

Bixby Rd.

DEVELOPMENT LAND



TWO PARCELS TOTALING 8.69 AC
GROVEPORT, OH

CBRE

On behalf of the Owners, CBRE (“Broker”) is pleased to present the Bixby Rd. Development Land, an assemblage of two parcels, totaling 8.69-acres, as a residential development opportunity located in the heart of Groveport, OH (“Site,” “Project”). Strategically situated near the proposed Maverick Trace development, the Site is poised to benefit from a vibrant and dynamic community. Located in close proximity, the city of Obetz is driving multifamily projects in the area, working closely with Hamilton Township, Franklin County, the Columbus and Franklin County Metroparks, and the Hamilton Local Schools, highlighting the importance of regional collaboration. This regional approach ensures that the development aligns with the community’s needs and long-term goals. Conveniently located near I-270 and U.S. Route 23, this Site is just 12 minutes southeast of Downtown Columbus. The Site is also less than 3 miles from Rickenbacker, which is home to one of the world’s few cargo focused airports (Rickenbacker International Airport), a rail intermodal yard, and over 75 million square feet of industrial space.

PROPERTY OVERVIEW

Total Acreage	8.69 Acres
Parcel IDs	150-000730-00 & 150-000832-00
County	Franklin
Zoning	R - Residential
Price / AC	Negotiable

This two parcel, 8.69 AC site, in Groveport, OH presents an incredible opportunity to join other multifamily developers to meet the area’s growing housing demand.





8.69 ACRES

INVESTMENT HIGHLIGHTS



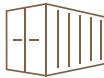
PRIME LOCATION & HIGH DEMAND: Bixby Rd. offers a strategically located, highly desirable address with excellent access to Columbus via I-270 and US-33. This connectivity, combined with increasing demand for housing, creates a strong foundation for success.



RAPID POPULATION GROWTH & MARKET OPPORTUNITY: Groveport's growing population is driving significant demand for both single-family and multifamily housing, ensuring a ready market for your development and a high potential for occupancy.



ADDRESSING A CRITICAL HOUSING SHORTAGE: Benefit from the existing housing shortage in the Columbus metro area. This imbalance drives strong property values and rental rates, leading to higher investment returns and profitability.



PROXIMITY TO A THRIVING INDUSTRIAL BASE: Capitalize on the robust job market created by Groveport's strong industrial sector, including warehousing, logistics, and manufacturing. This provides a consistent pool of potential residents for your residential or multifamily project.



STRATEGIC ACCESS TO RICKENBACKER AIRPORT: Leverage the proximity to Rickenbacker International Airport (LCK), a major cargo and logistics hub. This attracts employees and residents seeking convenient access for work and travel, further enhancing the appeal of the location.



PROVEN MARKET WITH NEARBY SUCCESS: The presence of successful, nearby multifamily developments demonstrates the viability of this location and offers valuable insights into market preferences, increasing the confidence in your investment's potential.

