



\$ 1,422,500

5.69 Acres Available



0 Weldon Rd
(38.4 Acres)



For Sale **6900 Weldon Road**
Plain City , Ohio 43064

Potential Development Land

- 5.69 Acres available for Sale
- Located near newly built Dublin Green Plaza and Ohio University Heritage College of Osteopathic Medicine.
- Can be purchased with 0 Weldon Rd which is 38.4 acres to the east
- Could be rezoned: Mixed Use/Office/Commercial/Multi Family
- Per acre price: \$250,000



BEST CORPORATE REAL ESTATE
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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: 221025386

List Price: \$1,422,500
Original List Price: 1,422,500
VT:

Parcel #: 15-0031004-0000
Addl Parcel Numbers:
Previous Use:
Tax District: 15

Traffic Count PerDay:
Zoning: residential

Acreage: 5.69
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: Yes
of Dwellings: 1
Year Built: 1996
Building Sq Ft: 2,856

Year Remodeled:
of Buildings: 1
Built Prior to 1978: No
Possession:

General Information

Address: 6900 Weldon Road
Between Street: Dublin Plain City Rd & Weldon Rd
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Plain City
County: Union
Multiple Parcels:
Zip Code: 43064
Corp Limit: Union
Township: Jerome
School District: JONATHAN ALDER LSD 4902 MAD CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 5,492
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year: 2020
Price Per Acre:
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

Property is contiguous with neighboring 38.4 acres currently for sale for future development. 5.69 Acres available for sale. Located near Dublin Green Plaza and Ohio University College of Osteopathic Medicine. Can be purchased with 0 Weldon Rd., 38.4 acres to the east. Potential uses - mixed use/office/commercial/multi family. \$250,000 price per acre.

Sold Info

Sold Date: DOM: 25 SP:
Sold Non-MLS: No
Selling Brokerage Lic #: SlrCns: SlrAst:

