

THE ROBERT WEILER COMPANY EST. 1938 OFFERING MEMORANDUM

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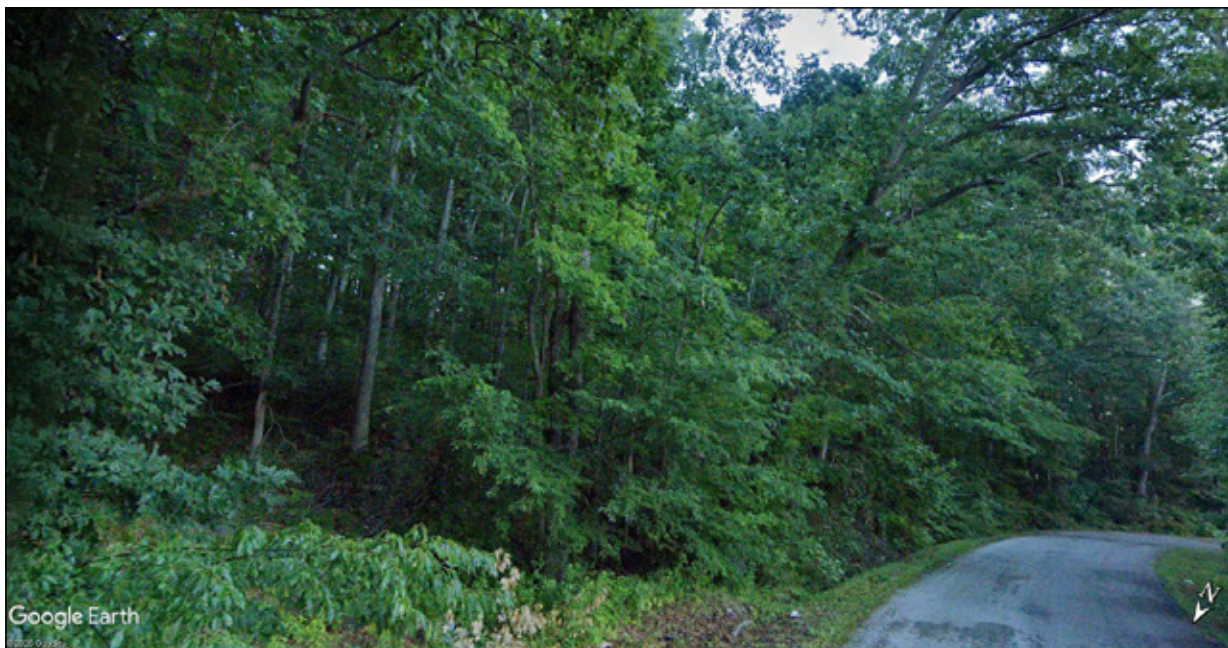
Appraisal Brokerage Consulting Development

Woodland Land For Sale

0 Rainbow Trail, Waverly, OH 45690

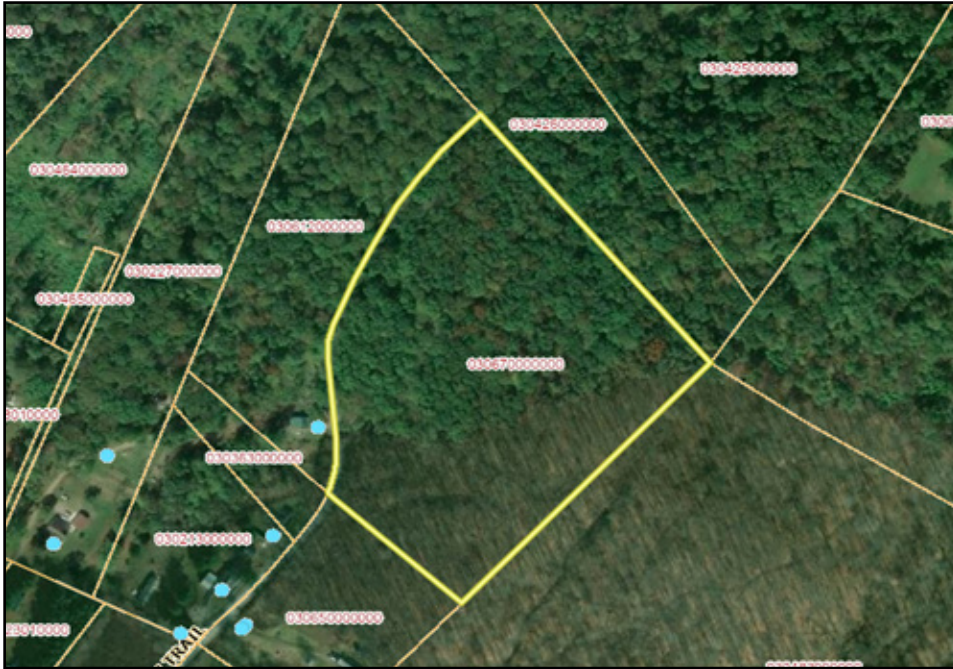
INVESTMENT OPPORTUNITY IN PIKE COUNTY, OH

