

DEVELOPMENT & OUTLOTS FOR SALE



WALNUT CREEK

4299 ALUM CREEK DR, OBETZ, OH 43207

Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

N National
Investment
Realty

9039 Antares Ave., Suite G-2 / Columbus, OH 43240 / 614.329.4358 / Nationalinvestment.net

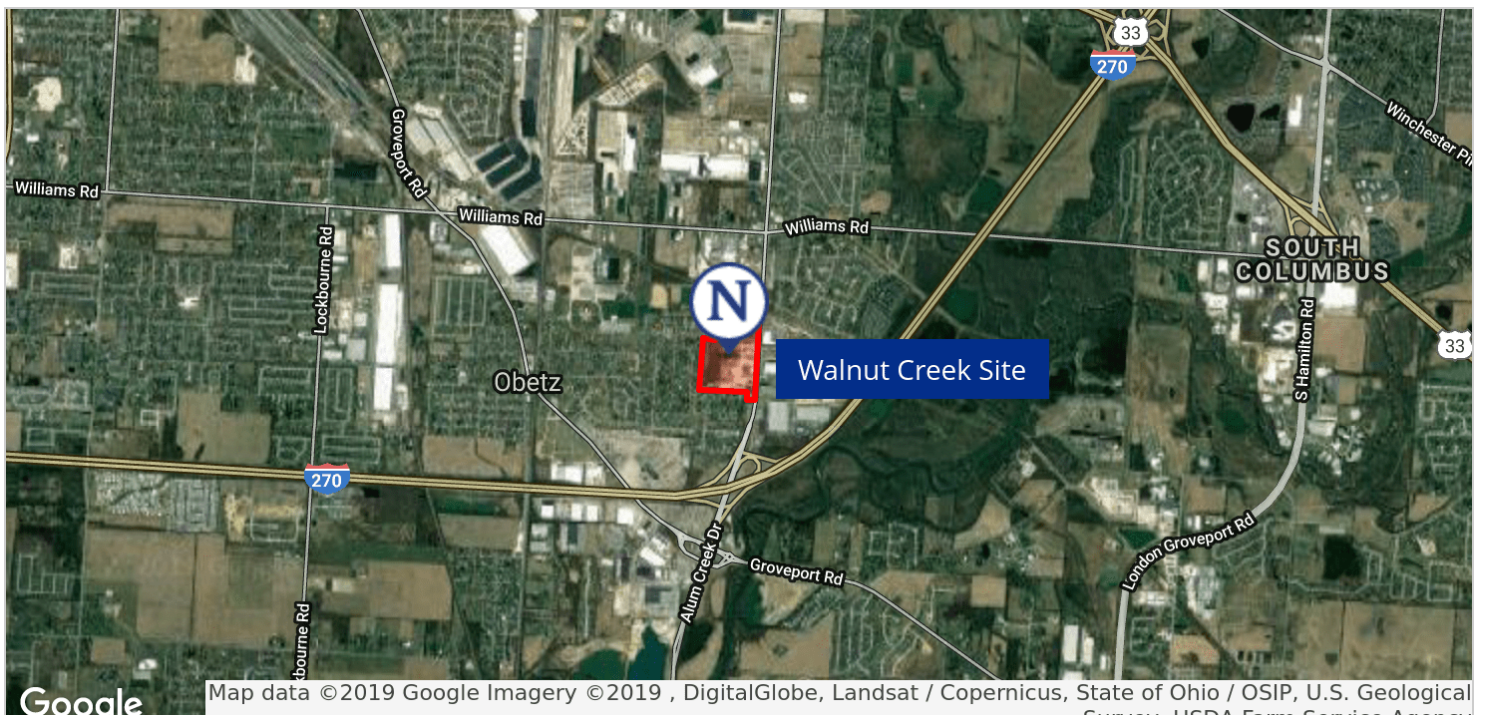


National Investment Realty

DEVELOPMENT & OUTLOTS FOR SALE

WALNUT CREEK

LOCATION MAPS - SE COLUMBUS OHIO



Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net



OFFERING SUMMARY

Sale Price:	Subject To Offer
Nearest Highway:	I-270
Available Parcels:	0.5 to 20 Acres
Zoning:	Commercial
Market:	Columbus OH
Submarket:	SE Columbus, Rickenbacker Area
Traffic Count:	25,000 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**
- **25,000+ 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, Zuily, 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!**

Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

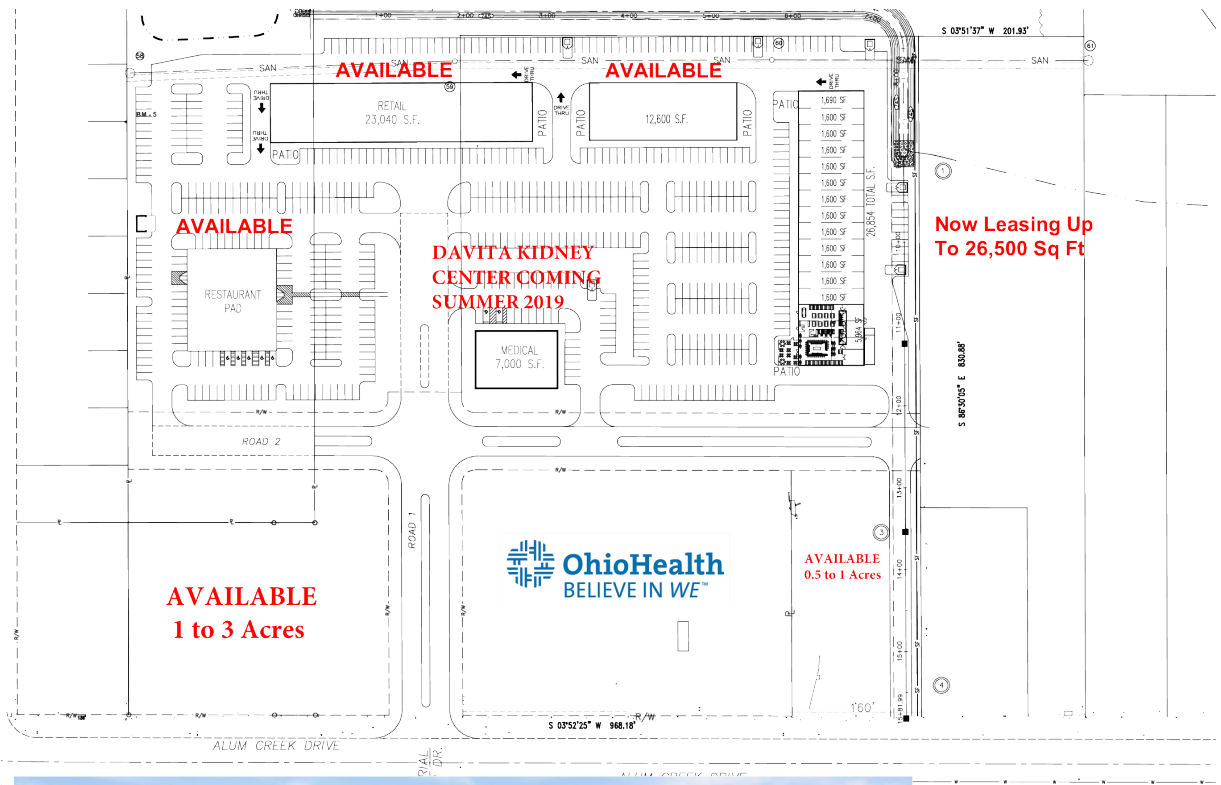
NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net



Now Leasing Up To 26,500 Sq Ft



Conceptual Site Plan
SCALE: 1" = 50' 0"
WALNUT CREEK RETAIL
Obetz, Ohio
5/16/2019



Map data © 2019 Google Imagery © 2019, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net



DEVELOPMENT 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.

A new Davita Kidney Dialysis Center is Coming Summer 2019, just across from the current Ohio Health facility.

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.

- This is a large destination generator due to the heavy employment (**50,000+ Jobs**) to the south.
- Has Already exceeded expectations for Ohio Health
- 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 **25,000 VPD!** This is the main entrance to the site.
- Primary Entry Point for Parks & Recreation and Concert Traffic! (**475,000+ Visitors Per Year!**)

Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net

THE DRAW FOR PARK & RECREATIONS



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.

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 large scale events. 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: 475,000

- Baseball (Spring-Summer): 77,000
- Football (Fall): 60,000
- Lacrosse (Summer): 102,000
- Festival (Labor Day Weekend): 120,000
- Concerts and other Activities (All Year): 116,000

Presented By

RAY MASSA
614.329.4358
raymassa@nationalinvestment.net

ERIC FISCHER
614.348.0535
ericfischer@nationalinvestment.net

NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2
Columbus, OH 43240
614.329.4358
Nationalinvestment.net



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.

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 major high school events, concerts and tournaments. The Stadium holds up to 32,000 people (field seating) for concerts, and currently has a number of major concerts scheduled.

Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

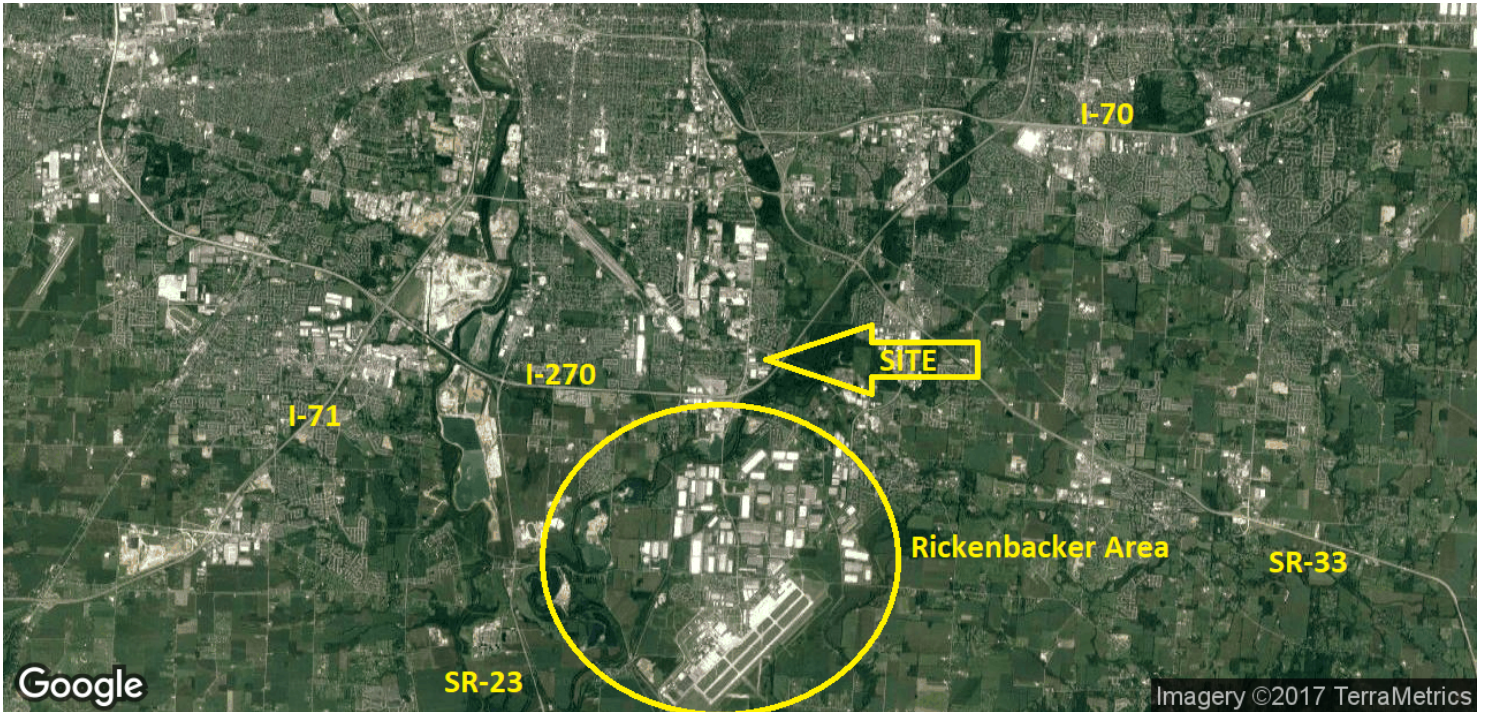
NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net



Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

NATIONAL INVESTMENT REALTY LLC

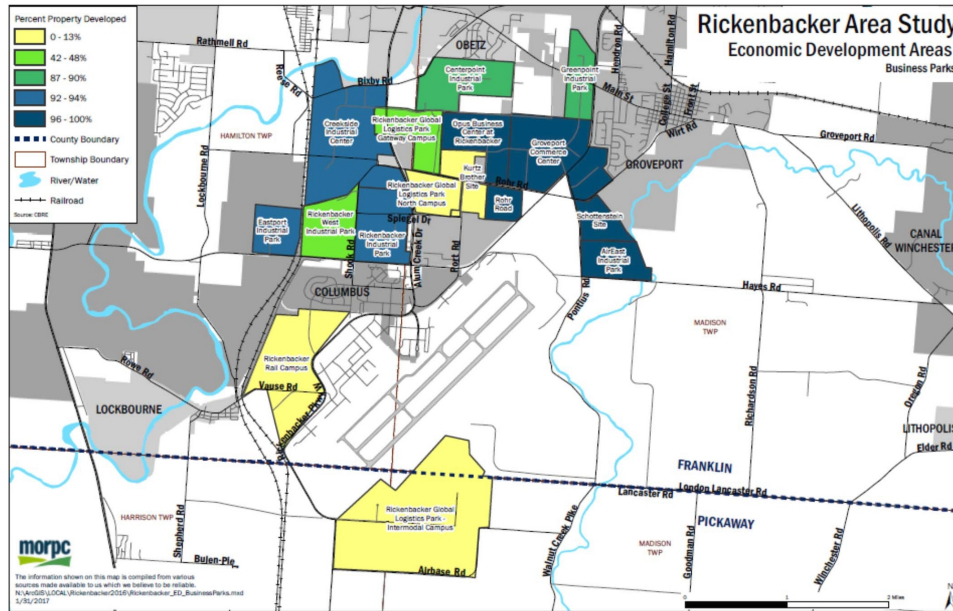
9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net

