

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



THE ROBERT
WEILER
COMPANY

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

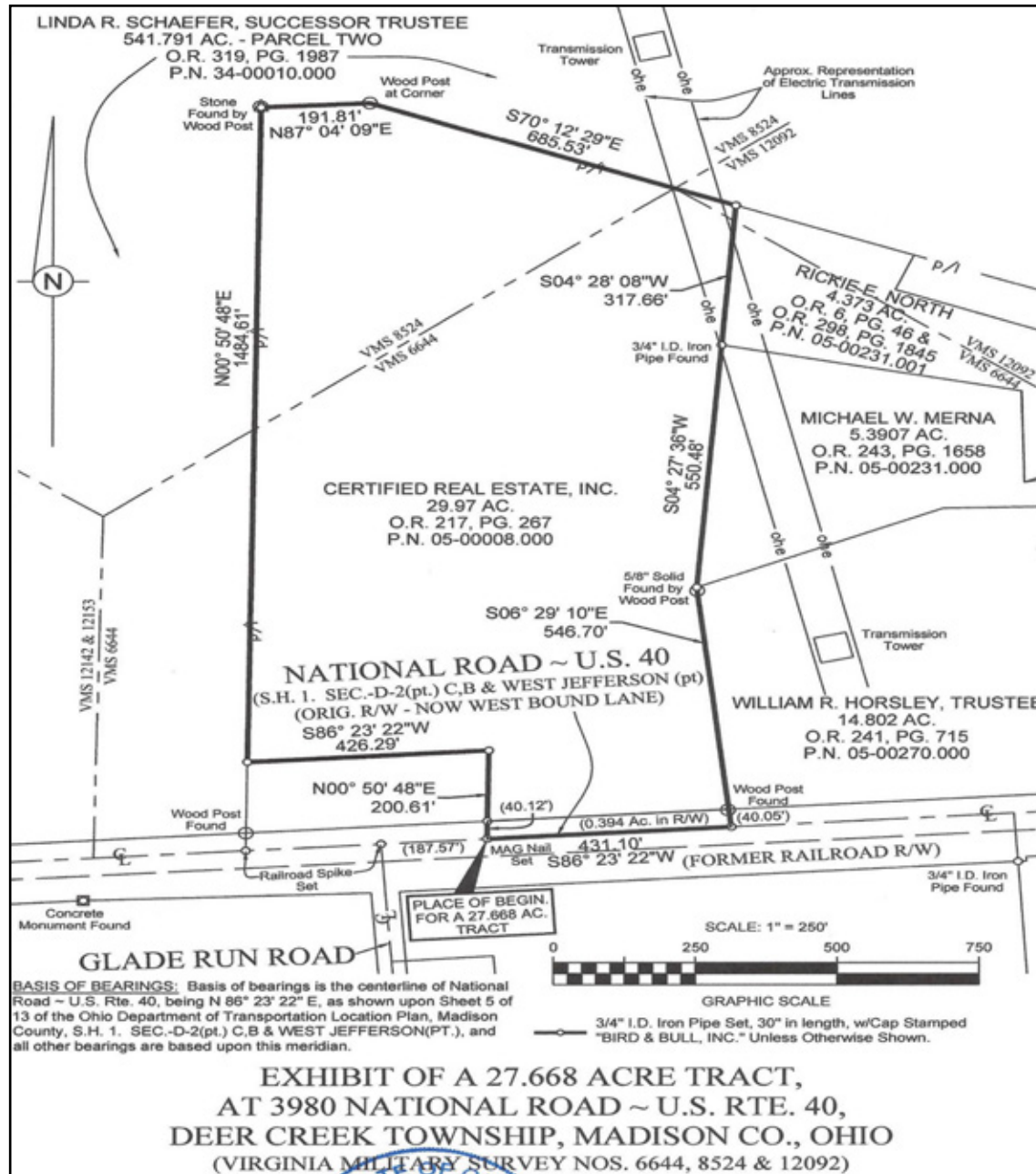
Location: North of U.S. 40/National Rd
between U.S. 42 and
Urbana-West Jefferson Rd