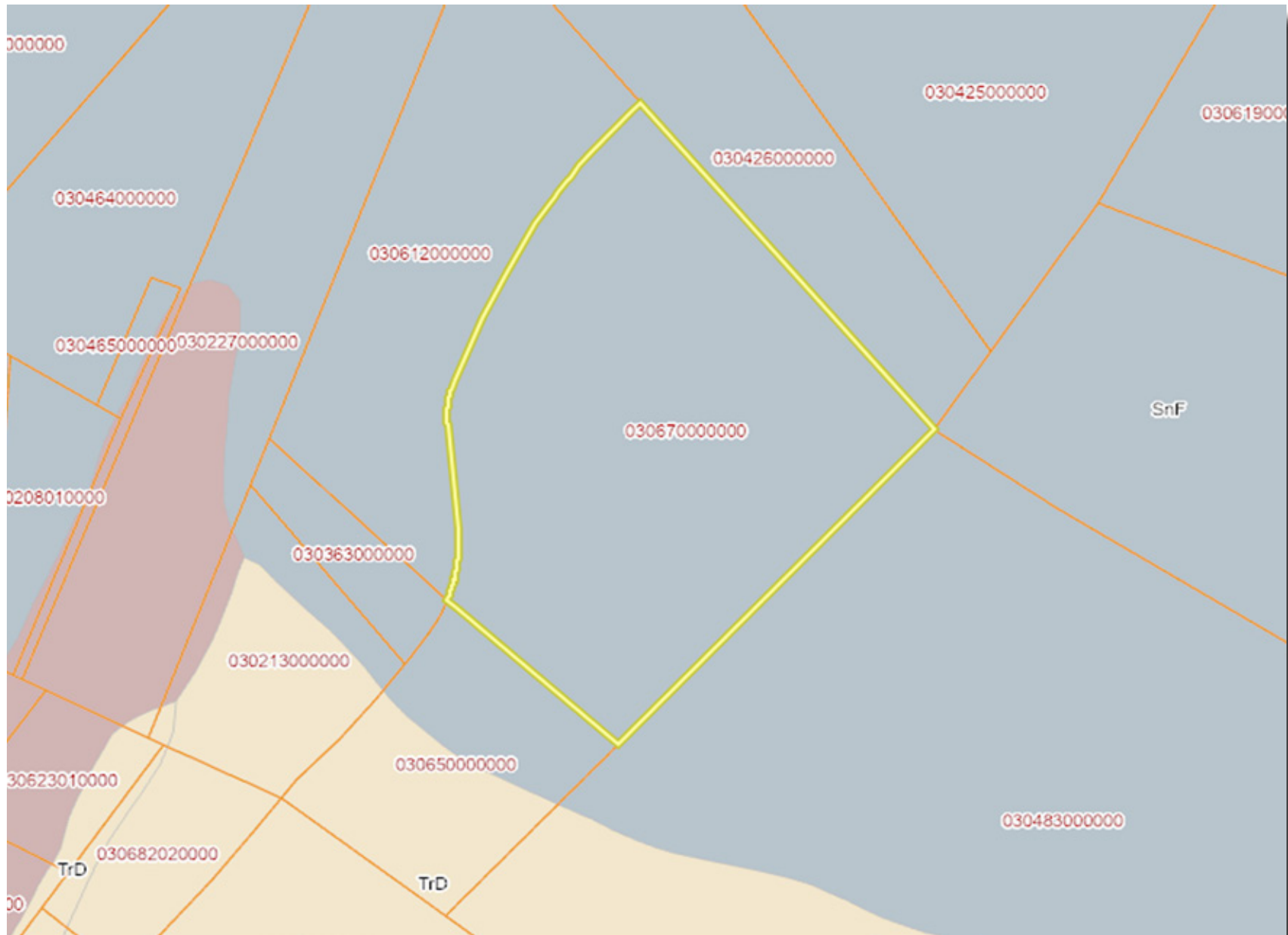
Explore the potential of this 13-acre parcel located on Rainbow Trail in Benton Township, Pike County. Offering a combination of privacy, natural beauty, and flexibility, this woodland property presents an excellent opportunity for investors, land buyers, and outdoor enthusiasts alike. With growing demand for recreational and rural properties, larger acreage parcels such as this are becoming increasingly difficult to find. The property's wooded setting and rural location make it well-suited for a variety of potential uses, including recreational use, camping, hunting, outdoor enjoyment, and long-term land investment. Conveniently located within a short drive of Waverly and nearby outdoor recreation areas, the property provides both seclusion and accessibility. Whether you're looking to diversify your investment portfolio, secure land for future development, or acquire a tangible asset with long-term appreciation potential, this 13-acre property offers exceptional value and opportunity.

