

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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## DEVELOPMENT LAND IN NEW ALBANY BUSINESS PARK

7.368 +/- acres with ~ 650 feet road frontage along Walton Parkway and SR 161. Excellent opportunity for corporate office, medical office, flex office/warehouse, hotel, etc. All utilities at the site. Located in the New Albany International Business Park close proximity to Intel. The last available site within this business corridor! Endless potential with great demographics!

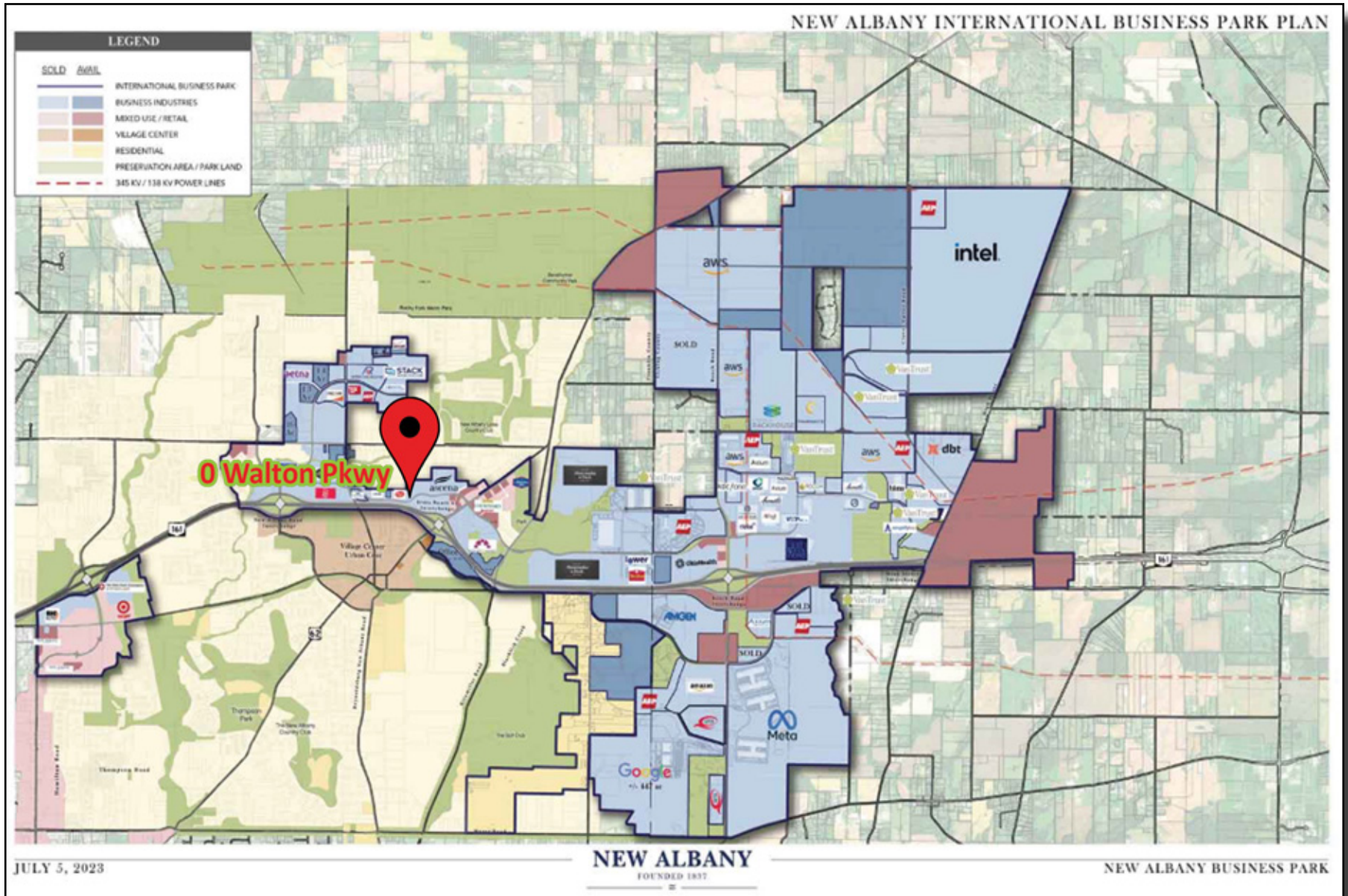


### Property Highlights

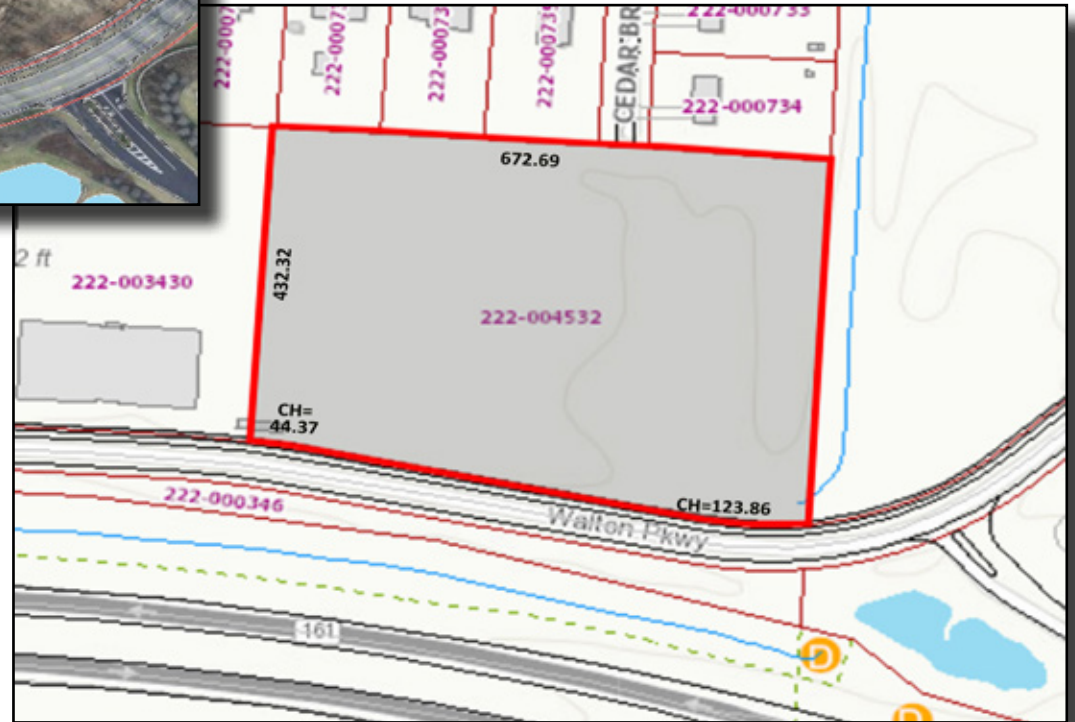
Address:	0 Walton Parkway New Albany, OH 43054
County:	Franklin
PID:	222-004532
Location:	North of SR-161 between Johnstown Rd & New Albany-Condit Rd
Total Acreage:	7.368 +/- acres
Utilities:	At the site
Sale Price:	Negotiable
Annual Taxes:	\$44,553
Zoning:	C-PUD - Comprehensive Planned Unit Development