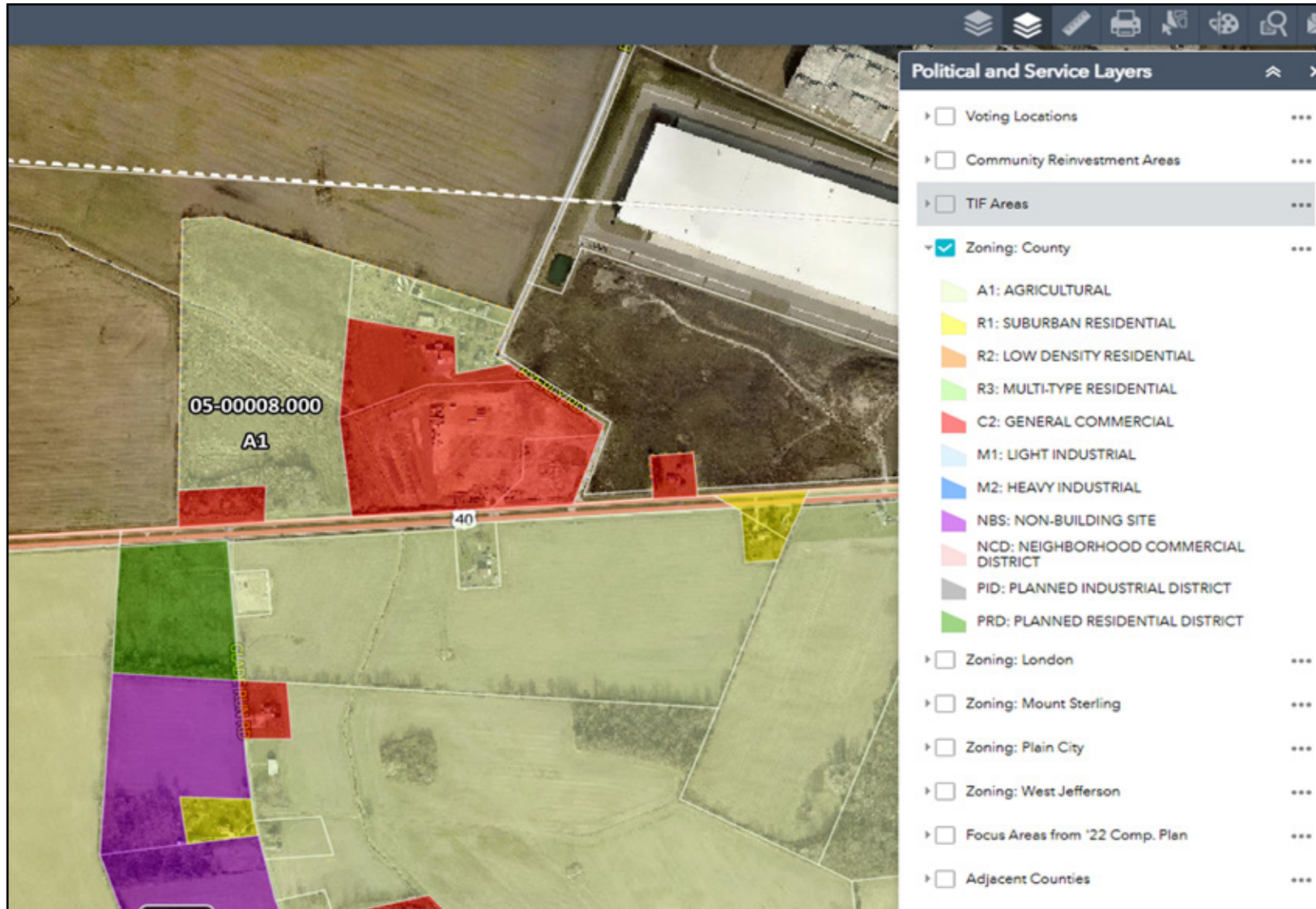
Acreage: 27.668 +/- ac

Sale Price: \$595,000

Zoning: A1- Agricultural

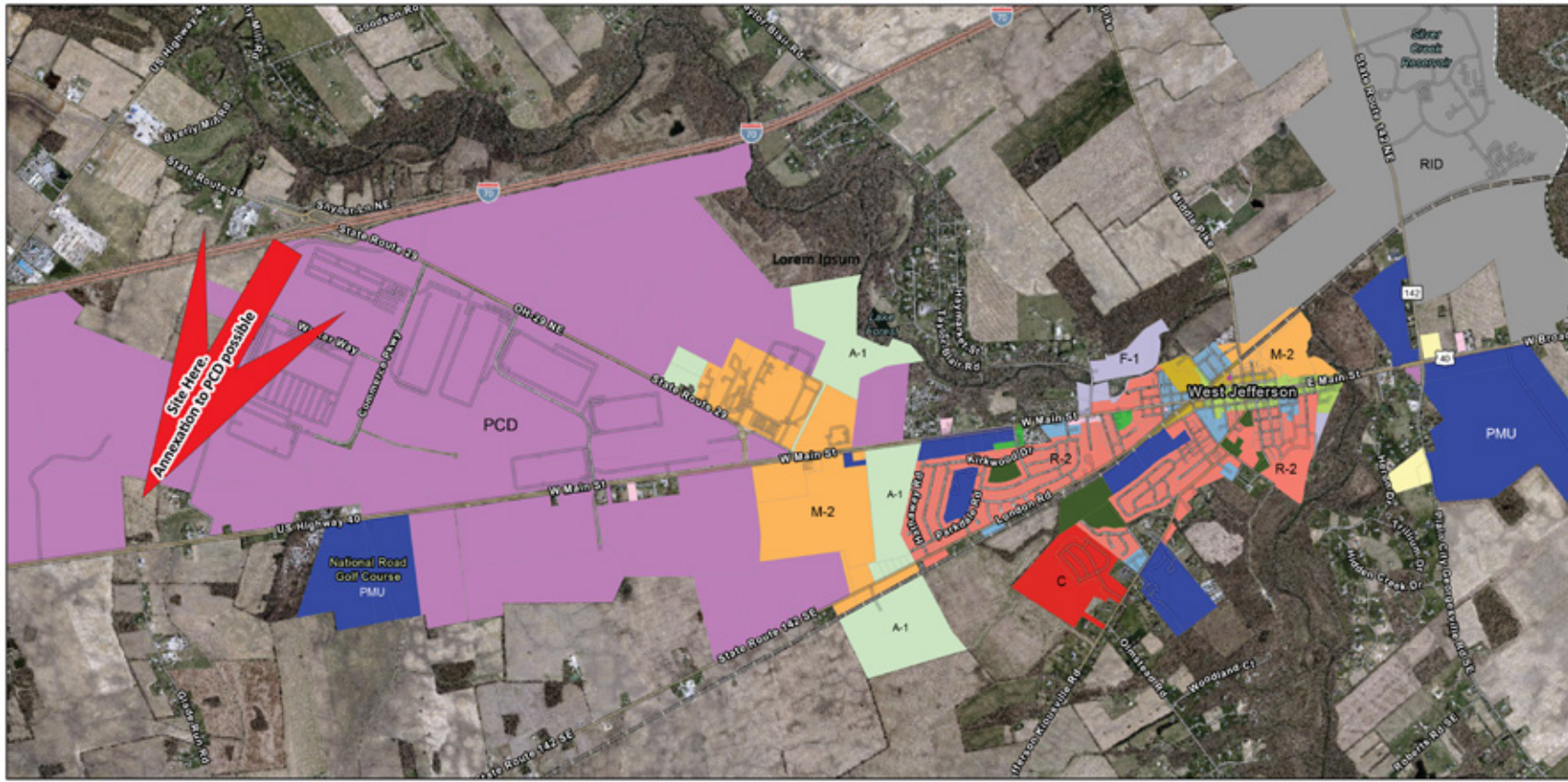






Click [here](#) to view Madison County Zoning Resolution

GIS Main Map



8/19/2024

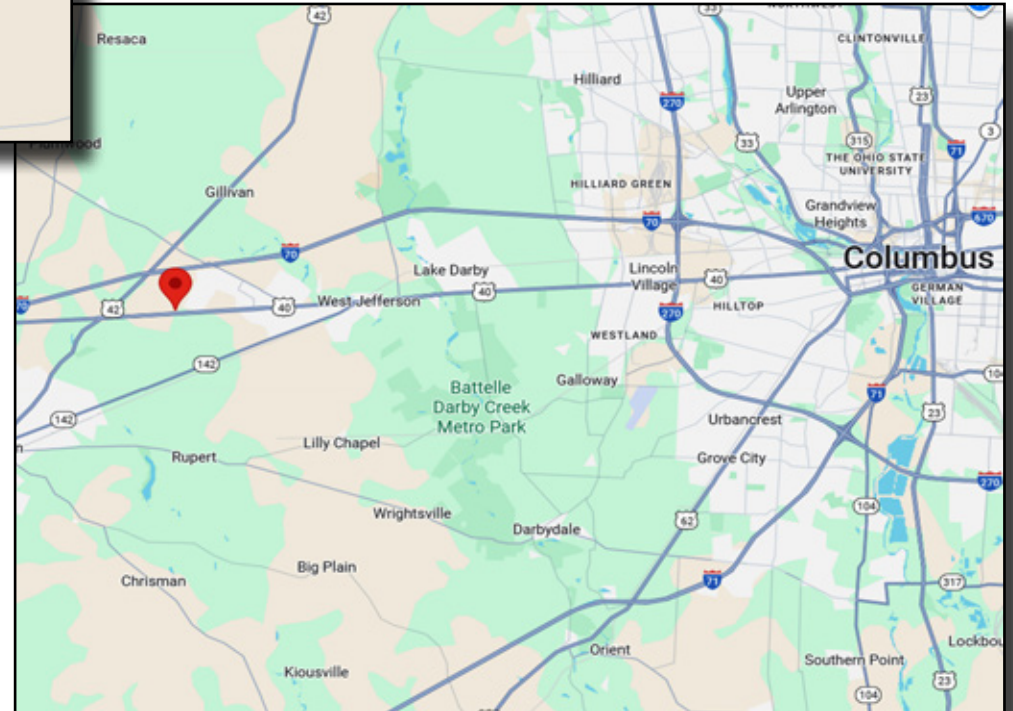
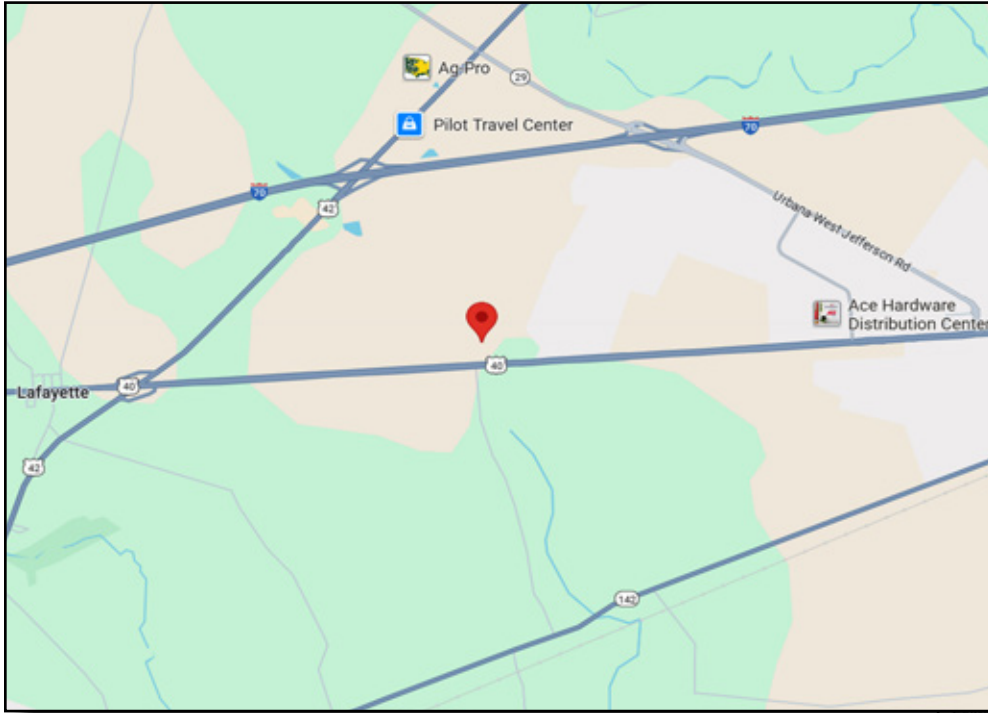
- | | | |
|---|---|-----------------------------------|
| A-1: Agricultural District | M-2: General Industrial District | R-5: Residence District |
| B-1: Central Business District | P: Parks District | RID: Research Industrial District |
| B-2: Highway Business District | PCD: Planned Commerce District | 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