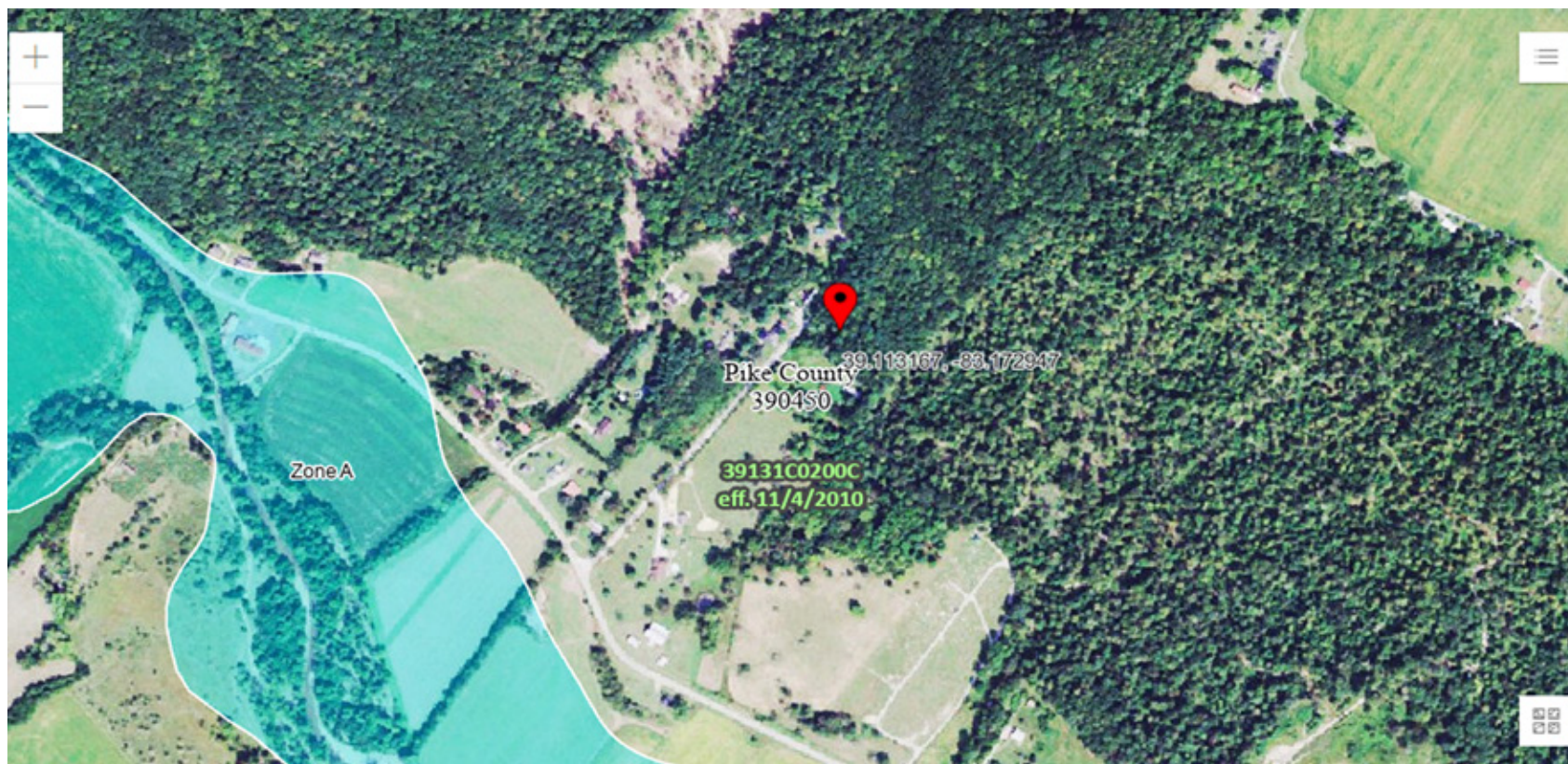


Property Highlights

Address:	0 Rainbow Trl Waverly, OH 45690
County:	Pike
Township:	Benton Township
School District:	Western LSD
PID:	030670000000
Location:	Along Rainbow Trail, between Morgans Fork Rd and Walls Rd
Acreage:	13.00 +/- acres
Asking Price:	\$99,000
Asking Price/Ac:	\$7,616
Taxes 2025:	\$159.00
Zoning:	Unzoned (Woodland property)
Land Use:	Agricultural Vacant Land

