

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

Mia Walton • mwalton@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.115 • www.rweiler.com



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



THE ROBERT  
**WEILER**  
COMPANY

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.



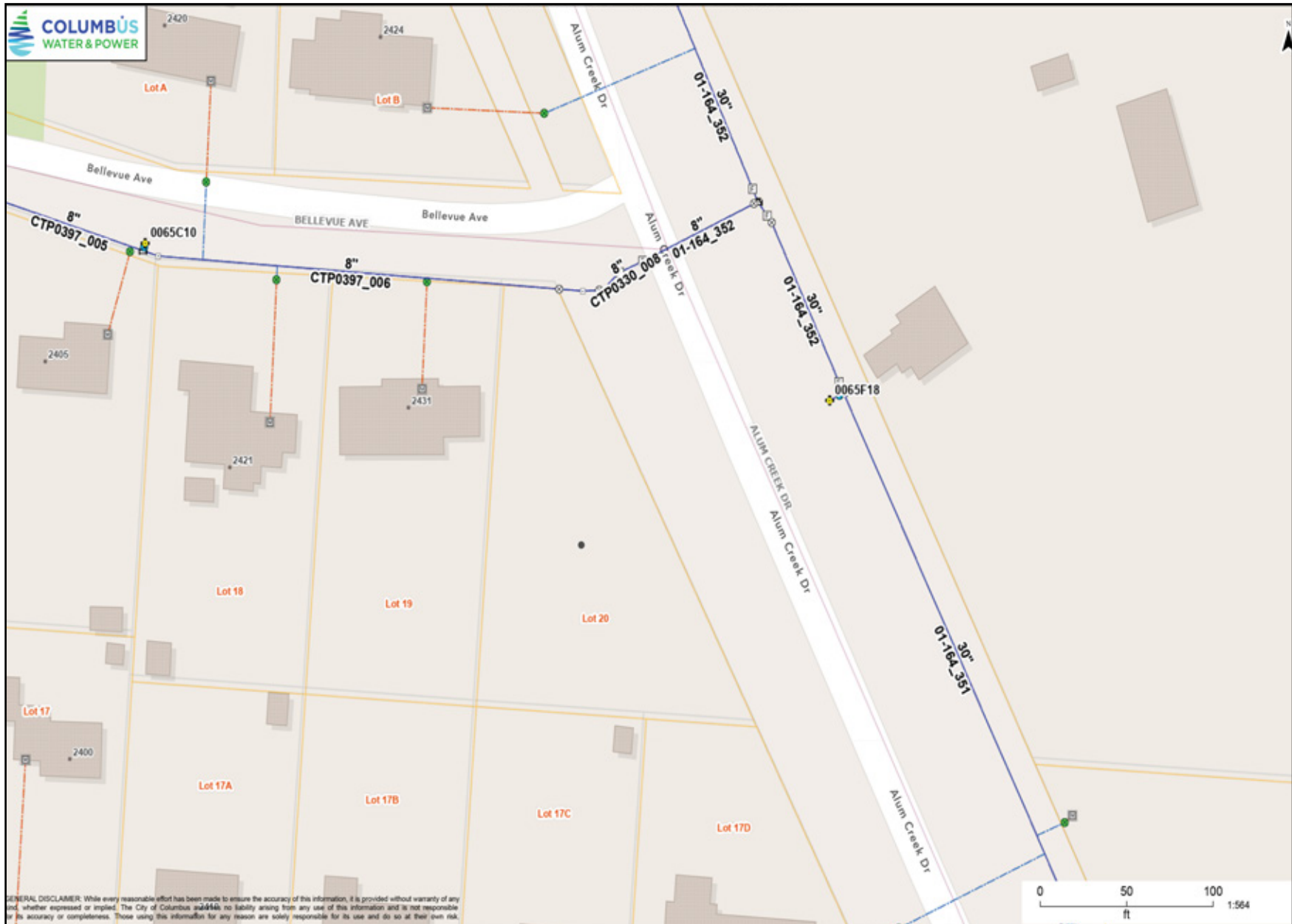
### Property Highlights:

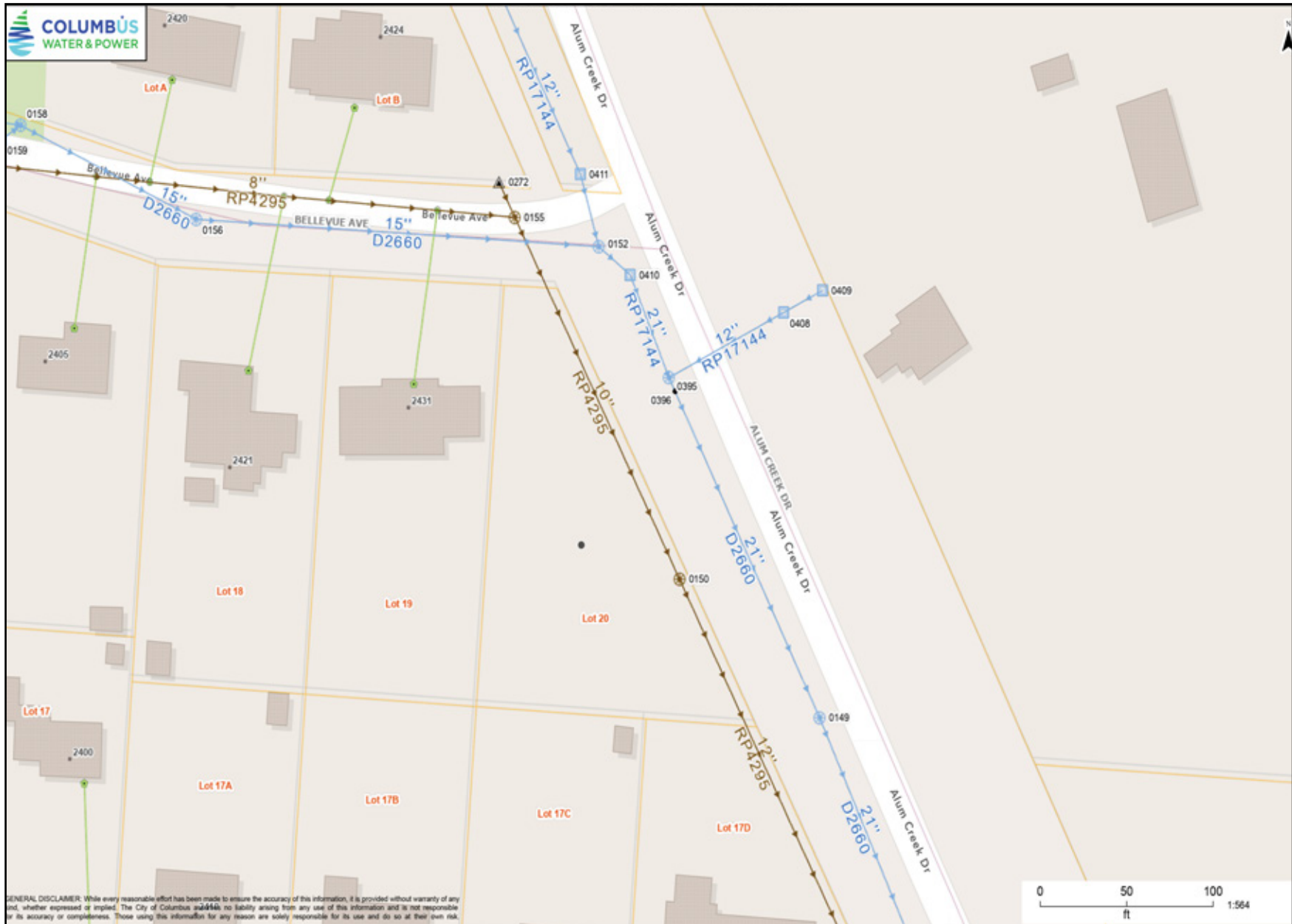
- Residential Development Opportunity
- South Columbus Location
- Near Alum Creek Drive
- Easy Access to SR-104, US-33, I-70 & I-270
- Surrounded by Existing Residential Development
- Close to Parks, Schools & Community Amenities
- Investment or Future Development Opportunity
- Parcels Available Individually 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
<b>Total Acreage:</b>	<b>0.958 +/- acre</b>
<b>0 Bellevue Ave:</b>	<b>0.511 +/- acre</b>
<b>0 Liston Ave:</b>	<b>0.447 +/- acre</b>
Asking Price:	\$35,000/each parcel
Zoning:	RRR - Restricted Rural Residential District



