

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

DEVELOPMENT LAND
0 Winchester Pike, Canal Winchester, OH 43110

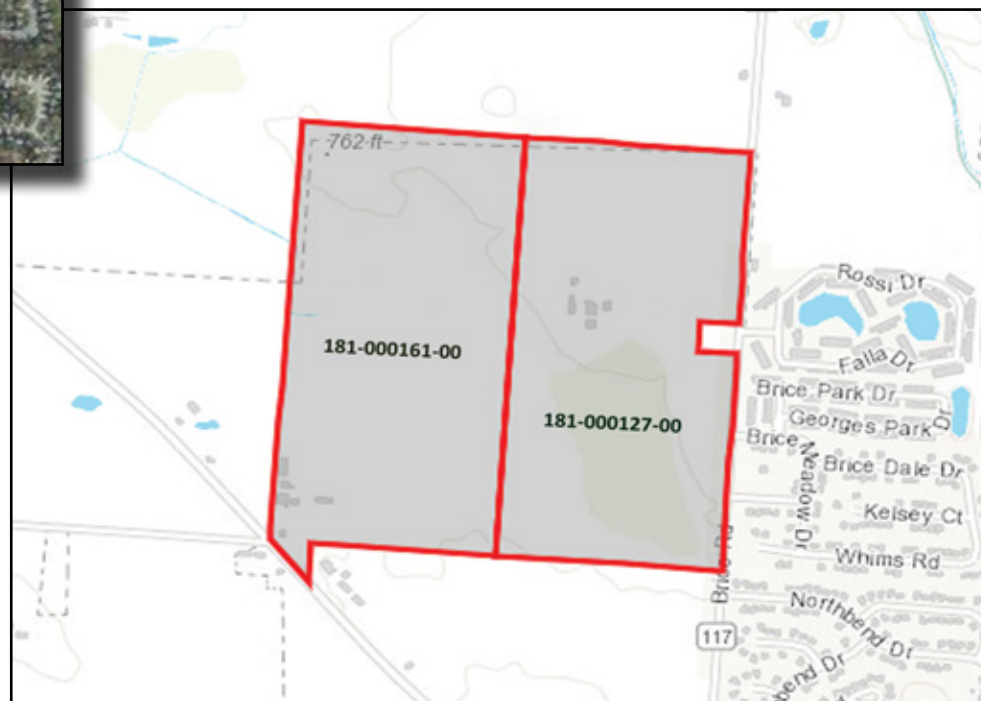
LARGE DEVELOPMENT LAND SITE IN CANAL WINCHESTER!

159.94+/- acres mostly vacant land with (2) farm houses and outbuildings. Being sold for land value. The existing cell tower is excluded from the sale. Currently zoned Rural in Franklin County. Could potentially be annexed into City of Columbus. Surrounded by single family and multi-family development. Close to Groveport Madison Middle School North along with several walking trails along trails along Blacklick Creek. Ideal location for additional residential development. Canal Winchester Schools.



