

For Sale  
\$510,000



Excellent Development  
Land Opportunity

**3301 & 3315 Morse Rd**  
**Columbus OH 43231**

- 4 Parcels included in the sale totaling +/- 1.13 Acres
- Corner lot located in high-traffic Commercial District
- Traffic count approx. 42,800 cars per day
- Just West of Nationally known Easton Town Center
- More ground potentially available
- Signalized crosswalk at site for pedestrians
- Currently zoned AR-12, but could be rezoned commercial

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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.

**Customer Full****Land/Farm-Development**

**Status:** Active  
**List Number:** 219028665

**List Price:** \$510,000  
**Original List Price:** 510,000  
**Showing Start Date:** 08/01/2019  
**VT:**

**Parcel #:** 010-104569

**Addl Parcel Numbers:** 010-105145 010-104573 010-104566

**Traffic Count PerDay:**

**Zoning:** Development

**Previous Use:**

**Tax District:** 010

**Acreage:** 1.13  
**Minimum Acreage:** 1.1  
**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:** Yes  
**# of Dwellings:**  
**Year Built:** 1940  
**Building Sq Ft:** 1,135

**Year Remodeled:**  
**# of Buildings:**  
**Built Prior to 1978:** Yes  
**Possession:**

**General Information**

**Address:** 3301 Morse Road  
**Between Street:** Corner of Morse RD & Dunbridge Street  
**Subdiv/Cmplx/Comm:**  
**Dist To Intersxn:**

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

**Zip Code:** 43231  
**Corp Limit:** Columbus  
**Township:** None  
**School District:** COLUMBUS CSD 2503 FRA CO.

**Financials**

**Gross Income:** 0  
**Tax Abatement:** No  
**Taxes (Yrly):** 1,608  
**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**

3301 & 3315 Morse Road. Includes 4 parcels totaling 1.13 acres. Excellent development corner on high traffic Morse Rd. Approximately 42,800 cars per day! Just West of Nationally know Easton Town Center. More ground potentially available. Signalized crosswalk at site. Currently zoned AR-12 but could be rezoned commercial.

