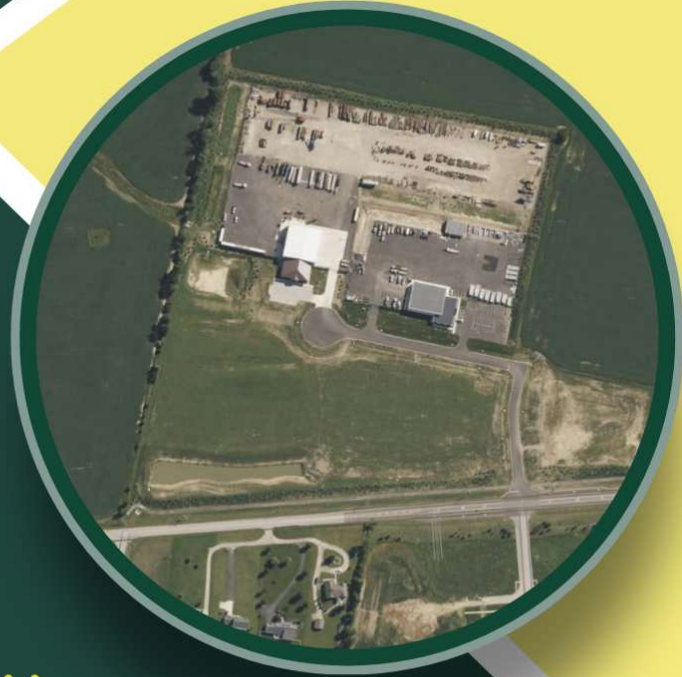




INDUSTRIAL / COMMERCIAL LAND FOR SALE

INDUSTRIAL PKWY &
TAYLOR RD



Jerome Township, OH 43040

John Royer CRE, SIOR

614.255.4374

jroyer@krgre.com

Brent Garland

614.255.4381

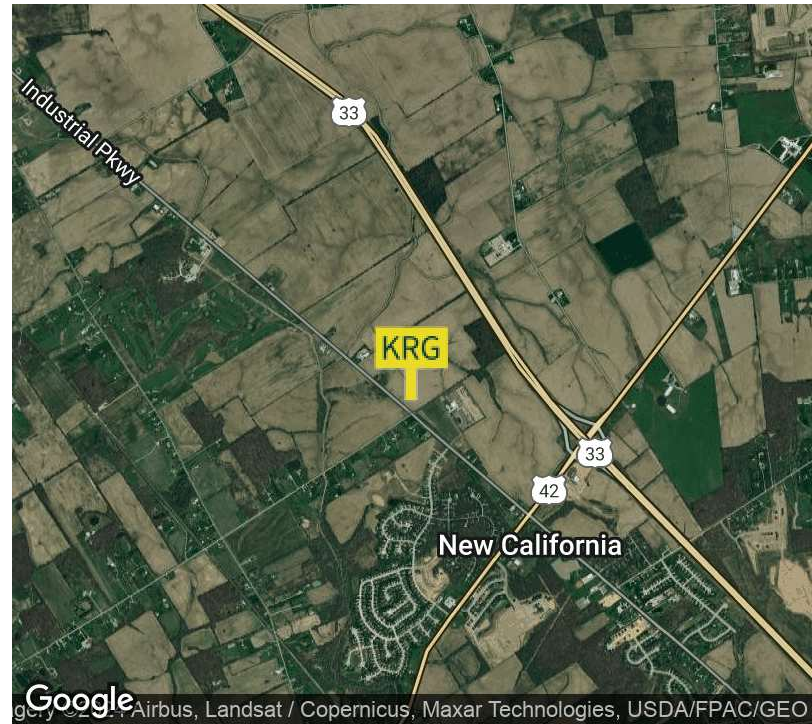
bgarland@krgre.com

Kohr Royer Griffith

📍 1480 Dublin Road, Columbus, OH 43215

☎ 614.228.2471 | krgre.com

Taylor Road & Industrial Parkway Jerome Township, OH 43040



Price / Acre	\$299,000.00
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OFFERING SUMMARY

Lot Size:	15 Acres
Zoning:	Planned Development
Market:	Columbus
Submarket:	Plain City / Marysville
Minimum Lot Size:	2 acres
Maximum Lot Size:	12 acres
Traffic Count:	5,389

PROPERTY OVERVIEW

This property is zoned as Planned Development, offering a spectrum of potential investment ventures. With commanding frontage along Industrial Parkway and convenient full curb cuts, the site provides effortless accessibility. Lots are part of currently filed Covenants, Restrictions and Easements in the Park.

