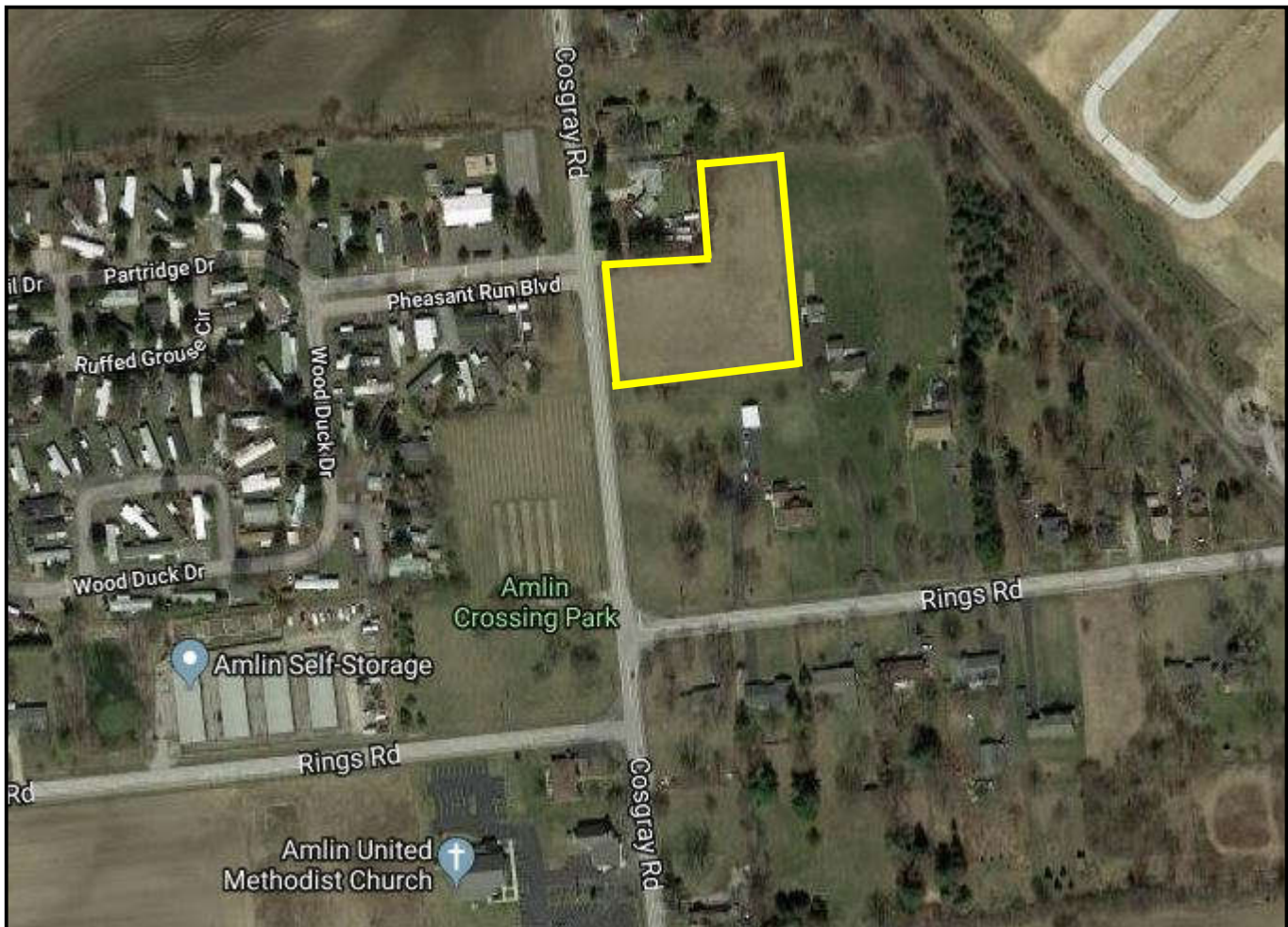


Development Land For Sale: \$175,000

0 Cosgray Rd

Dublin OH 43016



Development Land For Sale

- Cleared level lot with total 2.20 +/- acre, ready for use
- Hilliard Schools and Dublin Address
- Just 20 minutes from Downtown Columbus
- Franklin County Parcel # 272-000615, easy commute to either Dublin or Hilliard
- Located in Washington Township, yearly taxes are \$1,291
- Zoned Suburban Residential within Village Center Overlay District
- Possible uses include residential, day-care, private school, church and bed and breakfast
- Average household income within 1 mile is \$115,714

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 12
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



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
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Status: Active
List Number: 220000808

List Price: \$175,000
Original List Price: 175,000
Showing Start Date: 01/09/2020
VT:

Parcel #: 272-000615
Addl Parcel Numbers:
Previous Use:
Tax District: 272
Acreage: 2.2
Minimum Acreage: 2.2
Minimum SF Avail:
Tillable Acres:
Lot Size (Front):

Traffic Count PerDay:
Zoning: Dublin
Lot Size (Side):
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage:
Useable Acres:

Res Dwelling/Other Structure: No
of Dwellings: 0
Year Built:
Building Sq Ft:

Year Remodeled:
of Buildings: 0
Built Prior to 1978: No
Possession: closing

General Information

Address: 0 Cosgray Road
Between Street: Rings Rd & Pheasant Run Blvd
Subdiv/Cmplx/Comm:
Dist To Intersxn: 0.2

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

Zip Code: 43016
Corp Limit: None
Township: Washington
School District: HILLIARD CSD 2510 FRA CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 1,294.04
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

Level lot with 2.20 +/- acre ready for development. Dublin address with Hilliard schools. Zoned Suburban Residential in Village Center Overlay District. Possible uses include residential, day-care, private school, church and bed and breakfast.

Sold Info

Sold Date:

DOM: 16

SP:

Sold Non-MLS: No

SlrAst:

Selling Brokerage Lic #:

SlrCns:

Sold Non-MLS: No

January 24, 2020

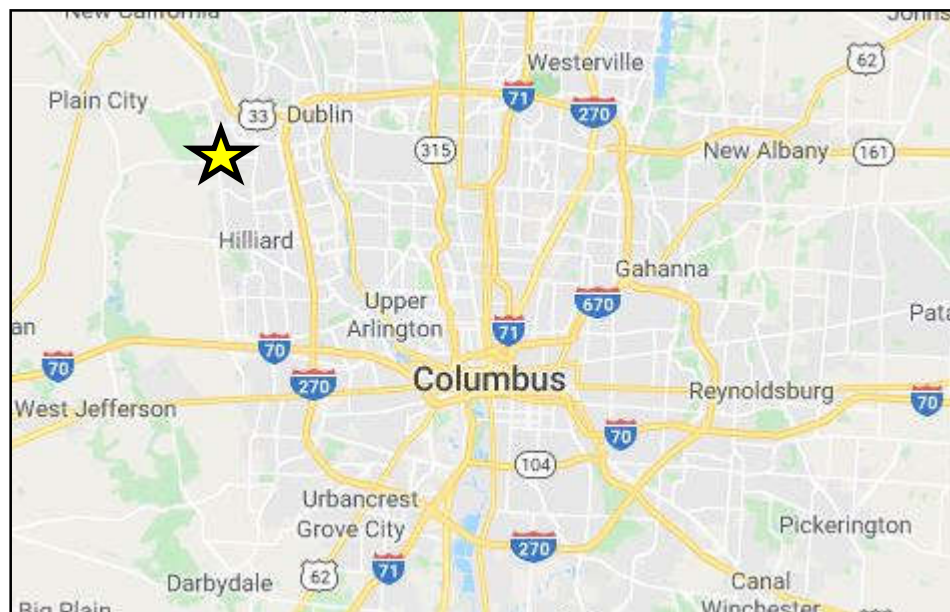
Prepared by: Randy J Best

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Development Land For Sale: \$175,000

