

For Sale: \$199,900
0 Norton Rd, Lot 3
Columbus OH 43228



PROPERTY FEATURES:

- 1.79 +/- Acres of Development Land near the corner of Norton and Sullivan Rd
- Parcel # 570-278108 located in Franklin County
- Zoned C-4, Commercial , current tax is \$1567.02 Annual
- Columbus-Southwestern C.S.D. , 2 miles +/- from Interstate I-270 North
- Nearby parcels for sale for additional price
- Average daily traffic count is 14,439 cars

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: 220002626

List Price: \$199,900
Original List Price: 199,900
Showing Start Date: 01/28/2020
VT:

Parcel #: 570-278108
Addl Parcel Numbers:
Previous Use:
Tax District: 570

Traffic Count PerDay:
Zoning: C-4 Commercial

Acreage: 1.79
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: 0
Year Built:
Building Sq Ft:

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

General Information

Address: 0 Norton Road Lot 3
Between Street: Sullivant & Eagle Crest Drive
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #: Lot 3
City: Columbus
County: Franklin
Multiple Parcels: No

Zip Code: 43228
Corp Limit: Columbus
Township: None
School District: SOUTH WESTERN CSD 2511 FRA CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 1,572
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

Development land near the corner of Sullivant Ave. and Norton Rd. 1.79 +/- Acres for sale, zoned C-4 Commercial. Two nearby parcels also for sale at additional price.

Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:

SlrCns:

SlrAst:

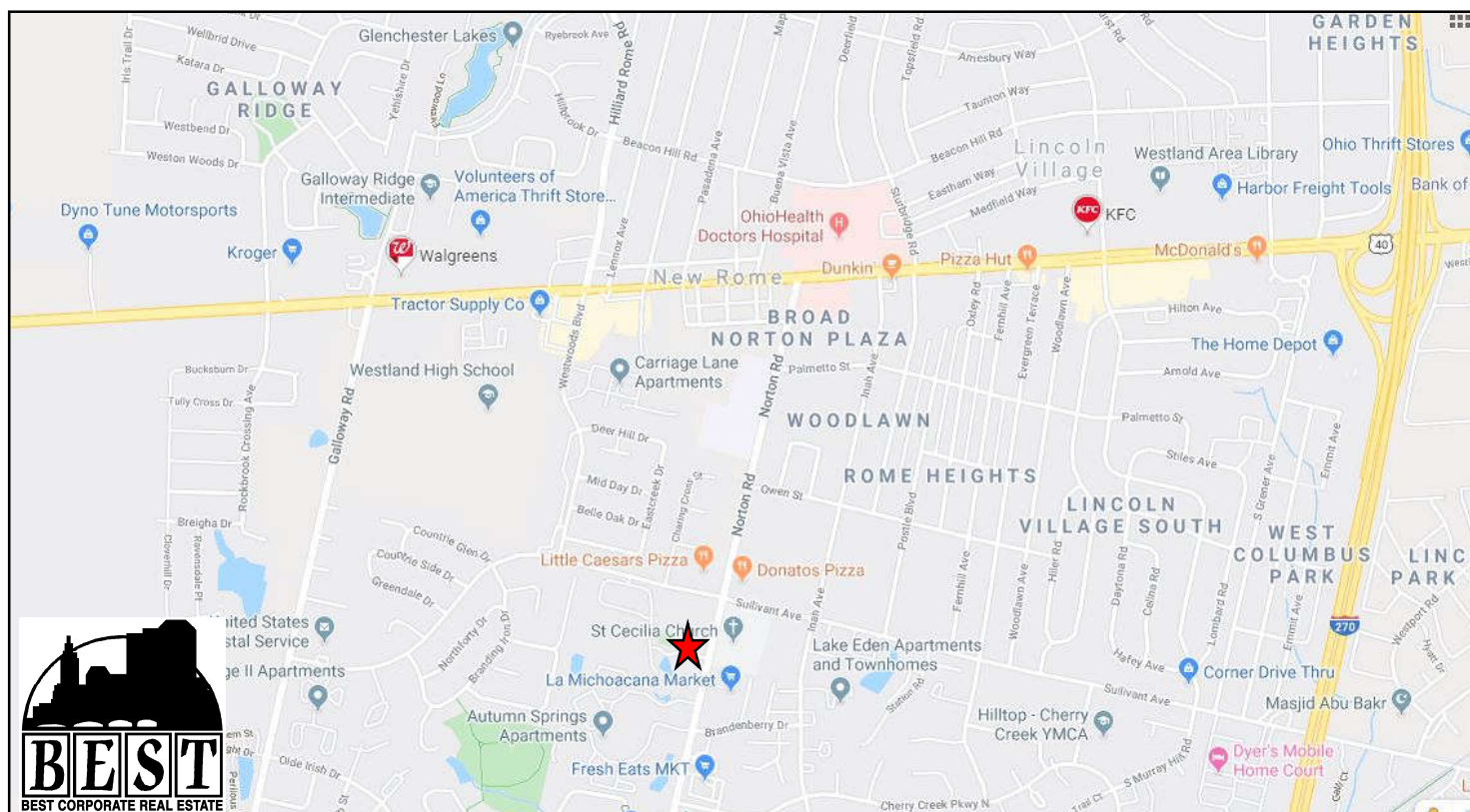
Sold Non-MLS: No

January 28, 2020

Prepared by: Randy J Best

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0 Norton Rd, Lot 3
Columbus, OH 43228



For Sale: Multiple Parcels
Sullivant Rd & Norton Road
Columbus OH 43228



Multiple Parcels For Sale:

- Lot 1: Parcel 570-278107: 2.47 +/- Acres, Listing Price \$315,900
- Lot 3: Parcel # 570-278108: 1.79 +/- Acres, Listing Price \$199,900

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Demographic Summary Report

Lot #2

Norton & Sullivant Rd, Columbus, OH 43228

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 | 20,950 | 85,763 | 191,453 |
| 2019 Estimate | 19,867 | 81,127 | 181,806 |
| 2010 Census | 18,403 | 73,948 | 169,976 |
| Growth 2019 - 2024 | 5.45% | 5.71% | 5.31% |
| Growth 2010 - 2019 | 7.96% | 9.71% | 6.96% |
| 2019 Population by Hispanic Origin | 3,549 | 12,083 | 18,762 |
| 2019 Population | 19,867 | 81,127 | 181,806 |
| White | 15,882 79.94% | 61,255 75.51% | 140,824 77.46% |
| Black | 2,531 12.74% | 13,242 16.32% | 25,212 13.87% |
| Am. Indian & Alaskan | 131 0.66% | 563 0.69% | 950 0.52% |
| Asian | 596 3.00% | 2,836 3.50% | 7,797 4.29% |
| Hawaiian & Pacific Island | 12 0.06% | 115 0.14% | 243 0.13% |
| Other | 714 3.59% | 3,117 3.84% | 6,779 3.73% |
| U.S. Armed Forces | 2 | 31 | 68 |
| Households | | | |
| 2024 Projection | 7,942 | 32,901 | 72,507 |
| 2019 Estimate | 7,562 | 31,196 | 69,021 |
| 2010 Census | 7,193 | 28,905 | 65,595 |
| Growth 2019 - 2024 | 5.03% | 5.47% | 5.05% |
| Growth 2010 - 2019 | 5.13% | 7.93% | 5.22% |
| Owner Occupied | 3,947 52.20% | 15,385 49.32% | 38,601 55.93% |
| Renter Occupied | 3,615 47.80% | 15,811 50.68% | 30,420 44.07% |
| 2019 Households by HH Income | 7,563 | 31,197 | 69,021 |
| Income: <\$25,000 | 1,766 23.35% | 7,453 23.89% | 15,340 22.23% |
| Income: \$25,000 - \$50,000 | 2,616 34.59% | 9,008 28.87% | 17,795 25.78% |
| Income: \$50,000 - \$75,000 | 1,497 19.79% | 5,917 18.97% | 14,264 20.67% |
| Income: \$75,000 - \$100,000 | 780 10.31% | 3,981 12.76% | 9,218 13.36% |
| Income: \$100,000 - \$125,000 | 354 4.68% | 2,303 7.38% | 5,810 8.42% |
| Income: \$125,000 - \$150,000 | 229 3.03% | 1,227 3.93% | 2,952 4.28% |
| Income: \$150,000 - \$200,000 | 177 2.34% | 850 2.72% | 2,410 3.49% |
| Income: \$200,000+ | 144 1.90% | 458 1.47% | 1,232 1.78% |
| 2019 Avg Household Income | \$57,547 | \$60,175 | \$64,173 |
| 2019 Med Household Income | \$43,521 | \$47,153 | \$52,163 |



