

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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Appraisal Brokerage Consulting Development

**DEVELOPMENT LAND**  
**0 Brice Road, Canal Winchester, OH 43110**

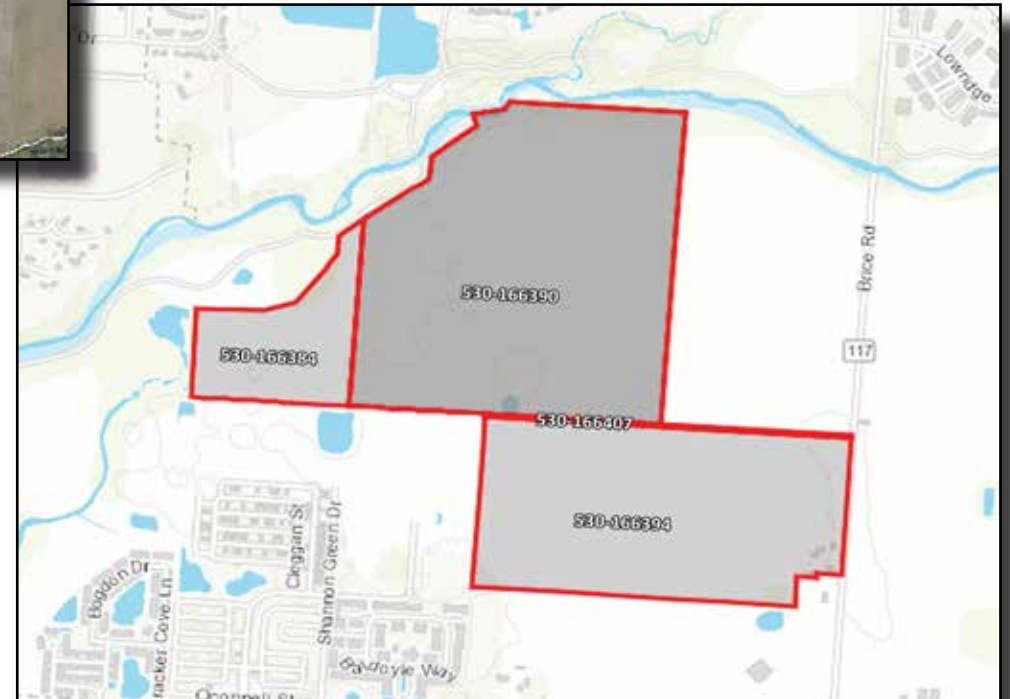
## LARGE DEVELOPMENT LAND SITE!

218.21+/- acres mostly vacant land with a farm house. Being sold for land value. Currently zoned Residential Rural in City of Columbus. Surrounded by single family and multi-family development. Close to Groveport Madison Middle School North along with several walking trails along Blacklick Creek. Ideal location for additional residential development. Groveport Madison Schools.