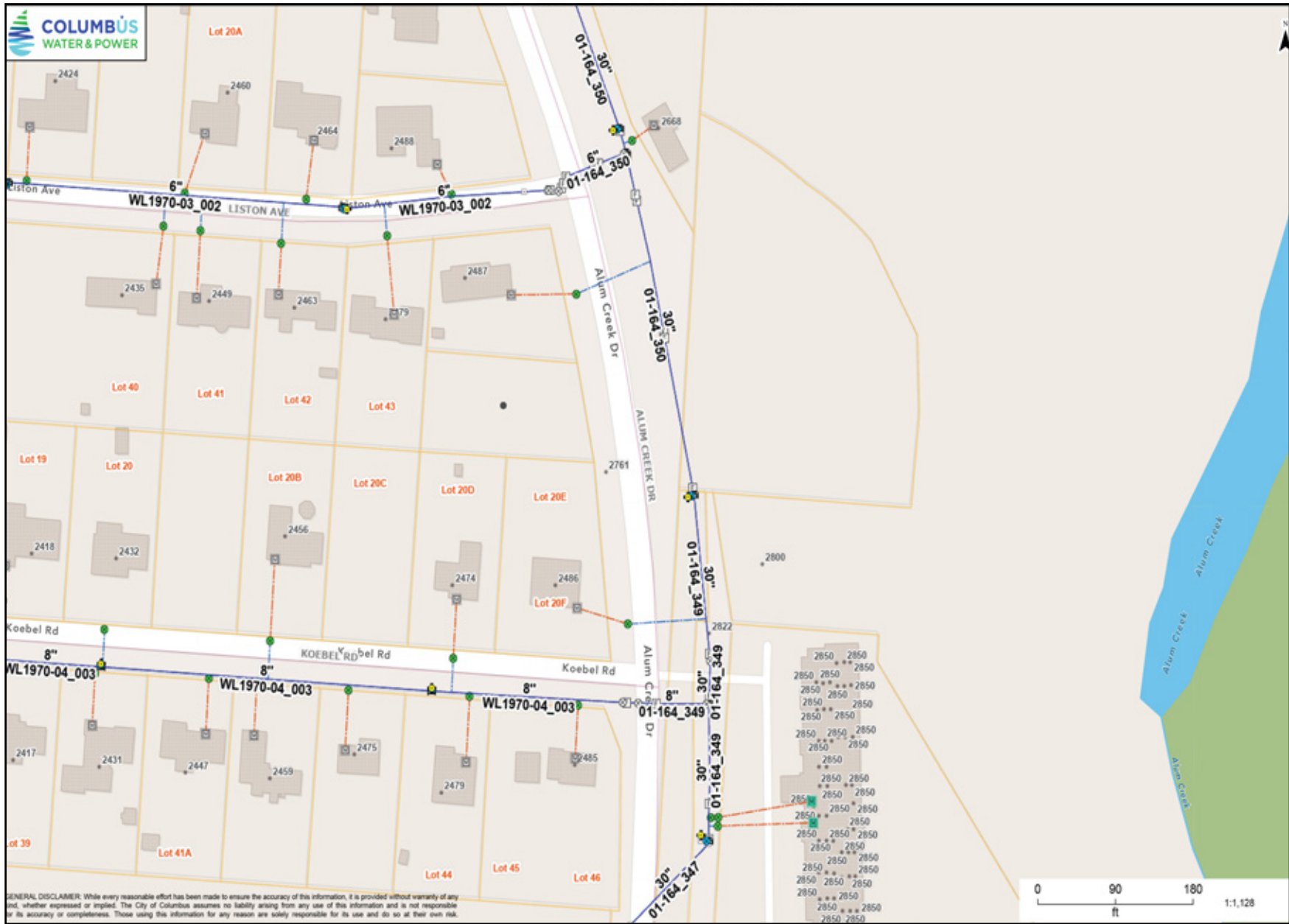


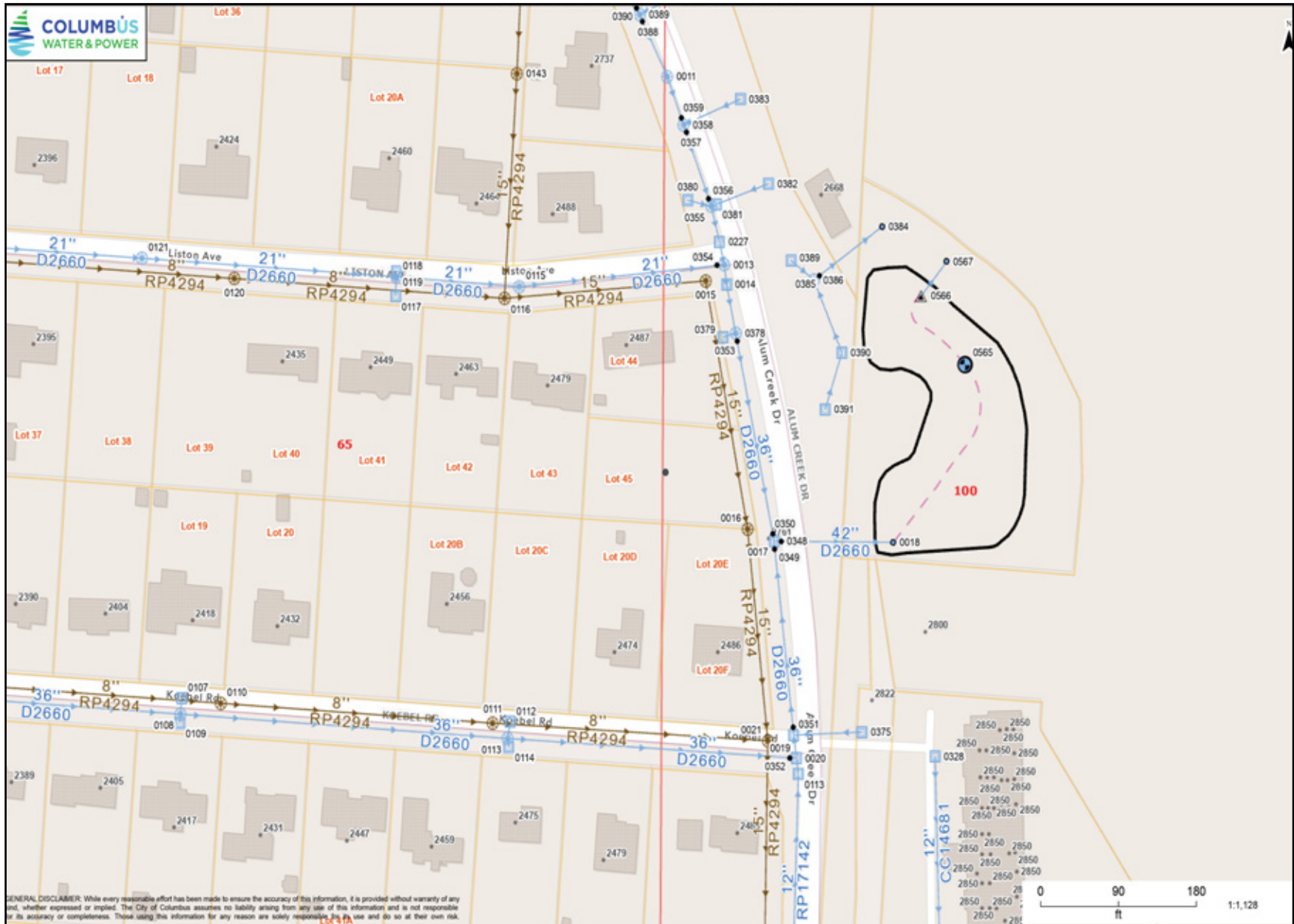


