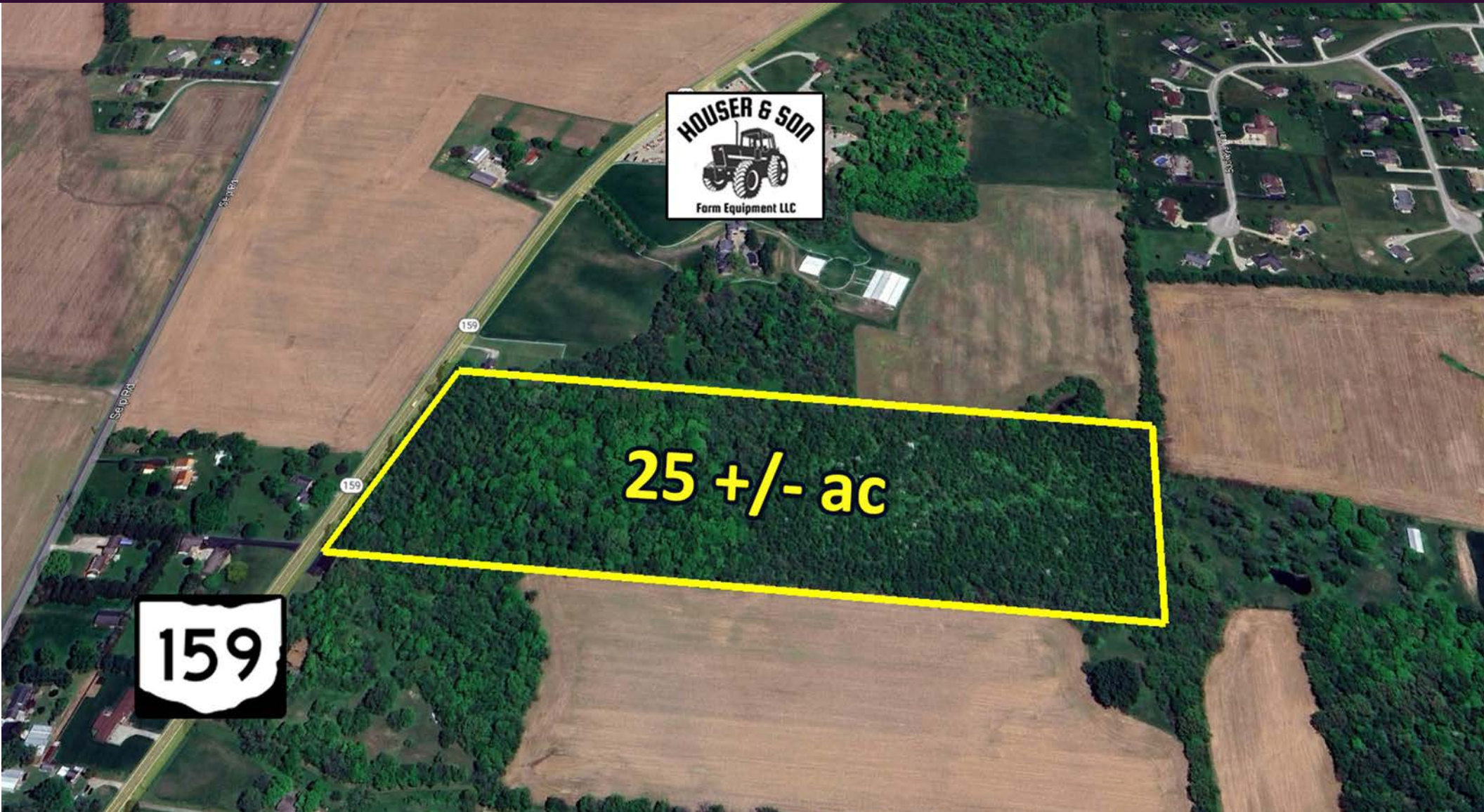


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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25 +/- AC LAND AVAILABLE

0 State Route 159, Chillicothe, OH 45601

SPECULATIVE LAND IN ROSS COUNTY!

