



**\$149,900**

**For Sale**

**0 October Ridge**

Columbus , Ohio 43223

## *Residential Land*

- Approximately 17,500 cars per day on Harrisburg Pike
- Visible from high traffic street Harrisburg Pike.
- 1.102 Acres of residential land



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.



Status: Active  
List Number: 215020993

List Price: \$149,900  
Original List Price: 149,900  
Showing Start Date: 06/15/2015  
VT:

Parcel #: 570-143610  
Addl Parcel Numbers:  
Previous Use:  
Tax District: 570

Traffic Count PerDay:  
Zoning: Residential

Acreage: 1.1  
Minimum Acreage:  
Minimum SF Avail:  
Tillable Acres:  
Lot Size (Front):

Lot Size (Side):  
Lot Characteristics:  
Max Contiguous SF Av:  
Road Frontage:  
Useable Acres:

Res Dwelling/Other Structure: No  
# of Dwellings:  
Year Built:  
Building Sq Ft:

Year Remodeled:  
# of Buildings:  
Built Prior to 1978: No  
Possession:

#### General Information

Address: 0 October Ridge Drive  
Between Street: Harrisburg Pike & October Ridge Court  
Subdiv/Cmplx/Comm:  
Dist To Intersxn:

Unit/Suite #:  
City: Columbus  
County: Franklin  
Multiple Parcels:

Zip Code: 43223  
Corp Limit: Columbus  
Township: None  
School District: SOUTH WESTERN CSD 2511 FRA CO.

#### Financials

Gross Income: 0  
Tax Abatement: No  
Taxes (Yrly): 596  
For Sale: Yes  
For Lease: No  
For Exchange: No

Tax Incentive:  
Abatement End Date:  
Tax Year: 2019  
Price Per Acre:  
Addl Acceptance Cond: None Known

Net Operating Income: 0  
Total Expenses: 0  
Assessment:  
Mortgage Balance:

#### Features

Services Available:  
Construction:  
Miscellaneous:  
MLS Primary PhotoSrc: Realtor Provided

#### Property Description

Vacant residential Land located off Harrisburg Pike along October Ridge Drive.

#### Sold Info

Sold Date:

DOM: 1711

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:

SlrCns:

SlrAst:

Sold Non-MLS: No

February 19, 2020

Prepared by: Randy J Best

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# Demographic Summary Report

