

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



Appraisal Brokerage Consulting Development

Commercial Development Land

3980 National Road, London, OH 43140

MADISON COUNTY DEVELOPMENT LAND!

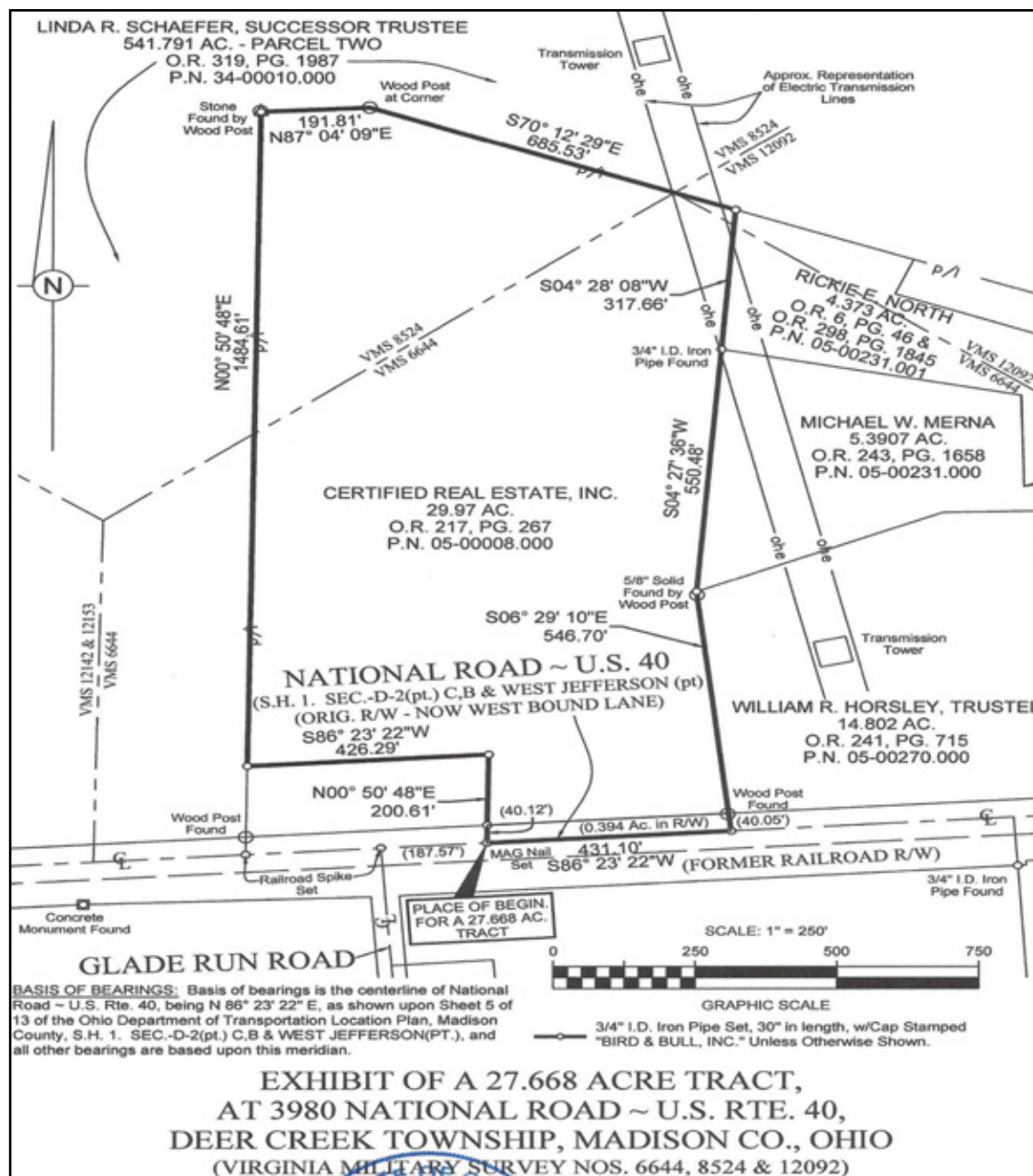
27.668 +/- acres land north side of U.S. 40/National Rd west of Byerly Rd in London. Site can be annexed into West Jefferson to access commercial/industrial zoning and utilities. Water at U.S. 42 and U.S. 40, sewer at U.S. 42 and I-70. Possible 15-year tax abatement on improvements available if annexing into West Jefferson.

