

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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DEVELOPMENT OPPORTUNITY IN CENTRAL OHIO!

Unique opportunity to develop 99 vacant scattered sites (10.9 +/- ac) located in Central Ohio. 10.59 +/- acres inside of the 270 outer-belt. There are four packs;

West Side, Olde Towne East, Linden, Nationwide Children's Hospital area.

Build dream homes or next investments in one of the fastest growing cities in the country. This is an opportunity to gain a foothold in the City of Columbus.

The entire package to be sold together... Call for pricing!!!

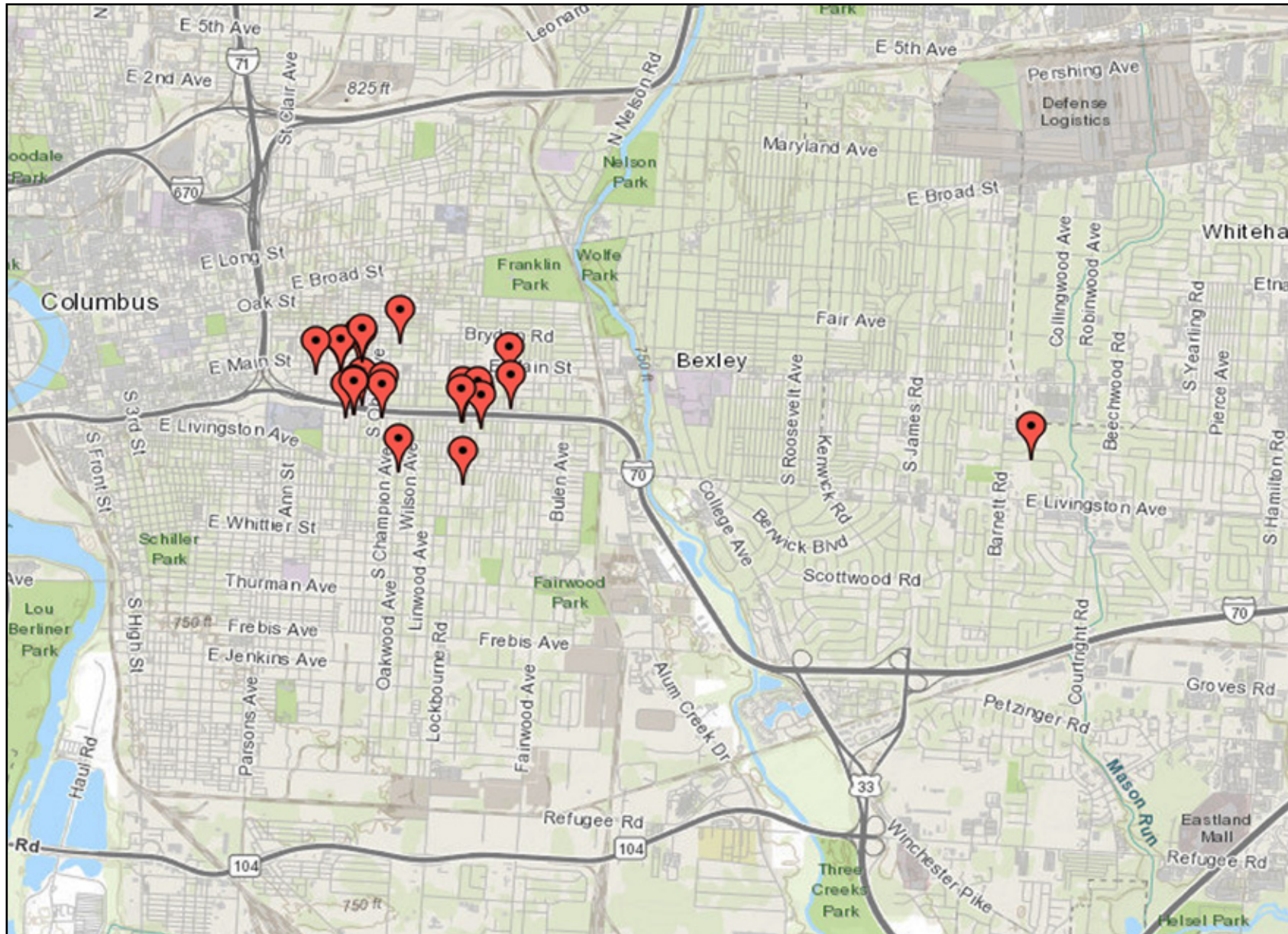
Property Highlights

Location:	South of Broad, Linden, Olde Towne East, West Side, NCH, Milo-Grogan, North Side, East Side, OSU Campus, Grandview, S. High Street Columbus, OH
County:	Franklin
Acreage:	10.9 +/- ac
Price:	Negotiable
Utilities:	Available



