

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

TAX-ABATED TOWNHOME DEVELOPMENT

612 East Kossuth Street, Columbus, Ohio 43206

Shovel-Ready, Tax-Abated Townhome Opportunity with Approved Plans

Presenting a fully-turnkey townhome development opportunity in one of Columbus' rapidly growing Urban corridors near Parsons Ave, Nationwide Children's Hospital, and East Livingston Ave. Offering includes four (4) approved townhome lots with city-approved architectural and building plans (fully transferable to new owner), allowing construction to begin immediately. The project consists of four modern townhome units, each designed as 2-bedroom, 2.5-bathroom with living space that includes a kitchen, living room, dining room, laundry room, rooftop patios, and private attached two-car garages. Units A-C are approximately +/- 1,575 SF each, with the corner unit facing Ann Street designed larger at approximately +/- 1,825 SF.

A major benefit is the rare 15-year tax abatement, which has already been approved and begins upon issuance of the Certificate of Occupancy, enhancing long-term project returns and resale value. The site is located in an area experiencing significant redevelopment momentum, including a new mixed-use development approximately 0.1 miles from the site (86 planned units with ground-floor retail), as well as nearby new-construction Kossuth Homes with recent sales exceeding \$550,000—demonstrating strong demand for new housing and growth in the immediate area.



Property Highlights

Address:	612 E Kossuth Street Columbus, OH 43206
County:	Franklin
PID:	010-001705-00
Location:	NWC of Ann Street and Kossuth Street
Site Size:	0.1801 +/- ac
List Price:	\$495,000
Zoning:	R 4 - Residential

Property Features

- Four (4) turnkey & shovel-ready townhome development lots
- City-approved architectural & building plans included (transferable to new owner)
- Rare, approved 15-year tax abatement
- 2-bedroom / 2.5-bath townhome units (approximately ±1,575 SF to ±1,825 SF)
- Rooftop patios, private attached two-car garages, laundry room, dining room
- Located near the Parsons Ave corridor and Nationwide Children's Hospital
- 0.1 miles from upcoming mixed-use development (84 planned units with ground-floor retail)
- Nearby new-construction single-family comparables exceeding \$550,000
- Minutes from Downtown Columbus and German Village



