THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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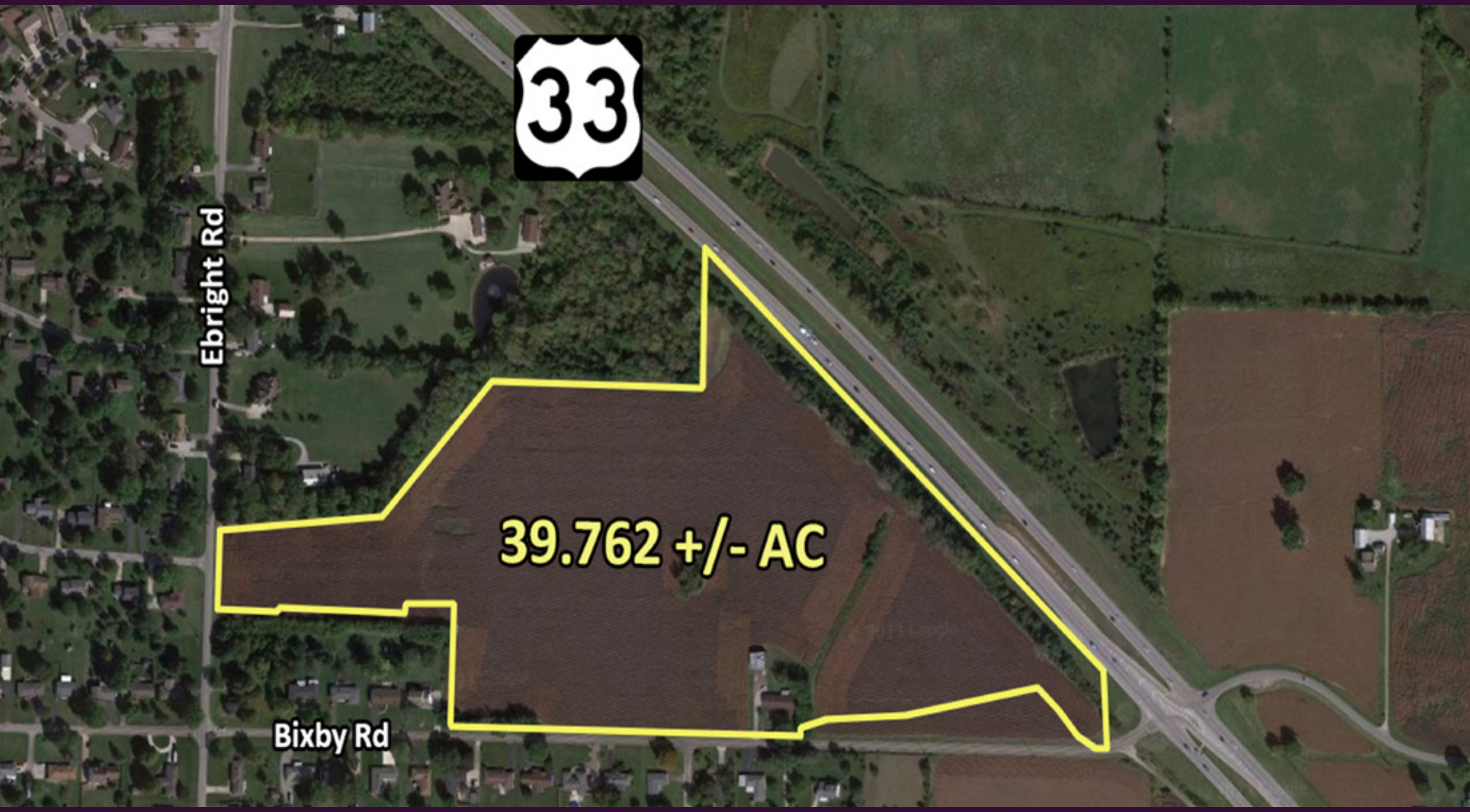

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Appraisal Brokerage Consulting Development