BIXBY RD

Site Map

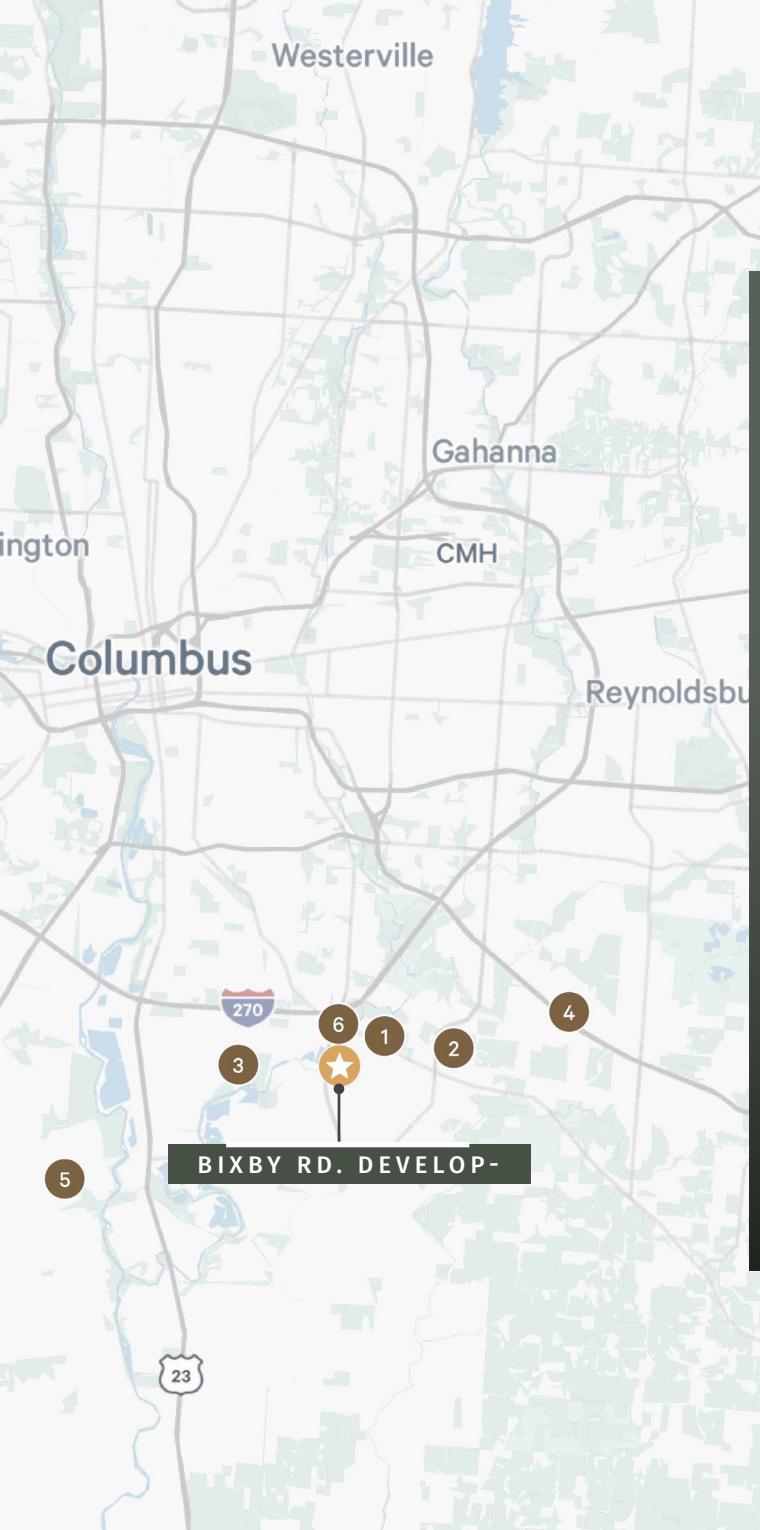


Planned Development



The Bixby Rd. Development Land sits directly adjacent to the “Maverick Trace” development, a proposed 355-unit residential community.

- **355-Unit residential community** split between two subareas
- **Subarea 1:** 13-AC with 264 Units
- **Subarea 2:** 14-AC with 91 Units
- Between the two subareas will sit a **4-AC Park**
- The remaining acreage will serve as open space
- Community will include a pool and clubhouse
- Will provide a variety of housing types to promote retention of existing residents and to attract future residents



1 & 2 - Redwood Communities - Existing

Redwood Communities' approach in Obetz & Grovport, OH, is centered on developing single-story apartment homes, emphasizing privacy and a home-like feel with attached garages. Their strategy seems successful in attracting renters seeking this specific product, as evidenced by positive reviews and high ratings. The model addresses the demand for quality, attainable housing, particularly for middle-income residents.

3 - Buckstone Master Planned Community- Existing

This 355-unit residential community aims to address the shortage of quality housing in the region. The project, which would be split between two subareas, features a variety of housing types, a 4-acre park, a pool, and a clubhouse. The Obetz City Council will consider rezoning the property to facilitate this development, which is designed to attract and retain residents.

4 - Metro Development - Proposed

A 504-unit apartment complex is proposed on a 24-acre site in Columbus. The development will offer one-, two-, and three-bedroom units, along with amenities like a clubhouse, pool, dog park, community garden, and walking trails. The project is expected to be completed within a 36-month construction timeline. The project aims to address the need for increased housing in a rapidly growing region.

