



MIXED-USE REDEVELOPMENT SITE FOR SALE
±20.1 ACRES | PRIME LOCATION

445 E DUBLIN GRANVILLE RD, WORTHINGTON, OH 43085

NAI Ohio Equities, LLC (“The Agent”) has been engaged by Boundless Health Inc. (“Seller”) for the sale of their property located at 445 E. Dublin Granville Road, Worthington, OH 43085 (“Property”).

The Property is being offered for sale in an “as-is, where is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principle provisions contained herein. Neither Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Properties. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from sale consideration at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of the Seller.

Seller and Agent hereby disclose that a Right of First Refusal exists on the property. Full recorded document can be found in the documents folder on property website. Prospective buyers are encouraged to review prior to submitting any offer.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



I. Executive Summary

II. The Property

- Zoning Overview
- Conceptual Lot Split
- Aerial Photographs

III. Market Overview

- City of Worthington
- City of Columbus
- Recent Developments
- Market Overview Map
- Retail Amenities
- Regional Map
- Demographics

IV. Transaction Guidelines



www.WorthingtonLand.com



[View Property Video](#)

BROKERAGE SALES TEAM

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EXECUTIVE SUMMARY

NAI Ohio Equities is pleased to exclusively market for sale to interested users and developers the opportunity to acquire development land located within the highly desirable inner-ring suburb of Worthington, Ohio. The land is situated on a wooded campus that features natural topography, a nature reserve, and a stream running across the property, with the opportunity to potentially develop 20.1 acres. The land is located less than one mile from Old Worthington, which is an active community with numerous walkable amenities, and features frontage along the SR 161 corridor, as well as convenient access to major thoroughfares and freeways.

ASKING PRICE:	\$250,000 per acre (\$5,025,000)	
ADDRESS:	445 E Dublin Granville Rd, Worthington, OH 43085	
BUILDABLE ACRES:	±20.1 (Entire Parcel is 47.3 acres, Seller to retain portion as indicated within)	
FRONTAGE:	±698.66' along SR-161 ±988.42' along east boundary	
ZONING:	S1 - Special Use (See page 7 for more information)	
UTILITIES:	All utilities including water and sanitary sewer to the site.	
PARCELS:	100-000398-00	Auditor's Website
New Parcel(s) to be determined upon lot split	100-001234-00	
	100-000696-00	

HIGHLIGHTS



EASILY ACCESSIBLE, HIGHLY VISIBLE

The subject property is uniquely located within a desirable inner-ring suburb, with close proximity to Old Worthington, a bustling retail corridor with a lively mixed-use district and offers convenient access to major thoroughfares and freeways.



STRONG DEMOGRAPHICS

According to the city's website and as reported by the U.S. Census Bureau, in 2021, 65.9% of Worthington residents held a bachelor's degree or higher, making it a well-educated community with an above average median household income of \$113,559.



MARKET TIMING

The combination of regional growth and a short supply of housing have driven demand for mixed-use developments. There is a lack of available land, specifically within an established, land locked community such as Worthington.



NOTABLE PROJECTS IN THE REGION

Over the past decade, the Columbus Region has become world renowned for landing some of the largest economic development projects. These developments continue to drive unprecedented growth in all sectors of the market.

THE PROPERTY

The property at 445 E. Dublin Granville is currently zoned S1 Special Use which allows for a variety of potential uses; however, the city is in the midst of three initiatives which will help it plan for future growth and impact this property's future use. Two initiatives are now complete and the third has been commissioned.

The City of Worthington intends to place emphasis on uses identified within the recently adopted Northeast Area Corridor Plan, which aims to transform the Northeast Area into an Eco Innovation District, promoting economic development while maintaining environmental sustainability. As such, the property at 445 E. Dublin Granville has been designated as a Mixed-Use Zone, allowing for a mix of low-density residential, retail and amenities that support a live-work environment, Class A office space, and some institutional use.

Findings within the city's recently completed housing study, which was commissioned to help the city to better understand Worthington's current and future housing supply; identify barriers to development; and assess the impact of zoning codes on housing needs, were also considered. Key findings within the study include demand for diverse housing options, particularly in high-demand areas, and the need for strategies that support both affordable and market-rate housing development.

