

LAND FOR SALE

\$1,250,000

0 S Parsons Ave Columbus, OH 43207



Development Opportunity

6.3 Acres

Parsons Ave

Parcel ID: 010-112331

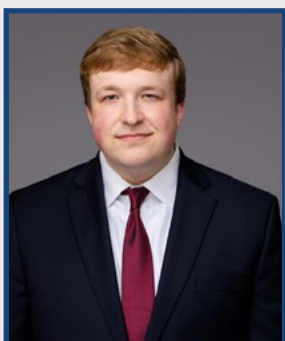
Parcel Details

- Approximately +/- 6.3 acres
- This parcel is located in a QCT (Qualified Census Tract) and may qualify for tax incentives
 - » The **tax incentives** are tied to multifamily development
- Zoned as LM, which allows a variety of uses including; Retail, Office, Manufacturing, Storage, and More
- Utilities available

Multifamily Market - Columbus, OH

A healthy job market and new business growth throughout central Ohio supports strong housing demand. Employment gains have outperformed among professional and business services jobs, supporting increased demand for units in submarkets near Columbus' largest employers.

Construction deliveries reached new highs in Columbus, totaling 9,000 units in the 12-month period ending in 25Q3, a 26% increase from the prior year.



Noah Kahkonen
Advisor

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Jenkins Lofts



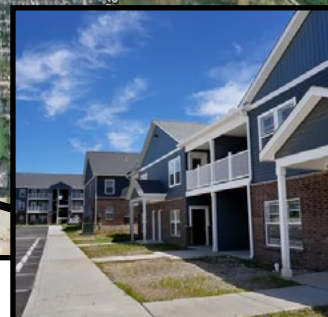
**Sussex Pl. by
Maronda Homes**



**Columbus
Renaissance**



**The Lofton
Apartments**



Windmill Pointe



New Nearby Developments

- 1) Jenkins Lofts (2020)
- 2) Columbus Renaissance (2025)
- 3) The Lofton Apartments (2025)
- 4) Sussex Place by Maronda Homes (2022)
- 5) Windmill Pointe (2022)

Average Rent Columbus, OH (Q1 2026)

Studio	\$997/mo
1 Bedroom	\$1,178/mo
2 Bedrooms	\$1,444/mo
3 Bedrooms	\$1,758/mo

Via CoStar

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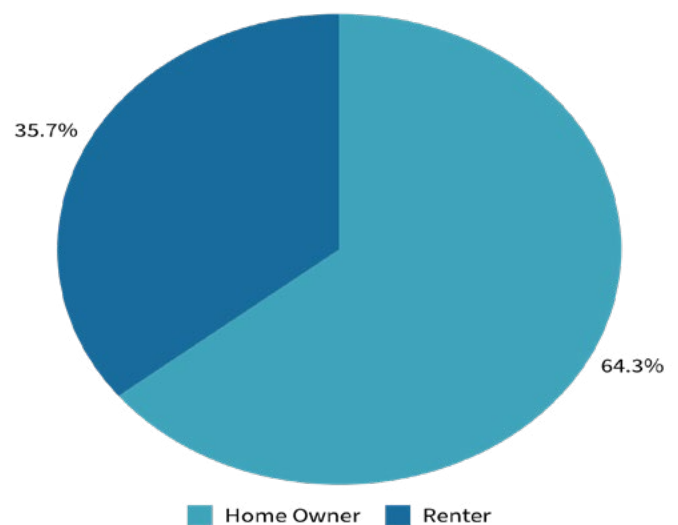


Income			
Type of Income	1 Mile	3 Miles	5 Miles
Median Household Income	\$53,393	\$63,371	\$64,188
Per Capita Income	\$28,692	\$34,766	\$39,631
Median Net Worth	\$123,595	\$102,310	\$80,654

Columbus Population	
Radius	Total
1 Mile	5,715
3 Miles	63,012
5 Miles	203,971

Traffic Counts	
Street/Intersection	VPD
Parsons Ave	10,300+
I-71	73,000+

Area Homeownership



4.5%

Area Unemployment Rate



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