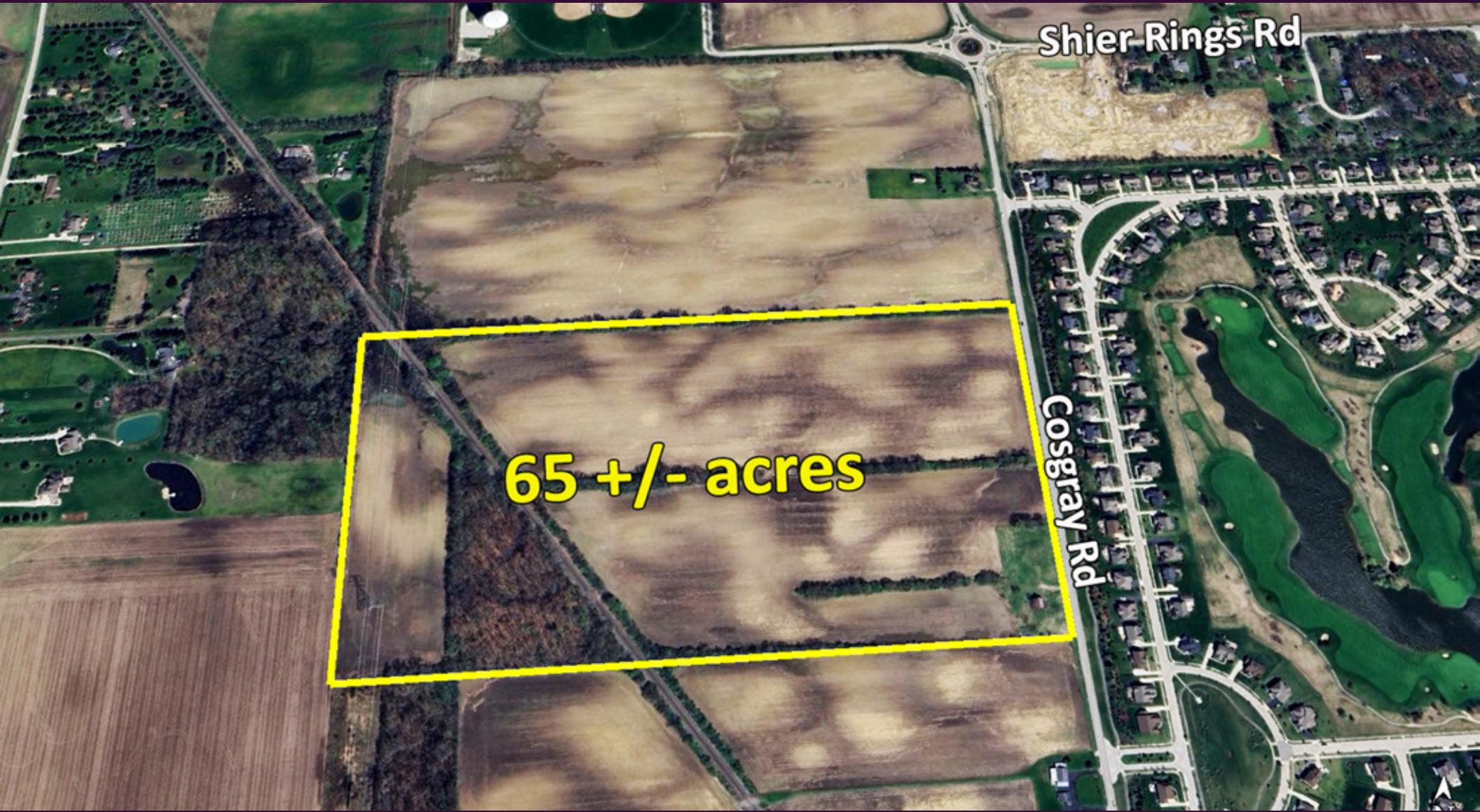


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

65 +/- Acres Development Land
5751 Cosgray Road, Dublin, OH 43016

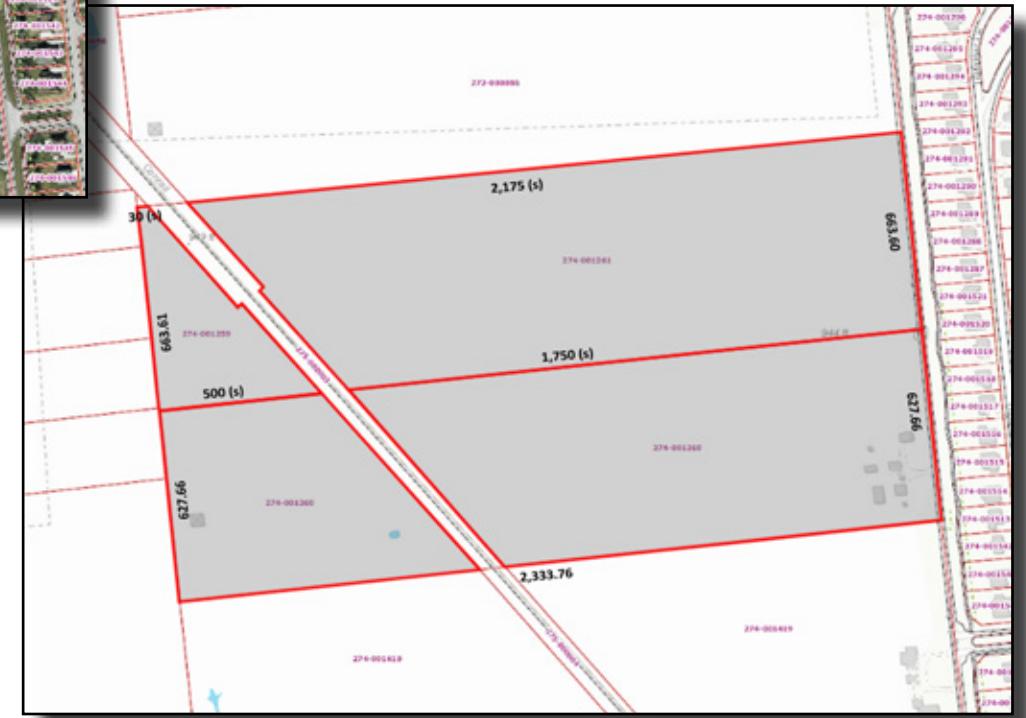
DUBLIN DEVELOPMENT LAND

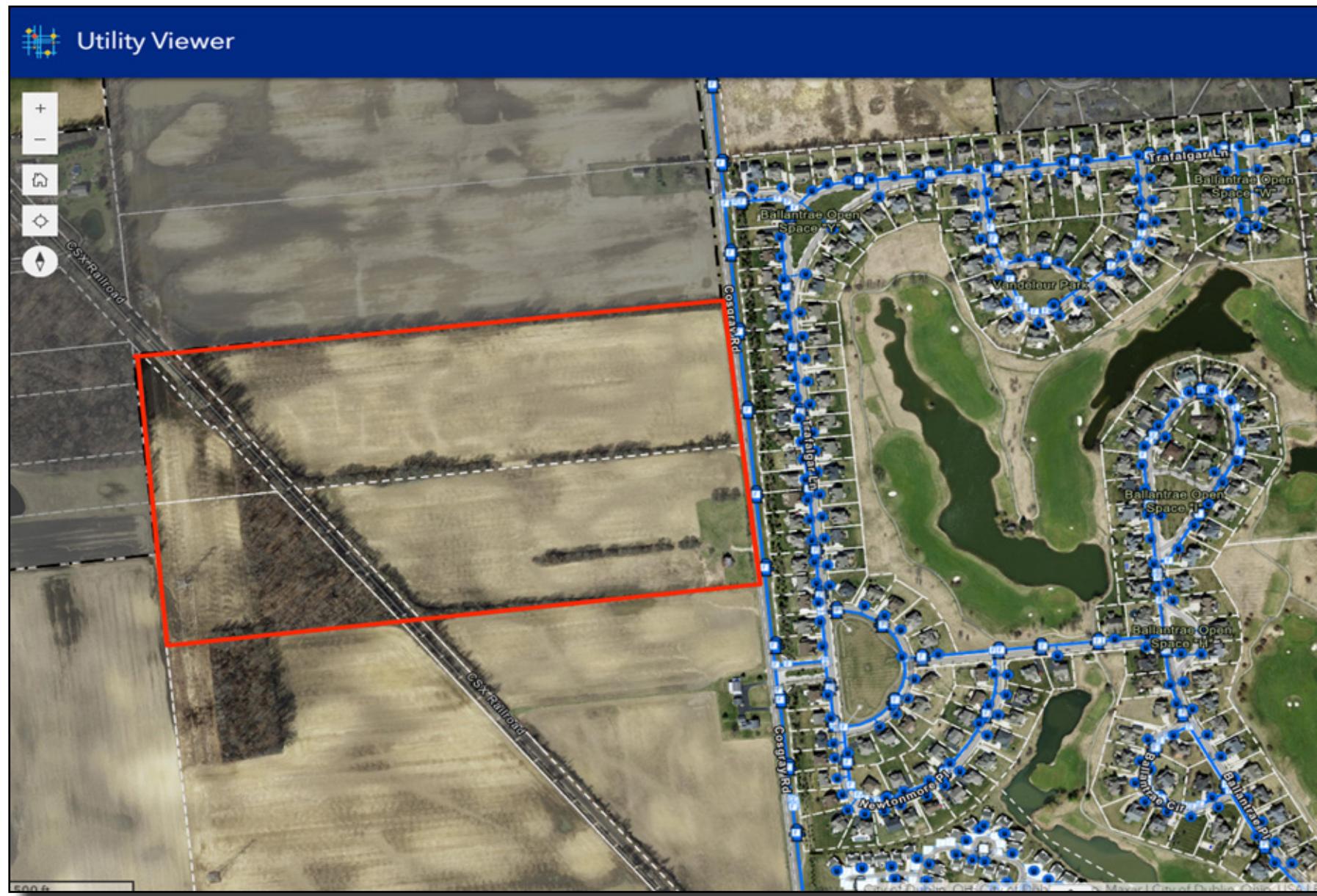
65 +/- AC land available on the west side of Cosgray Rd and north of Rings Rd. Water and storm on Cosgray. Sanitary sewer available across Cosgray Rd at Ballantrae Place. One, single-family home on Parcel 274-001260 but being sold for land value. Industrial/Flex Innovation area under Dublin's new preferred land use plan. Currently zoned Rural Residential/Agricultural. Nearby shopping at Perimeter Center. Minutes from US-33/161 & I-270.