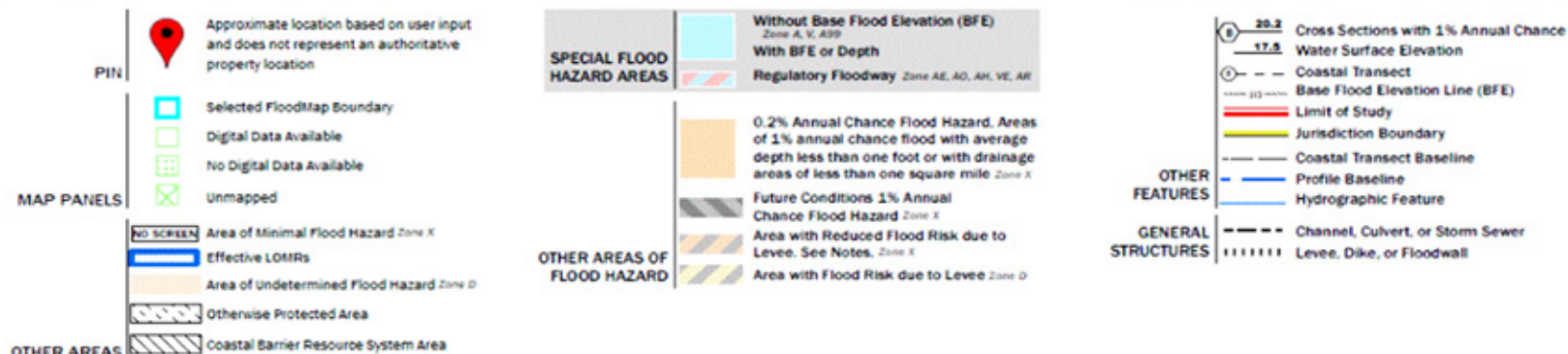






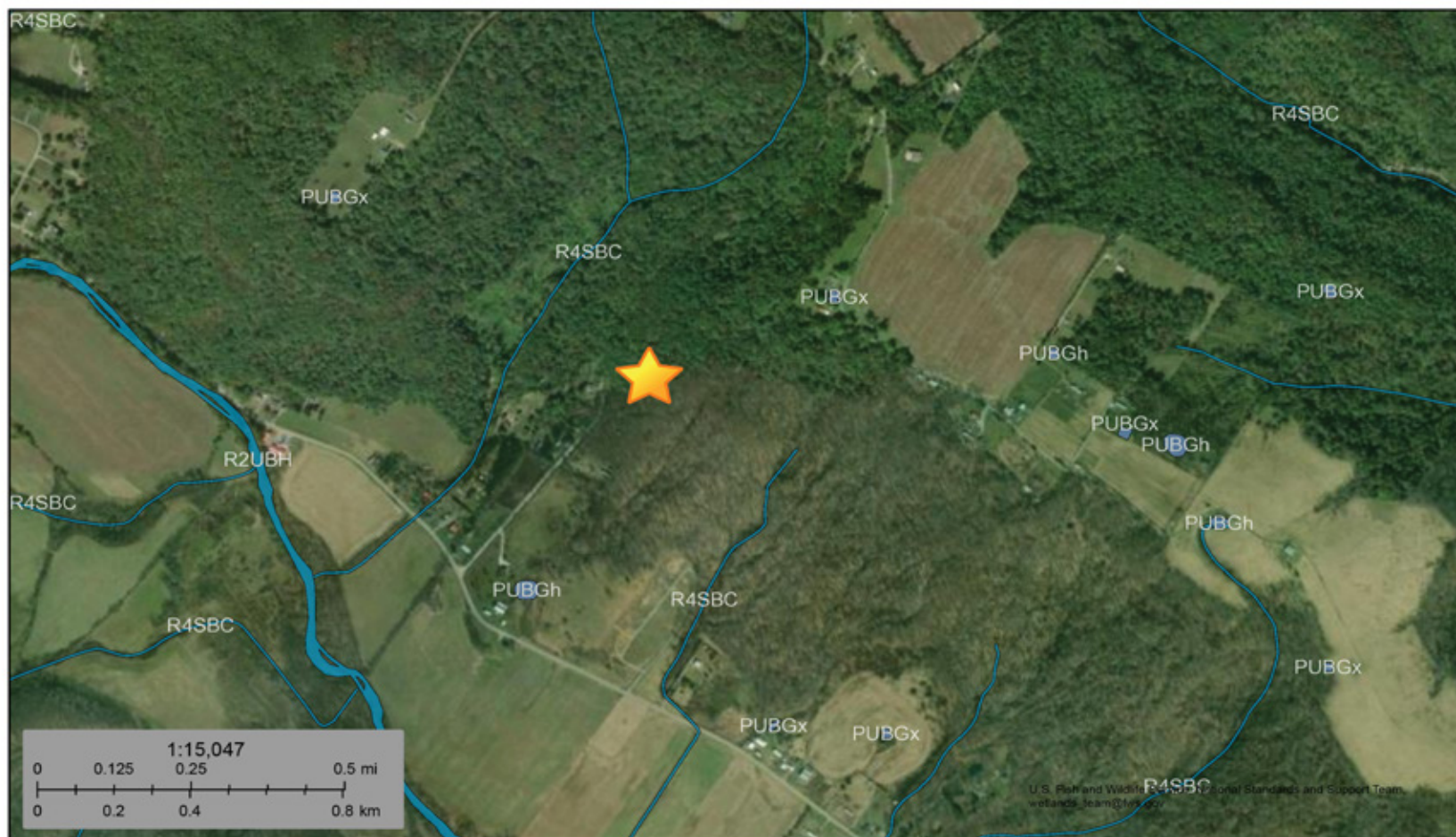
SDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri





Rainbow Trl, Waverly



July 20, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

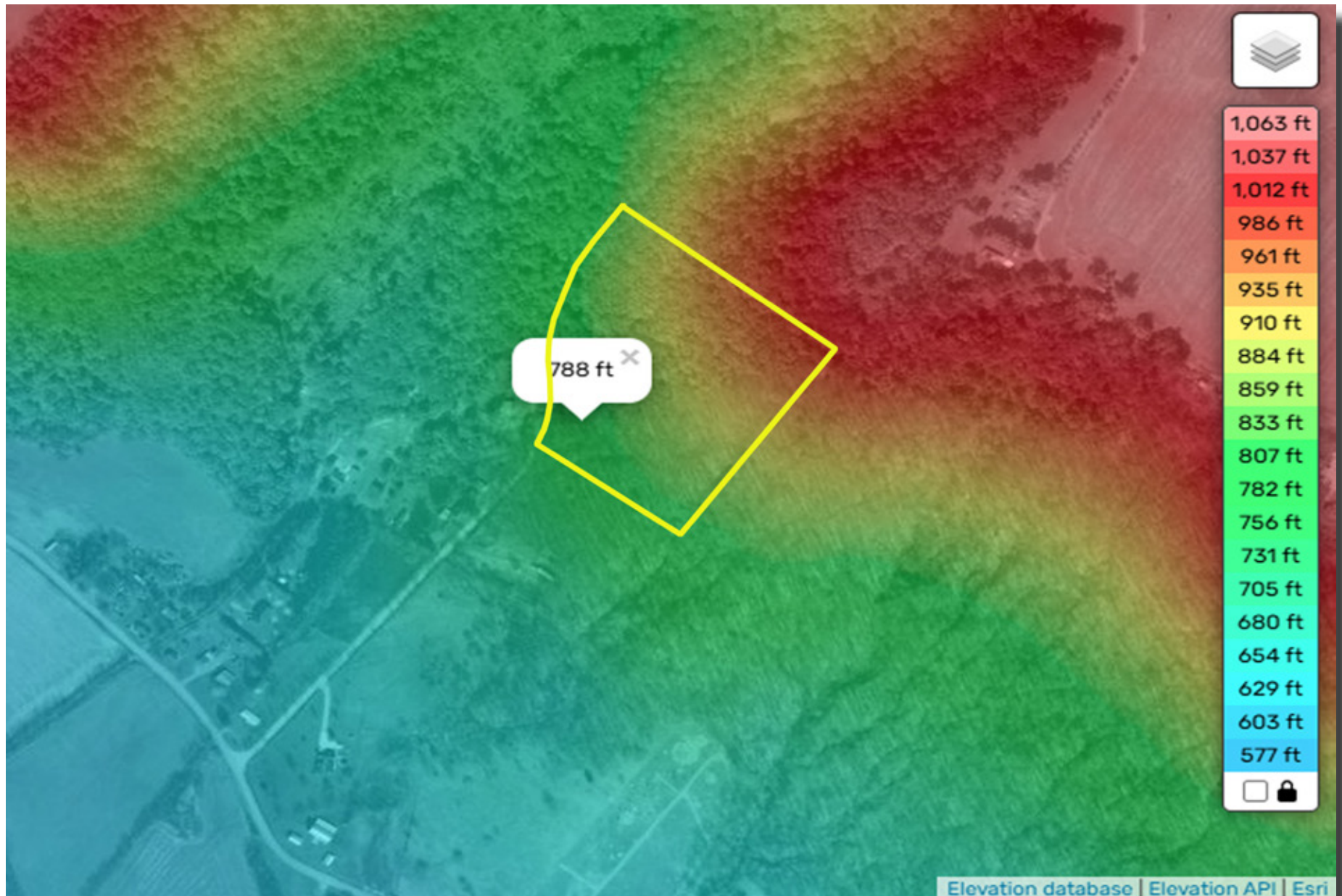
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