0 October Ridge Dr, Columbus, OH 43223

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



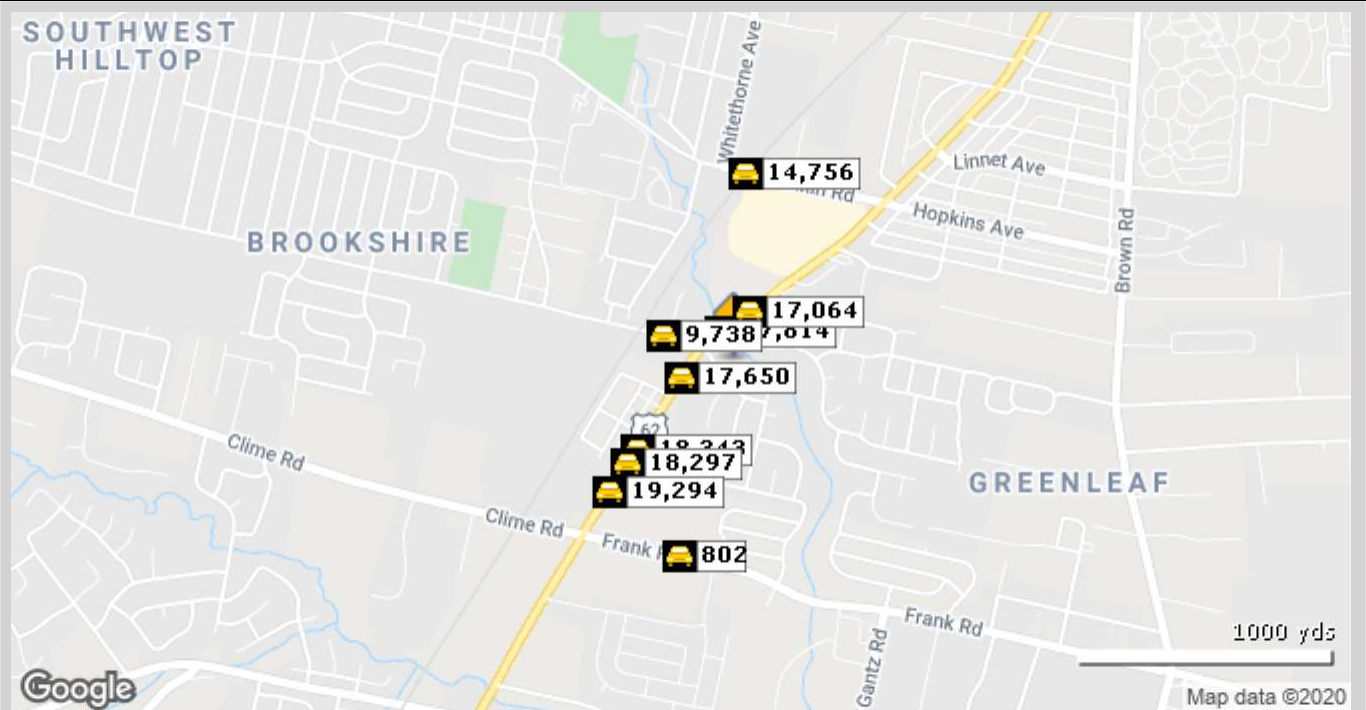
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	13,533	109,227	306,736
2019 Estimate	12,981	103,267	287,365
2010 Census	12,918	93,071	244,275
Growth 2019 - 2024	4.25%	5.77%	6.74%
Growth 2010 - 2019	0.49%	10.96%	17.64%
<b>2019 Population by Hispanic Origin</b>	657	6,928	20,050
<b>2019 Population</b>	12,981	103,267	287,365
White	10,674 82.23%	77,014 74.58%	217,027 75.52%
Black	1,451 11.18%	18,602 18.01%	49,596 17.26%
Am. Indian & Alaskan	65 0.50%	571 0.55%	1,365 0.48%
Asian	407 3.14%	2,810 2.72%	8,954 3.12%
Hawaiian & Pacific Island	3 0.02%	159 0.15%	262 0.09%
Other	381 2.94%	4,112 3.98%	10,162 3.54%
U.S. Armed Forces	13	22	71
<b>Households</b>			
2024 Projection	5,162	40,009	129,443
2019 Estimate	4,973	37,839	121,107
2010 Census	5,081	34,483	102,421
Growth 2019 - 2024	3.80%	5.73%	6.88%
Growth 2010 - 2019	-2.13%	9.73%	18.24%
Owner Occupied	3,396 68.29%	19,921 52.65%	55,712 46.00%
Renter Occupied	1,577 31.71%	17,918 47.35%	65,395 54.00%
<b>2019 Households by HH Income</b>	4,973	37,838	121,108
Income: <\$25,000	1,103 22.18%	12,092 31.96%	30,525 25.20%
Income: \$25,000 - \$50,000	1,694 34.06%	10,079 26.64%	29,081 24.01%
Income: \$50,000 - \$75,000	1,155 23.23%	7,760 20.51%	23,650 19.53%
Income: \$75,000 - \$100,000	558 11.22%	4,253 11.24%	14,150 11.68%
Income: \$100,000 - \$125,000	322 6.47%	2,169 5.73%	9,396 7.76%
Income: \$125,000 - \$150,000	49 0.99%	755 2.00%	4,332 3.58%
Income: \$150,000 - \$200,000	51 1.03%	544 1.44%	4,928 4.07%
Income: \$200,000+	41 0.82%	186 0.49%	5,046 4.17%
<b>2019 Avg Household Income</b>	\$52,812	\$49,773	\$68,245
<b>2019 Med Household Income</b>	\$44,709	\$41,337	\$50,916



# Traffic Count Report

0 October Ridge Dr, Columbus, OH 43223

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Harrisburg Pike	Big Tree Dr	0.04 NE	2018	17,814	MPSI	.07
2	Harrisburg Pike	Midland Ave	0.05 SW	2018	17,650	MPSI	.12
3	Harrisburg Pike	Big Tree Dr	0.04 SW	2018	17,064	MPSI	.12
4	Briggs Rd	Briggs Center Dr	0.01 E	2018	9,738	MPSI	.17
5	Harrisburg Pike	Chambers Ave	0.03 NE	2015	18,343	AADT	.29
6	Harrisburg Pike	Franklin Ave	0.01 SW	2015	18,297	AADT	.33
7	Harrisburg Pike	Franklin Ave	0.07 NE	2018	19,294	MPSI	.40
8	Eakin Rd	Midland Ave	0.13 NW	2018	9,944	MPSI	.43
9	Eakin Rd	Whitethorne Ave	0.05 W	2015	14,756	MPSI	.43
10	Frank Rd	Big Run Bluffs Blvd	0.08 E	2018	802	MPSI	.45



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2/19/2020



# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers



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