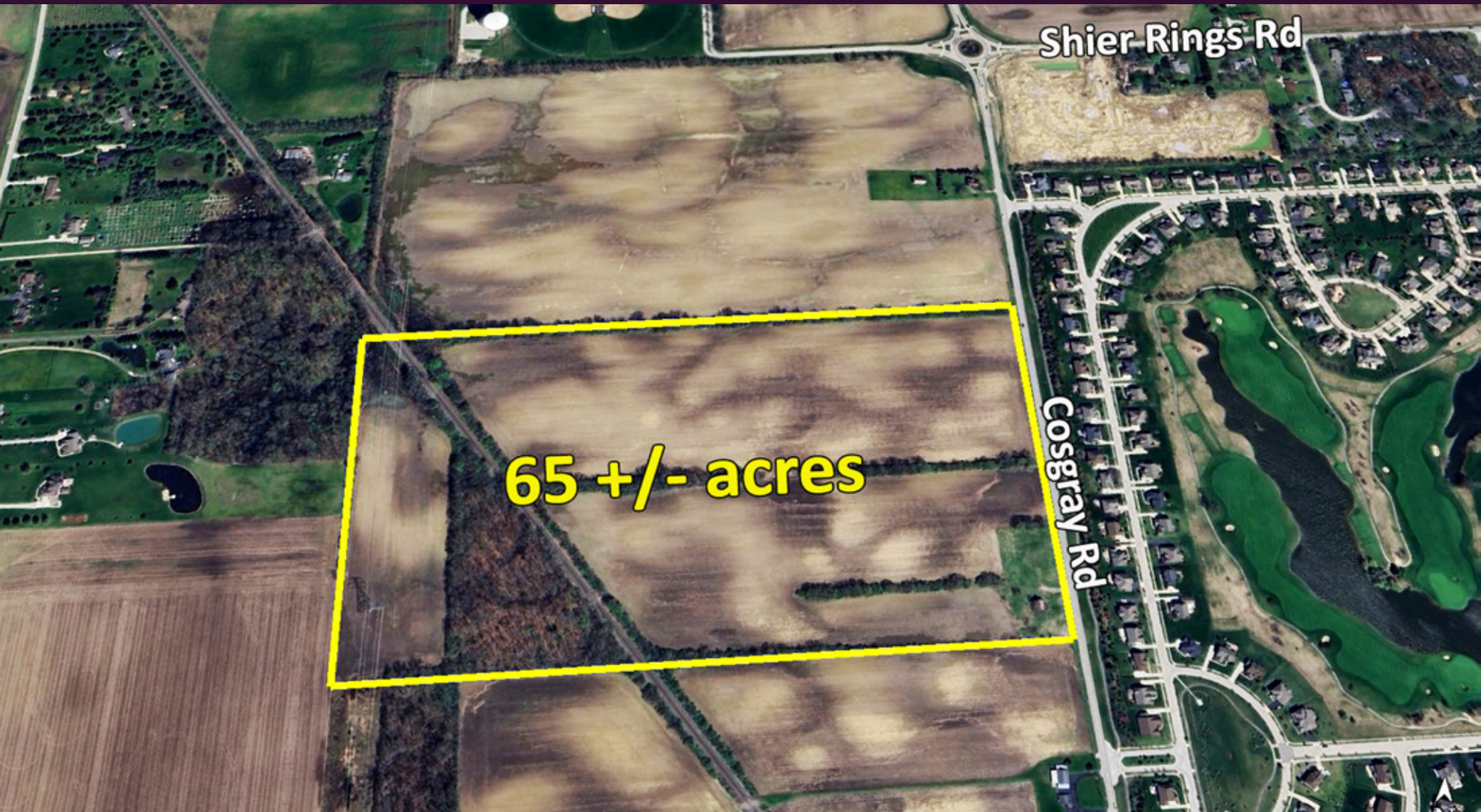


THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

## 65 +/- Acres Development Land

5751 Cosgray Road, Dublin, OH 43016



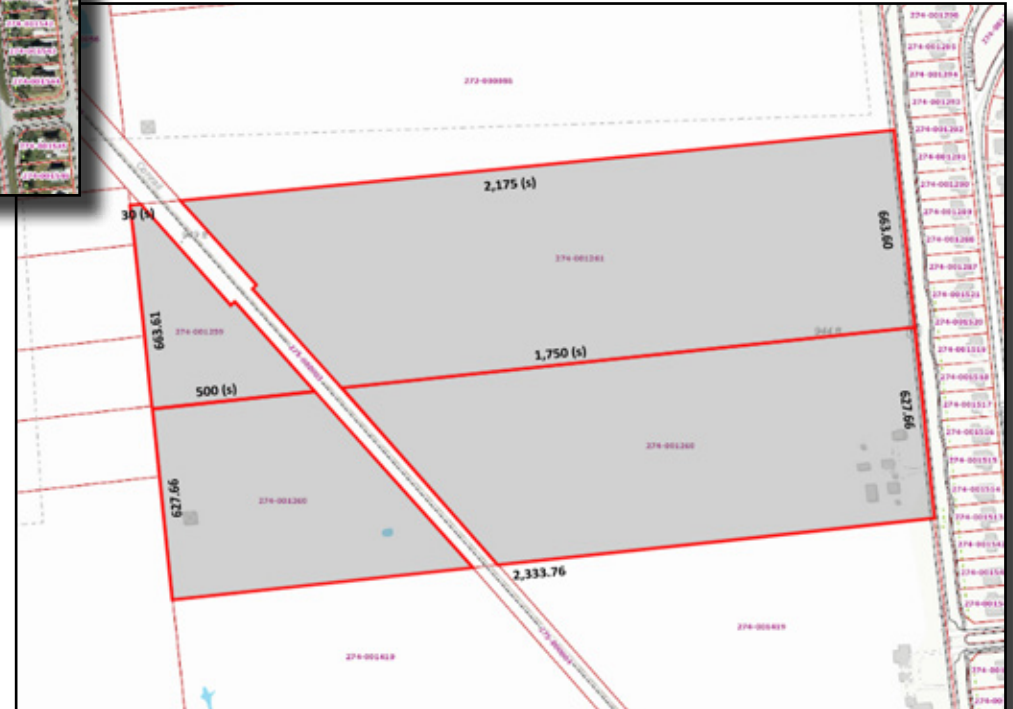
## DUBLIN DEVELOPMENT LAND

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.