SOUTH (350 SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



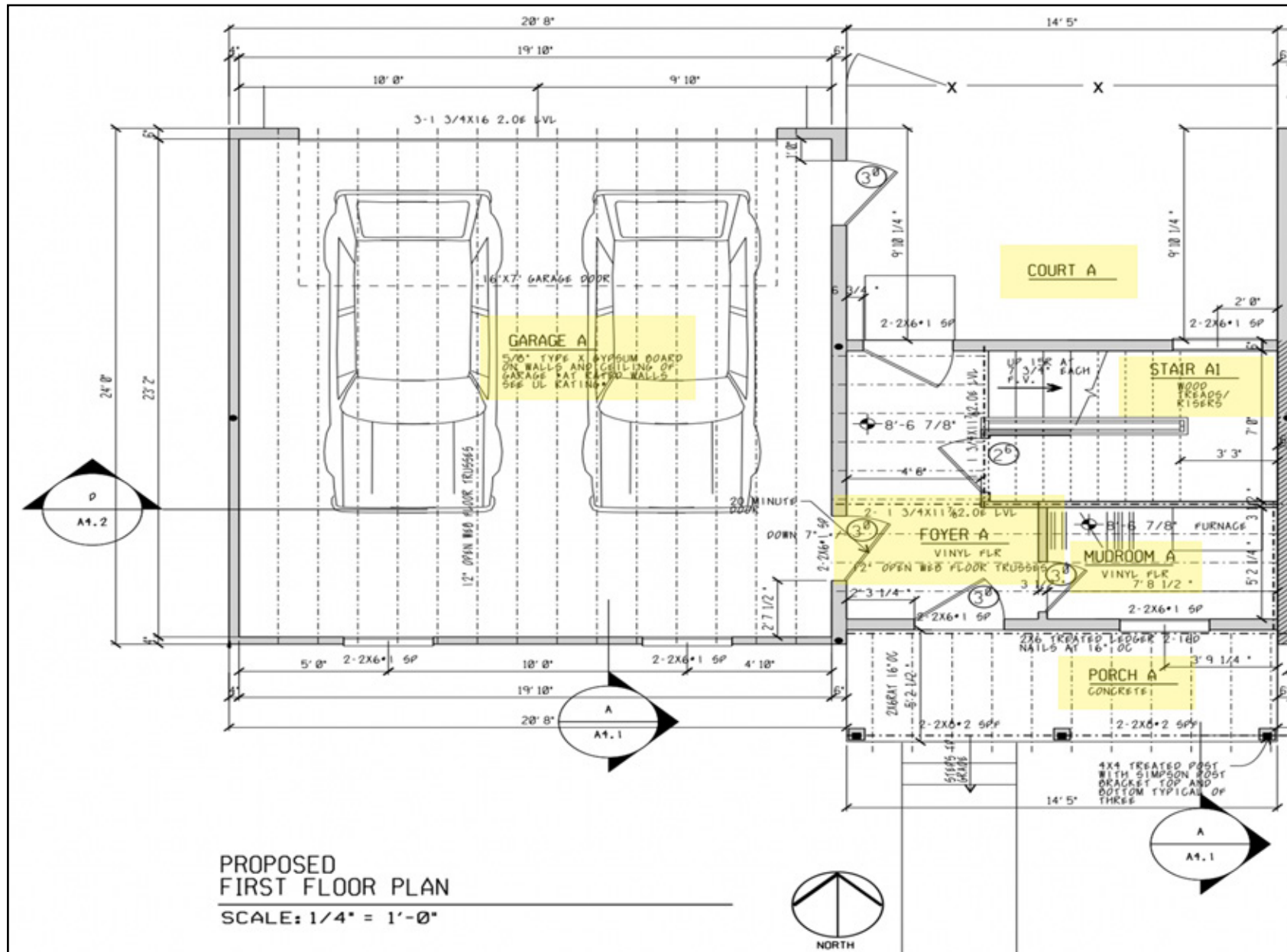
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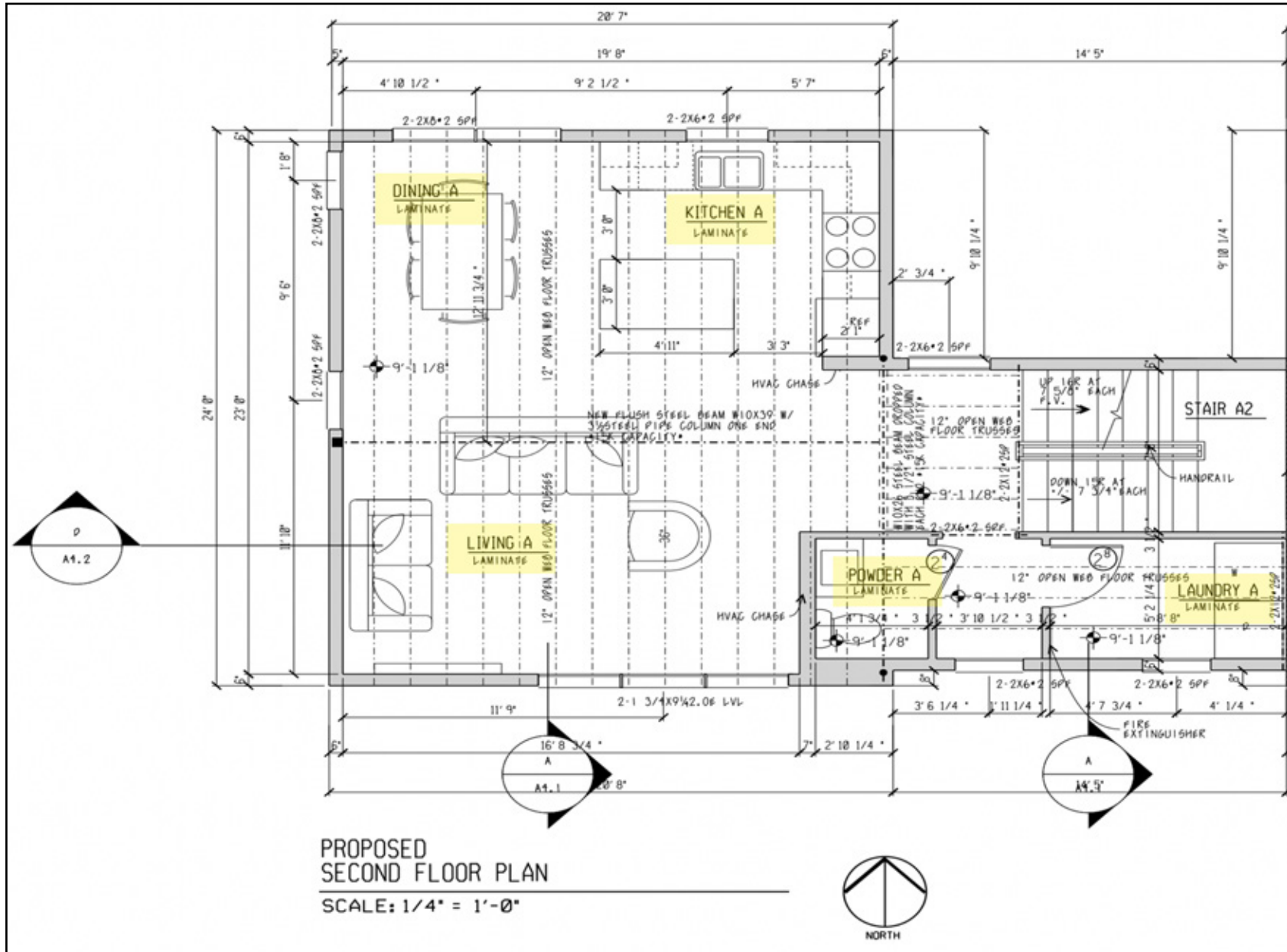