Recently, a Comprehensive Master Plan has also been commissioned by the city with the intention of integrating the findings of the plans above and providing a cohesive framework for future development across Worthington. The plan will address land use, zoning, and sustainability in its guide for the city's growth and redevelopment efforts.

As a result, any redevelopment of the subject property outside of the permitted uses mentioned above would be subject to the rezoning process. With that in mind, we encourage all interested parties to reach out to the Planning Department to discuss your potential use of the property. Demonstrating the achievability of desired zoning will be crucial in evaluating offers.

CURRENT ZONING | S-1 SPECIAL

PERMITTED USES

- Parks
- Public Uses
- Semipublic Uses
- Essential Services
- Accessory Uses
- Conservation and Highway Interchange Areas
- Noncommercial Recreational Facilities
- Plant Production
- Preschool, Nursery School, and Child Daycare Centers

CONDITIONAL USES

- Public Service Facility
- Cemetery Caretaker's Residence

THE CITY OF WORTHINGTON PLANNING DEPARTMENT

The Planning & Building Department focuses on land use planning, zoning and building regulation.

- Prepares reports and studies related to land use and zoning
- Administers the City's [Comprehensive Plan](#)
- Provides administration and enforcement of the [Planning and Zoning Code](#).
- Advises the [Municipal Planning Commission](#), [Architectural Review Board](#), and [Board of Zoning Appeals](#).

R. Lee Brown

Director of Planning & Building

Email: lee.brown@worthington.org

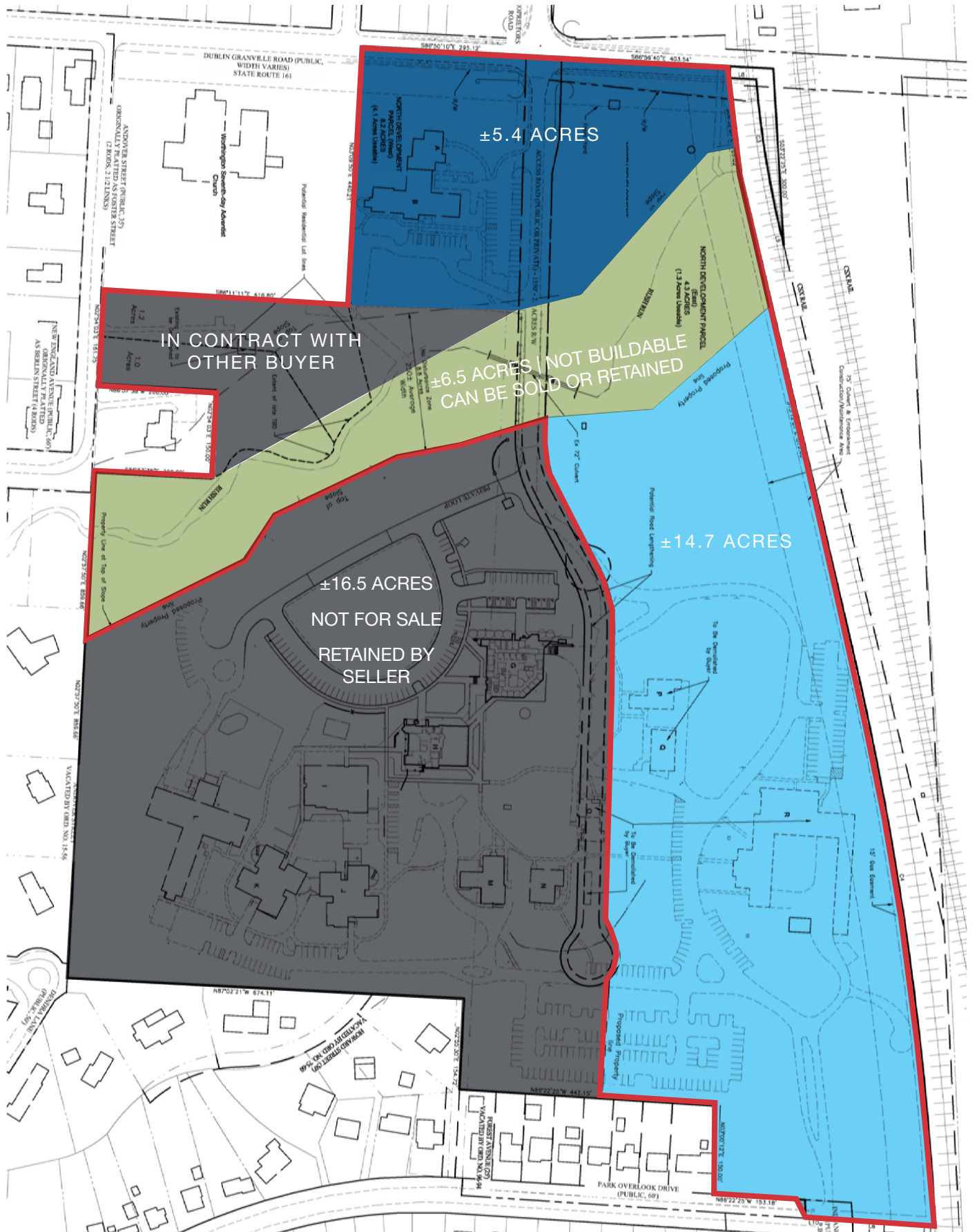
374 Highland Ave.