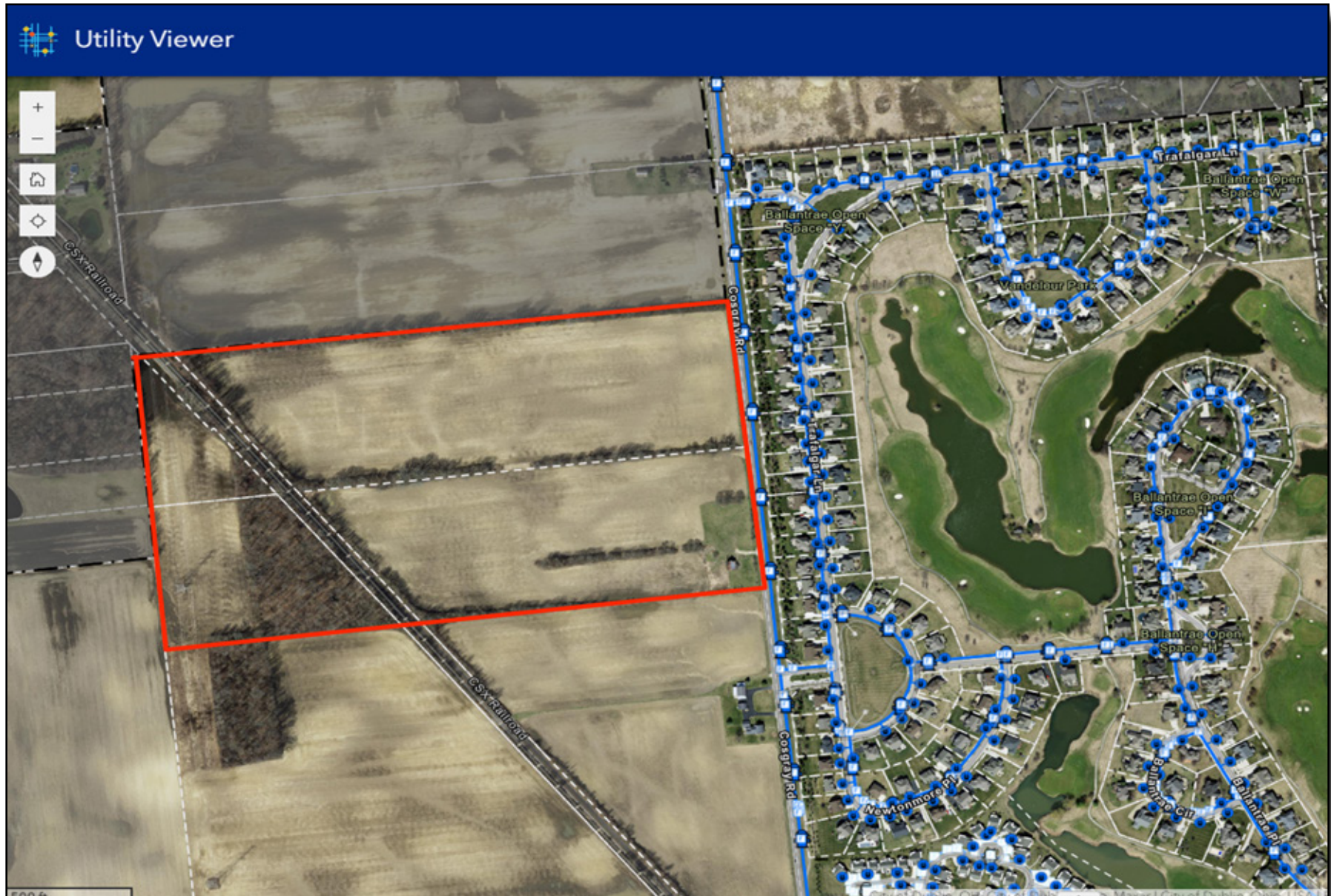


### Property Highlights

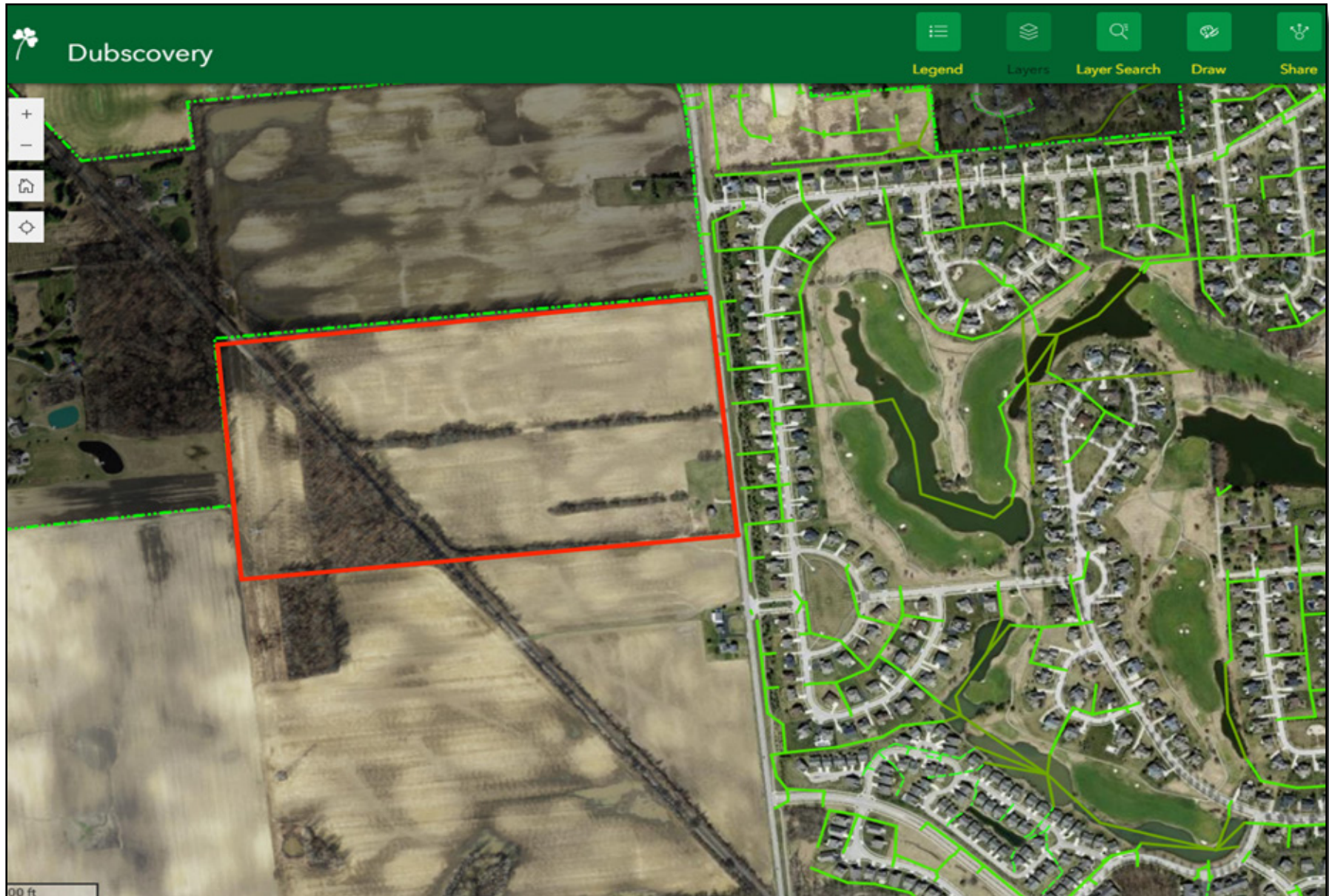
Address:	5751 Cosgray Road Dublin, OH 43016
County:	Franklin
PID:	274-001259-00 274-001260-00 274-001261-00
Location:	Between Rings Road and Shier Rings Road
Acreage:	65 +/- ac
Sale Price:	\$5,525,000
Sale Price/Ac:	\$85,000
Utilities:	Available
Zoning:	R - Rural District



