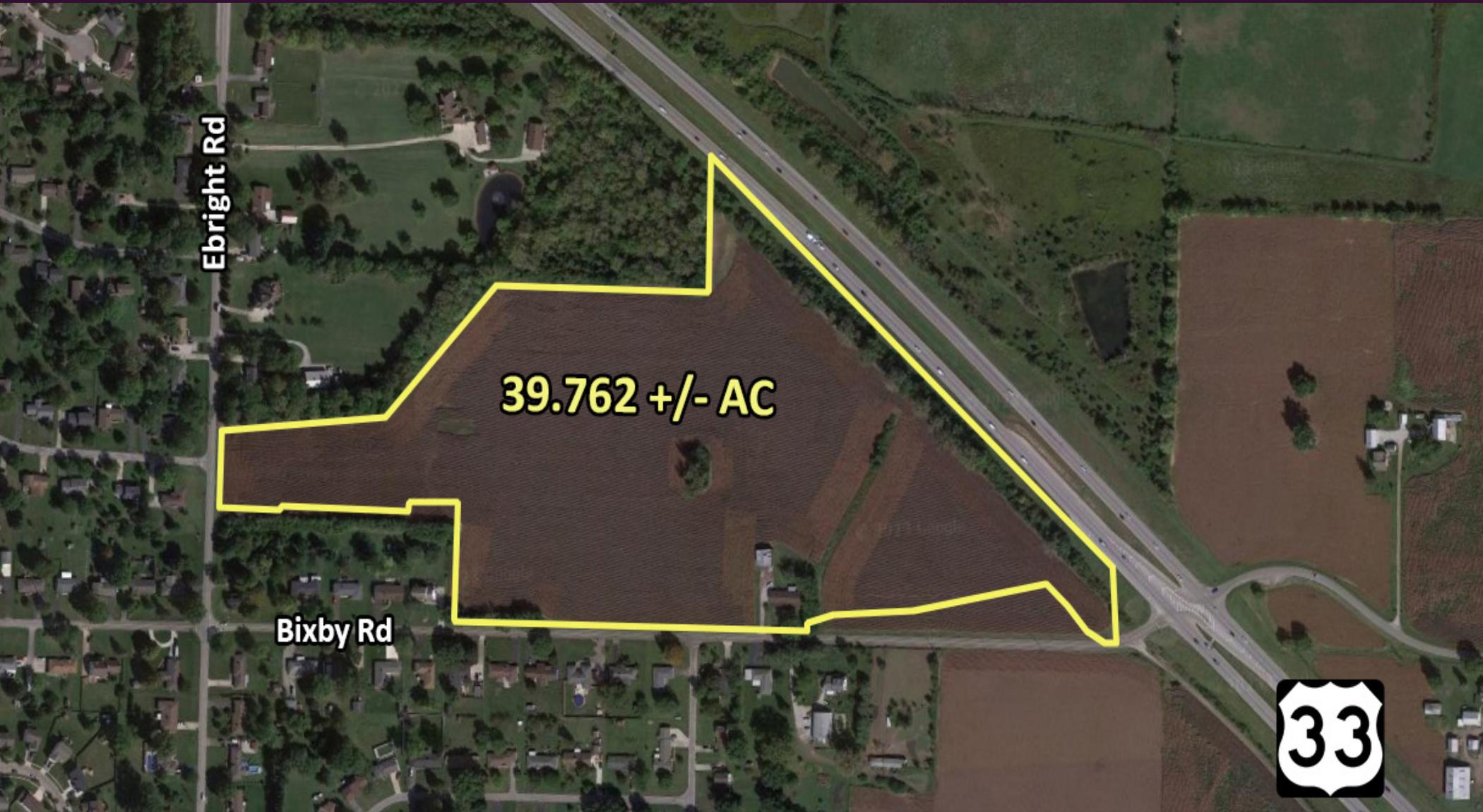


THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



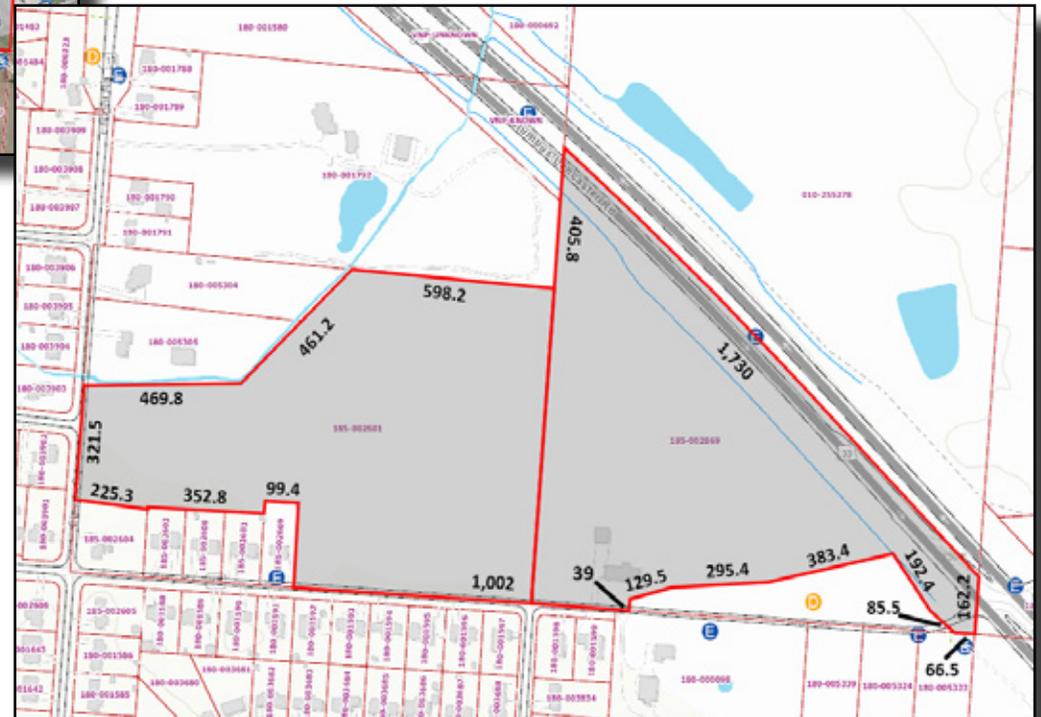
### REDEVELOPMENT LAND FOR SALE IN SOUTHEAST COLUMBUS!

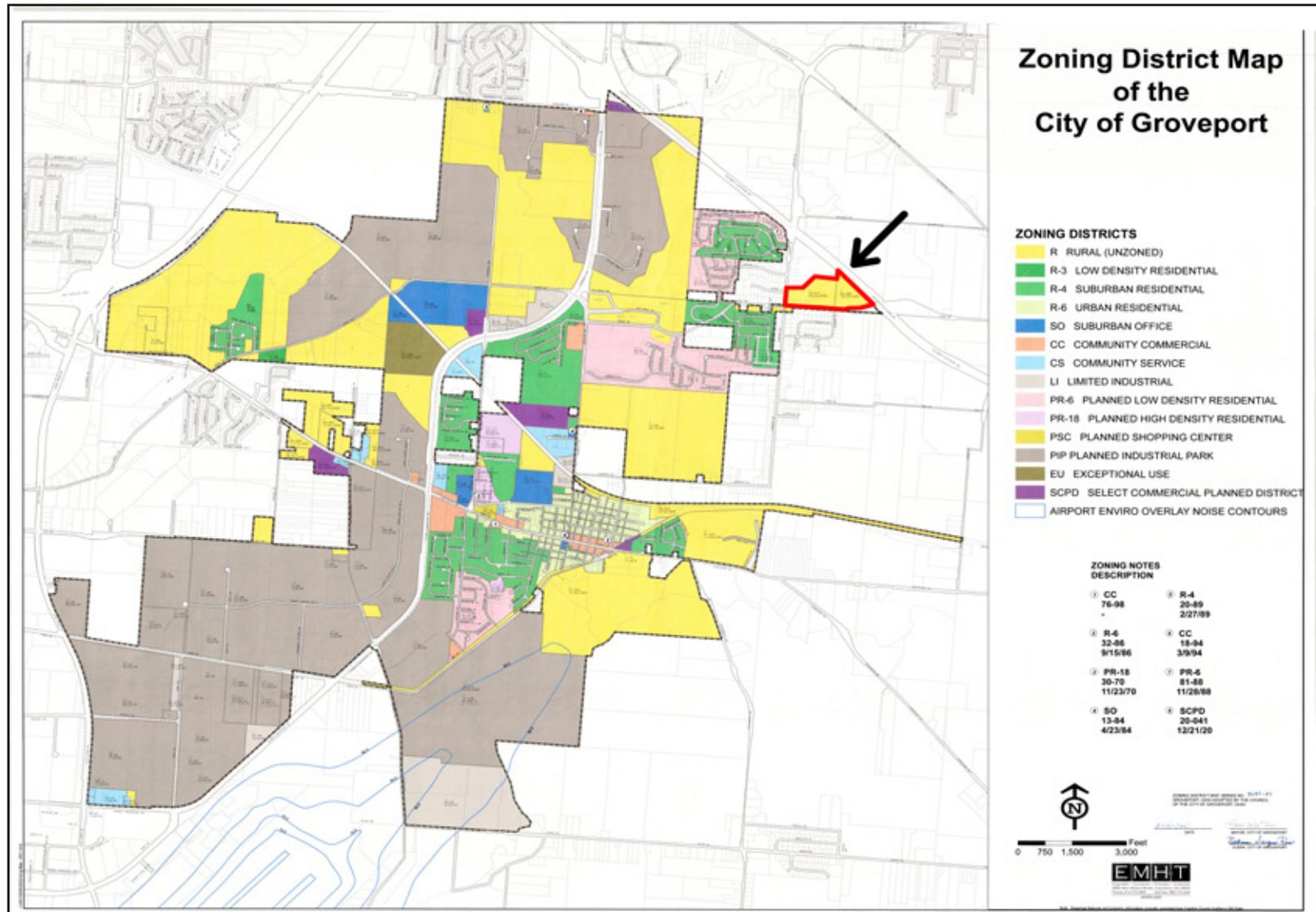
39.762 +/- ac available in Canal Winchester, Ohio (Madison Township)! Corp Limit Groveport. There is an existing ranch-style residential home on the property but being sold for land value. The site is positioned just off US-33, offering quick access to both Downtown Canal Winchester and Downtown Columbus (approx. 20 minutes). It is also strategically located near the future [US-33 and Bixby Road Interchange](#) and near major commercial hubs, including the Kroger and Home Depot on the Diley Road/US-33 corridor. Excellent potential for commercial/mixed-use development.