Worthington, OH 43085

Phone: 614-431-2424

Hours: Monday - Friday 7:30 AM to 4:30 PM







NUMBERS INDICATE VIEW LOOKING IN EACH DIRECTION

Red and grey outline is approximate and is for illustration purposes only.

1



2



NUMBERS CORRELATE TO VIEW AS INDICATED ON OVERHEAD AERIAL ON PAGE 10

3



4



NUMBERS CORRELATE TO VIEW AS INDICATED ON OVERHEAD AERIAL ON PAGE 10

MARKET OVERVIEW



THE CITY OF WORTHINGTON

Worthington is located in the center of the State at Ohio's crossroads - the intersection of U.S. State Route 23 and State Route 161 - and affords easy access to all parts of Ohio and the nation. A suburb of Columbus, Ohio's capital, Worthington offers all of the attractions and conveniences of a big city combined with the historic charm of small-town living.

Worthington was one of the Midwest's first planned communities, blending commerce, residential life, education and faith. Founded in 1803, Worthington reflects its dignified New England heritage with authentic brick sidewalks leading to the central village green, where many of the City's original commercial buildings and churches still stand proudly. Today, as in ages past, people come to meet and greet on the village green and stroll the street of downtown Worthington.

THE CITY OF COLUMBUS

Ohio's capital is nationally recognized for economic growth, low unemployment and a rich entrepreneurial spirit. It is home to preeminent schools and universities including The Ohio State University. It's a hub of cultural activity and its location is within a day's drive of half of the population of the United States. Columbus leads the Midwest in key industries including education, logistics, professional/financial services, retail, insurance, and food services. With 18 college's fueling a highly educated workforce, its no wonder many of Ohio's most prestigious corporations establish headquarters here.

OVERVIEW AND GEOGRAPHY

Named for the famed explorer Christopher Columbus, Ohio's capital city was founded in 1812 at the confluence of the Scioto and Olentangy Rivers. Columbus currently has a metro area population over 2,100,000 and ranks 14th largest city in the United States. It is among the fastest growing cities in the Midwest and has frequently been placed in Money Magazine's top 10 big cities for its quality of life, affordability and wide range of employment opportunities.



COLUMBUS' EXPLOSIVE GROWTH

The Columbus region is a dynamic, 11-county metropolitan area in the midst of unprecedented economic growth. The region is at the forefront of burgeoning industries ranging from advanced manufacturing to smart mobility research and development.