0 Cosgray Rd

Dublin OH 43016



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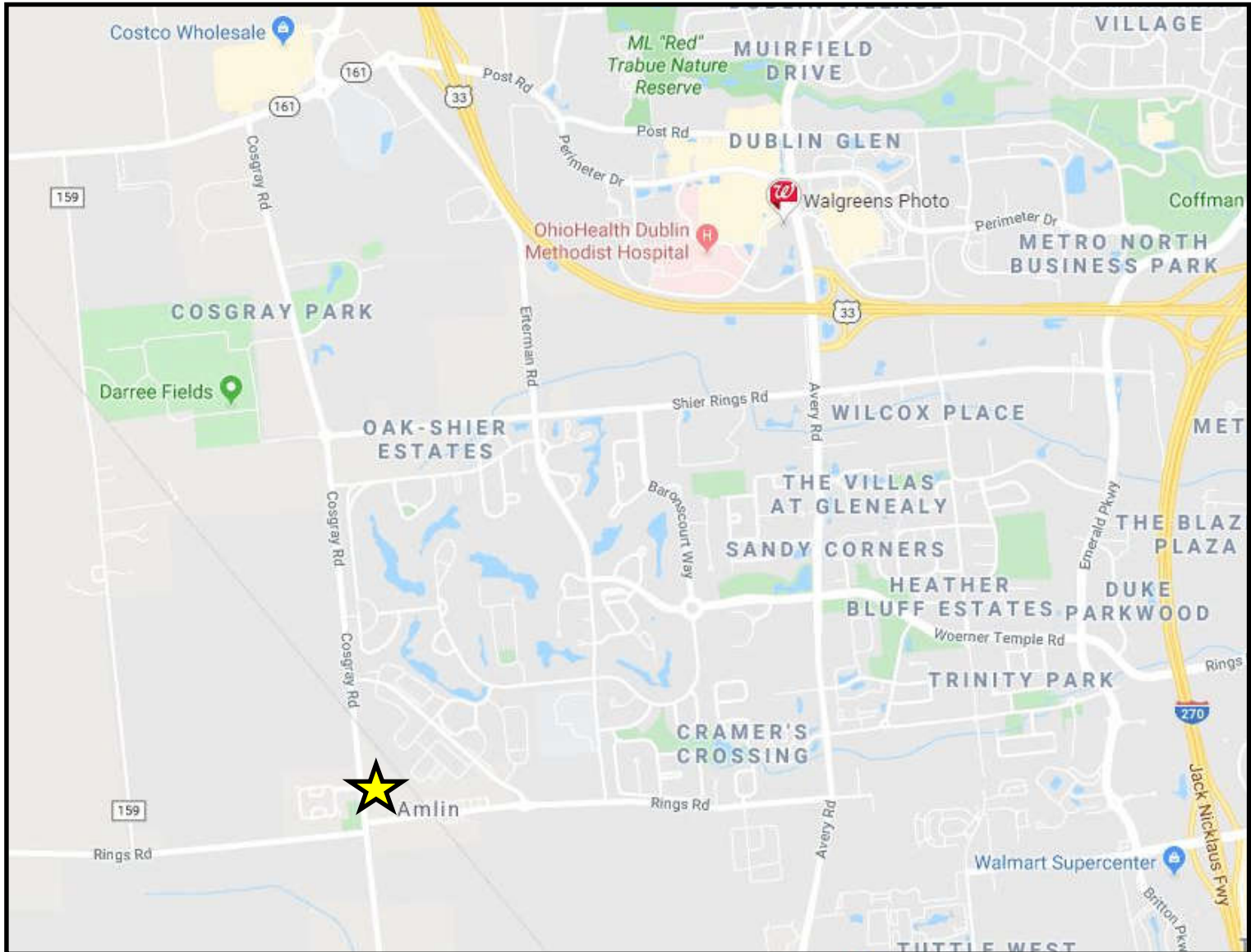


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Development Land For Sale: \$175,000

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For Sale:

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Dublin, OH 43016



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Demographic Summary Report

0 Cosgray Rd Dublin OH 43016

0 Corporate Center Rd, Dublin, OH 43016

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	9,985		71,381		166,250	
2019 Estimate	9,014		65,940		155,960	
2010 Census	5,604		50,531		134,607	
Growth 2019 - 2024	10.77%		8.25%		6.60%	
Growth 2010 - 2019	60.85%		30.49%		15.86%	
2019 Population by Hispanic Origin	174		2,380		6,649	
2019 Population	9,014		65,940		155,960	
White	5,451	60.47%	50,176	76.09%	123,515	79.20%
Black	255	2.83%	2,326	3.53%	5,595	3.59%
Am. Indian & Alaskan	8	0.09%	91	0.14%	238	0.15%
Asian	3,050	33.84%	11,730	17.79%	22,785	14.61%
Hawaiian & Pacific Island	1	0.01%	17	0.03%	41	0.03%
Other	250	2.77%	1,601	2.43%	3,787	2.43%
U.S. Armed Forces	22		64		97	
Households						
2024 Projection	4,179		29,831		67,515	
2019 Estimate	3,770		27,495		63,290	
2010 Census	2,334		20,719		54,364	
Growth 2019 - 2024	10.85%		8.50%		6.68%	
Growth 2010 - 2019	61.53%		32.70%		16.42%	
Owner Occupied	2,087	55.36%	16,470	59.90%	39,552	62.49%
Renter Occupied	1,683	44.64%	11,026	40.10%	23,738	37.51%
2019 Households by HH Income	3,772		27,496		63,289	
Income: <\$25,000	151	4.00%	1,584	5.76%	4,764	7.53%
Income: \$25,000 - \$50,000	357	9.46%	3,836	13.95%	9,945	15.71%
Income: \$50,000 - \$75,000	579	15.35%	4,892	17.79%	11,269	17.81%
Income: \$75,000 - \$100,000	1,005	26.64%	5,371	19.53%	10,449	16.51%
Income: \$100,000 - \$125,000	431	11.43%	3,382	12.30%	7,762	12.26%
Income: \$125,000 - \$150,000	493	13.07%	2,570	9.35%	5,184	8.19%
Income: \$150,000 - \$200,000	418	11.08%	3,171	11.53%	6,549	10.35%
Income: \$200,000+	338	8.96%	2,690	9.78%	7,367	11.64%
2019 Avg Household Income	\$115,714		\$111,555		\$111,795	
2019 Med Household Income	\$94,875		\$90,993		\$88,557	