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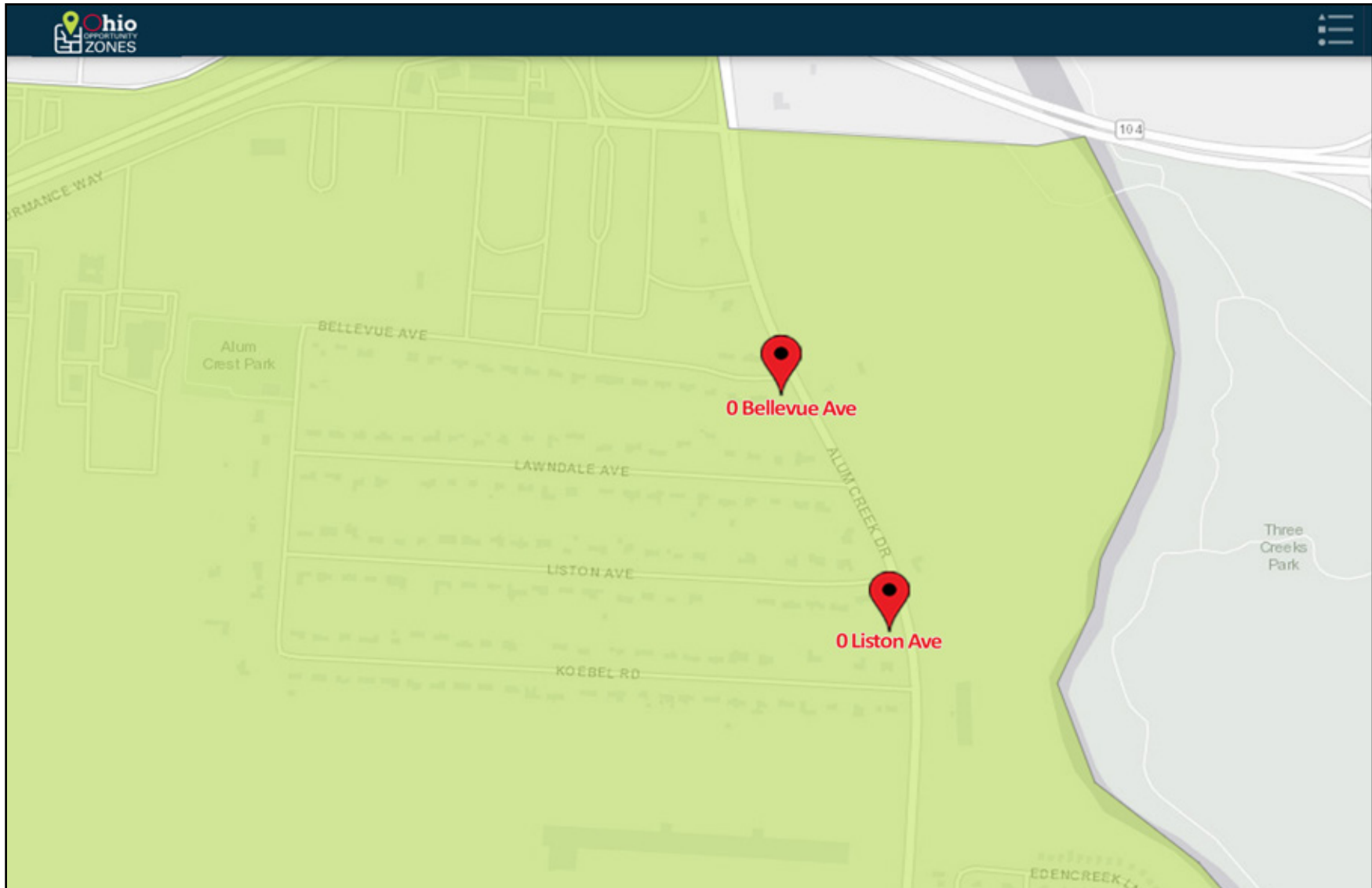