25.4651 +/- acres on the east side of State Route 159 just north of State Route 180 and east of US 23. Potential for future commercial uses on the frontage. Next to (2) commercial farm businesses. Wooded lot. Water available on State Route 159.



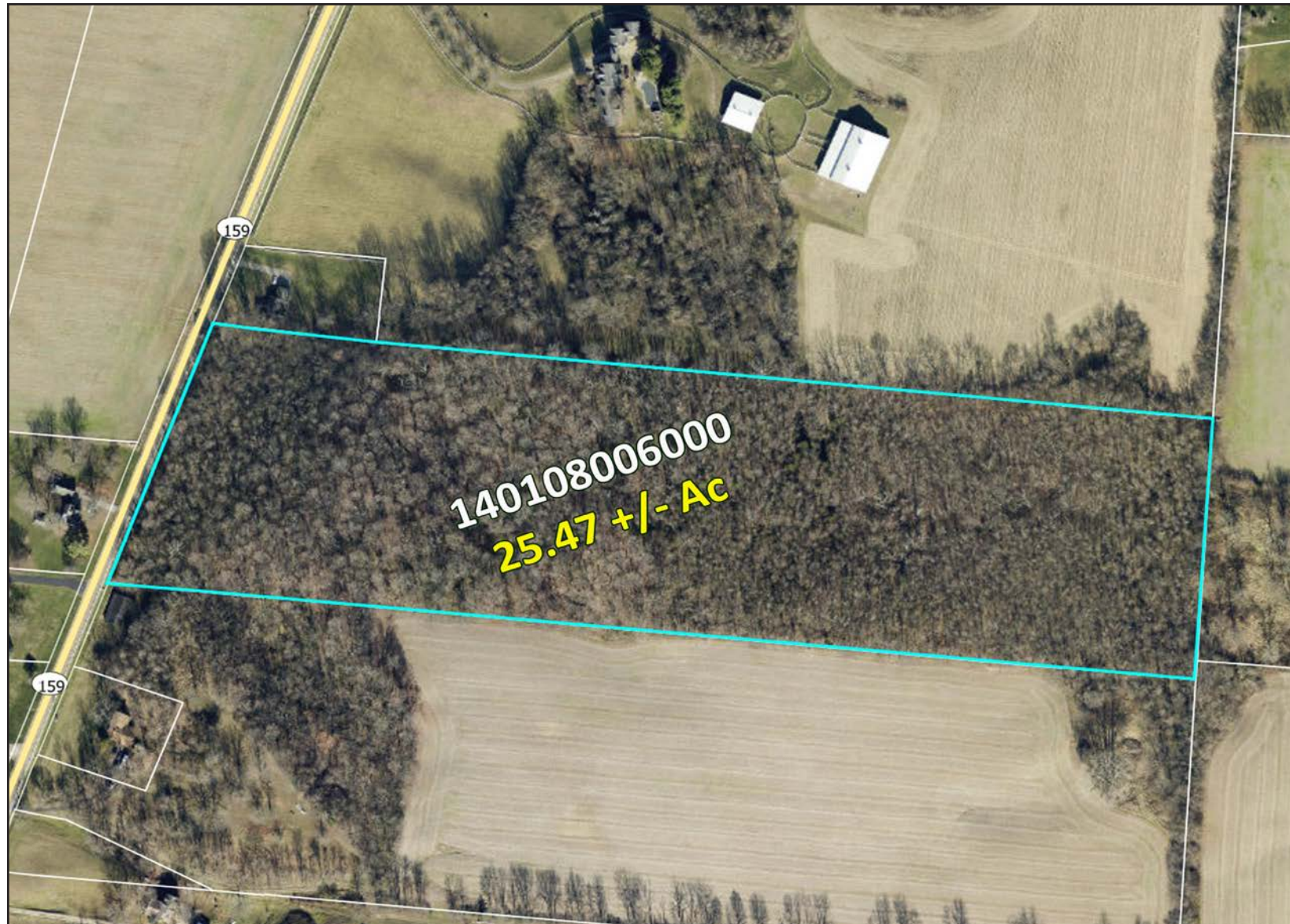
Property Highlights

Address:	0 State Route 159 Chillicothe, Ohio 45601
County:	Ross County
Township:	Green Township
PID:	140108006000
Location:	Along State Route 159 between Snyder Rd and State Route 180
Acreage:	25.4651 +/- ac
Sale Price:	\$18,500/ac
Zoning:	Not Zoned No use restrictions