Property Highlights

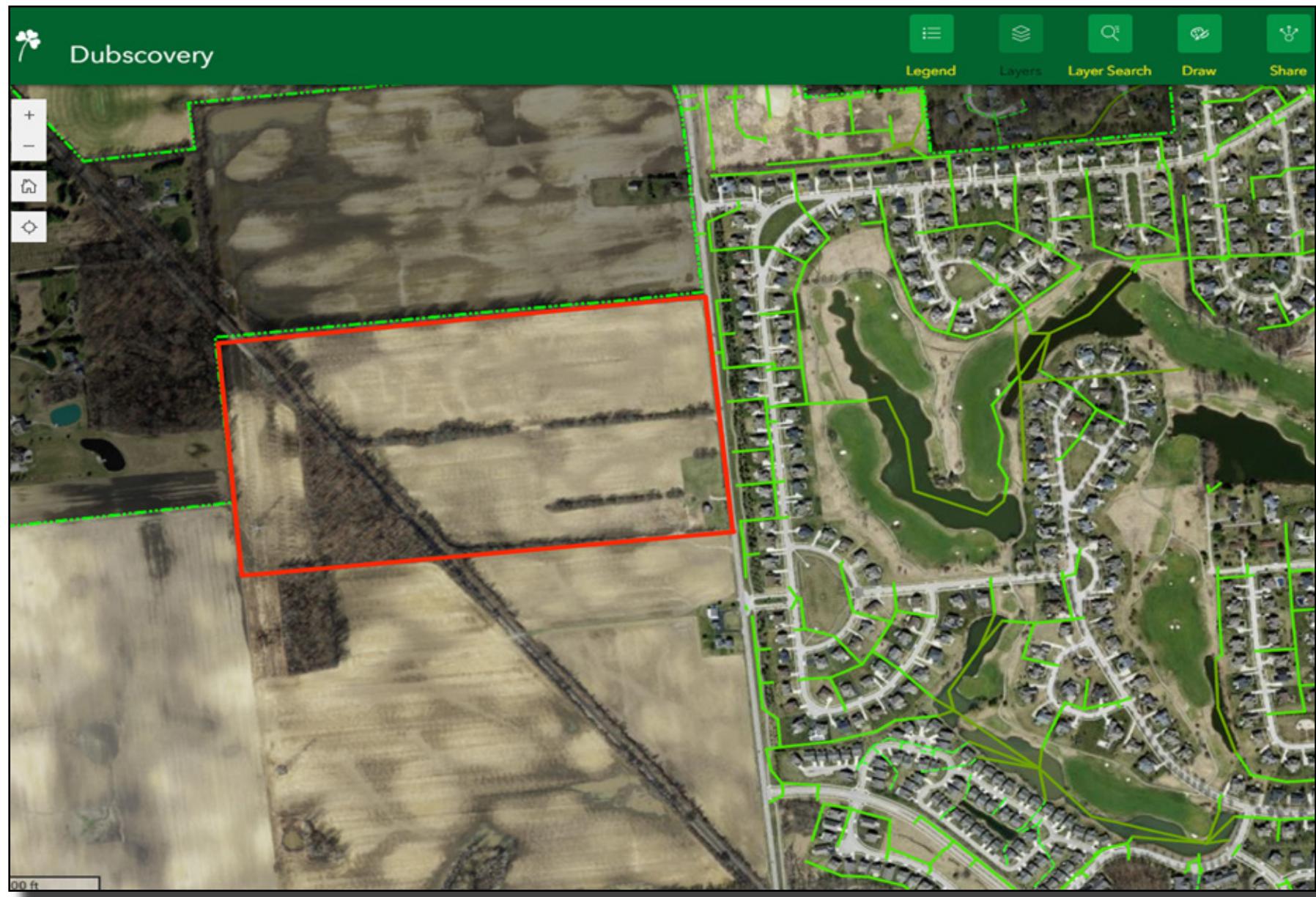
Address:	5751 Cosgray Road Dublin, OH 43016
County:	Franklin
PID:	274-001259-00 274-001260-00 274-001261-00
Location:	Between Rings Road and Shier Rings Road
Acreage:	65 +/- ac
Sale Price:	\$5,525,000
Sale Price/Ac:	\$85,000
Utilities:	Available
Zoning:	R - Rural District