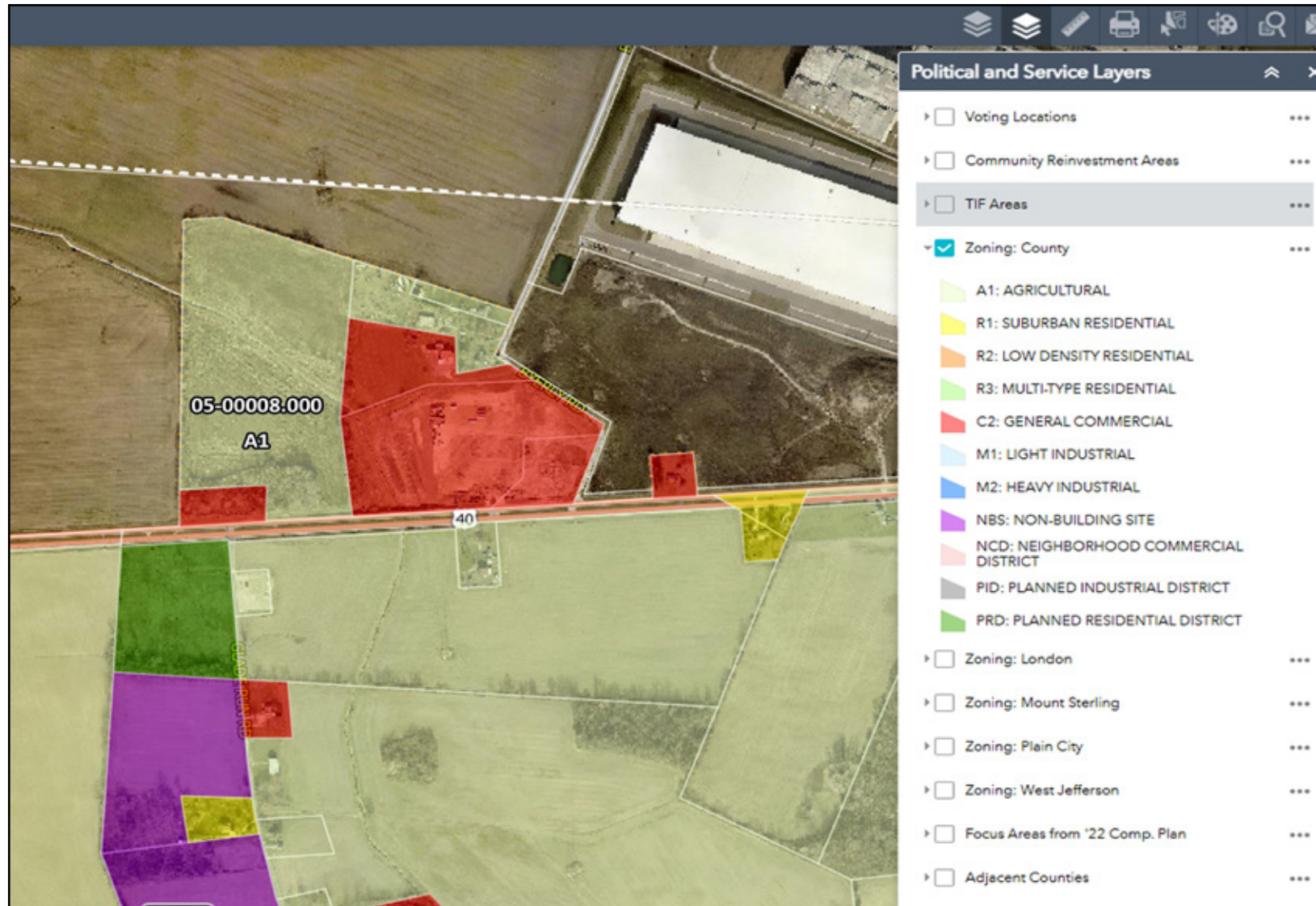


Property Highlights

Address:	3980 National Road London, OH 43140
County:	Madison
Township:	Deercreek
PID:	05-00008.000
Location:	North of U.S. 40/National Rd between U.S. 42 and Urbana-West Jefferson Rd
Acreage:	27.668 +/- ac
Sale Price:	\$595,000
Zoning:	A1- Agricultural