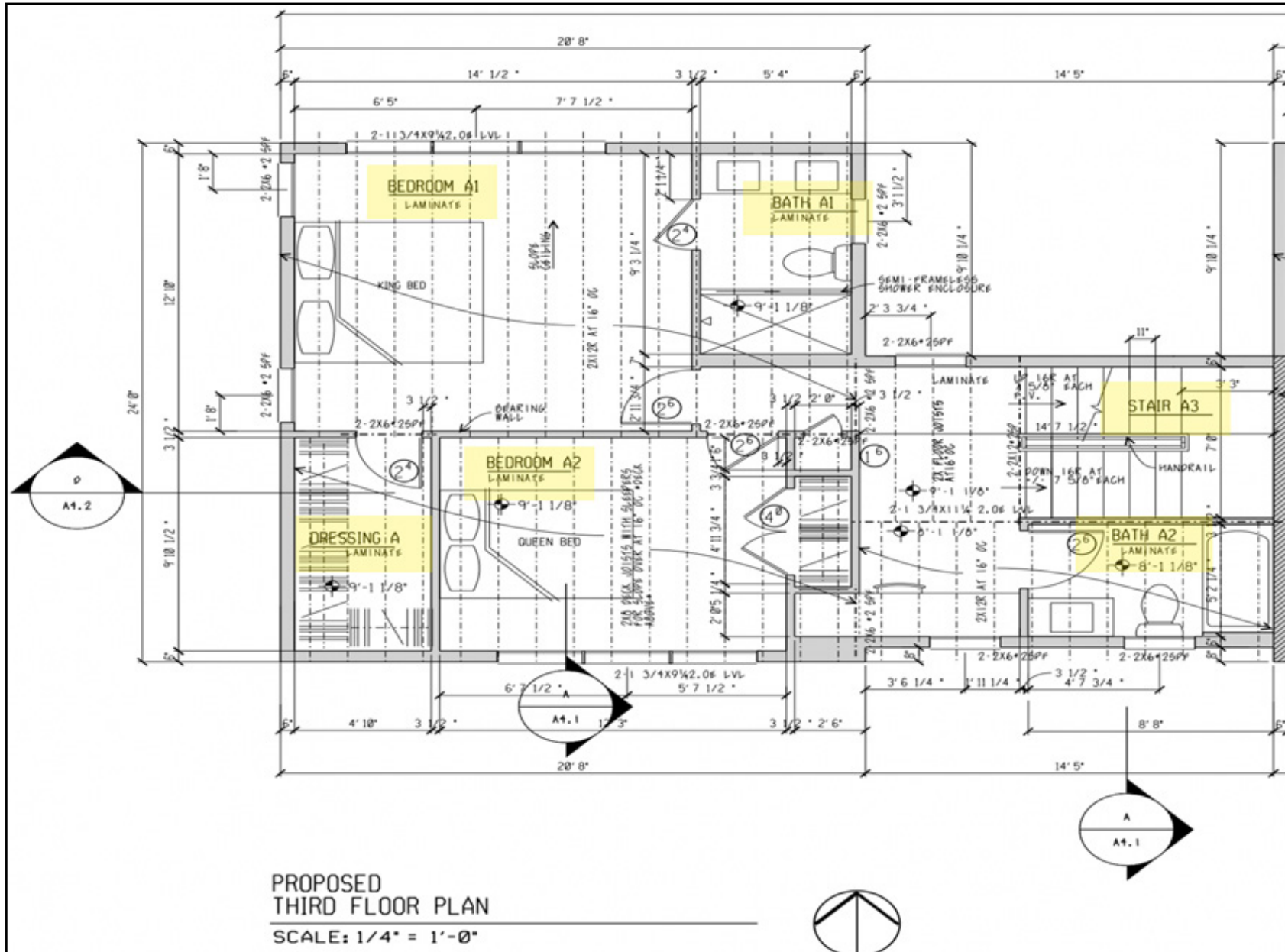
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