**Sold Info**

**Sold Date:**

**DOM:** 22

**SP:**

**Sold Non-MLS:** No

**Selling Brokerage Lic #:**

**SlrCns:**

**SlrAst:**

**Sold Non-MLS:** No

**August 22, 2019**

**Prepared by:** Randy J Best

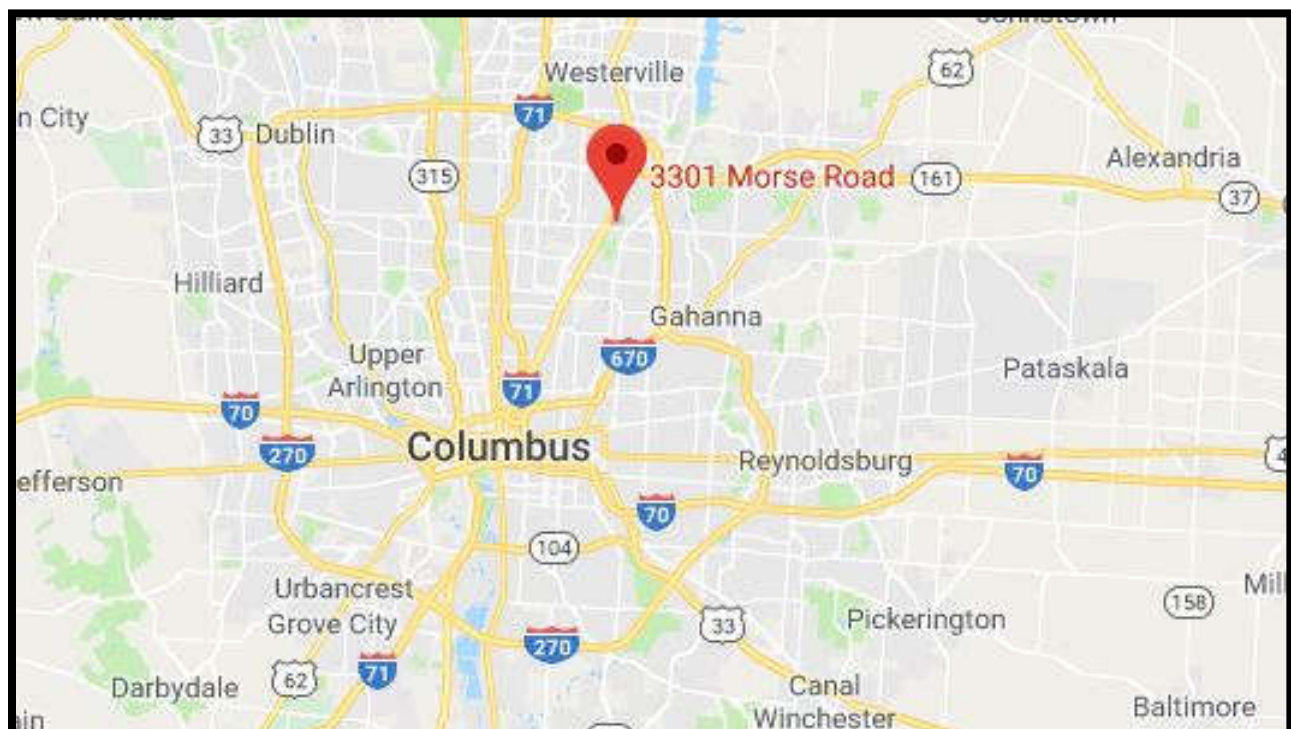
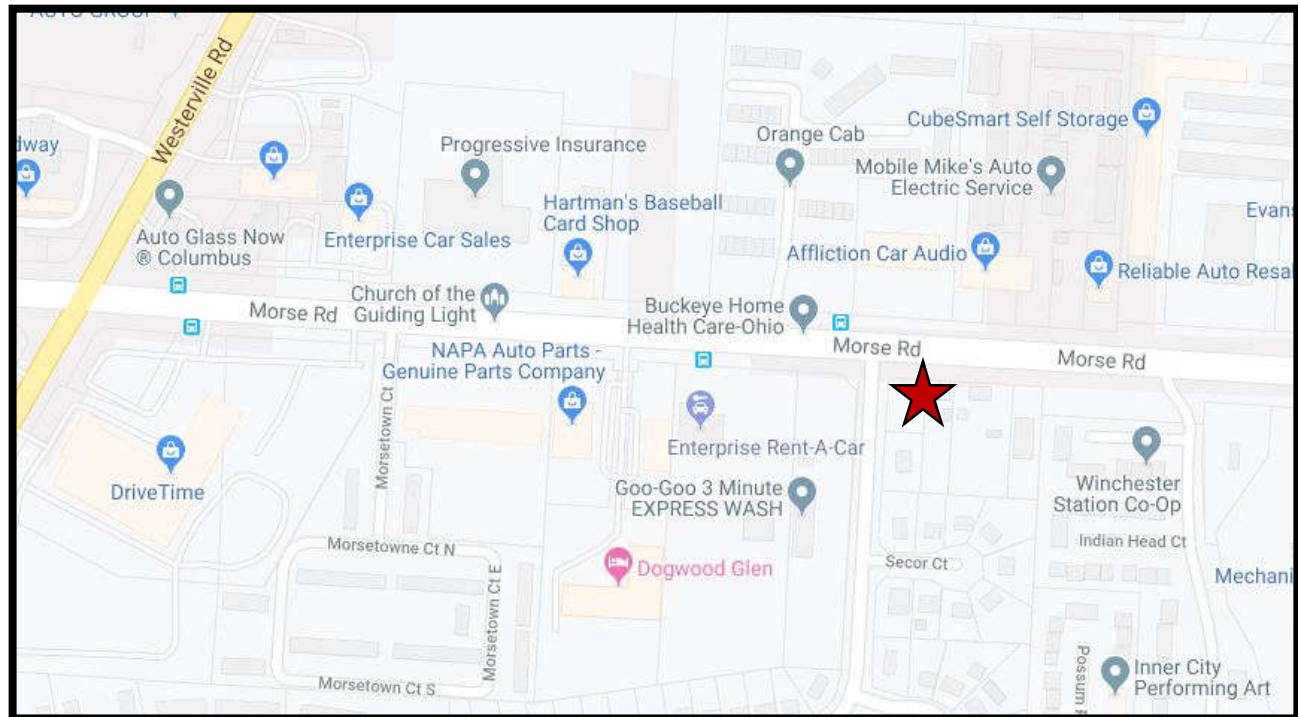
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# For Sale: Development Land

