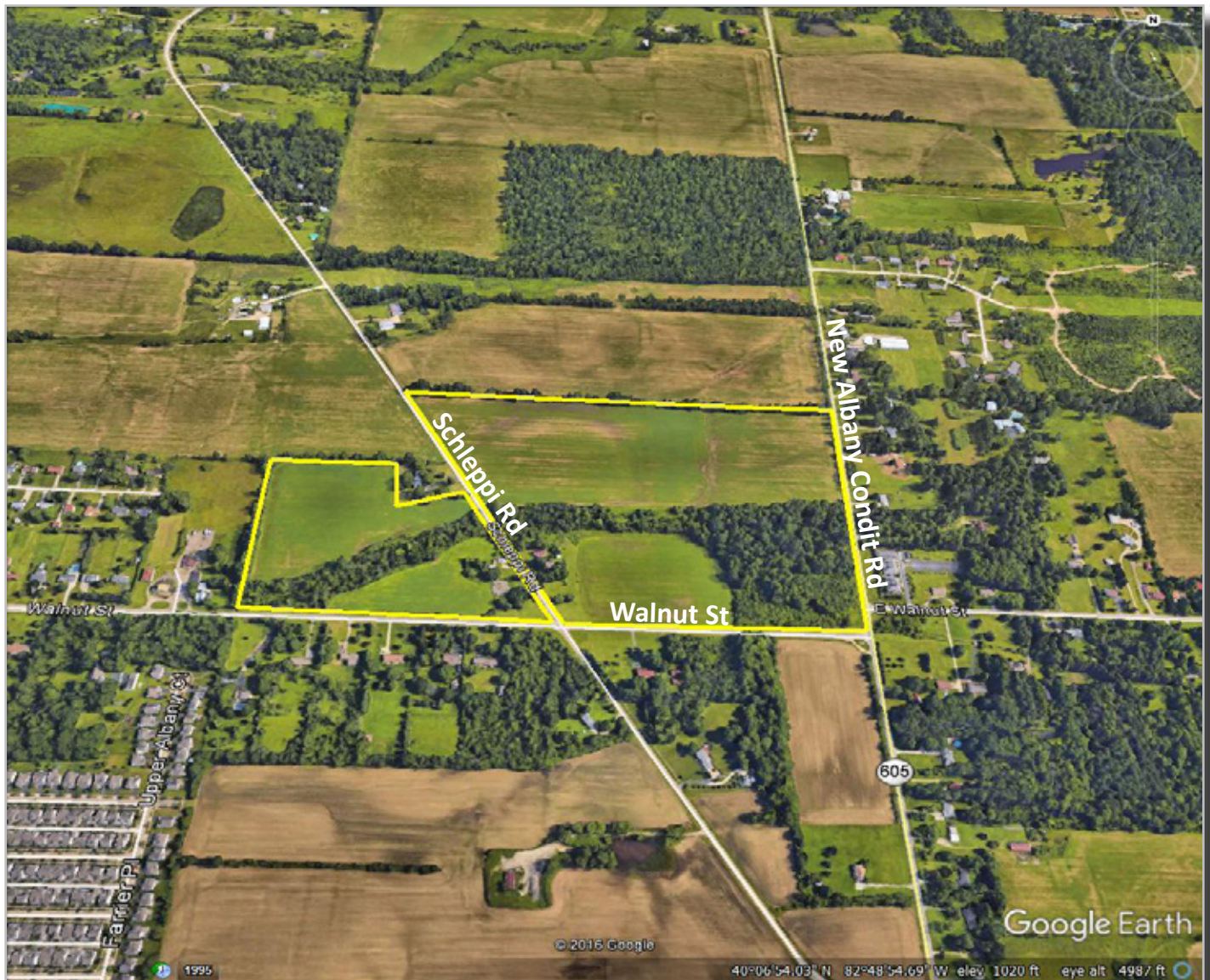


LAND FOR SALE

**7724 Schleppi Rd
Westerville, Ohio 43081**



73.36 +/- Acres Vacant Land

Property Description

LAND FOR SALE!