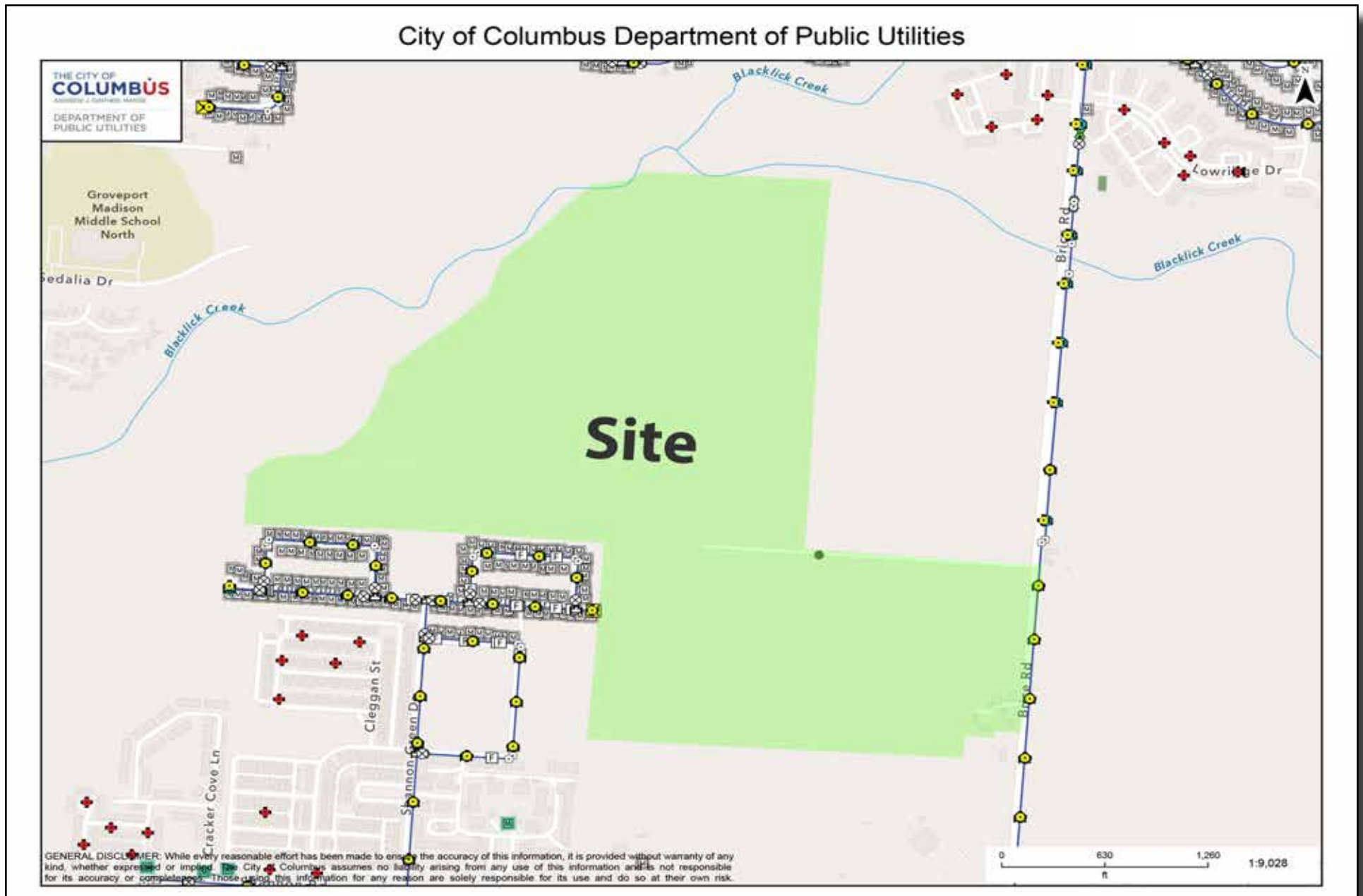


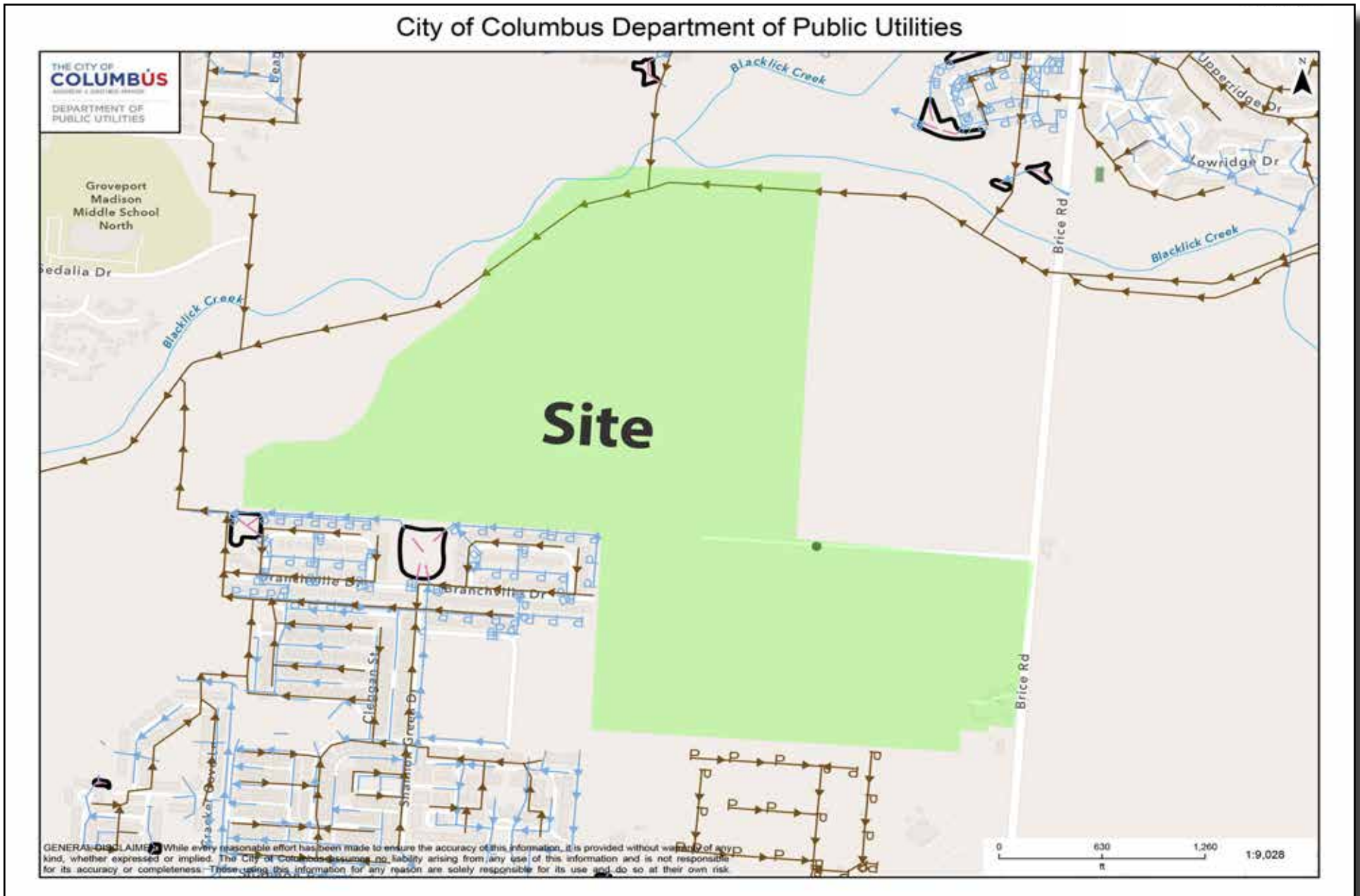
### Property Highlights

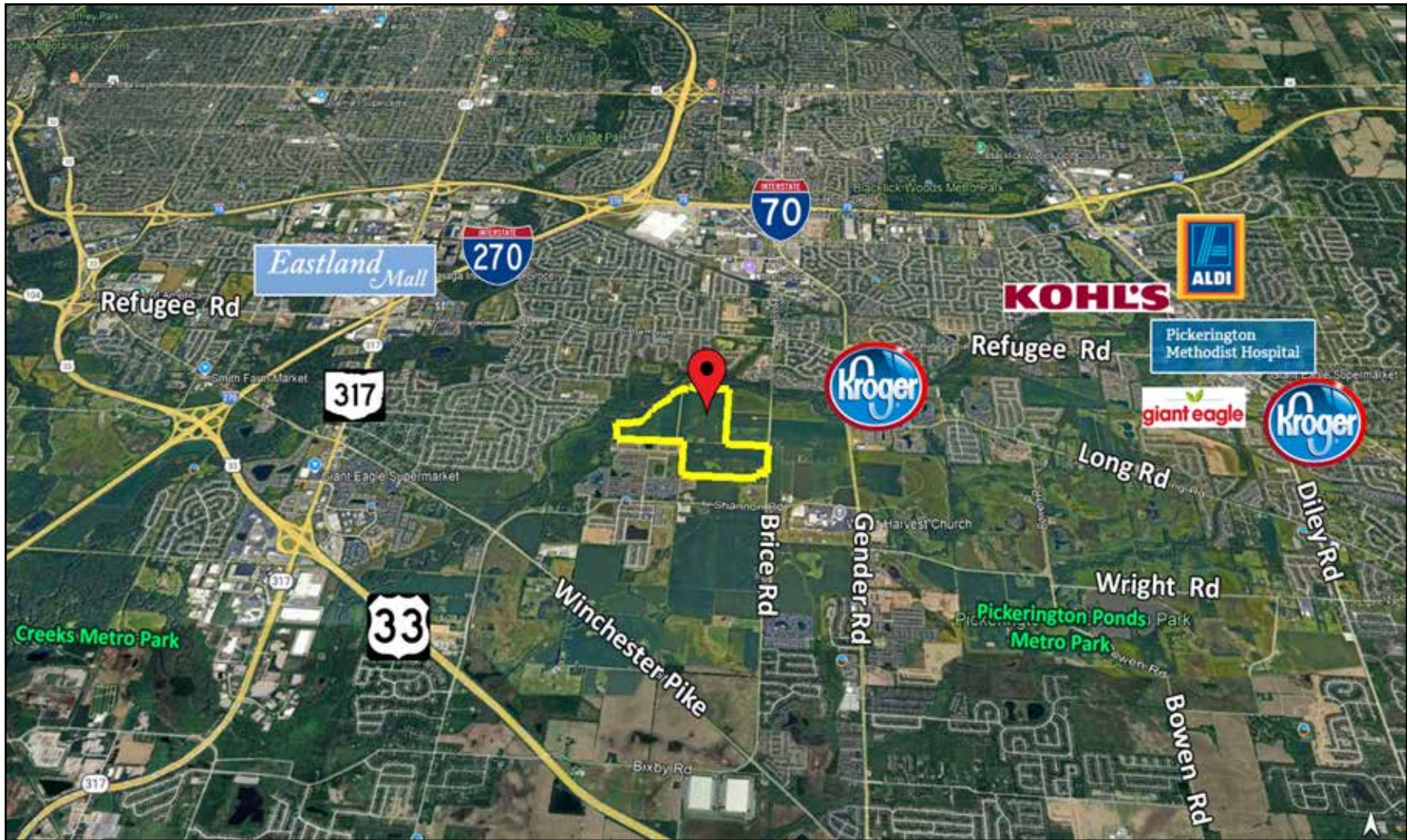
Address:	0 Brice Road Columbus, Ohio 43110
County:	Franklin
Schools:	Groveport Madison
PID:	530-166384, 530-166390 530-166407, 530-166394
Location:	NWC of Brice Rd and Shannon Rd
