

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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**TWO RESIDENTIAL DEVELOPMENT PARCELS
OPPORTUNITY ZONE**
Available Individually or Together



Appraisal Brokerage Consulting Development

RESIDENTIAL DEVELOPMENT OPPORTUNITY

0 Bellevue Ave and 0 Liston Ave, Columbus, OH 43207

Residential Land Opportunities | Columbus, Ohio

Discover two exceptional residential land opportunities in Columbus, Ohio.

Featuring a 0.447+/- acre lot on Liston Avenue and a 0.511+/- acre lot on Bellevue Avenue, each parcel is offered individually and is zoned Residential within the City of Columbus. These vacant lots present an excellent site for a custom home, future investment, or residential development. Conveniently located with easy access to major transportation corridors including I-70, I-71, I-270, and U.S. Route 33. Offering flexibility for homeowners, builders, and investors alike, each parcel presents a unique opportunity in a growing Columbus market. Both lots are located in an opportunity zone which offers potential investors opportunity zone tax benefit options.



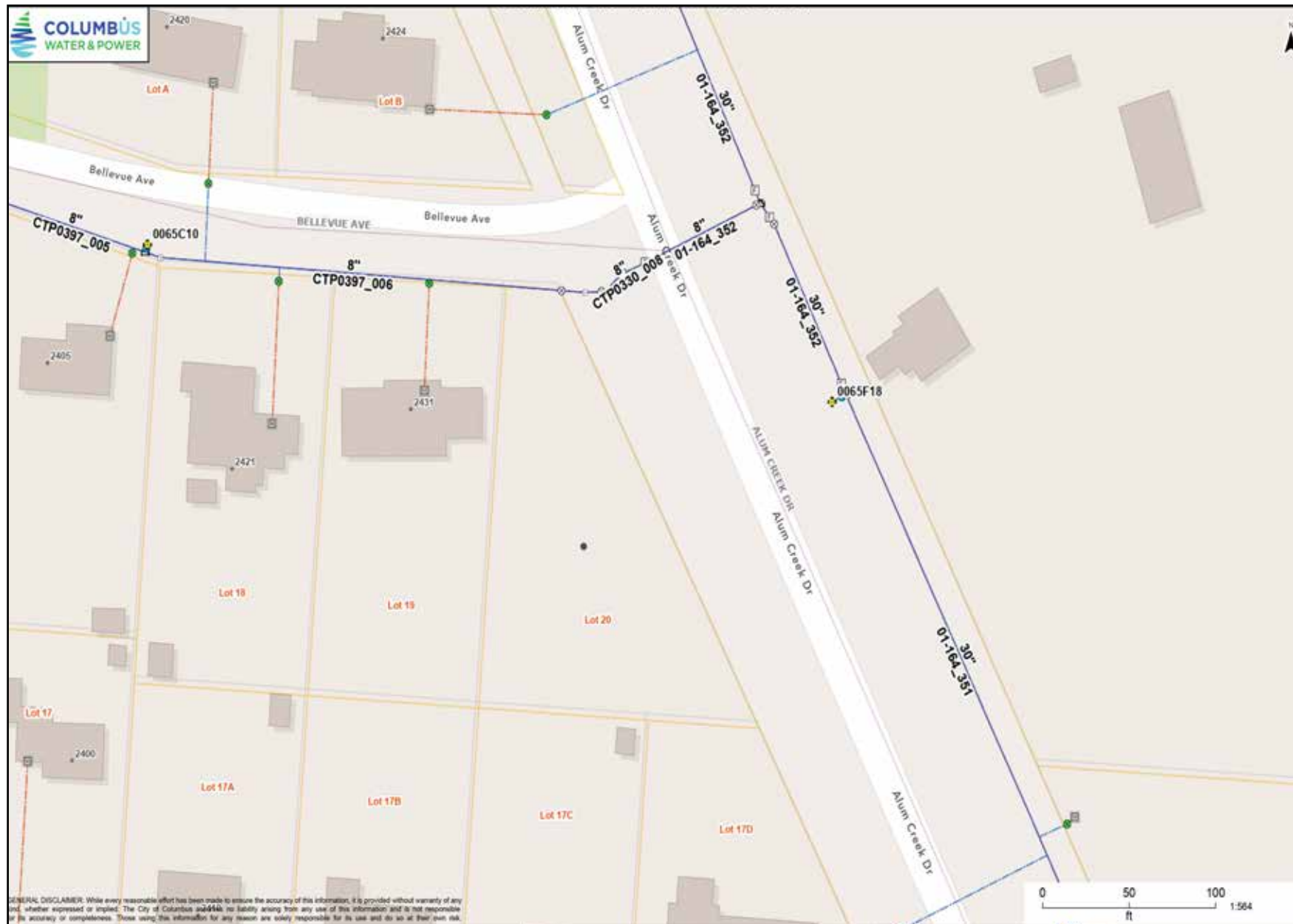
Property Highlights:

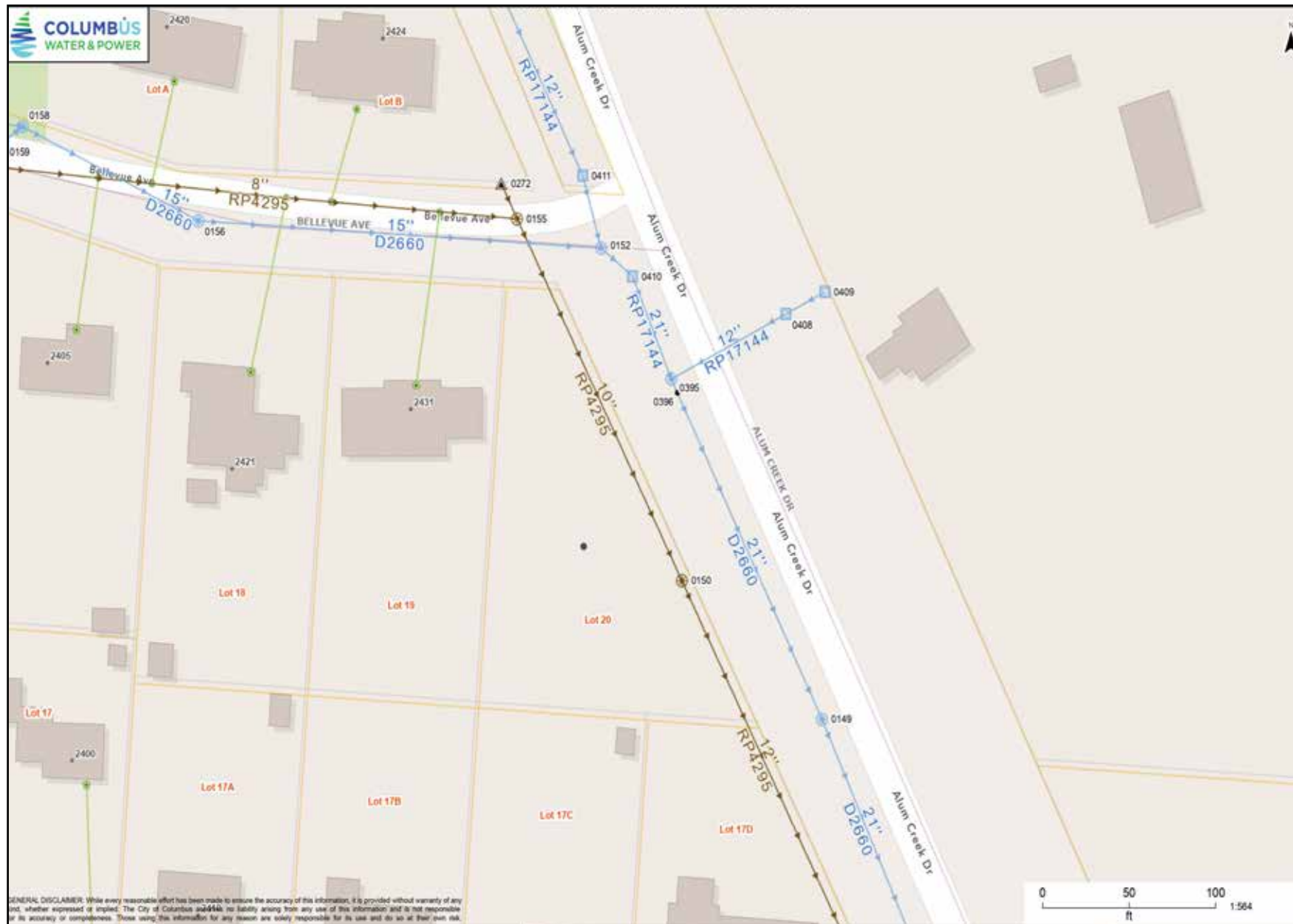
- Residential Development Opportunity
- South Columbus Location
- Near Alum Creek Drive
- Easy Access to SR-104, US-33, I-70 & I-270
- Surrounded by Existing Residential Development
- Close to Parks, Schools & Community Amenities
- Investment or Future Development Opportunity
- Parcels Available Individually or Together
- Strong Infill Development Potential
- Located in an Opportunity Zone