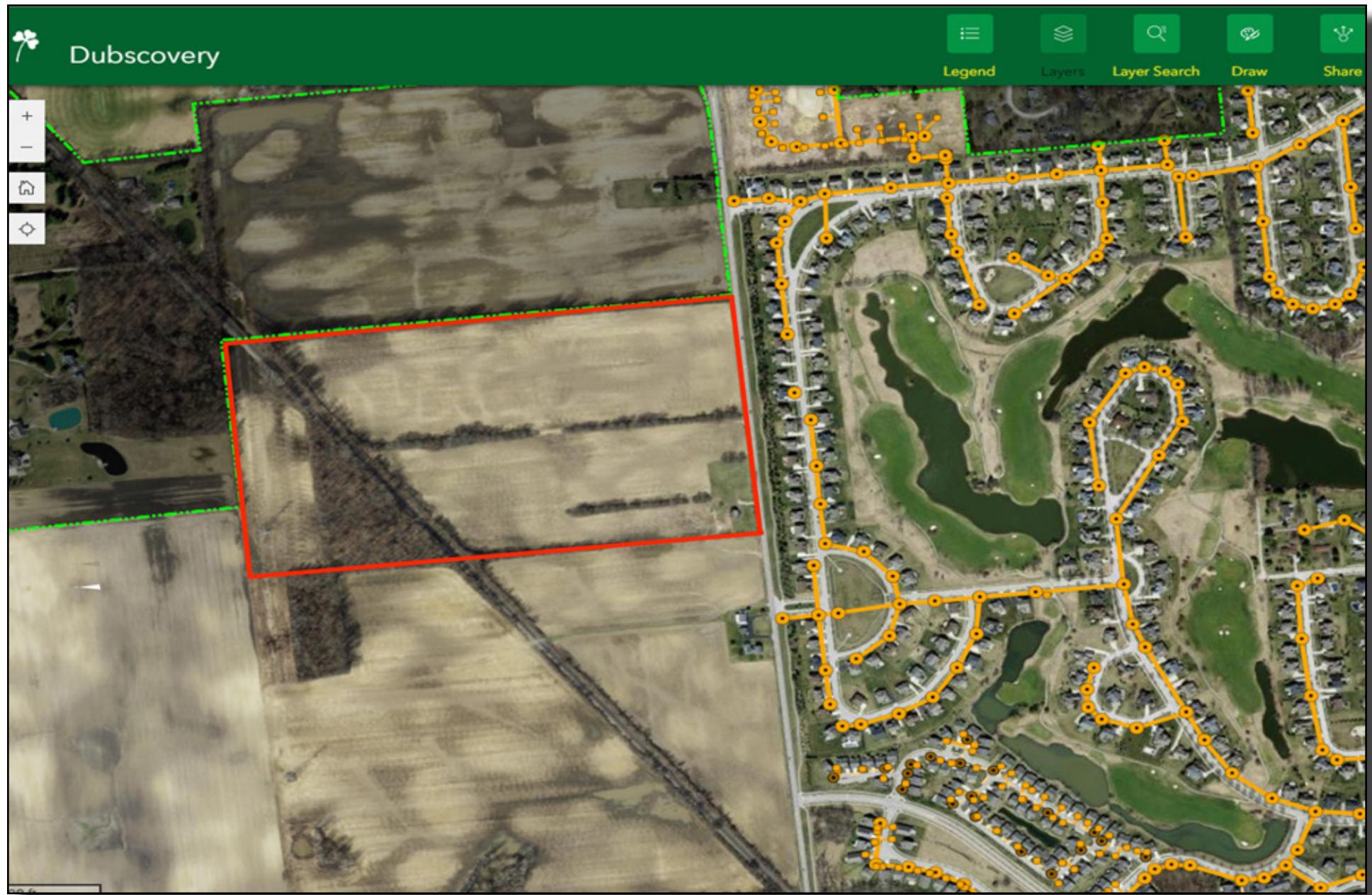


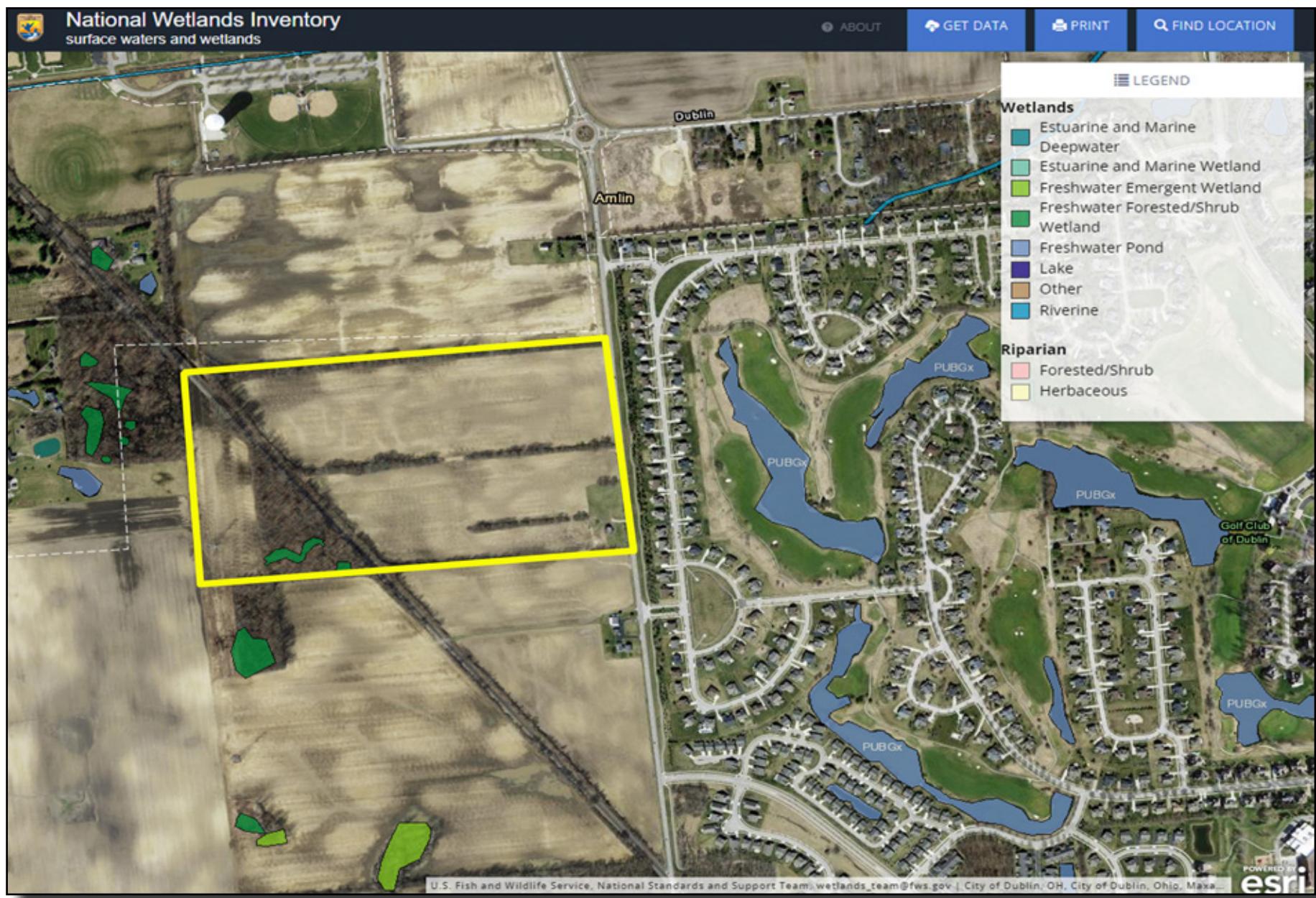