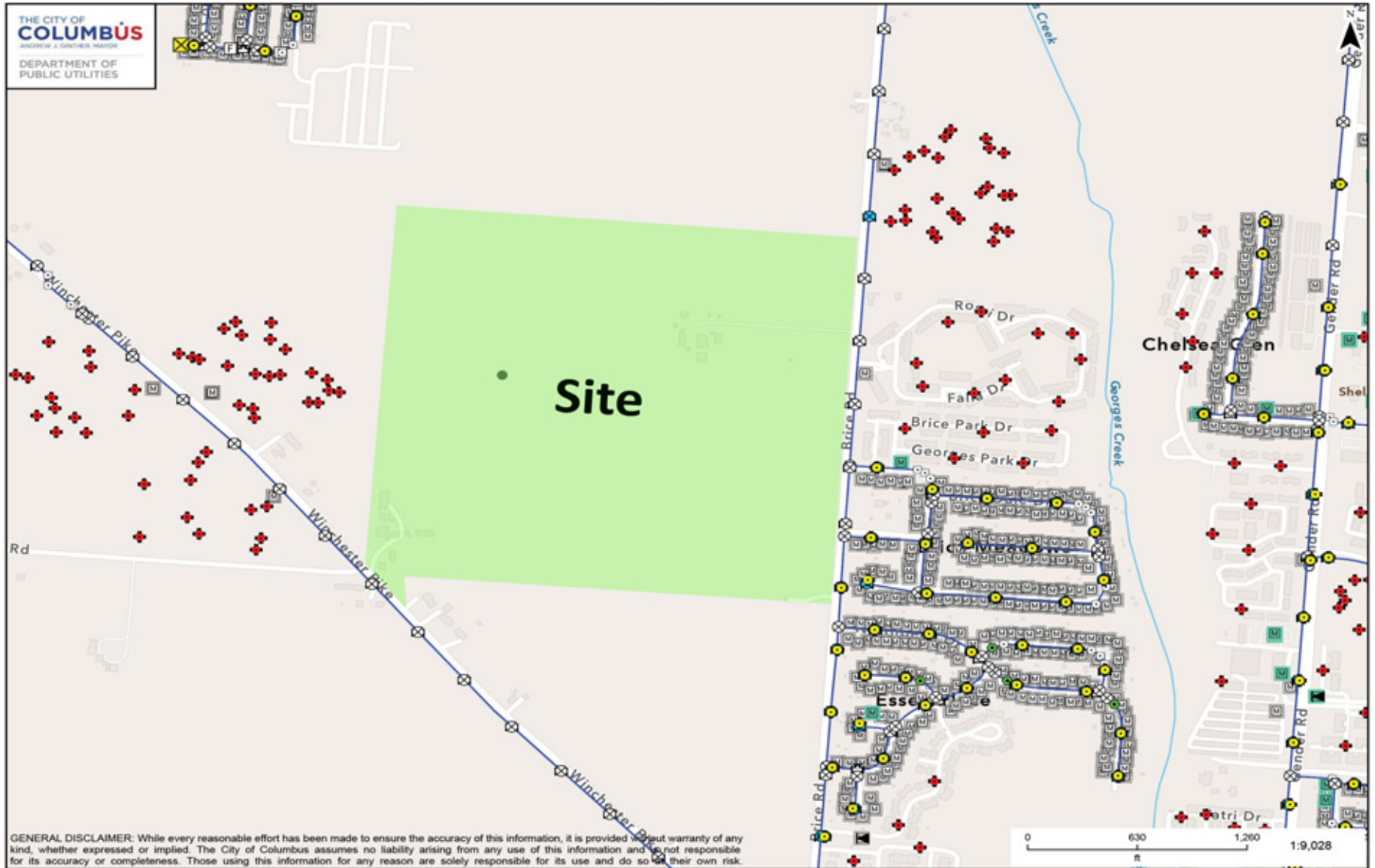
Property Highlights

Address:	0 Winchester Pike Canal Winchester, Ohio 43110
County:	Franklin
Township:	Madison
Schools:	Canal Winchester
PID:	181-000161-00 181-000127-00
Location:	NEC of Winchester Pike and Bachman Rd
Acreage:	159.94 +/- ac
Sale Price:	\$5,600,000
Sale Price/Ac:	\$35,013
Tax 2024:	\$20,949
Zoning:	R - Rural

