

RESIDENTIAL FOR SALE

3.17 ACRES: LAND REDEVELOPMENT

4014 WESTERVILLE ROAD, COLUMBUS, OH 43224



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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4014 WESTERVILLE ROAD



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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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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3.17 ACRES: LAND REDEVELOPMENT

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Asking Price:	\$1,400,000
Total Acreage:	3.165 Acres
Address:	4014 Westerville Road
Municipality:	City of Westerville
County:	Franklin
Tax Parcel Numbers:	010 - 283432 010 - 104563 010 - 104571 010 - 104576
Tax District:	010 - City of Columbus
School District:	2503 - Columbus City School District (CSD)
Current Land Use	Single Family Residential Structures
Future Land Use/Plans:	Demo Existing Structures for Redevelopment
Utilities:	Public Utilities Available
Location:	4004 Westerville Road is located in the heart of Columbus, Ohio. This property is ideal for commuters with easy access to I-270 and St. Rte. 3 making travel to other parts of the city ideal. This highly desirable location offers easy access to all the city has to offer.
Topography:	The site topography is relatively flat. (Google Terrain Maps)

Property Overview

- Prime location on Westerville Rd. with high visibility and accessibility.
- Sale includes 4 contiguous parcels, offering ample space for commercial development.
- 3 residential dwellings on the property are deemed for demolition.
- Excellent opportunity for investors or developers looking to establish a commercial venture in a thriving business environment.

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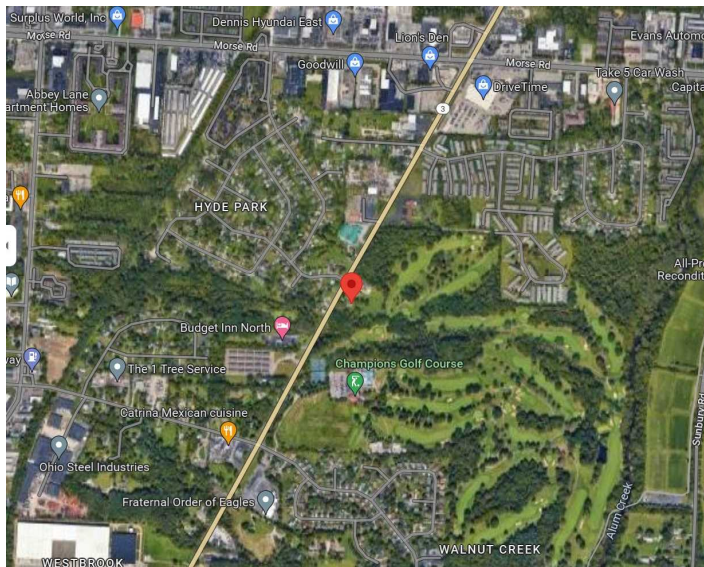
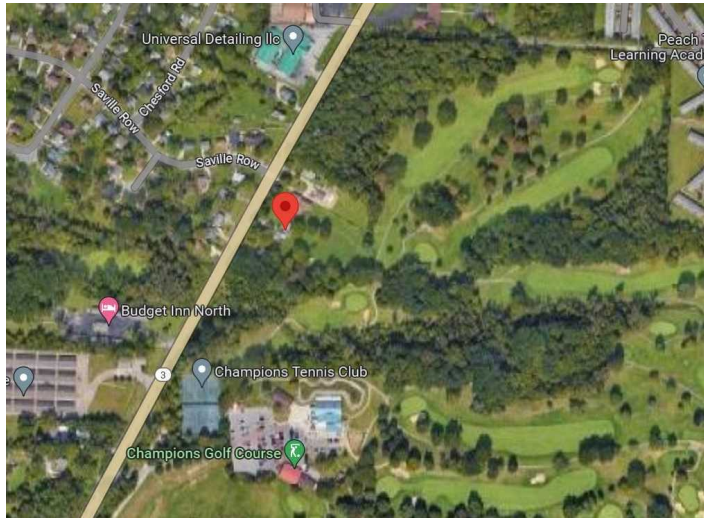