25 +/- Ac Land

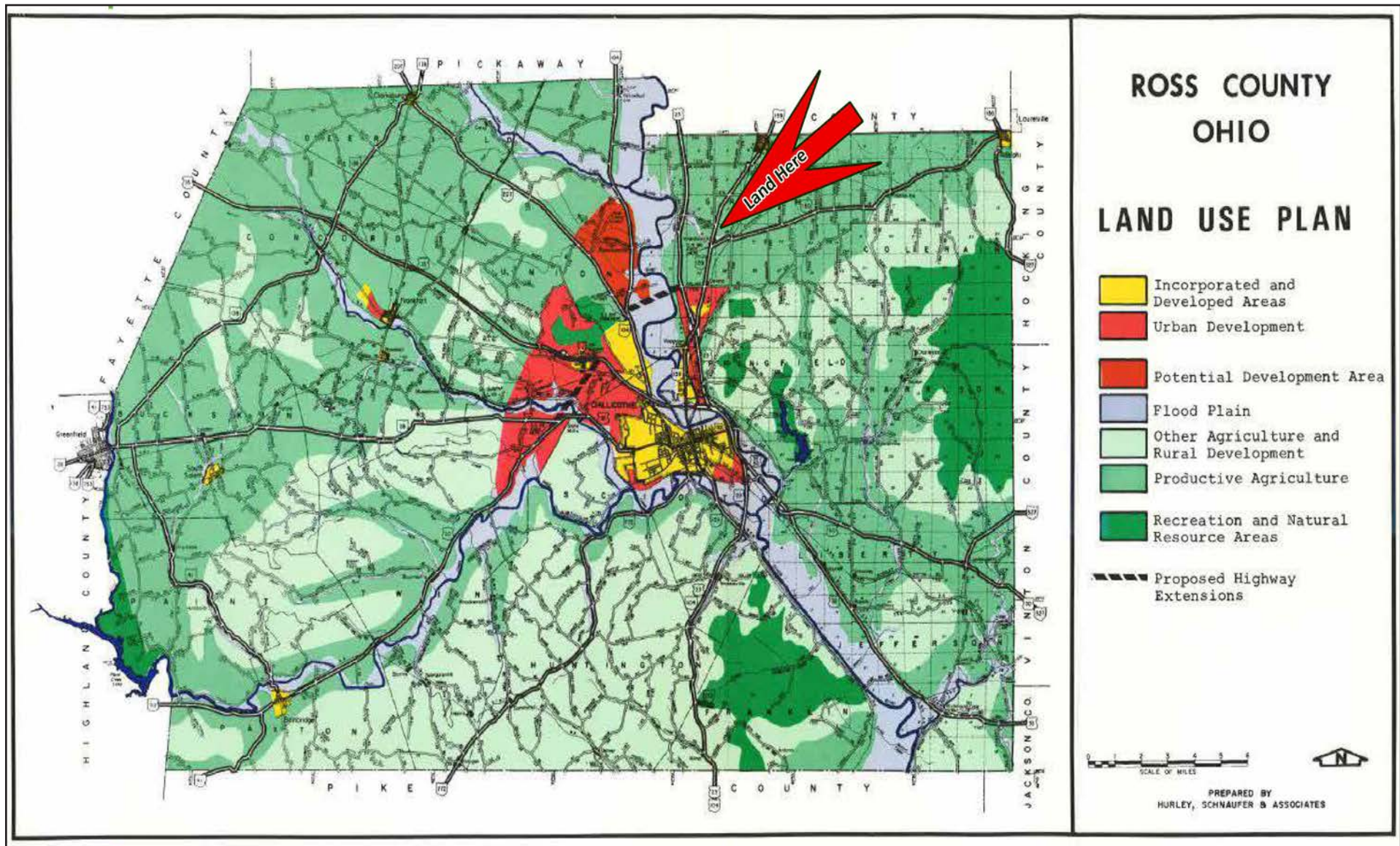
0 State Route 159, Chillicothe, OH 45601