### Property Highlights

Address:	5424 Bixby Rd and Ebright Rd Canal Winchester, OH 43110
County:	Franklin
PID:	185-002601 185-002869
Location:	Off US 33 at corner of Bixby Rd and Ebright Rd
Total Acreage:	39.762 +/- ac
Sale Price	\$7,952,400
Sale Price/Acre:	\$200,000
Taxes 2025:	\$7,432.24
Zoning:	R - Rural (Unzoned)





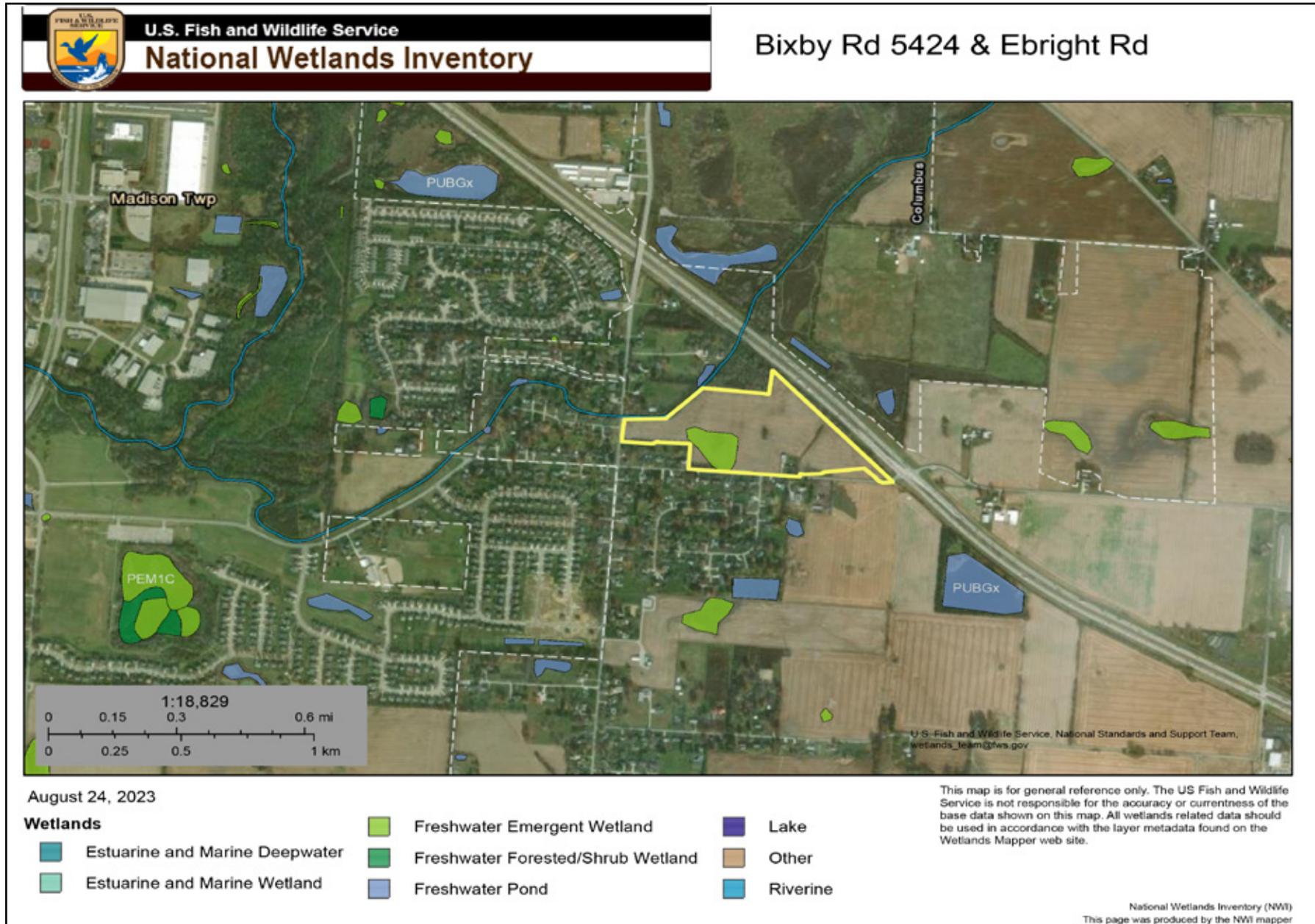
Click [here](#) to view zoning regulations



Esri, USDA Farm Service Agency, Microsoft

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<p><b>PHI</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>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, V, AD9</li> <li>With BFE or Depth</li> <li>Regulatory Floodway Zone AE, AO, AH, VE, AR</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>20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>17.5 Coastal Transect</li> <li>Coastal Transect 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>
<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>		