Currently used as farm land with several outbuildings on the property.
Possible redevelopment opportunity.

Address: 7724 Schleppi Rd,
Westerville, OH 43081

County: Franklin

Township: Plain

School District: New Albany Plain LSD
2508 FRA CO.

PID: 220-000044-00
220-000045-00
220-000046-00
220-000048-00

Location: NWC of Walnut St
& New Albany Condit Rd

Acreage: 73.36 +/- acres

Sale Price: \$4,600,000

Price/acre: \$62,704

Zoning: R - Rural



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Property Location



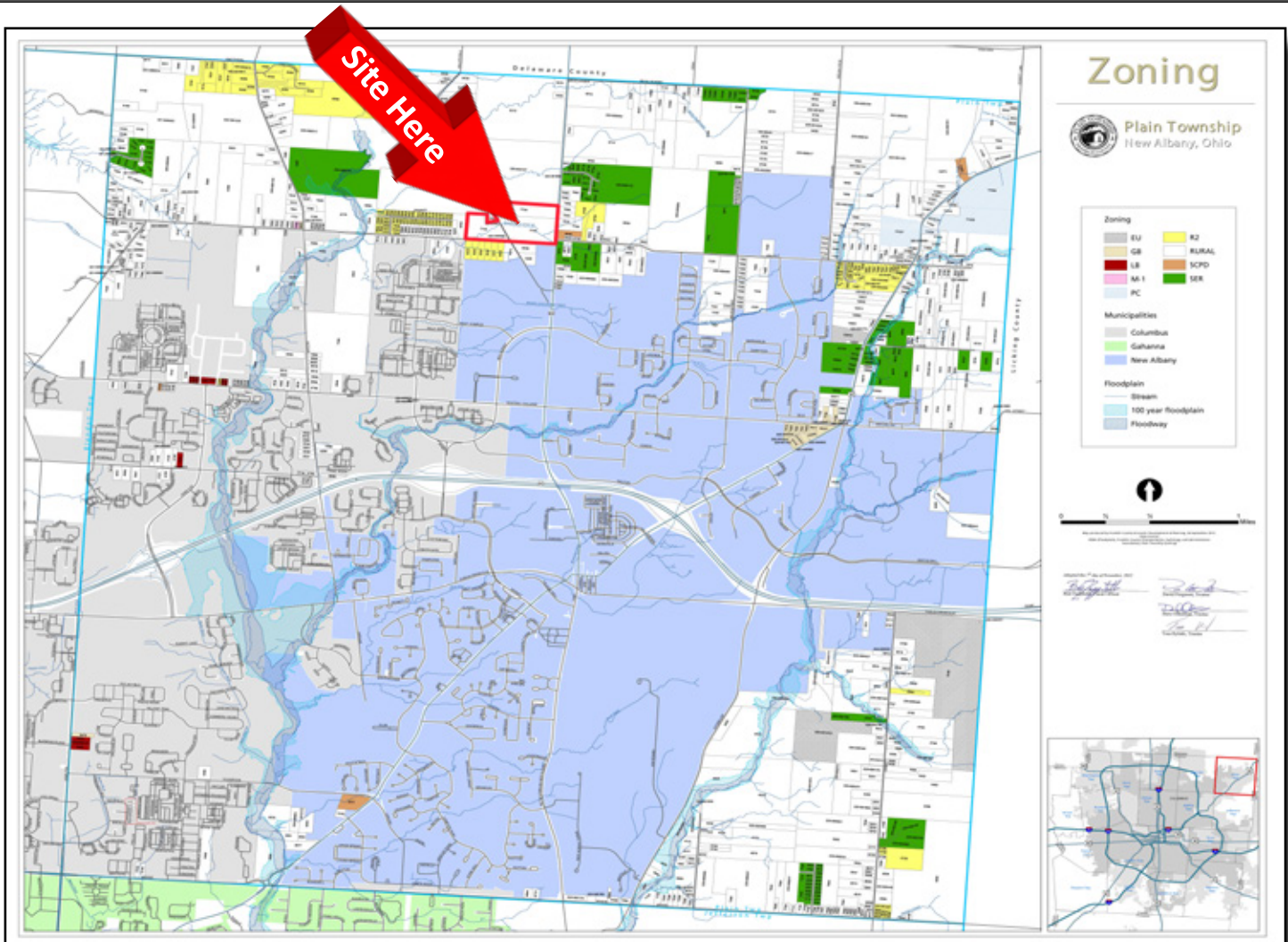
Great Location!



