

For Sale:
\$2,914,500

25460 US Rt 23
Circleville, OH 43113



Excellent Development Location

- Located in rapidly expanding Circleville, Ohio with Rt. 23 visibility
- Nestled between multiple retailers to the north and a newly built Sofidel plant to the south
- Pilot Travel Center Truck stop located contiguous to the southeastern portion of the property
- Multiple potential uses can be utilized for the property
- All parcels must be sold together, total Real Estate Taxes: \$3,205/year
- +/- 48.575 Acres



[Click here for Video](#)



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
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Customer Full**Land/Farm-Development**

Status: Active
List Number: 221017029

List Price: \$2,914,500
Original List Price: 1,981,140
VT:



Parcel #: J24-0-001-00-094-00
Addl Parcel Numbers: J24-0-001-00-094-03 J24-0-001-00-091-00 J24-0-001-00-094-00

Traffic Count
PerDay:
Zoning: Commercial

Previous Use:
Tax District: J24

Acreage: 48.58
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: 25460 US Highway 23 S
Between Street: Dupont Road & Neville Street
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Circleville
County: Pickaway
Multiple Parcels: Yes

Zip Code: 43113
Corp Limit: None
Township: Pickaway
School District: LOGAN ELM LSD 6502 PIC CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 3,362.7
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year: 2020
Price Per Acre: 60,000
Addl Acceptance Cond: None Known

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

Features

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

Property Description

Excellent Development Land Location in rapidly expanding Circleville, Ohio. Multiple potential uses can be utilized for this property. All parcels must be sold together. +/-48.575 acres and property is located contiguous to a Pilot Travel Center on the southeastern portion of the property.

Sold Info

Sold Date: **DOM:** 573

SP:
Sold Non-MLS: No
SlrAst:

Selling Brokerage Lic #:

SlrCns:
Concession Comments:

Sold Non-MLS: No
December 13, 2022

Prepared by: Randy J Best

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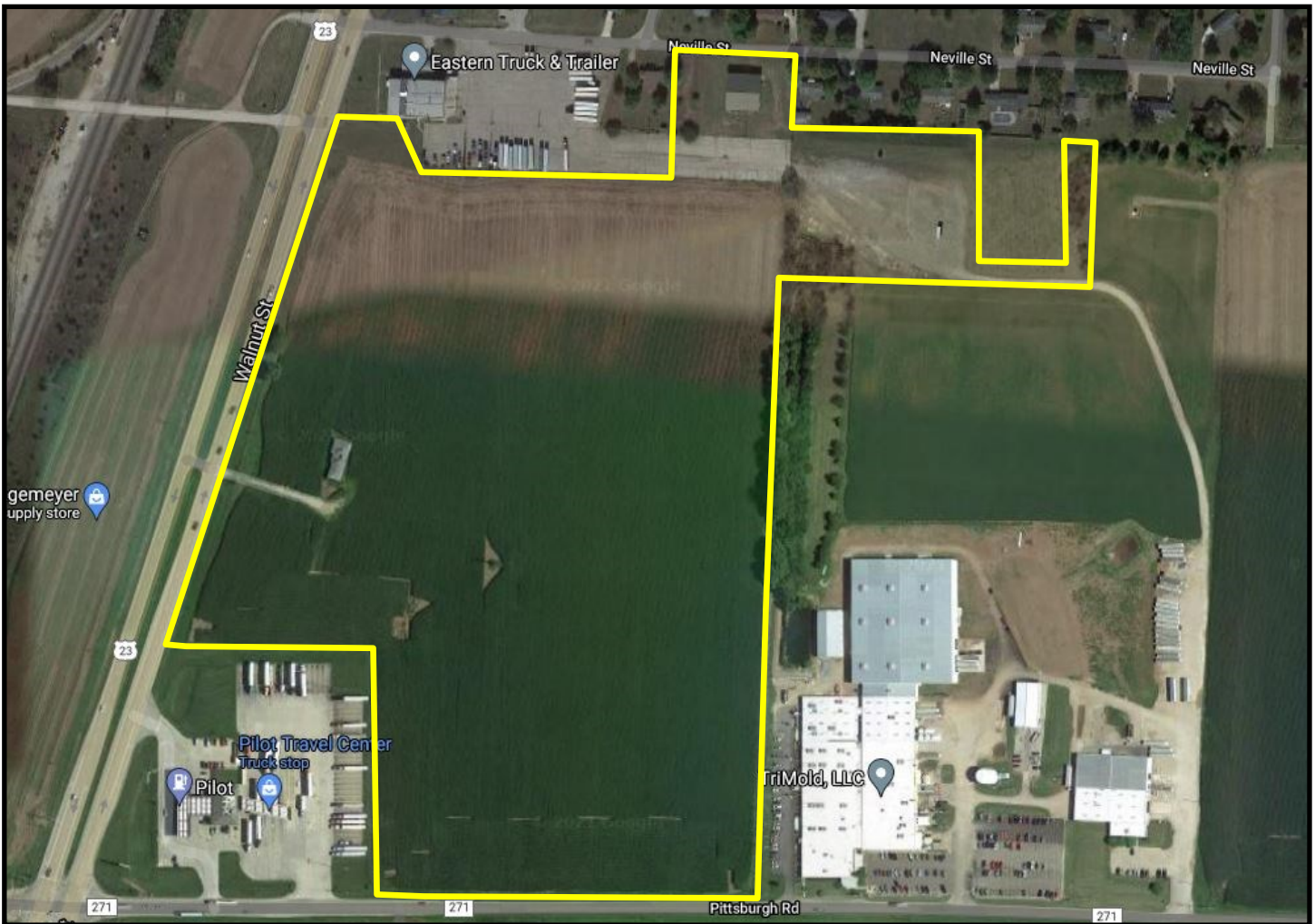
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Aerial