7.368 +/- acres for sale  
0 Walton Pkwy, New Albany, OH 43054

# New Albany International Business Park Map

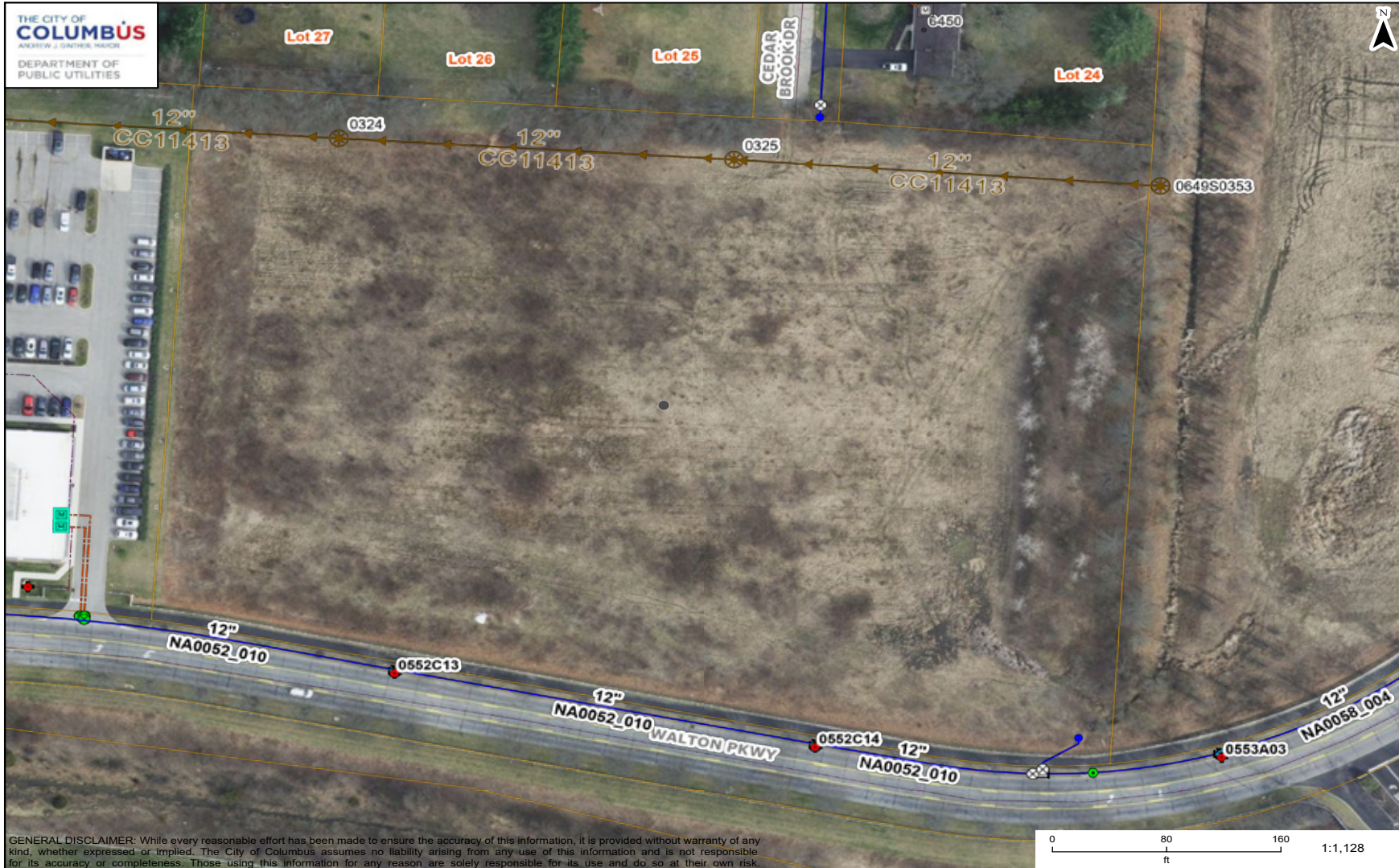






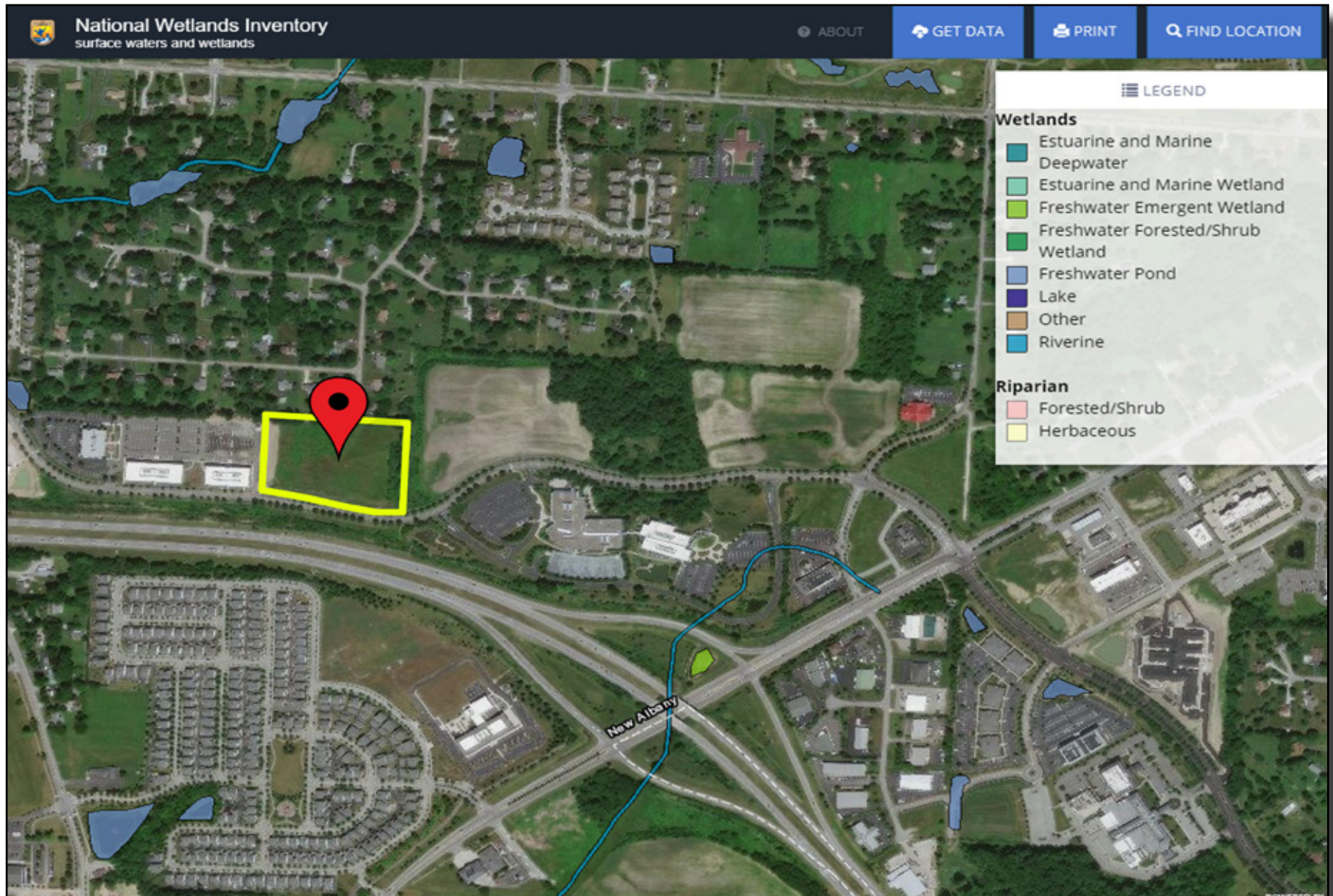
City of Columbus Department of Public Utilities

1/8/2025



GENERAL DISCLAIMER: While every reasonable effort has been made to ensure the accuracy of this information, it is provided without warranty of any kind, whether expressed or implied. The City of Columbus assumes no liability arising from any use of this information and is not responsible for its accuracy or completeness. Those using this information for any reason are solely responsible for its use and do so at their own risk.