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Zoning Map



SECTION 206 RURAL (R) DISTRICT

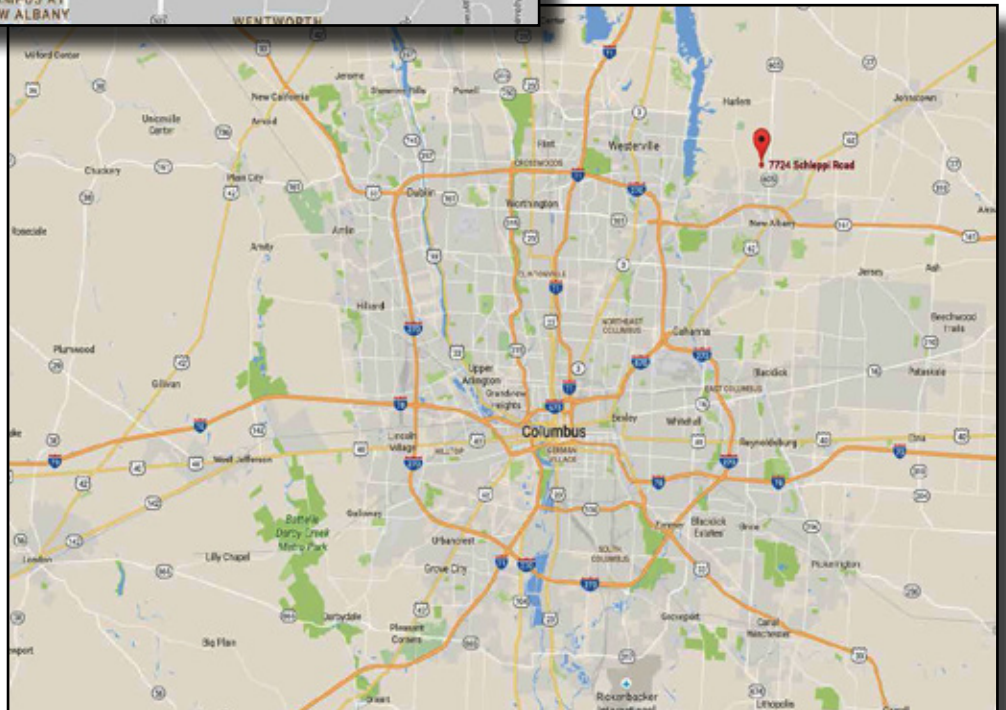
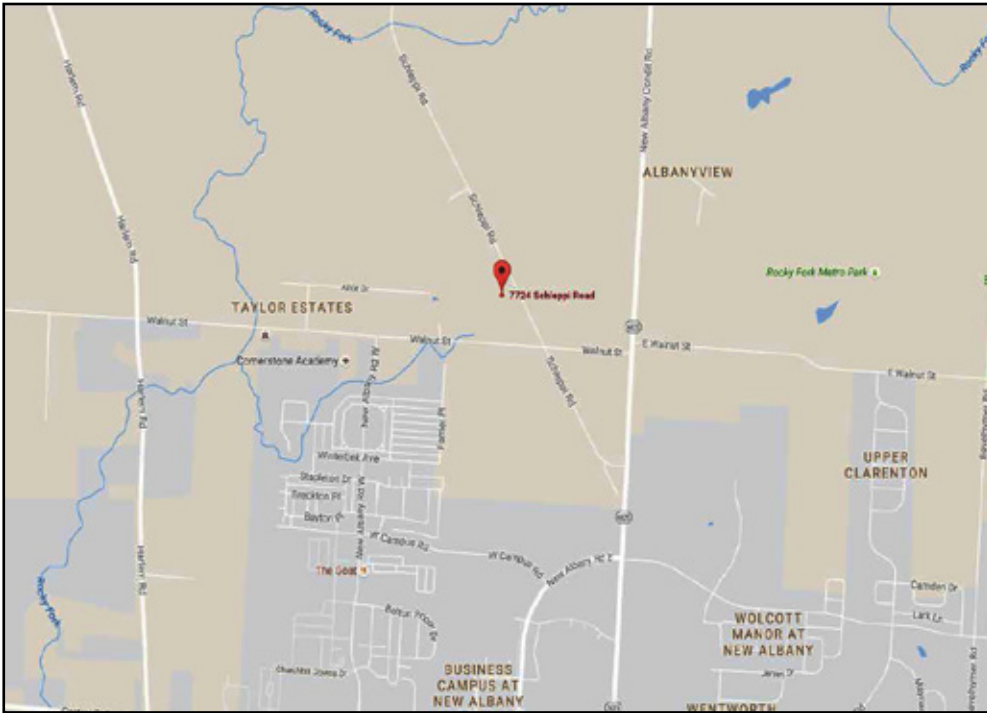
206.01 Purpose. The Rural (R) District is intended for areas where very low-density residential uses are appropriate and where conservation of the land for appropriate future uses is important. However, as growth and development occurs in the Township, it is likely that land within the Rural Zoning District will be subject to requests for amendments to other zoning categories. In order to protect the integrity of the vicinities in which changes are proposed and ensure equitable application of zoning standards, amendments should be comprehensive in scope, should include all land similarly situated and subject to the same conditions, and should be related to the capability of the land and public facilities to support the proposed development densities. The principal use of land is for rural residences although other uses such as religious and educational facilities may be permitted subject to meeting special development standards and/or land suitability requirements.