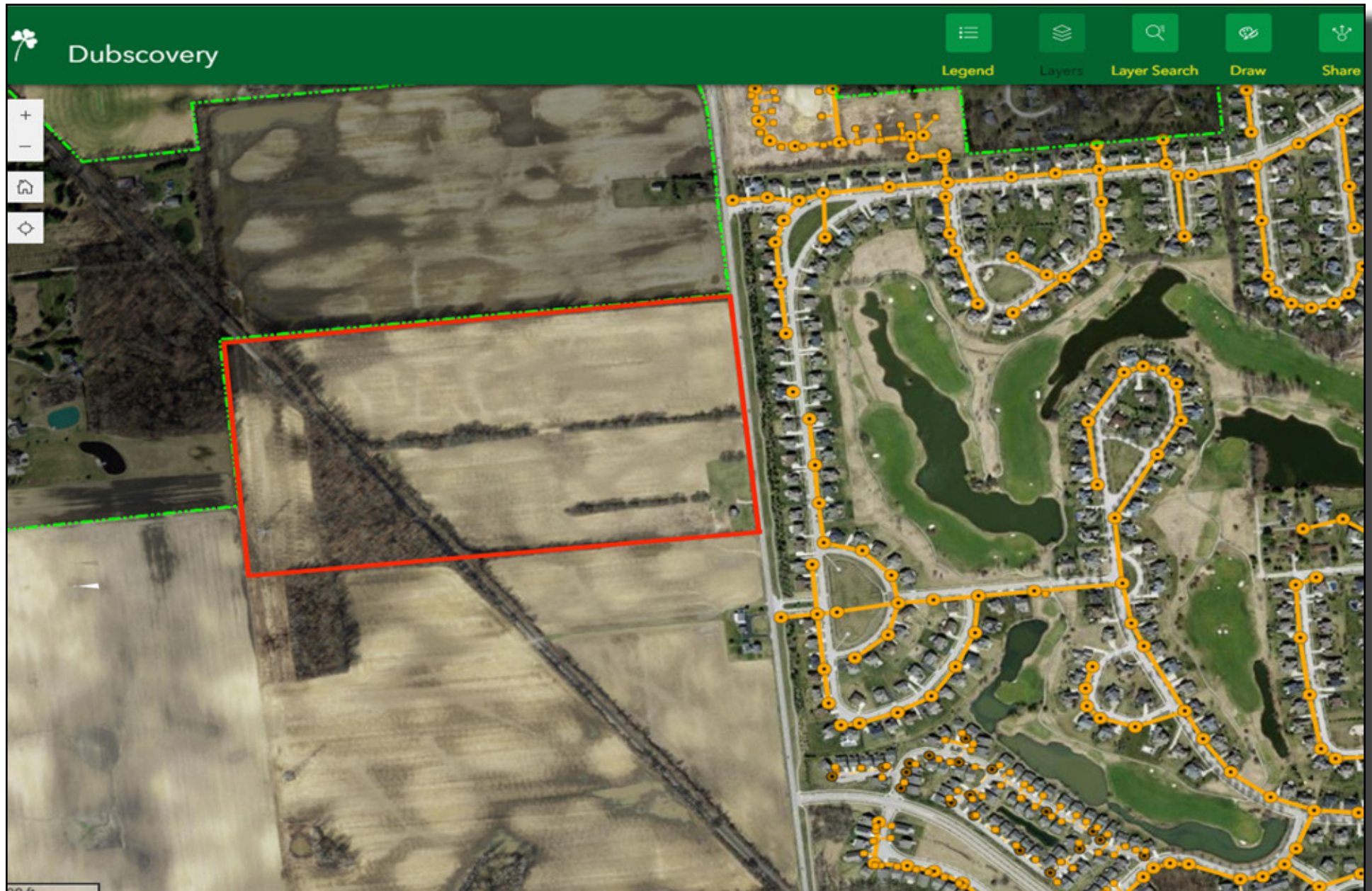




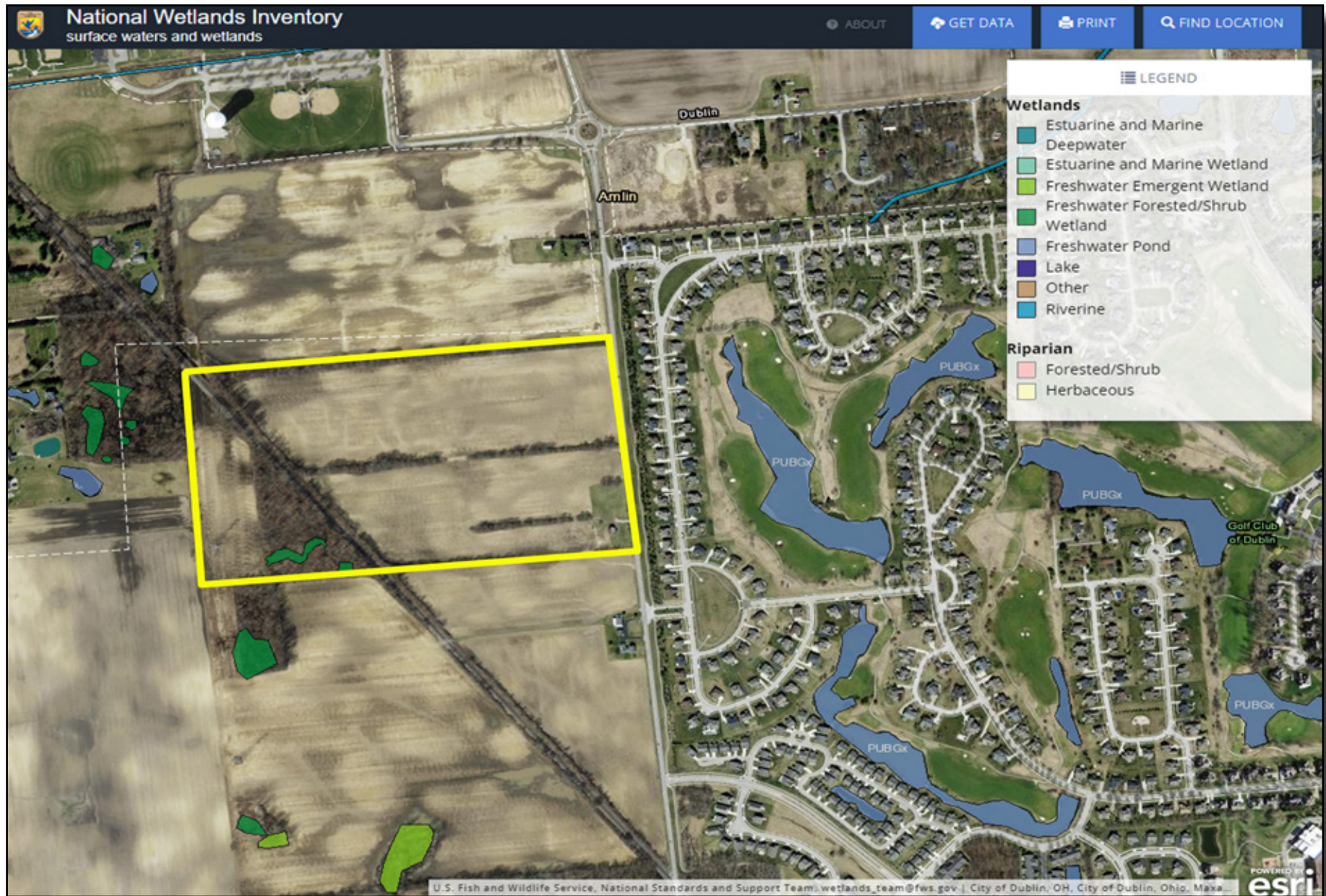




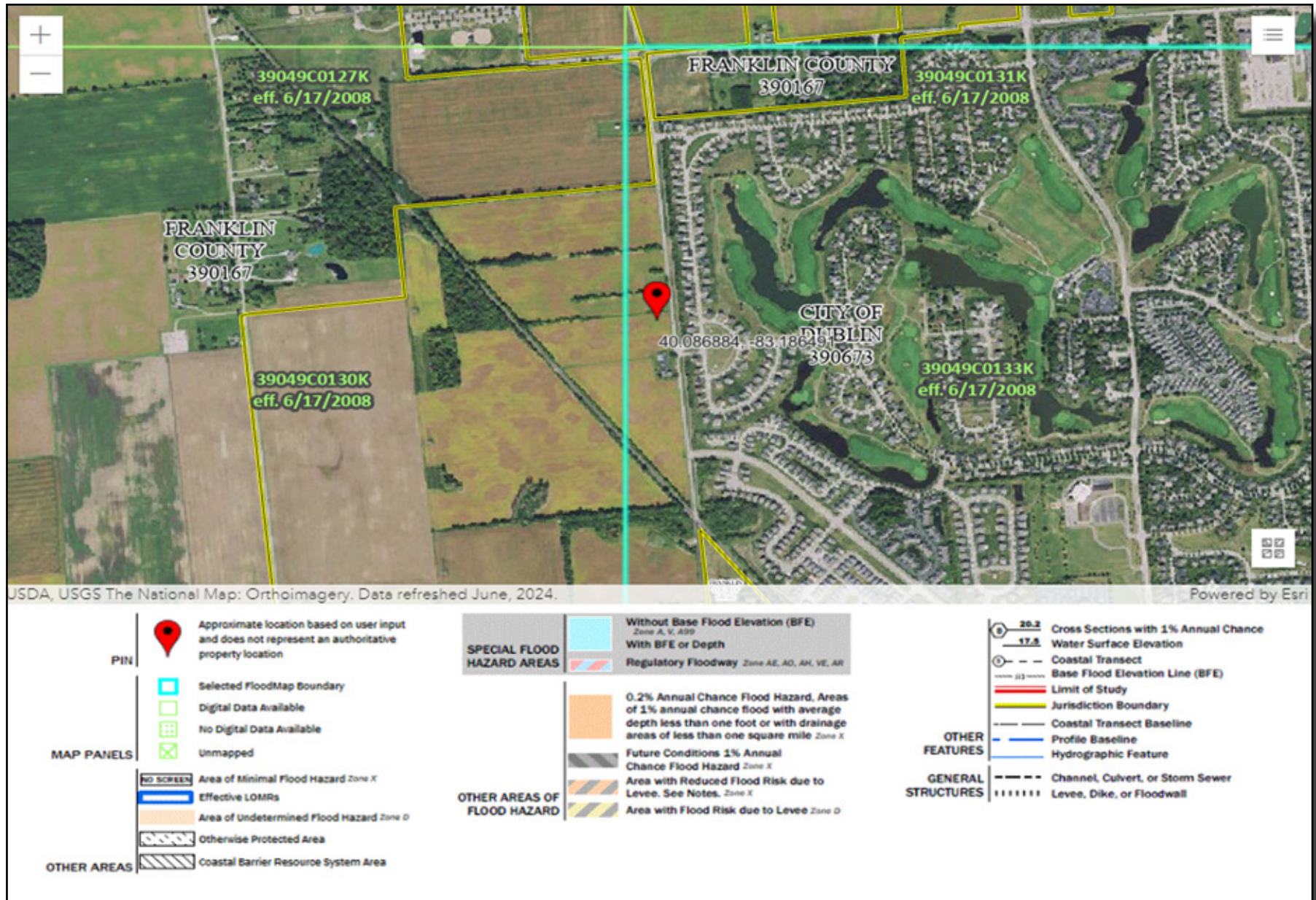