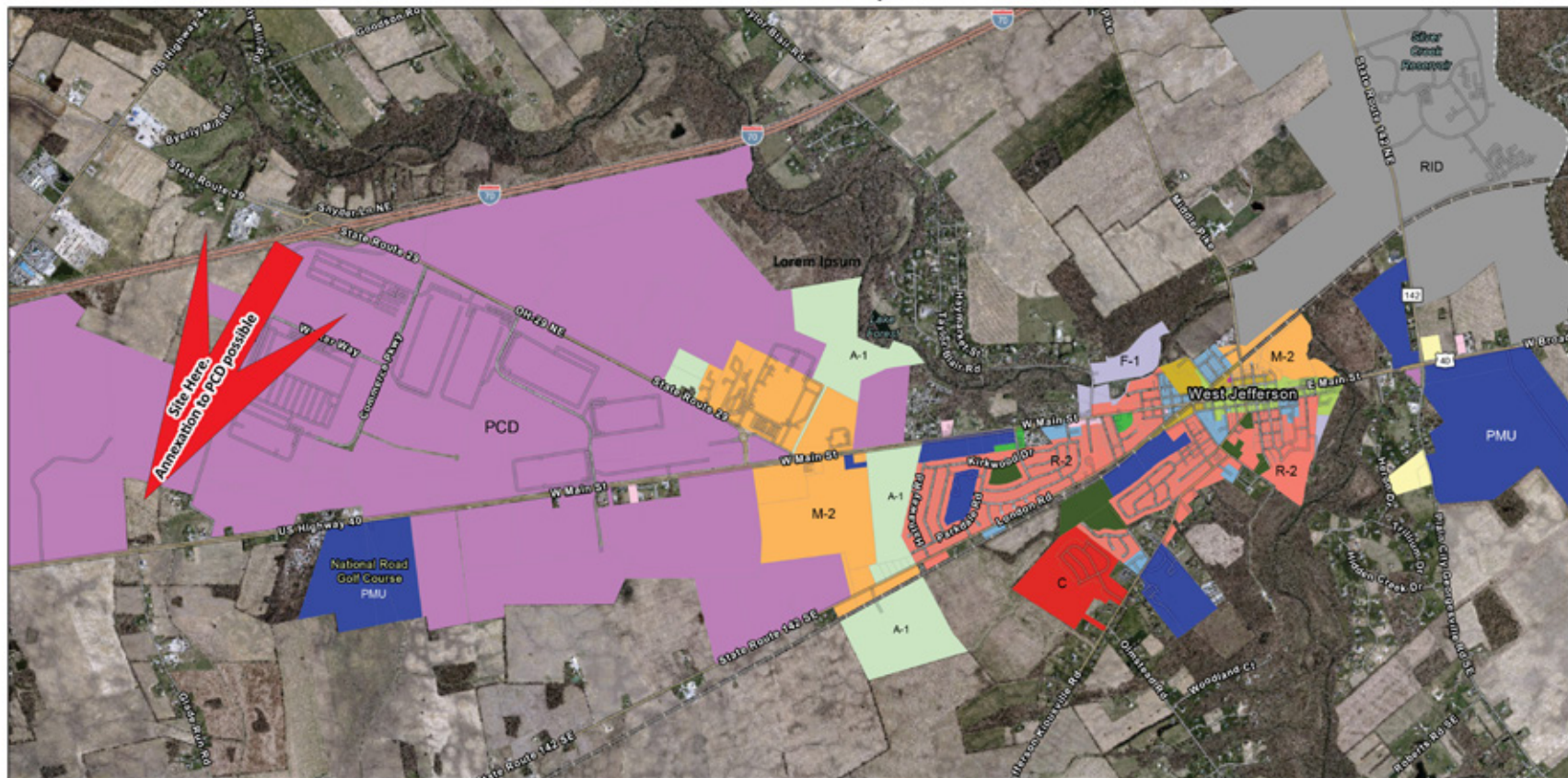






Click [here](#) to view Madison County Zoning Resolution

GIS Main Map



8/19/2024

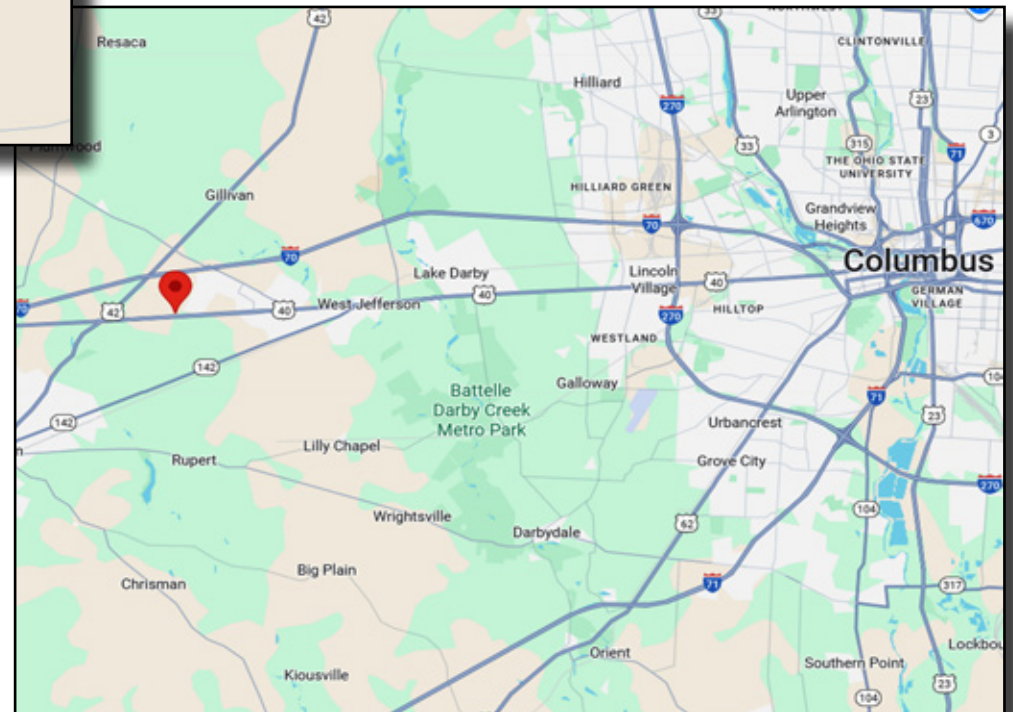
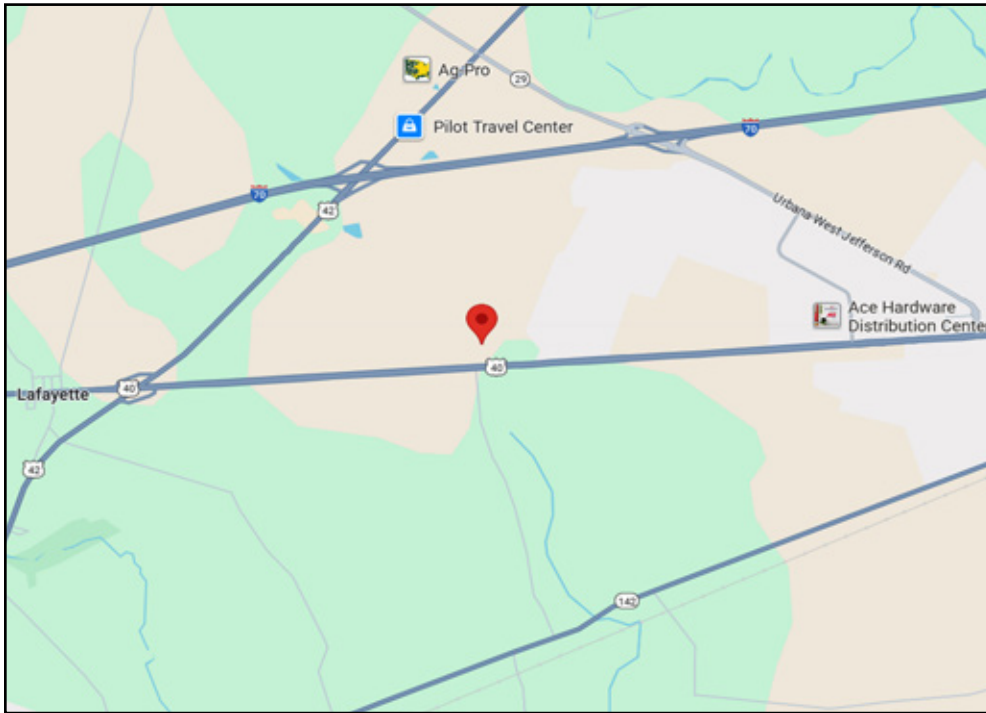
- | | | |
|---|---|------------------------------------|
| A-1: Agricultural District | M-2: General Industrial District | R-5: Residence District |
| B-1: Central Business District | P: Parks District | R-1D: Research Industrial District |
| B-2: Highway Business District | PCD: Planned Commerce District | TBD |
| B-3: Community Shopping Center District | PMU: Planned Mixed-Use District | |
| C: Condos | R-1: Residence District | |
| F-1: Floodplain | R-2: Residence District | |
| M-1: Restricted Industrial District | R-3: Residence District (Single/Two-Family) | |

