

LAND FOR SALE

Corner of Fisher Rd & Maclam Dr. Columbus, OH 43204

Rural
Vacant Land

Offering Memorandum

3.64 AC

MATTHEWS™

EXCLUSIVELY LISTED BY



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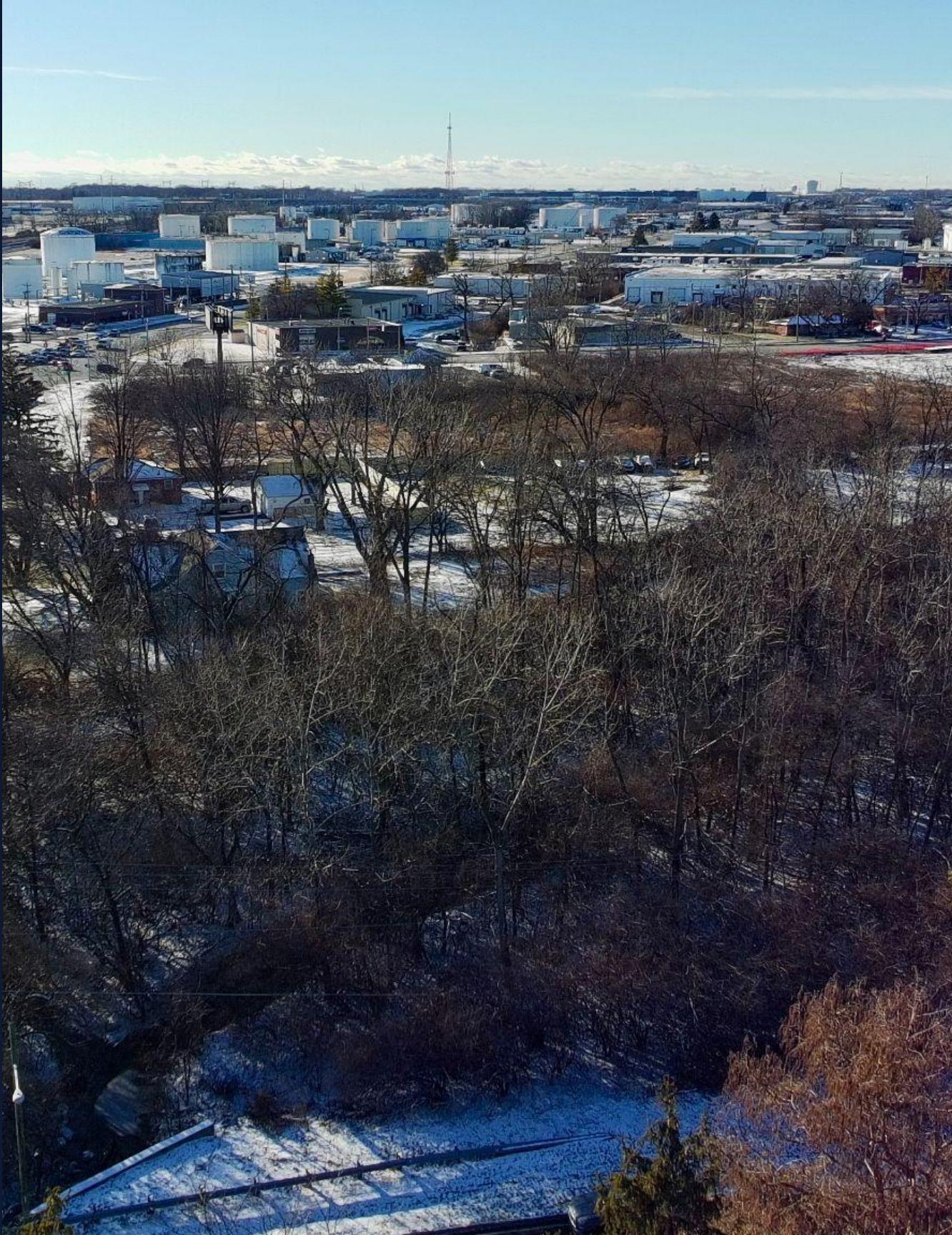
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PROPERTY OVERVIEW