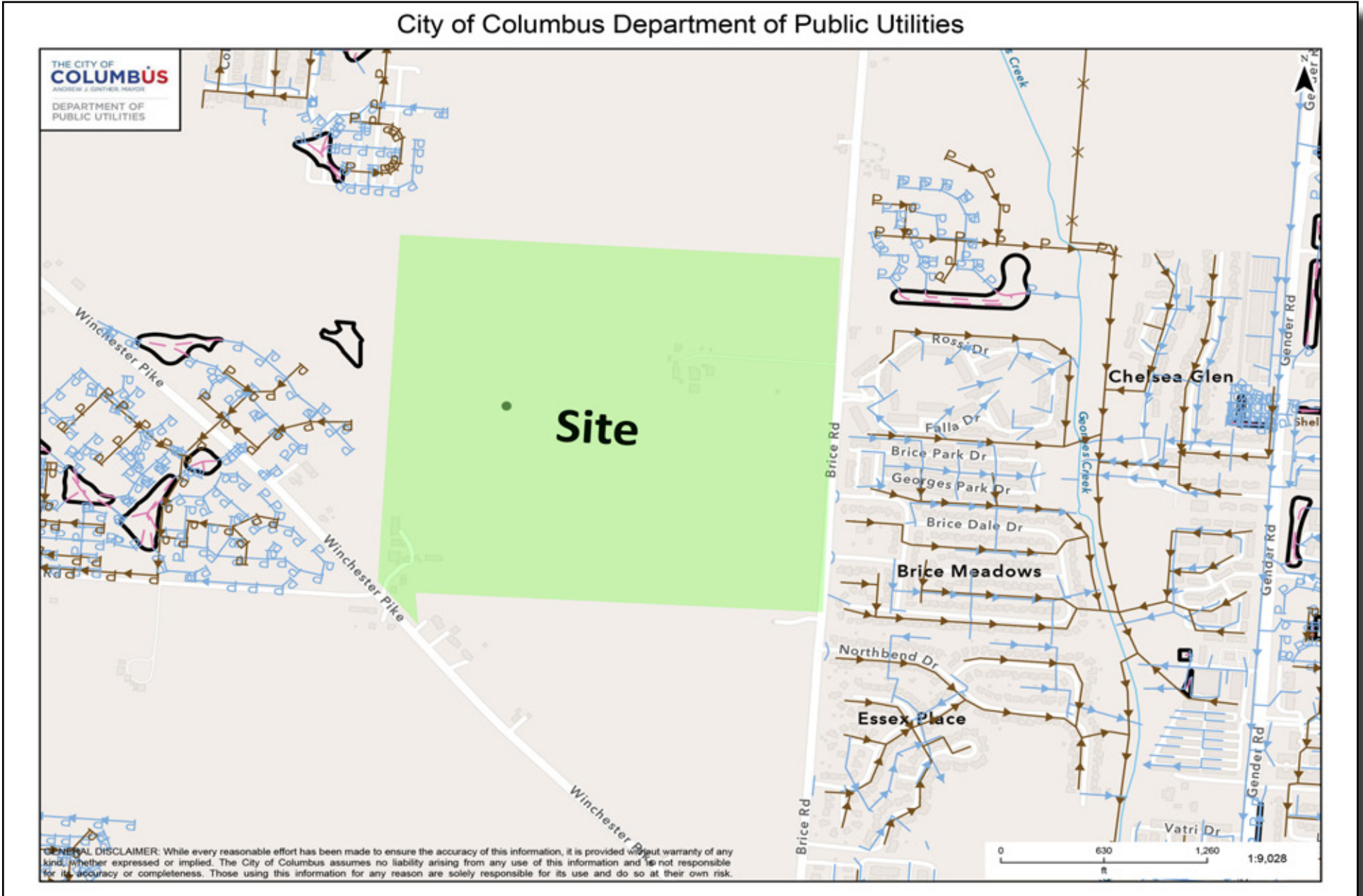


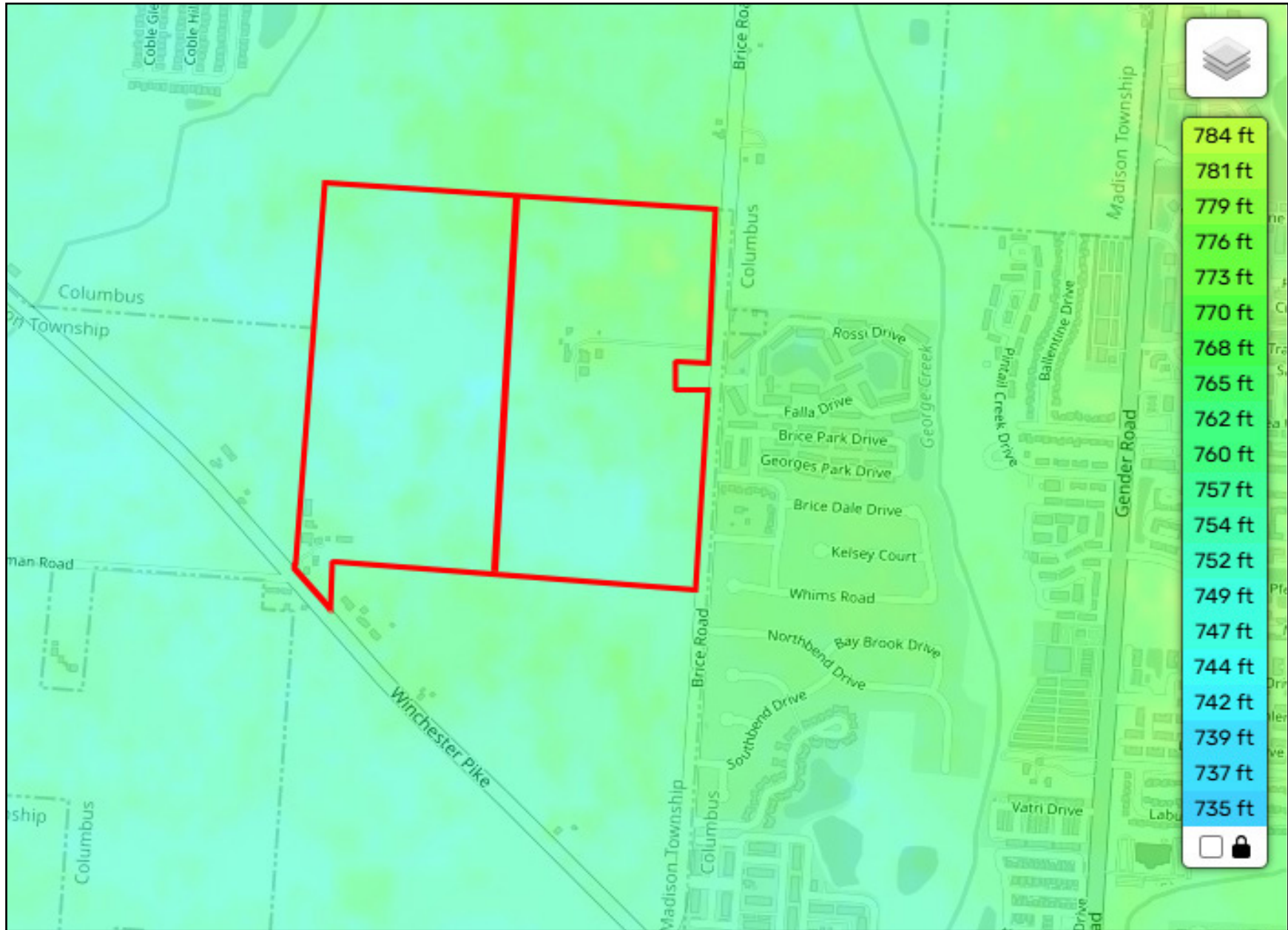
*Dimensions labeled on map are approximated using Franklin County Auditor Map Measure Tool. Actual dimensions to be determined by prepared survey.