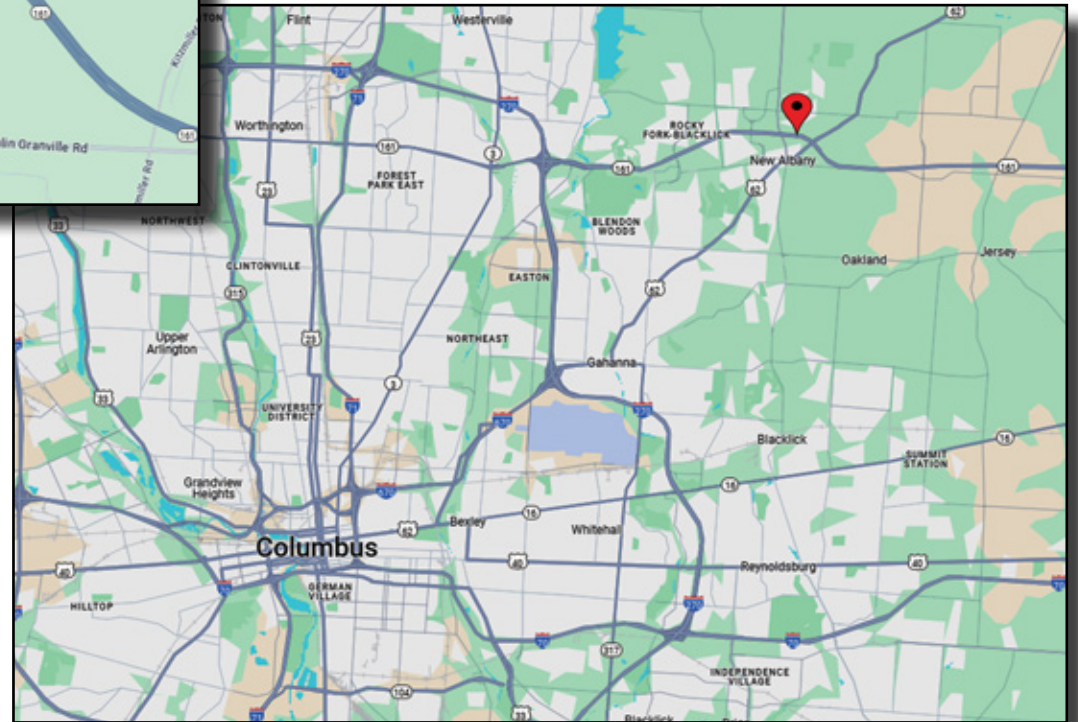
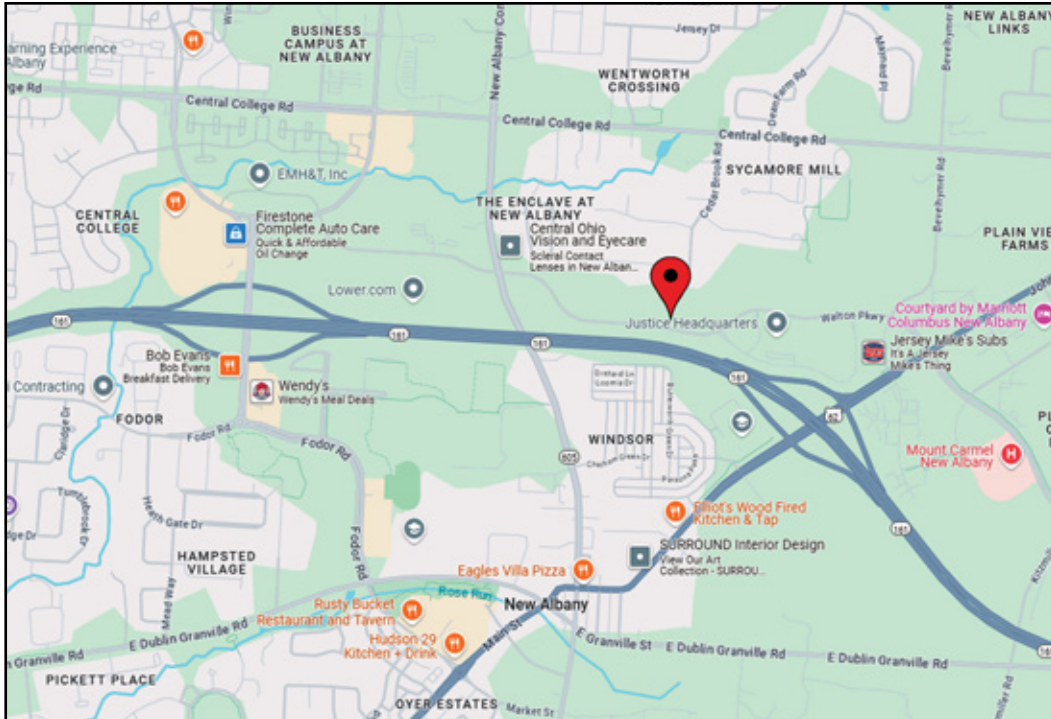