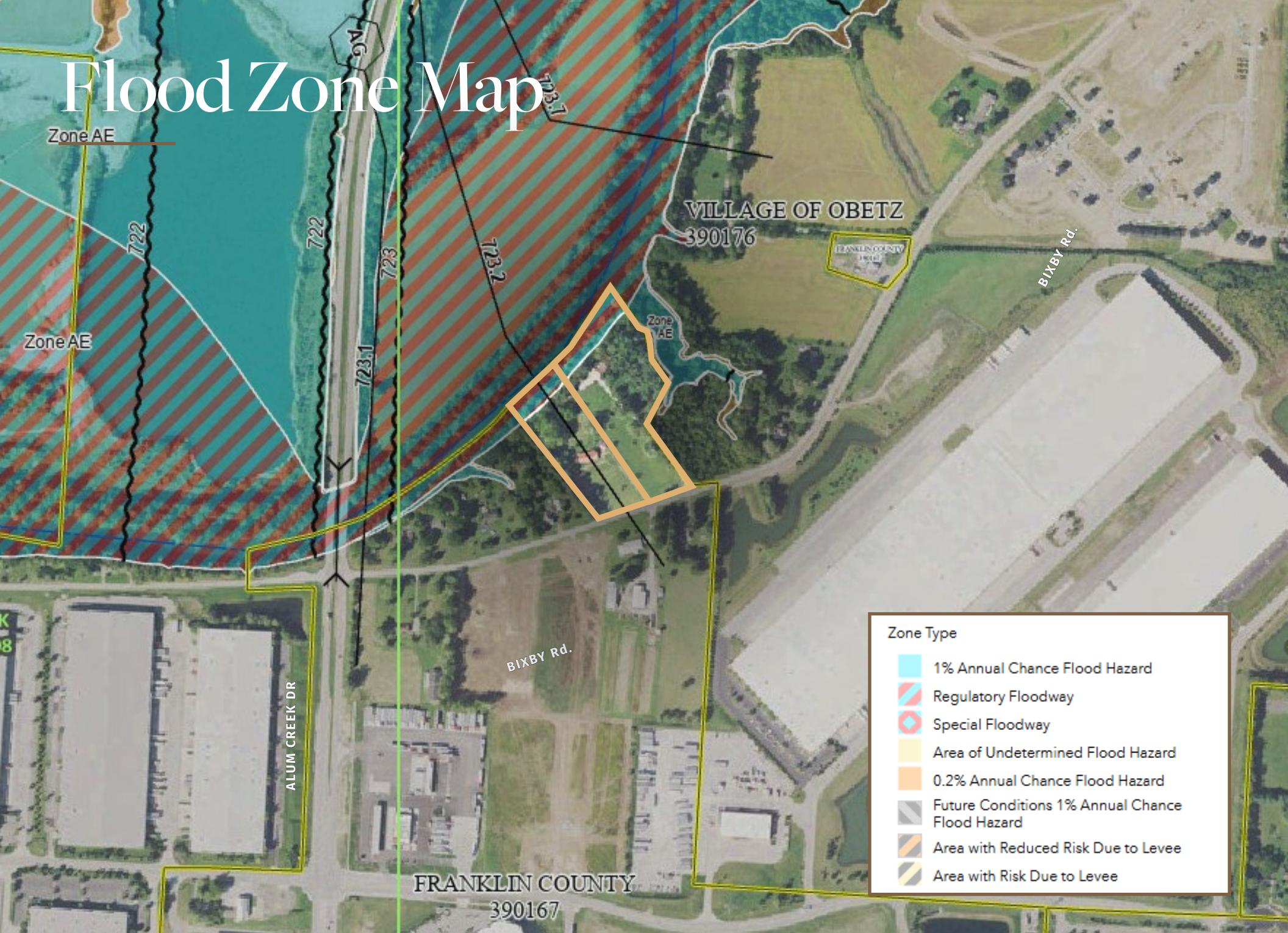
5 - Forestar Group Inc - Proposed

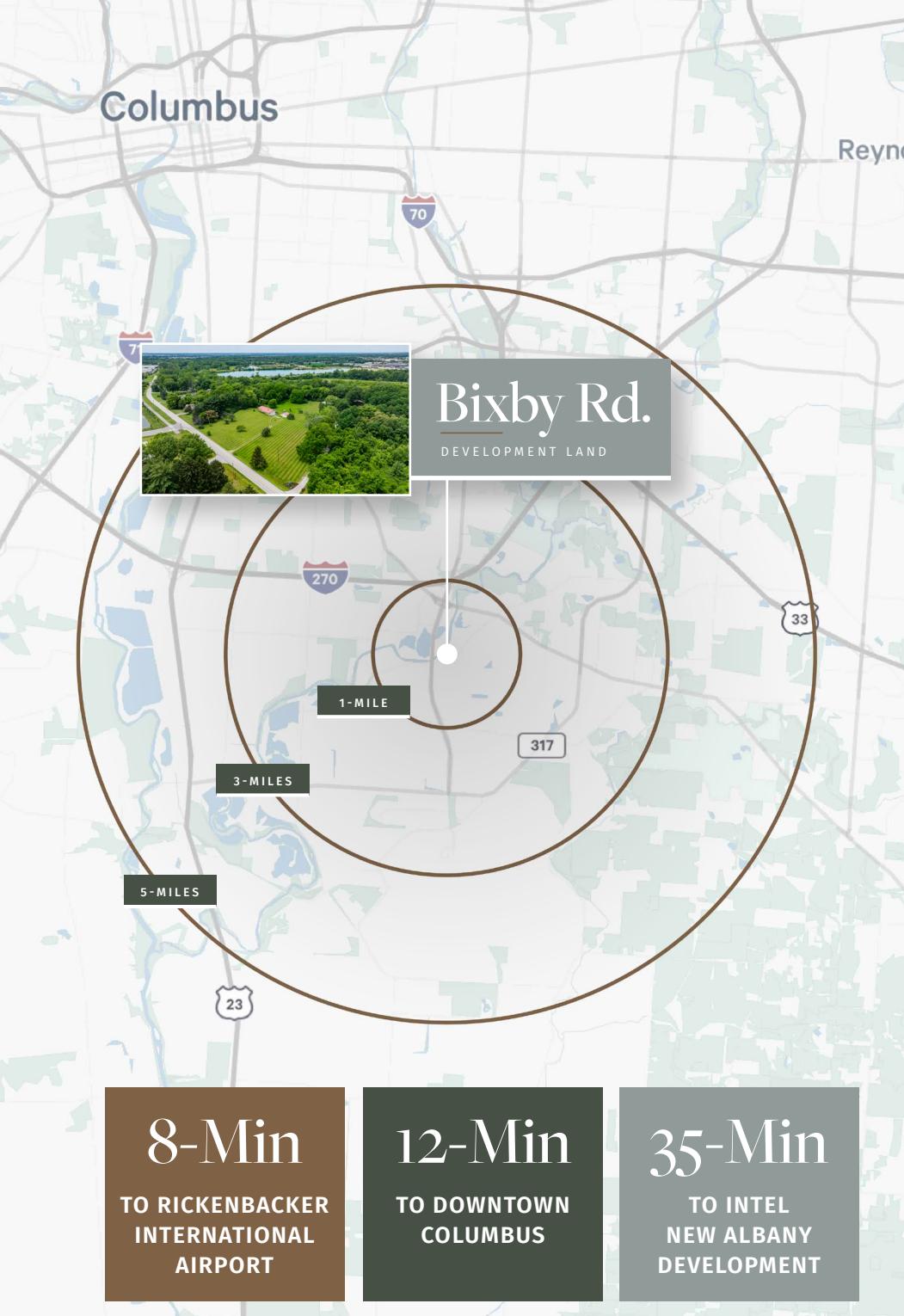
This proposed development would bring 349 single-family homes to a 144-acre site. The development will be divided into two subareas, separated by a stream and woodlands. The homes will range in size and include both one-story and two-story options. The preliminary plans are approved, but rezoning is required.

6 - Mixed-Use Development - Proposed

The City of Obetz is planning a mixed-use development on an 18-acre site along Groveport Road and Alum Creek Drive. The conceptual plan includes a 60,000-square-foot medical office building, retail space, and multiple quick-service restaurants, along with two hotels. The development will require rezoning to a planned commercial district.

Flood Zone Map





AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	1,992	27,203	74,409
2029 Population Projection	2,397	28,852	77,815
2020-2024 Annual Pop. Growth Rate	5.26%	0.89%	1.02%
GENERATIONS			
Generation Alpha	192	2,607	7,315
Generation Z	478	6,612	17,339
Millennials	491	6,565	17,835
Generation X	439	5,490	14,661
Baby Boomers	342	4,950	14,182
Greatest Generations	51	979	3,078
HOUSEHOLD INCOME			
Average Household Income	\$118,548	\$88,591	\$78,584
Median Household Income	\$83,786	\$71,414	\$62,711
HOUSING VALUE			
Median Home Price	\$232,946	\$216,599	\$199,137
Average Home Price	\$238,101	\$241,592	\$243,720
HOUSING UNITS			
2024 Housing Units	674	10,589	31,837
Owner-Occupied Housing	582	6,923	17,463
Renter-Occupied Housing	77	3,090	12,342

LOCATION OVERVIEW