LOCATION OVERVIEW

The site is located northwest of US 33 and US Route 42 interchange. Proposed sites are under Jerome Township and Union County jurisdiction. This land is on the east side of Industrial Parkway, about a 1/4 mile north of US Route 42.

PROPERTY HIGHLIGHTS

- Zoned Planned Development, versatile investment opportunities
- Industrial Parkway frontage with full curb cuts
- Prime location within Jerome Township

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LOT #	SIZE	ZONING
1 - Sub Area A	4 Acres	Planned Development
2 - Sub Area A	2.6 Acres	Planned Development
3 - Sub Area A	2.4 Acres	Planned Development
4 - Sub Area A	2.4 Acres	Planned Development

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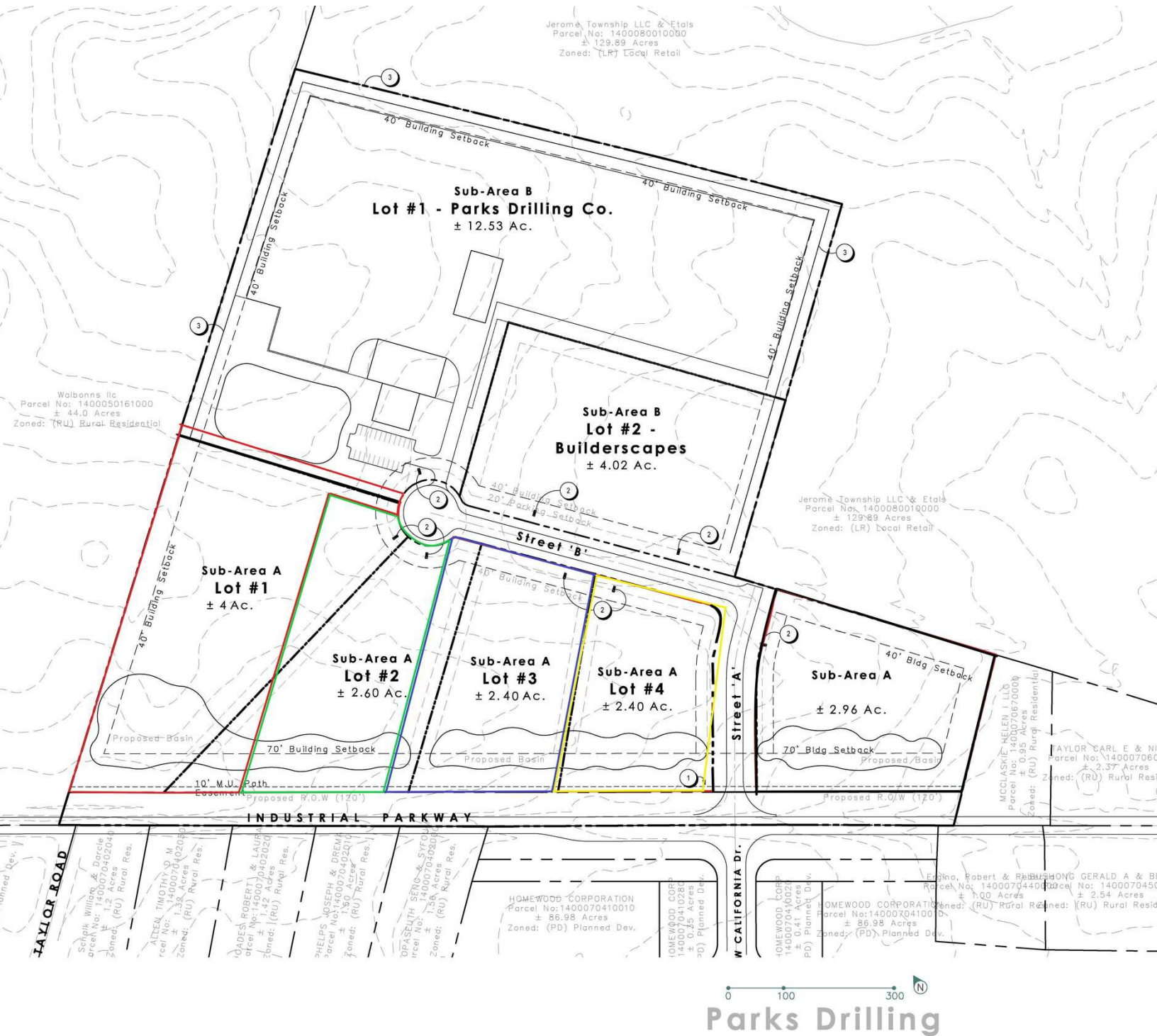