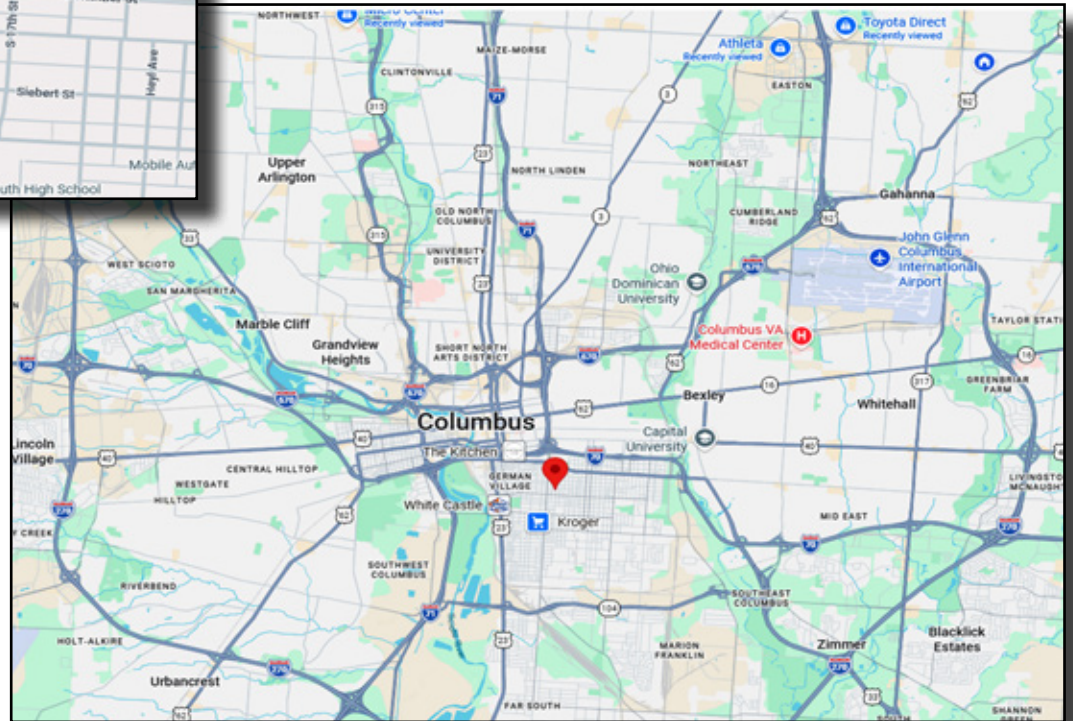
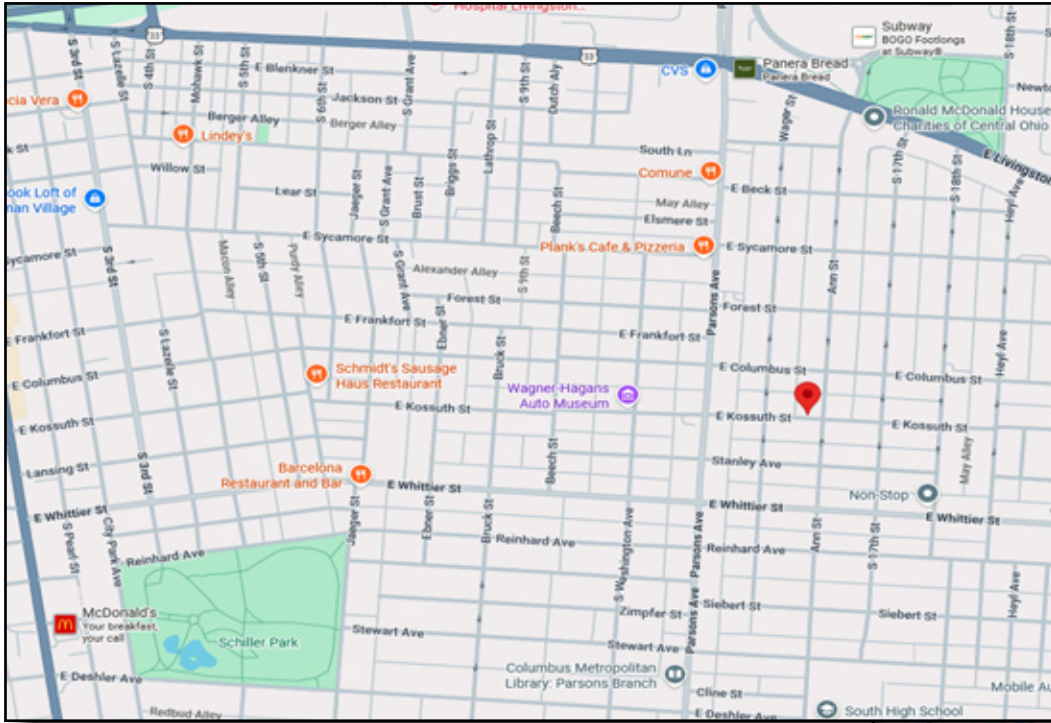