Acreage:	218.21 +/- ac
Sale Price:	\$6,500,000
Sale Price/Ac:	\$29,787
Tax 2024:	\$14,862
Zoning:	RR - Rural Residential



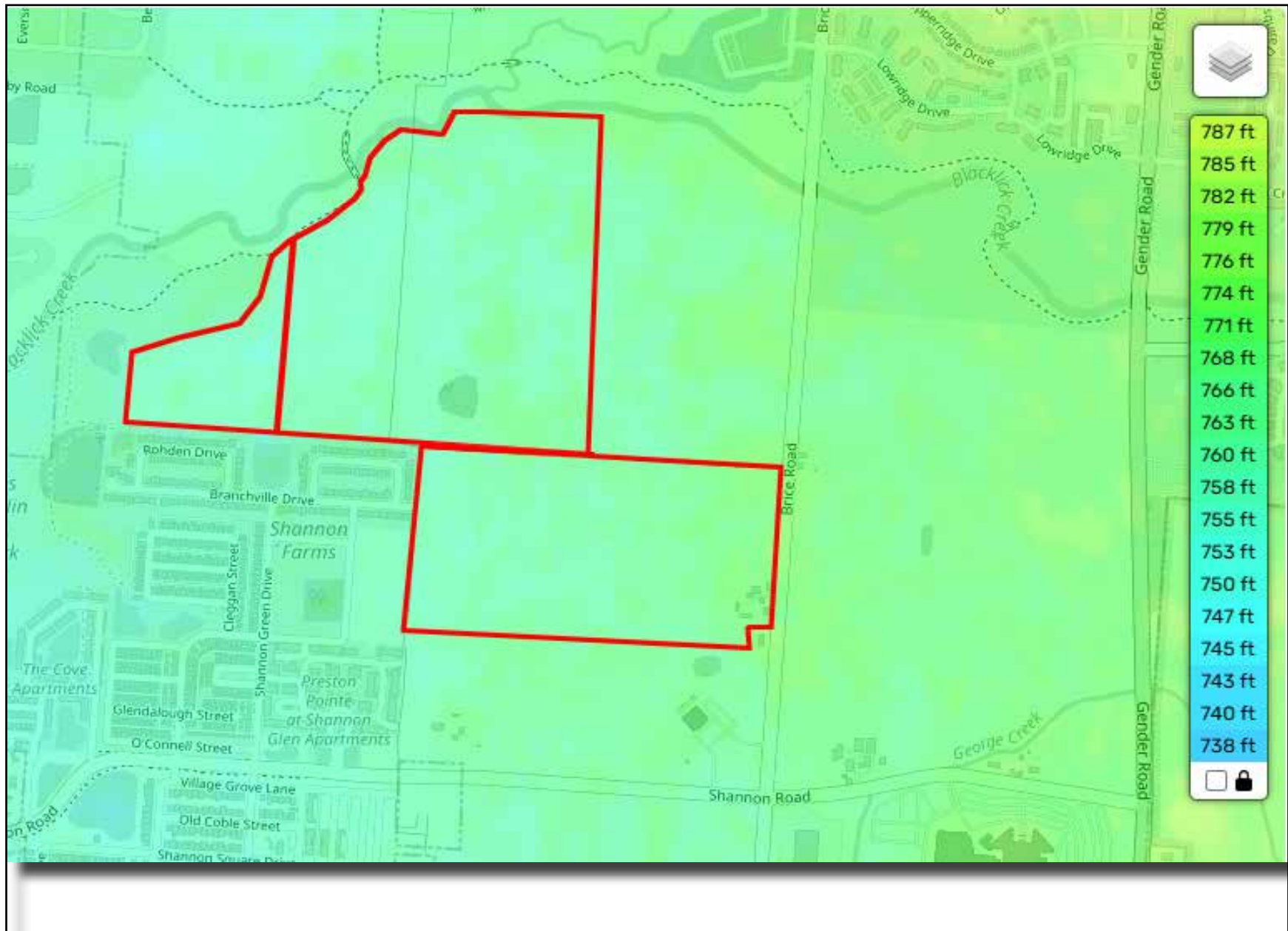
\*Dimensions labeled on map are approximated using Franklin County Auditor Map Measure Tool. Actual dimensions to be determined by prepared survey.