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LOCATION & HIGHLIGHTS

4014 WESTERVILLE ROAD



LOCATION INFORMATION

Street Address: 4004 Westerville Road

City, State, Zip Columbus, OH 43224

County: Franklin

Market: Columbus

Sub-market: Westerville

Cross Streets: Westerville Rd. & Saville Row

LOCATION OVERVIEW

4004 Westerville Road is located in the heart of Columbus, Ohio. This highly desirable location offers easy access to all the city has to offer, including shopping, dining, and entertainment. Located just minutes from downtown, you'll be close to some of the city's best attractions, including the Short North Arts District, the Ohio State University, and the German Village. Additionally, the area offers a range of outdoor activities, including numerous parks and trails. Blendon Woods Metro Park, Sharon Woods Metro Park, and Inniswood Metro Gardens are just a few of the parks located within a short drive from the property. This location is also ideal for commuters, with easy access to major highways, making travel to other parts of the city easy. Overall, 4004 Westerville Road offers an exceptional location for those looking to enjoy the best of Columbus living. Whether you're looking for a peaceful retreat or an active urban lifestyle, this location has it all. Don't miss your chance to be a part of this vibrant community.

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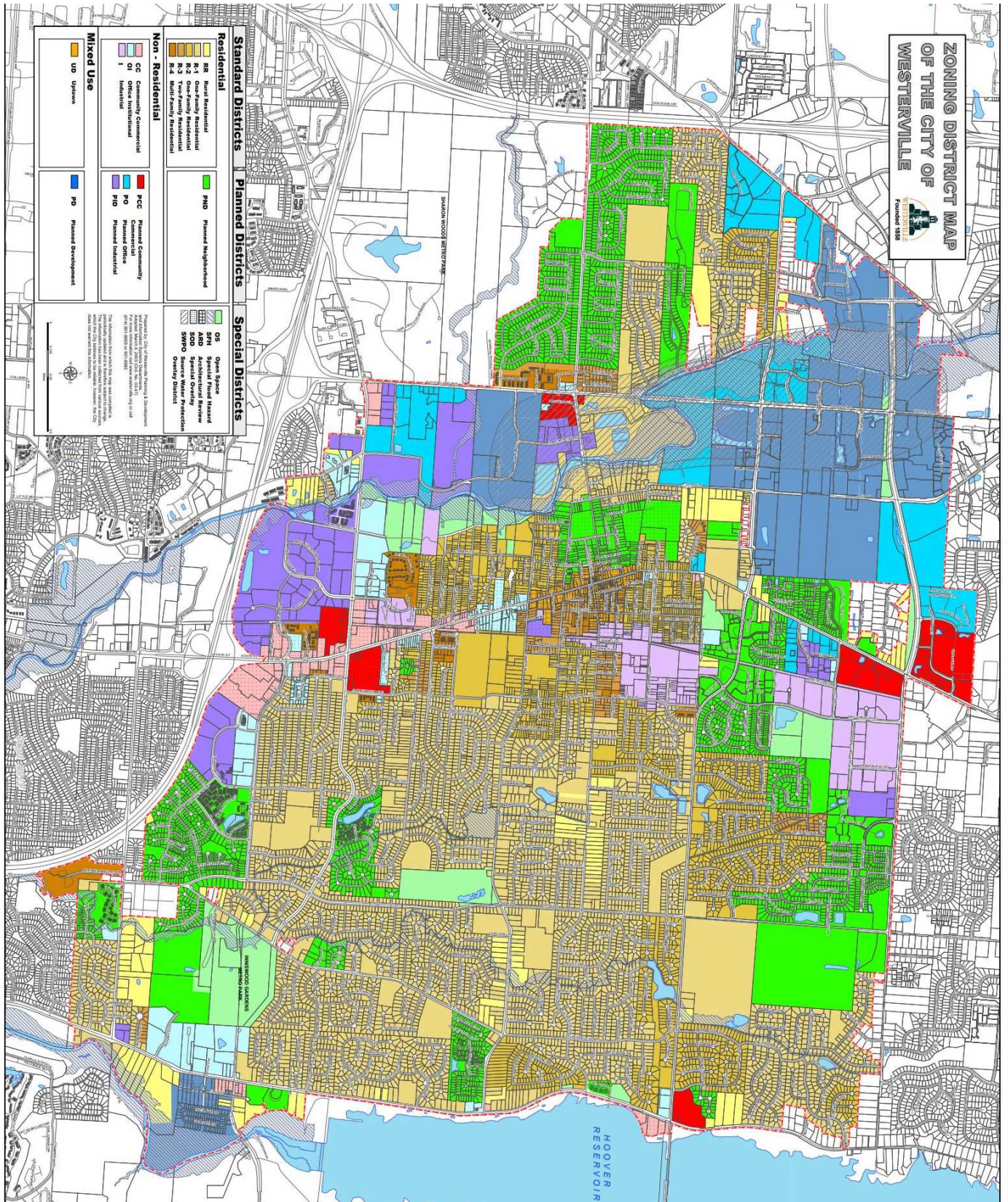


