



Land For Sale



# 6145 W Broad St

Galloway, OH 43119

**John Royer CRE, SIOR**

614.255.4374

[jroyer@krgre.com](mailto:jroyer@krgre.com)

**Kohr Royer Griffith**

📍 1480 Dublin Road, Columbus, OH 43215

☎ 614.228.2471 | [krgre.com](http://krgre.com)

**6145 W Broad St** Galloway, OH 43119

All materials and information received or derived from Kohr Royer Griffith its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Kohr Royer Griffith its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Kohr Royer Griffith will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Kohr Royer Griffith makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Kohr Royer Griffith does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kohr Royer Griffith in compliance with all applicable fair housing and equal opportunity laws.

**John Royer CRE, SIOR**


614.255.4374

[jroyer@krgre.com](mailto:jroyer@krgre.com)

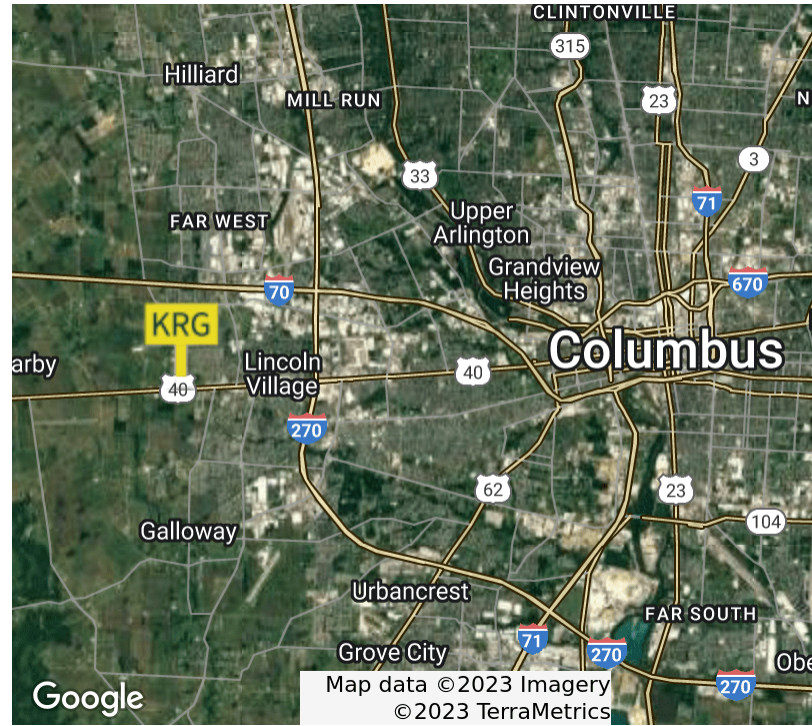
All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.



 1480 Dublin Road, Columbus, OH 43215

 614.228.2471 | [krgre.com](http://krgre.com)

6145 W Broad St Galloway, OH 43119



## PROPERTY OVERVIEW

Commercial site with Broad Street frontage. Potential for a mixed-use development.

## LOCATION OVERVIEW

Located west of Galloway Road, south side of West Broad Street, and east of Alton Darby Road. Western property line is at the intersection of W Broad Street (US 40) and Alton Darby Road.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,295	52,245	170,555
Total Population	5,988	134,325	437,188
Average HH Income	\$61,497	\$57,374	\$69,141

**John Royer CRE, SIOR**  
614.255.4374  
jroyer@krgre.com



1480 Dublin Road, Columbus, OH 43215  
614.228.2471 | krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.

6145 W Broad St Galloway, OH 43119

## SITE DATA

Proposed Zoning:	PUD-6, <del>L-AR12</del> , CPD
Total Acreage:	± 129.1 Ac.
- West Broad ROW:	- 2.8 Ac.
Net Acreage:	126.3 Ac.
<hr/>	
COMMERCIAL (CPD):	± 30.4 Ac.
- Subarea 1:	± 24.6 Ac.
- Subarea 2:	± 5.8 Ac.
SINGLE FAMILY (PUD-6):	± 63.2 Ac.
- Open Space:	± 23.5 Ac.
- SF Lots + ROW:	± 39.7 Ac.
MULTI FAMILY (L-AR12): <b>SOLD</b>	± 32.7 Ac.
- Open Space:	± 12.3 Ac.
- SF Lots + ROW:	± 20.4 Ac.
<hr/>	
TOTAL UNITS:	451 Du's
- MF (Phase 1):	180 du's
- MF (Phase 2):	80 du's
- Single Family:	191 du's
<hr/>	
NET DENSITY (less CPD land):	4.7 du/ac
Proposed Public ROW's:	±10.55 Ac
ADJUSTED NET DENSITY (less CPD and ROW's):	5.28 du/ac