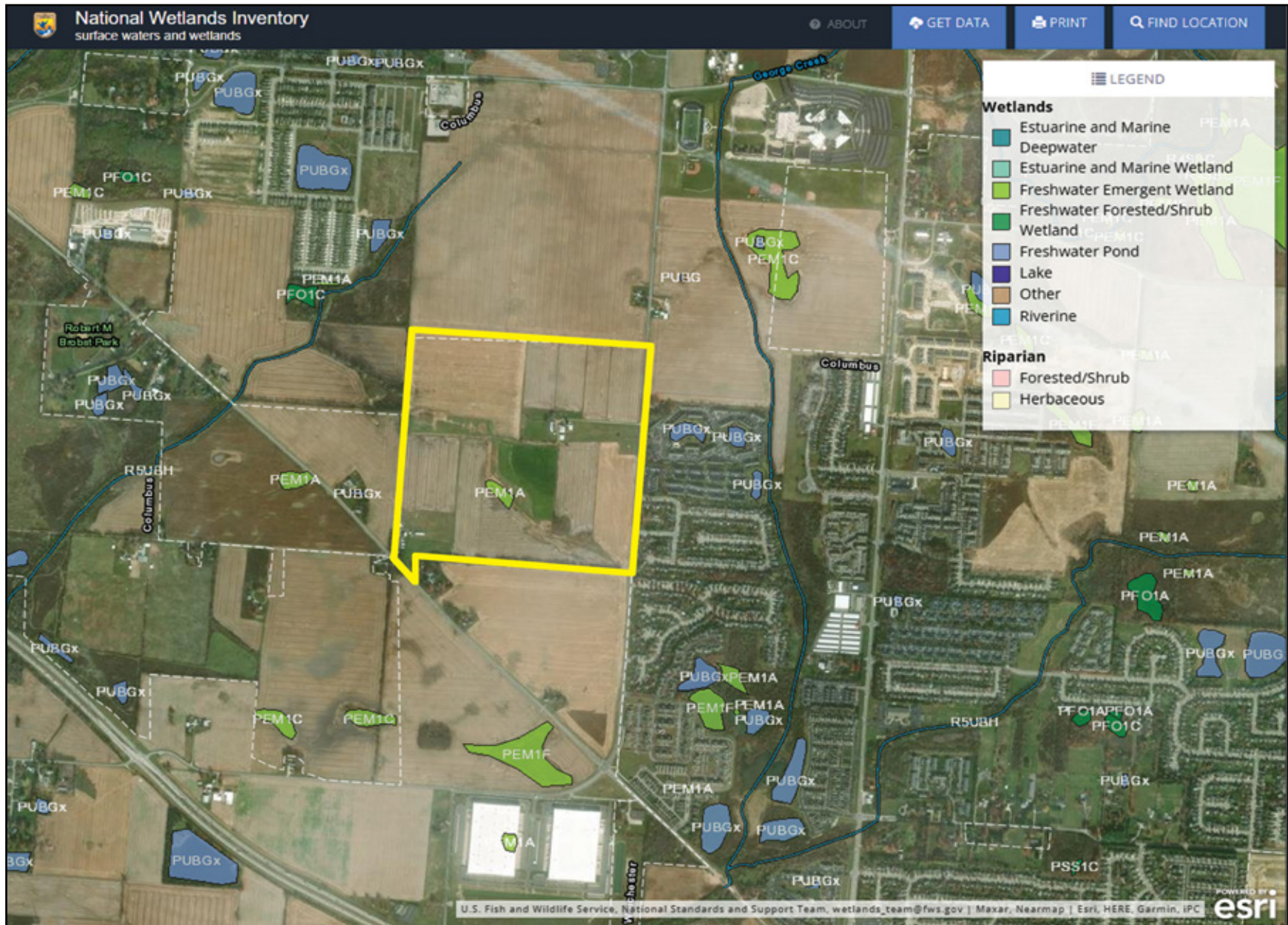
City of Columbus Department of Public Utilities