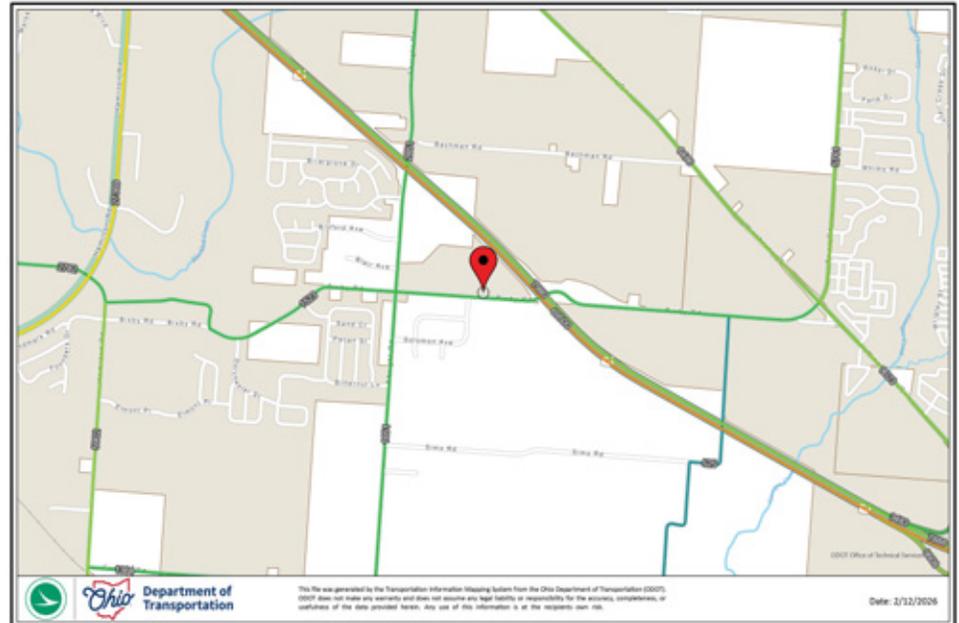




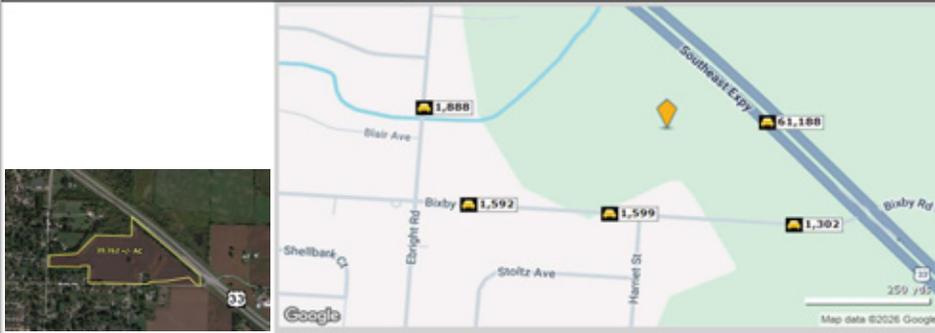
**Great Location!**  
Easy access to major highways  
20 minutes to Downtown Columbus

Demographic Summary Report

5424 Bixby Rd & Ebright Rd				
5424 Bixby Rd, Canal Winchester, OH 43110				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	2,056	41,510	135,593	
2024 Estimate	2,064	41,528	133,746	
2020 Census	2,124	41,977	133,163	
Growth 2024 - 2029	-0.39%	-0.04%	1.38%	
Growth 2020 - 2024	-2.82%	-1.07%	0.44%	
<b>2024 Population by Hispanic Origin</b>				
2024 Population	67	1,910	7,807	
White	1,374 66.57%	21,417 51.57%	57,551 43.03%	
Black	426 20.64%	13,718 33.03%	54,128 40.47%	
Am. Indian & Alaskan	7 0.34%	137 0.33%	494 0.37%	
Asian	80 3.88%	1,217 2.93%	4,987 3.73%	
Hawaiian & Pacific Island	0 0.00%	23 0.06%	43 0.03%	
Other	177 8.58%	5,015 12.08%	16,542 12.37%	
U.S. Armed Forces	3	10	144	
<b>Households</b>				
2029 Projection	808	16,313	51,777	
2024 Estimate	812	16,336	51,172	
2020 Census	841	16,589	51,160	
Growth 2024 - 2029	-0.49%	-0.14%	1.18%	
Growth 2020 - 2024	-3.45%	-1.53%	0.02%	
Owner Occupied	729 89.78%	9,258 56.67%	27,067 52.89%	
Renter Occupied	83 10.22%	7,078 43.33%	24,105 47.11%	
<b>2024 Households by HH Income</b>				
Income: <\$25,000	59 7.26%	1,766 10.81%	7,649 14.95%	
Income: \$25,000 - \$50,000	88 10.82%	4,036 24.71%	12,108 23.66%	
Income: \$50,000 - \$75,000	106 13.04%	3,970 24.30%	10,991 21.48%	
Income: \$75,000 - \$100,000	177 21.77%	2,101 12.86%	7,149 13.97%	
Income: \$100,000 - \$125,000	92 11.32%	1,811 11.09%	4,371 8.54%	
Income: \$125,000 - \$150,000	119 14.64%	1,209 7.40%	3,844 7.51%	
Income: \$150,000 - \$200,000	118 14.51%	731 4.47%	2,810 5.49%	
Income: \$200,000+	54 6.64%	712 4.36%	2,251 4.40%	
2024 Avg Household Income	\$111,374	\$81,080	\$79,651	
2024 Med Household Income	\$96,680	\$61,306	\$60,504	