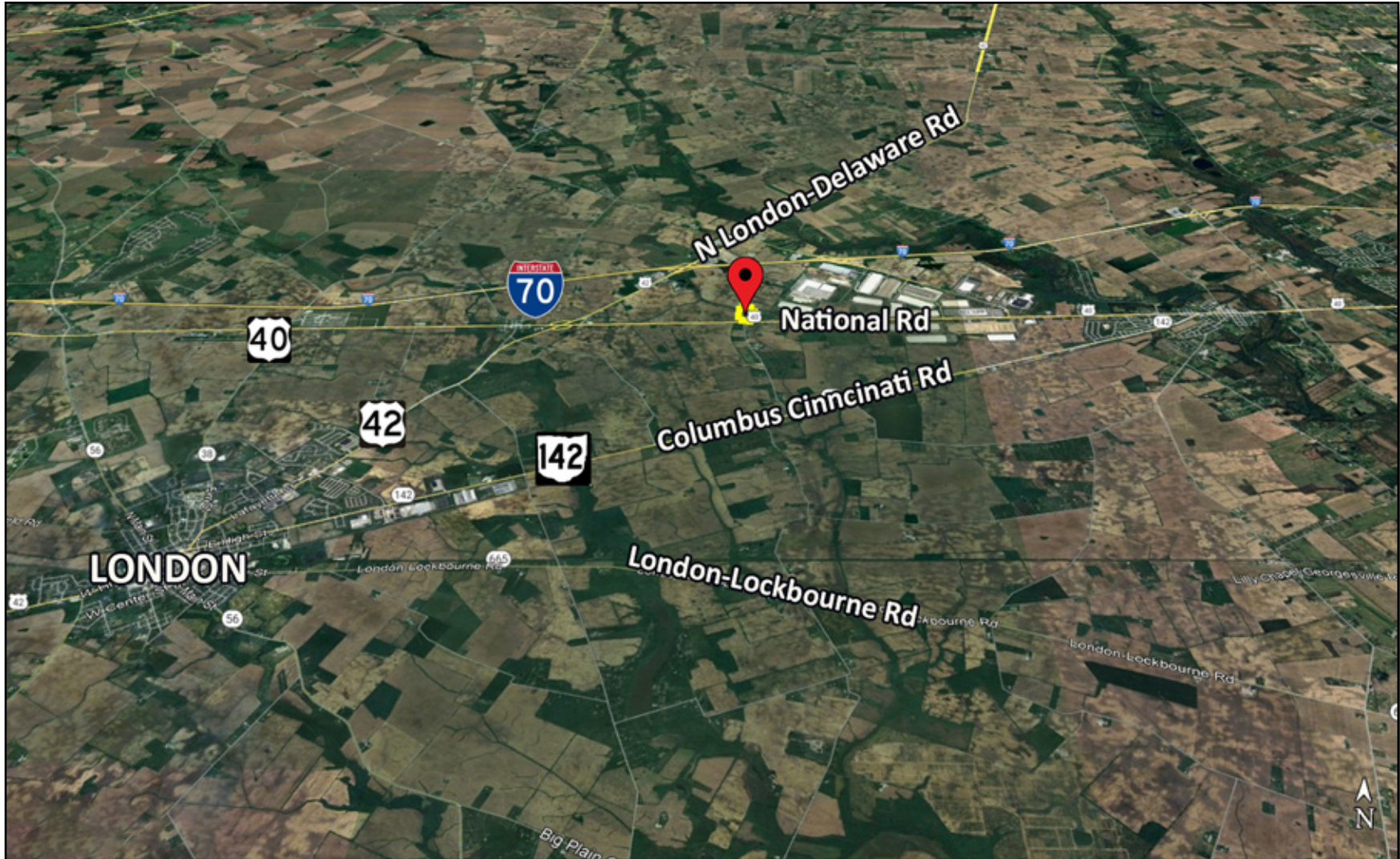
Street Maps



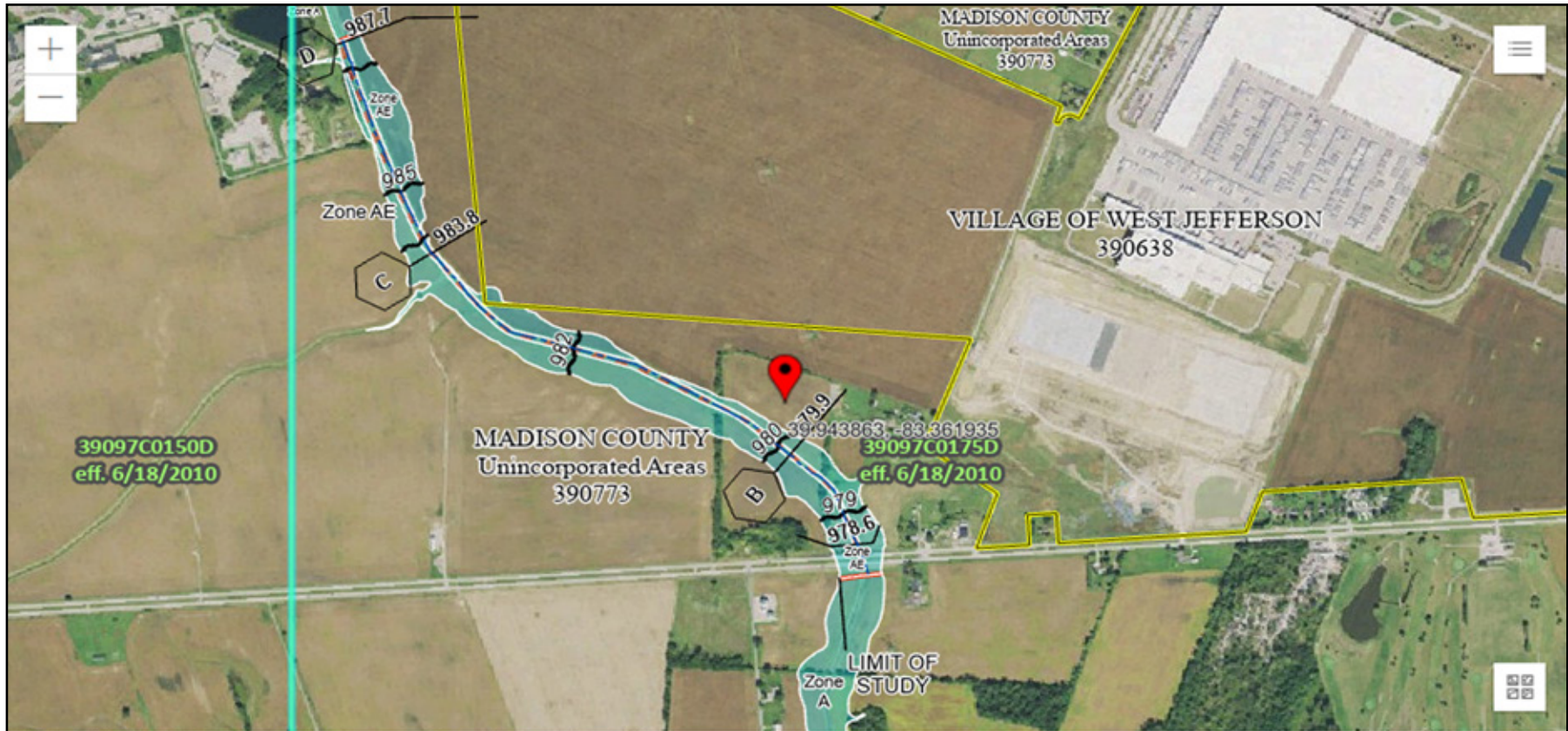