Sold Non-MLS: No
August 02, 2021

Prepared by: Randy J Best

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Parcel View



Parcel #: 1500310040000

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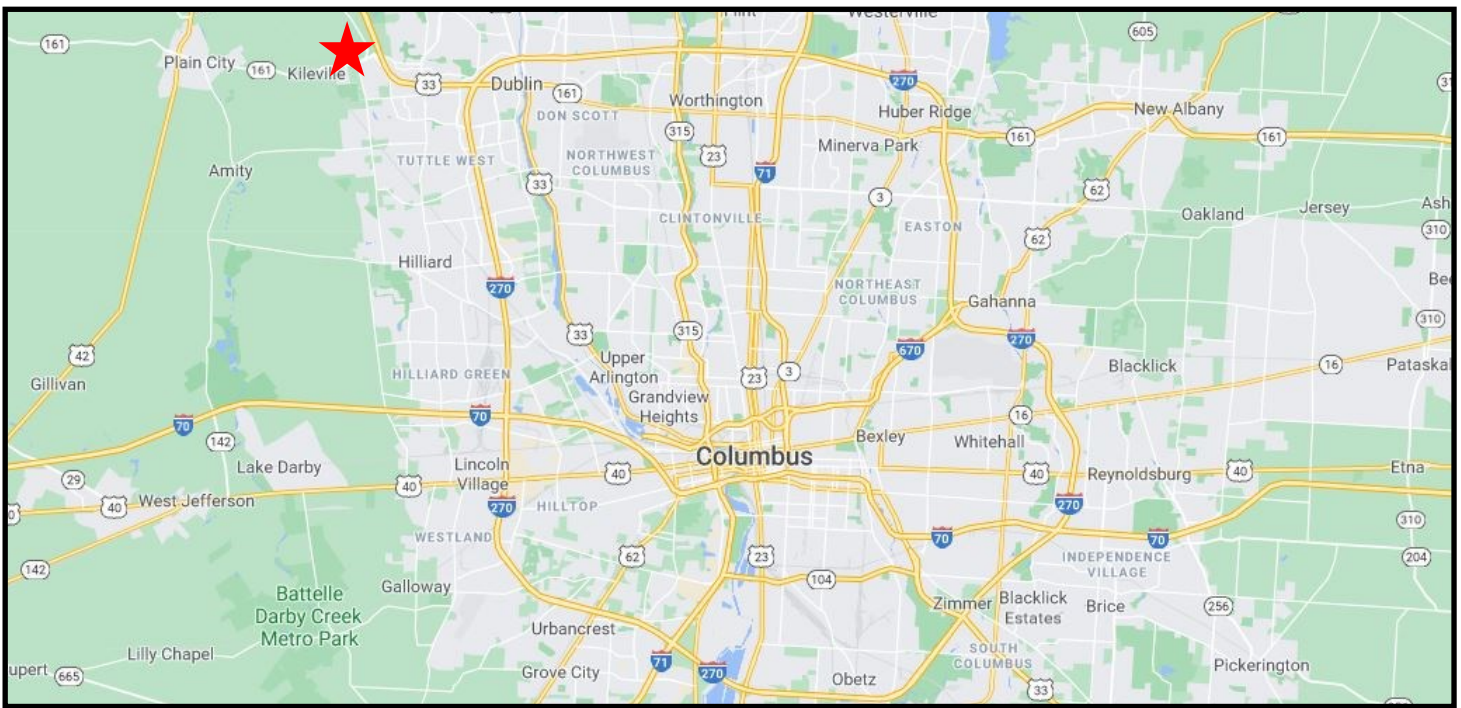
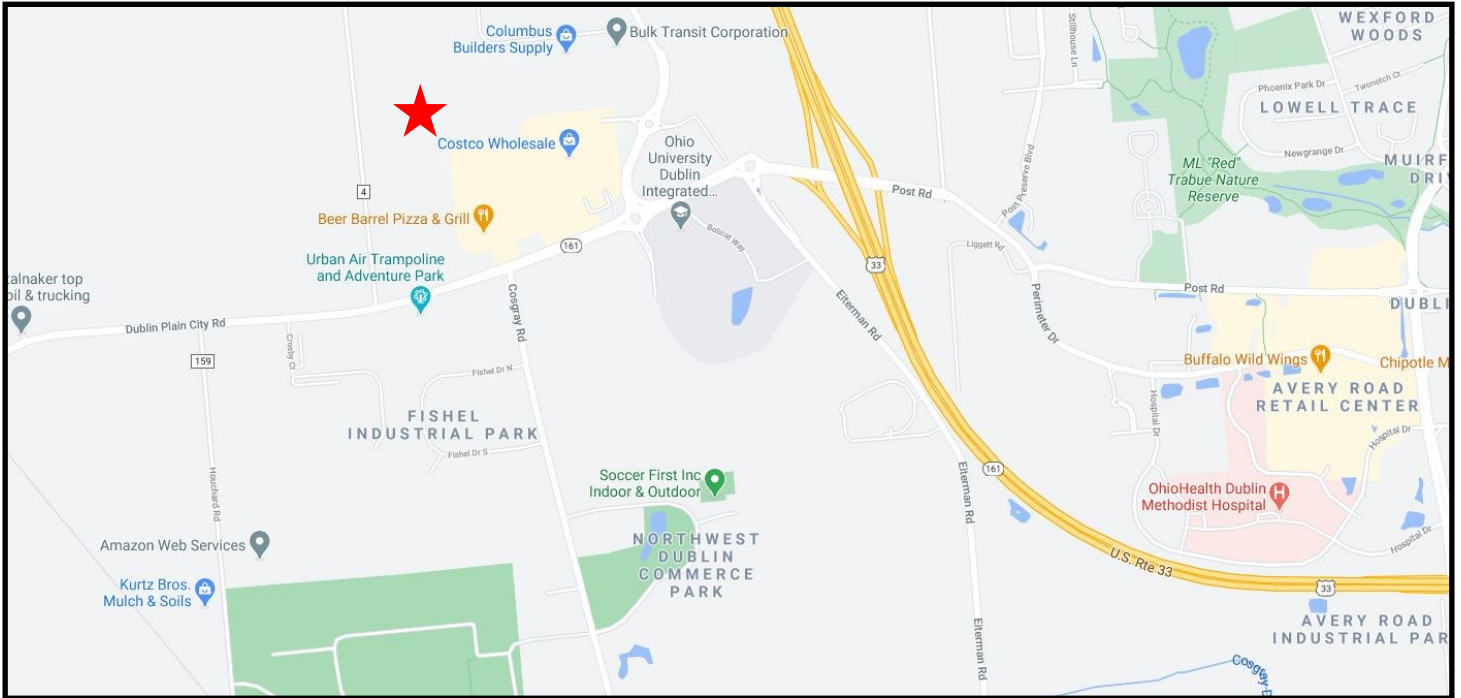
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Aerial View