	ADDRESSES	PARCELS ID	LOT SIZE (+/-AC)	LOCATION	ZONING
1	Bryden Alley	010-038331-00	0.06	South of Broad	R3
2	270 S. 21st Street	010-017042-00	0.07	South of Broad	R3
3	939-41 E. Rich Street	010-047873-00	0.04	South of Broad	ARLD
4	1382 E. Fulton Street	010-049044-00	0.09	South of Broad	R3
5	E. Fulton Street	010-050790-00	0.17	South of Broad	R3
6	1448 Cole Street	010-050854-00	0.15	South of Broad	R3
7	E. Fulton Street	010-050911-00	0.09	South of Broad	R3
8	Gilbert 2nd Lot PT 9	010-051609-00	0.02	South of Broad	R2F
9	Gilbert 2nd Lot 10-9	010-053315-00	0.01	South of Broad	R2F
10	469 Gilbert 2nd Lot 10	010-055023-00	0.01	South of Broad	R2F
11	931 E. Fulton Street	010-055045-00	0.02	South of Broad	R2F
12	537 Berkeley Road Lot 31-32	010-055985-00	0.12	South of Broad	R3
13	E. Fulton Street	010-132258-00	0.02	South of Broad	R2F
14	477 S. Champion Sub #1	010-000570-00	0.12	South of Broad	R3
15	1342-1344 Livingston Avenue	010-001540-00	0.12	South of Broad	R2F
16	1067-73 E. Fulton Street Sub 46	010-005980-00	0.08	South of Broad	R3
17	302 S. Carpenter Street	010-016453-00	0.03	South of Broad	ARLD
18	N. Oakwood 1/2 Lot 132	010-017263-00	0.06	South of Broad	R3
19	S. 22nd Street	010-017894-00	0.07	South of Broad	R3
20	1187 Franklin Avenue	010-020503-00	0.04	South of Broad	R3
21	437 S. 22nd Street	010-027650-00	0.06	South of Broad	R2F
22	280 17th Street	010-029344-00	0.13	South of Broad	R3
23	1451 E. Fulton Street	010-042017-00	0.11	South of Broad	R3
24	E. Fulton Street 1/2 Lot 46	010-043171-00	0.09	South of Broad	R3
25	Lilley Avenue Lot 5	010-046557-00	0.03	South of Broad	ARLD
Total acreage			1.81	X	X
Average Lot Size (+/- ac)			0.07		