REDEVELOPMENT LAND

5424 Bixby Road & Ebright Rd, Canal Winchester, OH 43110

Property Description

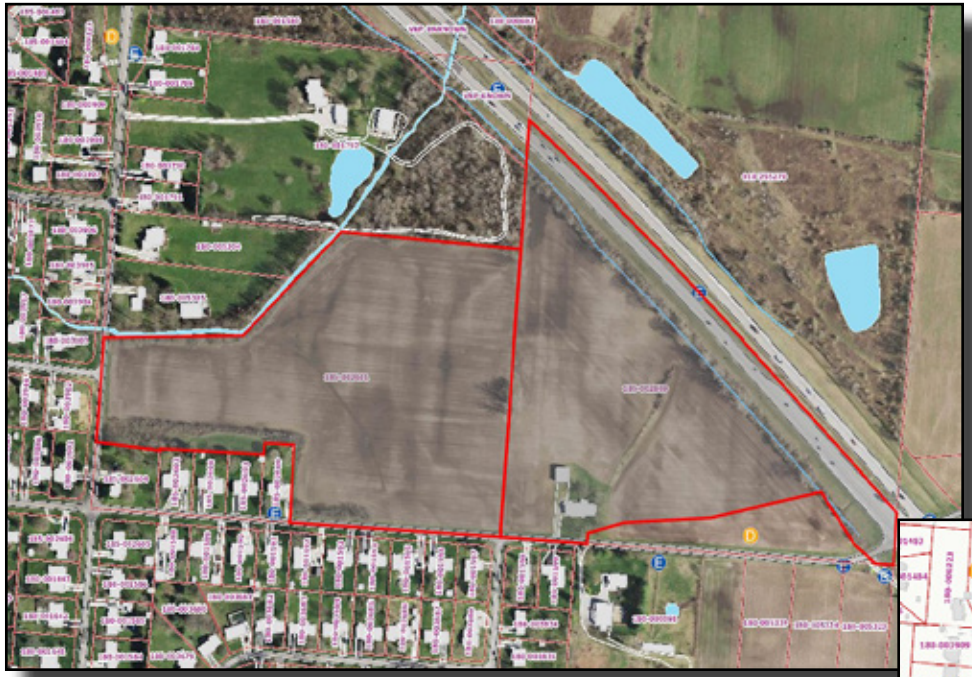
REDEVELOPMENT LAND FOR SALE IN SOUTHEAST COLUMBUS!

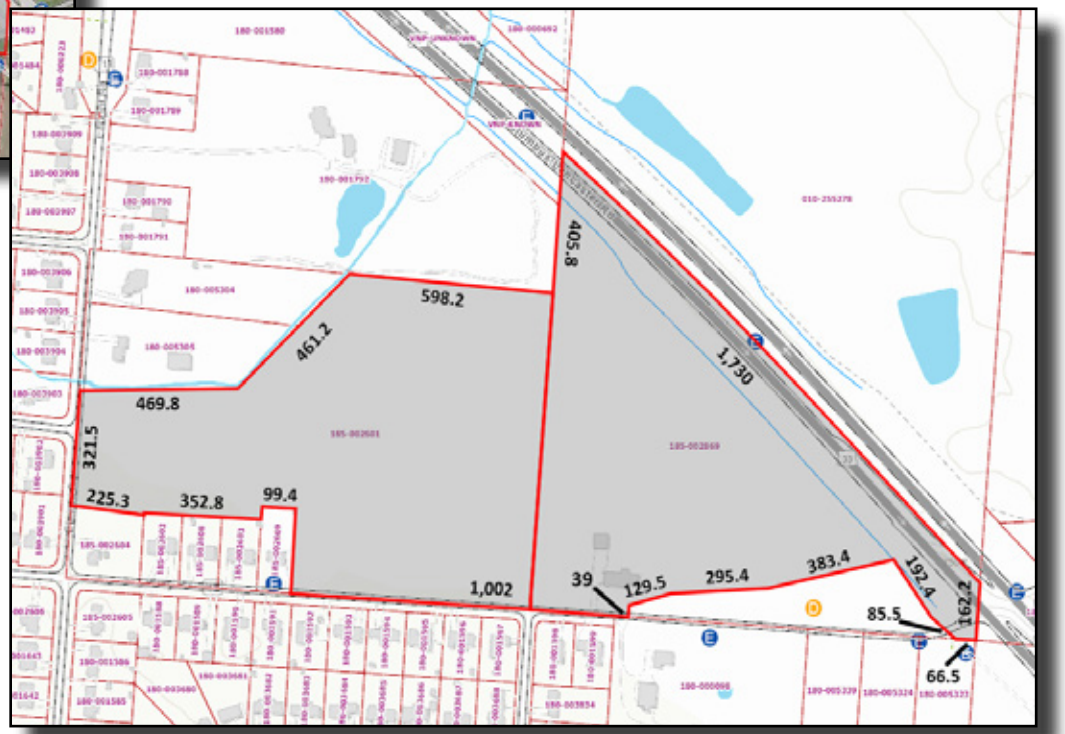
39.762 +/- ac available in Canal Winchester, Ohio (Madison Township)! Corp Limit Groveport. There is an existing ranch-style residential home on the property but being sold for land value. The site is positioned just off US-33, offering quick access to both Downtown Canal Winchester and Downtown Columbus (approx. 20 minutes). It is also strategically located near the future US-33 and Bixby Road Interchange and near major commercial hubs, including the Kroger and Home Depot on the Diley Road/US-33 corridor. Excellent potential for commercial/mixed-use development.

Property Highlights

Address:	5424 Bixby Rd and Ebright Rd Canal Winchester, OH 43110
County:	Franklin
PID:	185-002601 185-002869
Location:	Off US 33 at corner of Bixby Rd and Ebright Rd
Total Acreage:	39.762 +/- ac
Asking Price	$4,970,000
Asking Price/Acre:	$125,000
Taxes 2025:	$7,432.24
Zoning:	R - Rural (Unzoned)