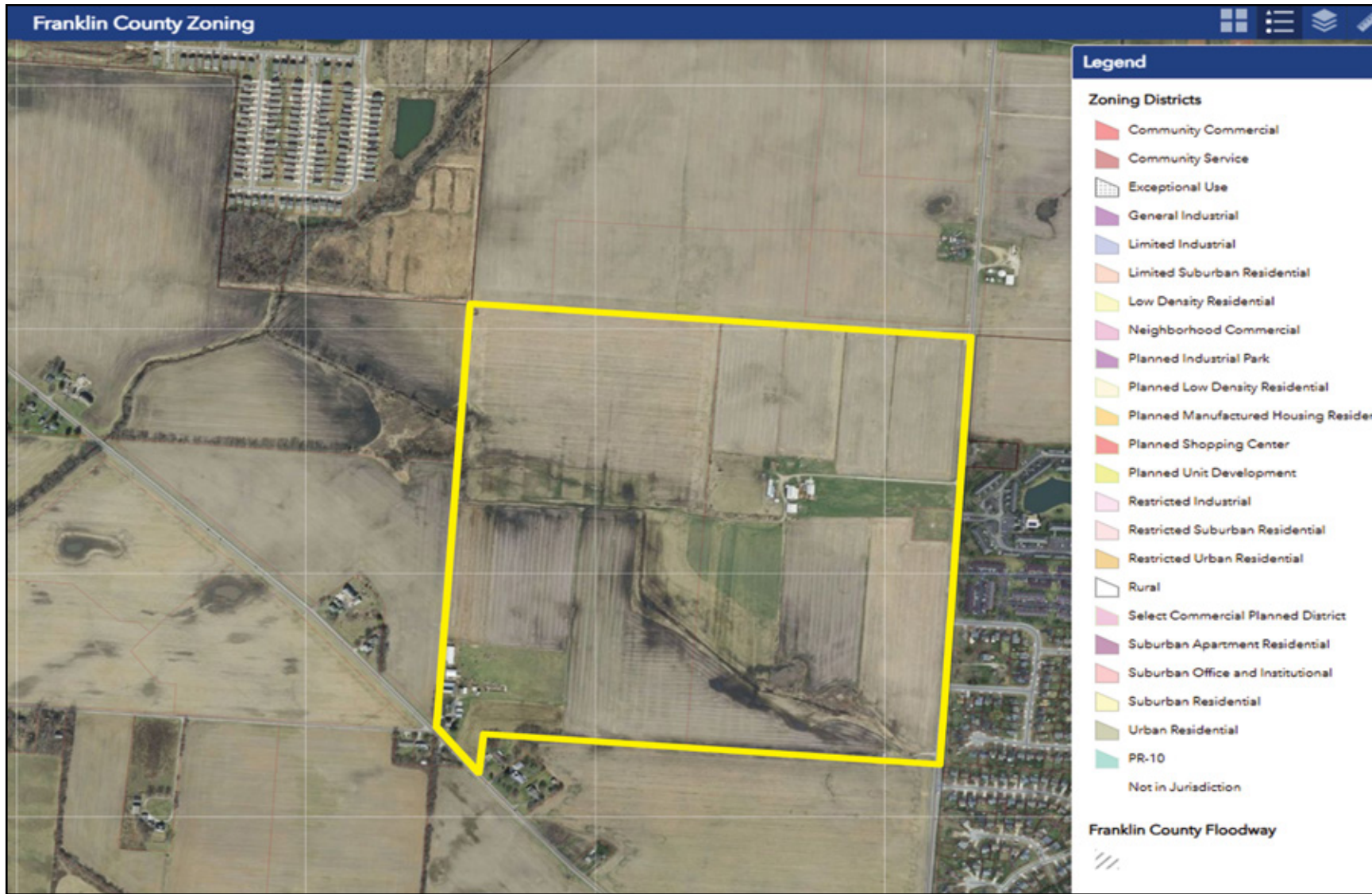


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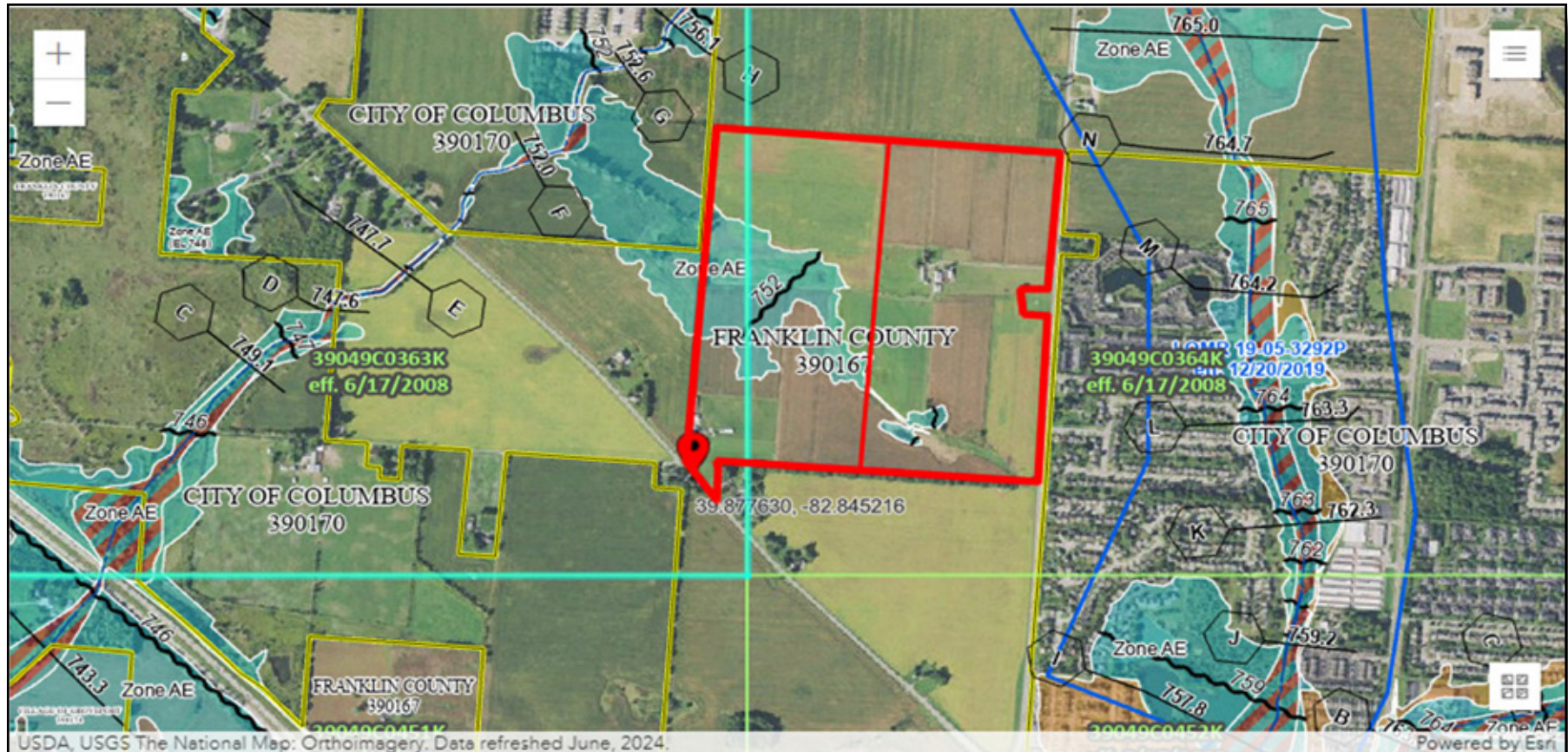