Aerial Map

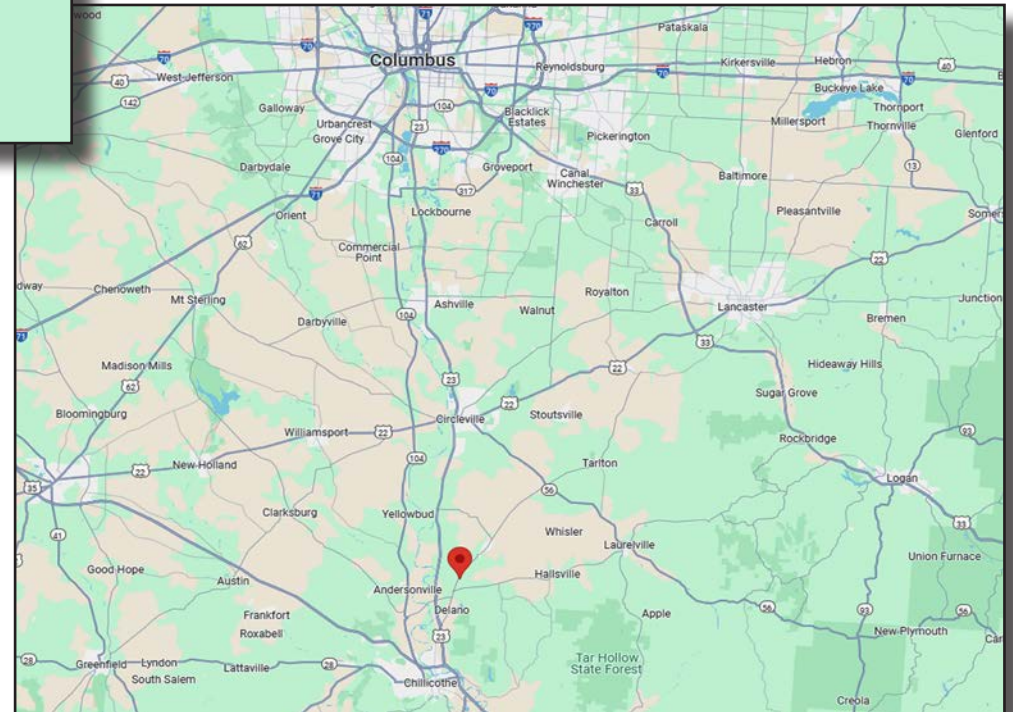


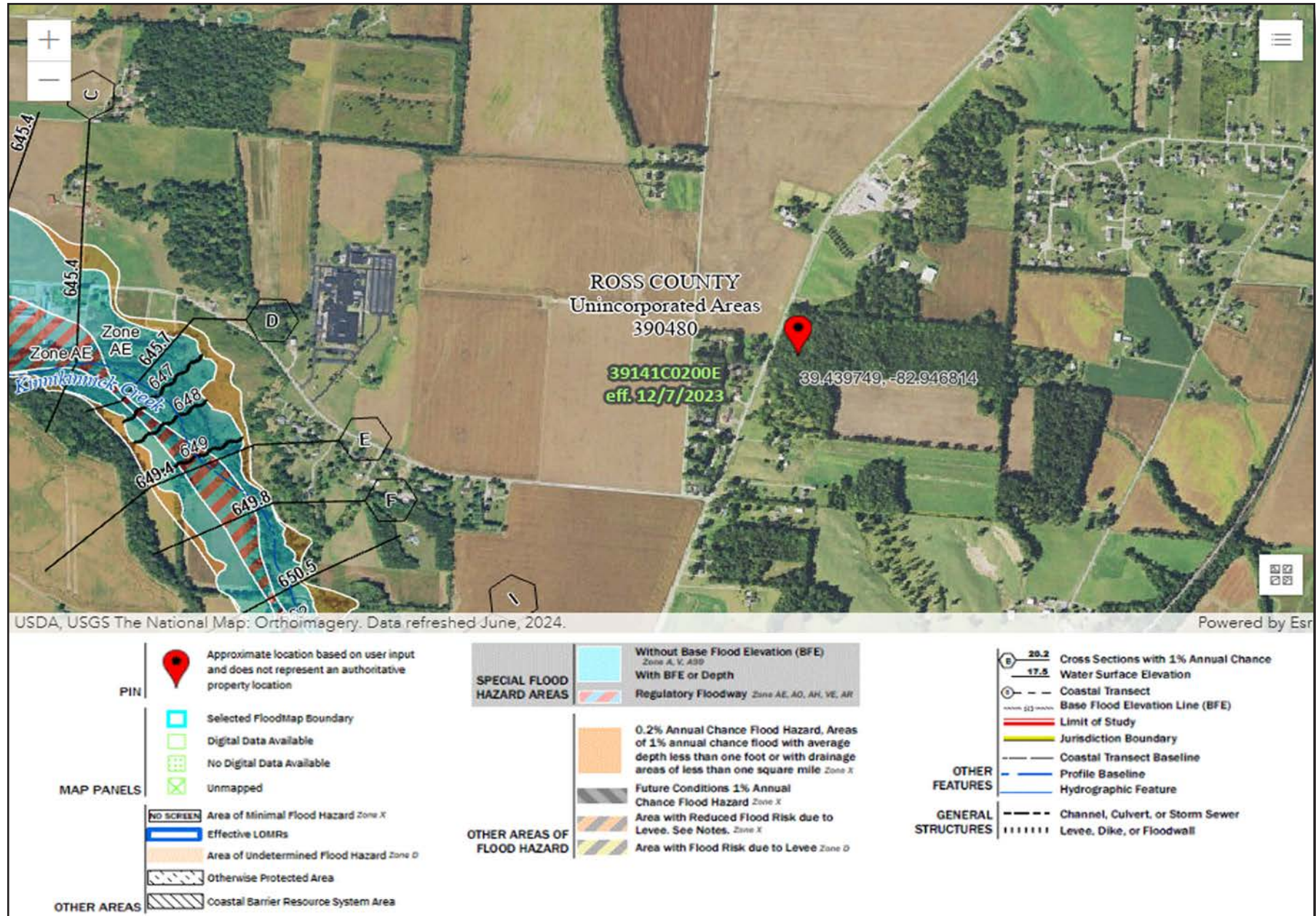
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0 State Route 159, Chillicothe, OH 45601