Traffic Count Report

0 Cosgray Rd Dublin OH 43016

0 Corporate Center Rd, Dublin, OH 43016

Building Type: **Land**

Class: -

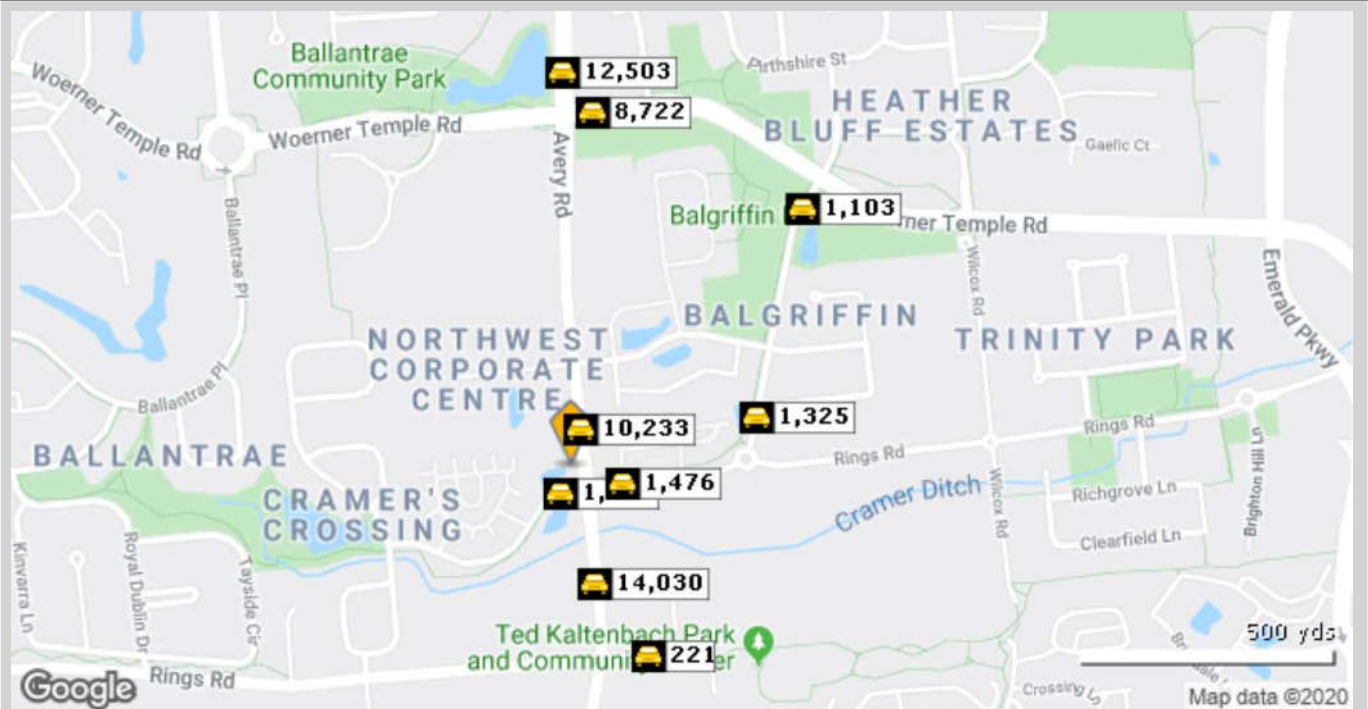
RBA: -

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	Cramer's Crossing Dr	Rings Rd	0.03 E	2018	1,569	MPSI	.03
2	Avery Rd	Cramer's Crossing Dr	0.07 S	2015	9,658	MPSI	.05
3	Avery Rd	Corporate Center Dr	0.07 N	2018	10,233	MPSI	.05
4	Rings Rd	Cramer's Crossing Dr	0.04 W	2018	1,476	MPSI	.06
5	Avery Rd	Rings Rd	0.09 S	2018	14,030	MPSI	.13
6	Norn St	Hathaway Ave	0.02 N	2018	1,325	MPSI	.22
7	Cara Rd	Cara Ct	0.03 E	2018	221	MPSI	.23
8	Norn St	Woerner Temple Rd	0.04 NE	2018	1,103	MPSI	.40
9	Woerner Temple Rd	Avery Rd	0.03 W	2018	8,722	MPSI	.41
10	Avery Rd	Woerner Temple Rd	0.05 S	2018	12,503	MPSI	.45



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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