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Lotting Plan

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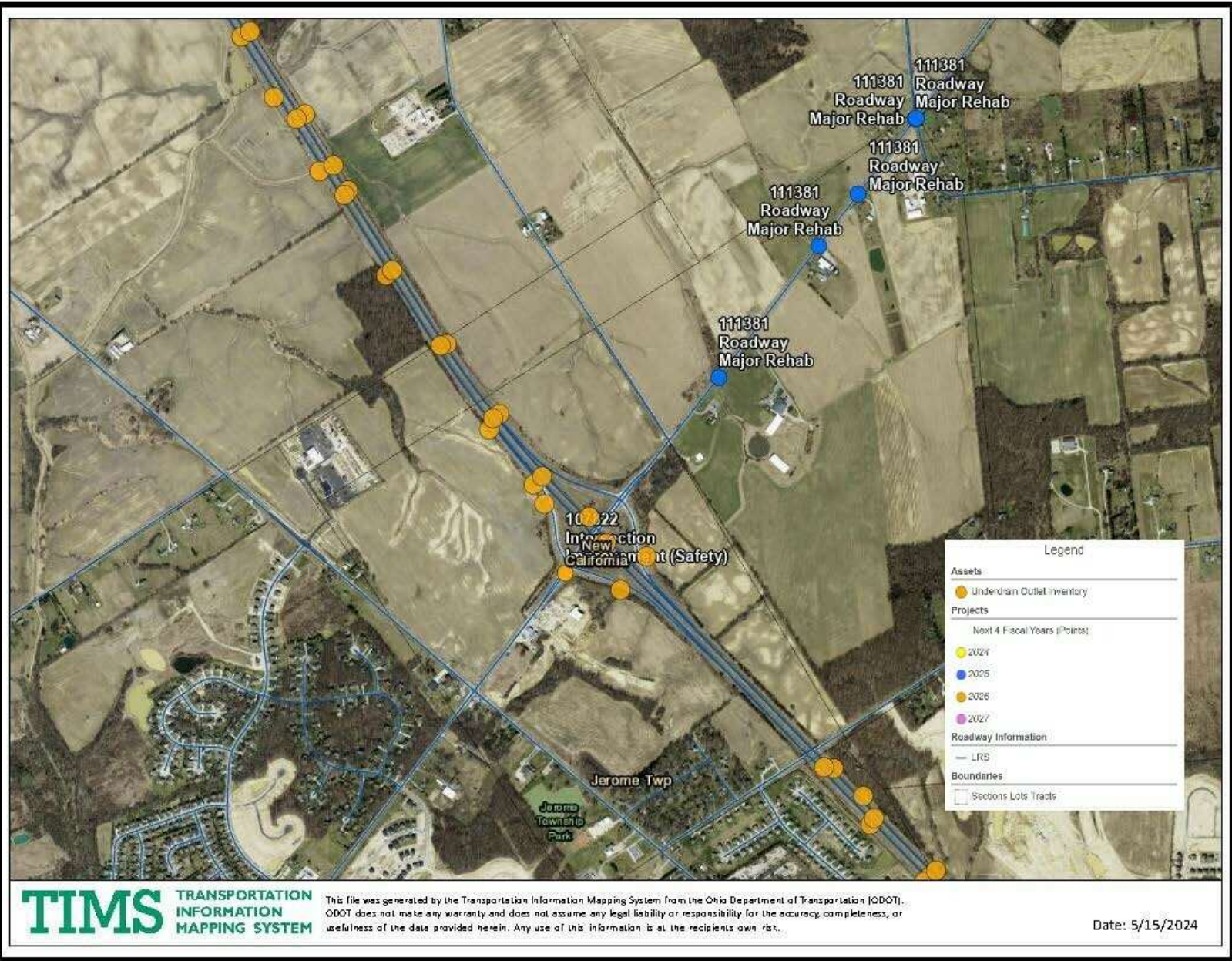
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Map - Upcoming Road Projects