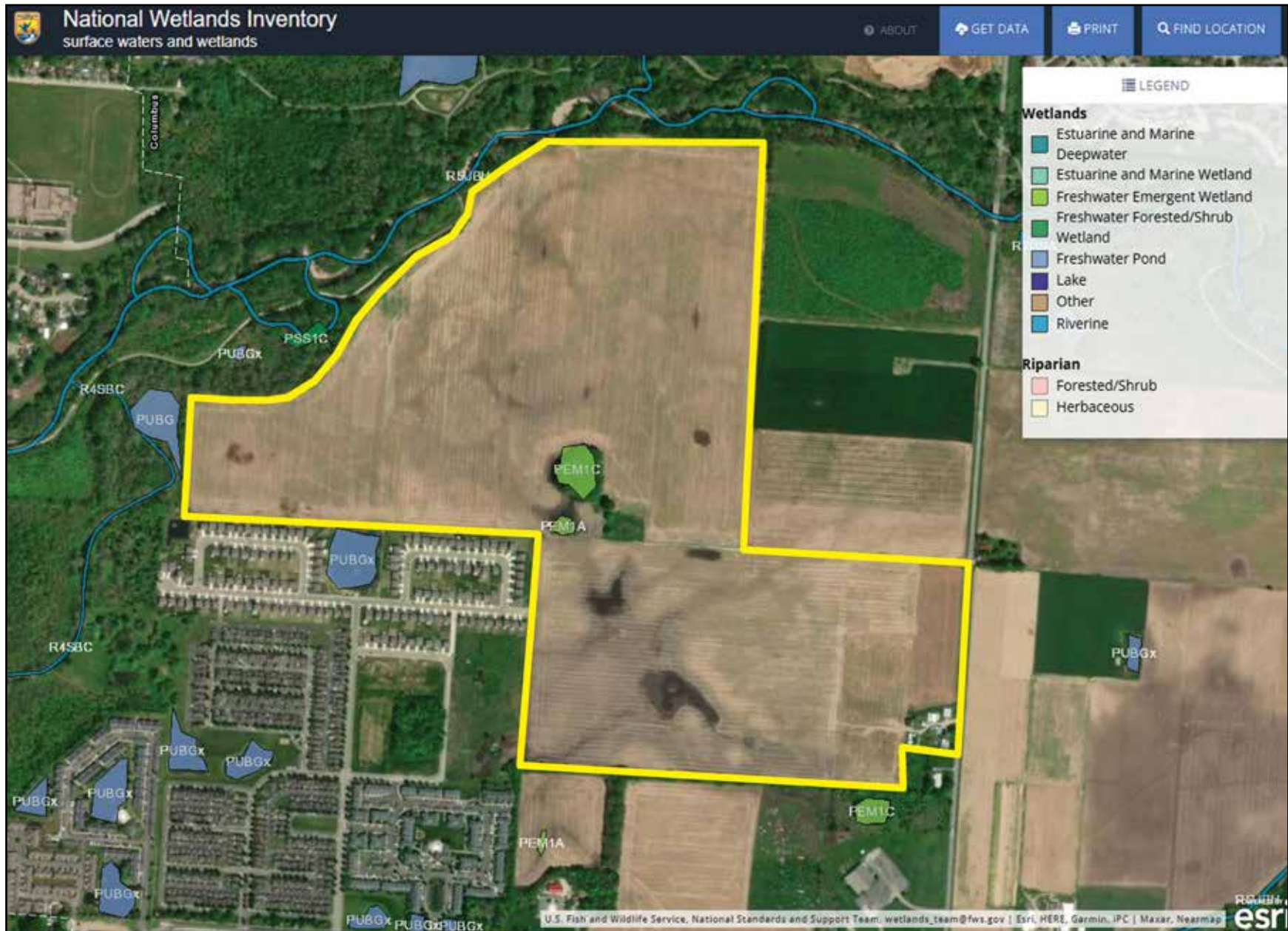




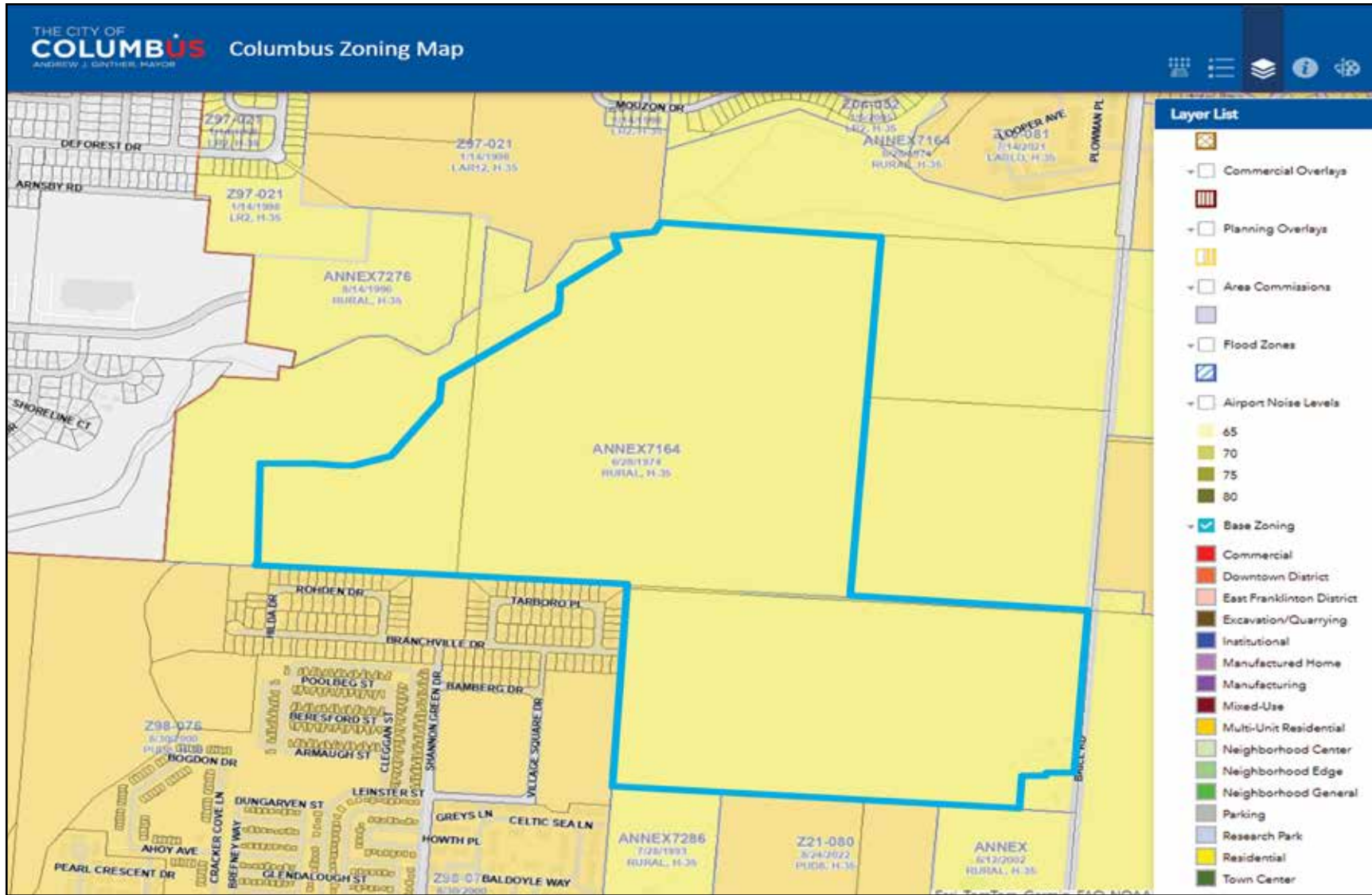