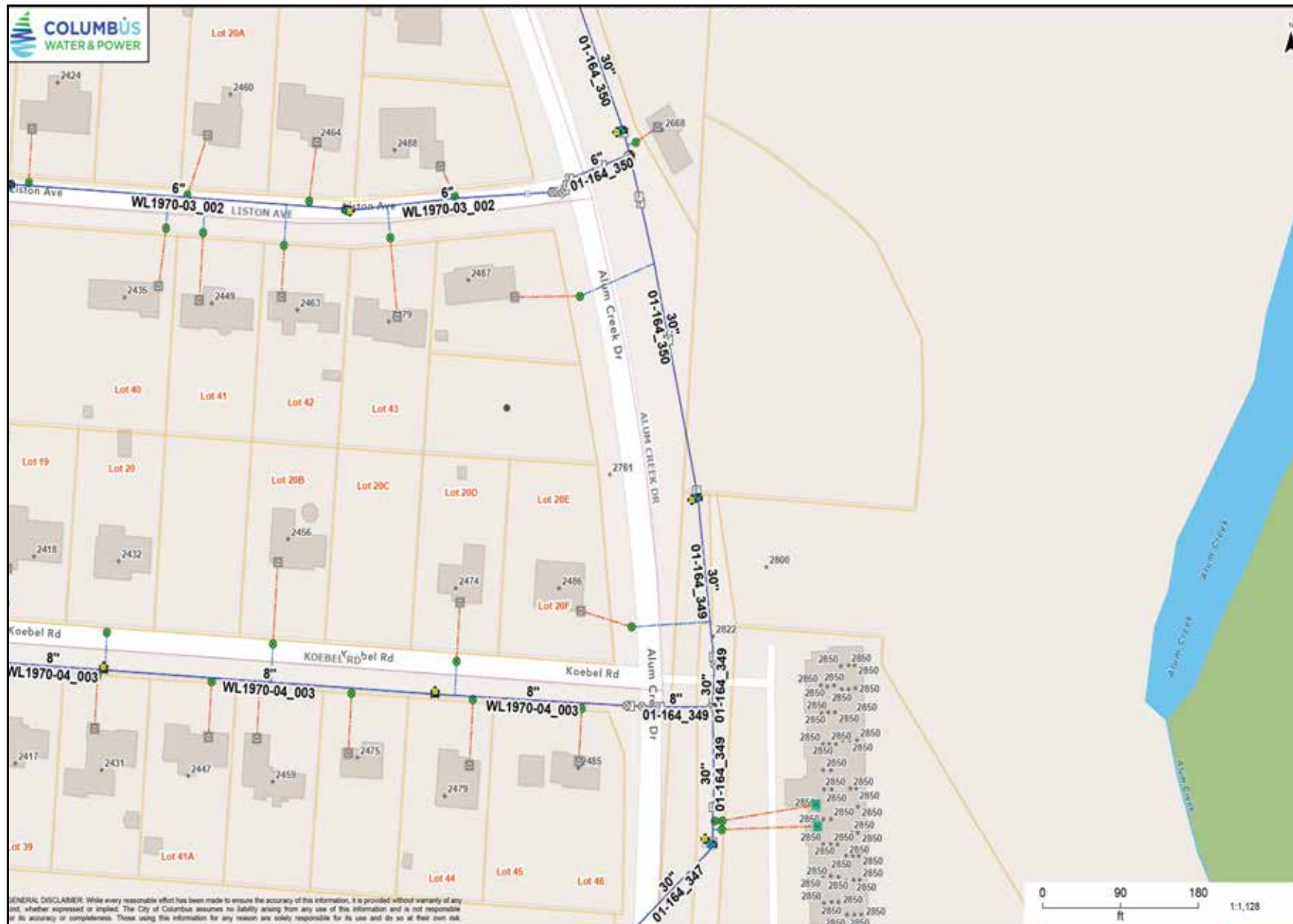
Property Highlights

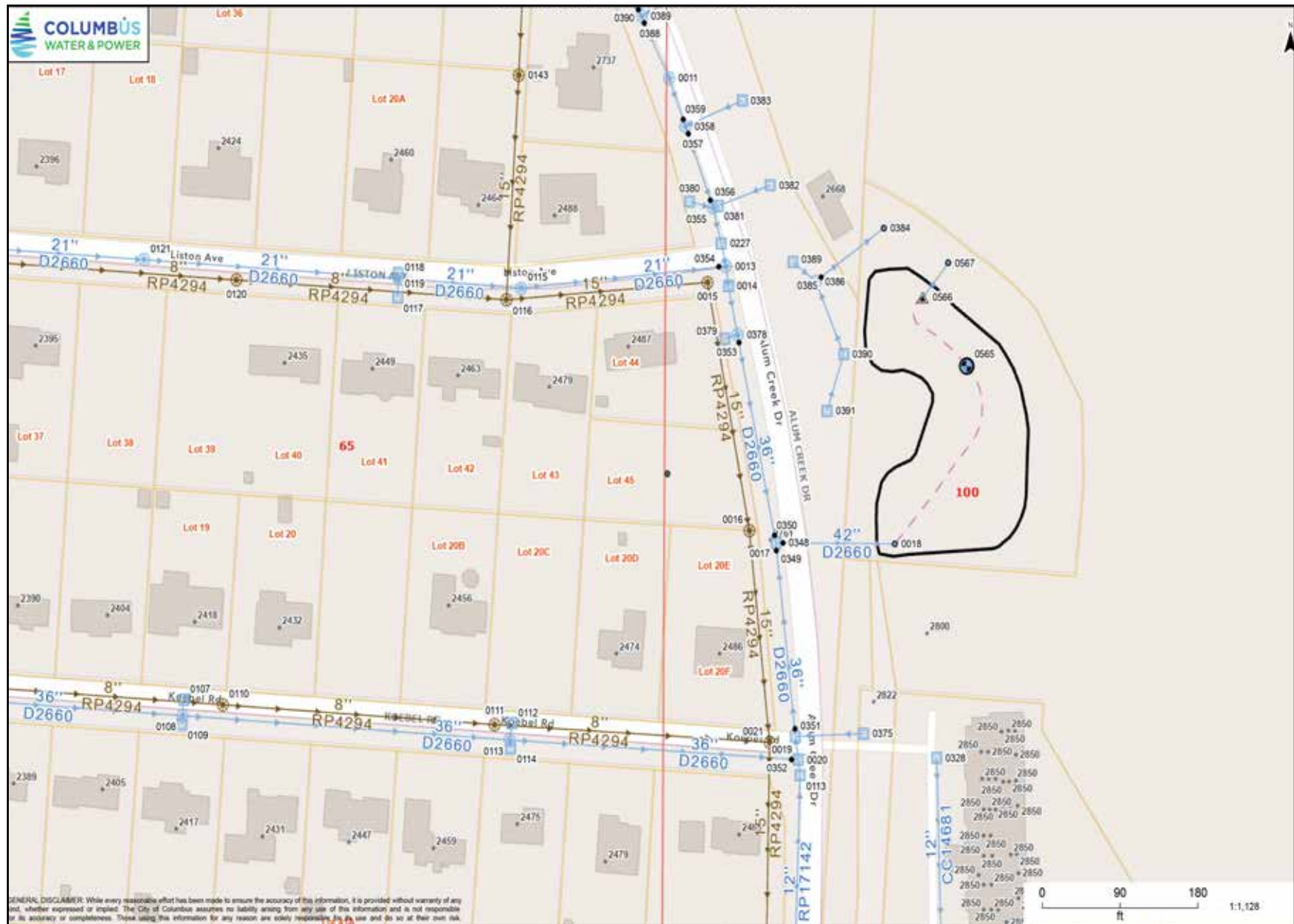
Address:	0 Bellevue Avenue and 0 Liston Avenue Columbus, Ohio 43207
County:	Franklin
PID:	010-114171-00 010-021232-00
Location:	East side of Alum Creek Dr between Performance Way and Watkins Rd
Total Acreage:	0.958 +/- acre
0 Bellevue Ave:	0.511 +/- acre - In contract
0 Liston Ave:	0.447 +/- acre
Asking Price:	\$35,000/each parcel
Zoning:	RRR - Restricted Rural Residential District