[Click here to view Zoning Text](#)



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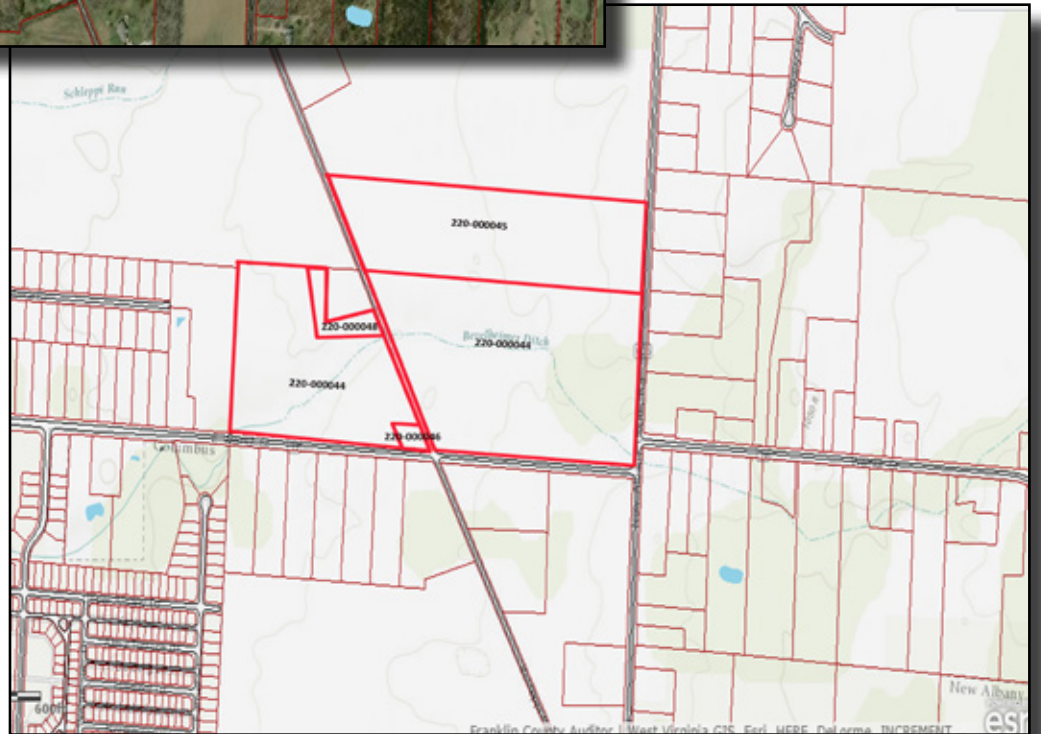
Street Maps