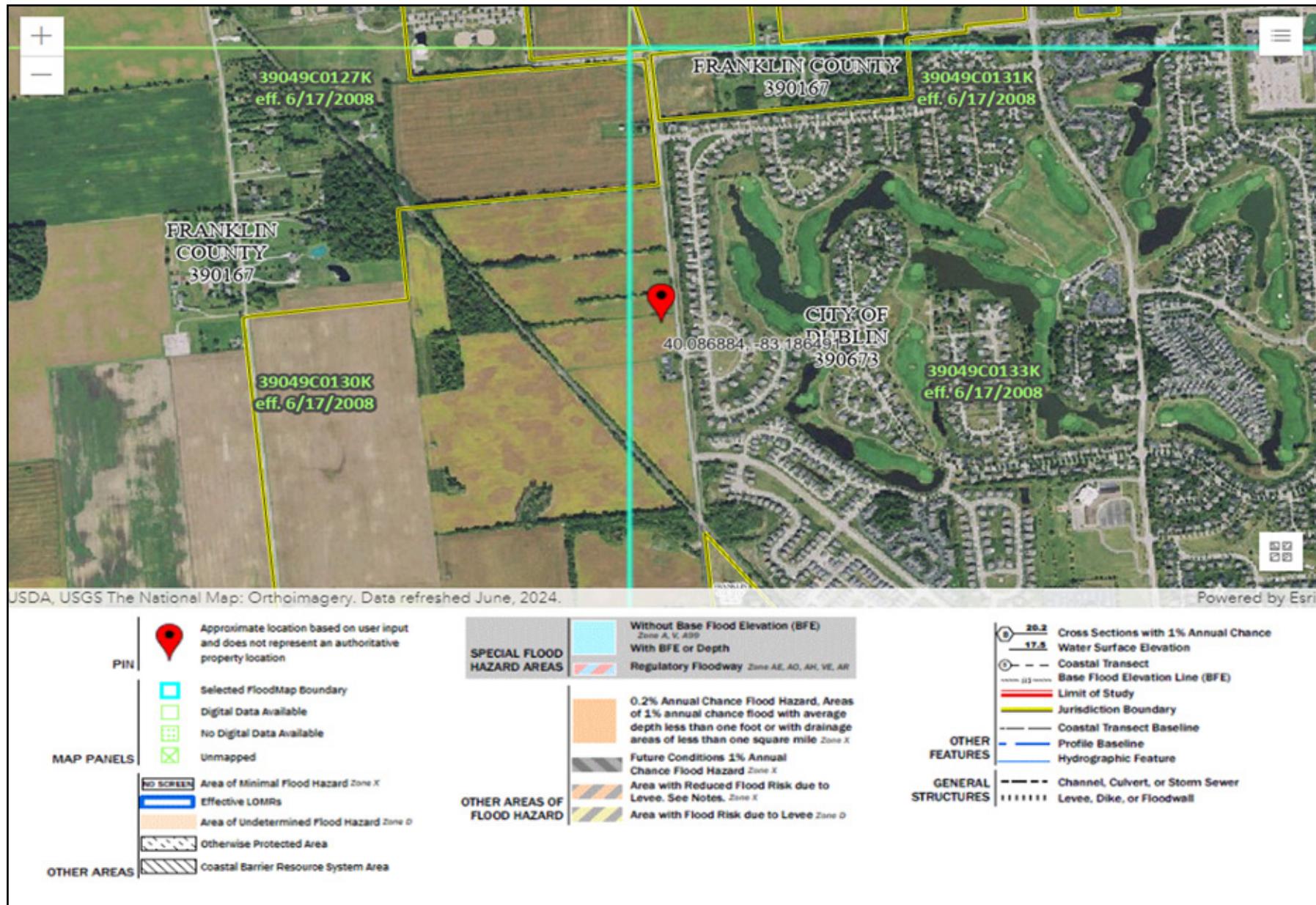
Appraisal Brokerage Consulting Development

