for Sale and Build-to-Suit Opportunities.

The Walnut Creek Development is zoned commercially for a variety of retail, medical, restaurant, office and hospitality uses.

### PROPERTY HIGHLIGHTS

- **15 Year / 100% Tax Abatement on all Development**
- **35,000+ Vehicles per Day on Alum Creek**
- **Less than 1/2 mile from I-270**
- **50,000+ Employees traveling to the area everyday for multiple shifts at National employers such as Amazon, Zuillily, UPS & Eddie Bauer**
- **1,000+ NEW Housing Units under development within 2 miles of the Site!**
- **~1,000,000 sq ft of Office within 3 miles of the site!**

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## SITE DETAIL MAP



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#### **DEVELOPMENT ALREADY UNDERWAY**

The Ohio Health facility pictured above has been Completed and has recently opened!

This is the first of two phases. Phase I is a 20,000 sq ft Emergency, Urgent Care and Medical Facility. This facility will be 40,000 sq ft when the 2nd phase is finished.

#### **HIGHLIGHTS**

**Locating within the Walnut Creek Development benefits from large local traffic and employment numbers, along with the primary destination points of the Ohio Health facility as well as the Parks & Receptions activities and Concert venue.**

- Open April 2018! This will be a large destination generator due to the heavy employment (**50,000+ Jobs**) to the south
- State of the Art Ohio Health Prototype Facility
- 24 Hour Full Emergency Room with Urgent Care/Workforce Health Care Facilities
- 10,000 Sq Ft of Doctor's Offices included with Phase I
- Located at Traffic Signal with **35,000 VPD!** This is the main entrance to the site.
- Primary Entry Point for Parks & Recreation and Concert Traffic! (**375,000+ Visitors Per Year!**)

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### **BUILD IT AND THEY WILL COME**

Aside from the very strong e-commerce & logistics industry sectors employing 50,000+ people to the South, just to the north of the Walnut Creek Development lies more than 100+ acres of active parkland. **Traffic to the Parks flows through and by the site.** Baseball, football and soccer fields keep attracting 1000's of athletes and their families here for 9 months out of the year. The nation's largest flag football league call's these fields home. This area is also home to the MLS Columbus Crew's Training facility, and now the Lacrosse professional team, the Ohio Machine.

### **DAILY VISITORS AND ACTIVITIES**

The Village has made a heavy investment in Parks & Recreations & Entertainment facilities, including the new 16,000 person stadium, which regularly books concerts and is home to Ohio's Professional Lacrosse Team, The Ohio Machine. This investment is generating large returns in terms of being a major destination. Here are the numbers (approx):

#### **Total Visitors to the Parks per Year: 375,000**

Baseball (Spring-Summer):	77,000
Football (Fall):	60,000
Lacrosse (Summer):	102,000
Festival (Labor Day Weekend):	120,000
Miscellaneous Activities (All Year):	16,000

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#### **LOCATION OVERVIEW**

Fortress Obetz is a 16,500 seat stadium located at the former site of Columbus Motor Speedway in Obetz, Ohio.

It is a community asset to host many events including; farmers' markets, trade shows, sporting events, concerts, and other community activities.

The stadium is the new home of the Major League Lacrosse team, Ohio Machine.

This large, one-of-a-kind structure is constructed completely out of shipping/cargo containers. It is one of the largest shipping/cargo container construction projects in the United States. Incorporating over 100 containers, each section of this structure has great efficiency and design to reduce unused space.

Currently, the Stadium hosts the home games for the Ohio Machine, the Ohio rugby league, along with major high school events and lacrosse tournaments. The Stadium holds up to 32,000 people (field seating) for concerts, and currently has several major concerts scheduled in its first full year of operation.