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Aerial & Plat Maps




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Demographics & Traffic

Demographic Summary Report

7724 Schleppi Road 7724 Schleppi Rd, Westerville, OH 43081			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	2,801	26,048	78,750
2018 Estimate	2,742	24,095	73,790
2010 Census	3,089	19,185	64,786
Growth 2018 - 2023	2.15%	8.11%	6.72%
Growth 2010 - 2018	-10.65%	25.59%	13.90%
2018 Population by Hispanic Origin			
	71	551	1,841
2018 Population			
	2,742	24,095	73,790
White	2,347 85.59%	20,527 85.19%	61,549 83.41%
Black	205 7.48%	1,425 5.91%	5,767 7.82%
Am. Indian & Alaskan	6 0.22%	33 0.14%	123 0.17%
Asian	124 4.52%	1,532 6.36%	4,590 6.22%
Hawaiian & Pacific Island	1 0.04%	13 0.05%	23 0.03%
Other	58 2.12%	566 2.35%	1,738 2.36%
U.S. Armed Forces	7	26	79
Households			
2023 Projection	1,401	11,095	32,392
2018 Estimate	1,377	10,253	30,363
2010 Census	1,575	8,087	26,622
Growth 2018 - 2023	1.74%	8.21%	6.68%
Growth 2010 - 2018	-12.57%	26.78%	14.05%
Owner Occupied	885 64.27%	7,661 74.72%	22,232 73.22%
Renter Occupied	493 35.80%	2,592 25.28%	8,132 26.78%
2018 Households by HH Income			
	1,378	10,252	30,362
Income: <\$25,000	63 4.57%	618 6.03%	2,258 7.44%
Income: \$25,000 - \$50,000	219 15.89%	1,345 13.12%	4,279 14.09%
Income: \$50,000 - \$75,000	357 25.91%	1,944 18.96%	4,705 15.50%
Income: \$75,000 - \$100,000	278 20.17%	1,208 11.78%	4,168 13.73%
Income: \$100,000 - \$125,000	186 13.50%	1,666 16.26%	4,409 14.52%
Income: \$125,000 - \$150,000	78 5.66%	618 6.03%	2,226 7.33%
Income: \$150,000 - \$200,000	115 8.35%	1,198 11.69%	3,700 12.19%
Income: \$200,000+	82 5.95%	1,655 16.14%	4,617 15.21%
2018 Avg Household Income			
	\$97,255	\$126,331	\$123,004
2018 Med Household Income			
	\$79,496	\$100,165	\$98,625

Traffic Count Report

7724 Schleppi Road 7724 Schleppi Rd, Westerville, OH 43081						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 E Walnut St	Walnut St	3.29 W	2011	974	MPSI	.09
2 Walnut St	Schleppi Rd	0.10 W	2017	1,533	MPSI	.09
3 E Walnut St	Walnut St	3.08 W	2011	1,291	MPSI	.18
4 Walnut St	Schleppi Rd	0.11 E	2017	2,121	MPSI	.18
5 Schleppi Rd	Walnut St	0.14 NW	2017	780	MPSI	.19
6 Schleppi Rd		0.00	2011	841	MPSI	.19
7 Schleppi Rd	Walnut St	0.20 SE	2017	792	MPSI	.19
8 Schleppi Rd		0.00	2011	1,351	MPSI	.19
9 New Albany Condit Rd	New Albany Rd E	0.08 N	2017	3,880	MPSI	.71
10 New Albany Condit Rd		0.00	2011	4,477	MPSI	.93