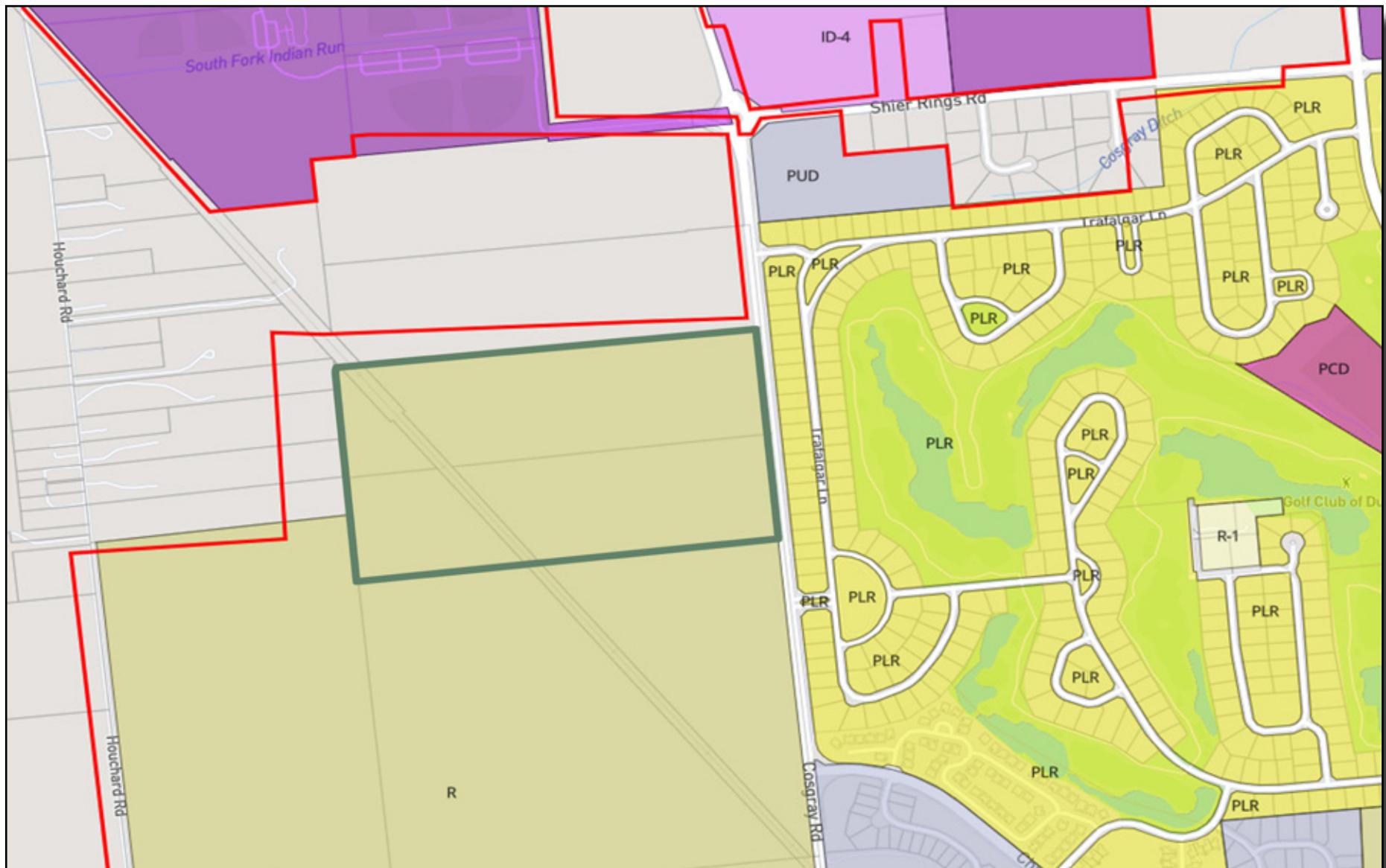
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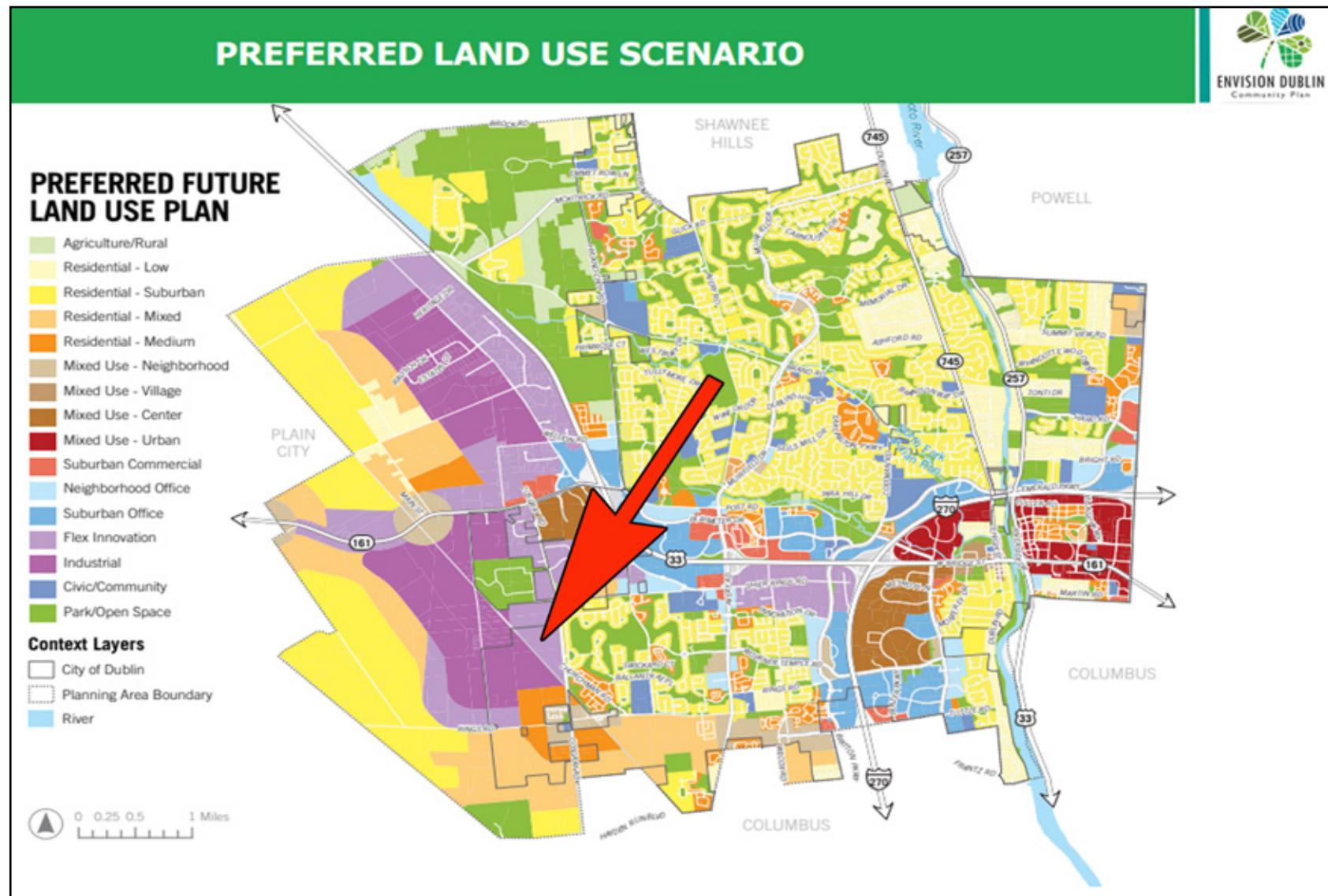