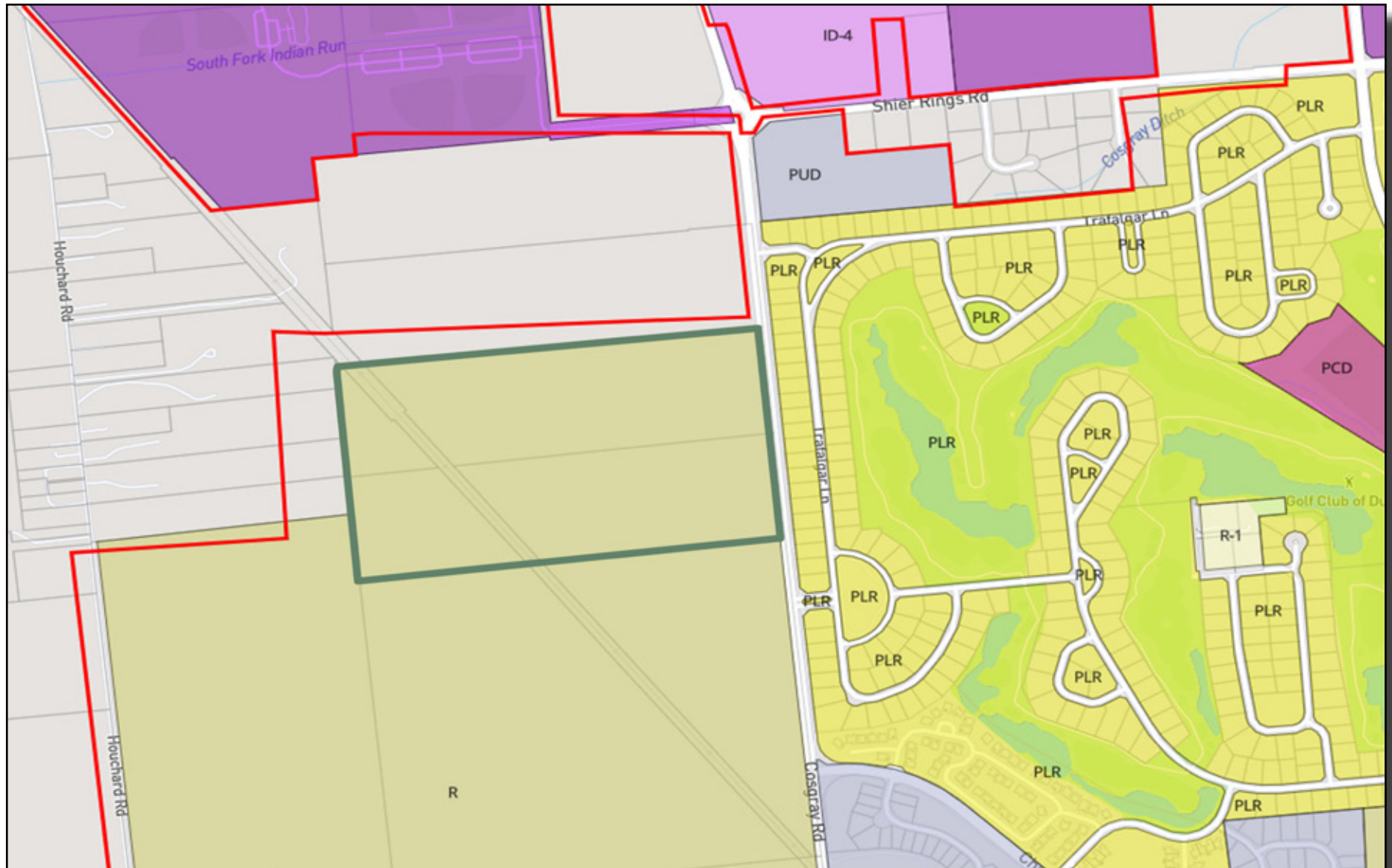






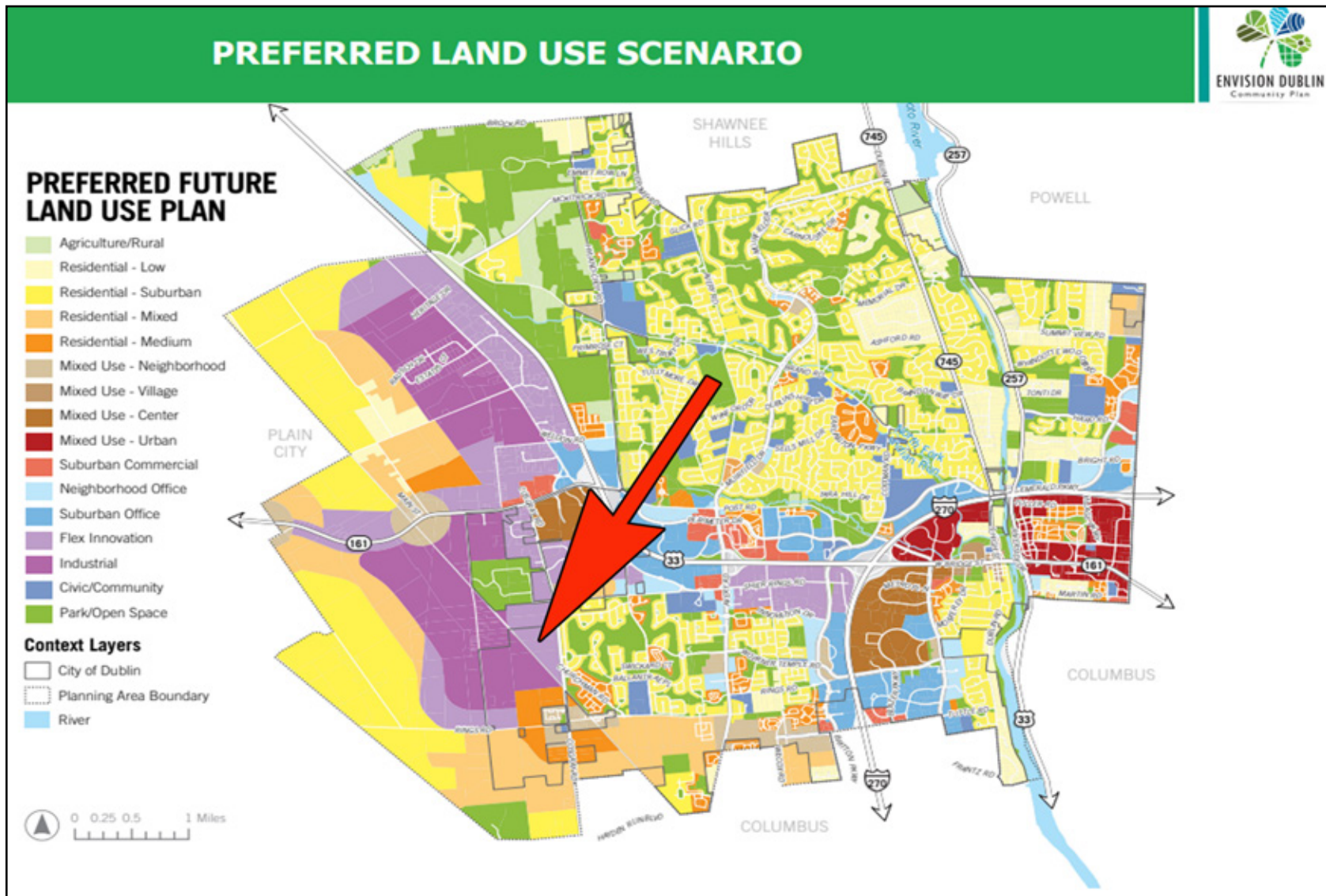