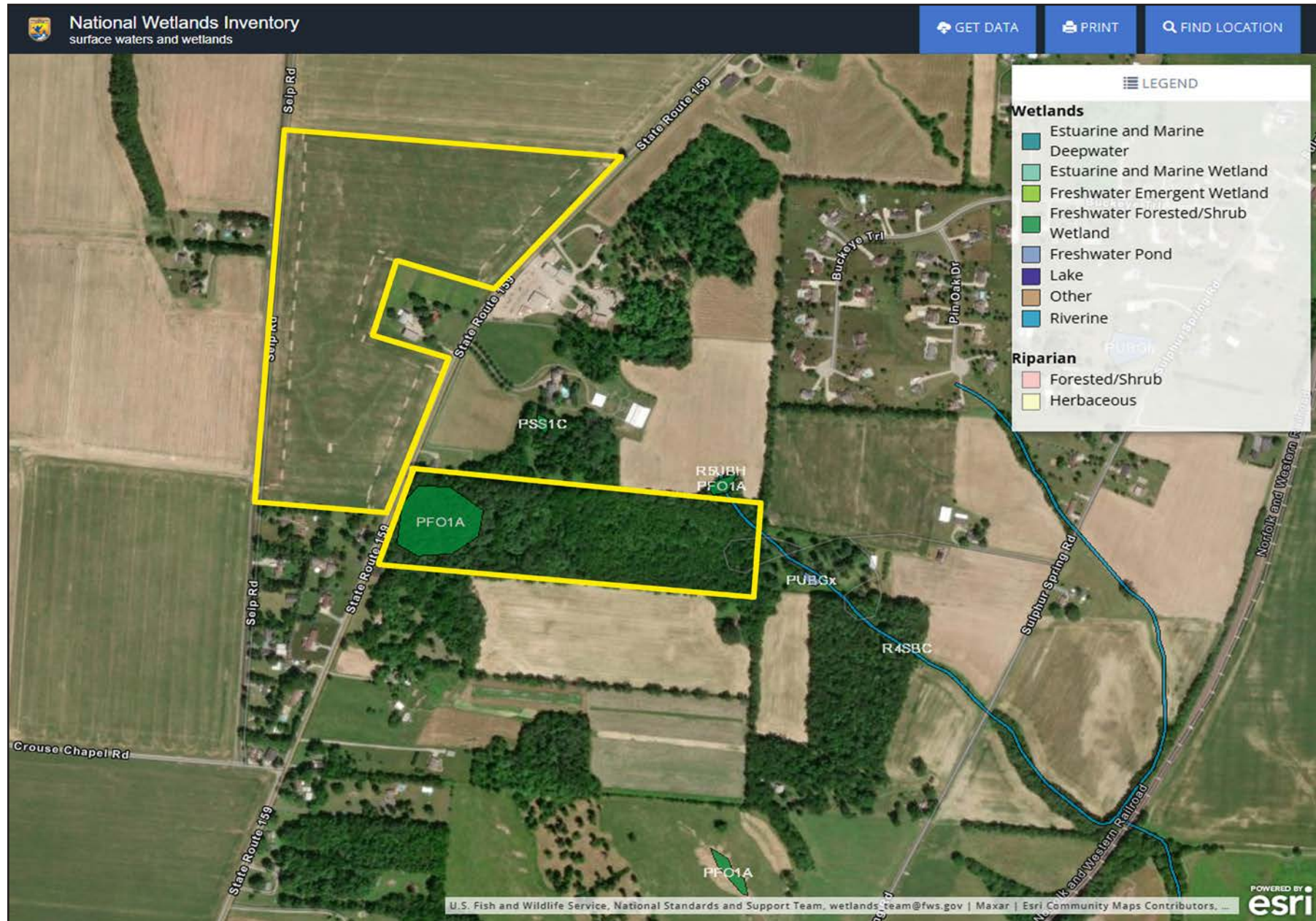




25 +/- Ac Land

0 State Route 159, Chillicothe, OH 45601

Wetlands Map



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25 +/- Ac Land

0 State Route 159, Chillicothe, OH 45601

Location Map



Great Location!