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Market Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

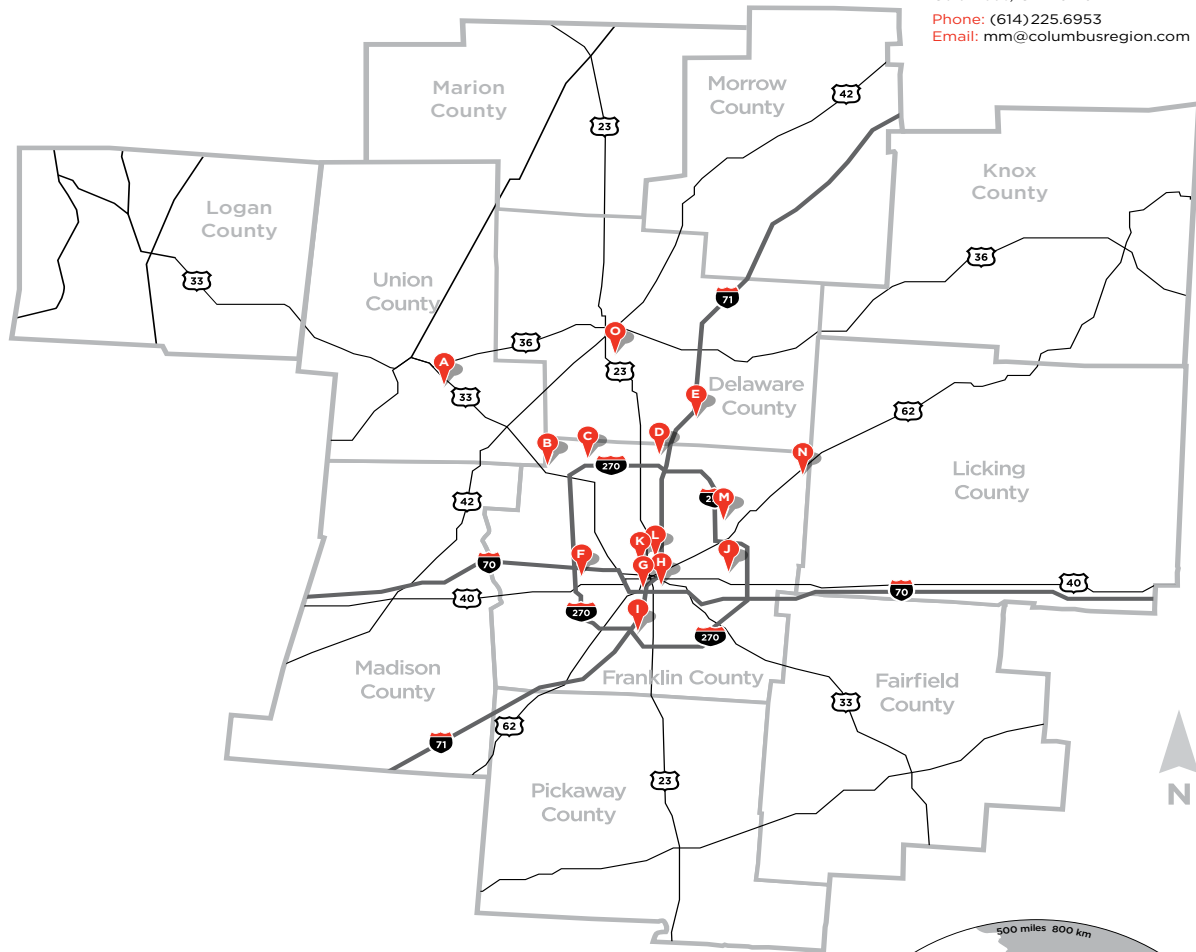
THE COLUMBUS REGION

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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