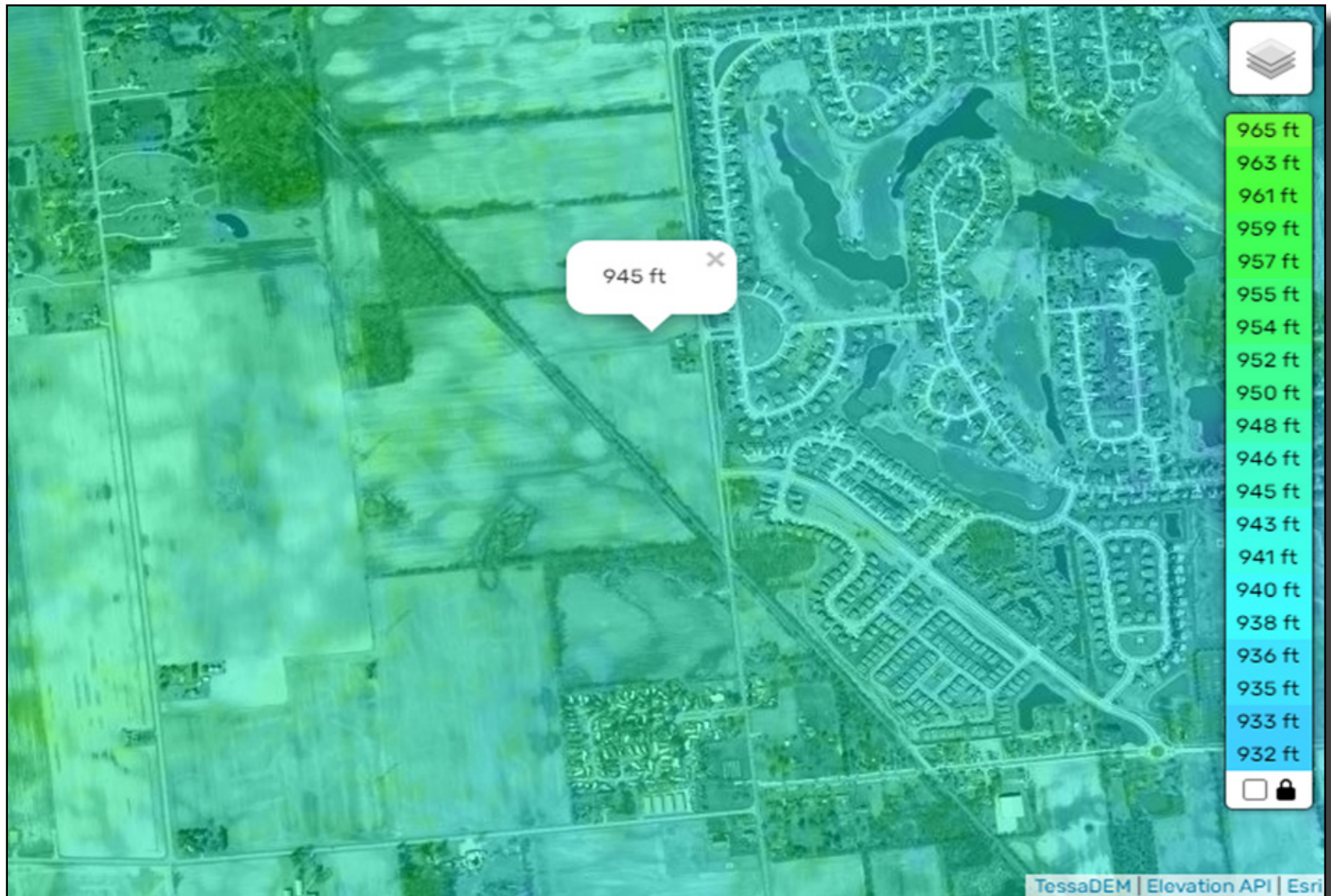
[Click here](#) to view zoning regulations





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