6145 W Broad St Galloway, OH 43119



Map data ©2023 Google Imagery ©2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA/FPAC/GEO

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available				Retail	17.5 Acres	N/A	CPD
Available				Other	7.1 Acres	N/A	CPD
Available				Other	5.8 Acres	N/A	LC2

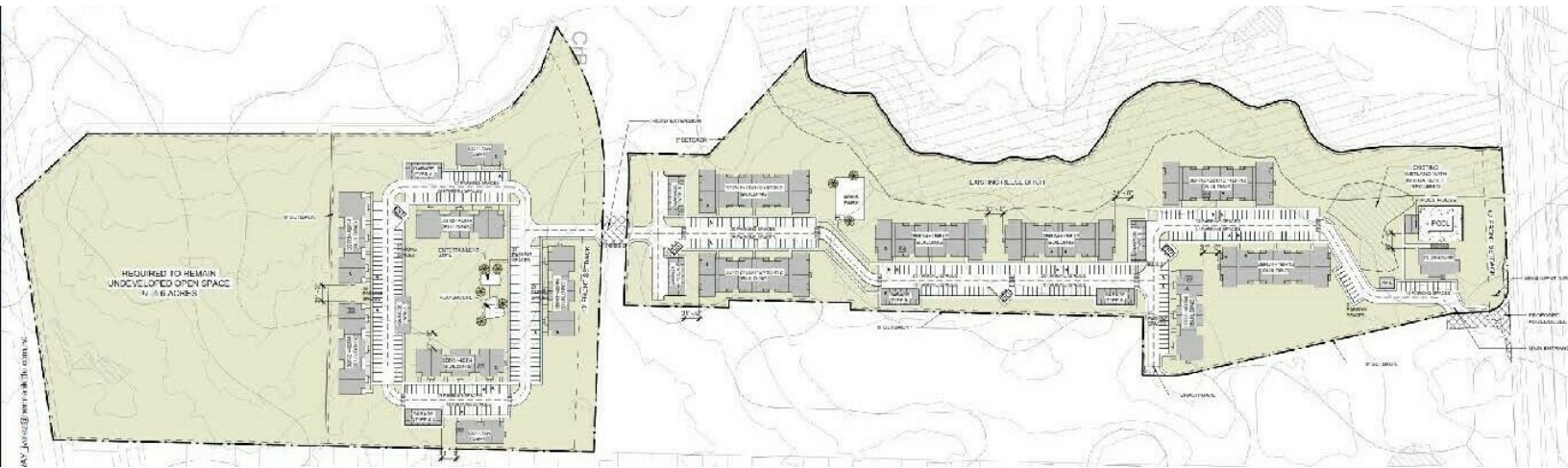
**John Royer CRE, SIOR**  
 614.255.4374  
 jroyer@krgre.com



📍 1480 Dublin Road, Columbus, OH 43215  
 ☎ 614.228.2471 | krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.

6145 W Broad St Galloway, OH 43119



## DEVELOPER - KITTLE PROPERTIES (260 UNITS)

As of 2/1/2023, offsite sewer has been completed and tested. On site sewer to be started in March. Pads for the club house and two buildings have been completed. The first five buildings in Phase 1 are scheduled to be completed by November of this year.

**John Royer CRE, SIOR**  
614.255.4374  
jroyer@krgre.com



1480 Dublin Road, Columbus, OH 43215  
614.228.2471 | krgre.com

# Single Family Proposed Plat (191 Units)

Land For Sale

6145 W Broad St Galloway, OH 43119

## PRELIMINARY PLAT BLAUSER PROPERTY 2021

COLUMBUS, FRANKLIN COUNTY, OHIO



## ZONING

PUD-6 zoning for 191 units has been approved by the City. This preliminary plat has been reviewed by the City, but a final E-Plan has not been submitted.