Land For Sale

Fisher Rd & Maclam Dr. Columbus, OH 43204



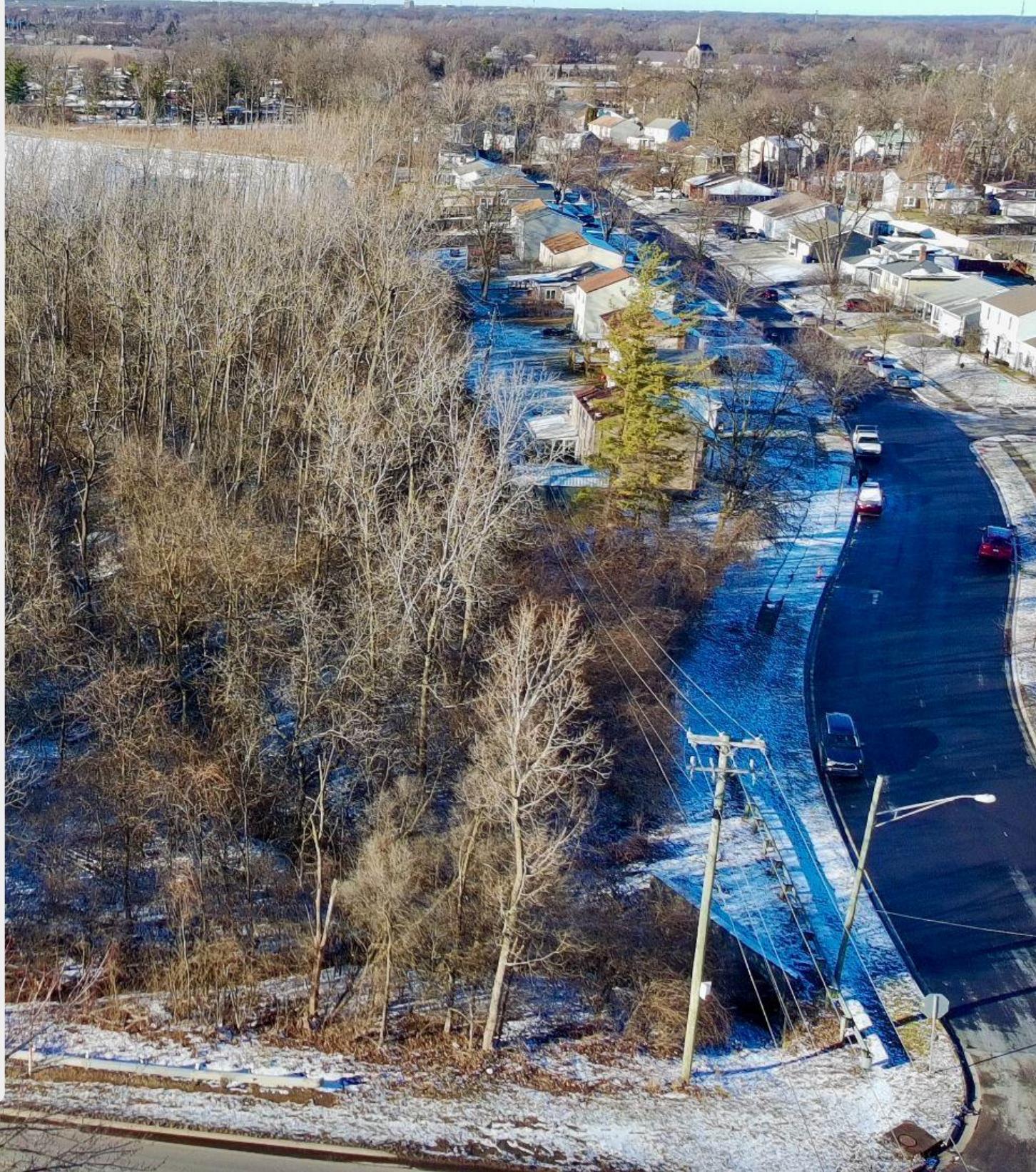
Rural Zoned Vacant Land
Columbus, OH 43204