7.368 +/- acres for sale  
0 Walton Pkwy, New Albany, OH 43054

# Street Maps





7.368 +/- acres for sale  
0 Walton Pkwy, New Albany, OH 43054

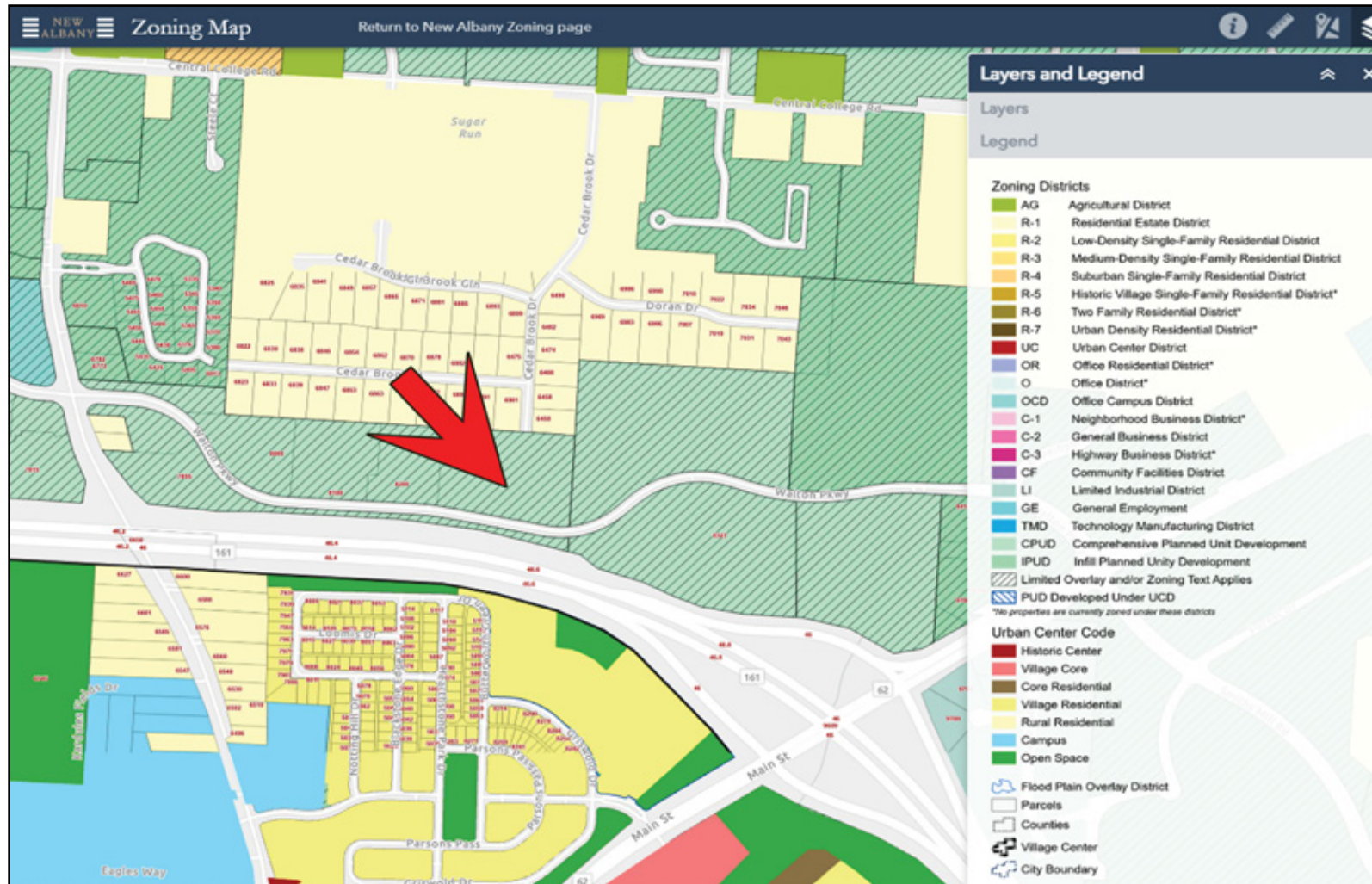
# Aerial Map



## Great Location!

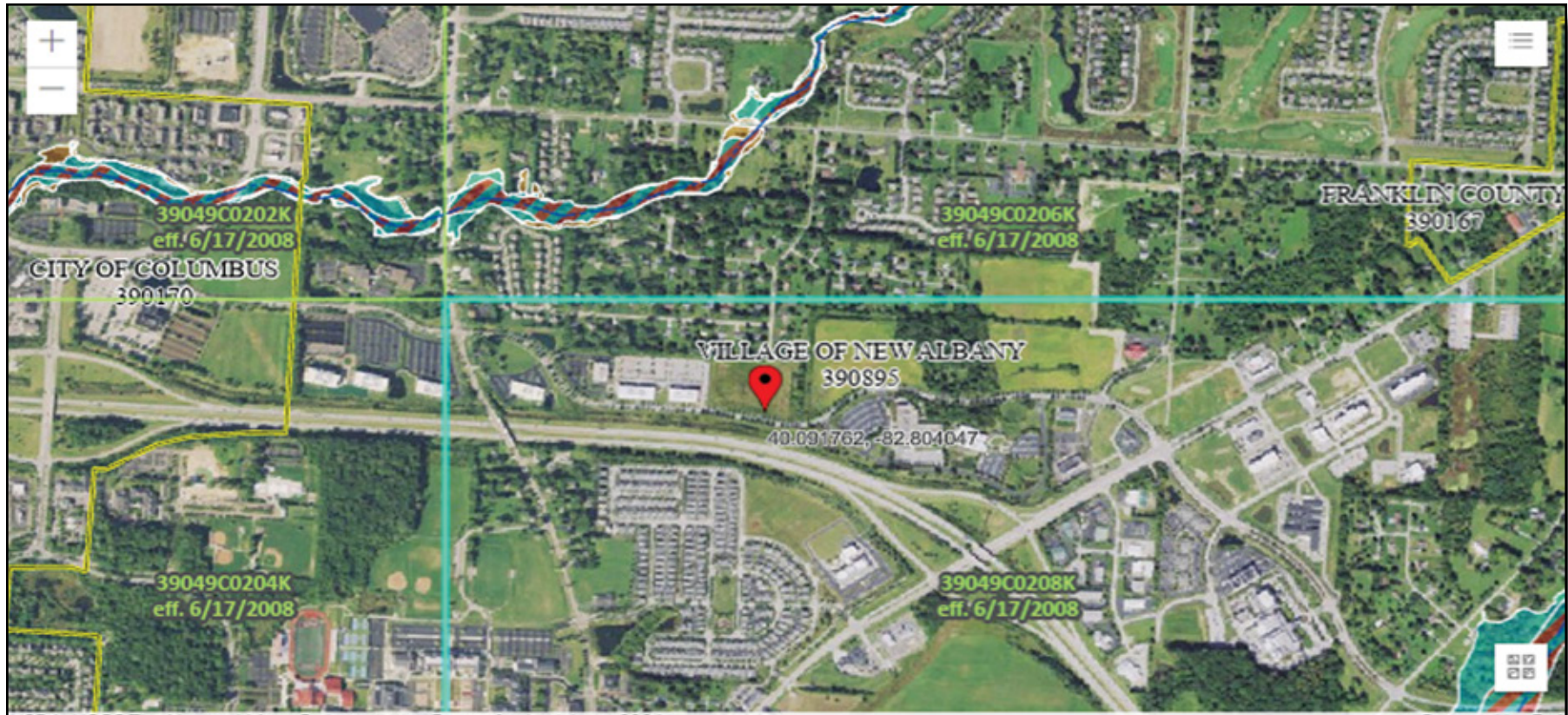
Easy access to major roads  
12 minutes to Intel  
15 minutes to John Glenn International Airport  
20 minutes to Downtown Columbus





