

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

# DEVELOPMENT LAND

0 Davidson Road, Hilliard, OH 43026



Located at the southwest corner of I-270 and Davidson Road. Land available along Davidson Road, Leap Road, Britton Parkway and Anson Dr. City of Hilliard. Many different areas available with potential sites for multiple users. Immediate surrounding developments include new Hilliard branch of Columbus Metro Library, The Greyson at Hickory Chase mixed use development, Mount Carmel Rheumatology, Rock City Church, community center, Britton Flex Center, and Advanced Drainage Systems.



Property Highlights

Address:	Davidson Road Hilliard, Ohio 43026
County:	Franklin
PID:	050-008254 050-008255 (portion) 050-008256
Location:	West of I-270, South of Davidson Rd
Total Acreage:	38.56 +/- ac (see breakdown for specific lot acreage)
Sale Price/Ac:	\$175,000-\$375,000 (depending on lot location)
Zoning:	PUD - Planned Unit Development (additional text available upon request)





LOT	USE	ACRES
B1	Medical Office/Retail	10.33 +/-
B2	Medical Office/Retail	6.45 +/-
C1a	Retail	1.28 +/-
C4	Office	3.0 +/-
C5	Office	17.5 +/-

**Mount Carmel Hilliard Campus**

Located at Davidson Road and Britton Parkway, Mount Carmel Hilliard is a 60,000-square-foot, stand-alone campus offering Hilliard residents one-stop access to an array of outpatient services and primary and specialty physicians.

**Columbus Metropolitan Library Hilliard Branch**

The new Hilliard Branch has 63,000 square feet of space on two floors with a large Homework Help Center, Ready for Kindergarten area, cafe serving coffee, pastries and more, community gathering space, and meeting rooms and small study rooms servicing the community.

**Rock City Church**

Located at the intersection of Britton Parkway and Anson Drive, Rock City Church is a 51,600-square foot, church and community center on 14+ acres.

**Multi-Family Living**

The Greyson at Hickory Chase is a 492-unit apartment development built in 2017. There is an additional apartment community that is 4 stories with 145 units expected to be completed in 2019.

**ADS - Advanced Drainage Systems**

110,000 SF Engineering and Technology Center broke ground October 2023 with approximately 200 workers.