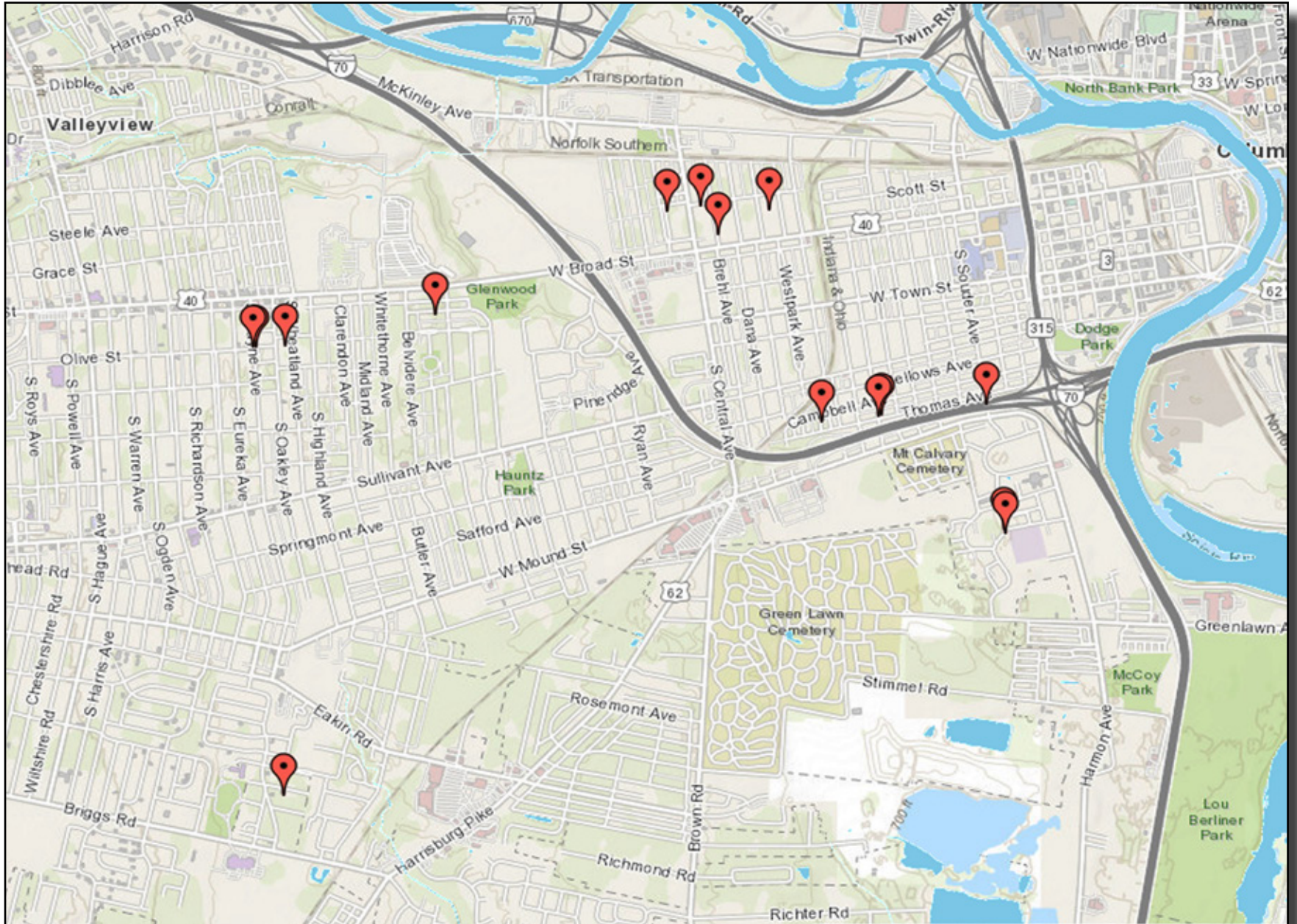




ADDRESSES		PARCELS ID	LOT SIZE (+/-AC)	LOCATION	ZONING
1	Hayden Avenue Lot 105 - SOLD	010-055305-00	0.11	West Side	R4
2	396 Nace Avenue	010-056166-00	0.07	West Side	R4
3	Lindbergh Drive Lot 8	140-003454-00	0.17	West Side	Rural
4	2396 Louden Avenue Lot 123	010-004347-00	0.09	West Side	R3
5	Campbell Avenue Lot 109	010-004430-00	0.08	West Side	R4
6	831 Renick Street	010-011619-00	0.16	West Side	AR3, H-60
7	716 Souder Avenue	010-011948-00	0.08	West Side	AR3
8	65 S. Wheatland Avenue	010-013037-00	0.14	West Side	R3
9	W. Broad Street	010-024486-00	0.22	West Side	AR1
10	117 Wisconsin Avenue - SOLD	010-028777-00	0.11	West Side	R4
11	813 Campbell Avenue	010-029759-00	0.01	West Side	R4
12	58 Wayne Avenue	010-037293-00	0.09	West Side	R3
13	Campbell Avenue Lot 108	010-040288-00	0.09	West Side	R4
14	Hayden Avenue - SOLD	010-040859-00	0.11	West Side	R4
15	1448 Wendell Avenue - SOLD	010-046378-00	0.1	West Side	R4
Total acreage			1.63	X	X
Average Lot Size (+/- ac)			0.11		