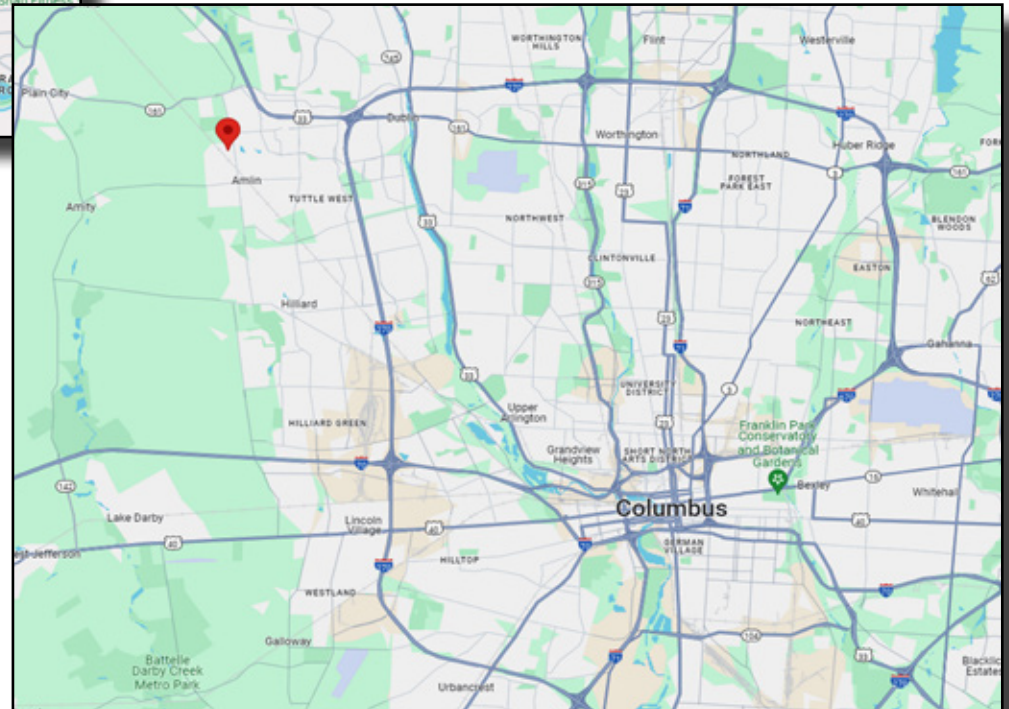
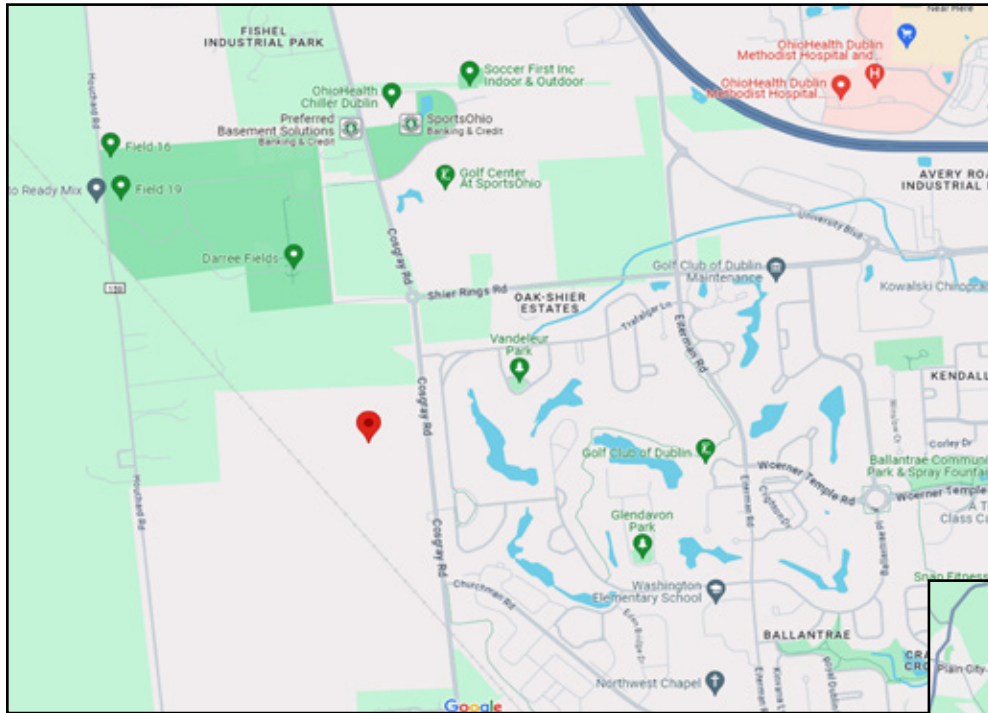