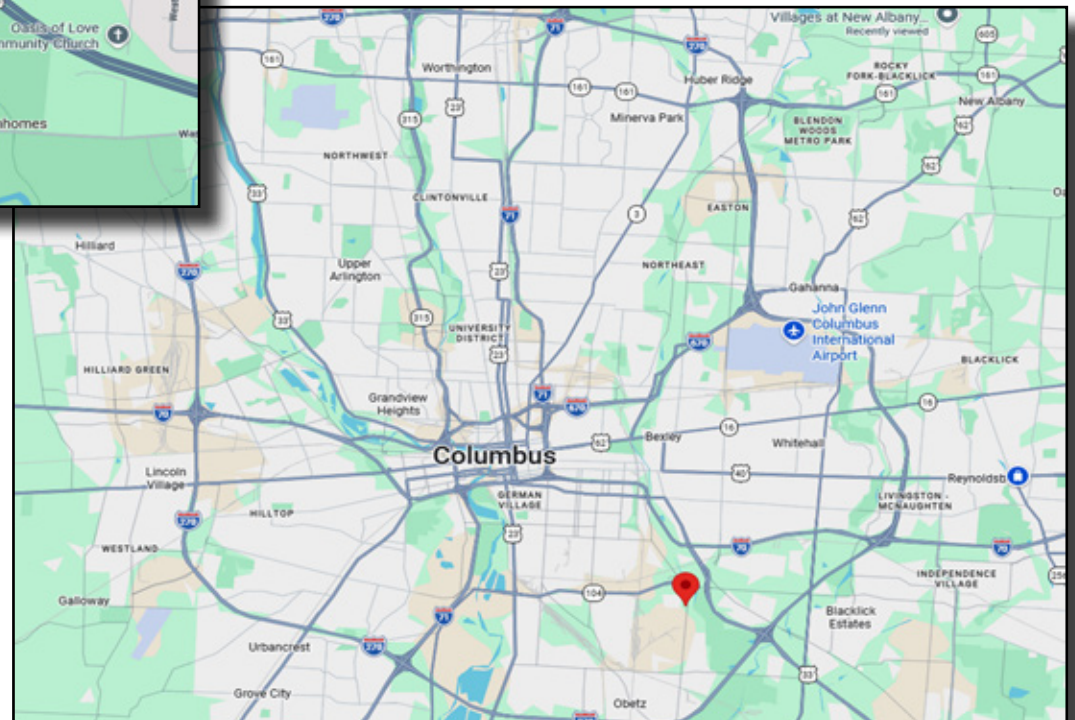
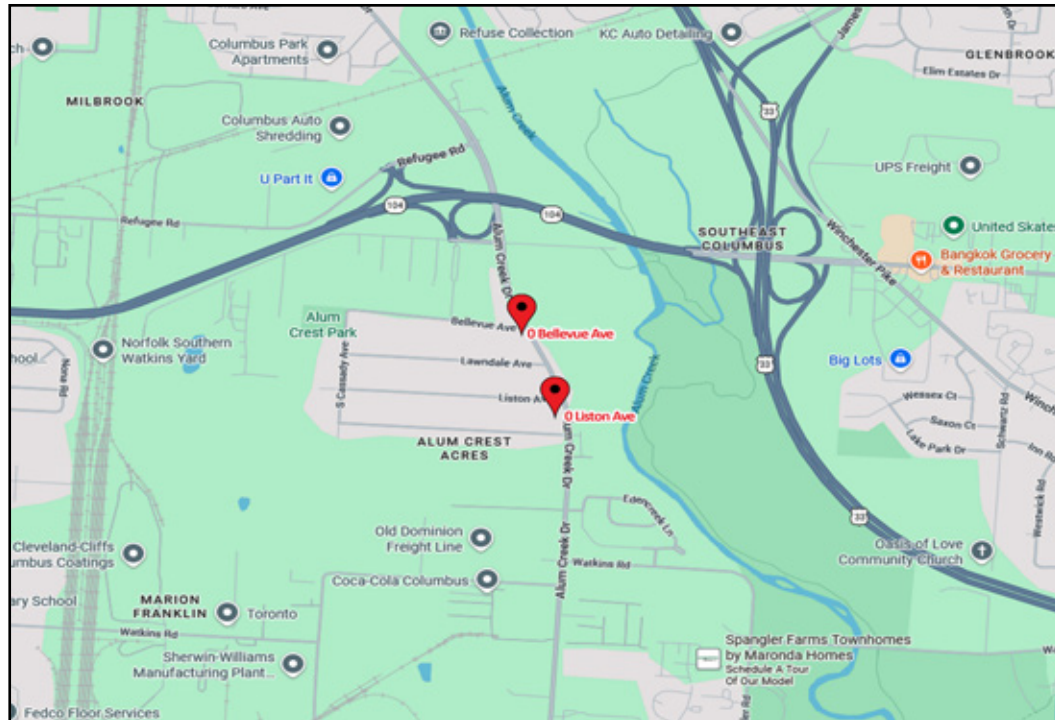
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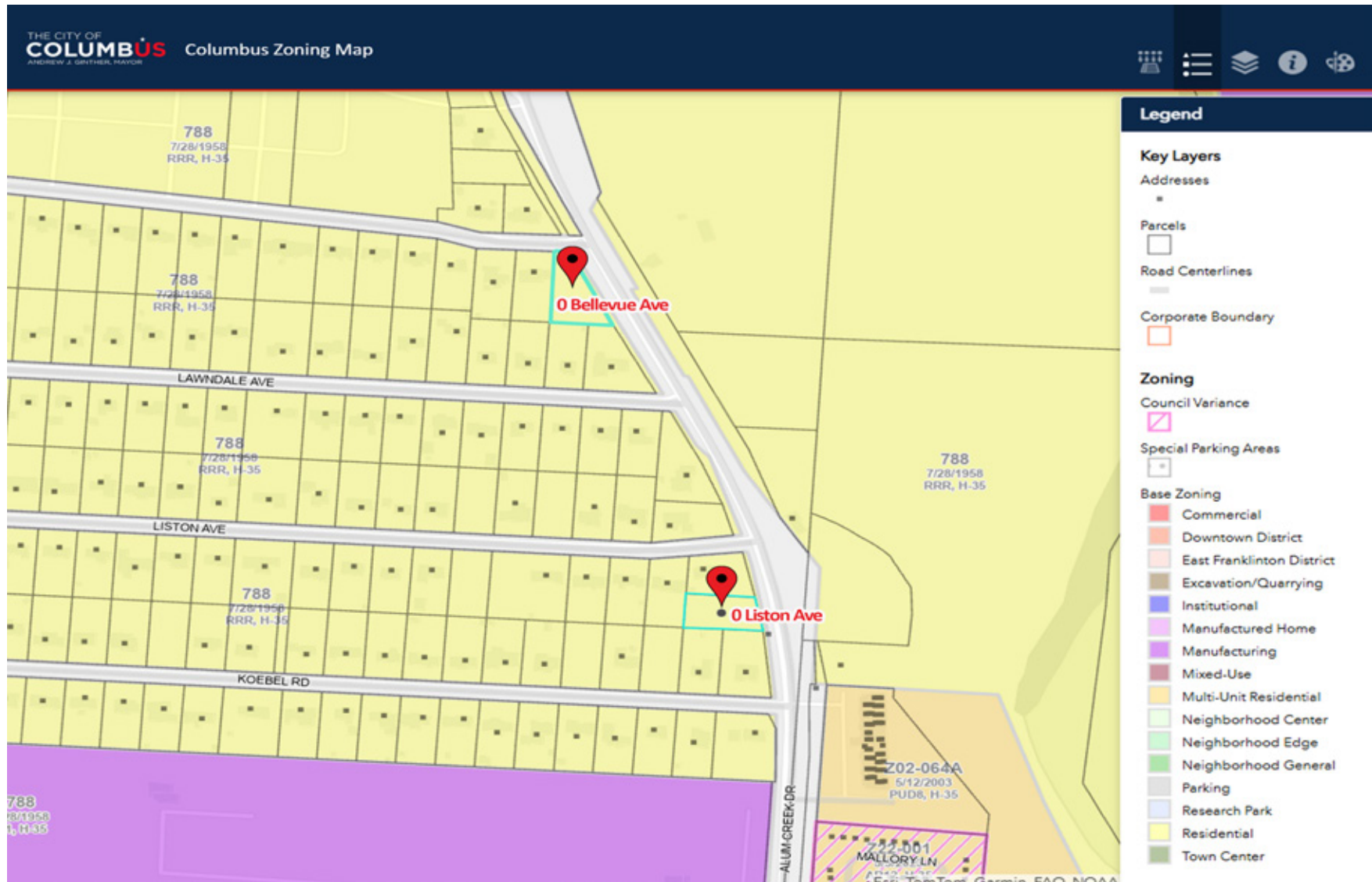