Possible 15-year tax abatement on improvements
available if annexing into West Jefferson

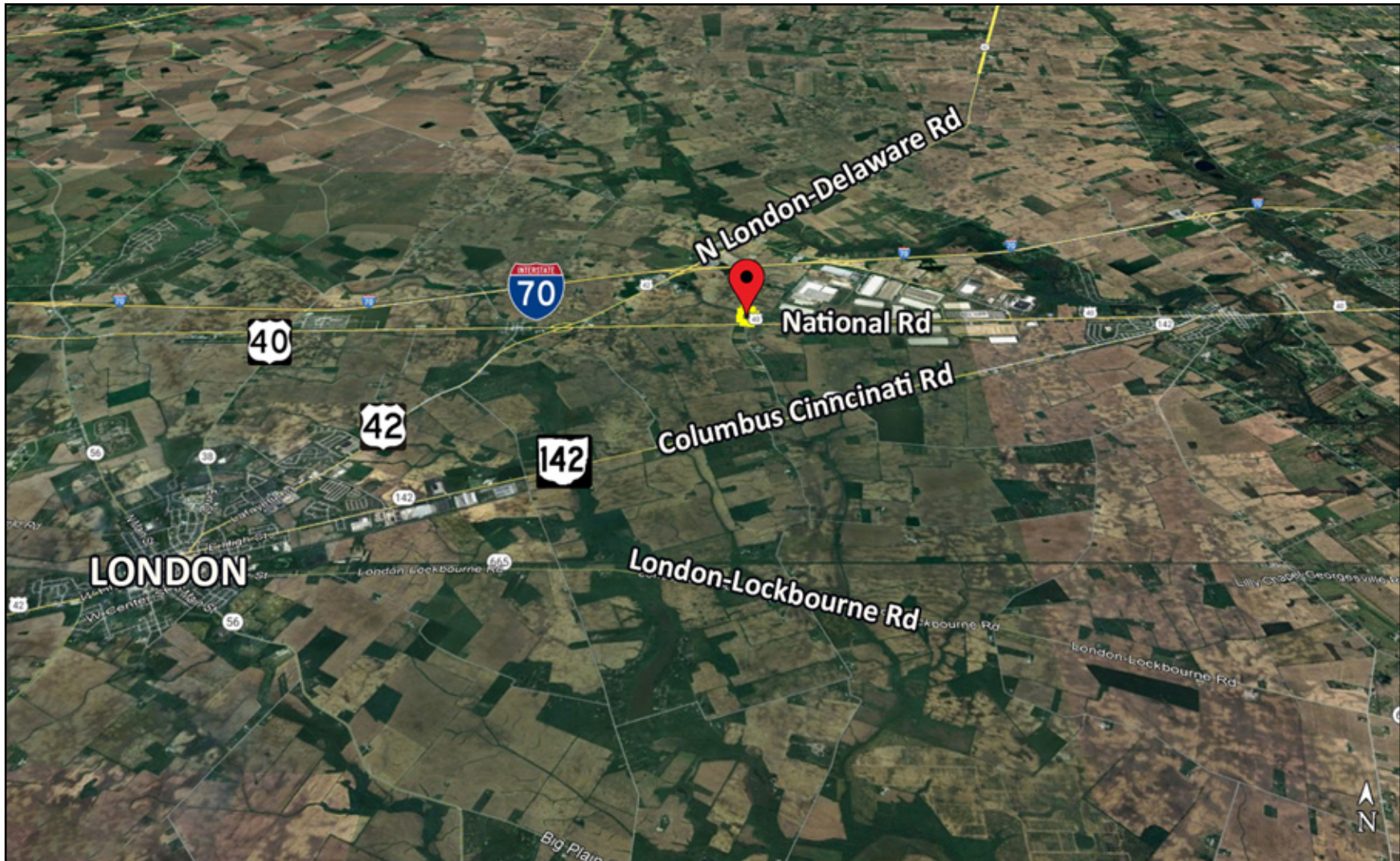
Click [here](#) to view West Jefferson Zoning Resolution