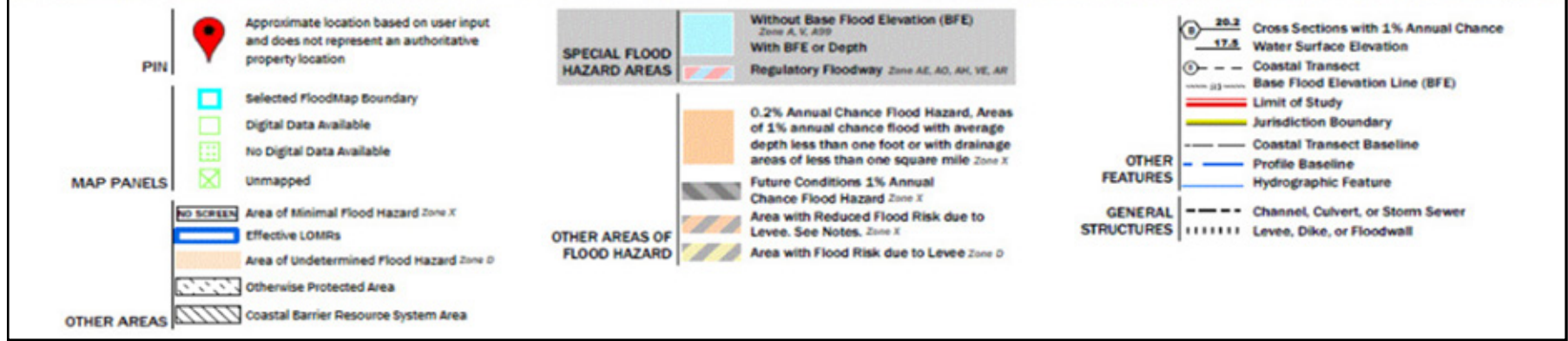


Click [here](#) to view Franklin County Zoning Resolution



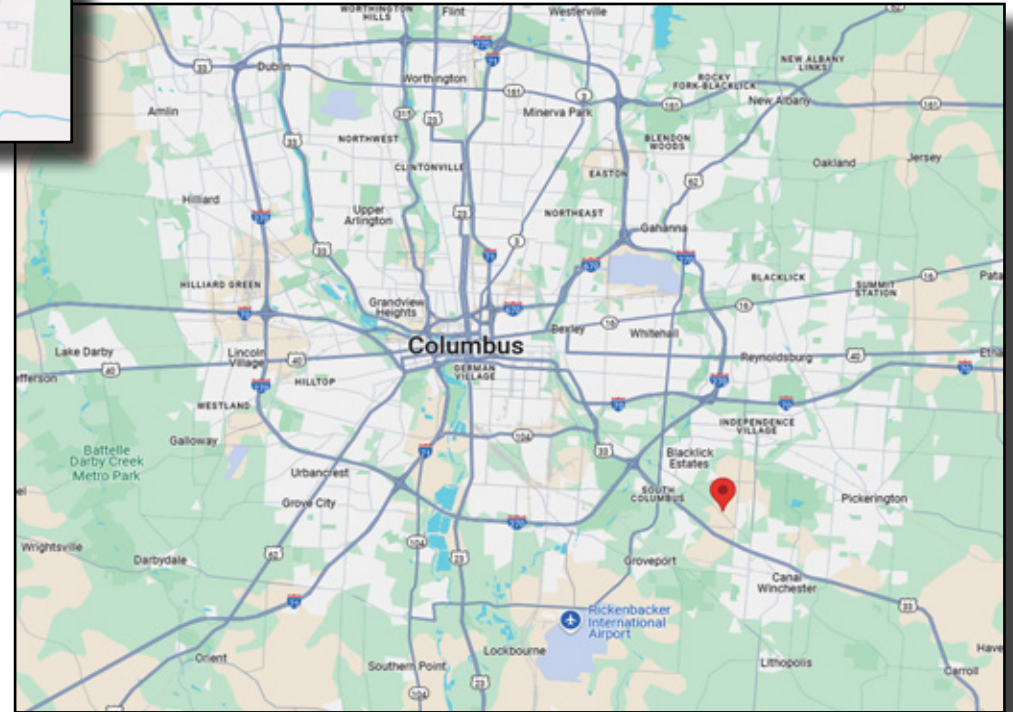
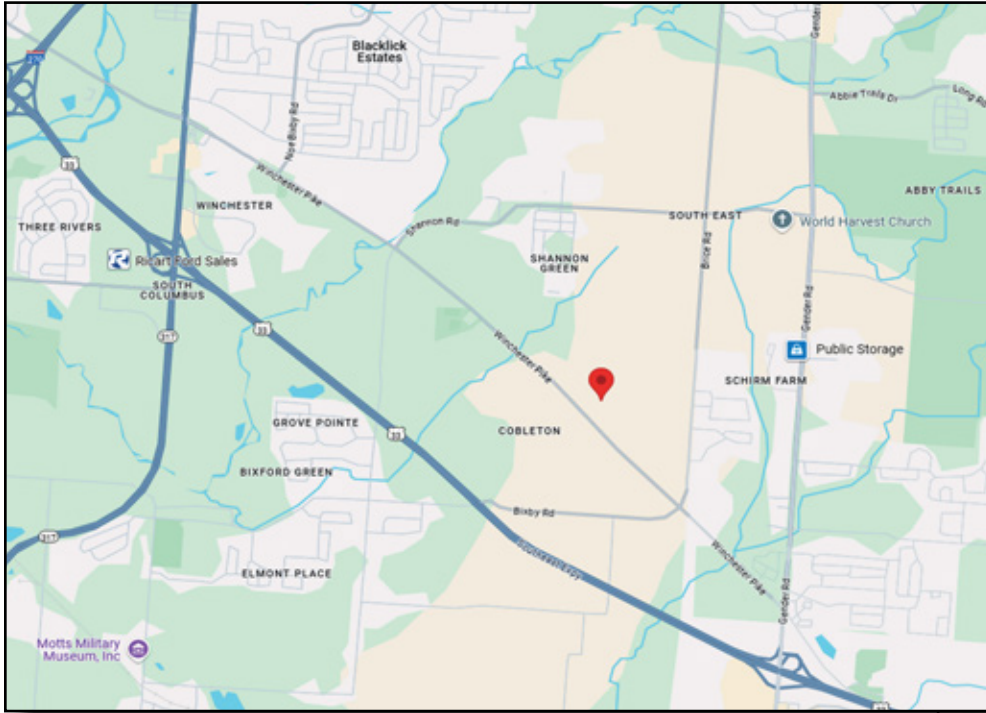
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