[**Click here to view zoning regulations**](#)



[Click here to view Preferred Future Land Use Plan](#)

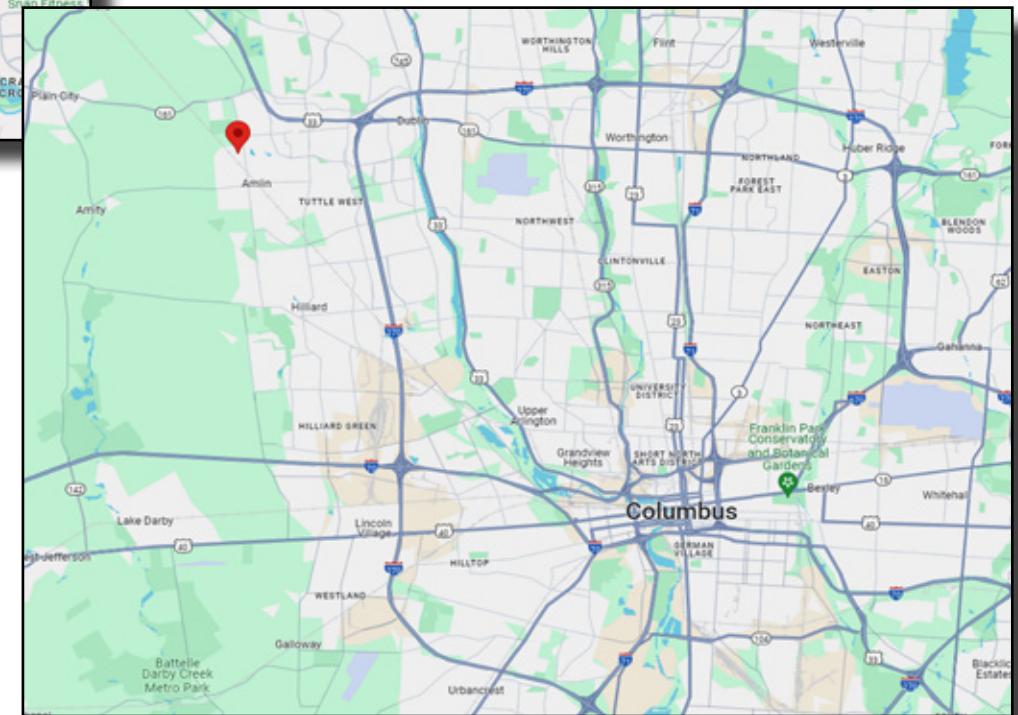
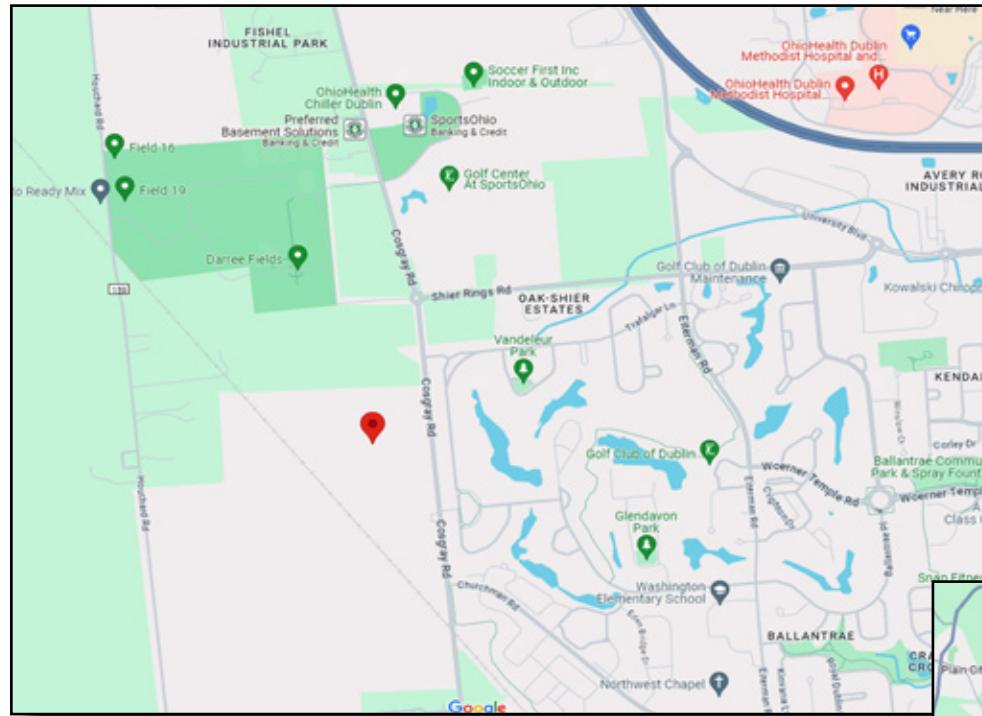