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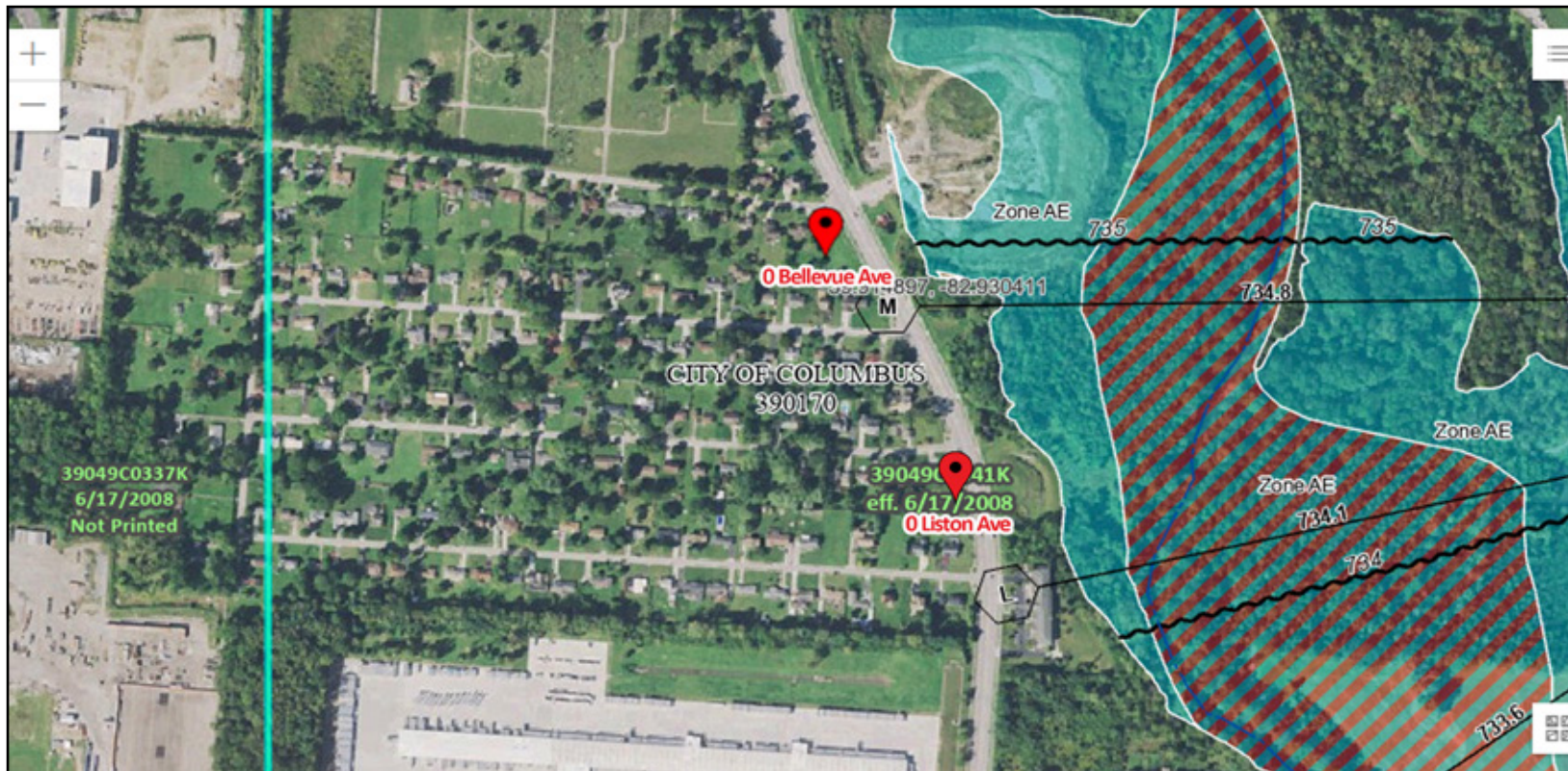