Nestled just 12 miles southeast of downtown Columbus, 2700-2714 Bixby Rd. finds itself in a prime location within the thriving community of Groveport, Ohio. Known as “Central Ohio’s Hometown,” Groveport is a vibrant and growing city with a rich history and a commitment to economic development. This specific area, annexed by the City of Obetz for development, also falls within Hamilton Township. Groveport has seen significant growth over the past two and a half decades and is a leader in job creation, particularly in the logistics sector, thanks to its strategic location near major transportation arteries and the bustling Rickenbacker International Airport (LCK). This makes it an appealing place to invest with development sites and incentive support.

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The property's location offers unparalleled access to the Rickenbacker market, a significant economic engine for the Central Ohio region. This submarket is the largest in the Midwest, boasting approximately 78 million square feet of industrial space and 3.3 million square feet currently under construction, and is a logistics hub with significant growth potential. Rickenbacker is home to one of the world's only cargo-dedicated airports, Rickenbacker International Airport (LCK), and offers access to coast-to-coast rail service from two of the nation's largest rail providers. Its strategic position allows businesses to reach 60% of the United States population within 24 hours. Further boosting the area's appeal, the Rickenbacker submarket offers a large labor pool, ideal for distribution, e-commerce, and warehouse operations.

8.69 AC | GROVEPORT, OH

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