- 2.1 Million People
- 8th Highest Millennial Concentration in the United States
- 1.2% Annual Growth Rate (U.S. Average is 0.7%)
- 53 College and University Campuses
- 14 Fortune 1000 Headquarters
- 5 Fortune 500 Headquarters
- 450 Foreign-Owned Establishments

FORTUNE 1000 COMPANIES HEADQUARTERED IN COLUMBUS

- Abercrombie & Fitch
- American Electric Power
- Big Lots
- Cardinal Health
- DSW
- Express
- Greif
- Hexion
- Huntington Bank
- L Brands
- Mettler-Toledo
- Nationwide Insurance
- Scotts Miracle Grow
- Worthington Industries

CORPORATE HEADQUARTERS IN COLUMBUS

- Alliance Data
- Bath & Body Works
- Bob Evans
- Cameron Mitchell
- CoverMyMeds
- Donato's
- Hollister Co.
- Huntington Bank
- Lane Bryant
- Limited Brands
- Nationwide Insurance
- Safelite
- Safe Auto
- Victoria's Secret
- Wendy's
- White Castle

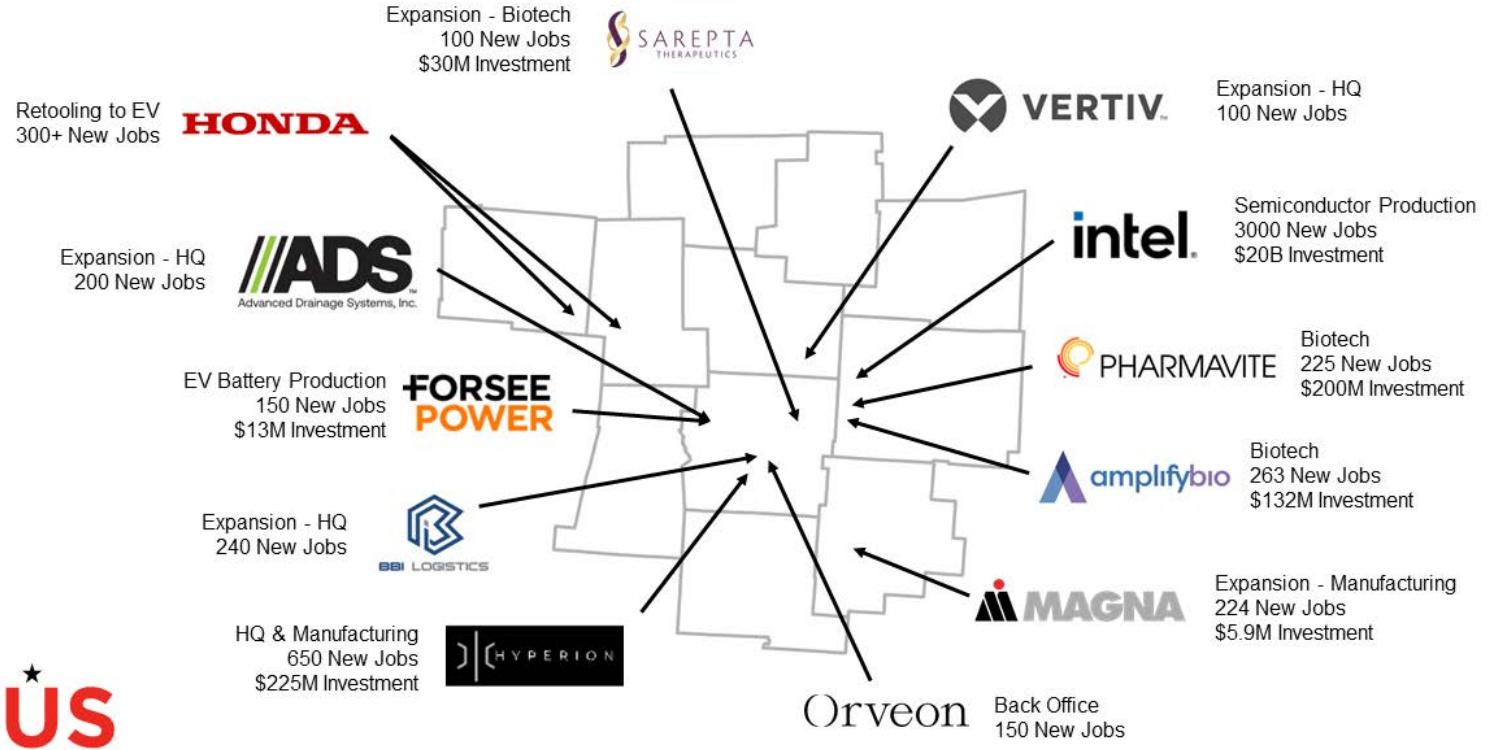
COLUMBUS METRO AREA LARGEST EMPLOYERS

Rank	Employers	Employees
1	The State of Ohio	26,000
2	Ohio State University	17,000
3	JPMorgan Chase	12,000
4	Nationwide Insurance	11,300
5	OhioHealth	8,400