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.**

Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net



Conceptual West Elevation
SCALE: 3/32" = 1'-0"

RETAIL BUILDING
Obetz, Ohio
4/30/2019



Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

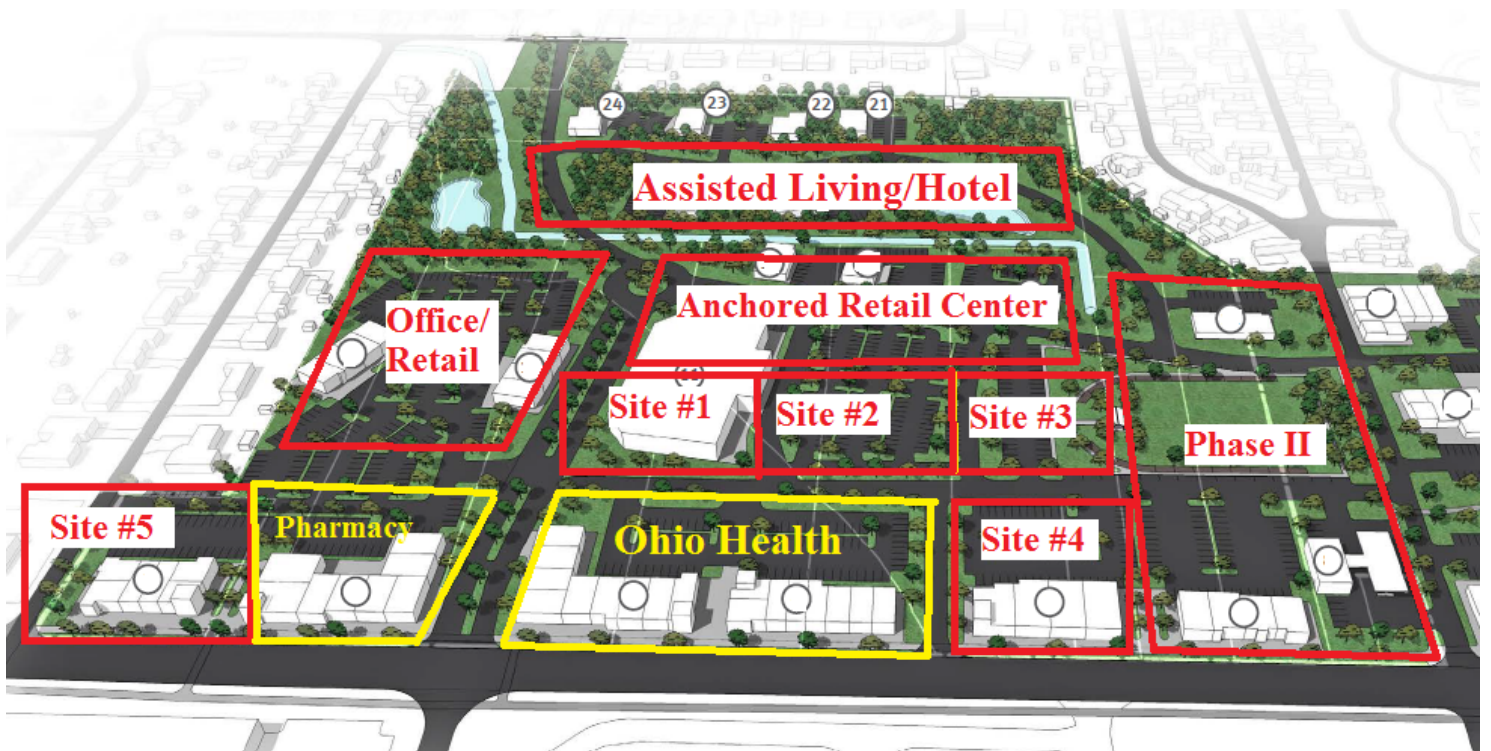
NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net



Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net



DEVELOPMENT & OUTLOTS FOR SALE WALNUT CREEK

LEGAL

DISCLAIMER

All materials and information received or derived from National Investment Realty LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither National Investment Realty LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. National Investment Realty LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. National Investment Realty LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. National Investment Realty LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by National Investment Realty LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By

RAY MASSA

614.329.4358

raymassa@nationalinvestment.net

ERIC FISCHER

614.348.0535

ericfischer@nationalinvestment.net

NATIONAL INVESTMENT REALTY LLC

9039 Antares Ave., Suite G-2

Columbus, OH 43240

614.329.4358

Nationalinvestment.net