C-PUD - Comprehensive Planned Unit Development  
Click [here](#) to see zoning regulations

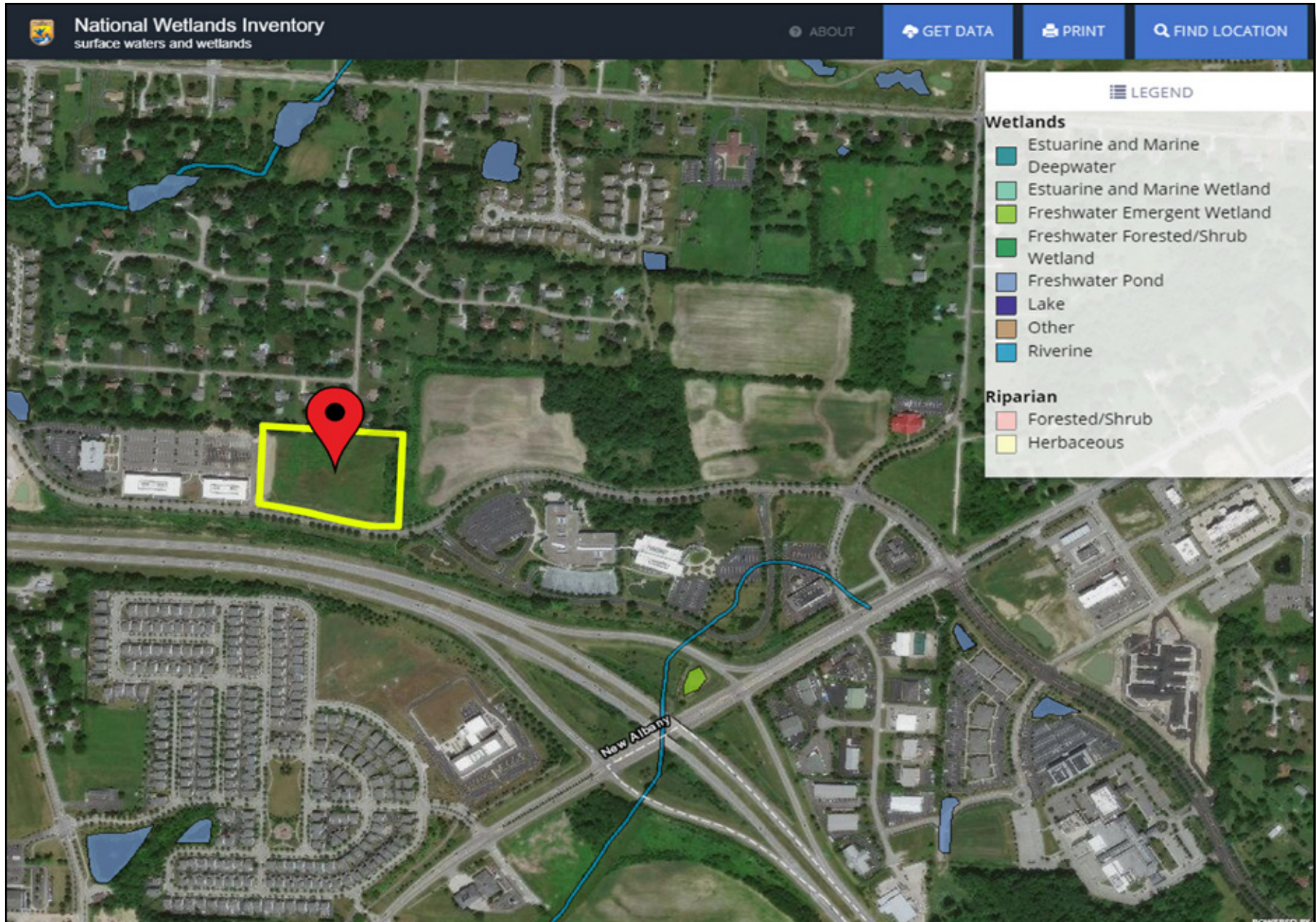




USDA, USGS The National Map: Orthomagey. Data refreshed June, 2024. Powered by Esri