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65 +/- acres development land
5751 Cosgray Road, Dublin, OH 43016

Street Maps



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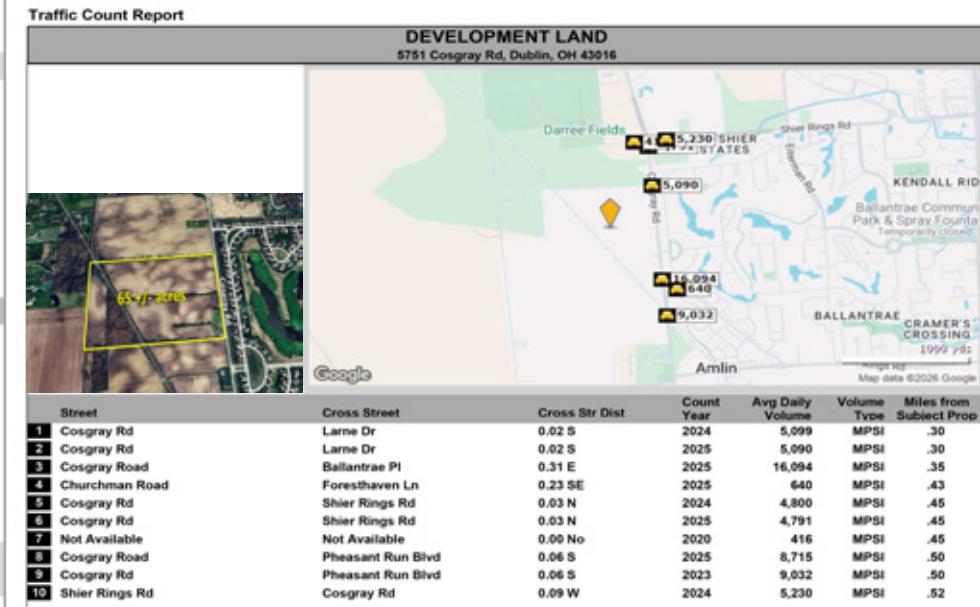
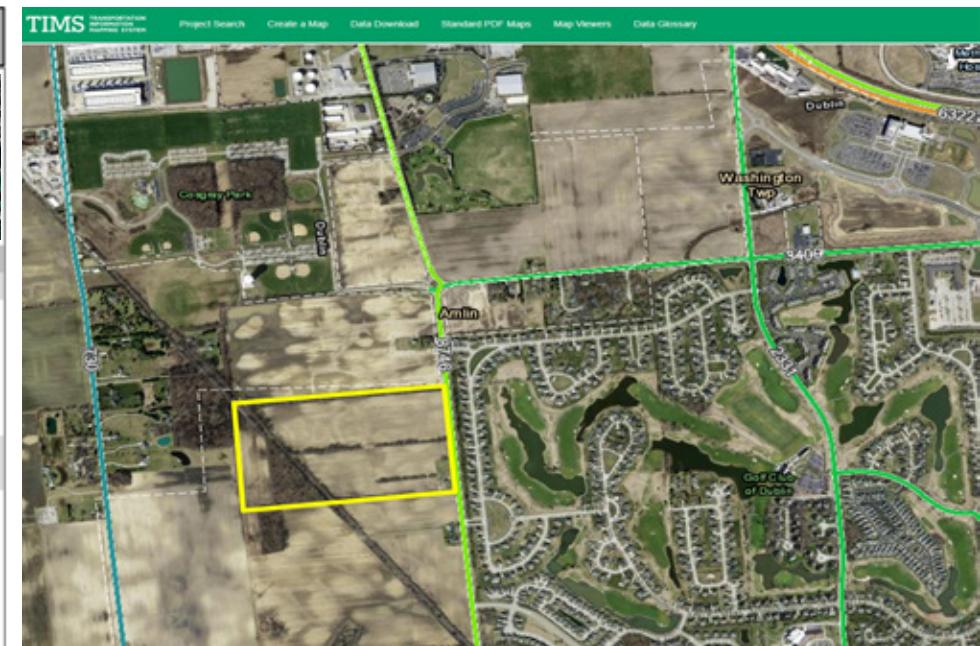


Great Location!