811, 882 41, 861 END GAS SOUTH





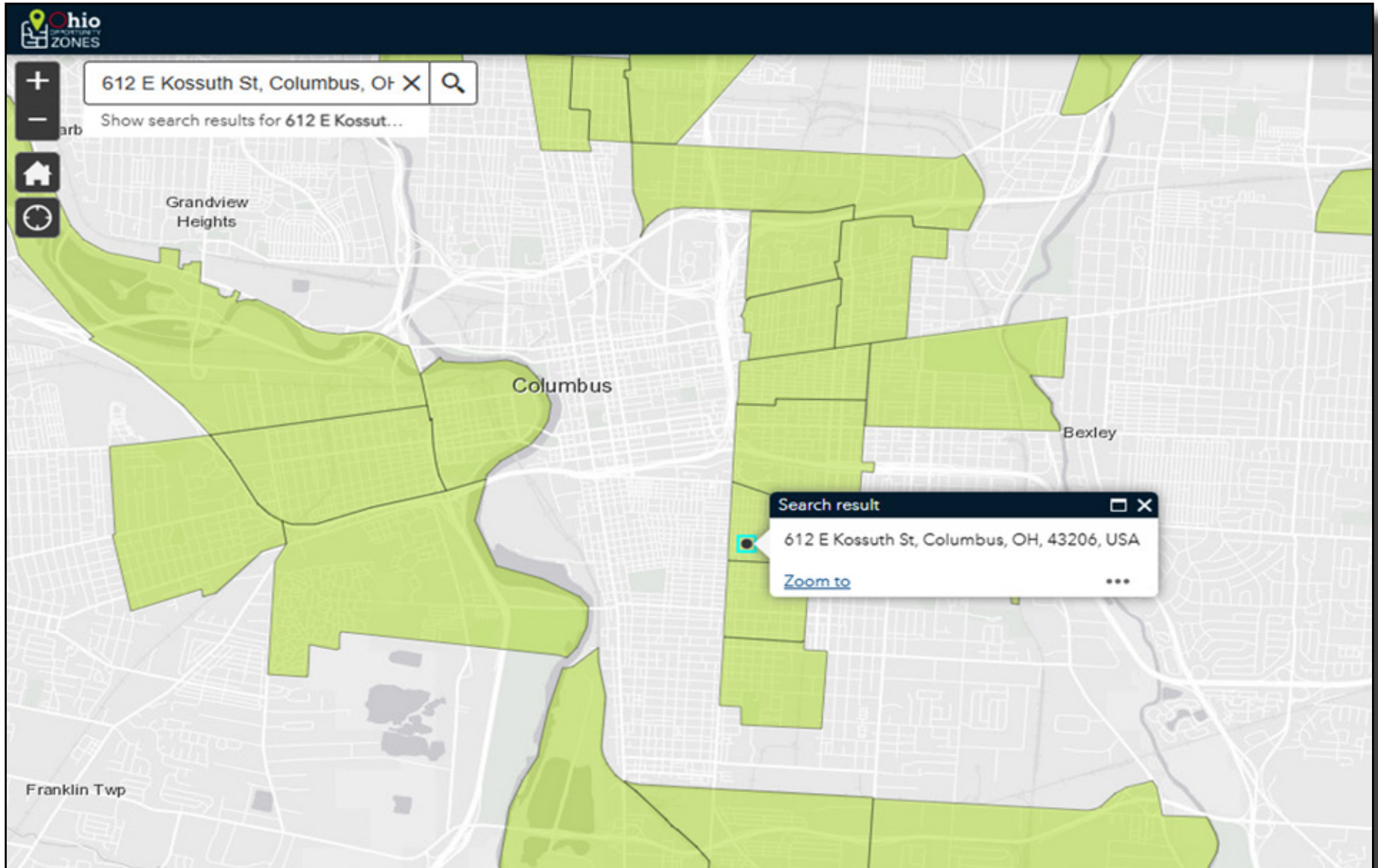




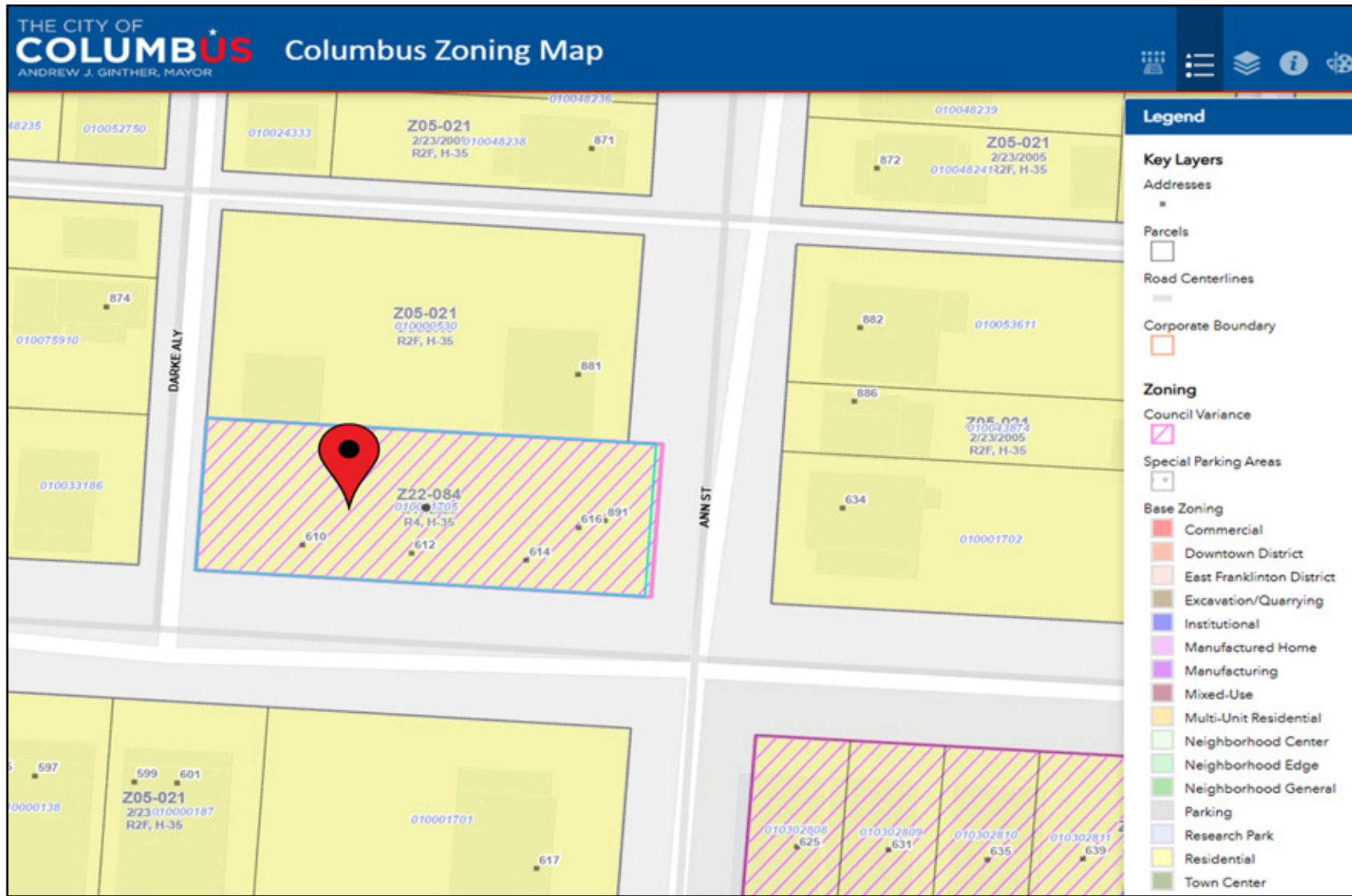


Great Location!