27.668 +/- ac of development land
3980 National Rd, London, OH 43140

Street Maps

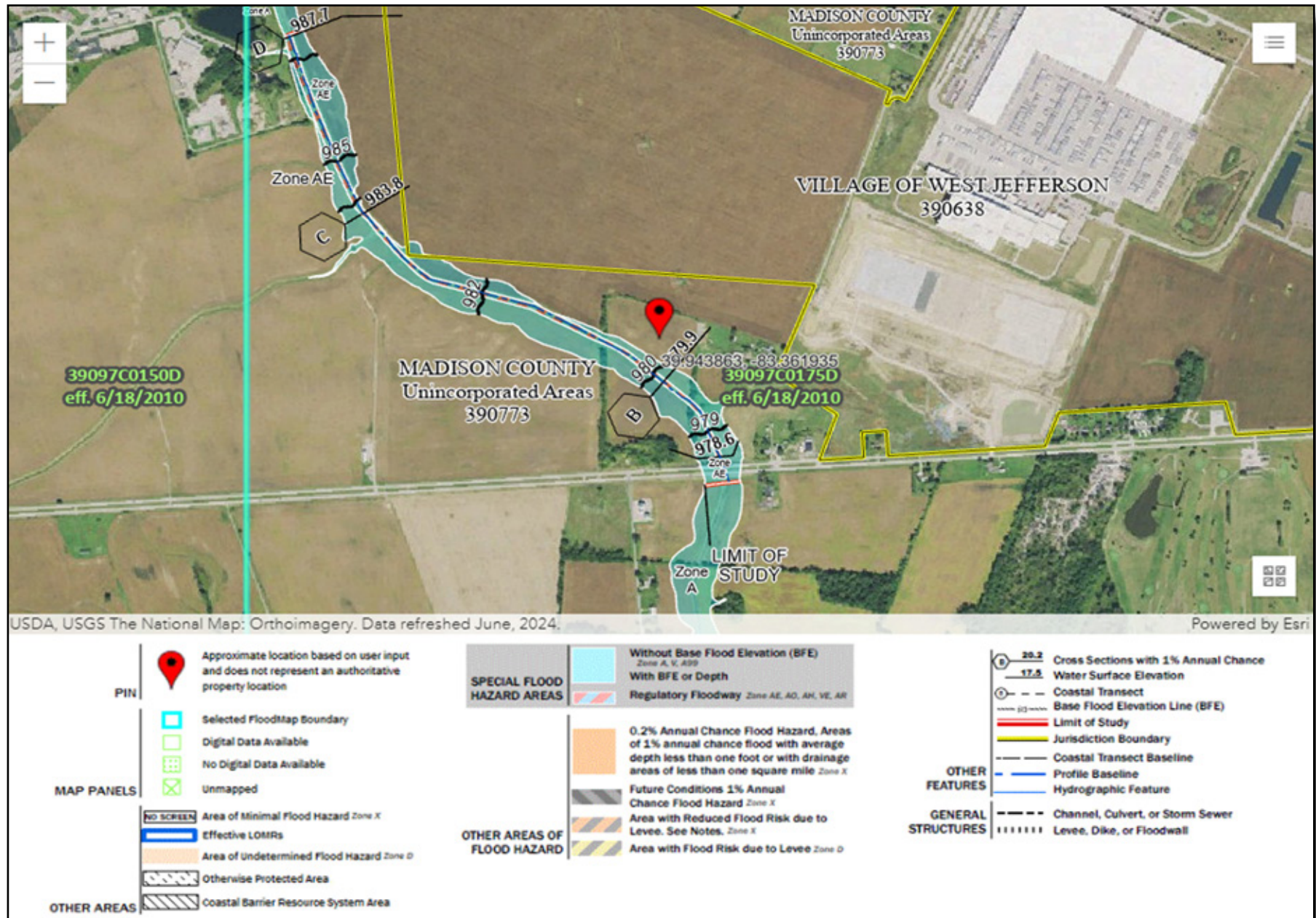


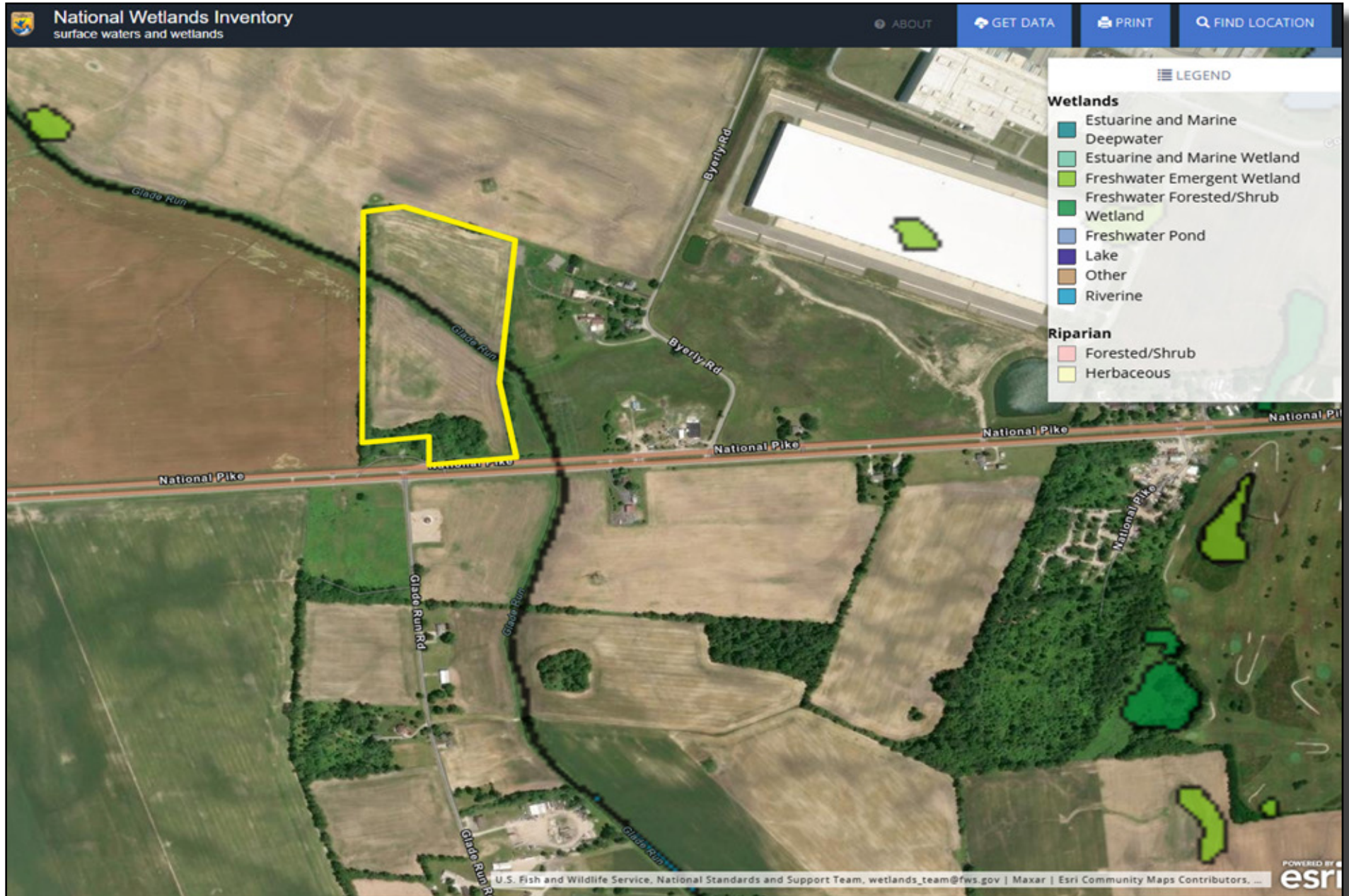