<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AT</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 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</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee: See Notes, Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> 29.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> 17.5 Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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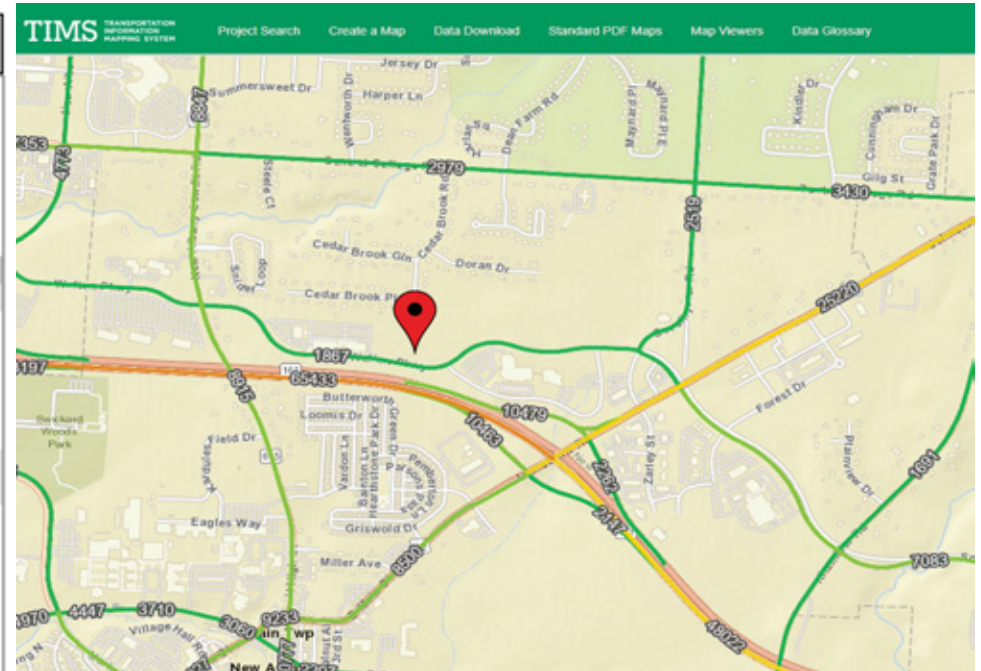







Demographic Summary Report

0 Walton Pky, New Albany, OH 43054				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	4,605	33,881	82,743	
2024 Estimate	4,569	33,715	81,765	
2020 Census	4,420	33,498	80,017	
Growth 2024 - 2029	0.79%	0.49%	1.20%	
Growth 2020 - 2024	3.37%	0.65%	2.18%	
<b>2024 Population by Hispanic Origin</b>				
2024 Population	4,569	33,715	81,765	
White	3,340 73.10%	25,117 74.50%	59,327 72.56%	
Black	260 5.69%	2,778 8.24%	9,108 11.14%	
Am. Indian & Alaskan	3 0.07%	52 0.15%	156 0.19%	
Asian	546 11.95%	2,588 7.68%	5,380 6.58%	
Hawaiian & Pacific Island	1 0.02%	7 0.02%	24 0.03%	
Other	420 9.19%	3,173 9.41%	7,771 9.50%	
U.S. Armed Forces	0	2	41	
<b>Households</b>				
2029 Projection	1,625	14,398	35,465	
2024 Estimate	1,613	14,347	35,123	
2020 Census	1,566	14,333	34,645	
Growth 2024 - 2029	0.74%	0.36%	0.97%	
Growth 2020 - 2024	3.00%	0.10%	1.38%	
Owner Occupied	1,227 76.07%	8,967 62.50%	21,631 61.59%	
Renter Occupied	386 23.93%	5,380 37.50%	13,493 38.42%	
<b>2024 Households by HH Income</b>				
Income: <\$25,000	116 7.19%	670 4.67%	2,336 6.65%	
Income: \$25,000 - \$50,000	96 5.95%	1,498 10.44%	4,497 12.80%	
Income: \$50,000 - \$75,000	120 7.44%	2,535 17.67%	6,750 19.22%	
Income: \$75,000 - \$100,000	108 6.70%	1,251 8.72%	3,848 10.96%	
Income: \$100,000 - \$125,000	166 10.29%	1,920 13.38%	4,372 12.45%	
Income: \$125,000 - \$150,000	159 9.86%	1,475 10.28%	3,415 9.72%	
Income: \$150,000 - \$200,000	251 15.56%	1,381 9.63%	3,631 10.34%	
Income: \$200,000+	597 37.01%	3,617 25.21%	6,273 17.86%	
2024 Avg Household Income	\$180,949	\$147,986	\$128,303	
2024 Med Household Income	\$158,267	\$115,878	\$100,743	



