



**RED 1 NE**  
R E A L T Y



**Offered at**  
**\$3,995,000**



**West Jeff Kiousville rd**  
**West Jefferson, OH**

**50.36 Acres of**  
**Commercial Land**

- Sale Type: Investment
- Property Subtype: Commercial
- Proposed Use: Freestanding Condos
- Minutes away from Downtown Columbus!

**Jonathan V. Romanovich (614) 935-9075**  
929 Eastwind Dr, Suite 206 Westerville, OH

**Red 1 Realty**  
**JVR Property Solutions**

# Property Summary



## Location Info

Rezoned and City approved development for 140 FreeStanding Condos! Just minutes from Downtown Columbus; located in Jefferson School District. Everything you need to begin breaking ground is included in the sale; Site Plans, Blueprints, etc. Excellent Development opportunity in highly appreciating West Jeff.

Scan for more info



## Offering Summary

Lot Size	50.36 Acres
Price	\$3,995,000
Price Per Acre	\$79,329
Term	Negotiable
List Item	List Item

## Property Facts

Sale Type	Investment
Proposed Use	Single Family Development
List Item	List Item
List Item	List Item

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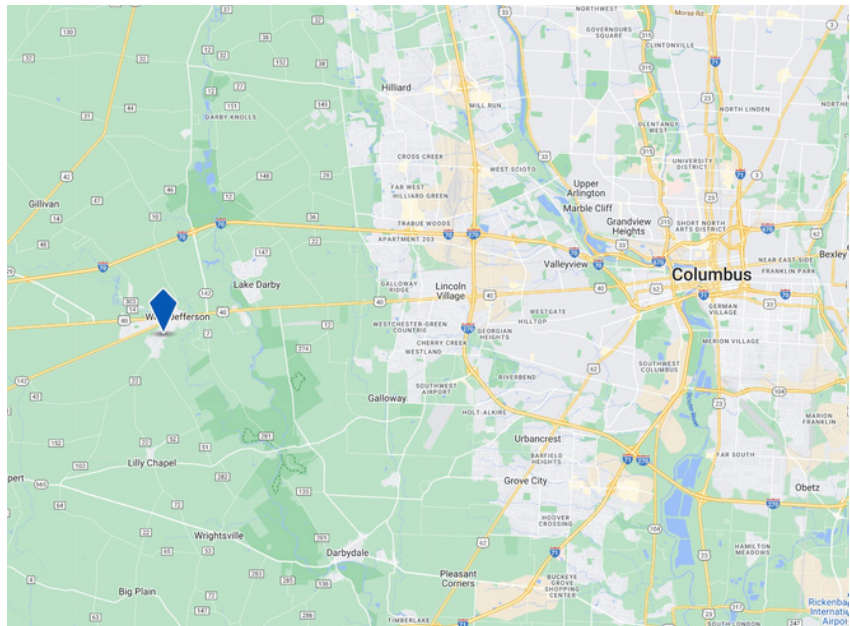
**Red 1 Realty**  
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# Property Overview



## Location Info

- Dining: Ann & Tony's, Flyer's Pizza, McDonalds
- Retail: Dollar General, Family Dollar, Circle K
- Banking: Huntington Bank
- Columbus Airport: 25 mi



Rapidly developing area that's very close to downtown Columbus. Countless credited distribution centers and warehouses that are currently located in West Jeff that provide the city with job. Lincoln Village, which has many more stores / businesses is just a 15 min drive away

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# Property Images



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# Potential Development



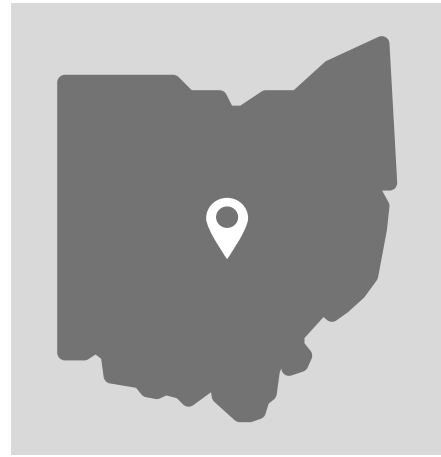
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# Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population.



**2,353,235**  
Residents



**435,634**  
Households



**\$64,453**  
Median Income



**Opportunity**  
City

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

Forbes Magazine