Land For Sale

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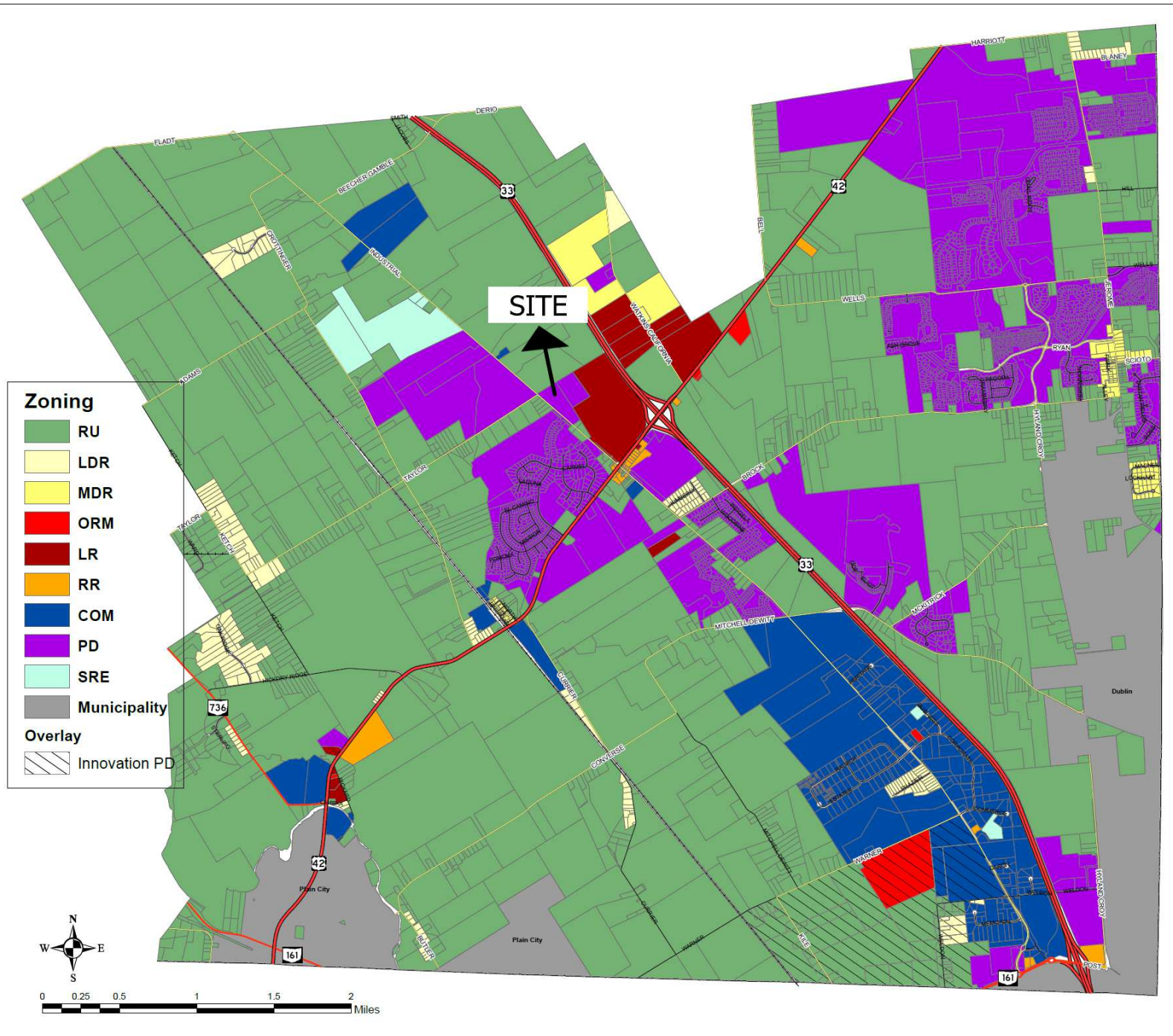
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Zoning - Jerome Township