**Britton Flex Center**

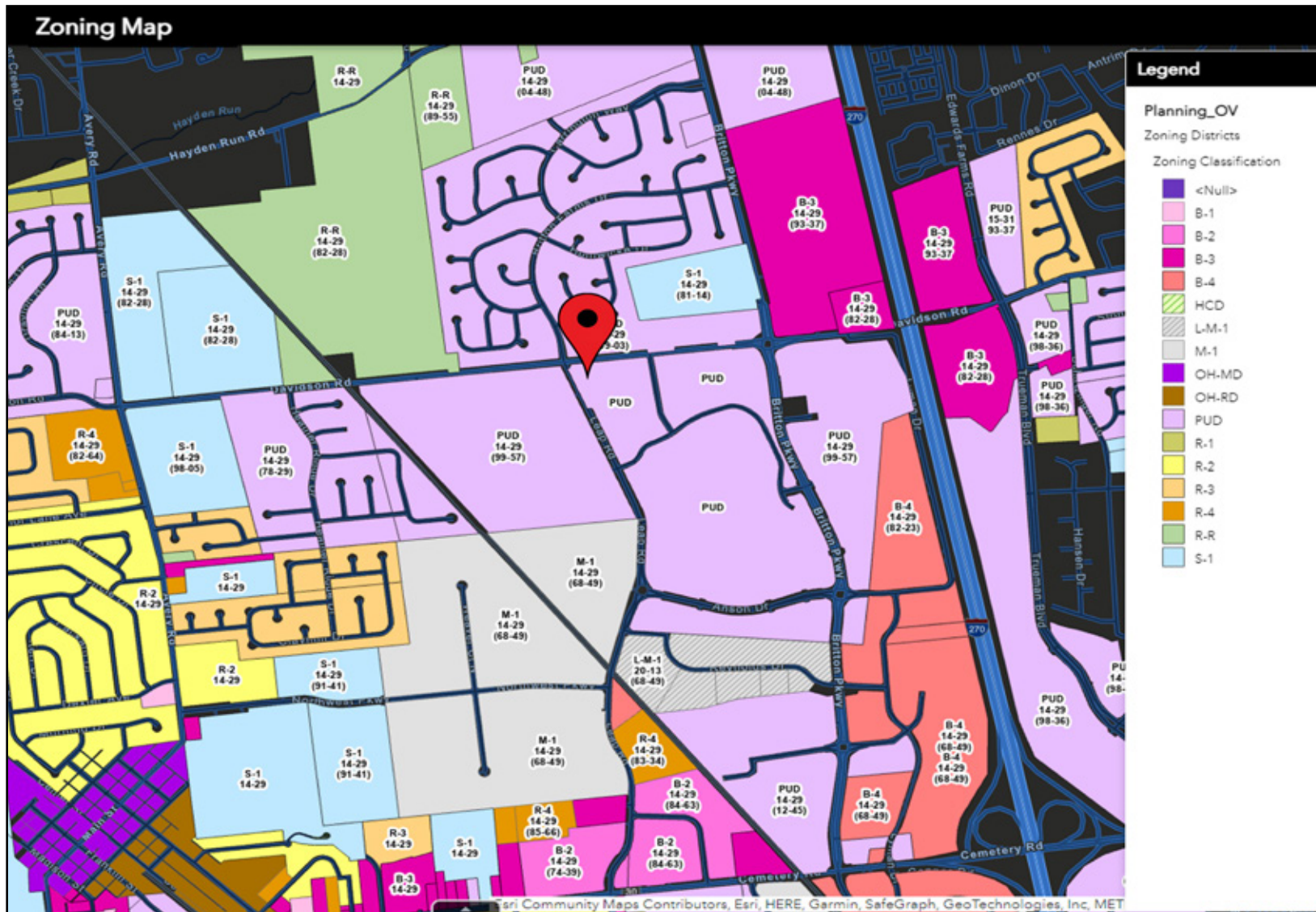
New 158,100 SF flex building will be delivered Q3 2025. Up to 112,100 SF available for lease.

**NEARBY AMENITIES:**

North of the development at Hayden Run Road, Amazon Web Services has a second, 153,000-square-foot Big Data server facility to join a 180,000-square-foot facility that opened in 2016. There is also the Enchanted Care Kids Campus just north of Davidson Rd.