Easy access to major roadways
Minutes to Downtown Columbus




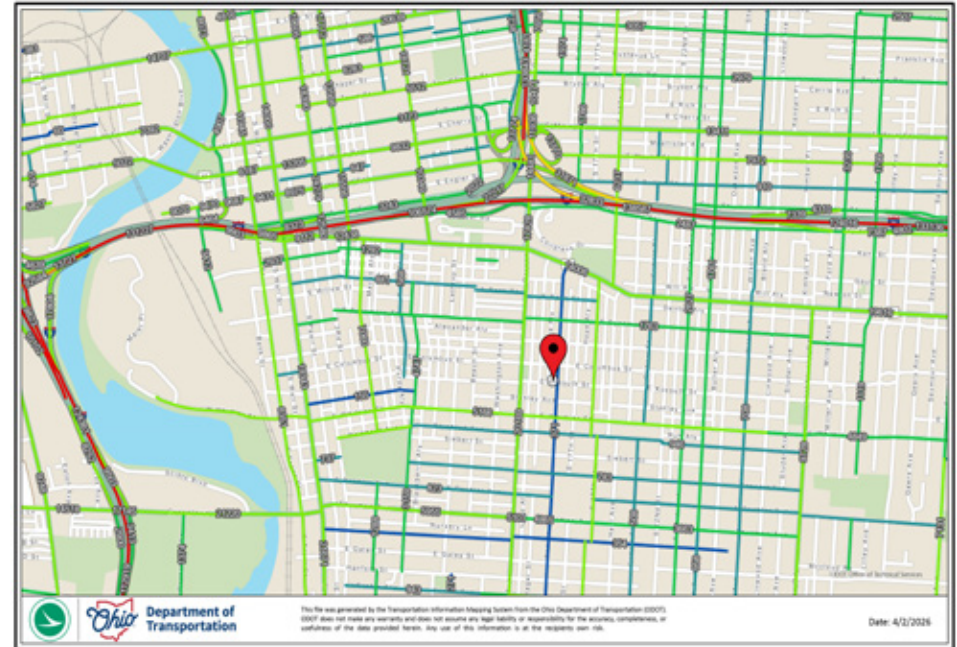
Click [here](#) to read about Ohio Opportunity Zones