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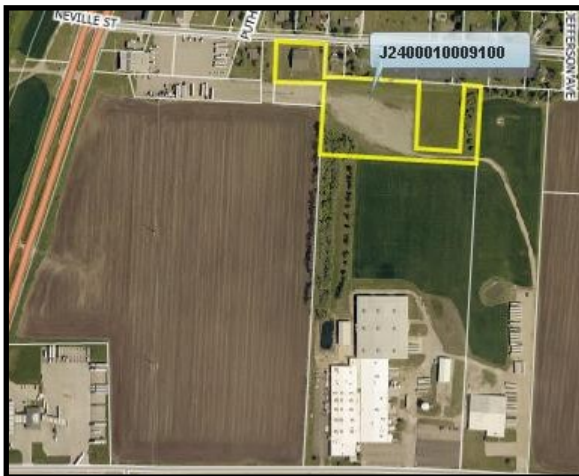
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3 Parcel's



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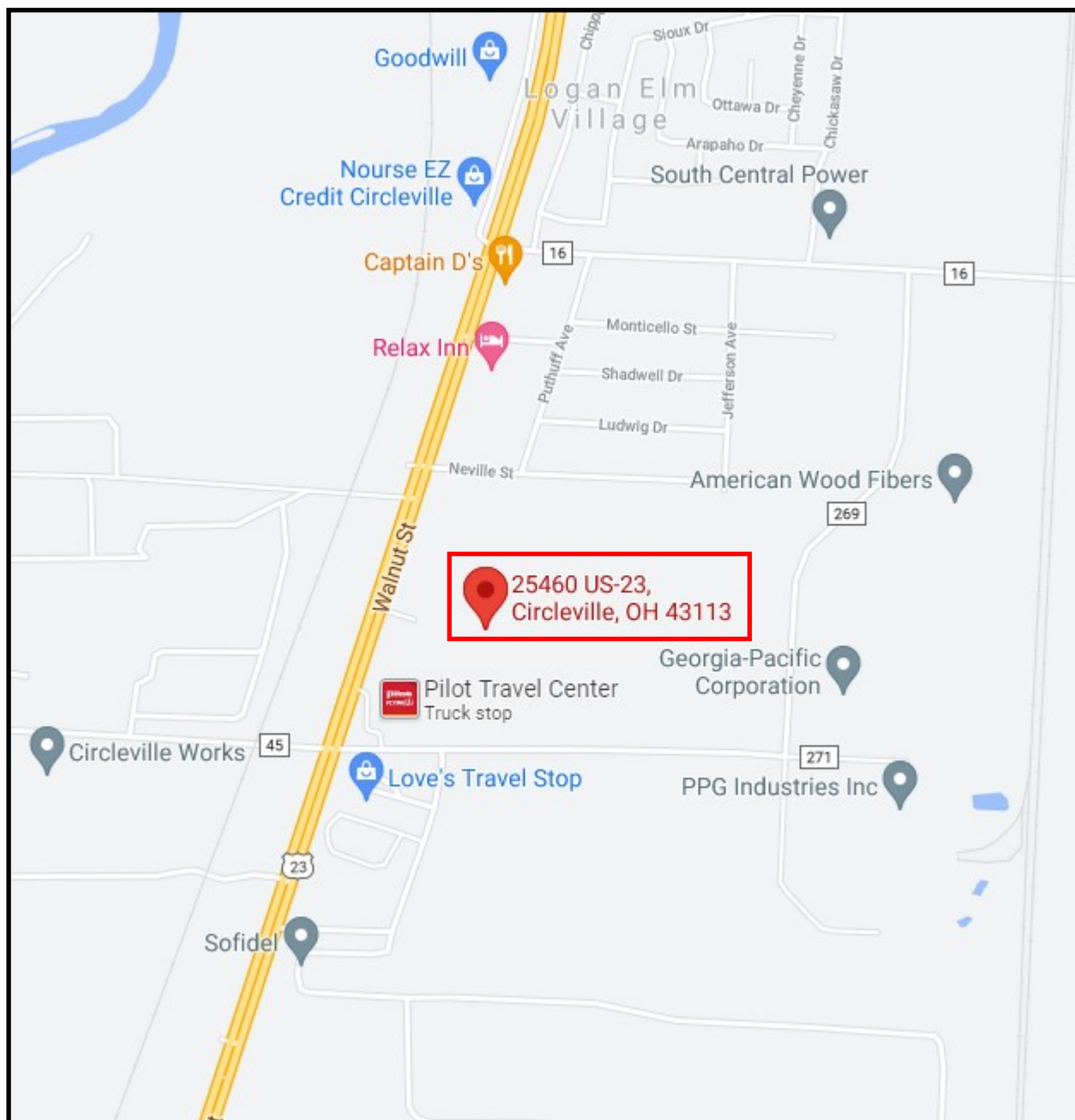
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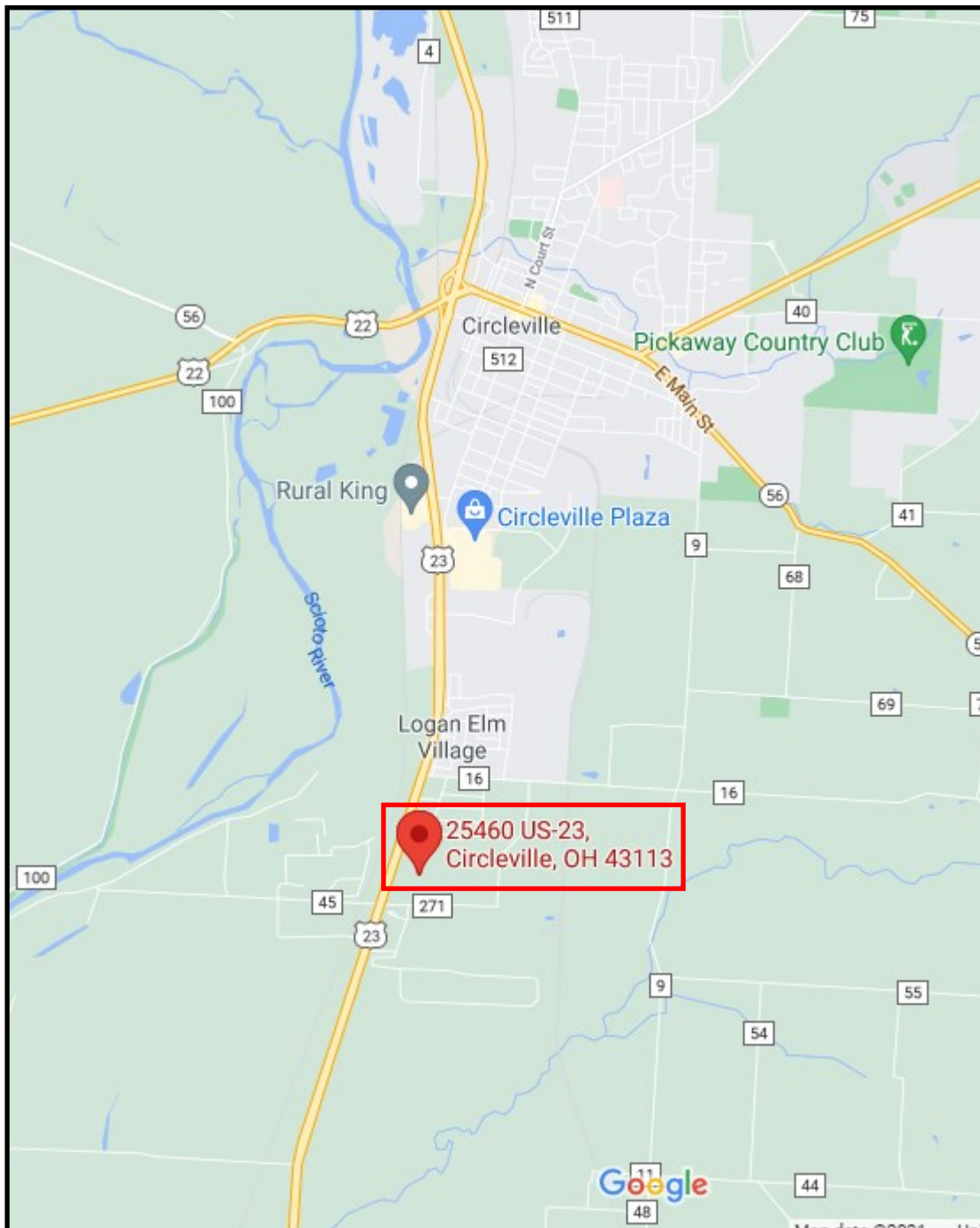
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Conceptual Property Layout