Click [here](#) to learn about Ohio Opportunity Zones





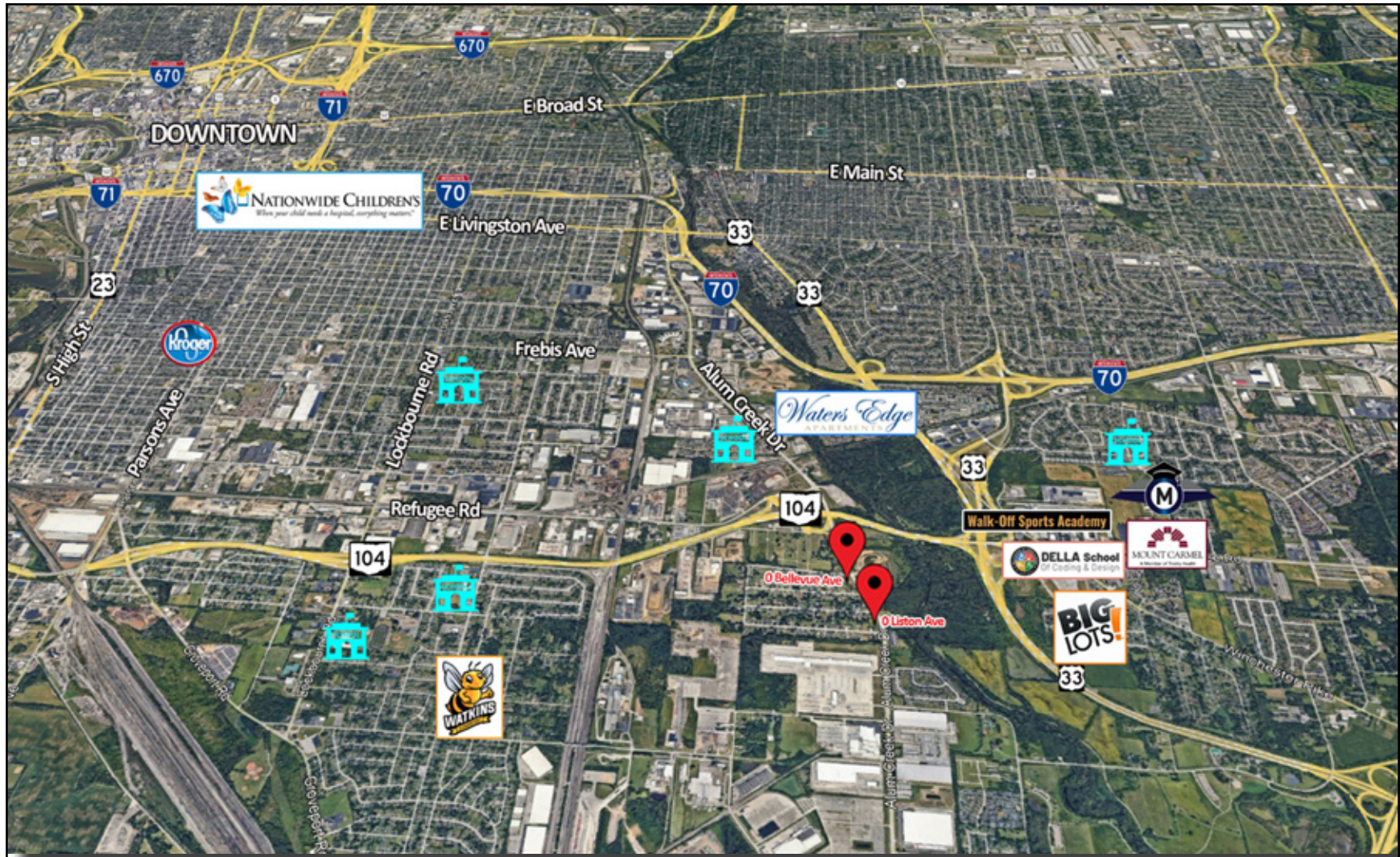
Click [here](#) to view zoning regulations



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

Powered by E

<b>PIN</b>	Approximate location based on user input and does not represent an authoritative property location	<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, ADD	With BFE or Depth	Regulatory Floodway Zone AE, AO, AH, VE, AR	<b>OTHER AREAS OF FLOOD HAZARD</b>	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	Cross Sections with 1% Annual Chance Water Surface Elevation
<b>MAP PANELS</b>	Selected Floodmap Boundary	Area of Minimal Flood Hazard Zone X	Digital Data Available	Future Conditions 1% Annual Chance Flood Hazard Zone X	Coastal Transect	Area with Reduced Flood Risk due to Levee. See Notes, Zone X	Base Flood Elevation Line (BFE)	Limit of Study
	No Digital Data Available	Effective LOMRs	Unmapped	Area with Flood Risk due to Levee Zone D	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature
<b>OTHER AREAS</b>	Area of Undetermined Flood Hazard Zone D	Otherwise Protected Area	Coastal Barrier Resource System Area	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall	Levee, Dike, or Floodwall	Levee, Dike, or Floodwall	Levee, Dike, or Floodwall