Aerial & Plat Map





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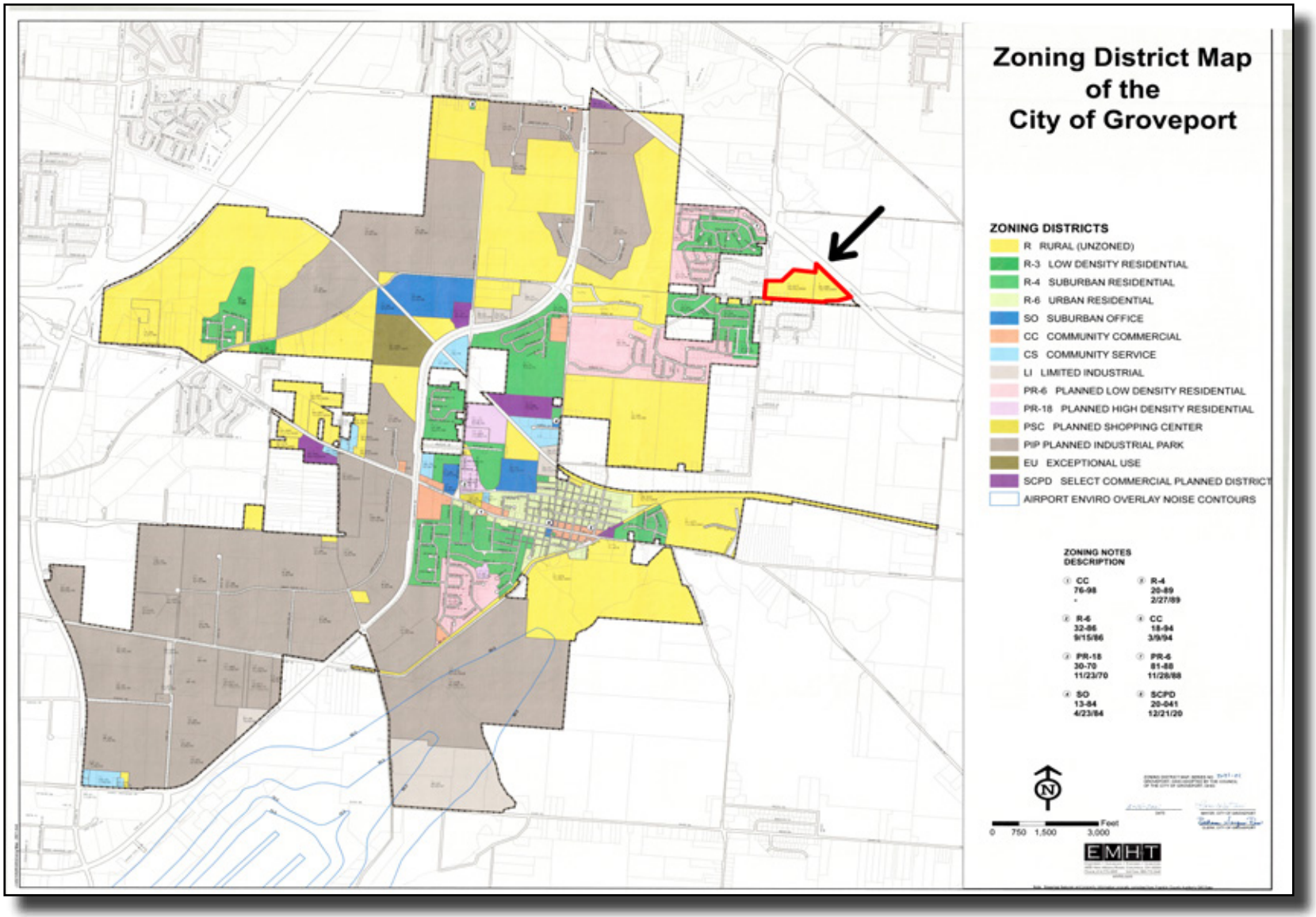
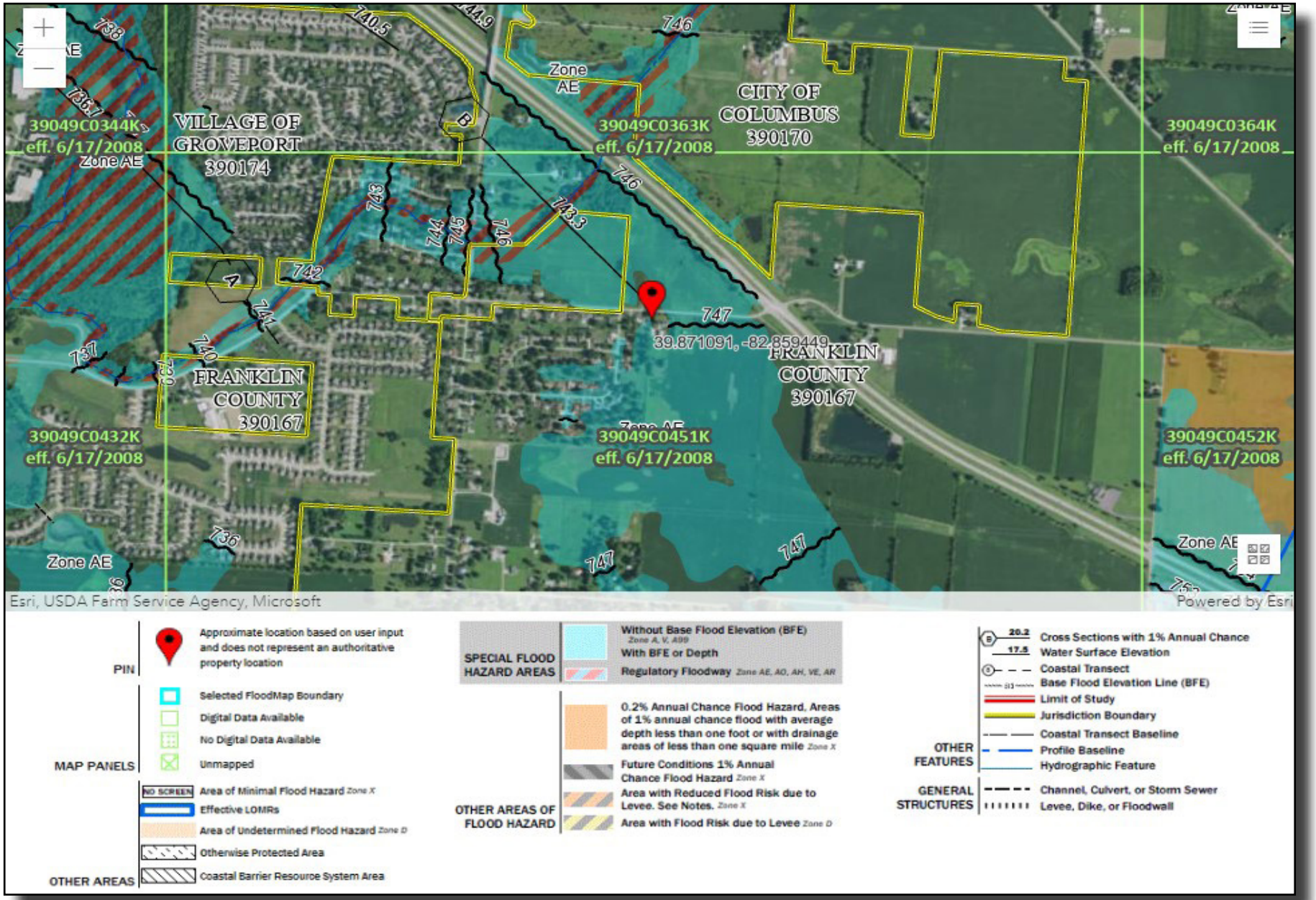
Zoning Map