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Demographic Detail Report

25460 S US -23, Circleville, OH 43113

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



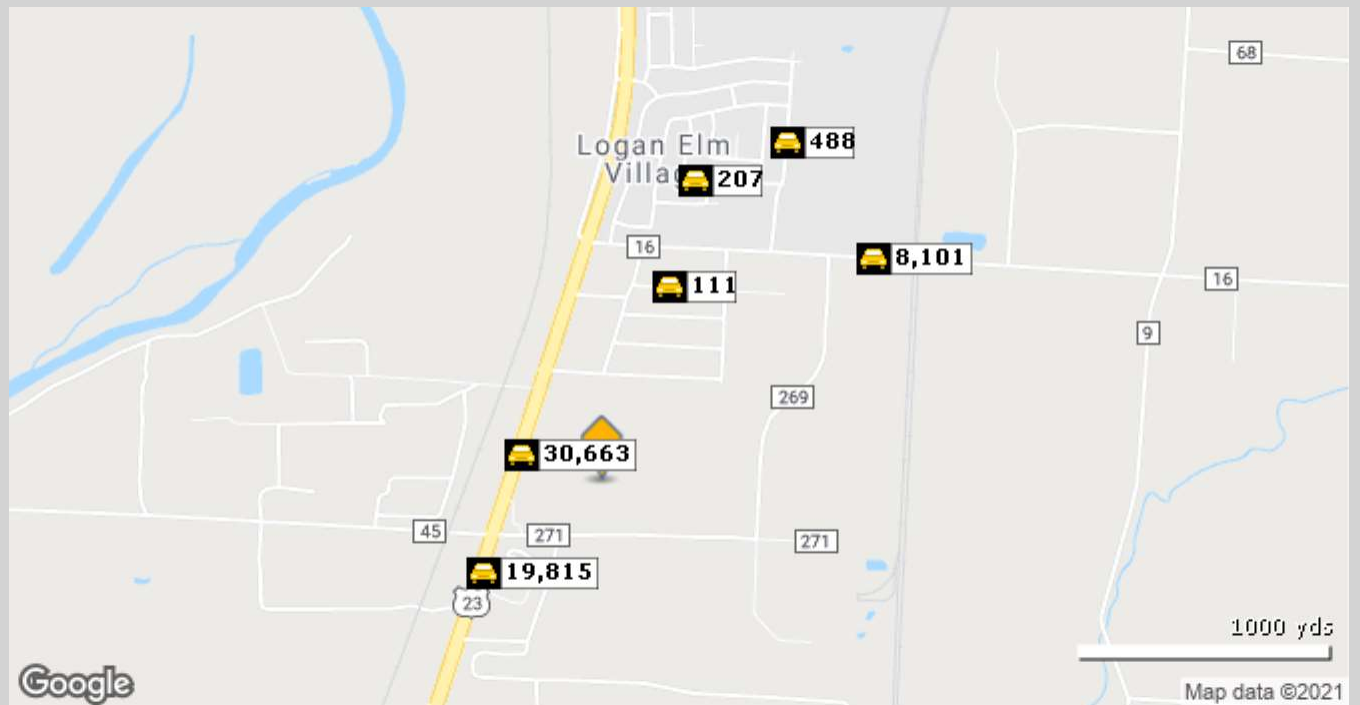
Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	1,543		8,517		19,850	
2021 Estimate	1,484		8,242		19,285	
2010 Census	1,298		7,493		17,951	
Growth 2021 - 2026	3.98%		3.34%		2.93%	
Growth 2010 - 2021	14.33%		10.00%		7.43%	
2021 Population by Age	1,484		8,242		19,285	
Age 0 - 4	82	5.53%	530	6.43%	1,124	5.83%
Age 5 - 9	89	6.00%	562	6.82%	1,163	6.03%
Age 10 - 14	99	6.67%	574	6.96%	1,195	6.20%
Age 15 - 19	99	6.67%	548	6.65%	1,206	6.25%
Age 20 - 24	87	5.86%	504	6.12%	1,199	6.22%
Age 25 - 29	85	5.73%	548	6.65%	1,283	6.65%
Age 30 - 34	86	5.80%	572	6.94%	1,241	6.44%
Age 35 - 39	86	5.80%	545	6.61%	1,167	6.05%
Age 40 - 44	84	5.66%	501	6.08%	1,117	5.79%
Age 45 - 49	88	5.93%	498	6.04%	1,167	6.05%
Age 50 - 54	85	5.73%	485	5.88%	1,187	6.16%
Age 55 - 59	85	5.73%	472	5.73%	1,192	6.18%
Age 60 - 64	99	6.67%	495	6.01%	1,270	6.59%
Age 65 - 69	92	6.20%	420	5.10%	1,077	5.58%
Age 70 - 74	83	5.59%	367	4.45%	944	4.89%
Age 75 - 79	61	4.11%	260	3.15%	687	3.56%
Age 80 - 84	44	2.96%	180	2.18%	502	2.60%
Age 85+	50	3.37%	182	2.21%	562	2.91%
Age 65+	330	22.24%	1,409	17.10%	3,772	19.56%
Median Age	41.70		37.60		40.30	
Average Age	41.60		38.60		40.60	