	SOLD
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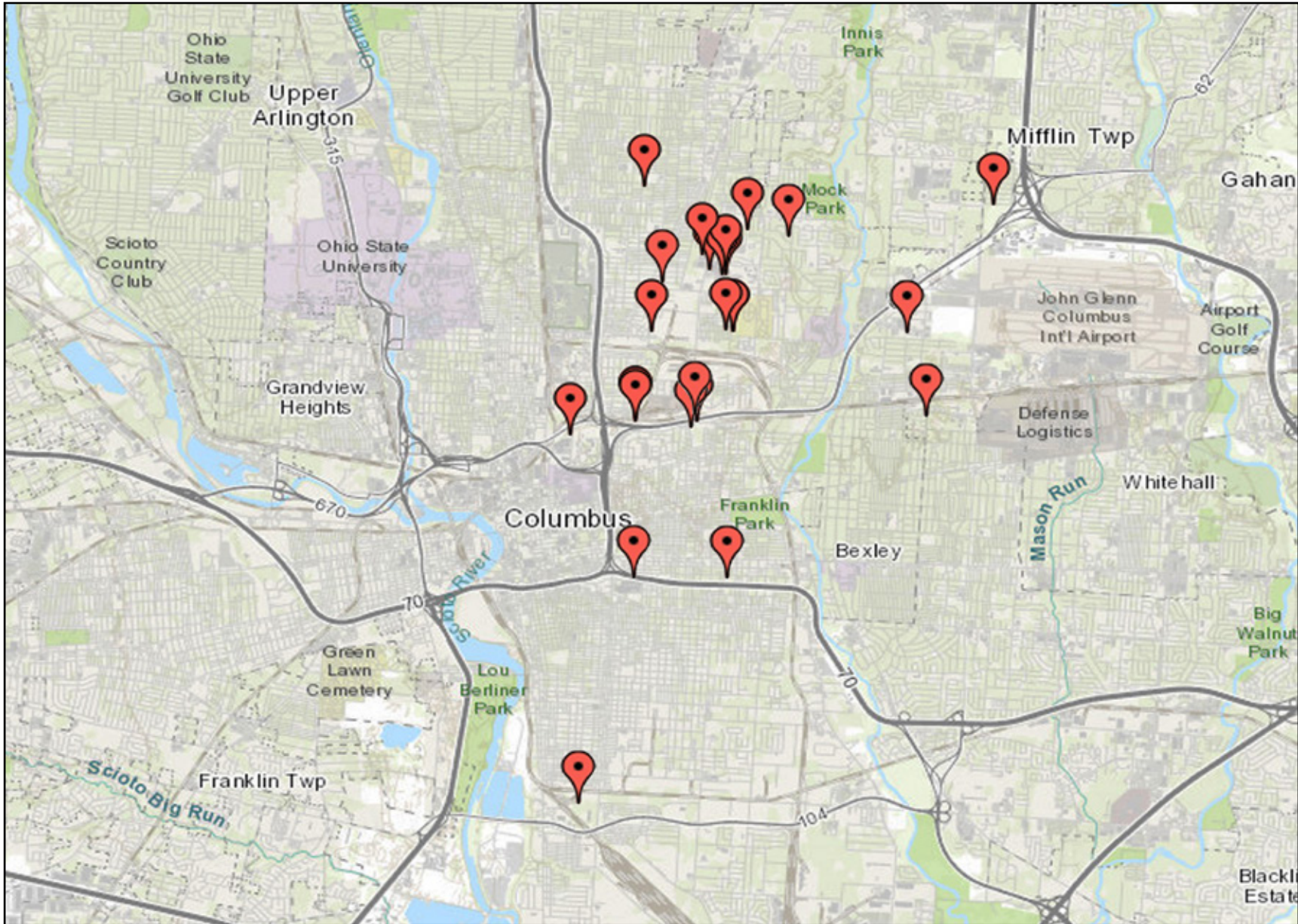


ADDRESSES		PARCELS ID	LOT SIZE (+/-AC)	LOCATION	ZONING
1	549 St. Clair Avenue	010-019102-00	0.08	Olde Towne East	R2F
2	529 St. Clair Avenue	010-002147-00	0.1	Olde Towne East	R2F
3	456 St. Clair Avenue	010-038606-00	0.1	Olde Towne East	R2F
4	377 Hamilton Avenue	010-193599-00	0.1	Olde Towne East	R2F
5	176 N. Garfield Avenue	010-045783-00	0.08	Olde Towne East	R2F
6	286 N. 18th Street	010-038760-00	0.13	Olde Towne East	R2F
7	147 N. Ohio Avenue	010-046251-00	0.05	Olde Towne East	R2F
8	N. Ohio Avenue	010-006749-00	0.1	Olde Towne East	R2F
9	1198 Atcheson Street	010-008128-00	0.08	Olde Towne East	R3
10	453 N. Ohio Avenue	010-047445-00	0.09	Olde Towne East	R3
11	N. Champion Avenue	010-020543-00	0.06	Olde Towne East	R3
12	470 N. Champion Avenue	010-020521-00	0.1	Olde Towne East	R3
13	1283 Atcheson St., Lot 149	010-001182-00	0.08	Olde Towne East	R3
14	1523 Rosethorne Avenue	010-000762-00	0.09	Olde Towne East	R3
15	495 Eldridge Avenue	010-016299-00	0.09	Olde Towne East	R3
Total acreage			1.33	X	X
Average Lot Size (+/- ac)			0.09		