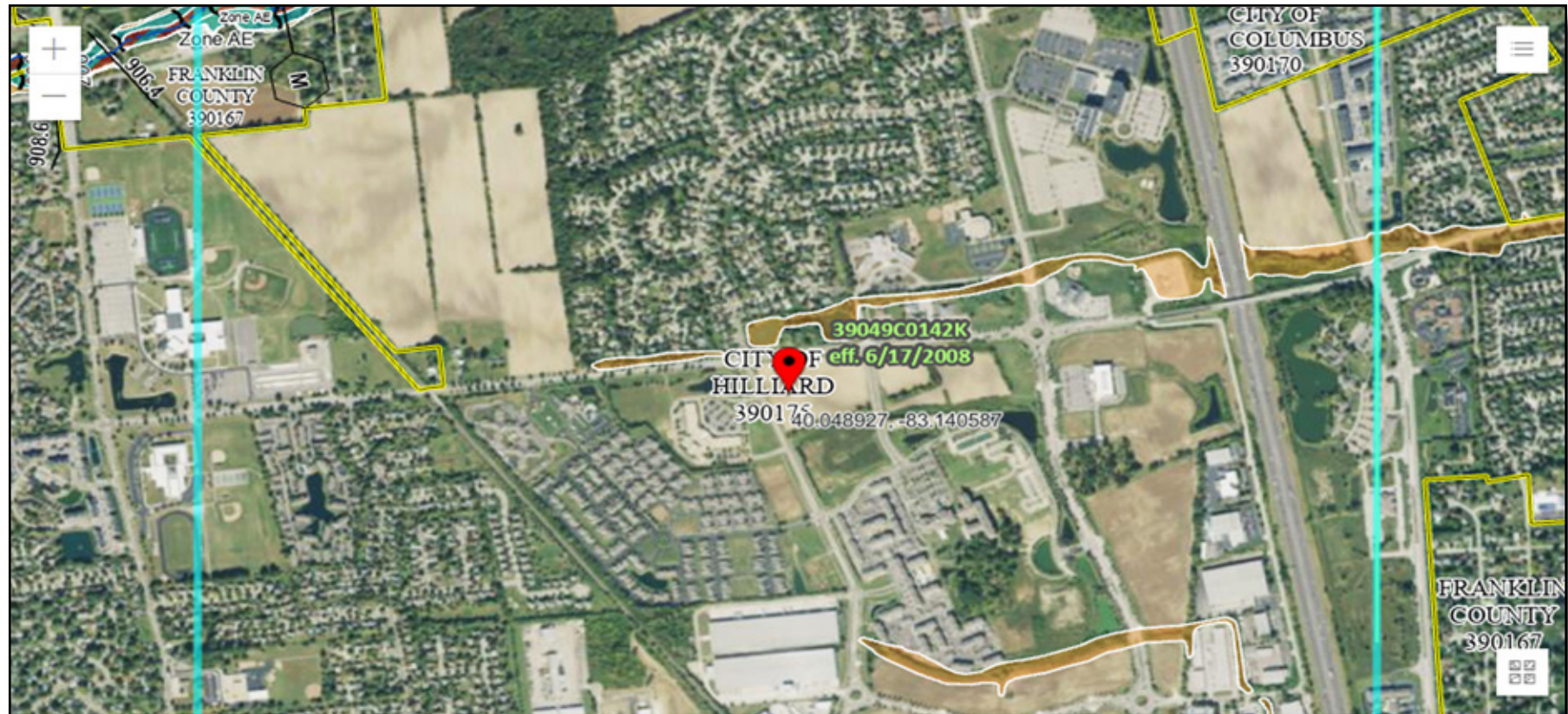
West of the development is Hilliard Tharp Middle School and Hilliard Davidson High School, Darby Glenn Nursing & Rehab center, condo community known as Tremont Club and a bike path from Davidson to Northwest Parkway. South of the development is a large retail corridor along Cemetery Rd with fast food, fuel and big box retail stores.





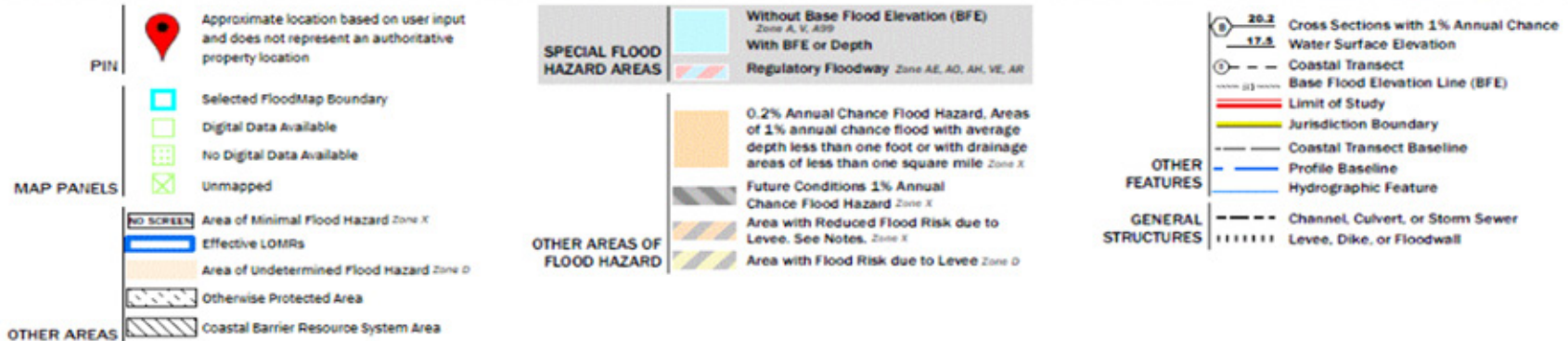
Click [here](#) to view zoning regulations  
Additional zoning text available upon request