Click here to view zoning regulations

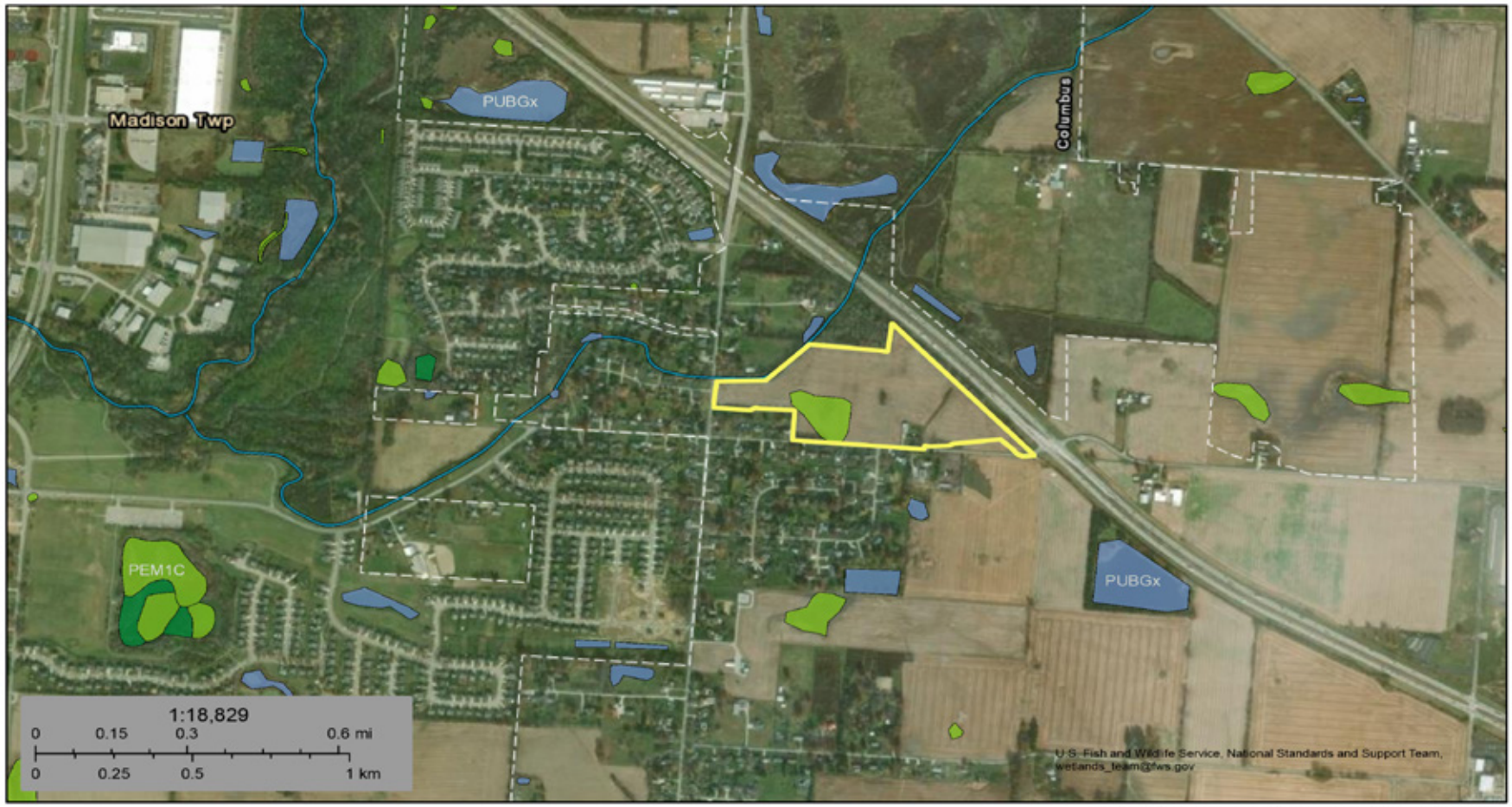
Flood Map


39049C0344K
eff. 6/17/2008
Zone AE
VILLAGE OF
GROVEPORT
390174
Zone
AE
39049C0363K
eff. 6/17/2008
CITY OF
COLUMBUS
390170
39049C0364K
eff. 6/17/2008
747
39.871091, -82.859449
FRANKLIN
COUNTY
390167
FRANKLIN
COUNTY
390167
39049C0432K
eff. 6/17/2008
39049C0451K
eff. 6/17/2008
39049C0452K
eff. 6/17/2008
Zone AE
Zone AE
Esri, USDA Farm Service Agency, Microsoft
Powered by Esri
PIN
Approximate location based on user input and does not represent an authoritative property location
MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped
OTHER AREAS
NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
Otherwise Protected Area
Coastal Barrier Resource System Area
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
OTHER FEATURES
20.2
17.5
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

Wetlands Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Bixby Rd 5424 & Ebright Rd