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WESTERVILLE ZONING MAP

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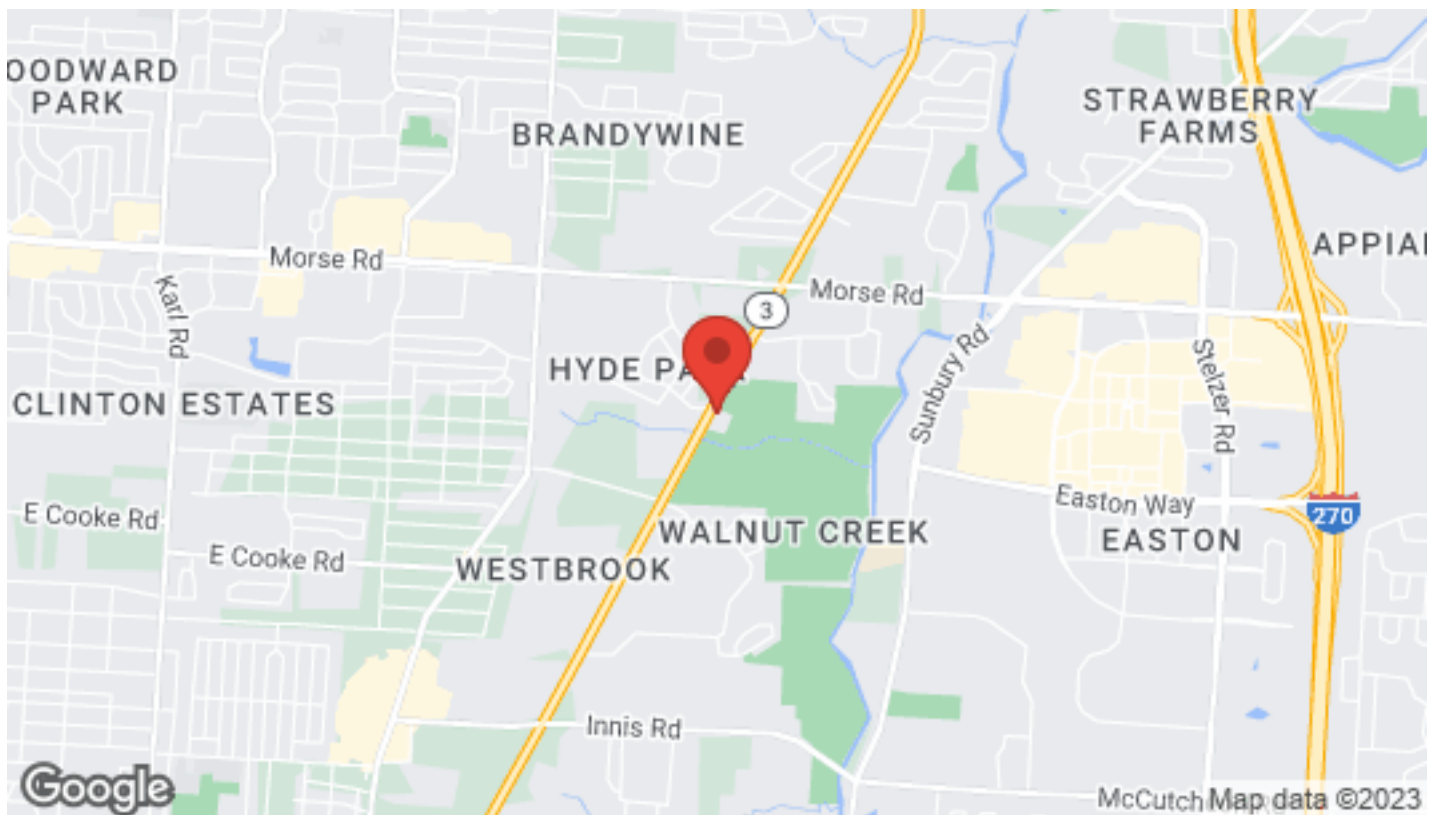
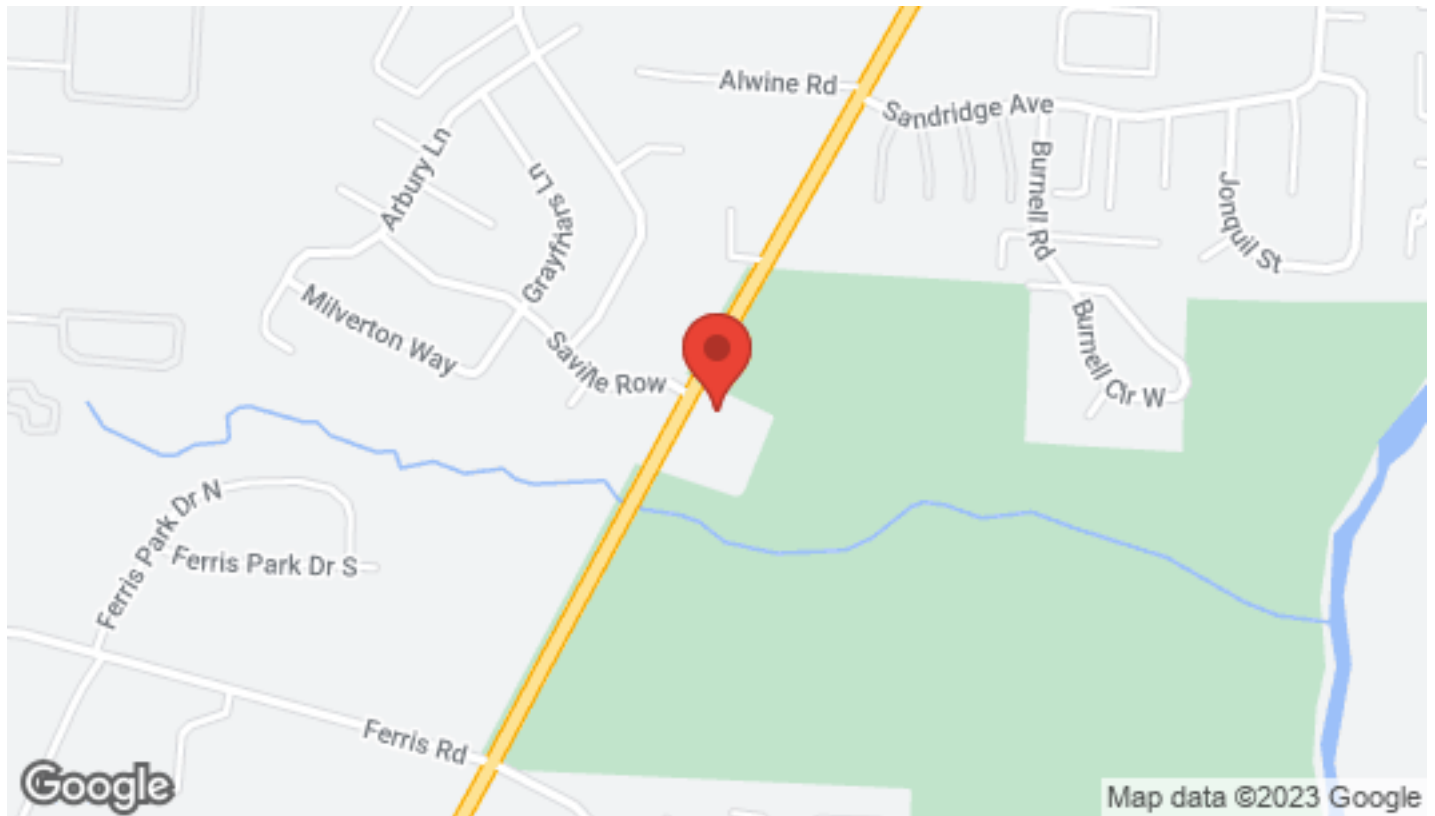