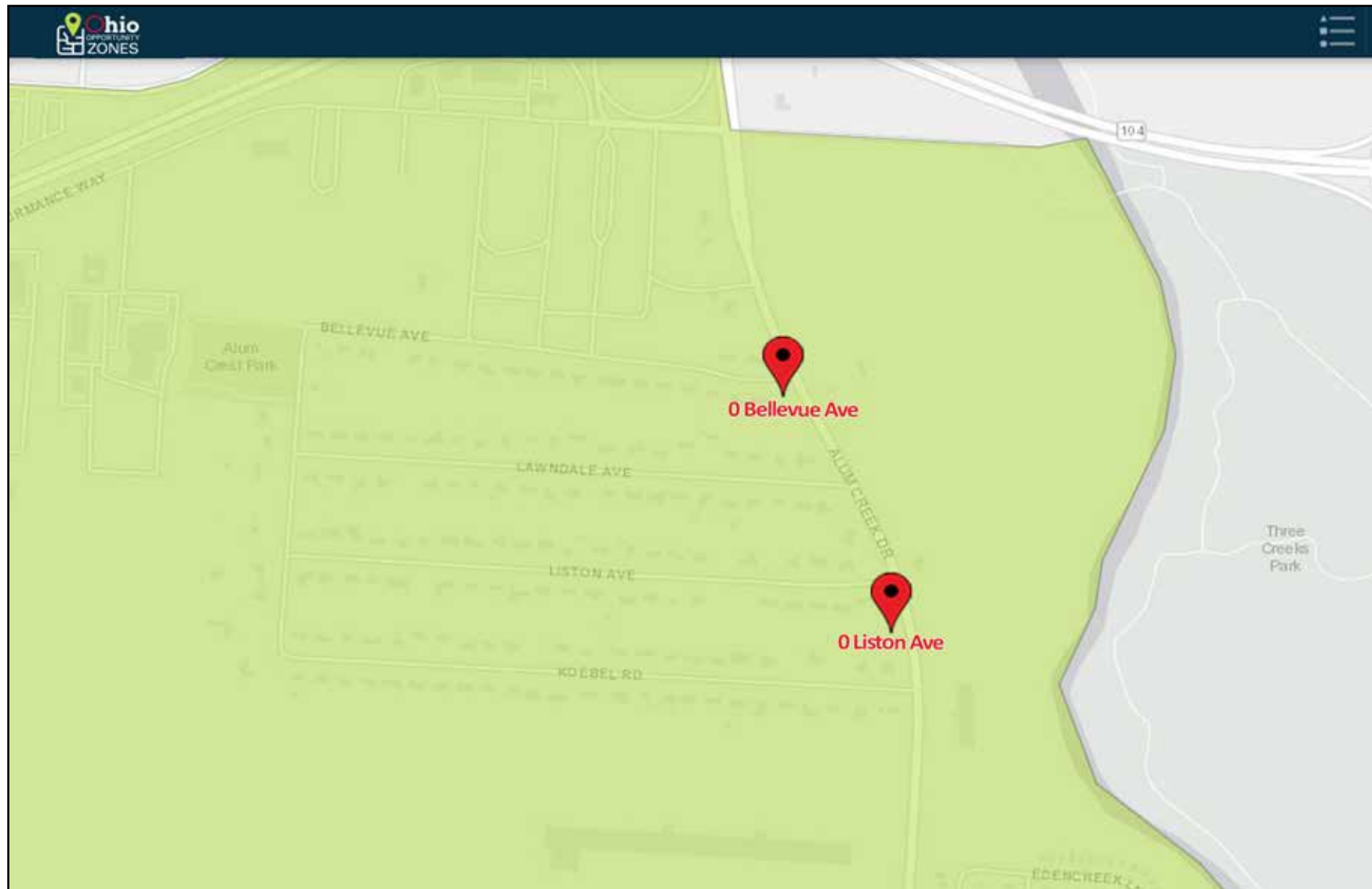




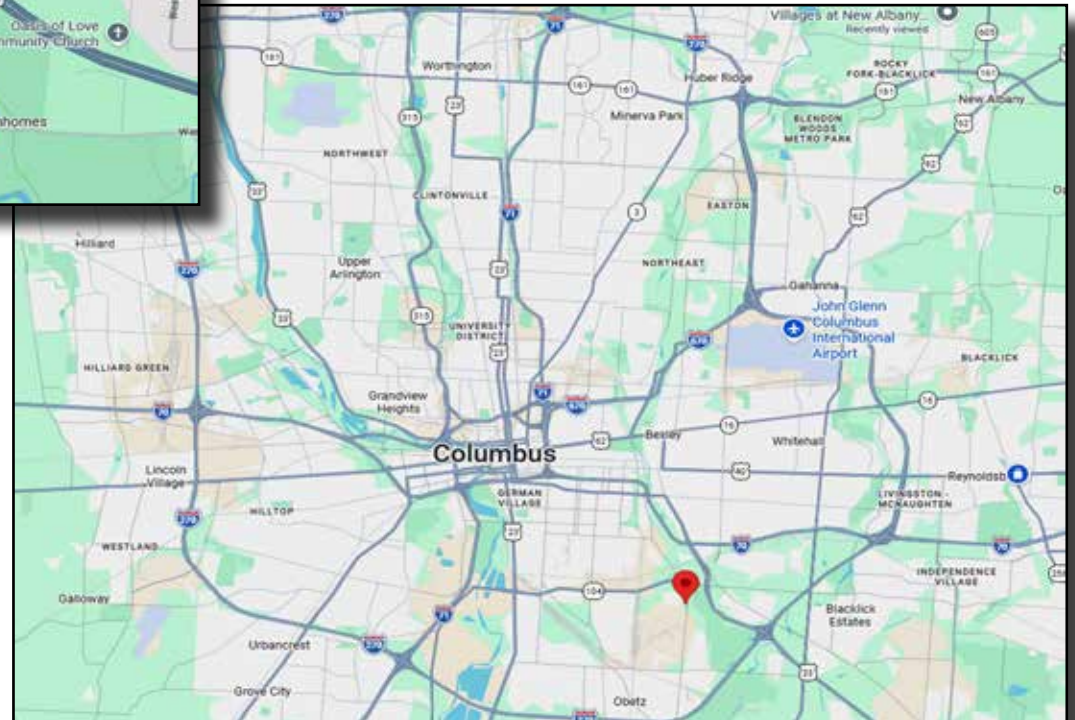
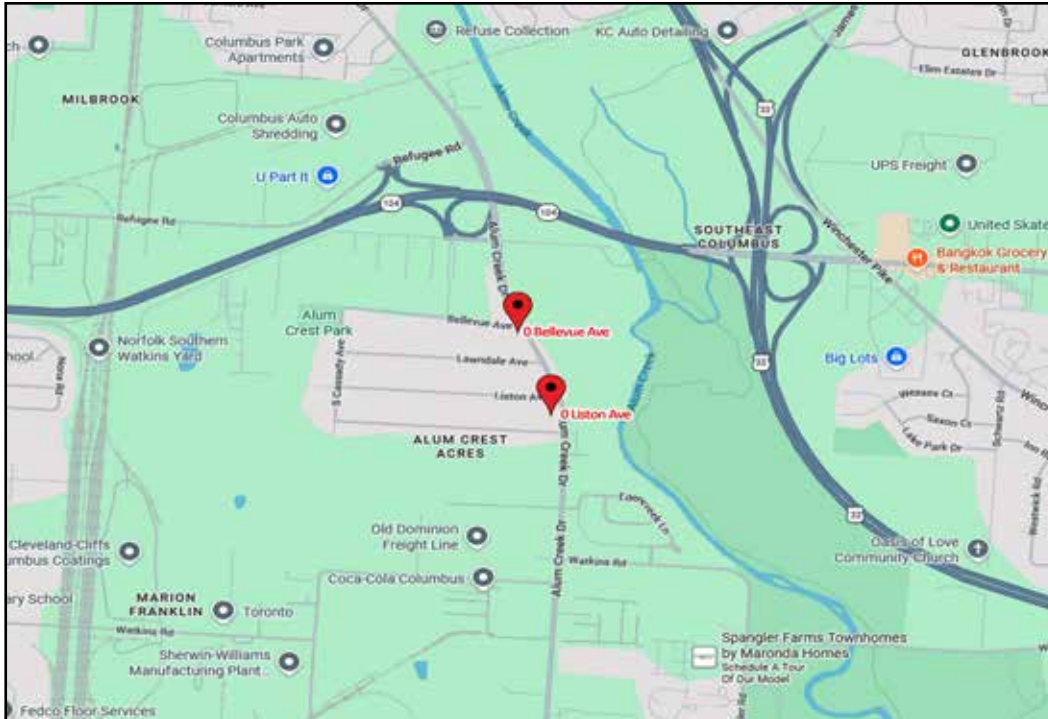