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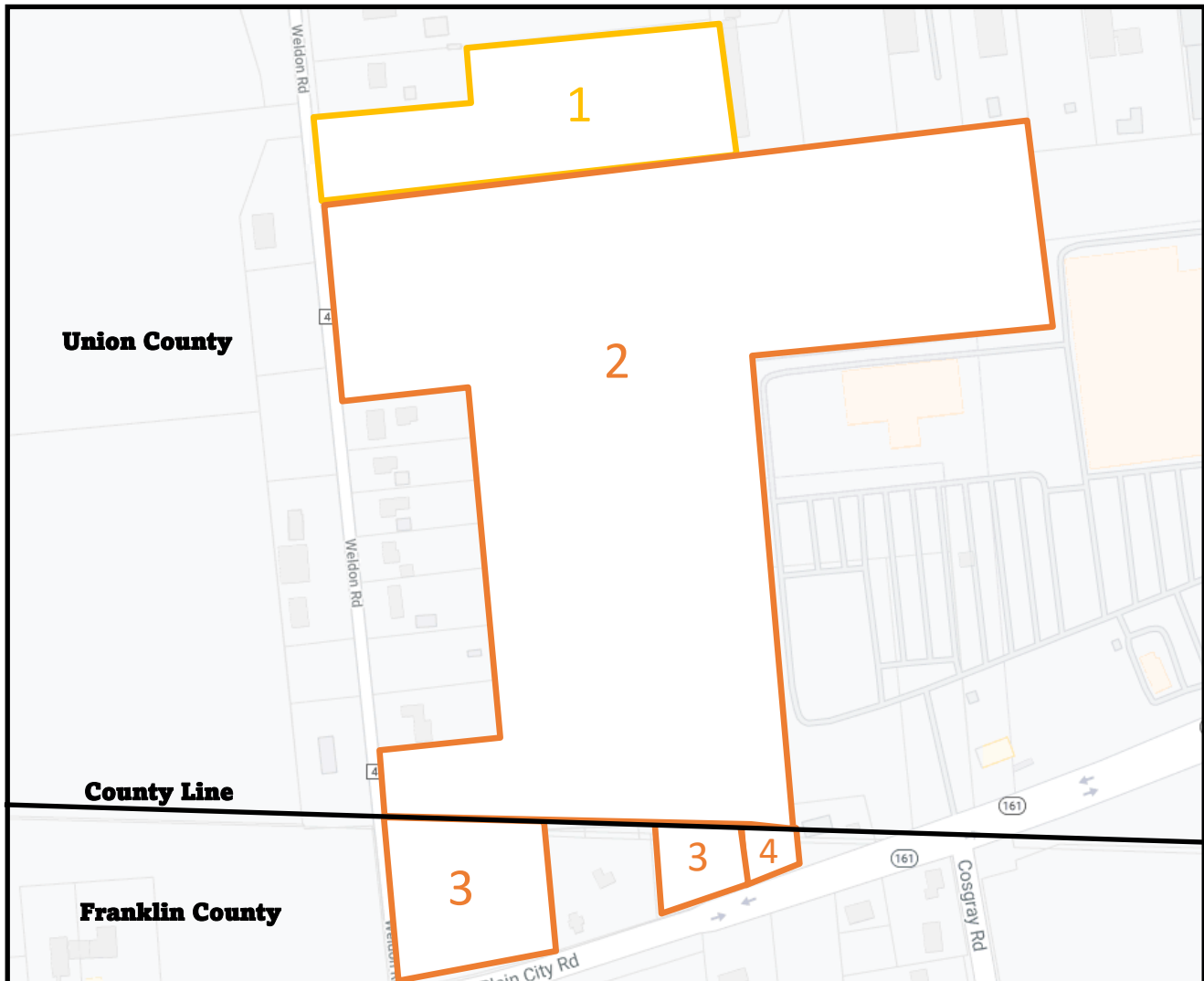


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1. 6900 Weldon Rd (+/- 5.69 acres)

Parcel #: 15-003-100400-00

County: Union

2. 0 Weldon Rd (+/- 34.18 acres)

Parcel #: 15-003-100600-00

County: Union

3. 0 Weldon Rd (+/- 3.69 acres)

Parcel #: 271-000011-00

County: Franklin

4. 0 Weldon Rd (+/- 0.54 acres)