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LOCATION MAPS

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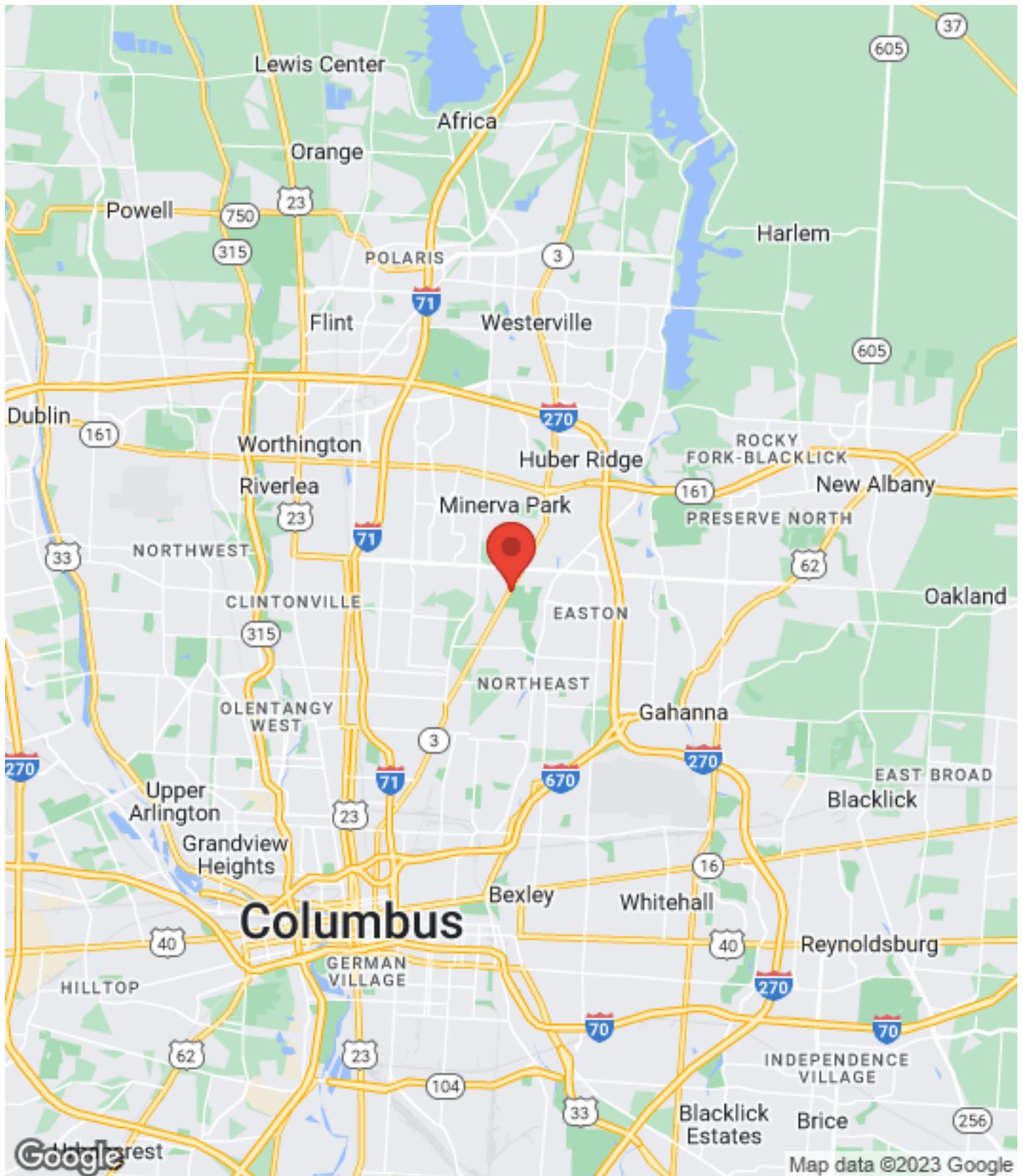