\$295,000
List Price

±3.64 AC
GLA

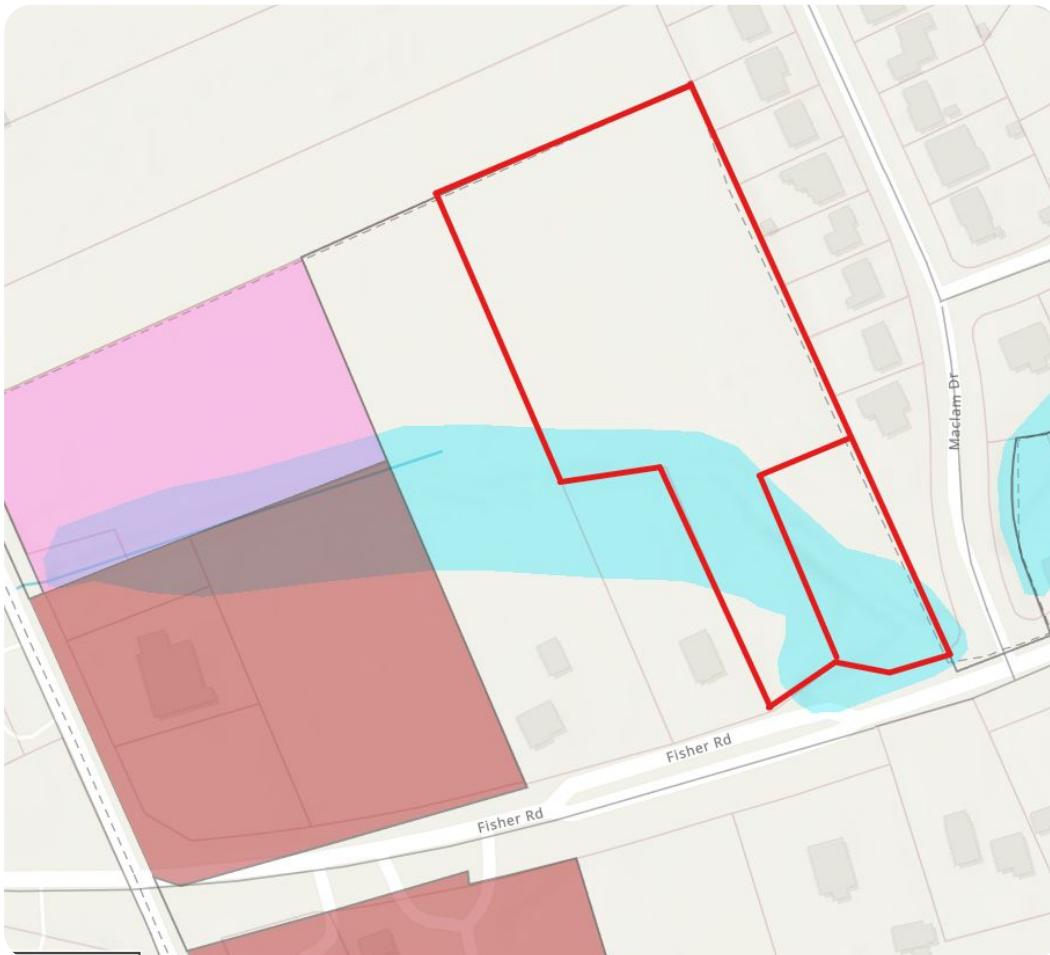
Rural (Residential)
Zoning

I-70 Access
±0.70 miles



PROPERTY SUMMARY

Two parcels totaling ± 3.64 Acres on the corner of **Fisher Rd and Maclam Dr**. The property is ± 0.15 miles east of Wilson Rd. and ± 0.7 miles off of I-70. The parcels are zoned Rural through Franklin County allowing for residential and pole barn construction. Other commercial uses would likely require rezoning; however, “land in the Rural District is the most subject to being placed in another Zoning District as growth of the County occurs” (section 2.10 - rural district (Section 302)). Water and sewer are location at the street, making this a feasible development opportunity.



ZONING SUMMARY

SECTION 2.10 - RURAL DISTRICT (Section 302)

The Rural District is intended for agricultural and residential development in the County where the conservation of resources is important or where appropriate urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized water and sanitary sewer. The principal permitted uses are agriculture, residential subdivisions and farm dwellings.

The intent of these Rural District Regulations is to protect farmland, lands in current agricultural use valuation, prime agricultural soils, open land and residential land from the intrusion and premature development of urban uses not performing a function necessary to the agricultural and residential use of the land or meeting the social, cultural or economic growth needs of the County. Because land in the Rural District is the most subject to being placed in another Zoning District as growth of the County occurs, such changes should be made with due concern to the protection of established uses



MARKET OVERVIEW

Rural Land

Fisher Rd & Maclam Dr. Columbus, OH 43204



COLUMBUS, OH

Market Demographics



906,480 **\$65,327**

Total Population

Median HH Income

420,068

of Households

61.3%

Homeownership Rate

485,878 **\$234,500**

Employed Population

Median Property Value

35%

% Bachelor's Degree

33

Median Age

Local Market Overview

Columbus, Ohio is a steadily growing Midwestern city shaped by a mix of historic neighborhoods, modern development, and a strong institutional presence. As the state capital and home to The Ohio State University, the city supports a broad range of economic activity tied to government, education, healthcare, research, and insurance. Its central location in Ohio has also made it a hub for logistics and commerce, helping attract employers and residents who value accessibility and steady job opportunities.