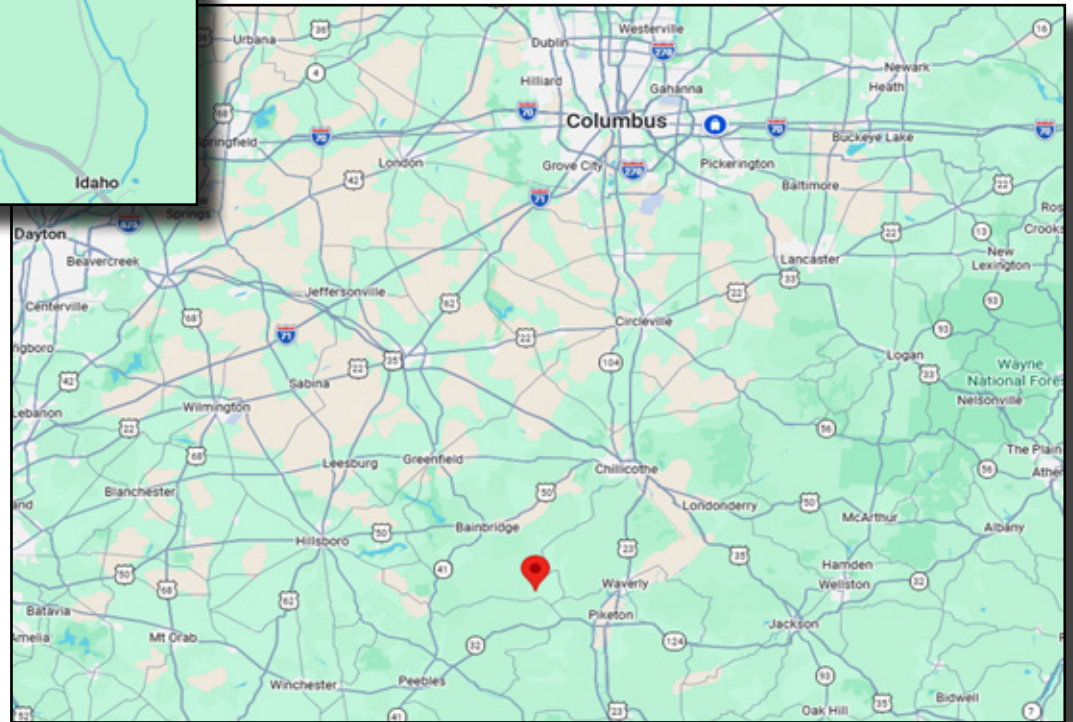
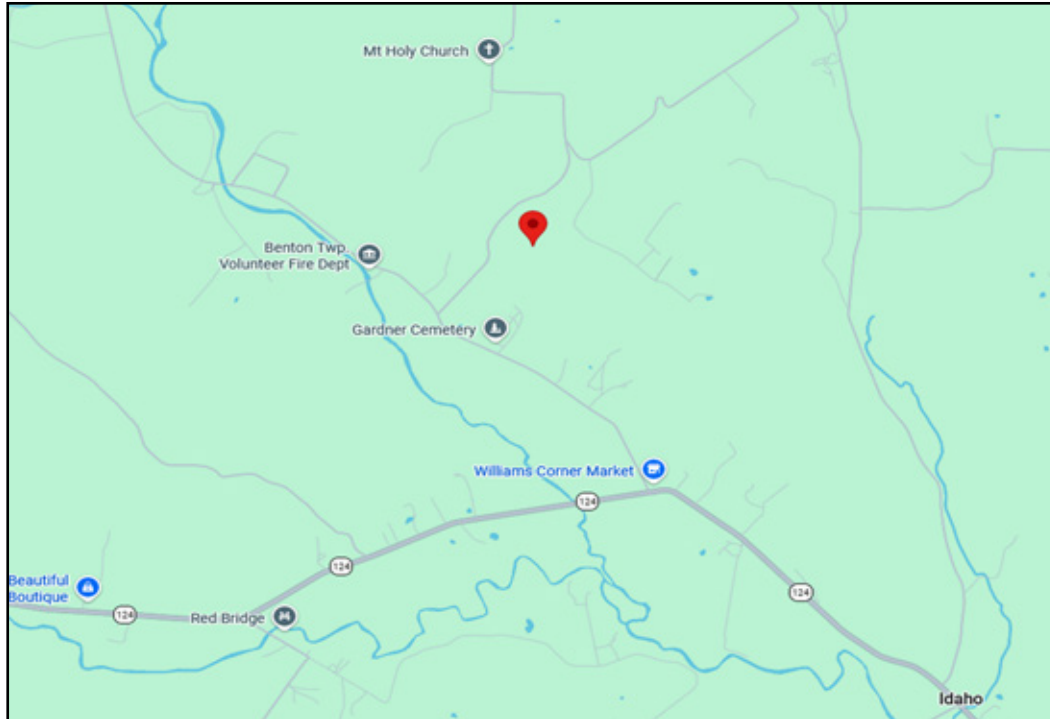


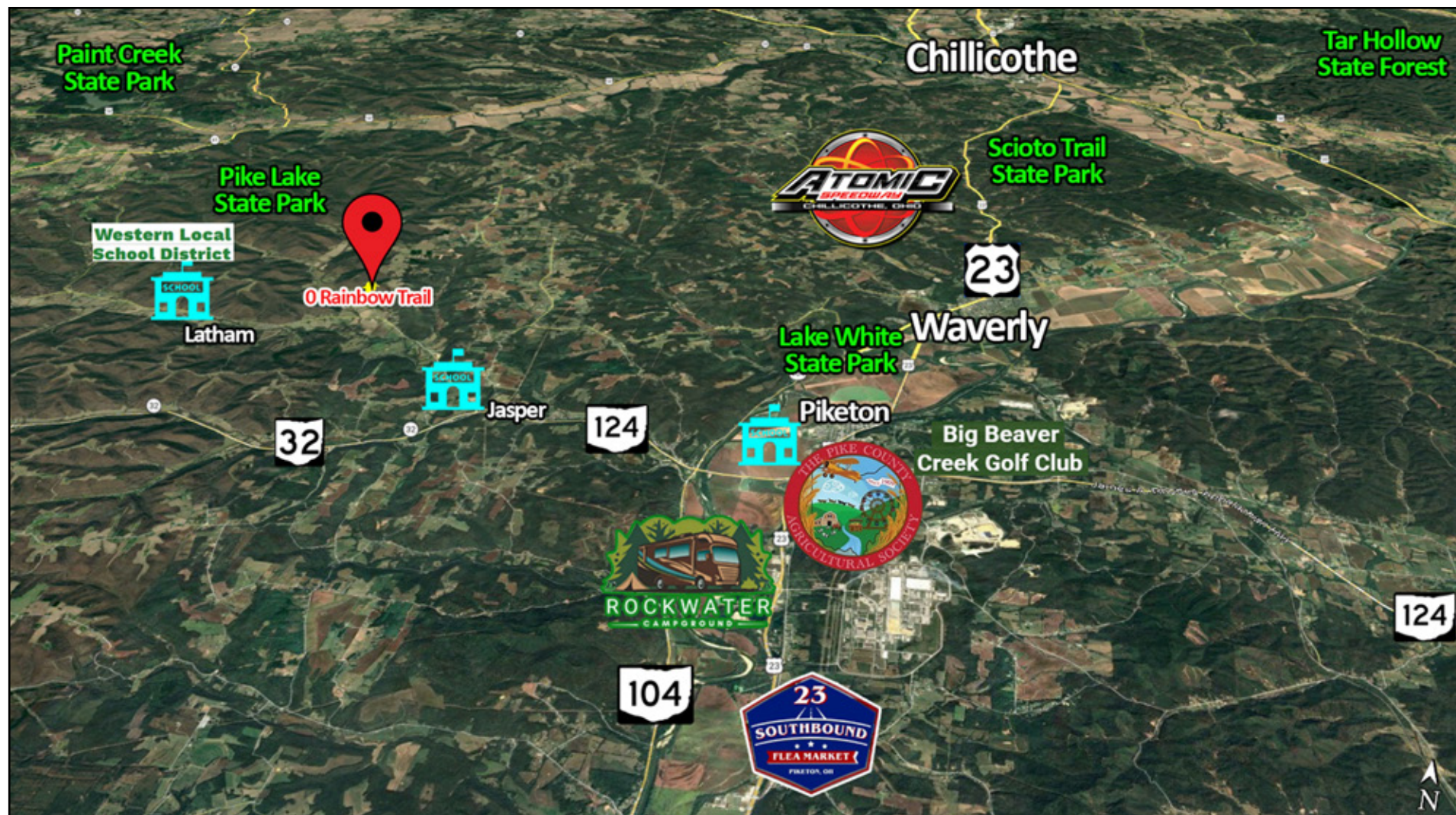
Appraisal Brokerage Consulting Development