Easy access to major roads
15 minutes to Downtown Chillicothe



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Demographic Summary Report

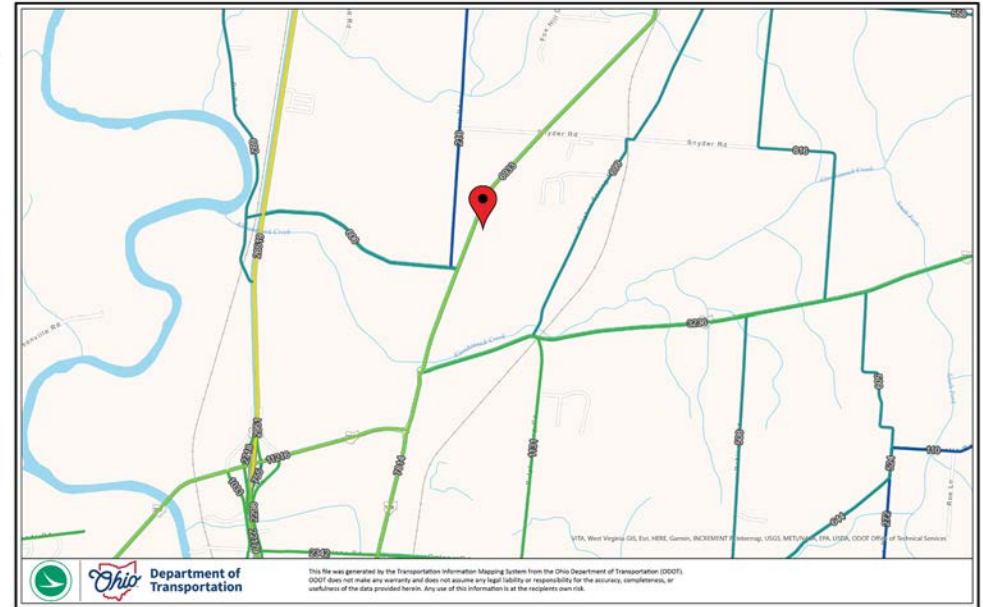
0 RT 159, Chillicothe, OH 45601



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	441	3,646	8,852
2024 Estimate	449	3,736	8,947
2020 Census	487	4,161	9,432
Growth 2024 - 2029	-1.78%	-2.41%	-1.06%
Growth 2020 - 2024	-7.80%	-10.21%	-5.14%
2024 Population by Hispanic Origin			
2024 Population	449	3,736	8,947
White	429 95.55%	3,532 94.54%	7,691 85.96%
Black	3 0.67%	33 0.88%	842 9.41%
Am. Indian & Alaskan	0 0.00%	5 0.13%	16 0.18%
Asian	2 0.45%	18 0.48%	45 0.50%
Hawaiian & Pacific Island	0 0.00%	1 0.03%	1 0.01%
Other	15 3.34%	147 3.93%	351 3.92%
U.S. Armed Forces	0	0	0

Households			
2029 Projection	182	1,499	2,872
2024 Estimate	185	1,539	2,909
2020 Census	201	1,727	3,101
Growth 2024 - 2029	-1.62%	-2.60%	-1.27%
Growth 2020 - 2024	-7.96%	-10.89%	-6.19%
Owner Occupied	141 76.22%	1,184 76.93%	2,246 77.21%
Renter Occupied	44 23.78%	354 23.00%	663 22.79%

2024 Households by HH Income	184	1,538	2,910
Income: <\$25,000	37 20.11%	283 18.40%	562 19.31%
Income: \$25,000 - \$50,000	31 16.85%	331 21.52%	608 20.89%
Income: \$50,000 - \$75,000	23 12.50%	208 13.52%	402 13.81%
Income: \$75,000 - \$100,000	22 11.96%	190 12.35%	384 13.20%
Income: \$100,000 - \$125,000	23 12.50%	239 15.54%	487 16.74%
Income: \$125,000 - \$150,000	11 5.98%	57 3.71%	110 3.78%
Income: \$150,000 - \$200,000	29 15.76%	177 11.51%	259 8.90%
Income: \$200,000+	8 4.35%	53 3.45%	98 3.37%
2024 Avg Household Income	\$89,090	\$82,002	\$79,789
2024 Med Household Income	\$76,136	\$63,643	\$64,615