WORTHINGTON MAJOR EMPLOYERS

MedVet	Worthington Industries
Hyperion Materials & Technology	Jack Maxton Chevrolet
Central Ohio Urology Group	Orthopedic Foot & Ankle Center
AAA Ohio	Mettler Toledo
DLZ Corporation	Kroger

NOTABLE PROJECTS IN THE REGION





10,866

NEW JOBS



\$963M

NEW PAYROLL



\$30B+

CAPITAL INVESTMENT

Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – August 17, 2023; One Columbus projects only, does not encompass all market activity.



WORTHINGTON GATEWAY

Located along High Street just south of the I-270 interchange, Worthington Gateway is a 7-acre, mixed-use class A, development with 45,000 SF of retail space and 50,000 SF of office space. The project is nearly complete with the final building expecting to open in the second quarter of 2024.

TENANTS



814 HARTFORD STREET

Set in the heart of upscale Old Worthington, The Hartford at Stafford Village offers a worry-free lifestyle for those 55 and better who are seeking the perfect balance of comfort, convenience, and community. The Hartford at Stafford Village is beautifully designed with indoor and outdoor spaces, modern amenities, and a host of opportunities to keep thriving.

The Hartford at Stafford Village, built in 2023 offers 85 units consisting one- or two-bedroom apartments offer floor plan options that will give you the comforts of home. Each well-appointed residence includes a fully-equipped kitchen, laundry appliances in-suite, and a private terrace. This welcoming community comes with an abundance of on-site amenities including covered parking.