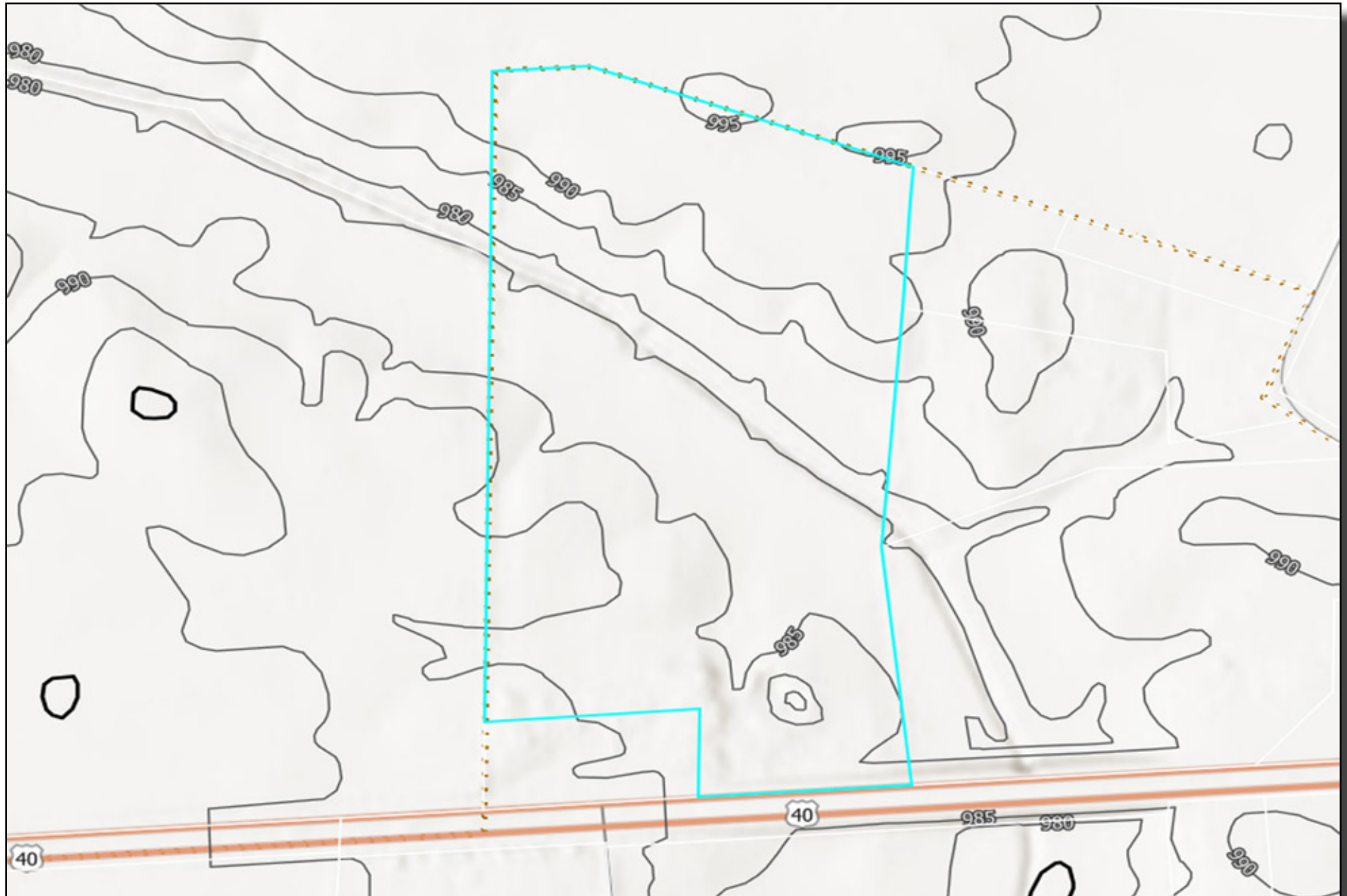


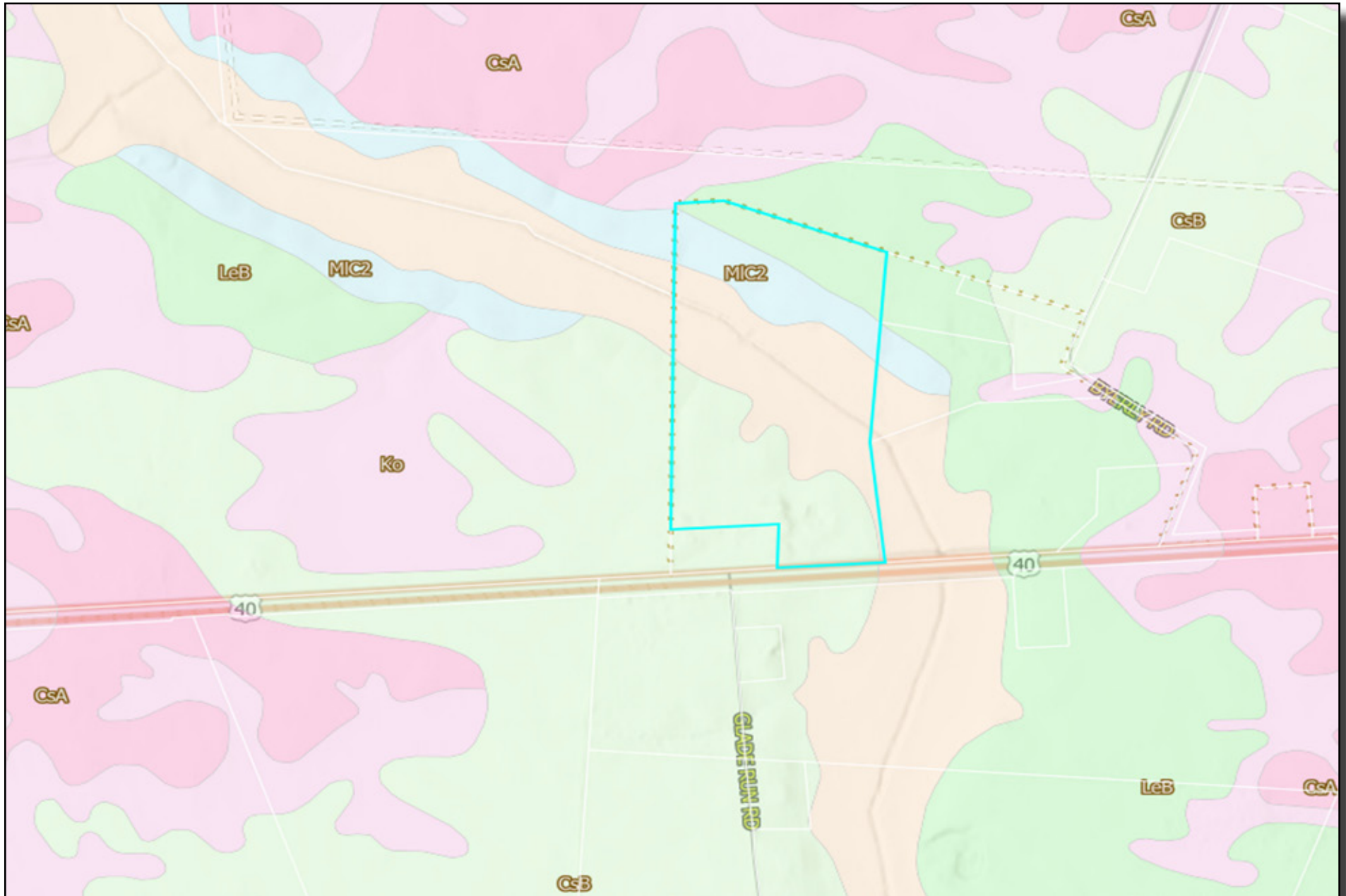
Great Location!