The city's character is defined by distinct districts such as the Short North, German Village, Arena District, and University District, each offering its own architectural style, community identity, and mix of amenities. Columbus continues to add housing, retail, and public infrastructure, supporting both long-time residents and newcomers. Parks, riverfront improvements, and cultural institutions contribute to the overall livability, making it a place where people find a balance of urban convenience and neighborhood-focused living.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,383	78,019	207,460
Current Year Estimate	9,242	78,652	208,245
2020 Census	7,845	75,988	200,207
Growth Current Year-Five-Year	1.52%	-0.80%	-0.38%
Growth 2020-Current Year	17.81%	3.51%	4.02%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,121	31,687	83,324
Current Year Estimate	4,040	31,774	83,080
2020 Census	3,638	30,924	79,690
Growth Current Year-Five-Year	2.02%	-0.28%	0.29%
Growth 2020-Current Year	11.05%	2.75%	4.25%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$121,028	\$116,584	\$115,102

LOCAL ATTRACTIONS & CONVENIENCES



Lifestyle & Culture

Columbus offers a rich cultural landscape with diverse neighborhoods, each bringing its own character to the city. From the artistic energy of the Short North to the historic brick-lined streets of German Village, residents enjoy a wide selection of dining, boutique shopping, and local events. Popular attractions like the Columbus Museum of Art, Franklin Park Conservatory, and vibrant festival scene contribute to a dynamic lifestyle that appeals to a wide range of residents.

Entertainment & Recreation

The city provides endless entertainment opportunities, including professional sports, live music, and world-class attractions. Families and outdoor enthusiasts benefit from easy access to the Scioto Mile, extensive metro park systems, and the nationally acclaimed Columbus Zoo and Aquarium. Major venues such as Nationwide Arena and Ohio Stadium offer year-round events—from concerts and hockey games to Buckeye football—making the city a hub of activity.

Convenience & Connectivity

Columbus is known for its strong infrastructure and accessibility, offering residents quick connections to major highways, public transit routes, and key employment centers. With major employers in healthcare, finance, technology, and higher education, the city continues to experience stable growth and job creation. Essential conveniences—including grocery stores, retail centers, fitness facilities, and everyday services—are located throughout the metropolitan area, providing a highly livable and well-connected environment for residents.

HIGHER EDUCATION



THE OHIO STATE UNIVERSITY

The Ohio State University is one of the nation's largest and most respected public research institutions, recognized for its academic excellence, expansive campus, and strong community presence. Founded in 1870 and located in the heart of Columbus, OSU serves as a major anchor for the city through its educational programs, nationally ranked athletics, and world-class research initiatives. Its size, prestige, and continuous growth make it one of the most influential institutions in the Midwest, drawing students, faculty, and professionals from across the country.



67,000+
Total Enrollment

\$19.6B+
Ohio Economic Impact

100,000+
Visitors per Game

300+
Degrees & Programs

Impact on Multifamily Real Estate & Investors

Proximity to OSU creates reliable, long-term rental demand. Students, faculty, medical staff, and university employees support consistently low vacancy rates and strong leasing activity.

For investors, OSU provides:

- A stable and diverse renter pool
- Resilient rent performance
- Strong leasing velocity and low turnover
- Long-term appreciation potential driven by campus expansion

The university's ongoing growth continues to strengthen surrounding submarkets, making OSU one of the most influential forces behind multifamily stability and value in the Columbus region.

Impact on the Local Community & Economy

OSU significantly shapes Columbus' economic and cultural landscape. Its large base of students, staff, and visitors fuels local businesses, housing demand, and service industries. The university's collaborations in tech, healthcare, and research also help position Columbus as a growing innovation hub.

Key impacts include:

- Major job creation through OSU and its medical center
- Year-round activity from academic, research, and athletic events
- Increased retail, hospitality, and transportation demand
- Continuous development and investment around campus

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at McCormick Blvd, Columbus, OH, 43213 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.