**Great Location!**  
Easy access to major roads  
20 minutes to Downtown Columbus

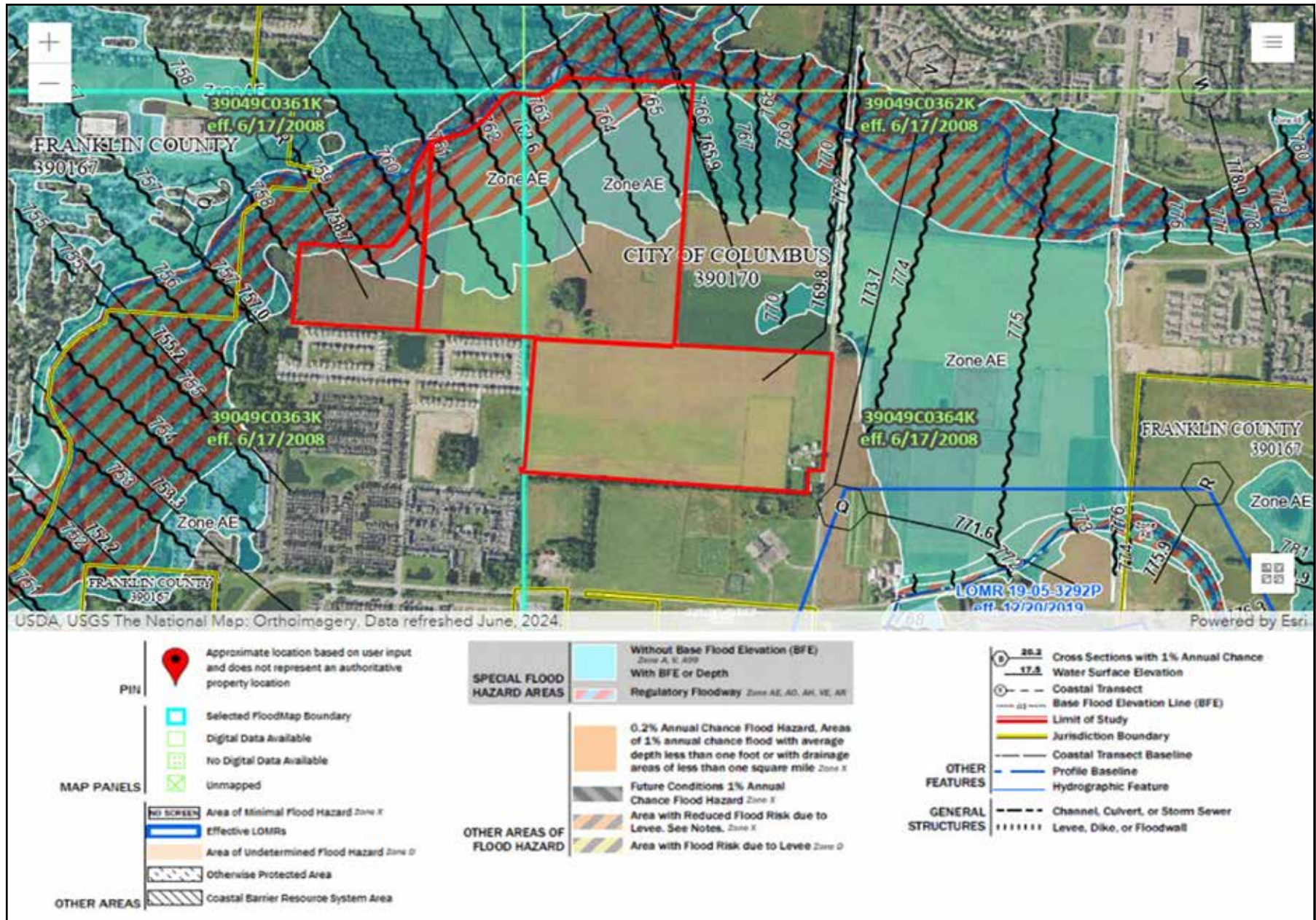