Parcel #: 271-000014-00

County: Franklin

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Construction Updates

- Fed Ex will be moving into the area off of Industrial Parkway creating 7% increase in traffic
- Interchange Construction for 161/Route 33 Interchange 2022-2024
- Post Preserve Access Construction will begin in 2023
- Roundabout modifications at Eiterman Road, new traffic signal at Hyland-Croy
- Resurfacing of US 33
- All new ramps including two loop ramps to eliminate left turn conflicts
- Extensive landscaping (use mounding and curvilinear shapes to compliment ramp geometry)
- Total reconstruction of US 33 Overpass Bridge
- Expanding to 6 lanes to accommodate future widening of US 33
- Aesthetic enhancements as a gateway to Dublin and Union County

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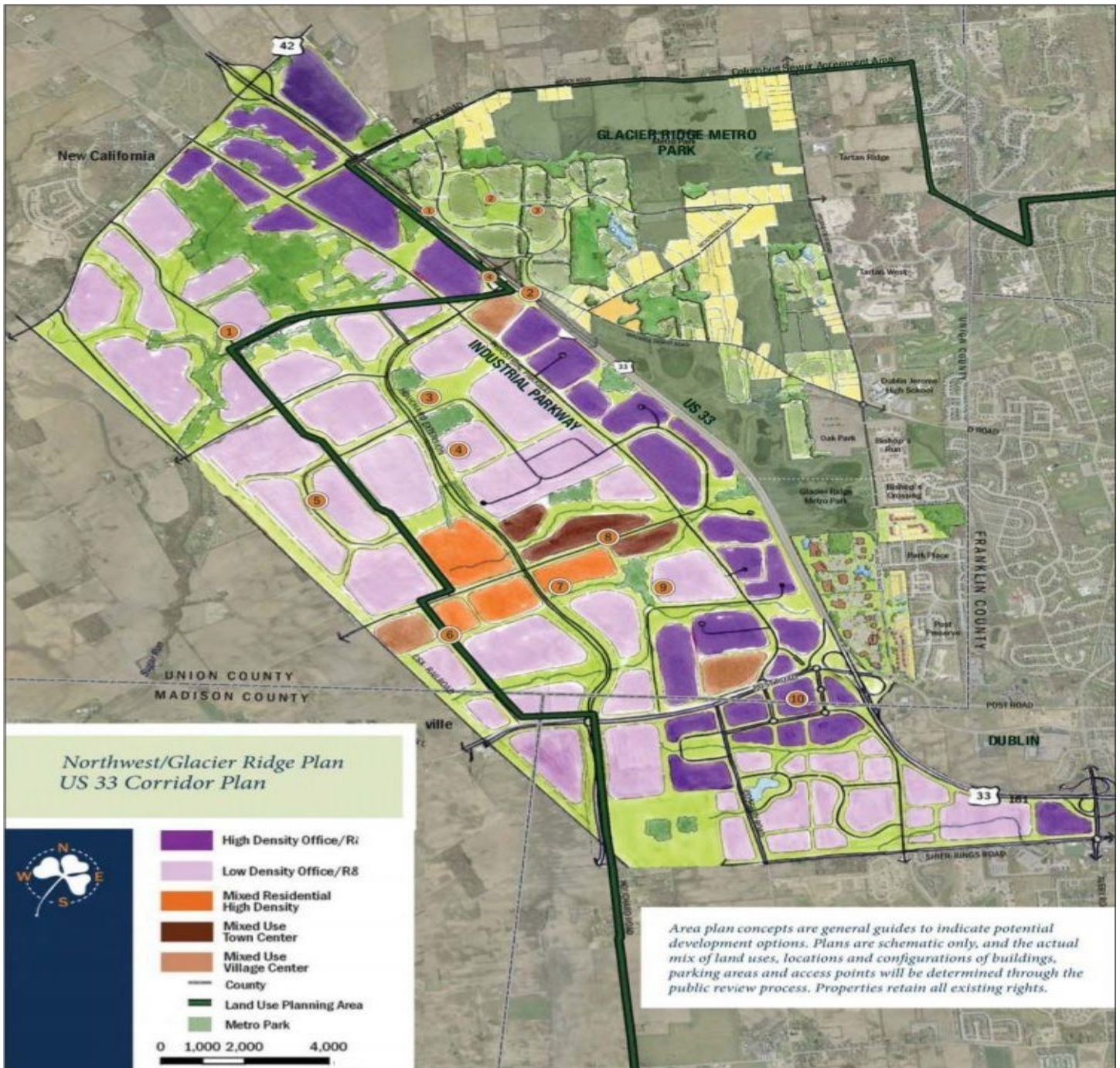


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COLUMBUS

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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Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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