13 +/- acres of Woodland Land
0 Rainbow Trail, Waverly, OH 45690

Street Maps



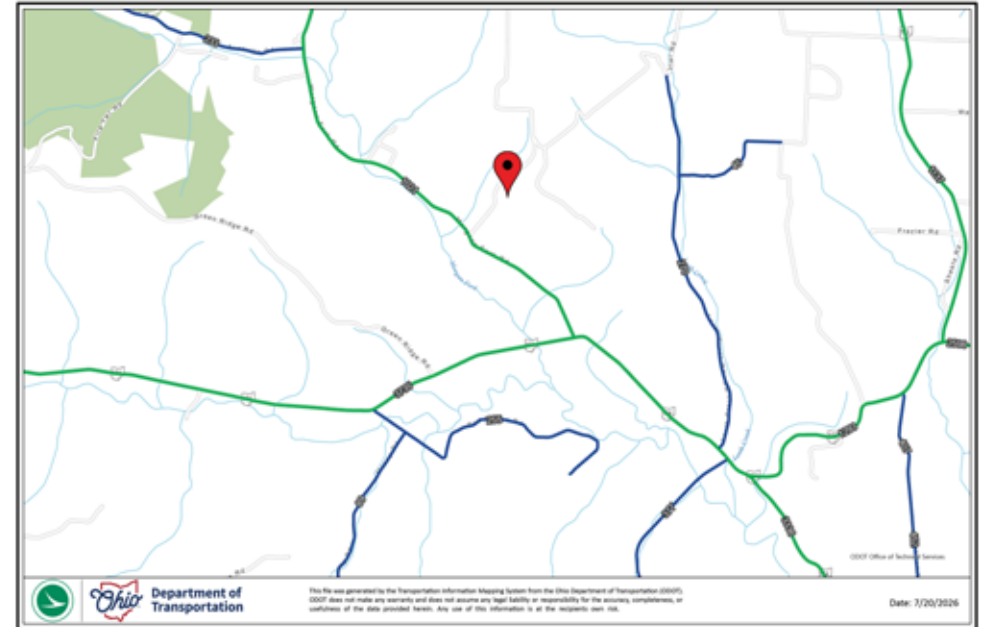


Great Location!

Convenient access to Waverly and US-23, with nearby recreation including Lake White, Pike Lake State Park, the Scioto River, and Southern Ohio's extensive public forestlands.