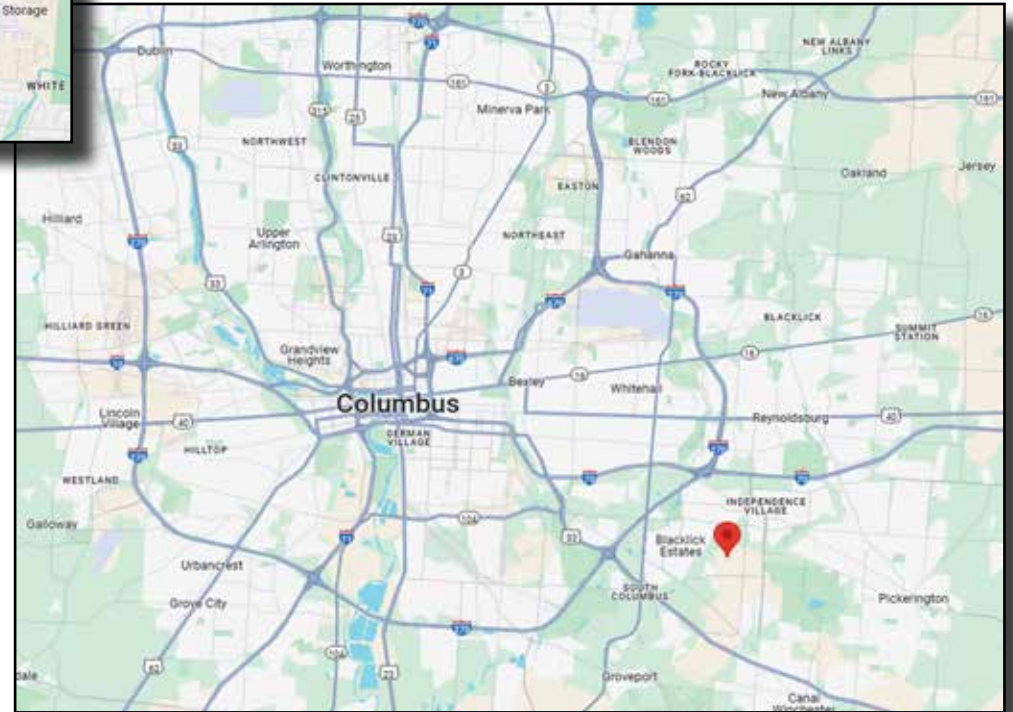
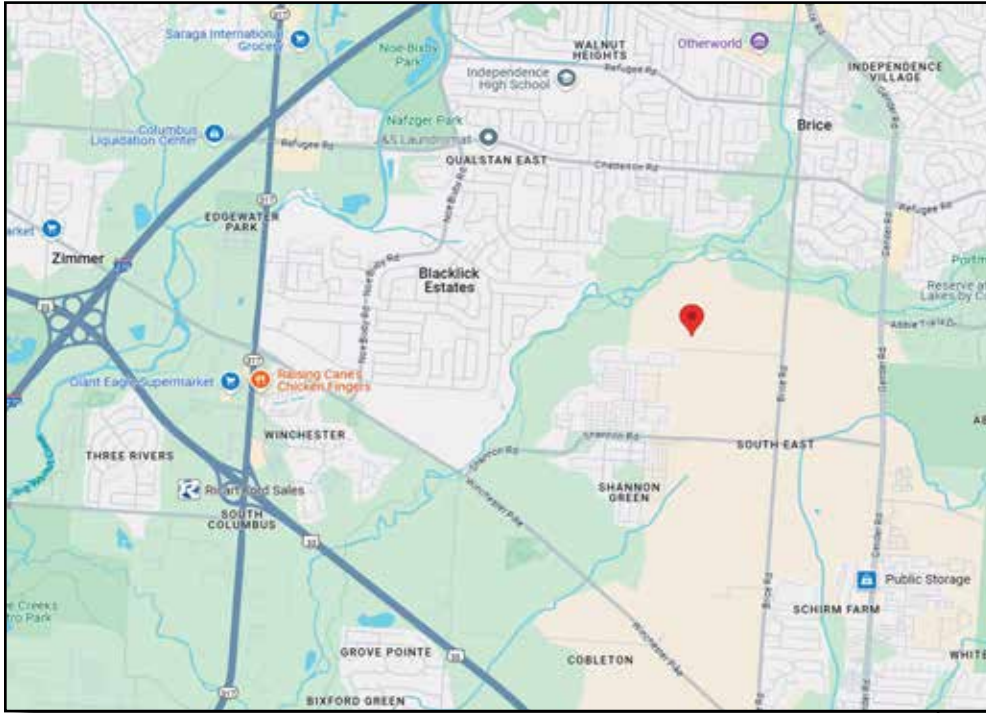