	ADDRESSES	PARCELS ID	LOT SIZE (+/-AC)	LOCATION	ZONING
1	1463 Gibbard Avenue Lot 17	010-009157-00	0.08	Linden	R3
2	1469-71 E. Rich Street 43 Lot 27.5	010-022982-00	0.03	Linden	R3
3	259 Hinkle Avenue	010-025685-00	0.07	Linden	R3
4	3042-4 E. 4th Avenue Lot 297	010-037657-00	0.09	Linden	R4
5	295 S 18th Street Sub lot 2	010-045110-00	0.17	Linden	R3
6	821-23 Taylor Avenue Lot 3	010-048105-00	0.09	Linden	R3
7	1922-24 Cleveland Avenue Lot 28	010-060336-00	0.11	Linden	C3
8	Danby Drive Arlington Park	010-109180-00	0.04	Linden	R2
9	Switzer Avenue	010-158295-00	0.12	Linden	M2
10	997-9 Gibbard Avenue	010-049813-00	0.12	Linden	R4
11	1326 Minnesota Avenue Lot 591	010-063557-00	0.1	Linden	R3
12	25th Avenue Lots 17-18-19 & 24	010-098495-00	0.94	Linden	R2
13	1951 Joyce Avenue	010-098537-00	0.08	Linden	ARLD
14	25th Avenue	010-098602-00	1.02	Linden	R2
15	1810 26th Avenue	010-098756-00	0.12	Linden	R2
16	1662 Maynard Avenue	010-099033-00	0.14	Linden	R2
17	Taylor Avenue Lot 54	010-108493-00	0.11	Linden	R2
18	Taylor Avenue Lot 55	010-108494-00	0.11	Linden	R2
19	Bretton Road Lot 81	010-108520-00	0.12	Linden	R2
20	Parkwood Avenue	010-002191-00	0.08	Linden	R2F
21	E. Minnesota Avenue	191-000880-00	0.07	Linden	R12
22	849 Cleveland Avenue Lot 9-10	010-005217-00	0.07	Linden	M
23	1541 Dell Avenue Lot 58	010-023912-00	0.09	Linden	R3
24	1000 Gibbard Avenue	010-026256-00	0.05	Linden	M
25	1433 Gibbard Avenue Lot 9	010-026916-00	0.08	Linden	R3
26	1002-1004 Gibbard Avenue	010-037548-00	0.13	Linden	M
Total acreage			4.23		
Average Lot Size (+/- ac)			0.15	X	X