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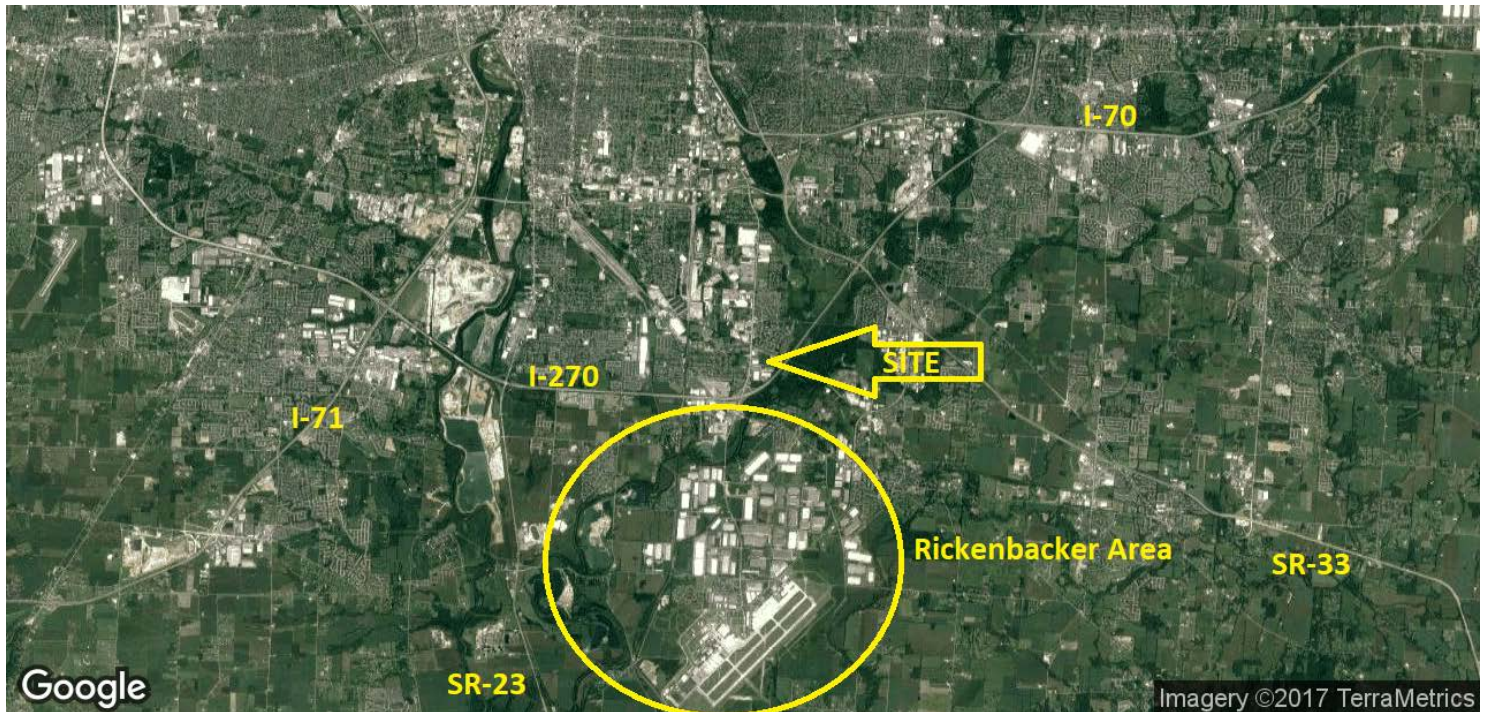
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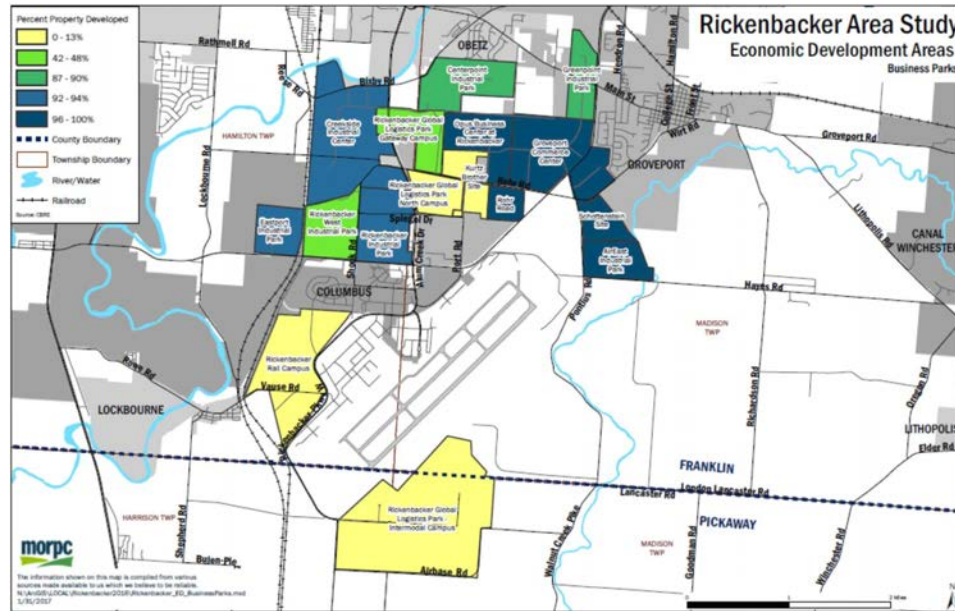




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## RICKENBACKER AREA DEVELOPMENT



### RICKENBACKER OVERVIEW

The Rickenbacker area currently has around 40 Million Square feet of Warehouses under roof.