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REGIONAL MAP

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AERIAL MAP

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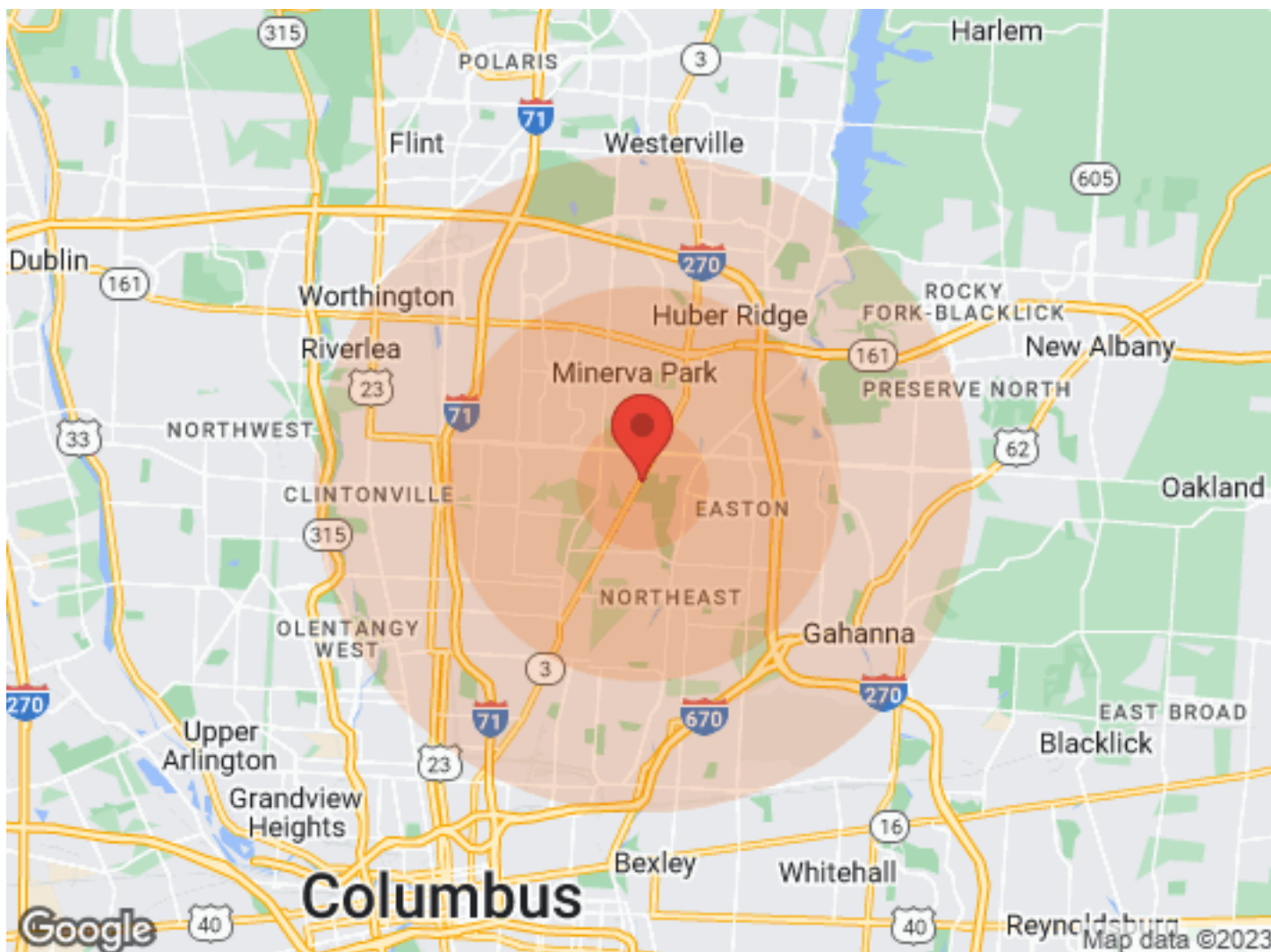


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,412	59,334	147,363
Female	5,899	63,950	156,318
Total Population	11,311	123,284	303,681

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,985	29,213	63,257
Ages 15-24	1,688	17,258	37,477
Ages 55-64	1,092	13,137	33,523
Ages 65+	936	13,927	37,936

Race	1 Mile	3 Miles	5 Miles
White	3,748	58,981	189,294
Black	6,084	54,336	92,636
Am In/AK Nat	24	92	113
Hawaiian	N/A	24	73
Hispanic	1,630	9,627	17,173
Multi-Racial	2,600	16,038	30,472

Income	1 Mile	3 Miles	5 Miles
Median	\$27,960	\$37,173	\$40,805
< \$15,000	1,066	9,462	22,263
\$15,000-\$24,999	659	6,806	15,791
\$25,000-\$34,999	635	6,079	15,270
\$35,000-\$49,999	849	8,794	20,755
\$50,000-\$74,999	719	9,380	22,620
\$75,000-\$99,999	346	4,868	13,892
\$10,000-\$149,999	101	3,342	11,885
\$150,000-\$199,999	12	639	3,467
> \$200,000	32	228	1,755

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,445	57,200	144,296
Occupied	4,593	51,235	130,984
Owner Occupied	1,830	25,324	66,581
Renter Occupied	2,763	25,911	64,403
Vacant	852	5,965	13,312

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WHY KW?

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WHY

Hire KW Commercial for Land and Development:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

I specialize in land brokerage and development services and possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right.

Working in coordination with my other specialties, land and development services include:

- Sales leasing and negotiation
- Site selection and demographics
- Entitlement and approval services
- Environmental resource constraints
- Feasibility analysis
- Valuation services
- Infrastructure analysis



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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