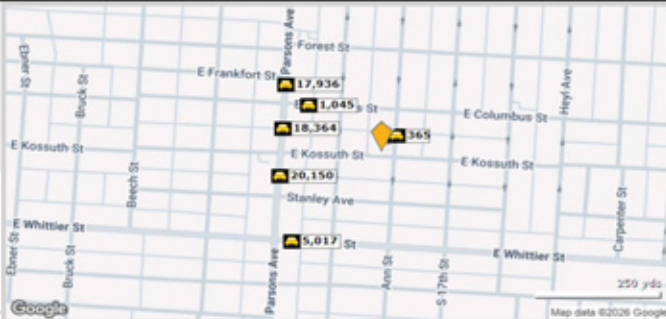

R 4 - Residential
Click [here](#) to see zoning text

Demographic Summary Report

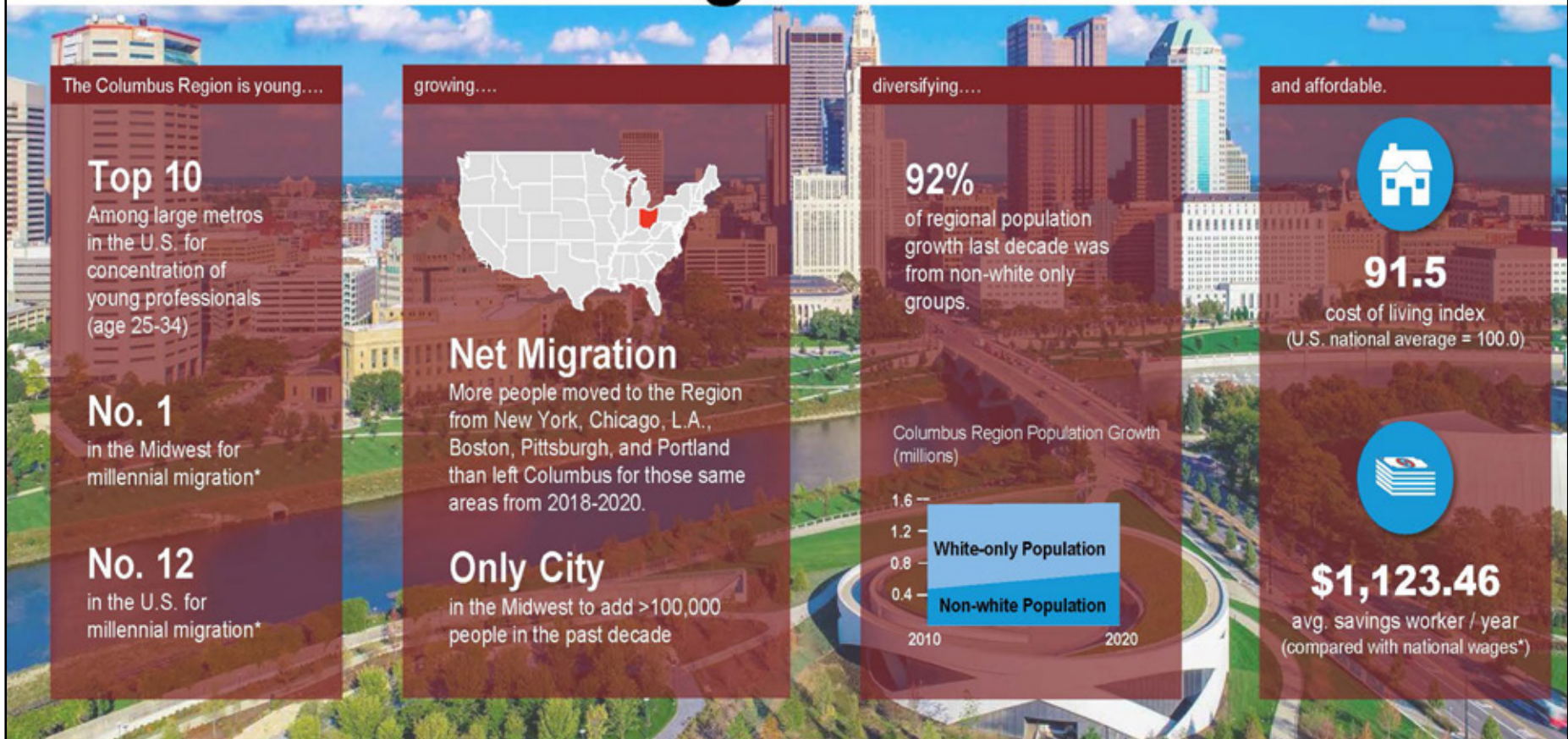
612 E Kossuth St, Columbus, OH 43206				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	26,024	130,959	370,691	
2025 Estimate	24,698	123,864	354,858	
2020 Census	21,440	105,520	322,478	
Growth 2025 - 2030	5.37%	5.73%	4.46%	
Growth 2020 - 2025	15.20%	17.38%	10.04%	
2025 Population by Hispanic Origin				
2025 Population	1,122	6,850	26,966	
2025 Population	24,698	123,864	354,858	
White	13,229 53.56%	63,665 51.40%	188,080 53.00%	
Black	8,662 35.07%	44,810 36.18%	113,679 32.04%	
Am. Indian & Alaskan	60 0.24%	331 0.27%	1,007 0.28%	
Asian	345 1.40%	2,548 2.06%	9,972 2.81%	
Hawaiian & Pacific Island	18 0.07%	55 0.04%	231 0.07%	
Other	2,385 9.66%	12,455 10.06%	41,890 11.80%	
U.S. Armed Forces	0	176	268	
Households				
2030 Projection	12,444	62,660	156,738	
2025 Estimate	11,825	59,170	149,688	
2020 Census	10,385	50,220	135,044	
Growth 2025 - 2030	5.23%	5.90%	4.71%	
Growth 2020 - 2025	13.87%	17.82%	10.84%	
Owner Occupied	5,124 43.33%	20,443 34.55%	55,113 36.82%	
Renter Occupied	6,700 56.66%	38,727 65.45%	94,575 63.18%	
2025 Households by HH Income				
Income: <\$25,000	1,914 16.19%	12,913 21.82%	37,440 25.01%	
Income: \$25,000 - \$50,000	2,107 17.82%	11,274 19.05%	32,074 21.43%	
Income: \$50,000 - \$75,000	1,919 16.23%	9,292 15.70%	23,830 15.92%	
Income: \$75,000 - \$100,000	1,354 11.45%	6,372 10.77%	16,454 10.99%	
Income: \$100,000 - \$125,000	1,578 13.34%	5,571 9.42%	12,043 8.05%	
Income: \$125,000 - \$150,000	650 5.50%	3,407 5.76%	7,787 5.20%	
Income: \$150,000 - \$200,000	1,069 9.04%	4,785 8.09%	9,513 6.36%	
Income: \$200,000+	1,234 10.44%	5,555 9.39%	10,547 7.05%	
2025 Avg Household Income	\$99,576	\$90,865	\$79,723	
2025 Med Household Income	\$74,621	\$63,766	\$54,814	