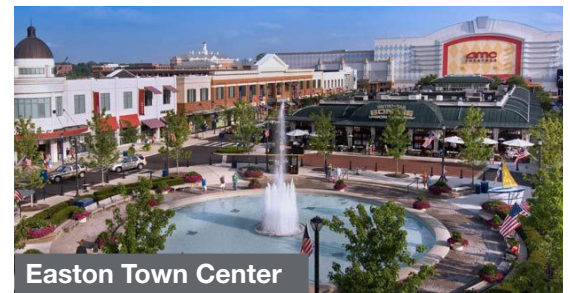




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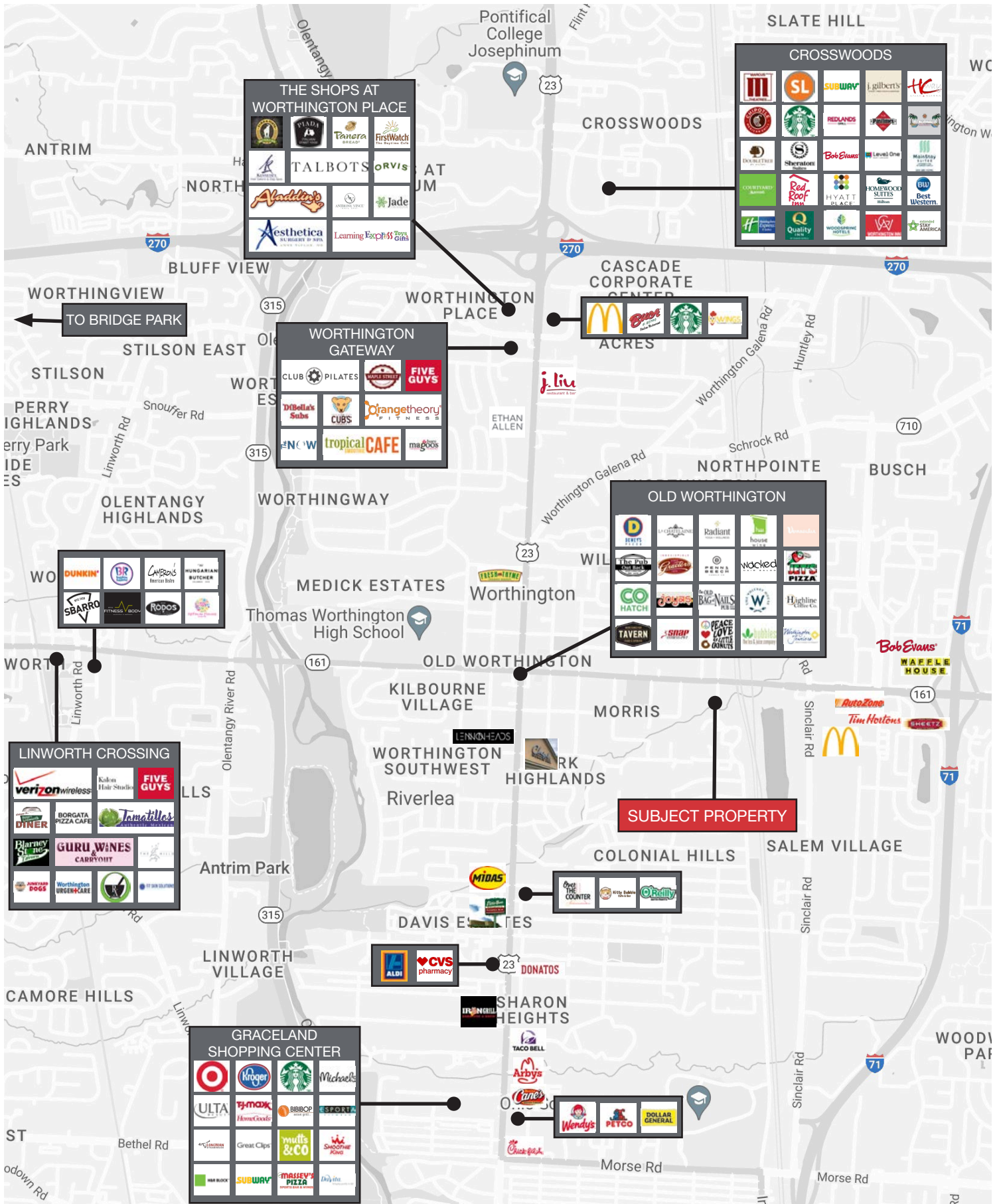
LOCATION ATTRIBUTES