65 +/- acres development land  
5751 Cosgray Road, Dublin, OH 43016

## Street Maps



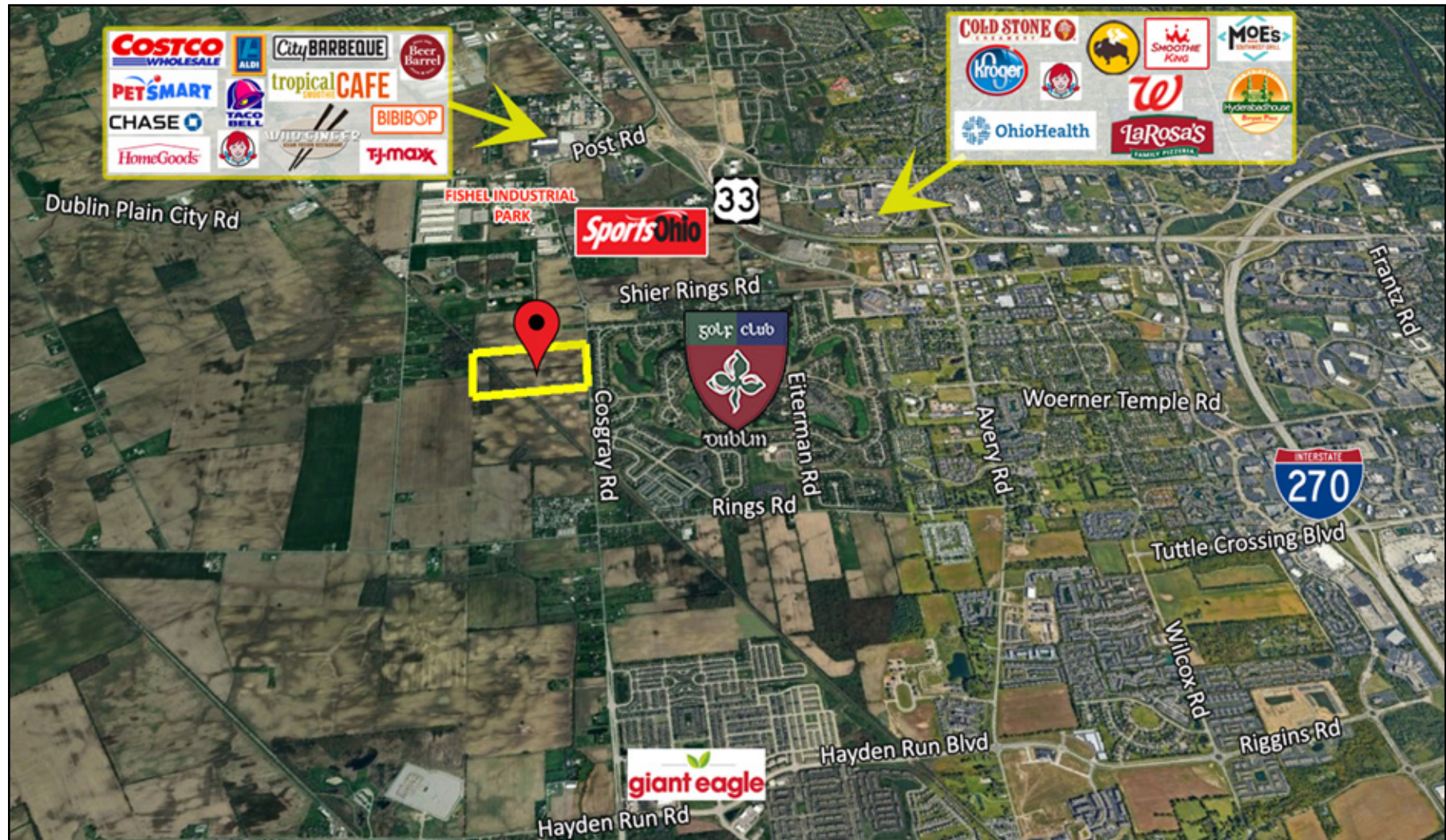
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65 +/- acres development land  
5751 Cosgray Road, Dublin, OH 43016