Traffic Count Report

612 E Kossuth St, Columbus, OH 43206						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 ANN ST	E Kossuth St	0.03 S	2025	345	MPSI	.03
2 Ann Street	E Kossuth St	0.03 S	2020	365	MPSI	.03
3 E Columbus St	Lisle Aly	0.01 E	2025	1,039	MPSI	.10
4 E Columbus St	Lisle Aly	0.01 E	2024	1,045	MPSI	.10
5 Parsons Ave	E Kossuth St	0.03 S	2025	18,364	MPSI	.12
6 Parsons Ave	E Kossuth St	0.03 N	2025	20,150	MPSI	.12
7 Parsons Ave	E Frankfort St	0.01 N	2025	17,886	MPSI	.14
8 Parsons Ave	E Frankfort St	0.01 N	2024	17,936	MPSI	.14
9 E Whittier St	Lisle Aly	0.01 E	2024	5,030	MPSI	.15
10 E Whittier St	Lisle Aly	0.01 E	2025	5,017	MPSI	.15

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

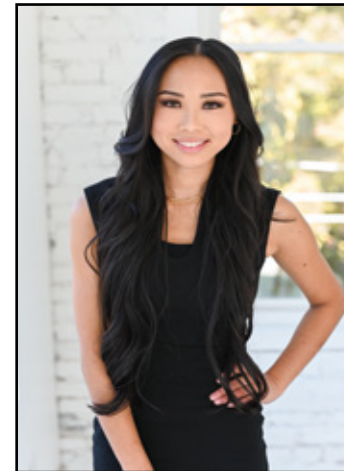
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Learn more about us at
www.rweiler.com

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 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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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.

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