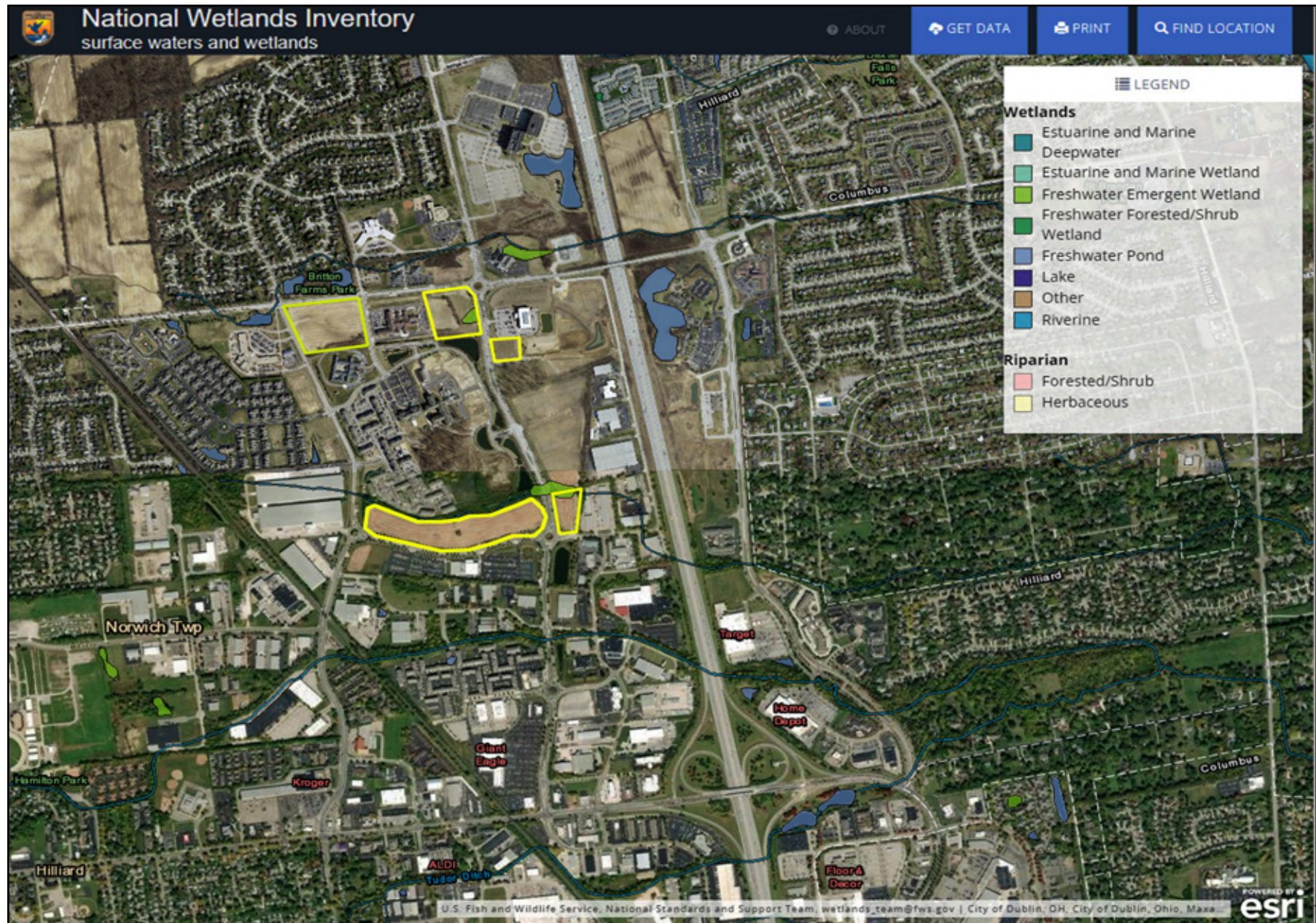


Esri, USDA Farm Service Agency, Microsoft

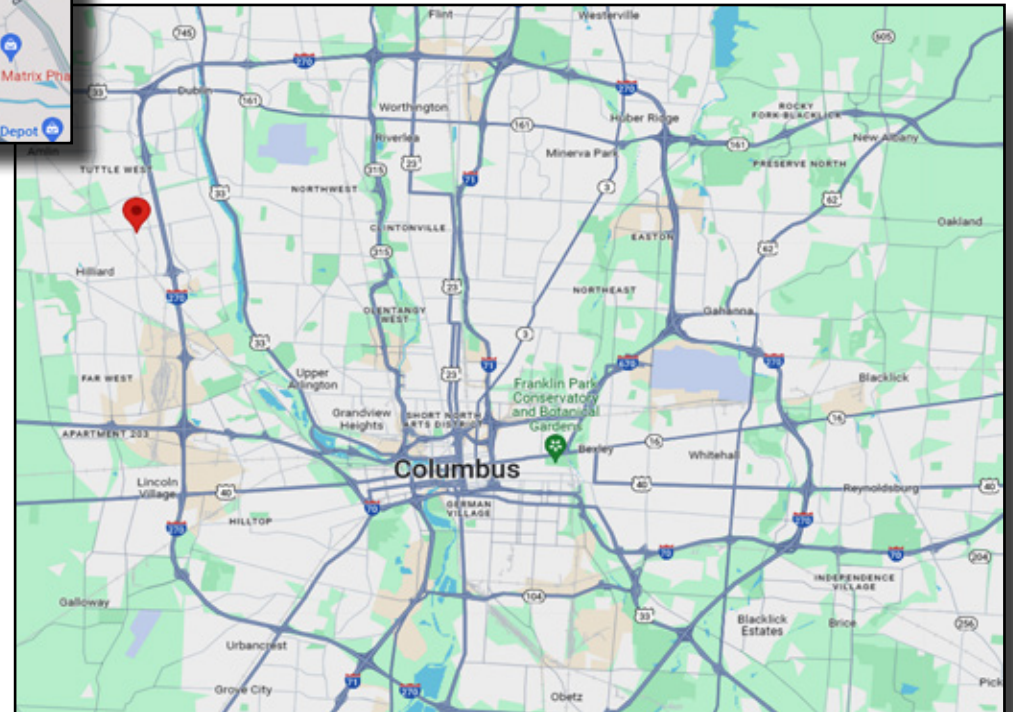