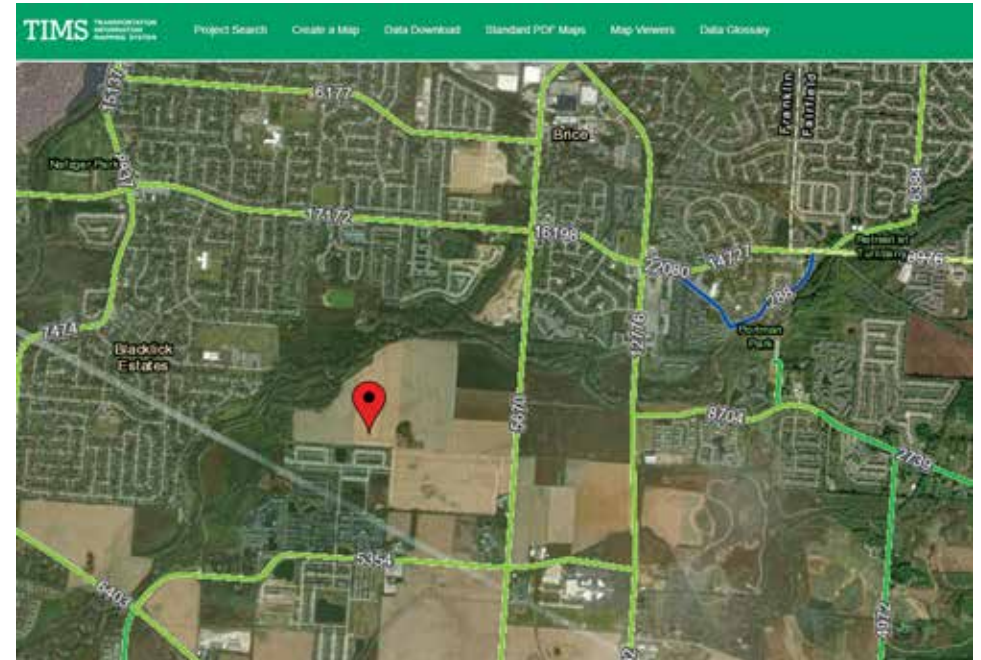
Click [here](#) to view Franklin County Zoning Resolution






Demographic Summary Report

3701 Brice Rd, Canal Winchester, OH 43110			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	8,230	84,041	212,613
2024 Estimate	8,129	82,994	209,156
2020 Census	7,677	82,962	208,982
Growth 2024 - 2029	1.24%	1.26%	1.65%
Growth 2020 - 2024	5.89%	0.04%	0.08%
<b>2024 Population by Hispanic Origin</b>			
2024 Population	417	5,094	13,060
White	8,129	82,994	209,156
Black	2,028	30,148	92,517
Am. Indian & Alaskan	4,853	37,869	81,412
Asian	19	335	747
Hawaiian & Pacific Island	158	3,884	8,698
Other	2	28	55
U.S. Armed Forces	1,069	10,731	25,727
	5	76	263
<b>Households</b>			
2029 Projection	3,249	32,834	82,679
2024 Estimate	3,222	32,480	81,490
2020 Census	3,110	32,611	81,652
Growth 2024 - 2029	0.84%	1.09%	1.46%
Growth 2020 - 2024	3.60%	-0.40%	-0.20%
Owner Occupied	1,309	14,642	43,591
Renter Occupied	1,913	17,838	37,899
	40.63%	45.08%	53.49%
	59.37%	54.92%	46.51%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	3,223	32,479	81,489
Income: \$25,000 - \$50,000	417	4,908	12,538
Income: \$50,000 - \$75,000	1,038	8,749	19,780
Income: \$75,000 - \$100,000	823	7,838	16,476
Income: \$100,000 - \$125,000	376	4,133	11,035
Income: \$125,000 - \$150,000	330	2,562	7,427
Income: \$150,000 - \$200,000	146	2,018	5,685
Income: \$200,000+	22	1,298	4,866
	71	973	3,682
	2.20%	3.00%	4.52%
2024 Avg Household Income	\$65,398	\$71,908	\$79,755
2024 Med Household Income	\$52,779	\$56,491	\$59,908