August 24, 2023

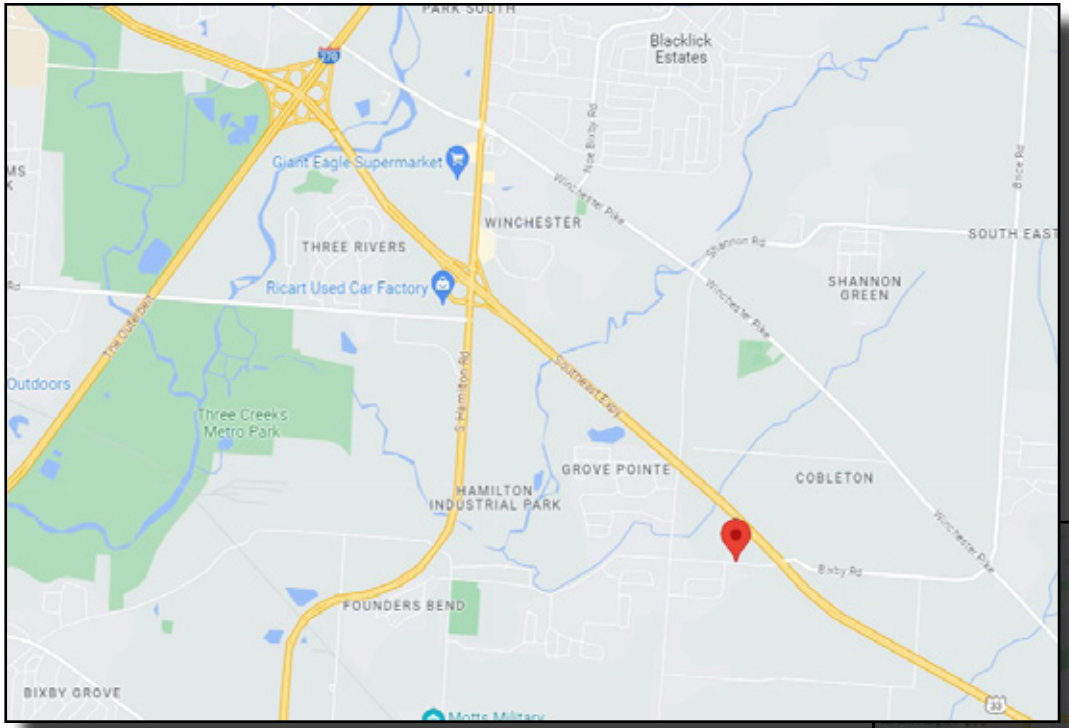
Wetlands

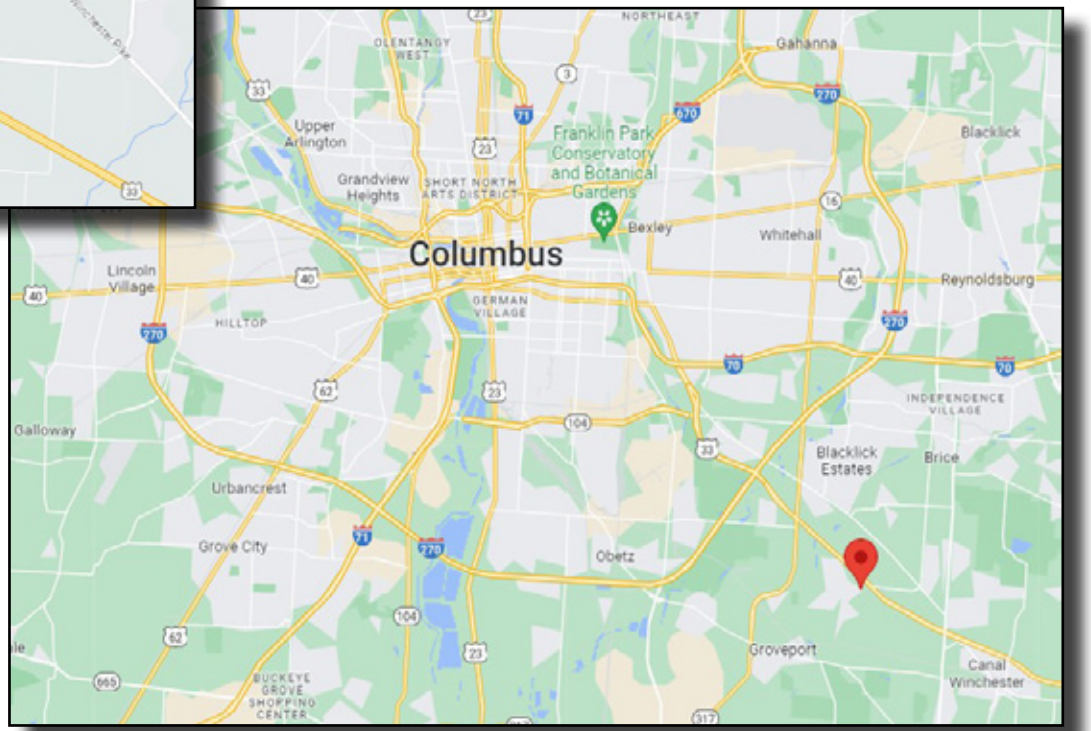
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Street Maps





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Location Map

Great Location!

Easy access to major highways

20 minutes to Downtown Columbus

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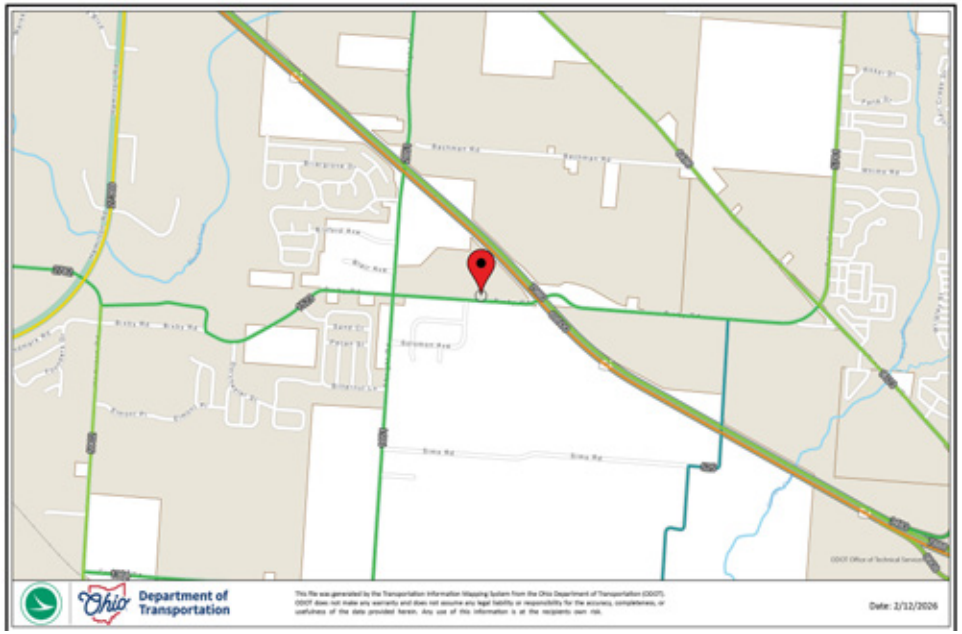
Demographics & Traffic