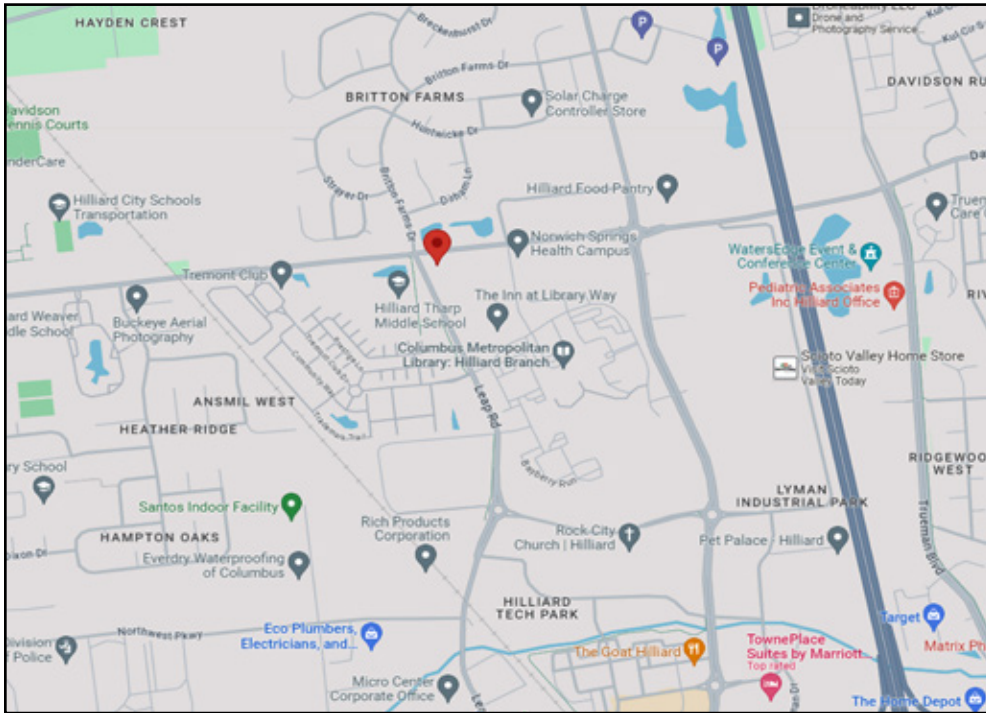
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## Great Location