## 3301 & 3315 Morse Rd

### Columbus OH 43231



## Traffic Count Report

3301-3315 Morse Rd, Columbus, OH 43231

Building Type: **Land**

Class: -

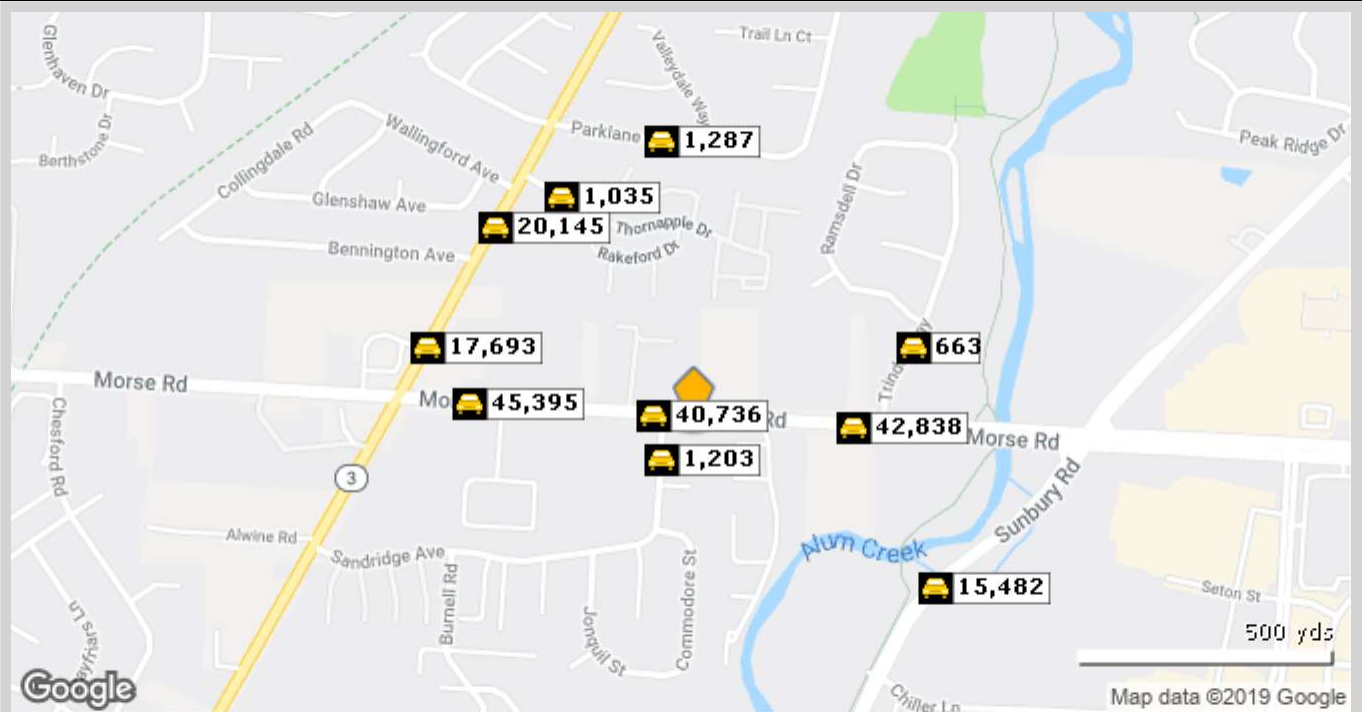
RBA: -

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	Dunbridge St	Secor Ct	0.03 S	2018	1,203	MPSI	.04
2	Morse Rd	Dunbridge St	0.01 E	2018	40,736	MPSI	.05
3	Morse Rd	Trindel Way	0.03 E	2018	42,838	MPSI	.18
4	Morse Rd	Morsetown Ct	0.05 E	2018	45,395	MPSI	.25
5	Trindel Way	Brinkton Dr	0.03 NE	2018	663	MPSI	.27
6	Thornapple Dr	Westerville Rd	0.05 NW	2018	1,035	MPSI	.31
7	Westerville Rd	Morse Rd	0.07 SW	2018	17,693	MPSI	.32
8	Sunbury Rd	Chiller Ln	0.12 SW	2018	15,482	MPSI	.32
9	Westerville Rd	Bennington Ave	0.04 SW	2018	20,145	MPSI	.33
10	Parklane Ave	Valleydale Way	0.05 E	2018	1,287	MPSI	.34



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7/18/2019

# Demographic Summary Report

3301-3315 Morse Rd, Columbus, OH 43231

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	16,666		132,667		322,353	
2019 Estimate	15,480		125,472		303,571	
2010 Census	12,383		114,227		268,462	
Growth 2019 - 2024	7.66%		5.73%		6.19%	
Growth 2010 - 2019	25.01%		9.84%		13.08%	
2019 Population by Hispanic Origin	1,636		10,323		17,920	
2019 Population	15,480		125,472		303,571	
White	7,011	45.29%	61,446	48.97%	182,696	60.18%
Black	7,125	46.03%	54,166	43.17%	98,751	32.53%