Traffic Count Report

Lot #2

Norton & Sullivant Rd, Columbus, OH 43228

Building Type: **Land**

Class: -

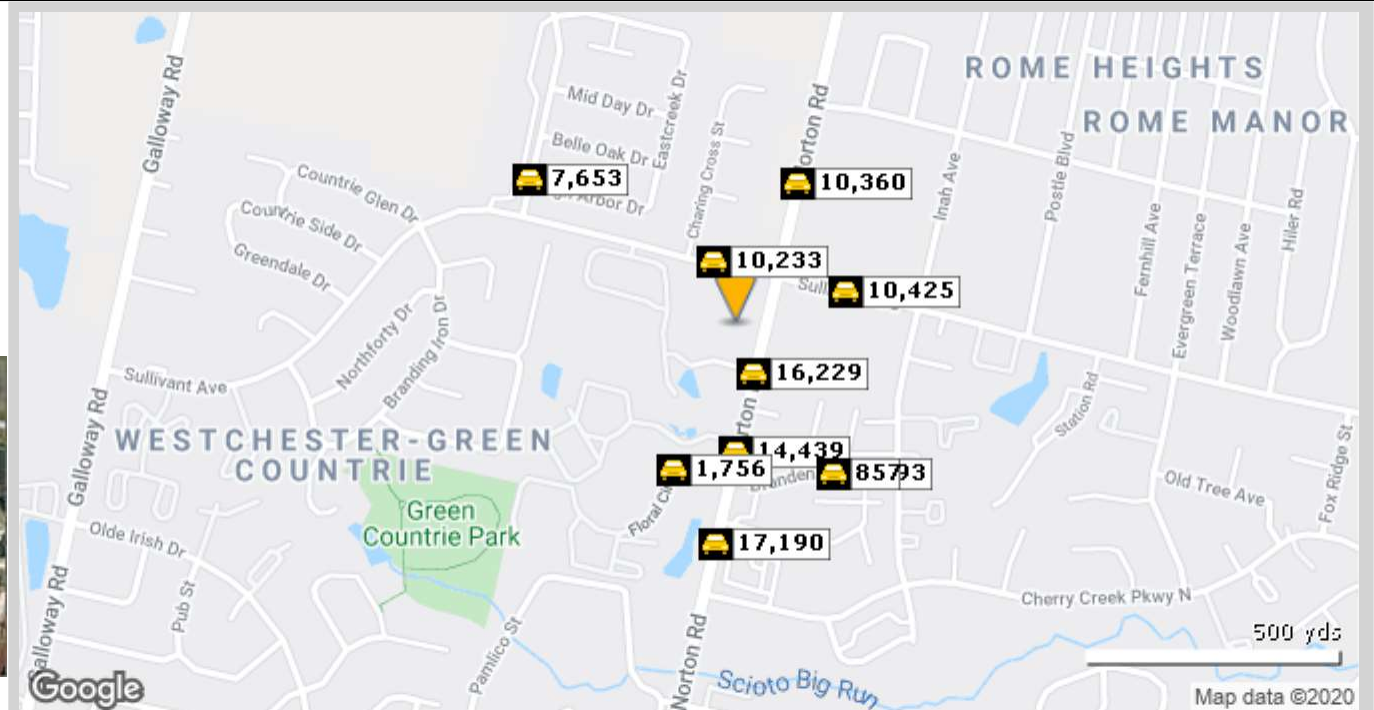
RBA: -

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 | Norton Rd | Eaglecrest Dr | 0.08 S | 2018 | 16,229 | MPSI | .06 |
| 2 | Sullivant Ave | Charing Cross St | 0.03 W | 2018 | 10,233 | MPSI | .08 |
| 3 | Sullivant Ave | Norton Rd | 0.08 W | 2018 | 10,425 | MPSI | .13 |
| 4 | Norton Rd | Eaglecrest Dr | 0.01 N | 2018 | 14,439 | MPSI | .14 |
| 5 | Floral Cir S | Norton Rd | 0.06 E | 2015 | 1,756 | AADT | .18 |
| 6 | Norton Rd | Owen St | 0.09 N | 2018 | 10,360 | MPSI | .18 |
| 7 | Brandenberry Dr | Brandenberry Ct E | 0.00 W | 2015 | 4,393 | MPSI | .20 |
| 8 | Brandenberry Dr | Branden Bush Ln | 0.03 E | 2018 | 857 | MPSI | .20 |
| 9 | Norton Rd | Cherry Creek Pkwy | 0.06 S | 2018 | 17,190 | MPSI | .25 |
| 10 | Westwoods Blvd | High Arbor Dr | 0.00 S | 2018 | 7,653 | MPSI | .29 |



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1/28/2020

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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