**Within the 40 Million square feet of existing warehouse space, approximately 2.5% of this is dedicated office space (~1,000,000 sq ft ).** Compare this to Dublin which has approximately 3 Million square feet of Office space.

**There are around 50,000 jobs commuting to this area daily.** Although many are low-to-middle income employees within the logistics industry, there is a significant number of mid-to-high income jobs due to the offices.

Obetz and the surrounding areas are seeing a need for new housing, thanks to both the demand in Central Ohio for housing as well as the unique economic factors in this area. This area has seen a recent surge due to it being the last affordable area in Central Ohio (see Columbus Dispatch article, "<http://www.dispatch.com/content/stories/local/2016/10/16/1-obetz-has-the-hottest-real-estate-around.html>").

**There are over 1,000 New Housing Units platted and in some stage of development within 2 Miles of the Site.**

Obetz has several hundred additional acres in this area to plat into new housing over the coming years. It will be sorely needed (see below)

### PROJECTED DEVELOPMENT

MORPC (the Mid-Ohio Regional Planning Commission) recently commissioned a study of the Rickenbacker area at the beginning of 2017 to conclude in 2018. Some of the findings so far:

- 1) The Rickenbacker Trade Zone (known as "Trade Zone #138") is ranked #9 out of 186 nationwide.
- 2) The Rickenbacker Intermodal Facility (RIF) has seen a 39% increase since 2008, and since 2015, a 73% jump in International use. Substantial expansion planned and progressing in 2018 and beyond.
- 3) The area has an additional 1,450 Acres to develop, which translates into around **30,000,000 additional square feet of e-commerce/warehouses/offices.**