Am. Indian & Alaskan	55	0.36%	485	0.39%	949	0.31%
Asian	698	4.51%	4,576	3.65%	10,743	3.54%
Hawaiian & Pacific Island	3	0.02%	102	0.08%	172	0.06%
Other	588	3.80%	4,697	3.74%	10,260	3.38%
U.S. Armed Forces	4		50		101	
Households						
2024 Projection	6,193		53,002		133,406	
2019 Estimate	5,751		50,197		125,817	
2010 Census	4,600		46,184		112,550	
Growth 2019 - 2024	7.69%		5.59%		6.03%	
Growth 2010 - 2019	25.02%		8.69%		11.79%	
Owner Occupied	3,151	54.79%	23,965	47.74%	69,809	55.48%
Renter Occupied	2,600	45.21%	26,232	52.26%	56,009	44.52%
2019 Households by HH Income	5,751		50,195		125,819	
Income: <\$25,000	1,152	20.03%	12,618	25.14%	26,684	21.21%
Income: \$25,000 - \$50,000	1,761	30.62%	13,880	27.65%	30,804	24.48%
Income: \$50,000 - \$75,000	1,194	20.76%	9,770	19.46%	24,338	19.34%
Income: \$75,000 - \$100,000	786	13.67%	6,439	12.83%	16,655	13.24%
Income: \$100,000 - \$125,000	381	6.62%	4,138	8.24%	11,861	9.43%
Income: \$125,000 - \$150,000	242	4.21%	1,562	3.11%	5,519	4.39%
Income: \$150,000 - \$200,000	103	1.79%	1,053	2.10%	6,008	4.78%
Income: \$200,000+	132	2.30%	735	1.46%	3,950	3.14%
2019 Avg Household Income	\$62,449		\$58,543		\$70,274	
2019 Med Household Income	\$49,380		\$47,027		\$54,976	



# 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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