Traffic Count Report

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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	Walnut St	Pittsburgh Rd	0.19 S	2020	30,663	MPSI	.19
2	Walnut St	Pittsburgh Rd	0.09 N	2018	19,815	MPSI	.33
3	Monticello Rd	Puthuff Ave	0.08 W	2018	102	MPSI	.48
4	Monticello Street	Puthuff Ave	0.08 W	2020	111	MPSI	.48
5	Arapaho Dr	Ute Dr	0.03 E	2018	99	MPSI	.73
6	Arapaho Drive	Ute Dr	0.03 E	2020	207	MPSI	.73
7	Tarlton Road	Owens Rd	0.10 W	2020	8,101	MPSI	.81
8	Chickasaw Dr	Sioux Dr	0.08 N	2018	447	MPSI	.89
9	Chickasaw Drive	Sioux Dr	0.08 N	2020	488	MPSI	.89





Pickaway County Overview



Population:

58,000



\$ Amount of goods shipped annually:

\$825M



Projected Population growth by 2030:

27.5%

Notable Employers

DUPONT

Tech

Aleris

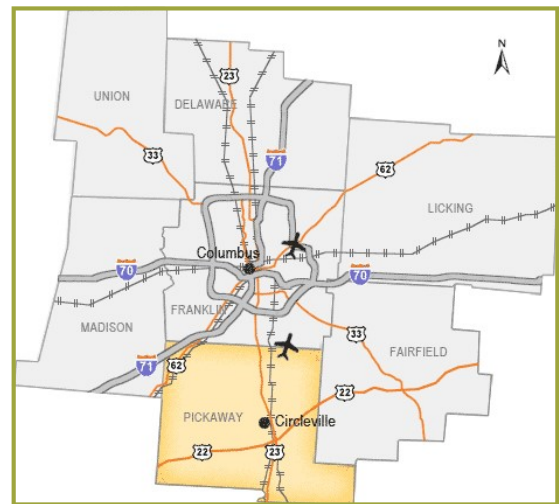
SOFIDEL
ENDLESS CARE. INNOVATIVE LIFE

EGF ERNIE GREEN INDUSTRIES

WillowWood

PPG
INDUSTRIES

GP Georgia-Pacific



- ◆ **Circleville, OH located just 30 miles south of Columbus, OH**
- ◆ **Circleville, OH: home to the largest Pumpkin Festival in the United States, gathering around 400,000 attendees annually**
- ◆ **Major increase in economic development in the Rickenbacker area, including 4.5 million SqFt of development by the end of 2023**
- ◆ **Located in the fastest growing metropolitan areas in the Midwest, with access to Columbus MSA and Appalachia Ohio**

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