Easy access to major roads
30 minutes to Downtown Columbus







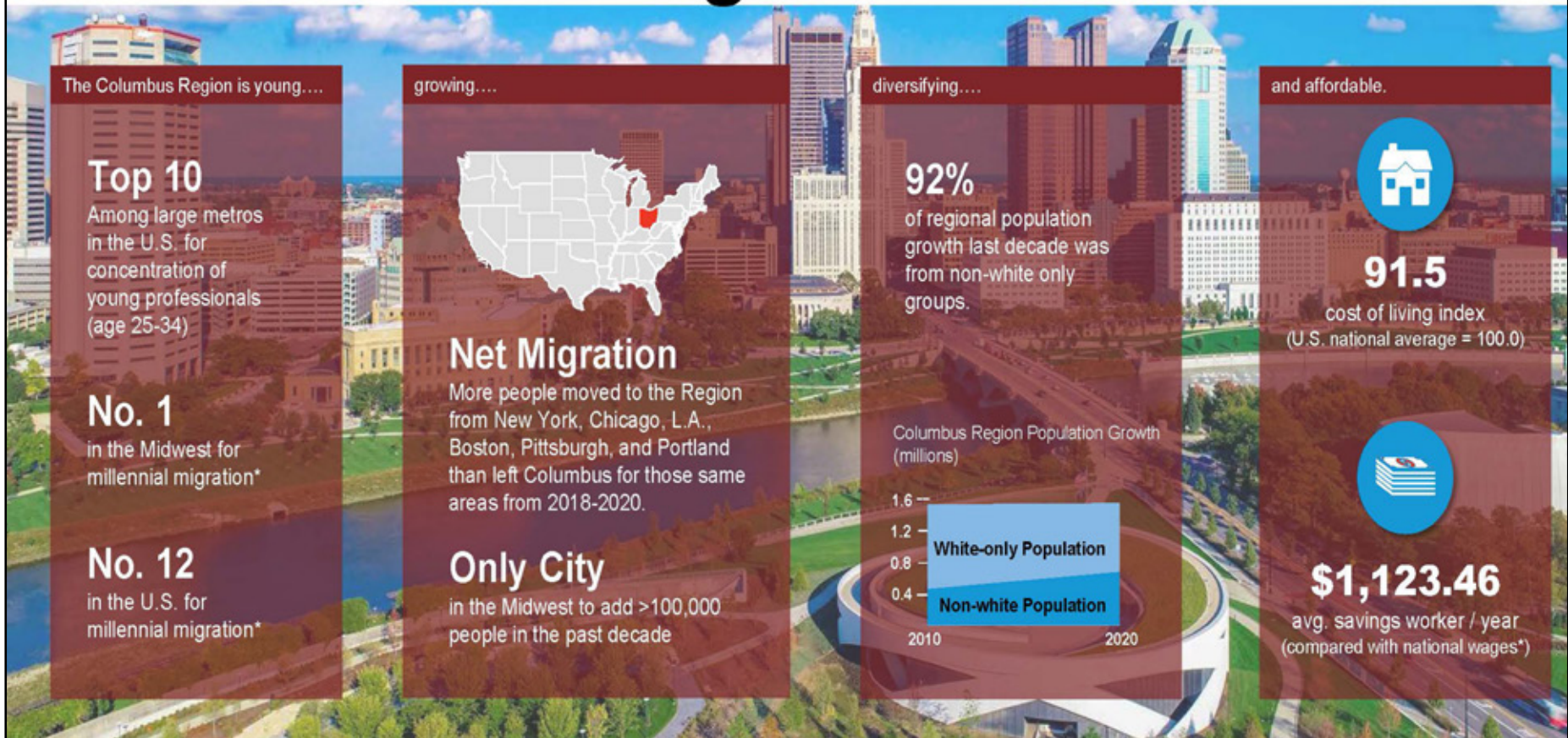


Demographic Summary Report

3980 National Pike, London, OH 43140				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	72	1,248	11,678	
2024 Estimate	70	1,208	11,374	
2020 Census	65	1,147	11,195	
Growth 2024 - 2029	2.86%	3.31%	2.67%	
Growth 2020 - 2024	7.69%	5.32%	1.60%	
2024 Population by Hispanic Origin				
2024 Population	70	1,208	11,374	
White	62 88.57%	1,083 89.65%	10,285 90.43%	
Black	1 1.43%	17 1.41%	252 2.22%	
Am. Indian & Alaskan	0 0.00%	4 0.33%	11 0.10%	
Asian	1 1.43%	9 0.75%	97 0.85%	
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%	
Other	6 8.57%	94 7.78%	728 6.40%	
U.S. Armed Forces	0	0	0	
Households				
2029 Projection	30	502	4,674	
2024 Estimate	29	487	4,552	
2020 Census	27	462	4,476	
Growth 2024 - 2029	3.45%	3.08%	2.68%	
Growth 2020 - 2024	7.41%	5.41%	1.70%	
Owner Occupied	21 72.41%	369 75.77%	3,255 71.51%	
Renter Occupied	8 27.59%	117 24.02%	1,298 28.51%	
2024 Households by HH Income				
Income: <\$25,000	2 7.14%	49 10.08%	636 13.97%	
Income: \$25,000 - \$50,000	3 10.71%	51 10.49%	899 19.75%	
Income: \$50,000 - \$75,000	11 39.29%	153 31.48%	938 20.61%	
Income: \$75,000 - \$100,000	2 7.14%	56 11.52%	756 16.61%	
Income: \$100,000 - \$125,000	4 14.29%	61 12.55%	512 11.25%	
Income: \$125,000 - \$150,000	3 10.71%	54 11.11%	249 5.47%	
Income: \$150,000 - \$200,000	3 10.71%	53 10.91%	393 8.63%	
Income: \$200,000+	0 0.00%	9 1.85%	169 3.71%	
2024 Avg Household Income	\$84,321	\$88,614	\$83,523	
2024 Med Household Income	\$68,999	\$73,051	\$69,338	



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

THE ROBERT WEILER COMPANY EST. 1938



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.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
www.rweiler.com

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

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.