Additional images on the next page.

John Royer CRE, SIOR

614.255.4374

jroyer@krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.



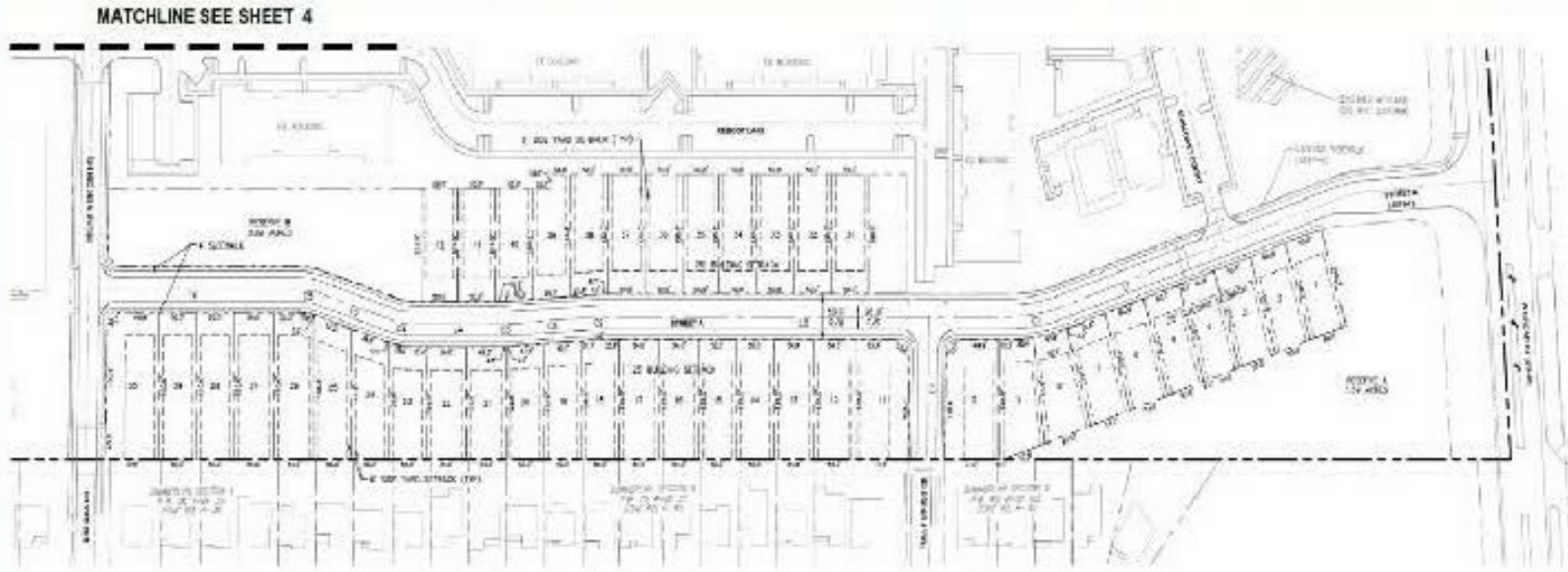
1480 Dublin Road, Columbus, OH 43215

614.228.2471 | krgre.com

# Single Family Proposed Plat (191 Units) Cont.

Land For Sale

6145 W Broad St Galloway, OH 43119



**John Royer CRE, SIOR**  
614.255.4374  
jroyer@krgre.com



1480 Dublin Road, Columbus, OH 43215  
614.228.2471 | krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.



6145 W Broad St Galloway, OH 43119



## DEVELOPMENT AGREEMENT WITH KITTLE PROPERTIES

A development agreement has been entered into whereas Kittle Properties is responsible for building the following infrastructure items.

### A. Sewer / Water

The offsite sewer is a CIP project with the City of Columbus. A \$1.6 million contract has been awarded to Trucco Construction. As of 2/1/2023, the CIP part of the sewer has been completed and tested.

On site sewer will be built by Layton Construction. Current schedule has Phase 1 completed by April 15th and Phase 2 finished by May 30th, which is when the SF developer can tie in.