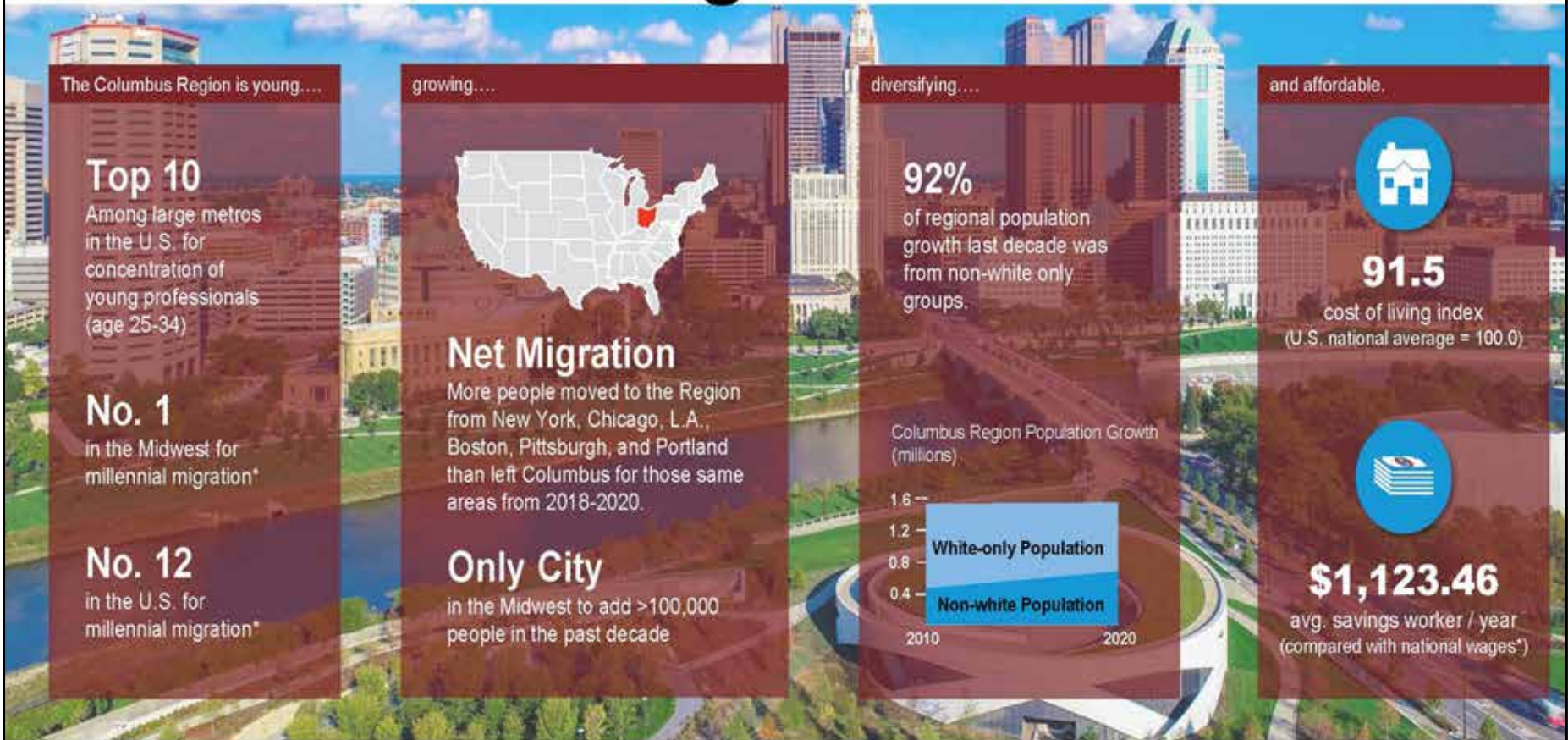
Traffic Count Report

Brice Rd, Canal Winchester, OH 43110						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 DeForest Dr	Fontaine Rd	0.05 W	2022	359	MPSI	.50
2 DeForest Dr	Fontaine Rd	0.01 E	2022	470	MPSI	.53
3 DeForest Dr	Everson Rd W	0.02 W	2022	825	MPSI	.57
4 DeForest Dr	Everson Rd W	0.01 W	2022	888	MPSI	.62
5 DeForest Dr	Everson Rd W	0.02 E	2022	756	MPSI	.64
6 Clearwater Dr	Harbor Blvd	0.04 S	2022	567	MPSI	.66
7 Clearwater Dr	Harbor Blvd	0.02 N	2022	1,007	MPSI	.67
8 Matuka Dr	Payday Ln	0.04 W	2022	455	MPSI	.77
9 Matuka Dr	Payday Ln	0.04 W	2020	559	MPSI	.77
10 Shannon Rd	Brice Rd	0.19 E	2022	4,710	MPSI	.79



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# What's Driving Investment?



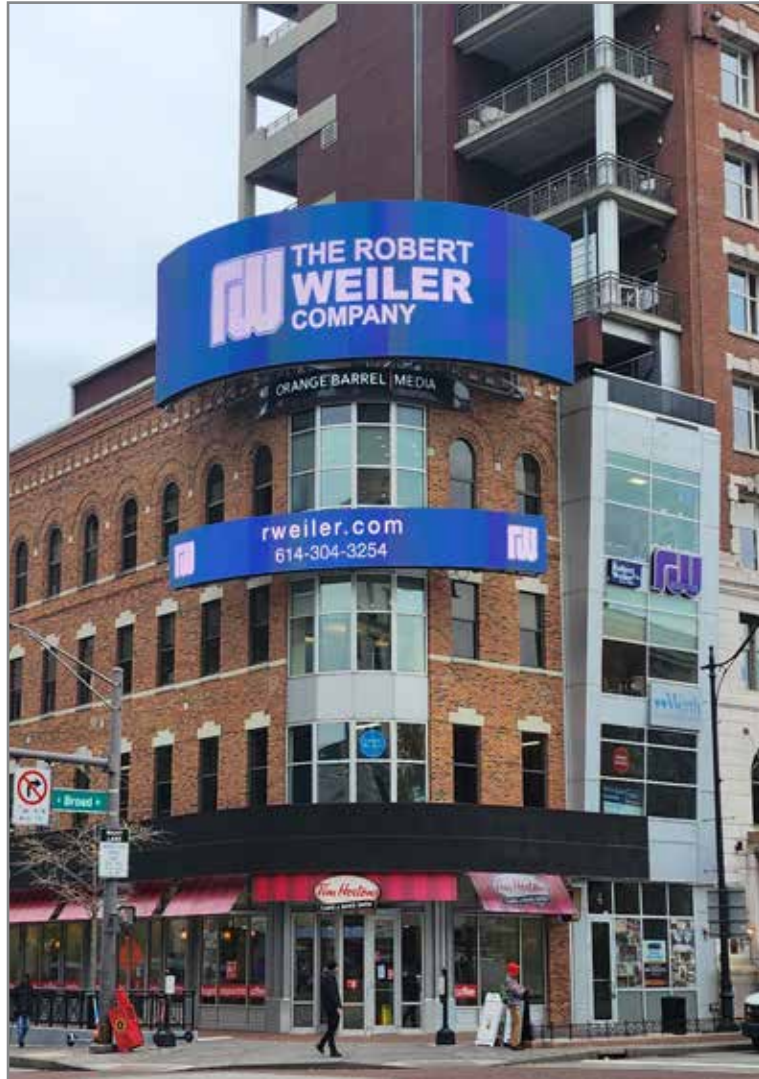
# Notable Projects YTD



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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[www.rweiler.com](http://www.rweiler.com)

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