## Location Map




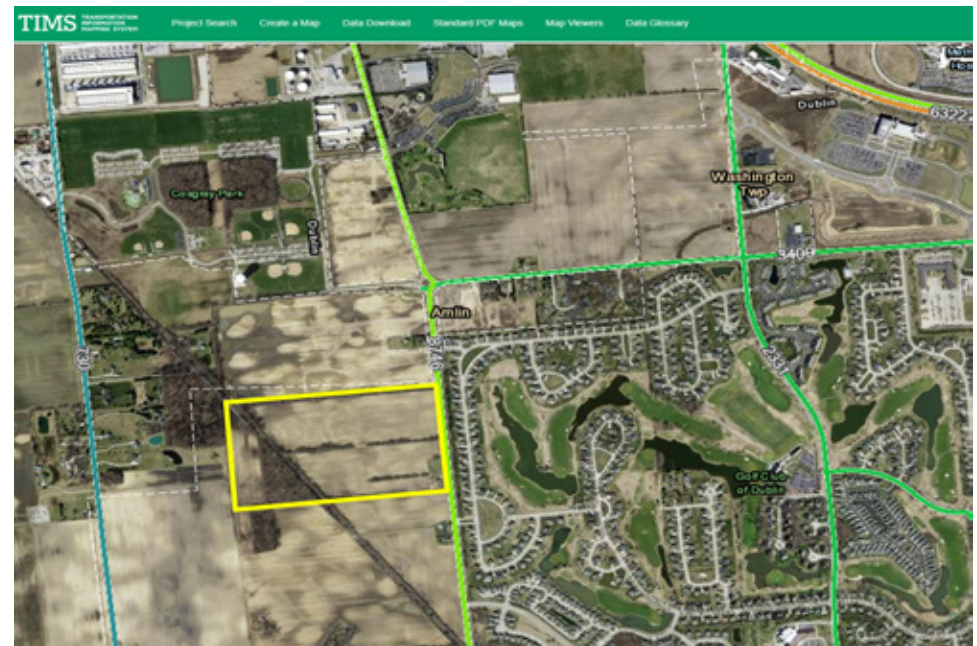
## Great Location!

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	



Traffic Count Report

Frame Count Report

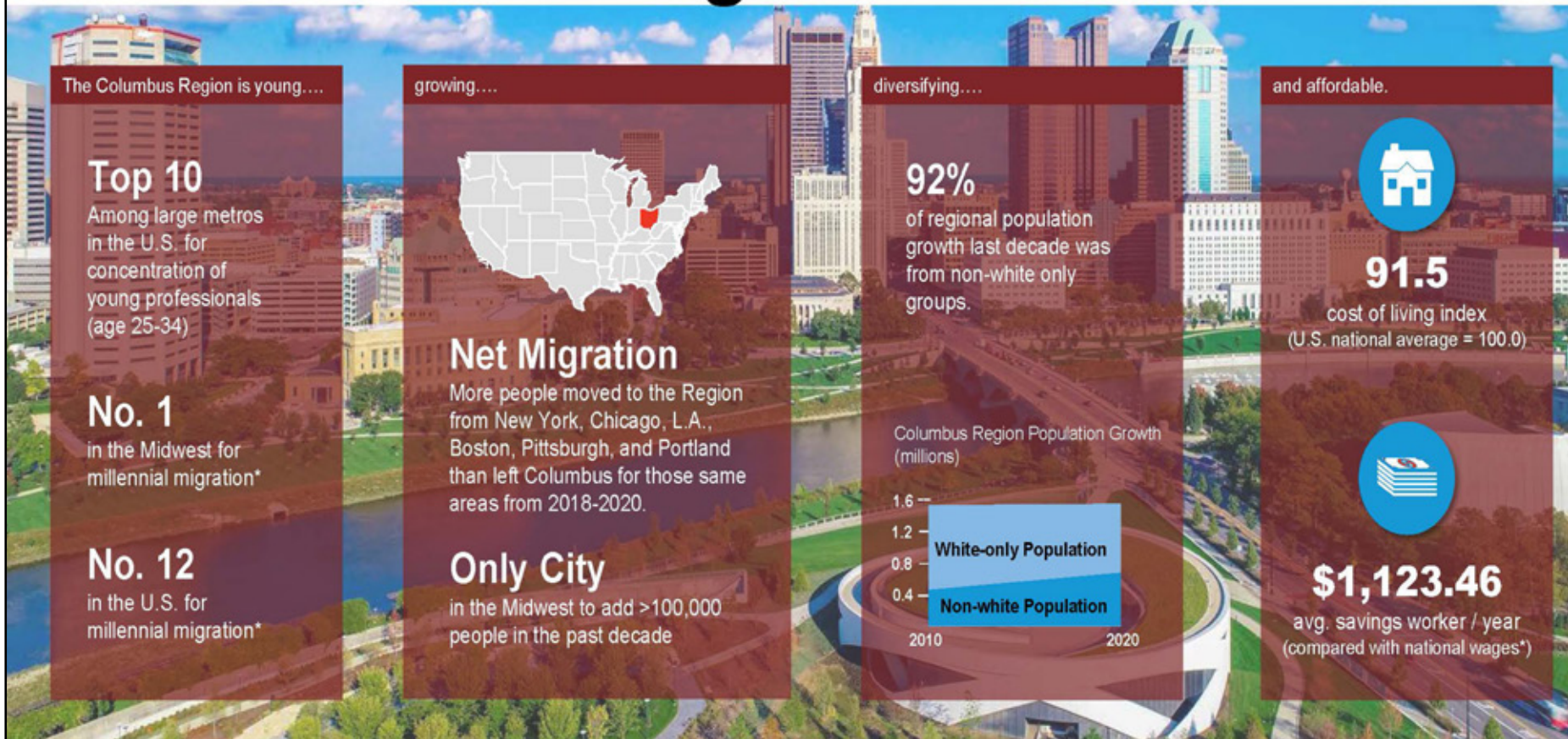
# DEVELOPMENT LAND

5751 Cosgray Rd, Dublin, OH 43016

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Cosgray Rd	Larne Dr	0.02 S	2024	5,099	MPSI	.30
2 Cosgray Rd	Larne Dr	0.02 S	2025	5,099	MPSI	.30
3 Cosgray Road	Ballantrae Pl	0.31 E	2025	16,094	MPSI	.35
4 Churchman Road	Foresthaven Ln	0.23 SE	2025	640	MPSI	.43
5 Cosgray Rd	Shier Rings Rd	0.03 N	2024	4,800	MPSI	.45
6 Cosgray Rd	Shier Rings Rd	0.03 N	2025	4,791	MPSI	.45
7 Not Available	Not Available	0.00 No	2020	416	MPSI	.45
8 Cosgray Road	Pheasant Run Blvd	0.06 S	2025	8,715	MPSI	.50
9 Cosgray Rd	Pheasant Run Blvd	0.06 S	2023	9,032	MPSI	.50
10 Shier Rings Rd	Cosgray Rd	0.09 W	2024	5,230	MPSI	.52



# 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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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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Appraisal Brokerage Consulting Development



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