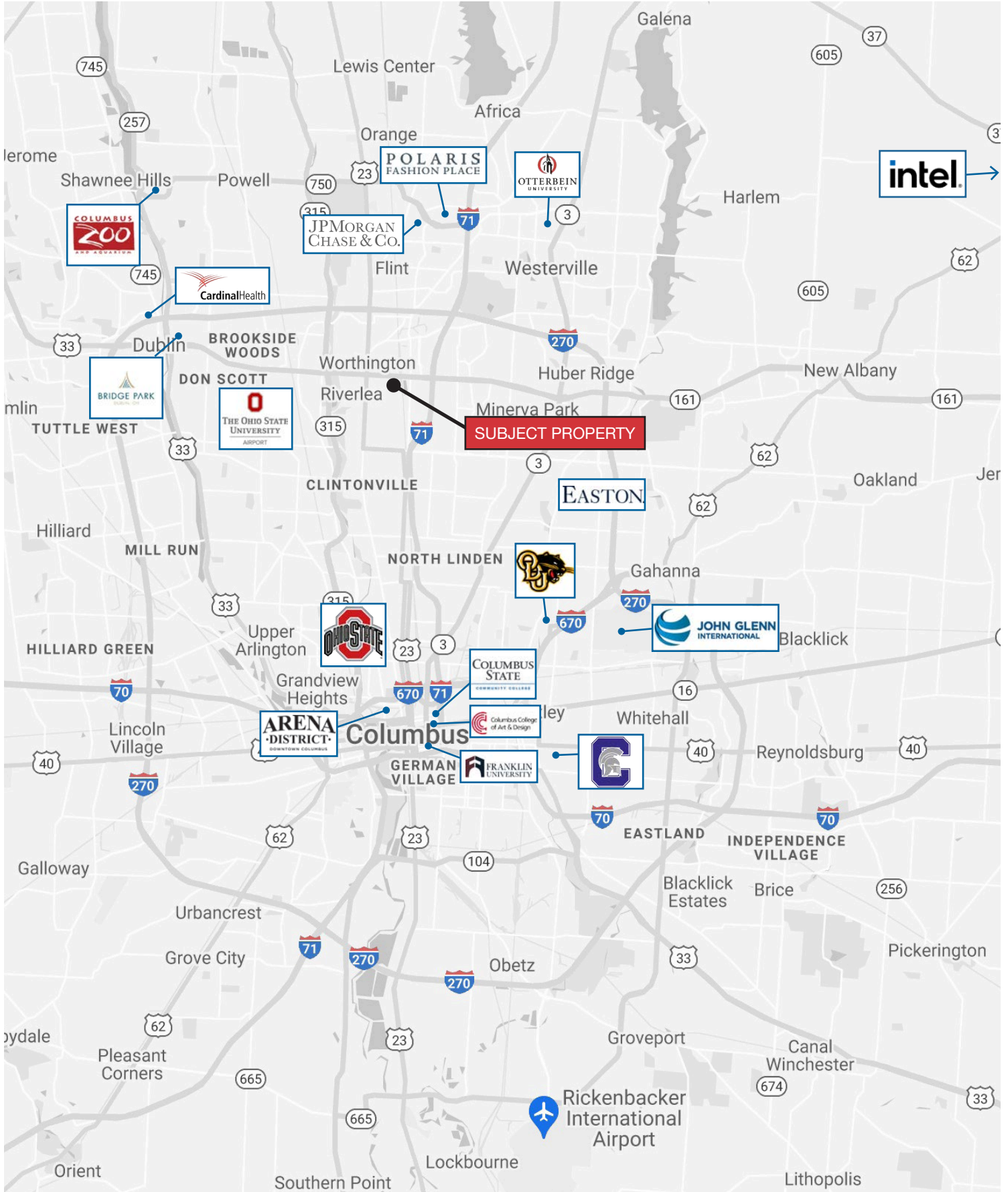
- Walkable to Downtown Worthington
- 4 minutes to I-71
- 5 minutes to SR-315
- 7 minutes to I-270
- 11 minutes to Polaris Fashion Place
- 14 minutes to The Ohio State University
- 16 minutes to Downtown Columbus
- 18 minutes to Easton Town Center
- 18 minutes to Bridge Park
- 18 minutes to John Glenn Columbus International Airport
- 34 minutes to Intel Site



Downtown Worthington





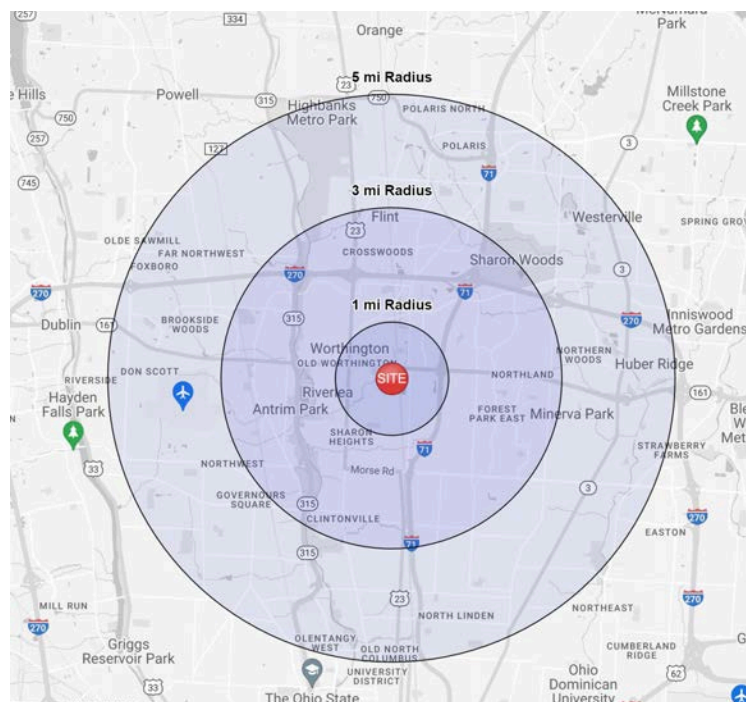


Population	1 mile	3 miles	5 miles
Estimated Population (2023)	13,248	114,964	326,153
Projected Population (2028)	14,043	120,049	342,414
Median Age	37.0	36.6	36.0