159.94 +/- ac of Development Land
0 Winchester Pike, Canal Winchester, OH 43110

Street Maps

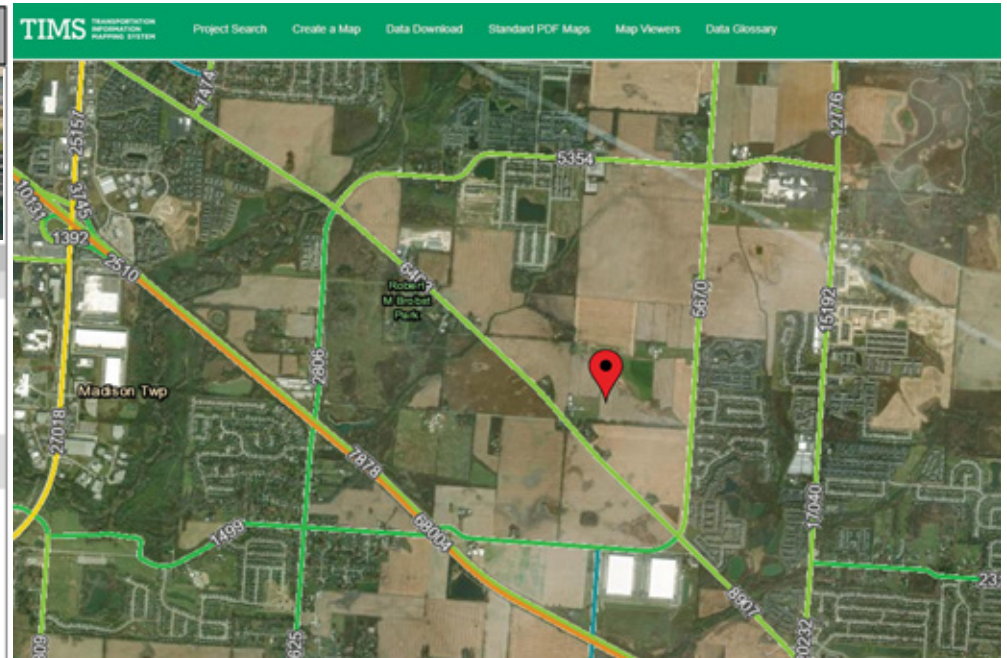




Great Location!
Easy access to major roads
20 minutes to Downtown Columbus

Demographic Summary Report

5600 Winchester Pike 5600 Winchester Pike, Canal Winchester, OH 43110				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	3,813	55,785	160,259	
2024 Estimate	3,777	55,658	157,429	
2020 Census	3,620	55,550	156,561	
Growth 2024 - 2029	0.95%	0.23%	1.80%	
Growth 2020 - 2024	4.34%	0.19%	0.55%	
2024 Population by Hispanic Origin				
2024 Population	3,777	55,658	157,429	
White	1,378 36.48%	24,840 44.63%	69,008 43.83%	
Black	1,838 48.66%	22,051 39.62%	62,534 39.72%	
Am. Indian & Alaskan	8 0.21%	192 0.34%	545 0.35%	
Asian	93 2.46%	1,611 2.89%	6,245 3.97%	
Hawaiian & Pacific Island	1 0.03%	26 0.05%	44 0.03%	
Other	458 12.13%	6,938 12.47%	19,054 12.10%	
U.S. Armed Forces	0	27	236	
Households				
2029 Projection	1,435	21,747	61,348	
2024 Estimate	1,426	21,719	60,382	
2020 Census	1,392	21,781	60,285	
Growth 2024 - 2029	0.63%	0.13%	1.60%	
Growth 2020 - 2024	2.44%	-0.28%	0.16%	
Owner Occupied	647 45.37%	11,543 53.15%	32,030 53.05%	
Renter Occupied	779 54.63%	10,177 46.86%	28,352 46.95%	
2024 Households by HH Income				
Income: <\$25,000	110 7.71%	2,536 11.68%	8,749 14.49%	
Income: \$25,000 - \$50,000	594 41.63%	5,709 26.29%	14,347 23.76%	
Income: \$50,000 - \$75,000	474 33.22%	5,288 24.35%	12,648 20.95%	
Income: \$75,000 - \$100,000	41 2.87%	2,706 12.46%	8,465 14.02%	
Income: \$100,000 - \$125,000	73 5.12%	2,166 9.97%	5,416 8.97%	
Income: \$125,000 - \$150,000	71 4.98%	1,698 7.82%	4,594 7.61%	
Income: \$150,000 - \$200,000	33 2.31%	779 3.59%	3,518 5.83%	
Income: \$200,000+	31 2.17%	836 3.85%	2,644 4.38%	
2024 Avg Household Income	\$61,753	\$77,719	\$80,477	
2024 Med Household Income	\$50,370	\$59,878	\$61,408	