Demographic Summary Report

5424 Bixby Rd & Ebright Rd
5424 Bixby Rd, Canal Winchester, OH 43110

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	2,224		45,389		143,162	
2025 Estimate	2,163		43,947		138,450	
2020 Census	2,126		42,270		133,598	
Growth 2025 - 2030	2.82%		3.28%		3.40%	
Growth 2020 - 2025	1.74%		3.97%		3.63%	
2025 Population by Hispanic Origin	86		2,403		9,415	
2025 Population	2,163		43,947		138,450	
White	1,406	65.00%	21,787	49.58%	57,681	41.66%
Black	507	23.44%	16,045	36.51%	59,624	43.07%
Am. Indian & Alaskan	4	0.18%	94	0.21%	418	0.30%
Asian	79	3.65%	1,205	2.74%	4,773	3.45%
Hawaiian & Pacific Island	0	0.00%	25	0.06%	65	0.05%
Other	167	7.72%	4,791	10.90%	15,889	11.48%
U.S. Armed Forces	4		15		200	
Households						
2030 Projection	869		18,019		55,086	
2025 Estimate	846		17,419		53,218	
2020 Census	838		16,701		51,307	
Growth 2025 - 2030	2.72%		3.44%		3.51%	
Growth 2020 - 2025	0.95%		4.30%		3.72%	
Owner Occupied	762	90.07%	9,764	56.05%	28,026	52.66%
Renter Occupied	84	9.93%	7,656	43.95%	25,191	47.34%
2025 Households by HH Income	848		17,419		53,217	
Income: <$25,000	69	8.14%	1,692	9.71%	7,435	13.97%
Income: $25,000 - $50,000	78	9.20%	3,749	21.52%	11,370	21.37%
Income: $50,000 - $75,000	151	17.81%	3,540	20.32%	10,493	19.72%
Income: $75,000 - $100,000	204	24.06%	2,836	16.28%	7,568	14.22%
Income: $100,000 - $125,000	117	13.80%	2,128	12.22%	5,393	10.13%
Income: $125,000 - $150,000	46	5.42%	1,369	7.86%	4,022	7.56%
Income: $150,000 - $200,000	102	12.03%	1,204	6.91%	3,777	7.10%
Income: $200,000+	81	9.55%	901	5.17%	3,159	5.94%
2025 Avg Household Income	$111,116		$88,594		$87,056	
2025 Med Household Income	$90,441		$71,989		$67,192	



Traffic Count Report

5424 Bixby Rd & Ebright Rd
5424 Bixby Rd, Canal Winchester, OH 43110

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Southeast Expy	Bixby Rd	0.16 SE	2024	60,888	MPSI	.12
2	Southeast Expy	Bixby Rd	0.16 SE	2025	61,188	MPSI	.12
3	Bixby Road	Ebright Rd	0.06 W	2025	1,593	MPSI	.12
4	Bixby Rd	Ebright Rd	0.06 W	2023	1,599	MPSI	.12
5	Bixby Rd	Southeast Expy	0.09 E	2024	1,309	MPSI	.19
6	Bixby Rd	Southeast Expy	0.09 E	2025	1,302	MPSI	.19
7	Bixby Road	Ebright Rd	0.06 W	2020	1,528	MPSI	.25
8	Bixby Rd	Ebright Rd	0.06 W	2024	1,592	MPSI	.25
9	Ebright Rd	Blair Ave	0.04 S	2025	1,895	MPSI	.28
10	Ebright Rd	Blair Ave	0.04 S	2024	1,888	MPSI	.28

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What's Driving Investment?

The Columbus Region is young....

Top 10
Among large metros in the U.S. for concentration of young professionals (age 25-34)

No. 1
in the Midwest for millennial migration*

No. 12
in the U.S. for millennial migration*

growing....

Net Migration
More people moved to the Region from New York, Chicago, L.A., Boston, Pittsburgh, and Portland than left Columbus for those same areas from 2018-2020.

Only City
in the Midwest to add >100,000 people in the past decade

diversifying....

92%
of regional population growth last decade was from non-white only groups.

Columbus Region Population Growth (millions)