**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	
<b>Population</b>				
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%	
<b>2025 Population by Hispanic Origin</b>				
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	
<b>Households</b>				
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%	
<b>2025 Households by HH Income</b>				
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	



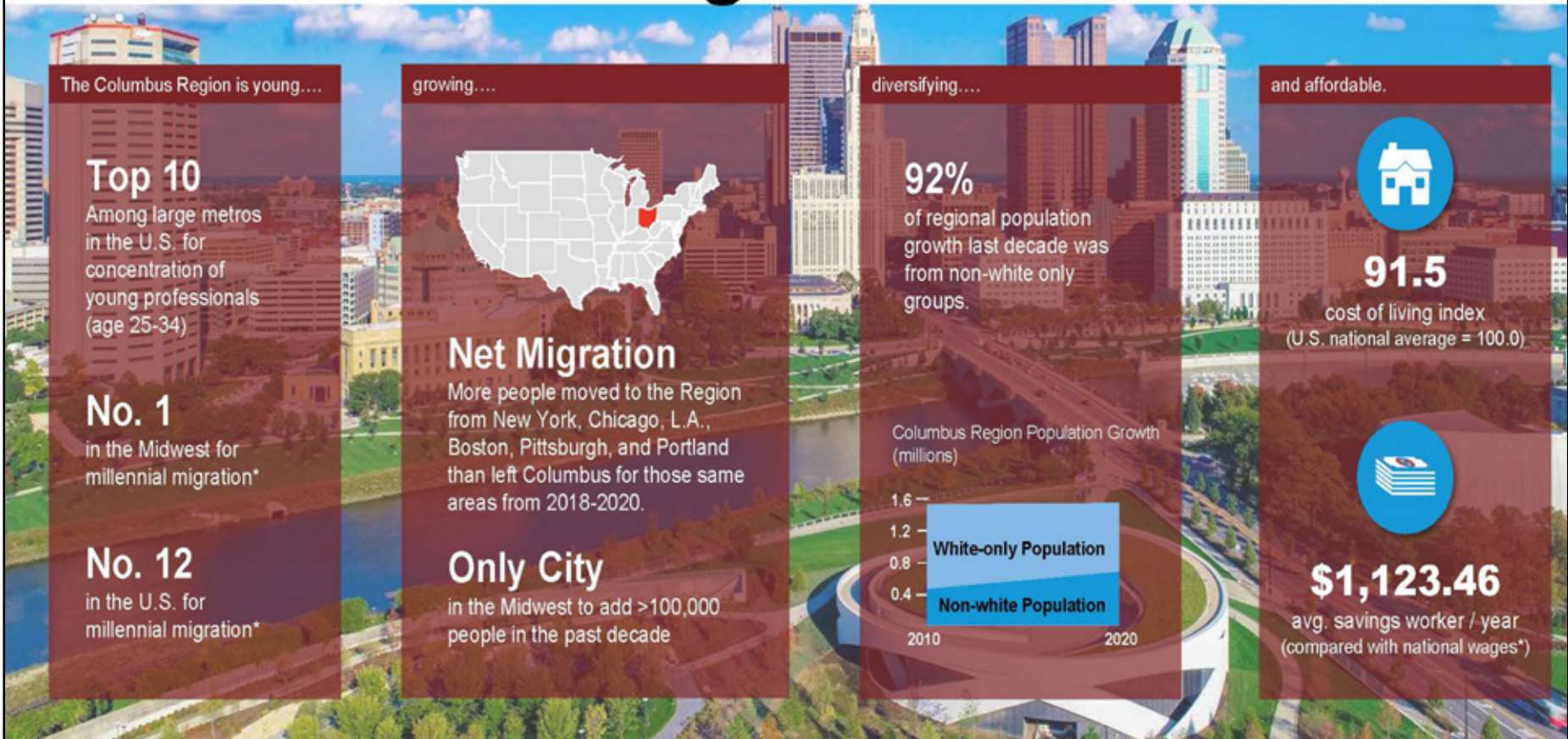
Traffic Count Report

0 Bellevue Ave, Columbus, OH 43207							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Alum Creek Dr	Lawndale Ave	0.02 NW	2025	11,540	MPSI	.11	
2 Alum Creek Dr	Lawndale Ave	0.02 NW	2024	11,533	MPSI	.11	
3 Alum Creek Dr	Refugee Rd S	0.08 N	2024	13,642	MPSI	.16	
4 Alum Creek Dr	Refugee Rd S	0.08 N	2025	13,670	MPSI	.16	
5 Alum Creek Dr	Refugee Rd S	0.03 N	2024	15,717	MPSI	.20	
6 Alum Creek Dr	Refugee Rd S	0.03 N	2025	15,750	MPSI	.20	
7 PERFORMANCE WAY	Alum Creek Dr	0.04 E	2025	4,401	MPSI	.25	
8 Refugee Rd S	Alum Creek Dr	0.04 E	2024	4,397	MPSI	.25	
9 Alum Creek Dr	Refugee Rd S	0.03 S	2024	17,543	MPSI	.27	
10 Alum Creek Dr	Refugee Rd S	0.03 S	2025	17,580	MPSI	.27	



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# 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.



Mia Walton  
Sales & Leasing Assoc.  
614-221-4286 ext. 115  
[mwalton@rweiler.com](mailto:mwalton@rweiler.com)

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



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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 of 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.