***The SF developer will not bear any cost associated with the sewer up to their tie in after Kittle's Phase 1.***

Water Main: A 1,300 LF water main will be extended across W. Broad St. to a KPG hotbox where the SF developer can use as a pick up point. ***This will be at no cost to the SF developer.***

John Royer CRE, SIOR

614.255.4374

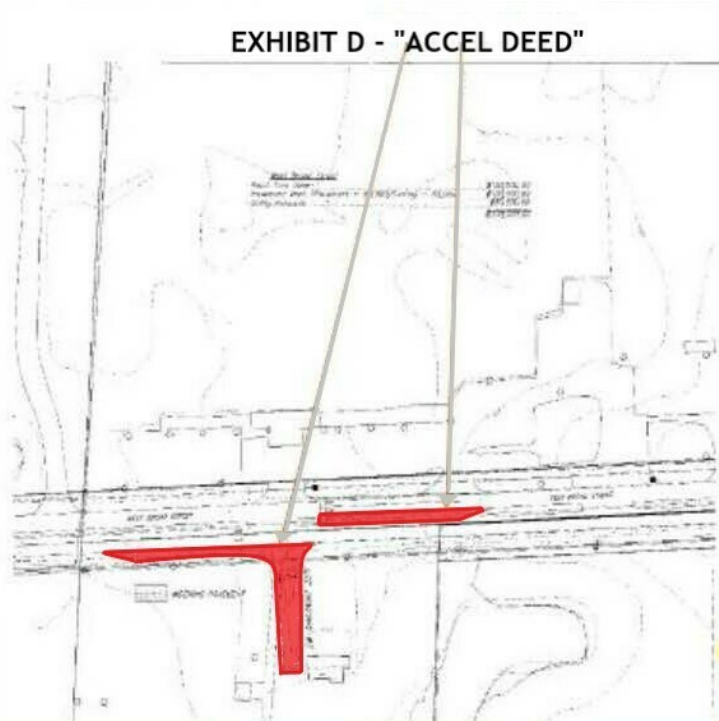
jroyer@krgre.com



1480 Dublin Road, Columbus, OH 43215

614.228.2471 | krgre.com

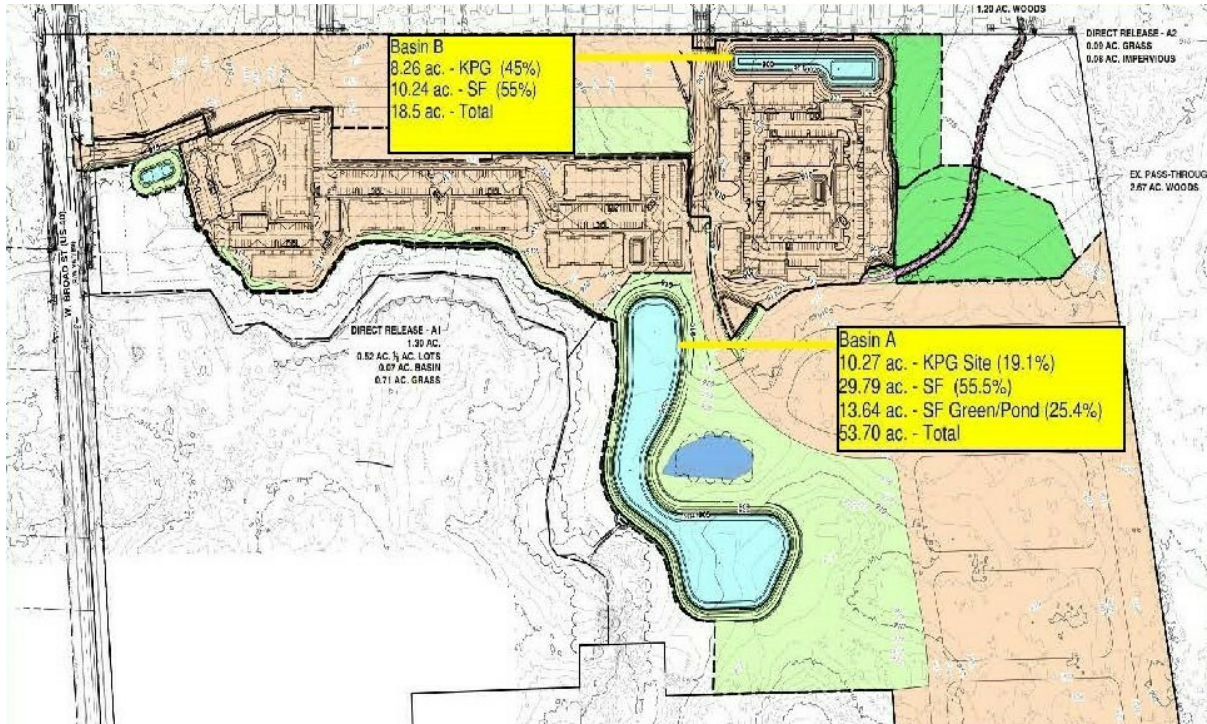
6145 W Broad St Galloway, OH 43119



**B. Road Improvements**

Exhibit D shows the needed road improvements to Broad St. which have been estimated to cost \$330,000. Per the Development Agreement, Kittle Properties is responsible for the cost of these improvements. Kittle will also be responsible for constructing 500 LF of site entry roadway and part of Briegha Dr as shown in Exhibit B.