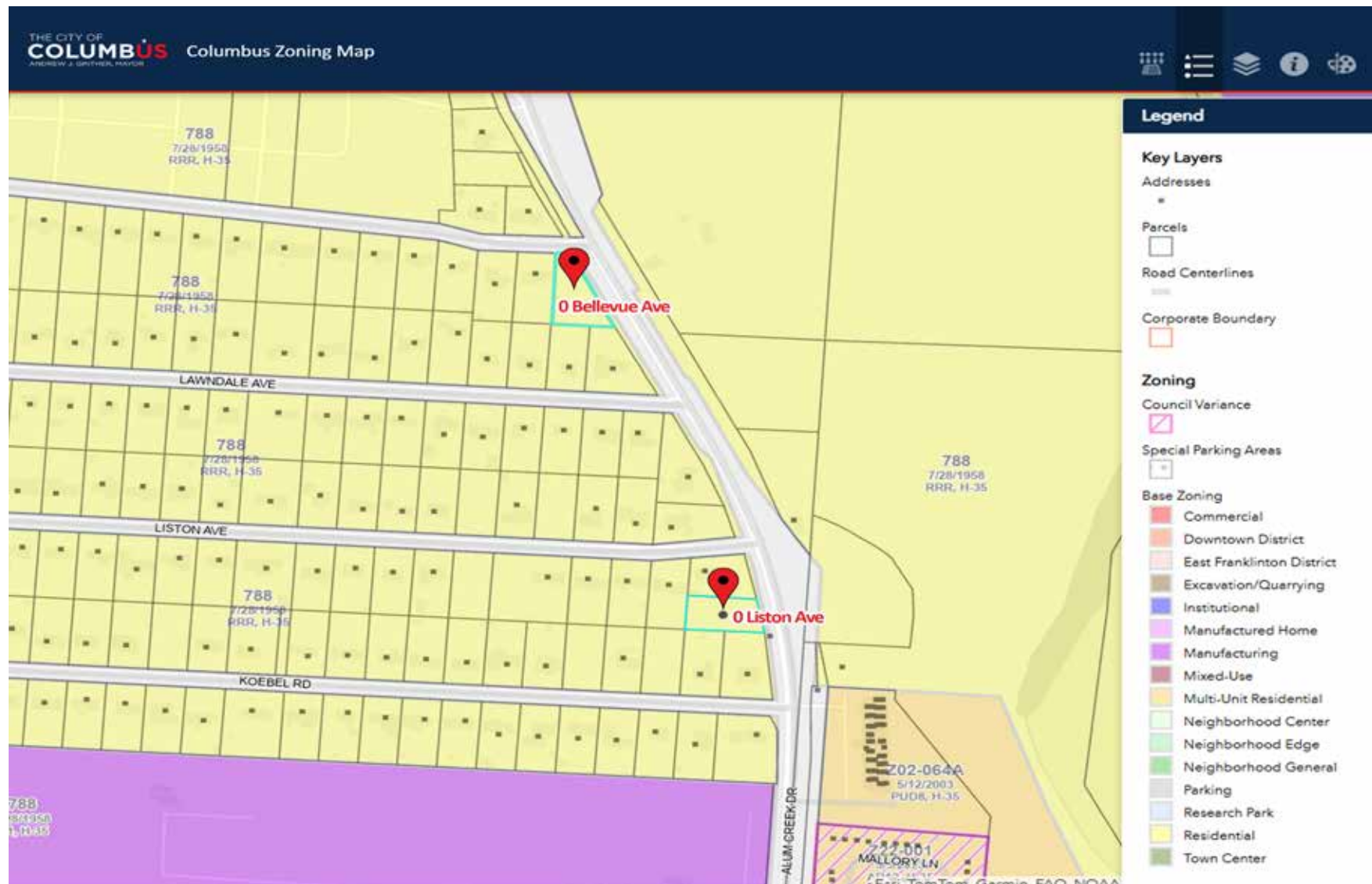




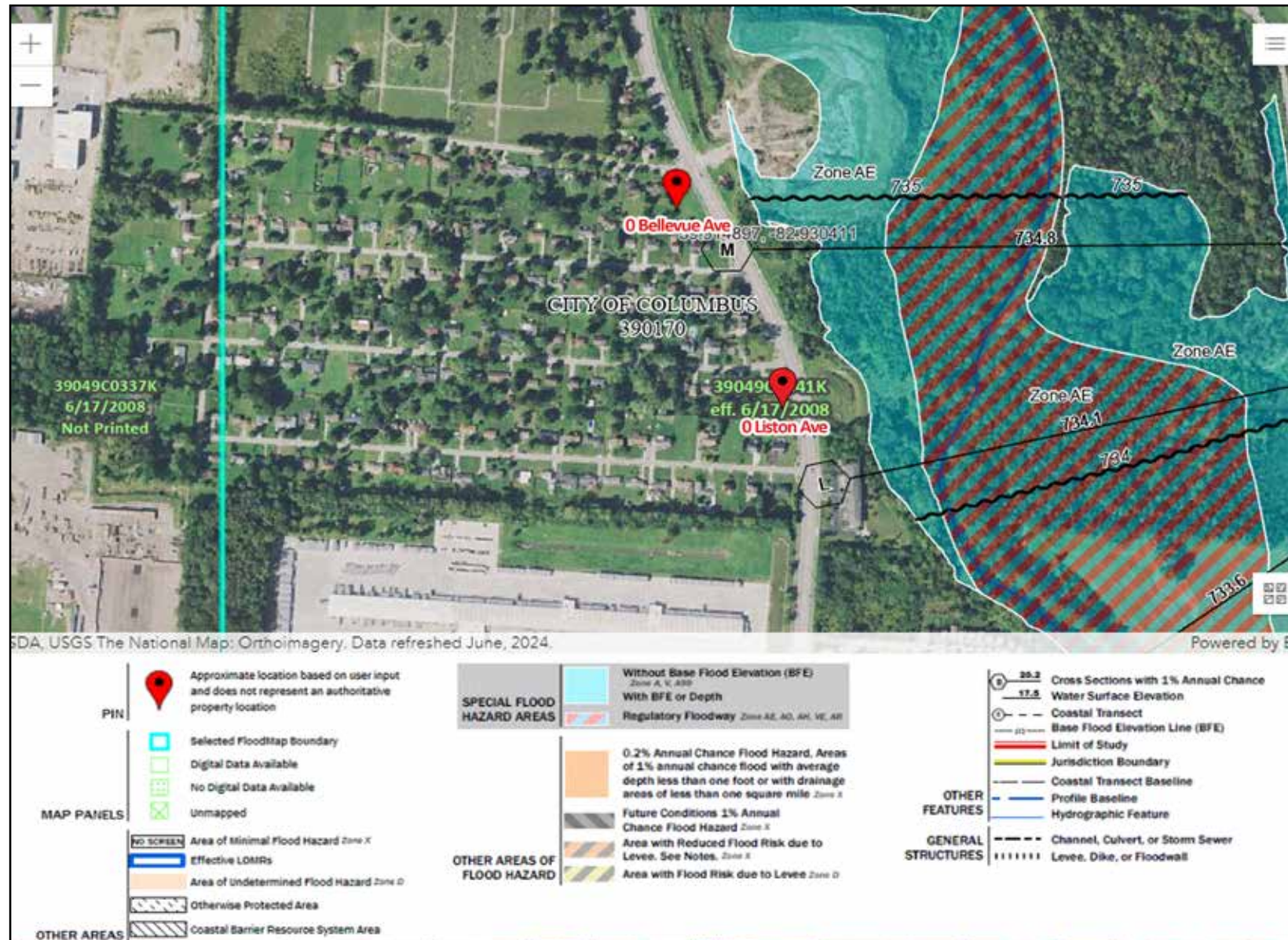