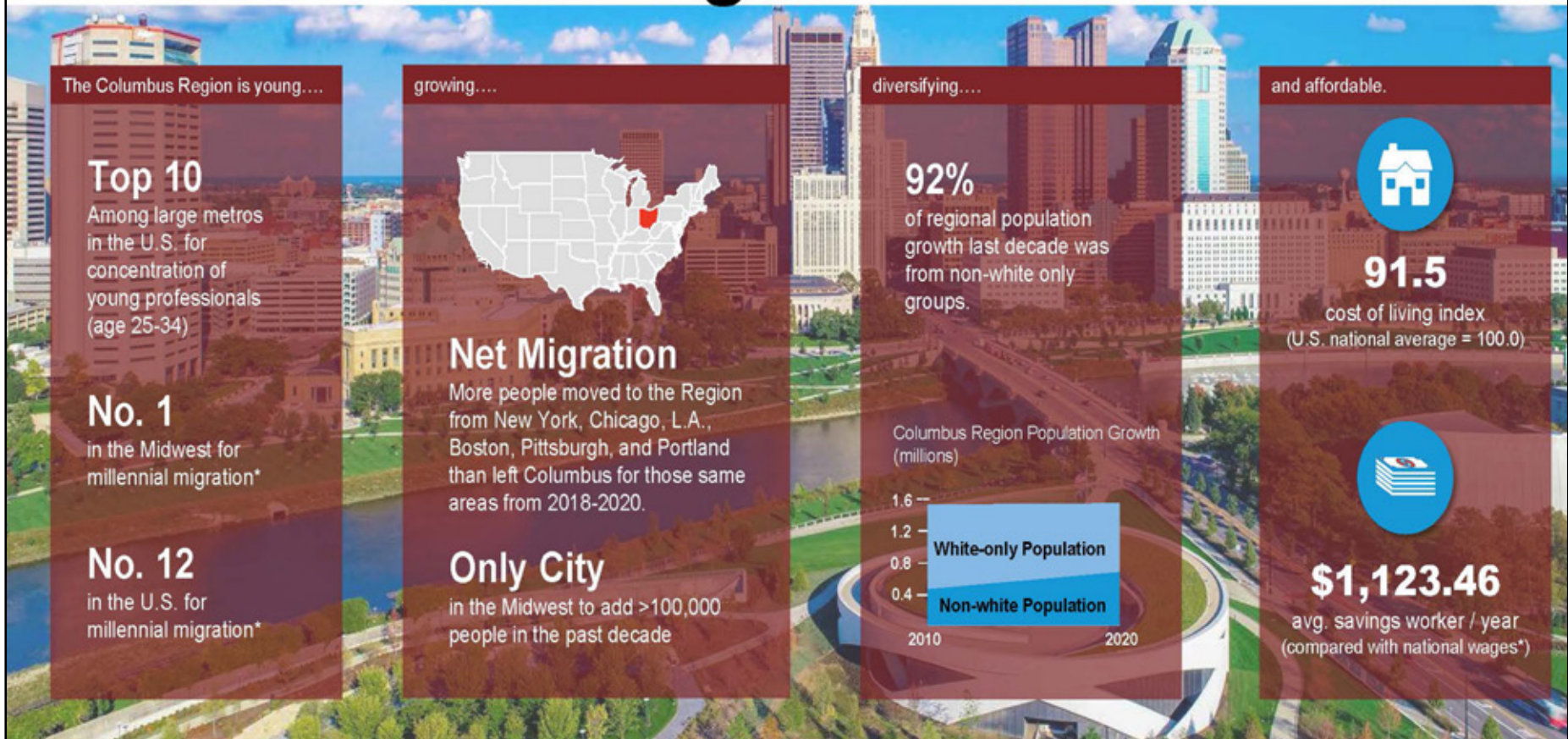
Traffic Count Report

5600 Winchester Pike, Canal Winchester, OH 43110						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 Winchester Pike	Brice Rd	0.22 SE	2022	6,295	MPSI	.50
2 Brice Road	Rossi Dr	0.02 S	2022	5,254	MPSI	.55
3 BRICE RD	Rossi Dr	0.02 S	2020	5,208	AADT	.55
4 Northbend Dr	Bay Brook Dr	0.07 SE	2022	1,174	MPSI	.58
5 Bixby Road	Rager Rd	0.07 W	2022	1,573	MPSI	.61
6 Brice Rd	Murphys Pond Rd	0.06 N	2022	4,824	MPSI	.63
7 Brice Rd	Murphys Pond Rd	0.06 N	2020	5,272	MPSI	.63
8 Sandflow Boulevard	Sandflow Blvd	0.00 N	2022	5,064	MPSI	.64
9 Bixby Road	Brice Rd	0.09 E	2022	1,757	MPSI	.69
10 Bixby Rd	Southeast Expy	0.08 W	2020	1,223	MPSI	.70



Appraisal Brokerage Consulting Development

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.



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Learn more about us at
www.rweiler.com

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