6145 W Broad St Galloway, OH 43119



### C. Storm Water

A storm water manage plan has been approved by the City of Columbus. This includes the creation of two on site basins (A&B).

Basin B serves 42 homes on the eastern part of the site. This represents 55% of the total capacity. Build cost is estimated to be \$79,208 x 55% = \$43,565 cost to the SF developer.

Basin A serves the majority of homes in the southern portion of the site. This represents 80% of the total capacity. Build cost is estimated to be \$254,462 x 80% = \$203,570 cost to the SF developer.

**Total SF cost for the basins is \$247,135.**

6145 W Broad St Galloway, OH 43119



## SINGLE FAMILY BLANKS

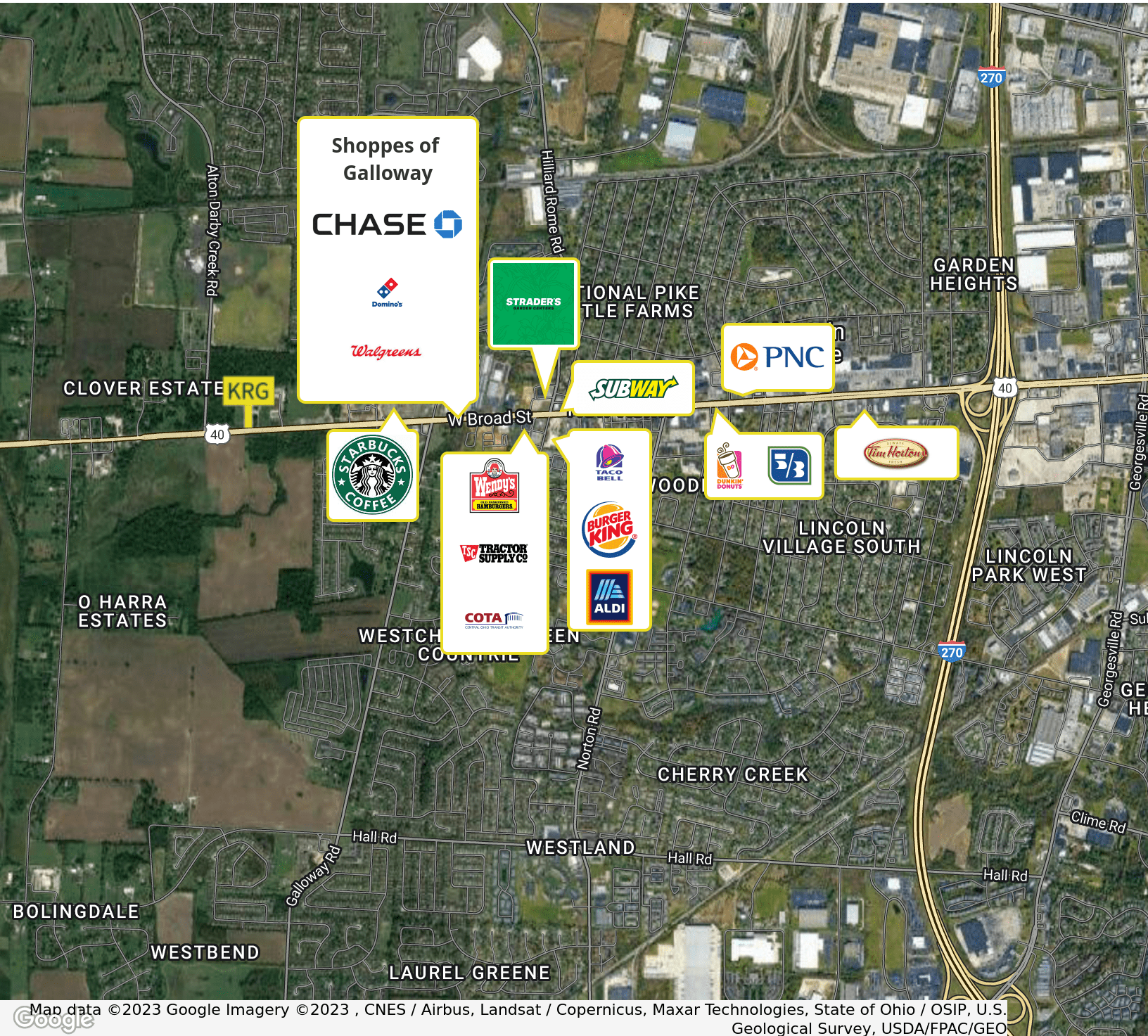
Currently, we are offering 191 SF blanks for \$14,000\*/each.