Conveniently located between Tuttle & Mill Run  
Easy access to I-270, Downtown Hilliard and  
the Scioto River

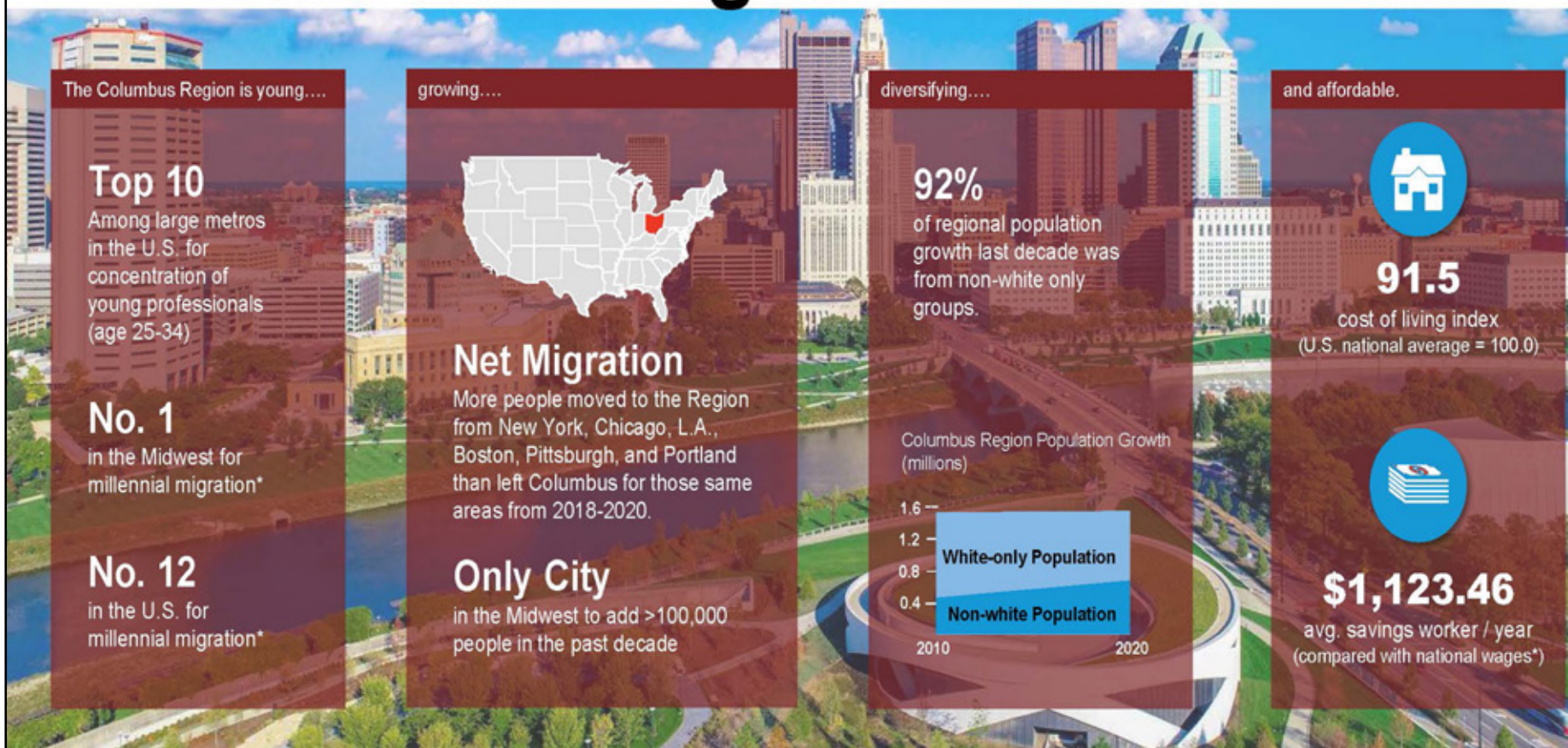


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# What's Driving Investment?





# Notable Projects YTD



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



Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 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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