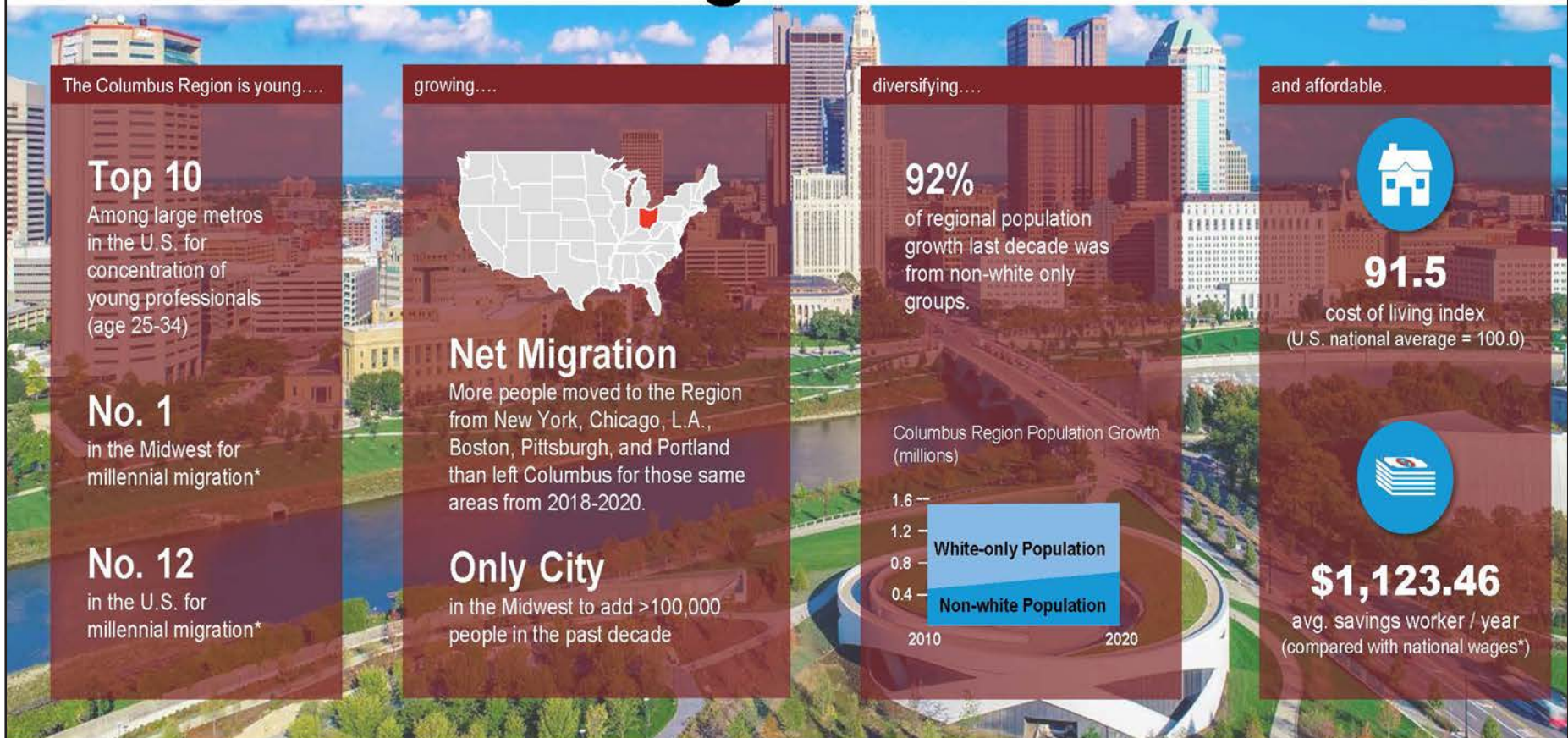
Traffic Count Report

0 RT 159, Chillicothe, OH 45601



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 State Rte 159	Crouse Chapel Rd	0.34 NE	2022	5,483	MPSI	.70
2 SR-159	Crouse Chapel Rd	0.34 NE	2020	5,451	AAAT	.70
3 State Rte 180	Sulphur Spring Rd	0.36 E	2022	2,523	MPSI	.85
4 Crouse Chapel Road	US Rte 23	0.65 W	2020	1,112	MPSI	.94
5 Crouse Chapel Rd	US Hwy23	0.65 W	2022	1,041	MPSI	.94
6 -	US Hwy23	0.65 W	2020	1,027	AAAT	.94

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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President/Broker
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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.



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