This is a great opportunity for a single family developer to be part of a fast moving project that will provide sewer, utilities, and road improvements at no cost along with a storm water management system that will serve the majority of the SF site at a cost of \$247,000. PUD 6 zoning along with a general layout for 191 units has been approved by the City. All that is needed is an approved E-Plan.....and model homes could be started by this August!

*\*subject to change*

<b>1/10/2023</b>	Trucco installed the last manhole in their line – MH10
<b>17-Jan</b> ***	KPG requested Trucco to vacuum test last manhole 45 day settlement period starts
<b>1-Mar</b> ***	Layton to start KPG Phase 1 sanitary portion Large Detention Basin A grading / excavating to begin
<b>3-Mar</b>	Water main material that has been ordered is to be delivered
<b>15-Apr</b>	Pipe / structures completed to MH17 which is the SF sanitary starting point
<b>30-May</b> ***	MH17 testing complete, SF has ability to tie into sanitary Water main 1,300 LF extension across Broad St to KPG hotbox completed
<b>3-Jul</b>	Entire sanitary sewer system completed and accepted
<b>30-Jun</b> ***	Large Detention Basin A and laterals to SF site completed Water main testing and flush to be completed
<b>1-Jul</b>	500 LF of main entry roadway into site to be started
<b>30-Jul</b>	Small Detention Basin B pond excavating, piping, structures completed
<b>30-Aug</b>	Site entry completed including road pavement, landscaping, and signage.
<b>30-Oct</b>	Paving for 1,300 LF of Broad St improvements to be completed

6145 W Broad St Galloway, OH 43119



Map data ©2023 Google Imagery ©2023, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA/FPAC/Geo

**John Royer CRE, SIOR**  
614.255.4374  
jroyer@krgre.com



1480 Dublin Road, Columbus, OH 43215  
614.228.2471 | krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.

6145 W Broad St Galloway, OH 43119



## JOHN ROYER CRE, SIOR

President / Partner

[jroyer@krgre.com](mailto:jroyer@krgre.com)

**Direct:** 614.255.4374

### PROFESSIONAL BACKGROUND

John W. Royer, over the last 28 years, has been involved in all aspects of real estate including brokerage, development, and counseling of numerous projects. He has acquired, disposed and/or leased over \$400 million dollars in real property. 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 \$200 million dollars of real property. Additionally, John has worked with client's on-site acquisitions, disposals, tenant representation, bank owned real estate and receiver work. He has been active over the years serving on numerous boards and his current board positions are listing below.

### 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
- Ohio Association of Realtors
- National Association of Realtors

#### Board Positions:

- First Merchants Bank Local Board
- Community Housing Network, Inc.
- Horseman's Benevolent and Protective Association
- Upper Arlington Education Foundation Board Trustee Ex Officio
- Appointed by the Governor to the Ohio Affordable Housing Trust Fund Advisory Committee

**John Royer CRE, SIOR**

614.255.4374

[jroyer@krgre.com](mailto:jroyer@krgre.com)

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.



1480 Dublin Road, Columbus, OH 43215

614.228.2471 | [krgre.com](http://krgre.com)