Traffic Count Report

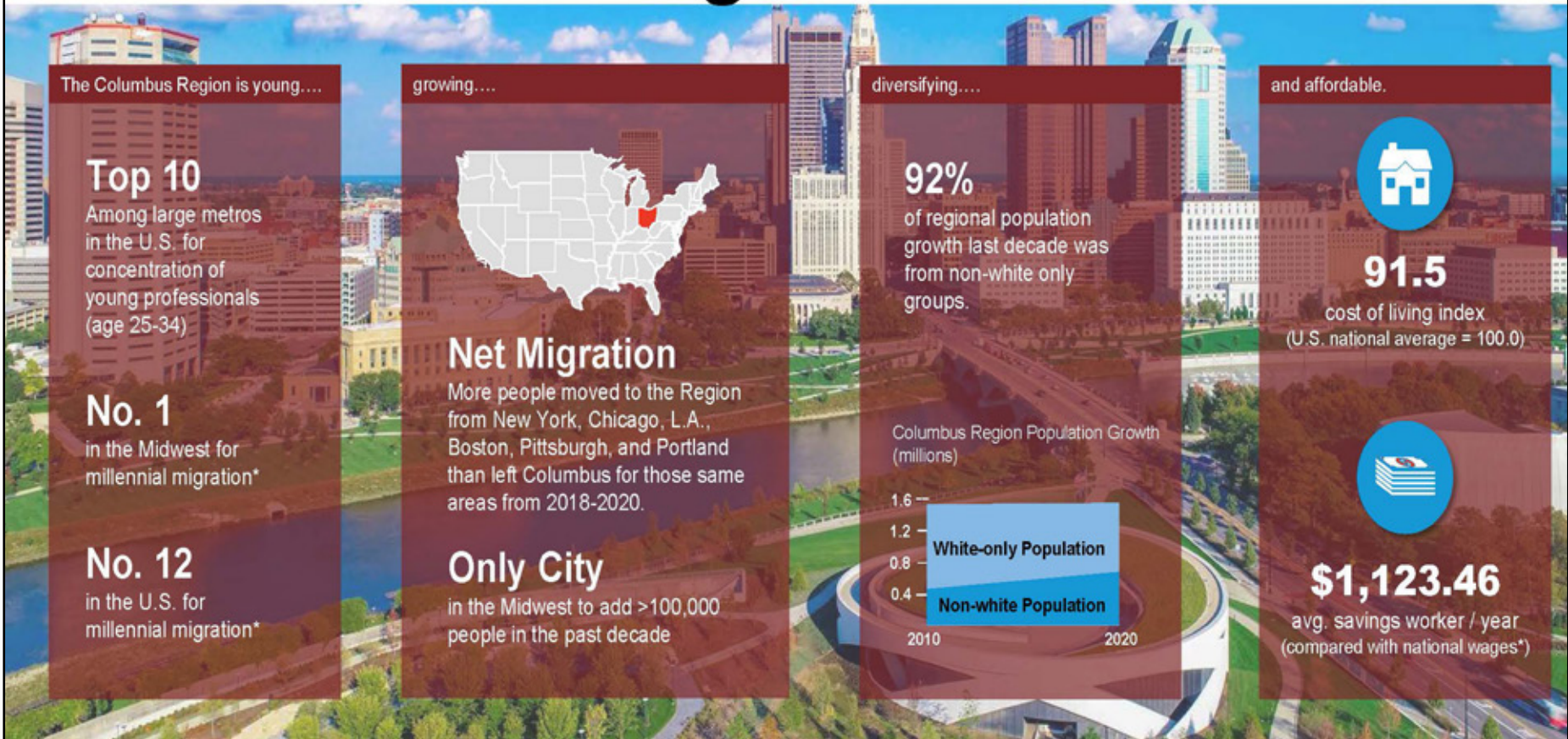
0 Walton Pky, New Albany, OH 43054						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume T/vpe	Miles from Subject Prop
1 State Rte 161	New Albany Condit Rd	0.24 W	2022	39,233	MPSI	.15
2 Walton Parkway	Scarborough Hall Dr	0.10 SW	2022	2,940	MPSI	.16
3 WALTON PKWY	Scarborough Hall Dr	0.10 SW	2020	2,875	AADT	.16
4 E Johnstown Rd	State Rte 161	0.10 E	2020	8,604	MPSI	.28
5 RAMP FROM SR161 EB TO US62	State Rte 161	0.10 E	2022	7,523	MPSI	.31
6 State Rte 161	E Johnstown Rd	0.10 SE	2020	8,525	MPSI	.32
7 RAMP FROM US62 TO SR161 WB	E Johnstown Rd	0.10 SE	2022	7,522	MPSI	.32
8 Johnstown Road	Theisen Rd	0.09 SW	2022	11,823	MPSI	.38
9 Johnstown Road	State Hwy161	0.02 NE	2022	19,522	MPSI	.39
10 Central College Road	Cedar Brook Dr	0.00 W	2022	2,835	MPSI	.40



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

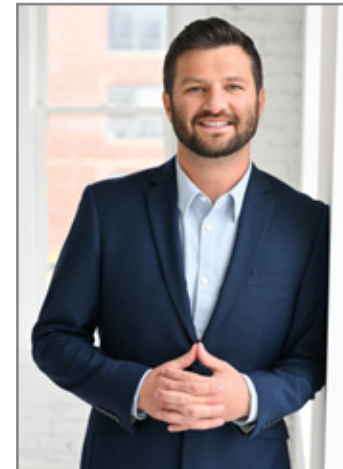
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Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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 7 clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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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 purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. 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 for your needs.

All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.