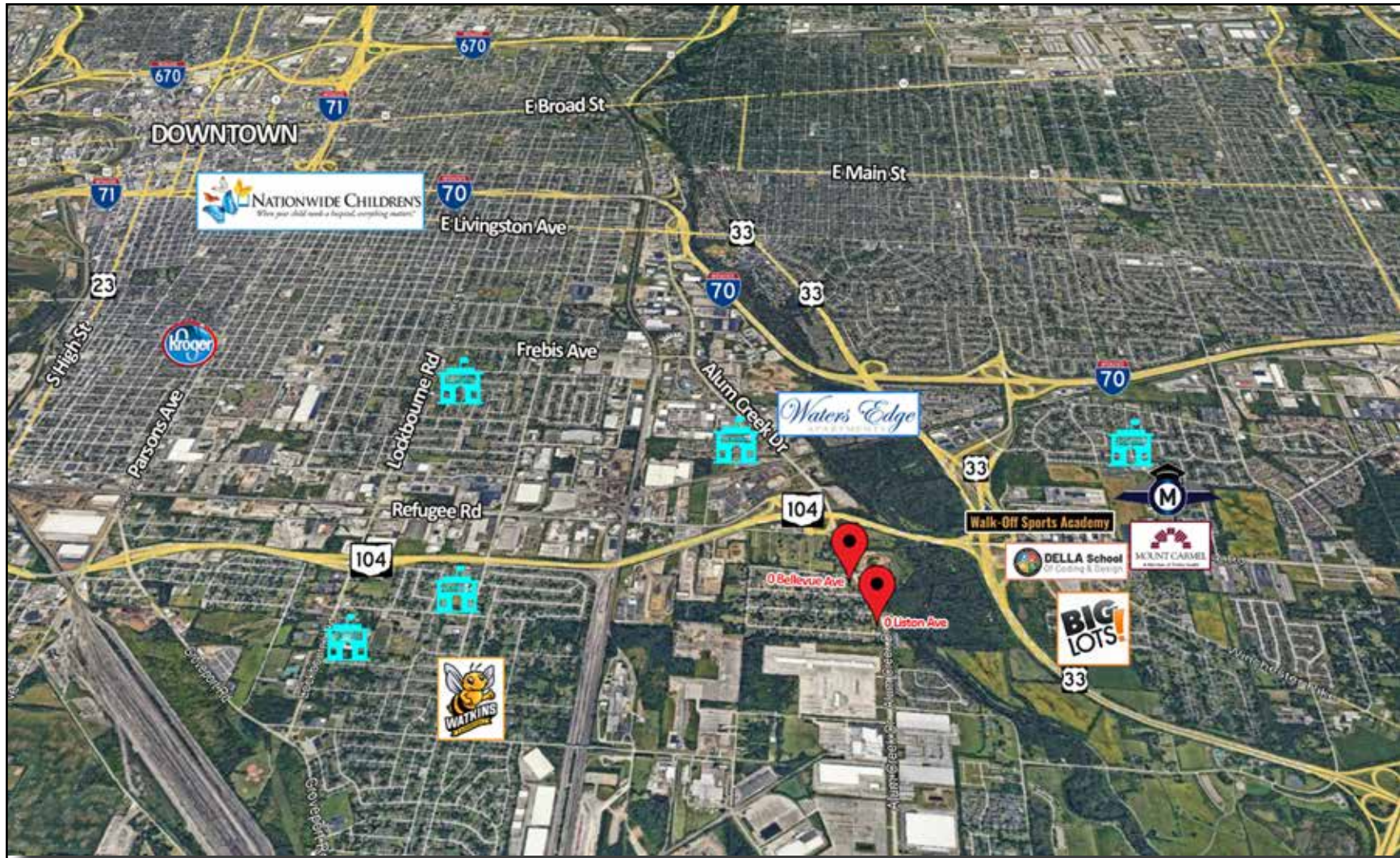
Click [here](#) to learn about Ohio Opportunity Zones