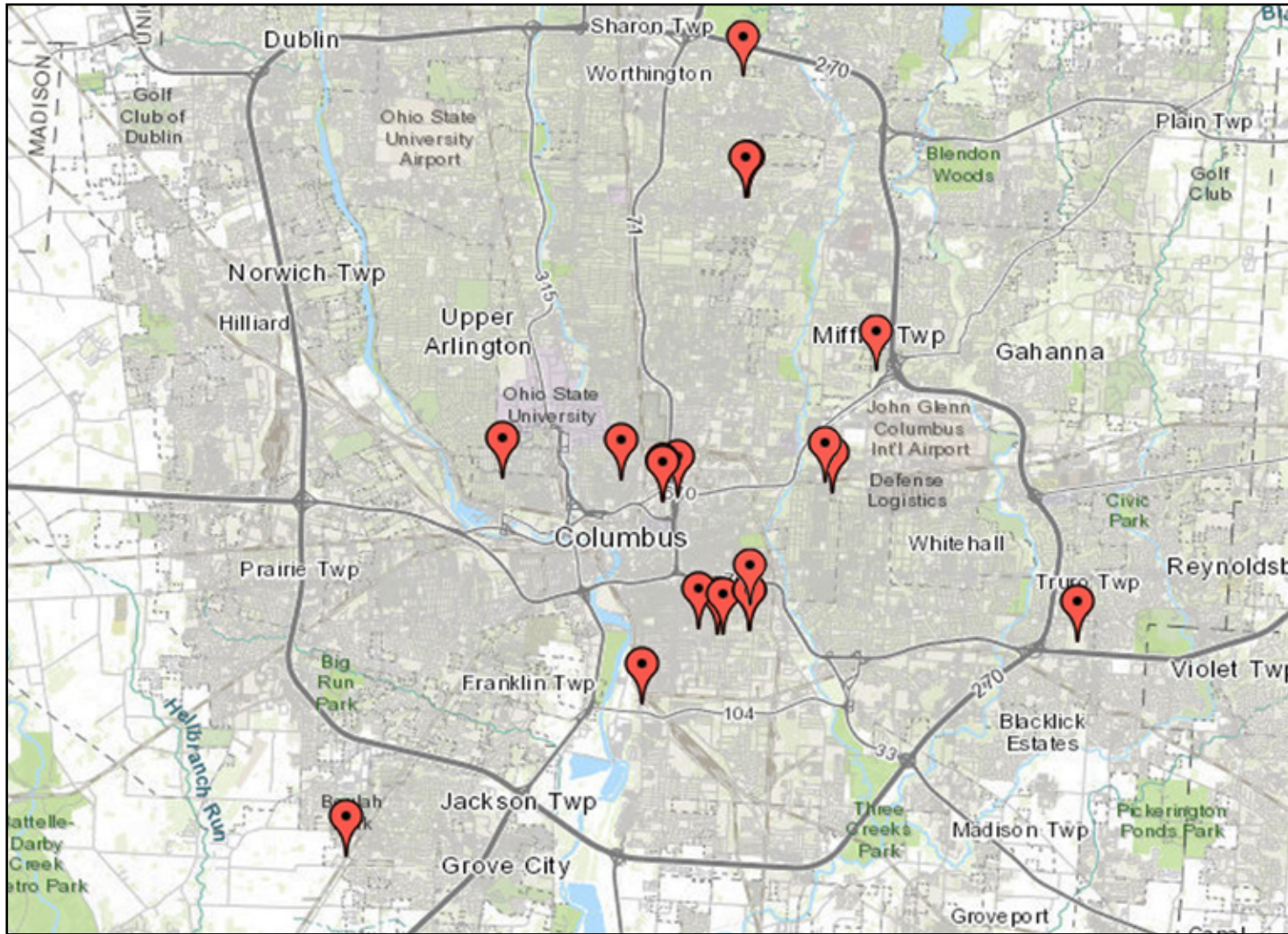




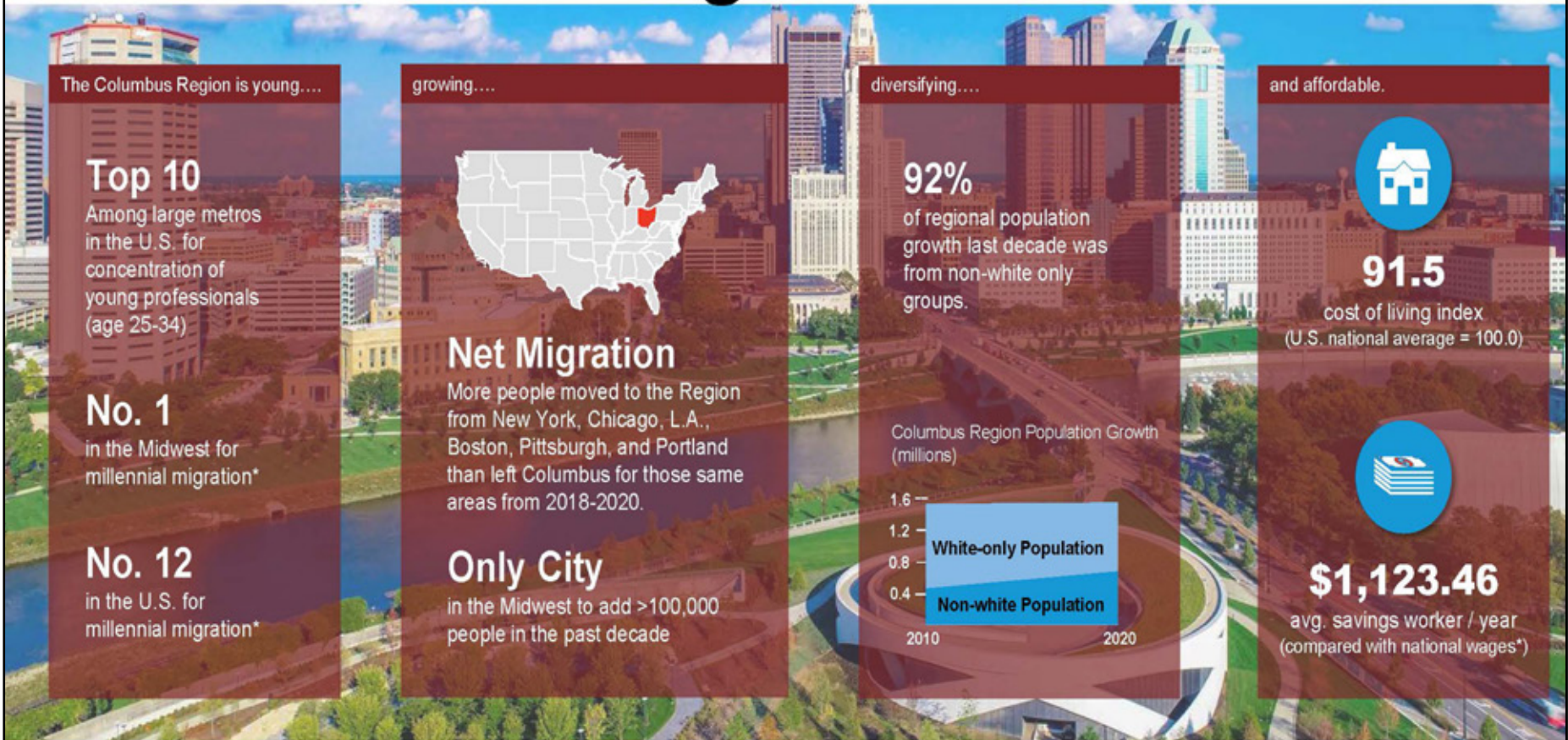
ADDRESSES	PARCELS ID	LOT SIZE (+/-AC)	LOCATION	ZONING	
1	46 Innis Avenue	010-025253-00	0.12	South High St	R3
2	1356 Summit Street	010-007829-00	0.11	OSU Campus	R4
3	N. Parkview Dr 38	252-000068-00	0.25	North Side	Rural
4	Minerva Avenue Lot 48-50	600-147820-00	0.16	North Side	R1
5	Minerva Avenue Lot 51-54 BLK 4	600-147823-00	0.22	North Side	R1
6	Minerva Avenue Lot 55-56 BLK 4	600-147825-00	0.11	North Side	R1
7	955-7 Linwood Avenue	010-047173-00	0.09	NCH	R2F
8	841 S. 22nd Street	010-050069-00	0.09	NCH	R2F
9	960 Studer Avenue Lot 165	010-050590-00	0.1	NCH	R2F
10	Seymour Avenue	010-080336-00	0.1	NCH	R4
11	959 Seymour Avenue	010-080337-00	0.09	NCH	R4
12	Elm Street Lot 5	040-000648-00	0.06	Grove City	R2
13	7th Avenue Lot 48	010-061669-00	0.11	Grandview	AR1
14	E. 5th Avenue Rear .006 AC	010-279914-00	0.01	East Side	R4
15	E. Minnesota Avenue 1/2 (Ehring Road)	191-000430-00	0.07	East Side	R12
16	Radekin Road Lot 176	550-156259-00	0.12	East Side	R1
17	E. 7th Avenue Lot 64	010-045968-00	0.09	East Side	R4
18	5th Avenue Lot 26	010-049448-00	0.11	Milo-Grogan	C4
19	981 E. 9th Avenue	010-056013-00	0.08	Milo-Grogan	R4
20	Washington Avenue Lot 118	010-056014-00	0.08	Milo-Grogan	R4
21	677 Gibbard Avenue Lot 74	010-132069-00	0.04	Milo-Grogan	R4
22	Cole Street	010-002328-00	0.12	Near East Side	R3
Total acreage		2.33	X	X	
Average Lot Size (+/- ac)		0.11			



North Side, NCH, East Side, Grove City,
Grandview, OSU Campus



What's Driving Investment?



Notable Projects YTD



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

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



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With 86 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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www.rweiler.com

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