Households	1 mile	3 miles	5 miles
Estimated Households (2023)	5,950	50,730	92,968
Projected Households (2028)	6,349	53,300	97,927
Avg. Household Income (2023)	\$116,103	\$106,630	\$107,463
Per Capita Income (2023)	\$79,706	\$77,662	\$80,893
Median Home Value	\$270,922	\$255,050	\$259,106

Education Attainment	1 mile	3 miles	5 miles
HS Graduate	19.5%	21.9%	20.8%
Some College	20.0%	20.1%	19.4%
Associate Degree Only	5.3%	6.8%	6.8%
Bachelor Degree Only	29.1%	26.0%	26.9%
Graduate Degree	18.8%	16.3%	18.1%
Some College or Higher	73.3%	69.1%	71.2%
College Degree or Higher	47.9%	42.3%	45.0%

Occupation	1 mile	3 miles	5 miles
Occupation Population Over 16 Yrs	7,080	59,864	112,685
Management / Business / Financial	17.6%	17.4%	18.3%
Professional, Related	29.4%	27.2%	28.9%
Service	16.2%	15.5%	14.8%
Sales, Office	19.6%	20.7%	19.5%
Farming / Fishing / Forestry	<1%	<1%	<1%
Construction / Maintenance	5.1%	5.3%	5.2%
Production / Transport	12.0%	13.9%	13.2%



Daytime Demographics	1 mile	3 miles	5 miles
Total Businesses	832	5,567	9,416
Total Employees	7,518	54,343	88,455

Labor Force	1 mile	3 miles	5 miles
Labor Population Over 16 Yrs	10,679	91,350	168,594
Unemployment Rate	3.1%	2.8%	2.4%

Source: 2023, Sites USA

TRANSACTION GUIDELINES

DUE DILIGENCE AND OFFERS

445 E Dublin Granville Road is being marketed exclusively by NAI Ohio Equities to interested users and developers. The prospective buyer will be selected by the Seller in its sole and absolute discretion based on a variety of factors including, but not limited to

- Offer price
- Financial strength
- Level of discretion to invest funds
- Ability to close in a timely fashion
- Experience in closing similar transactions
- Absence of contingencies
- Ability to achieve desired zoning
- Level of Property due diligence completed prior to offer
- Thoroughness and conveyance of Property underwriting
- Time-frame and amount of non-refundable earnest money deposit
- Strength of commitment from lender and terms of debt, if any

NAI Ohio Equities will be available to assist prospective buyers to arrange on-site inspections and to answer any questions related to information in this Offering Memorandum.

OFFERING PROCEDURE

NAI Ohio Equities hereby solicits offers to purchase 445 E Dublin Granville Road. This transaction will be conducted in accordance with the terms and provisions of this Offering Memorandum, which Seller may, in its sole discretion, amend or update.

- All offers must be presented in writing and submitted via email through NAI Ohio Equities sales team.
- Additional site deliverables will be made available at www.WorthingtonLand.com. Site deliverables will be added as additional information is collected.
- All offers must include the amount of earnest money deposit and time-frame to non-refundable status, an outline of the proposed schedule for due diligence and closing, a description of any physical or environmental assumptions which affect the price being offered, a list of any contingencies, including all necessary approvals, required to close the transaction.
- As of the time of this offering, the Seller is willing to consider offers as they are received, however the Seller reserves the right to have a call for offers process if it deems appropriate at a date to be determined.

TOURS

Private tours, if necessary, will be offered by appointment only. Please schedule your site visit as soon as possible by contacting the NAI Ohio Equities sales team.

NO CONTACT WITH OWNER

No contact with Owner, its employees, or board members shall be conducted without prior written approval through NAI Ohio Equities sales team.



BROKERAGE SALES TEAM:

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Executive Managing Director

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