Click [here](#) to view zoning regulations





Great Location!

Excellent access to major highways
10 minutes to Downtown Columbus
18 minutes to John Glenn International Airport

Demographic Summary Report

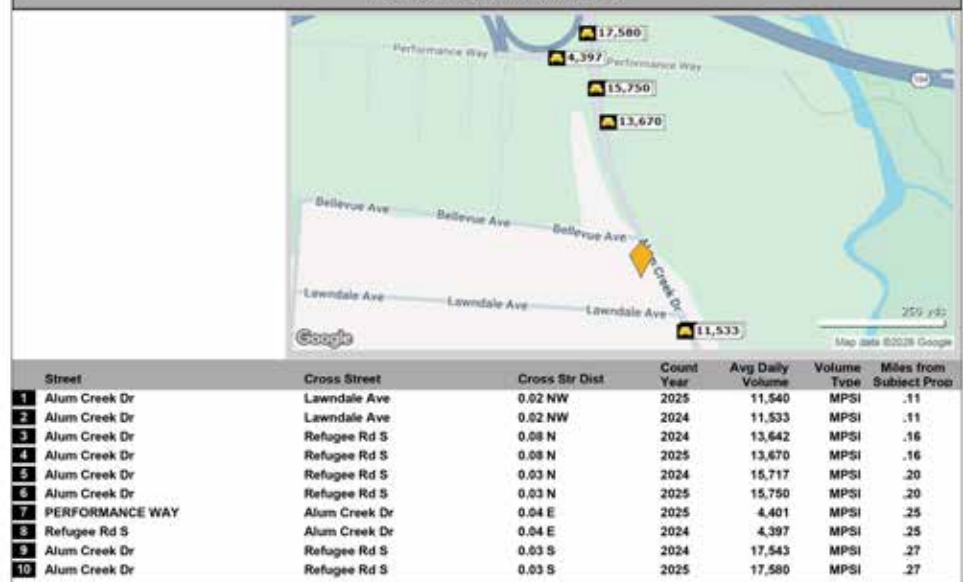
0 Bellevue Ave, Columbus, OH 43207

Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	4,473	89,816	262,329
2025 Estimate	4,254	86,145	251,823
2020 Census	3,756	79,489	233,354
Growth 2025 - 2030	5.15%	4.26%	4.17%
Growth 2020 - 2025	13.26%	8.37%	7.91%
2025 Population by Hispanic Origin			
2025 Population	4,254	86,145	251,823
White	1,425 33.50%	29,261 33.97%	107,330 42.62%
Black	2,252 52.94%	44,949 52.18%	108,450 43.07%
Am. Indian & Alaskan	19 0.45%	265 0.31%	769 0.31%
Asian	88 2.07%	1,363 1.58%	4,045 1.61%
Hawaiian & Pacific Island	1 0.02%	53 0.06%	129 0.05%
Other	470 11.05%	10,253 11.90%	31,099 12.35%
U.S. Armed Forces	0	59	241
Households			
2030 Projection	2,032	37,207	111,966
2025 Estimate	1,930	35,600	107,201
2020 Census	1,707	32,617	98,530
Growth 2025 - 2030	5.28%	4.51%	4.44%
Growth 2020 - 2025	13.06%	9.15%	8.80%
Owner Occupied	679 35.18%	15,429 43.34%	47,353 44.17%
Renter Occupied	1,252 64.87%	20,171 56.66%	59,848 55.83%
2025 Households by HH Income			
Income: <\$25,000	446 23.11%	8,118 22.80%	22,837 21.30%
Income: \$25,000 - \$50,000	354 18.34%	8,647 24.29%	24,194 22.57%
Income: \$50,000 - \$75,000	438 22.69%	6,479 18.20%	18,614 17.36%
Income: \$75,000 - \$100,000	244 12.64%	4,368 12.27%	13,451 12.55%
Income: \$100,000 - \$125,000	235 12.18%	3,323 9.33%	9,899 9.23%
Income: \$125,000 - \$150,000	68 3.52%	1,573 4.42%	5,736 5.35%
Income: \$150,000 - \$200,000	119 6.17%	1,781 5.00%	6,285 5.86%
Income: \$200,000+	26 1.35%	1,310 3.68%	6,183 5.77%
2025 Avg Household Income	\$68,838	\$70,798	\$78,734
2025 Med Household Income	\$59,705	\$53,069	\$56,996