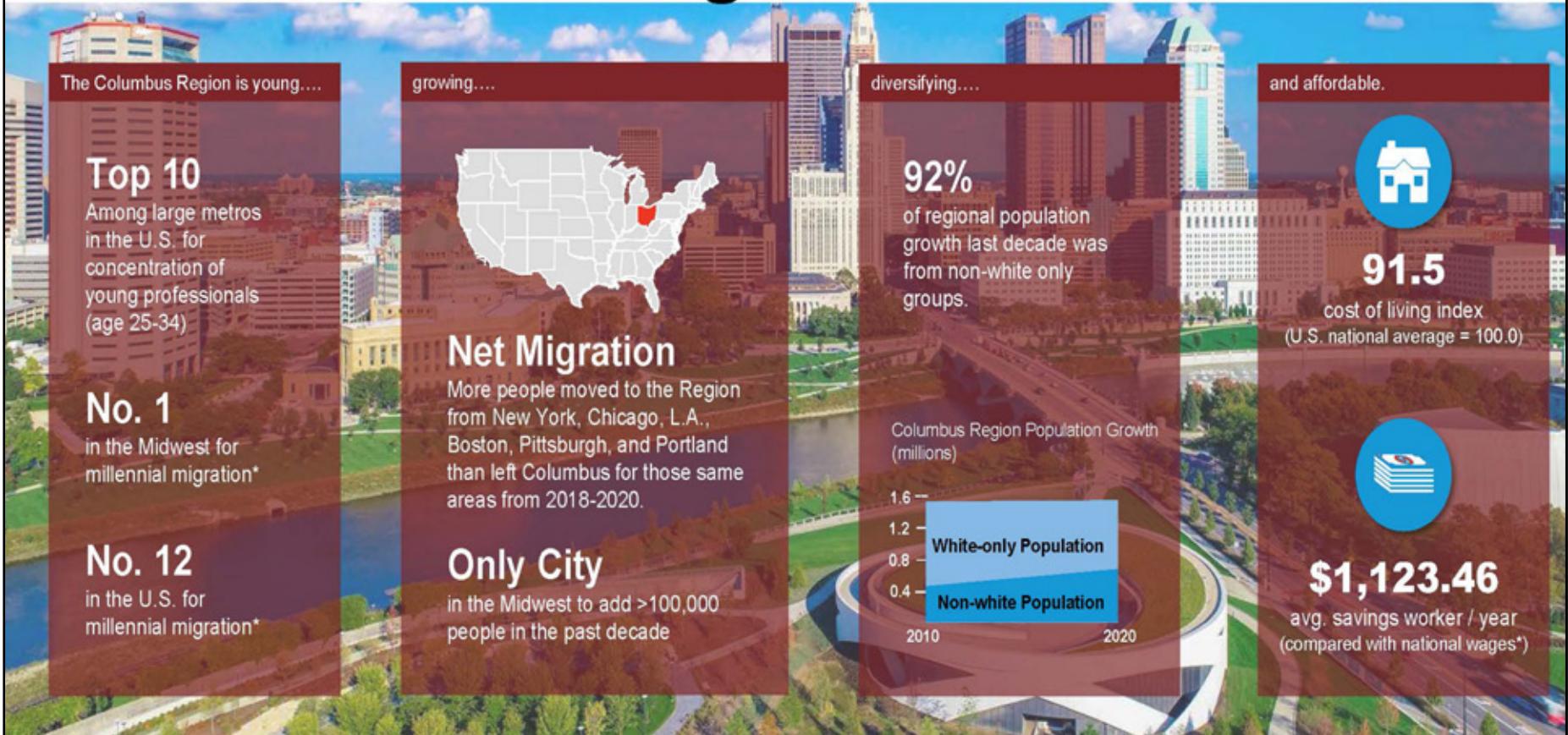
Easy access to major roads
20 minutes to Polaris Fashion Place
25 minutes to Downtown Columbus

Demographic Summary Report

DEVELOPMENT LAND				
5751 Cosgray Rd, Dublin, OH 43016				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	1,930	34,859	116,321	
2024 Estimate	1,935	34,440	114,958	
2020 Census	1,960	34,583	116,074	
Growth 2024 - 2029	-0.26%	1.22%	1.19%	
Growth 2020 - 2024	-1.28%	-0.41%	-0.96%	
2024 Population by Hispanic Origin	75	1,261	4,776	
2024 Population	1,935	34,440	114,958	
White	1,497 77.36%	22,071 64.09%	83,799 72.90%	
Black	60 3.10%	1,234 3.58%	3,792 3.30%	
Am. Indian & Alaskan	4 0.21%	57 0.17%	256 0.22%	
Asian	217 11.21%	8,276 24.03%	16,660 14.49%	
Hawaiian & Pacific Island	0 0.00%	7 0.02%	20 0.02%	
Other	157 8.11%	2,796 8.12%	10,431 9.07%	
U.S. Armed Forces	1	18	71	
Households				
2029 Projection	846	13,682	46,008	
2024 Estimate	850	13,608	45,642	
2020 Census	866	13,820	46,303	
Growth 2024 - 2029	-0.47%	0.54%	0.80%	
Growth 2020 - 2024	-1.85%	-1.53%	-1.43%	
Owner Occupied	583 68.59%	7,989 58.71%	27,693 60.67%	
Renter Occupied	266 31.29%	5,619 41.29%	17,950 39.33%	
2024 Households by HH Income	847	13,608	45,641	
Income: <\$25,000	46 5.43%	1,118 8.22%	3,317 7.27%	
Income: \$25,000 - \$50,000	27 3.19%	1,381 10.15%	5,165 11.32%	
Income: \$50,000 - \$75,000	190 22.43%	2,263 16.63%	7,286 15.96%	
Income: \$75,000 - \$100,000	154 18.18%	2,093 15.38%	6,164 13.51%	
Income: \$100,000 - \$125,000	155 18.30%	2,119 15.57%	6,075 13.31%	
Income: \$125,000 - \$150,000	101 11.92%	1,557 11.44%	4,348 9.53%	
Income: \$150,000 - \$200,000	68 8.03%	1,247 9.16%	5,732 12.56%	
Income: \$200,000+	106 12.51%	1,830 13.45%	7,554 16.55%	
2024 Avg Household Income	\$122,007	\$120,293	\$128,669	
2024 Med Household Income	\$101,048	\$99,390	\$103,656	



What's Driving Investment?



Notable Projects YTD



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

Celebrating **88** 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 88 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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