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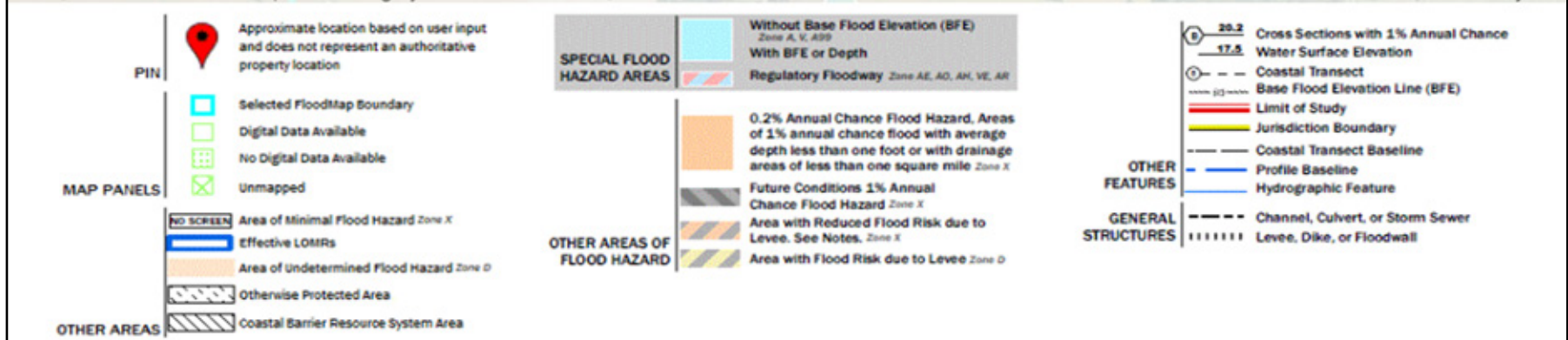