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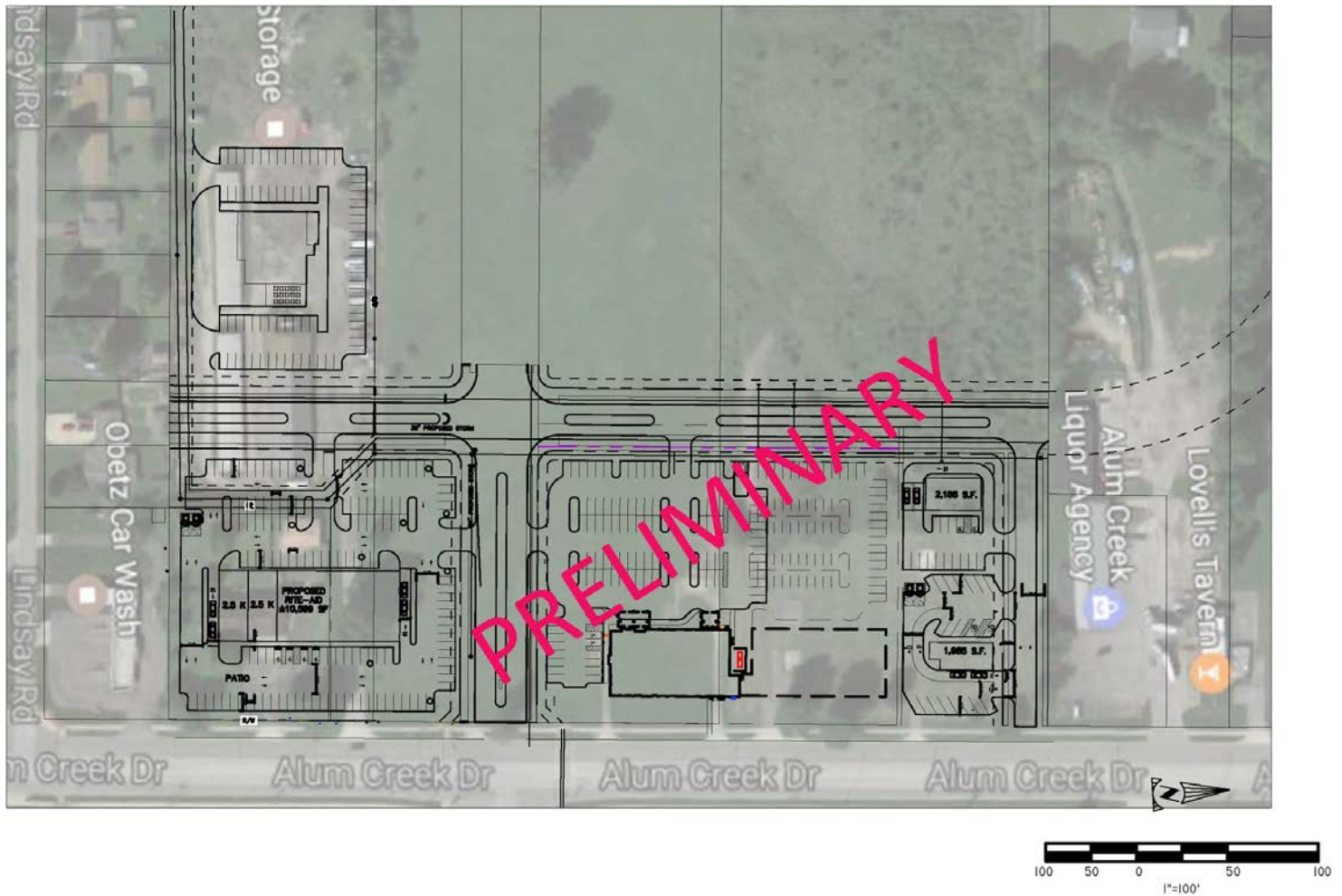
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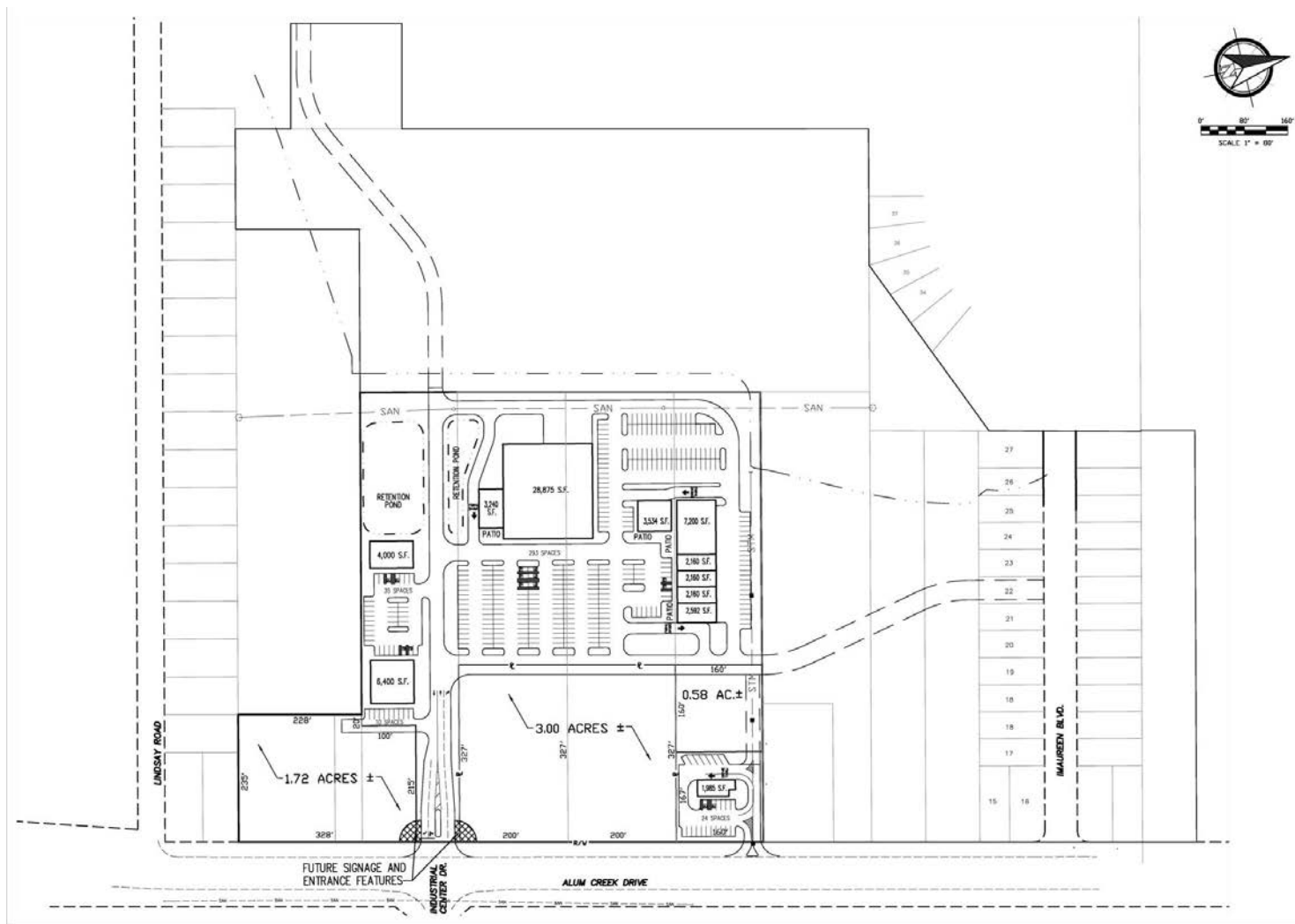
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