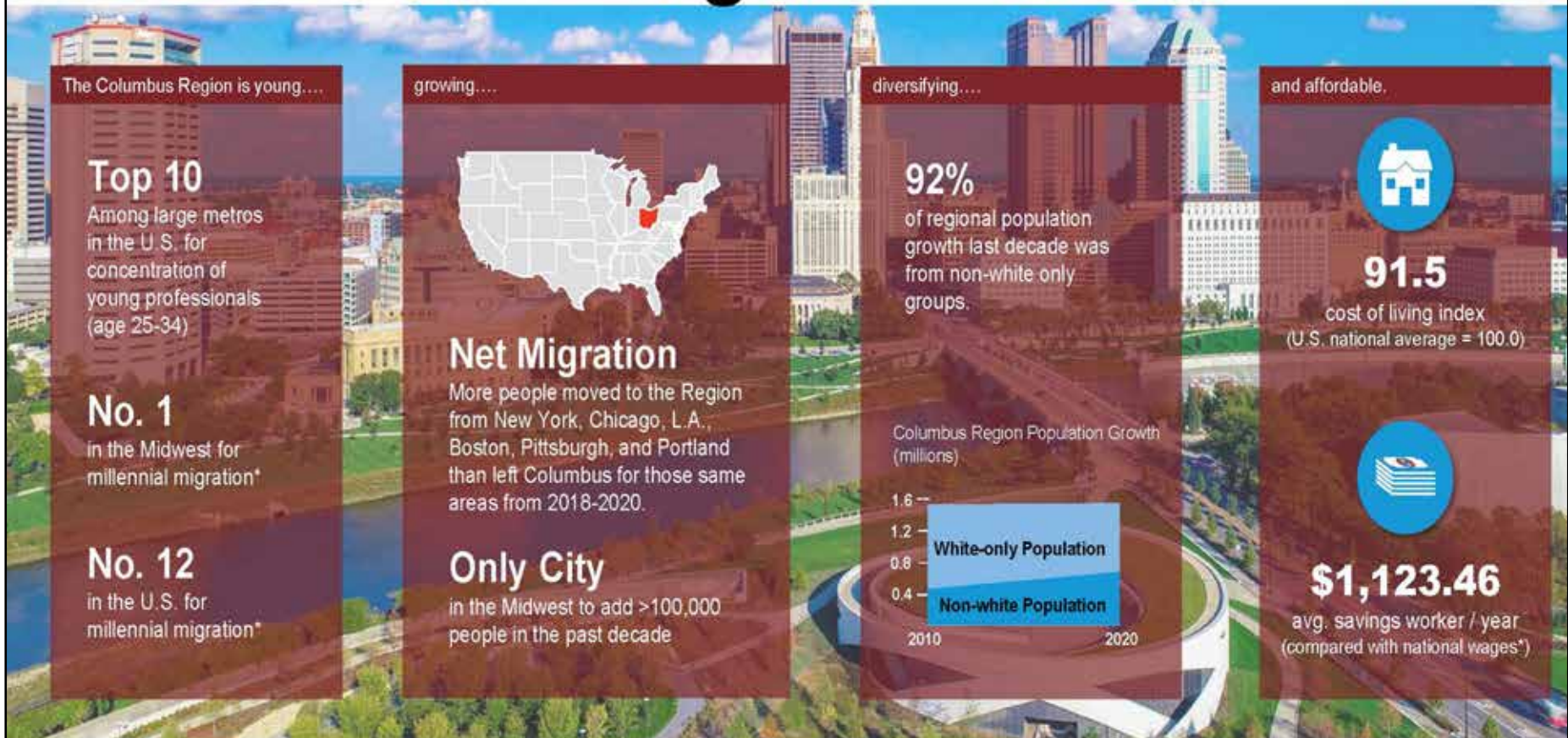


Traffic Count Report

0 Bellevue Ave, Columbus, OH 43207



What's Driving Investment?



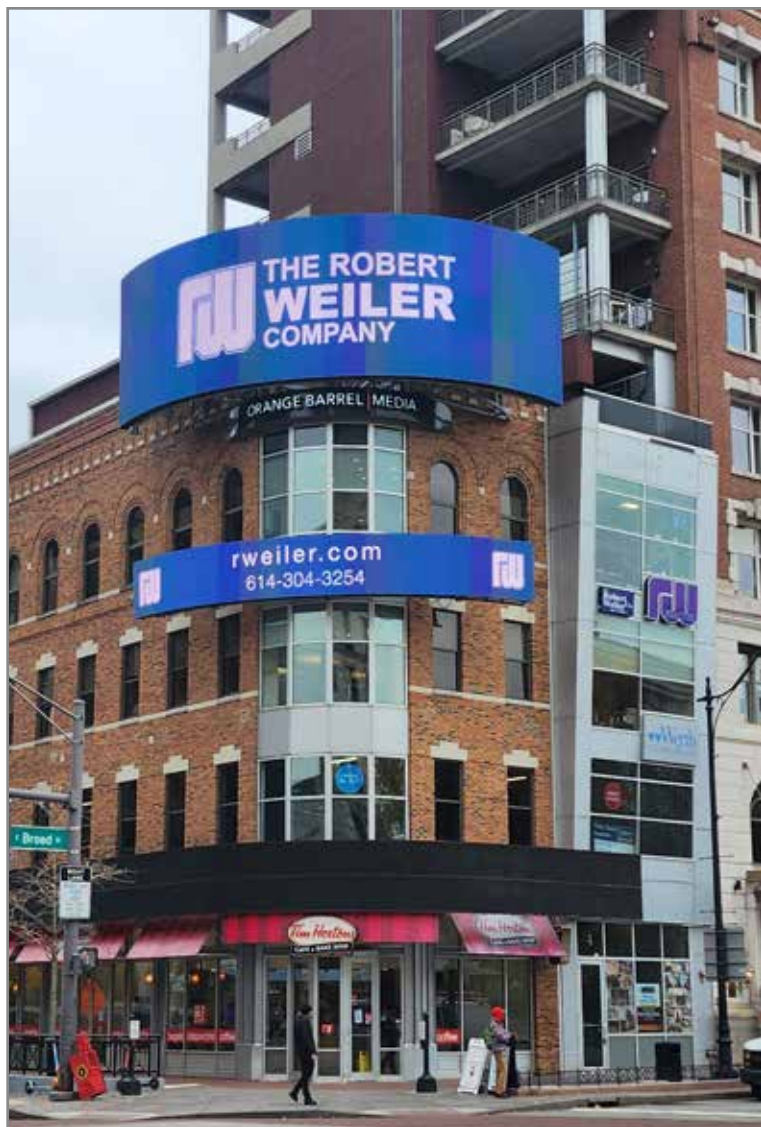
Notable Projects YTD



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, 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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Learn more about us at
www.rweiler.com



Appraisal Brokerage Consulting Development

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.