Demographic Summary Report

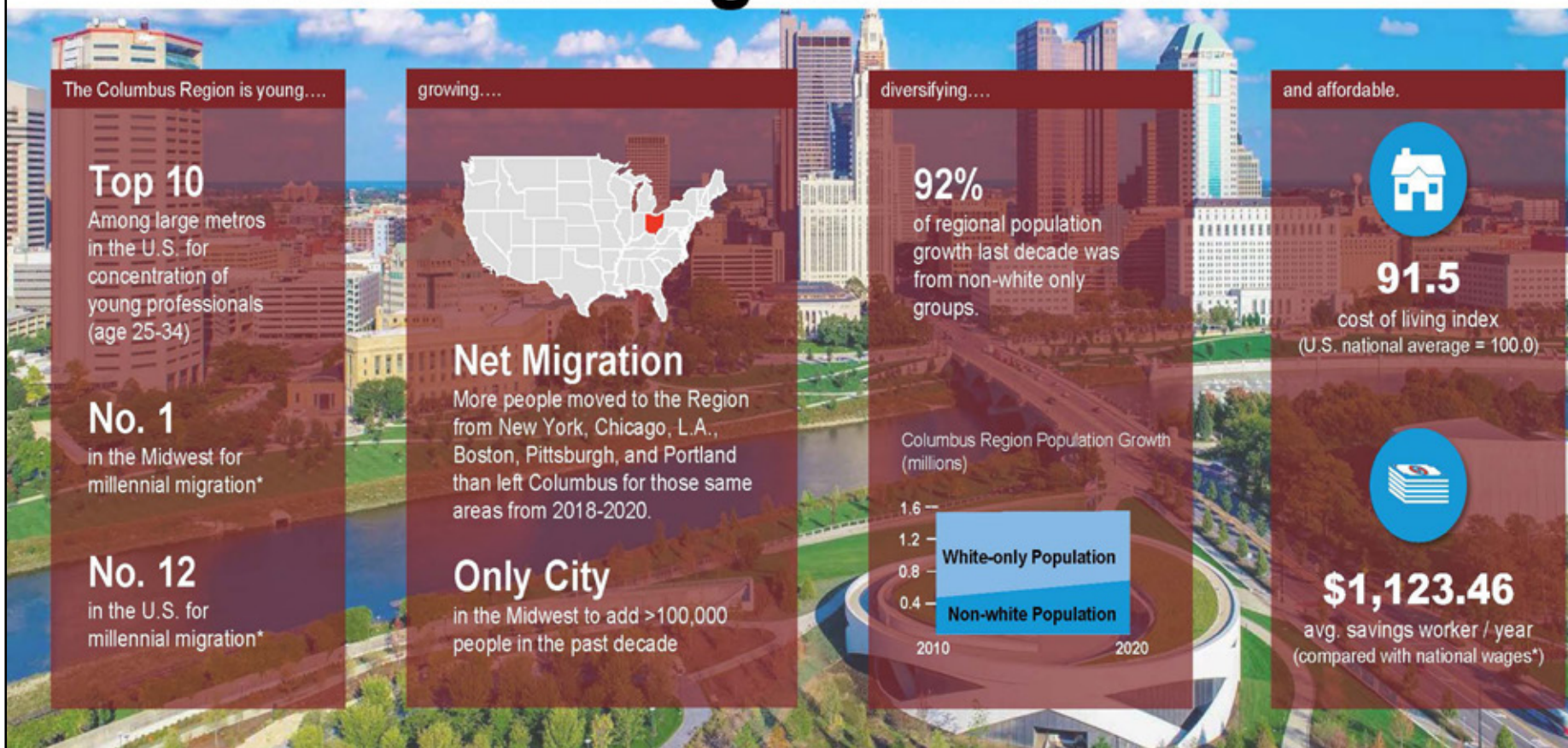
90 Rainbow Trl, Waverly, OH 45690				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	311	1,836	3,892	
2025 Estimate	313	1,868	3,933	
2020 Census	324	1,998	4,092	
Growth 2025 - 2030	-0.64%	-1.71%	-1.04%	
Growth 2020 - 2025	-3.40%	-6.51%	-3.89%	
2025 Population by Hispanic Origin	3	12	27	
2025 Population	313	1,868	3,933	
White	296 94.57%	1,775 95.02%	3,745 95.22%	
Black	1 0.32%	4 0.21%	9 0.23%	
Am. Indian & Alaskan	2 0.64%	6 0.32%	14 0.36%	
Asian	1 0.32%	5 0.27%	9 0.23%	
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%	
Other	13 4.15%	78 4.18%	155 3.94%	
U.S. Armed Forces	0	0	0	
Households				
2030 Projection	118	675	1,437	
2025 Estimate	119	686	1,451	
2020 Census	123	732	1,508	
Growth 2025 - 2030	-0.84%	-1.60%	-0.96%	
Growth 2020 - 2025	-3.25%	-6.28%	-3.78%	
Owner Occupied	84 70.59%	474 69.10%	1,034 71.26%	
Renter Occupied	35 29.41%	212 30.90%	417 28.74%	
2025 Households by HH Income	118	686	1,451	
Income: <\$25,000	43 36.44%	236 34.40%	425 29.29%	
Income: \$25,000 - \$50,000	30 25.42%	184 26.82%	376 25.91%	
Income: \$50,000 - \$75,000	11 9.32%	77 11.22%	179 12.34%	
Income: \$75,000 - \$100,000	13 11.02%	63 9.18%	160 11.03%	
Income: \$100,000 - \$125,000	10 8.47%	52 7.58%	125 8.61%	
Income: \$125,000 - \$150,000	5 4.24%	21 3.06%	55 3.79%	
Income: \$150,000 - \$200,000	6 5.08%	43 6.27%	101 6.96%	
Income: \$200,000+	0 0.00%	10 1.46%	30 2.07%	
2025 Avg Household Income	\$54,191	\$58,039	\$64,427	
2025 Med Household Income	\$35,909	\$38,714	\$45,661	



Traffic Count Report

90 Rainbow Trl, Waverly, OH 45690						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 MORGANS FORK RD	Ryan Ln	0.06 SE	2024	1,002	MPSI	.87
2 Morgans Fork Road	Ryan Ln	0.06 SE	2025	1,078	MPSI	.89

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



Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central 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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. 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 to you 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.

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

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.