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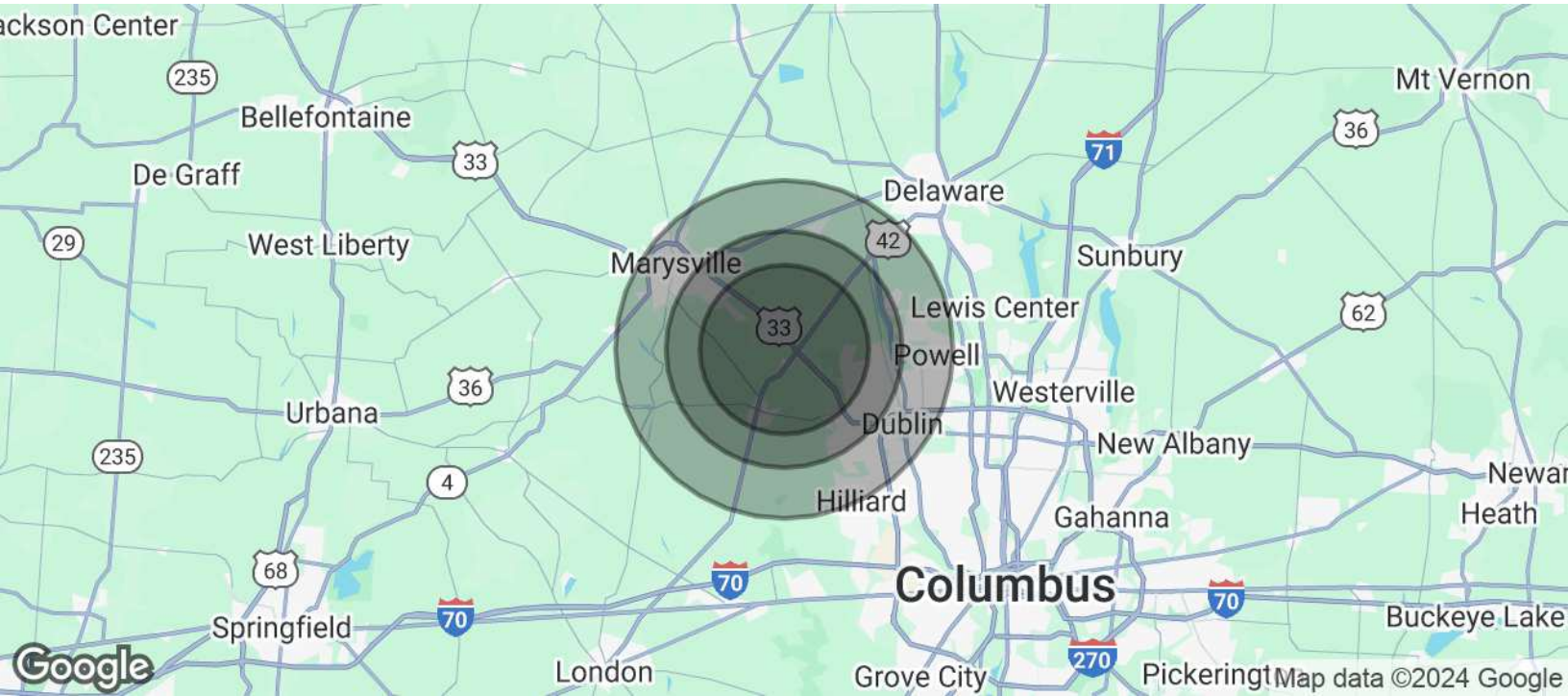
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POPULATION	5 MILES	7 MILES	10 MILES
Total Population	17,998	59,059	190,483
Average Age	39.5	40.3	38.4
Average Age (Male)	39.4	39.6	37.2
Average Age (Female)	40.2	41.4	38.8

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	6,313	21,745	75,324
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$166,434	\$149,729	\$122,402
Average House Value	\$404,118	\$366,921	\$296,685

2020 American Community Survey (ACS)

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Taylor Road & Industrial Parkway Jerome Township, OH 43040