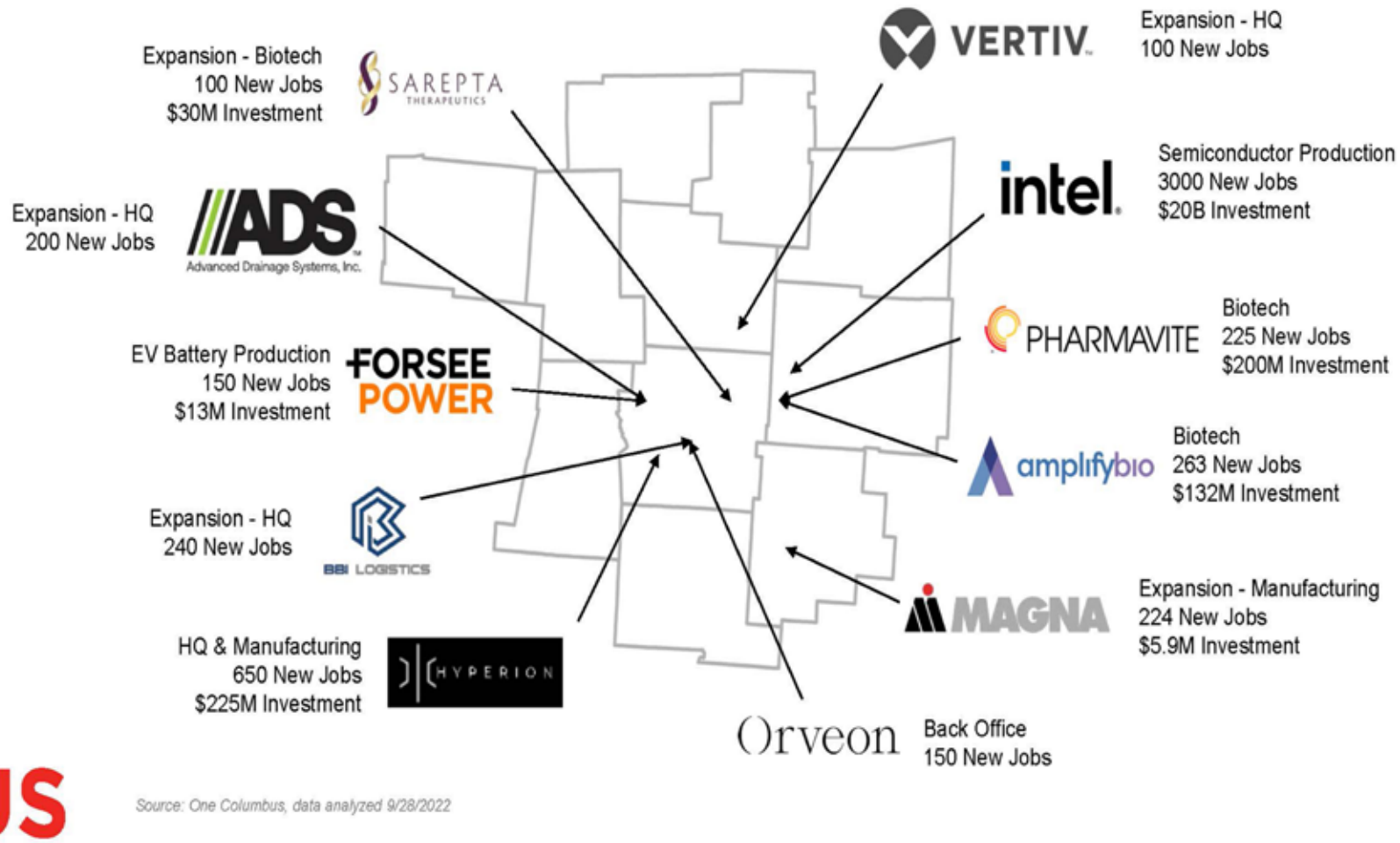
and affordable.

91.5
cost of living index
(U.S. national average = 100.0)

$1,123.46
avg. savings worker / year
(compared with national wages*)

US

Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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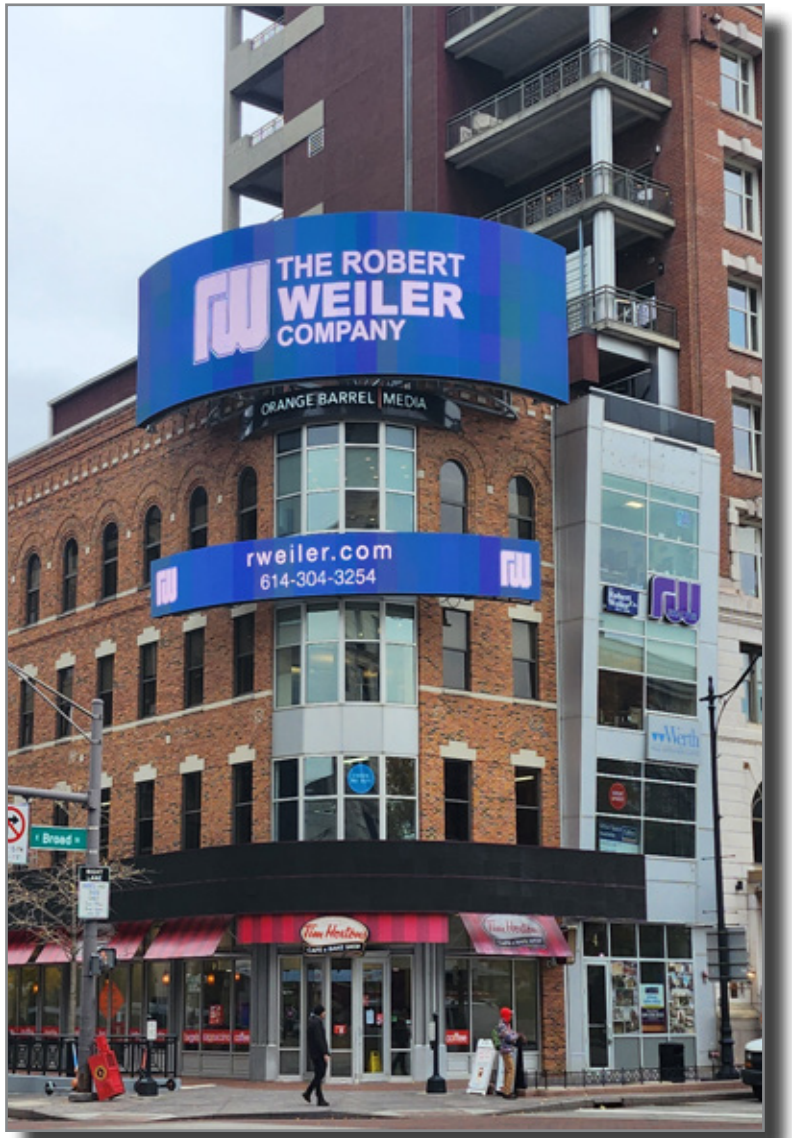

The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.

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

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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 to you 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.

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