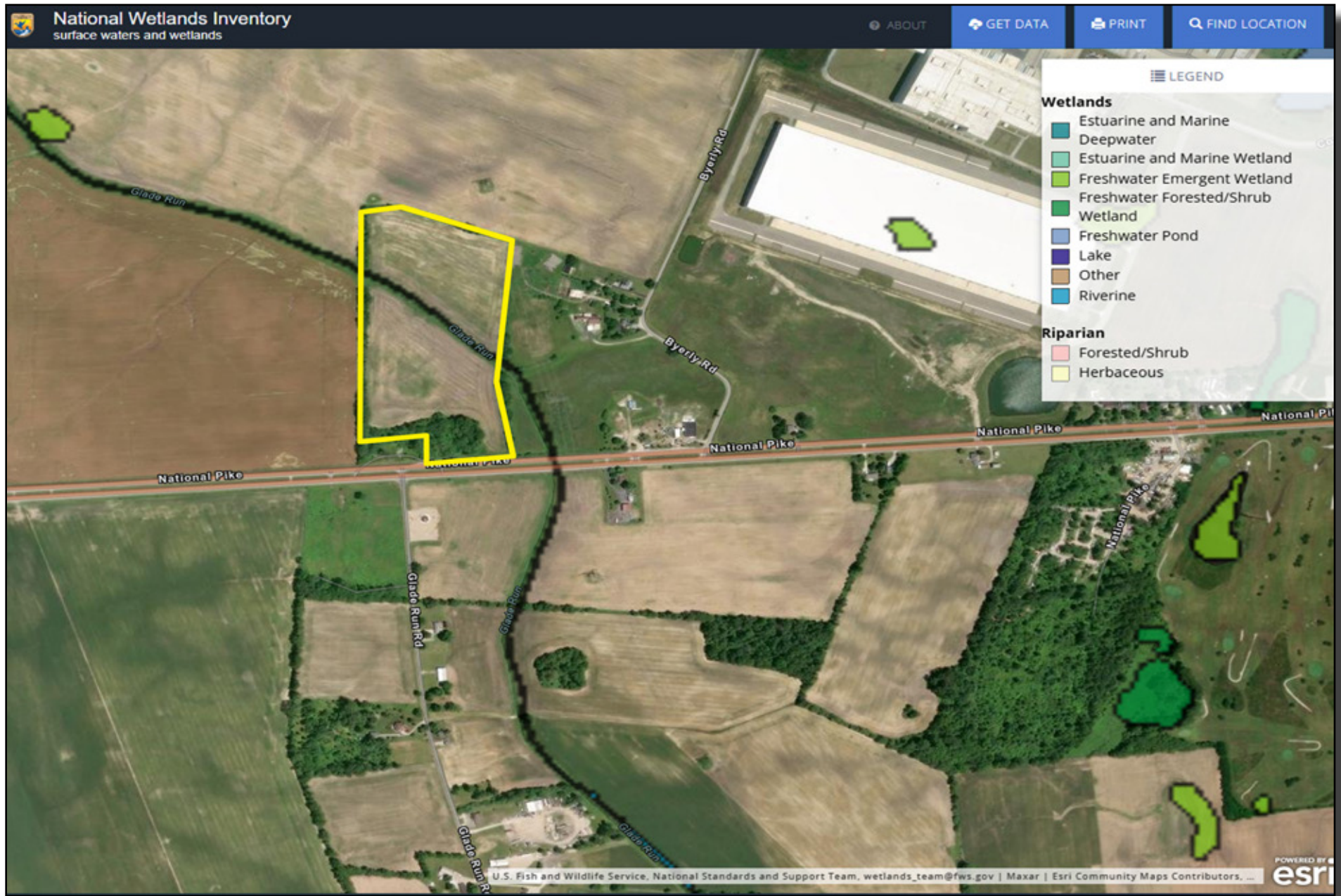
Great Location!
Easy access to major roads
30 minutes to Downtown Columbus