JOHN ROYER CRE, SIOR

President / Partner

jroyer@krgre.com

Direct: **614.255.4374**

PROFESSIONAL BACKGROUND

John W. Royer, over the last 30 plus years, has been involved in all aspects of real estate including brokerage, development, and counseling of numerous projects. John has acted as a development consultant and developer for various clients in sale/lease back transactions. He has been involved in the renovation, development, and investment in over \$300 million dollars of real property. Additionally, John has worked with client's on-site acquisitions, sales of real property, numerous leasing assignments of commercial property, bank owned real estate and some bank receiver work. He has been active over the years serving on numerous boards. John and his wife Stacey are the proud parents of three daughters Hannah, Libby and Sari.

MEMBERSHIPS

Licensed:

- Real Estate Broker State of Ohio
- Real Estate Broker State of Kentucky
- Franklin County Probate Court Real Estate Appraiser

Memberships:

- Columbus Board of Realtors
- Counselors of Real Estate
- Society of Industrial and Office Realtors, SIOR
- Ohio Association of Realtors
- National Association of Realtors
- ULI Urban Land Institute Affiliate Member
- International Counsel of Shopping Centers
- Ohio Affordable Housing Trust Fund Advisory

Current Board Positions:

- First Merchants Bank Local Columbus Board
- Community Housing Network, Inc. – Fundraising Campaign Committee Member
- Governor Appointed to the Ohio Housing Trust Fund Advisory Board

John Royer CRE, SIOR **Brent Garland**

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BRENT GARLAND

Brokerage Associate

bgarland@krgre.com

Direct: **614.255.4381** | Cell: **614.551.4485**

OH #2012002167

PROFESSIONAL BACKGROUND

Prior to joining Kohr Royer Griffith Inc almost 10 years ago, Brent held positions as Director of Business Development at companies such as TRG Rubicon, Mount Carmel Health System, and John Gerlach & Company. Also during that time he was a Partner at Ten Pin Alley. His experience in Business Development spans over 20 years with emphasis in Health Care, Real Estate, and Small Business entrepreneurship.

Brent's experience as a small business entrepreneur, knowledge of the medical industry and accounting industry has fueled his success. Over the years he has served as a board member for companies like Taylor Station Surgery Center, Central Ohio Sleep Center, Lower Lights Christian Health Center and Media Source. He also served as Director for the Upper Arlington Civic Association. Brent is results oriented and growth driven.

EDUCATION

Wright State University

The Ohio State University

MEMBERSHIPS

Board of Director's - Santa's Silent Helpers- Sep 2012 – Present

Board of Director's - Open Door - Jan 2009 – Present

Columbus Commercial Industrial Investment Realtors (CCIIR)

National Association of Realtors (NAR)

Ohio Association of Realtors (OAR)

Member of Columbus Realtors

Mercator Club of Columbus

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110 YEARS IN CENTRAL OH & COUNTING

Since its inception in 1914, Kohr Royer Griffith Inc. (KRG) has served the commercial real estate market in Central Ohio and throughout the United States. No other firm provides better quality service or more insightful knowledge while maintaining a reputation as stellar as ours.

Our expertise and repeated success empower us to maintain a wide range of loyal clients, including individuals, corporations, pension funds, financial institutions, and government agencies.

KRG's leaders are actively involved in the real estate community. Our roster includes four former presidents of the Columbus Board of Realtors, five former presidents of the local chapter of the Institute of Real Estate Management, two former presidents of the Columbus Apartment Association, one trustee for the Columbus Apartment Association, and one former president of the Appraisal Institutes Ohio Chapter.

At KRG, it all begins with you. We strive to develop, strengthen, and maintain personal relationships that allow our clients to invest in our beloved communities, in and outside of Ohio.

KRG ACCREDITATION

- Society of Industrial & Office Realtors
- Certified Property Managers
- Columbus Commercial Industrial & Investment Realtors
- Real Property Administrator
- Building Owners & Managers Association
- Certified Commercial Investment Member
- Counselors of Real Estate
- International Council of Shopping Centers
- Columbus, Ohio, & National Association of Realtors

OUR TEAM SPECIALIZES IN

- Appraisal Services
- Brokerage Services
- Consulting Services
- Development Services
- Management Services

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