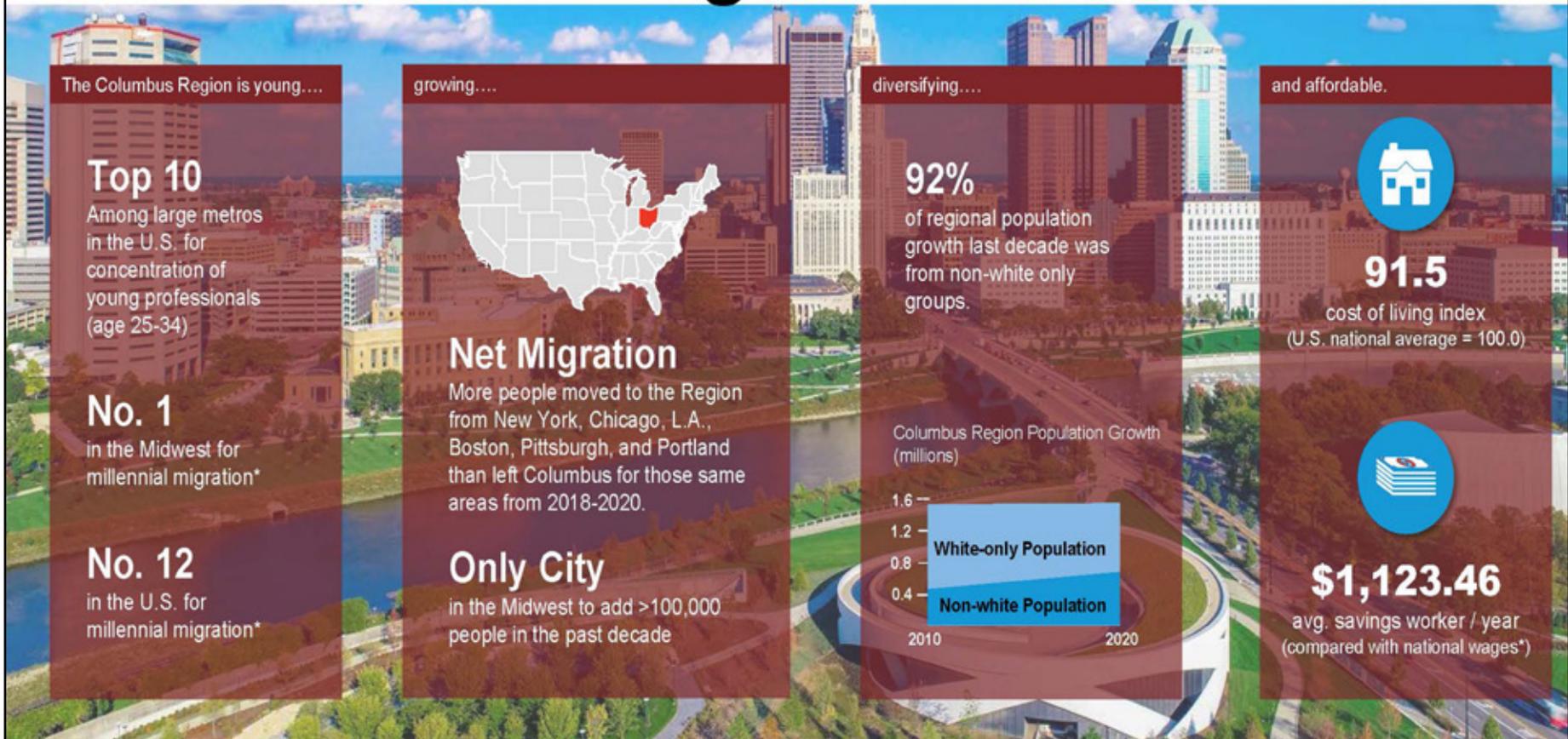
Traffic Count Report

5424 Bixby Rd & Ebright Rd						
5424 Bixby Rd, Canal Winchester, OH 43110						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Southeast Expy	Bixby Rd	0.16 SE	2024	60,888	MPSI	.12
2 Southeast Expy	Bixby Rd	0.16 SE	2025	61,188	MPSI	.12
3 Bixby Road	Ebright Rd	0.06 W	2025	1,593	MPSI	.12
4 Bixby Rd	Ebright Rd	0.06 W	2023	1,599	MPSI	.12
5 Bixby Rd	Southeast Expy	0.09 E	2024	1,309	MPSI	.19
6 Bixby Rd	Southeast Expy	0.09 E	2025	1,302	MPSI	.19
7 Bixby Road	Ebright Rd	0.06 W	2020	1,528	MPSI	.25
8 Bixby Rd	Ebright Rd	0.06 W	2024	1,592	MPSI	.25
9 Ebright Rd	Blair Ave	0.04 S	2025	1,895	MPSI	.28
10 Ebright Rd	Blair Ave	0.04 S	2024	1,888	MPSI	.28



Appraisal Brokerage Consulting Development

# 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

## THE ROBERT WEILER COMPANY EST. 1938



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

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