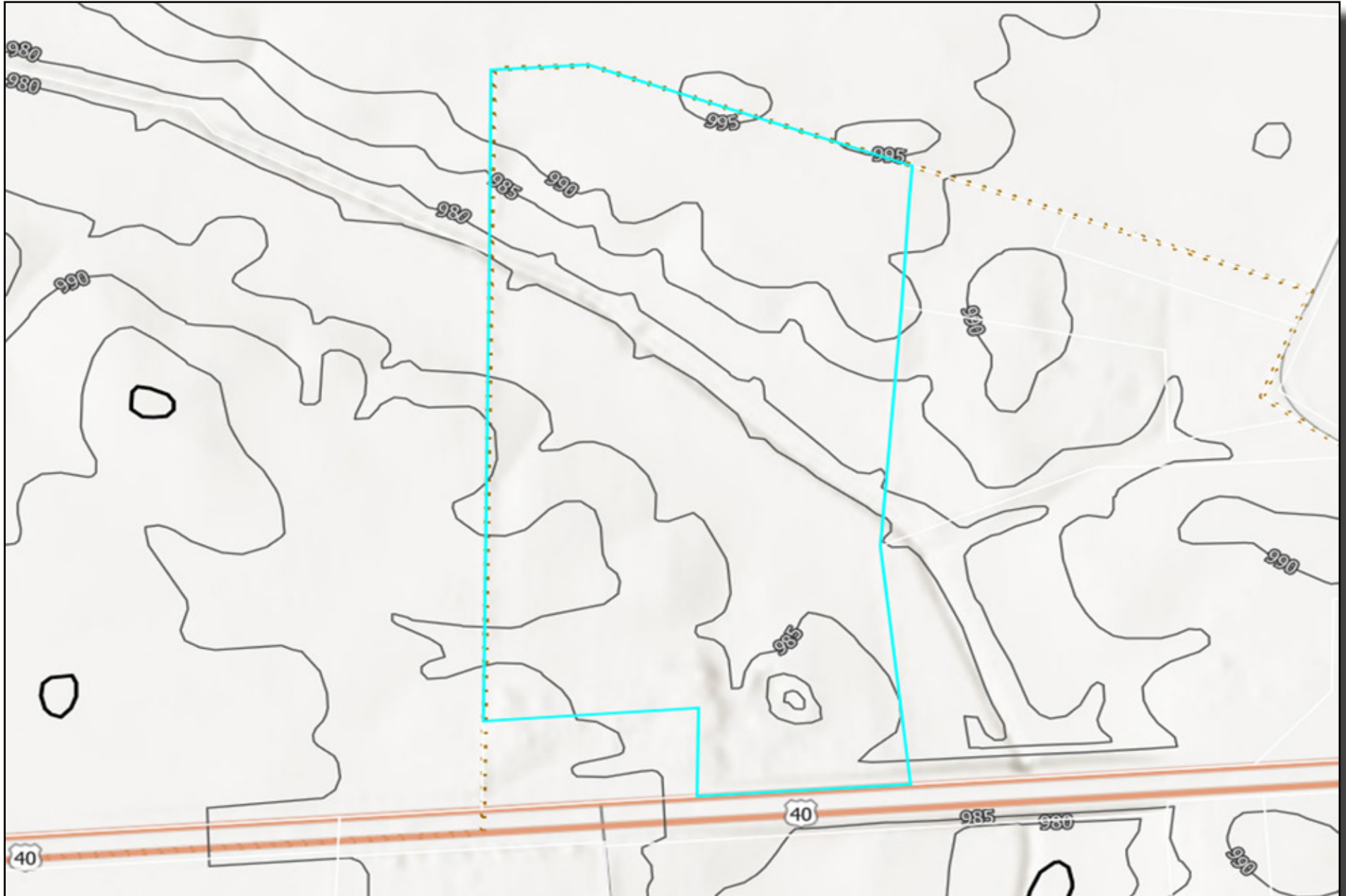


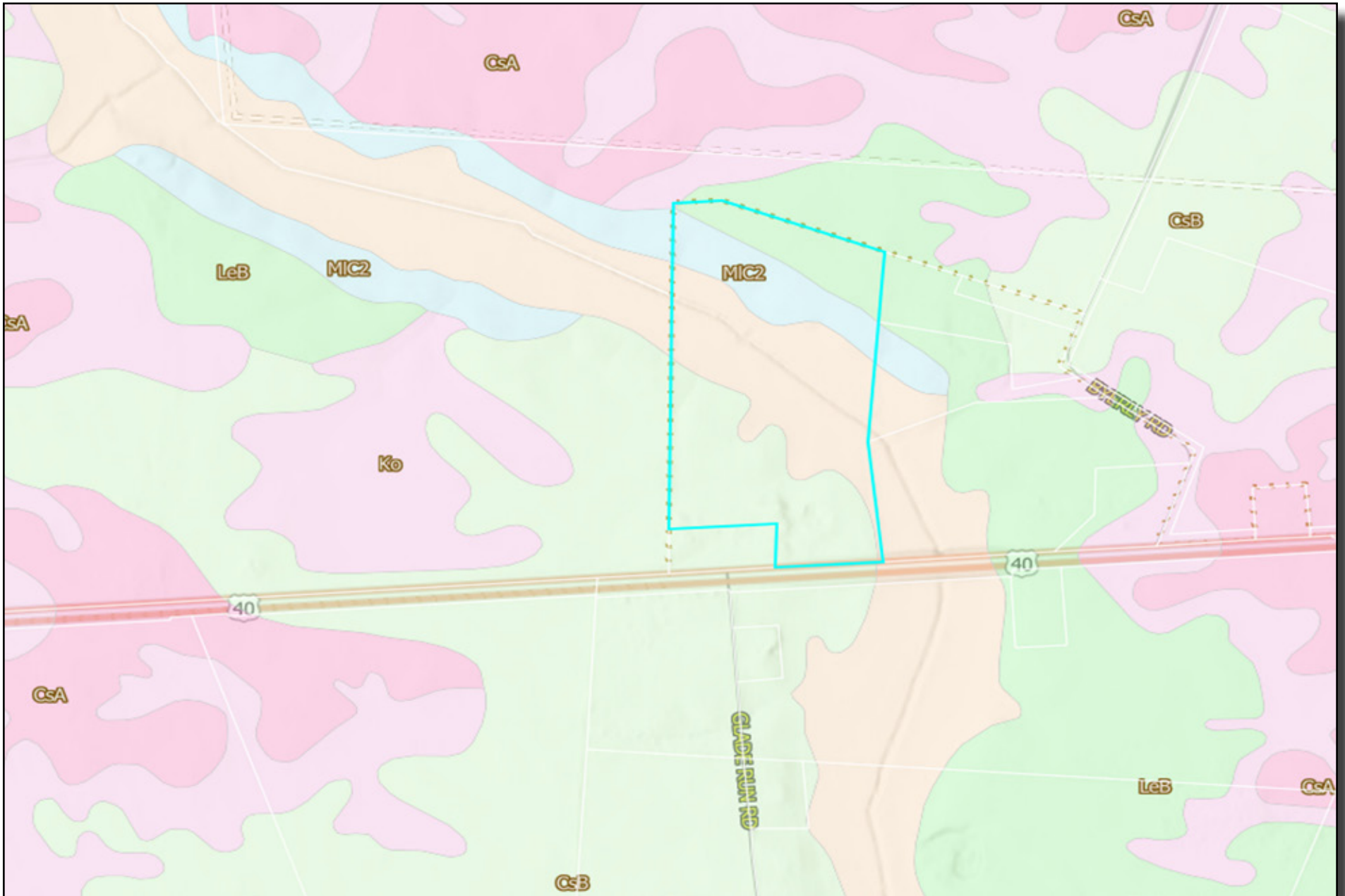
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri










Demographic Summary Report

COMMERCIAL DEVELOPMENT LAND			
3980 E National Rd, London, OH 43140			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	137	1,527	11,698
2025 Estimate	130	1,460	11,284
2020 Census	116	1,344	10,862
Growth 2025 - 2030	5.38%	4.59%	3.67%
Growth 2020 - 2025	12.07%	8.63%	3.89%
2025 Population by Hispanic Origin			
2025 Population	130	1,460	11,284
White	115 88.46%	1,311 89.79%	10,237 90.72%
Black	2 1.54%	21 1.44%	253 2.24%
Am. Indian & Alaskan	1 0.77%	5 0.34%	13 0.12%
Asian	1 0.77%	13 0.89%	89 0.79%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	11 8.46%	110 7.53%	692 6.13%
U.S. Armed Forces	0	0	0
Households			
2030 Projection	57	607	4,565
2025 Estimate	54	579	4,397
2020 Census	48	532	4,234
Growth 2025 - 2030	5.56%	4.84%	3.82%
Growth 2020 - 2025	12.50%	8.83%	3.85%
Owner Occupied	38 70.37%	448 77.37%	3,314 75.37%
Renter Occupied	15 27.78%	131 22.63%	1,083 24.63%
2025 Households by HH Income			
Income: <\$25,000	7 13.21%	73 12.59%	480 10.92%
Income: \$25,000 - \$50,000	2 3.77%	41 7.07%	808 18.38%
Income: \$50,000 - \$75,000	15 28.30%	133 22.93%	846 19.24%
Income: \$75,000 - \$100,000	3 5.66%	50 8.62%	470 10.69%
Income: \$100,000 - \$125,000	4 7.55%	76 13.10%	642 14.60%
Income: \$125,000 - \$150,000	12 22.64%	91 15.69%	402 9.14%
Income: \$150,000 - \$200,000	7 13.21%	80 13.79%	513 11.67%
Income: \$200,000+	3 5.66%	36 6.21%	235 5.35%
2025 Avg Household Income	\$107,264	\$106,268	\$95,722
2025 Med Household Income	\$95,833	\$96,499	\$78,404



What's Driving Investment?



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; 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 88 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.



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Learn more about us at
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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.



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