

# FOR SALE

**COSTCO**  
WHOLESALE

OHIO  
UNIVERSITY  
Heritage  
College of  
Osteopathic  
Medicine

44.61 Acres  
Available

**\$15,632,000**

**0 Cosgray Rd & University Blvd, Dublin, OH 43016**

## *Potential Development Land (\$350,000 per Acre)*

- 44.661 Acres available for Sale (All acreage to be sold together.)
- Located near newly built Dublin Green Plaza and Ohio University Heritage College of Osteopathic Medicine.
- Currently zoned Academic/Institutional
- New Roundabouts, located just off U.S. Route 33
- Included in City of Dublin's West Innovation District

BEST CORPORATE REAL ESTATE  
RANDY BEST  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 112  
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



Status: Incomplete  
List Number:

List Price: \$15,632,000  
Original List Price: 15,632,000  
VT:

Parcel #: 274-000010

Traffic Count PerDay: 32,018

Addl Parcel Numbers: #1600010010000 (Union County) Zoning: Agriculture

Previous Use:

Tax District: 274

Acreage: 44.66  
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:  
Possession:

## General Information

Address: 0 Cosgray Road  
Between Street: Industrial Parkway & Weldon Road  
Subdiv/Cmplx/Comm:  
Dist To Intersxn:

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

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

## Financials

Gross Income:  
Tax Abatement: No  
Taxes (Yrly):  
For Sale: Yes  
For Lease: No  
For Exchange: No

Tax Incentive:  
Abatement End Date:  
Tax Year: 2020  
Price Per Acre:  
Addl Acceptance Cond:

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

## Features

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

## Property Description

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## Sold Info

Sold Date: DOM: 1

SP:  
Sold Non-MLS: No  
SlrAst:

Selling Brokerage Lic #:

SlrCns:  
Concession Comments:

Sold Non-MLS: No

October 21, 2022

Prepared by: Randy J Best

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## **Aerial Page**



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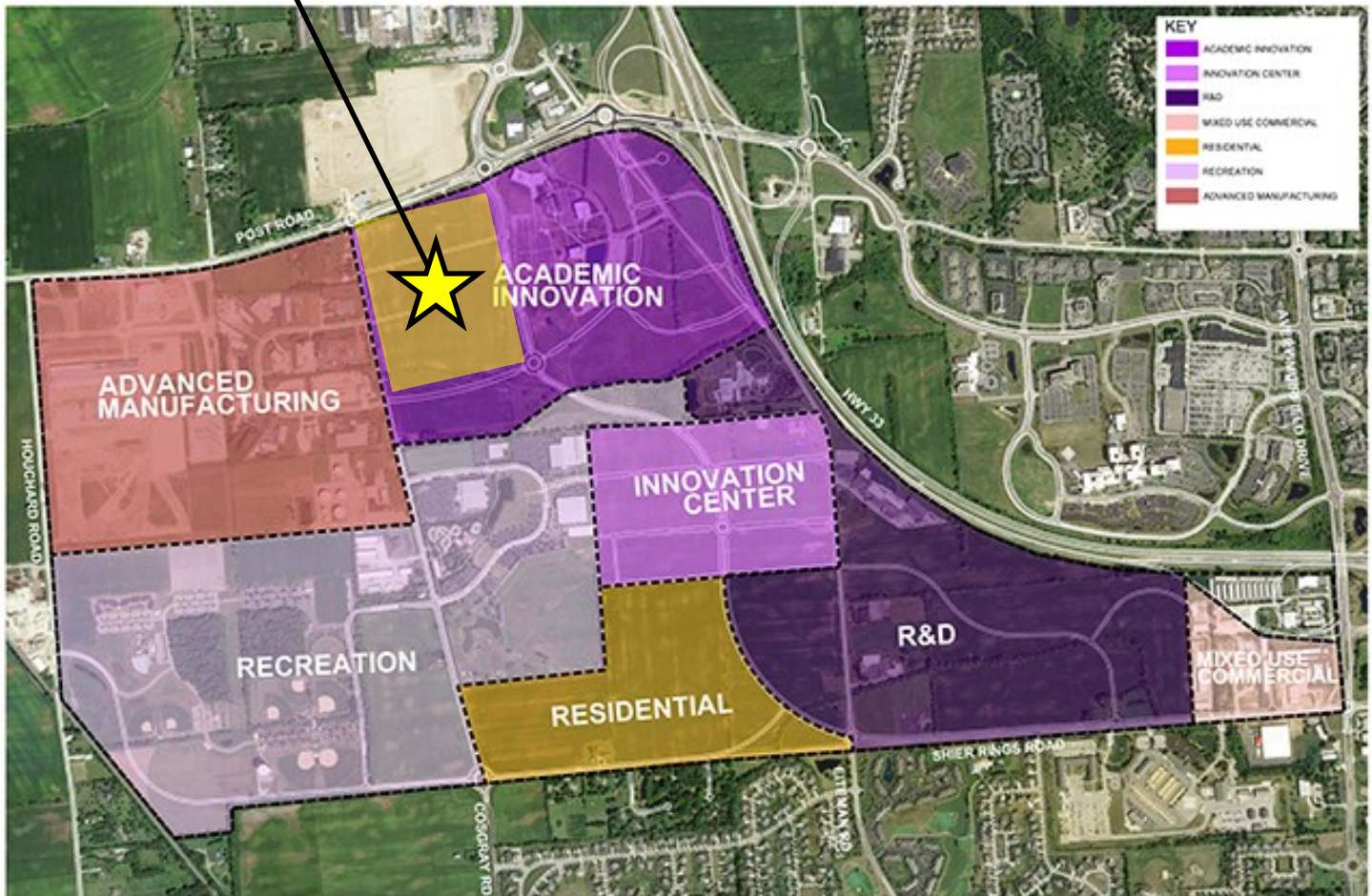


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## **City of Dublin Plan**

### **SITE LOCATION**



Please see attached pages below for more  
Information on the City of Dublin Community  
Plan for the Academic Innovation District

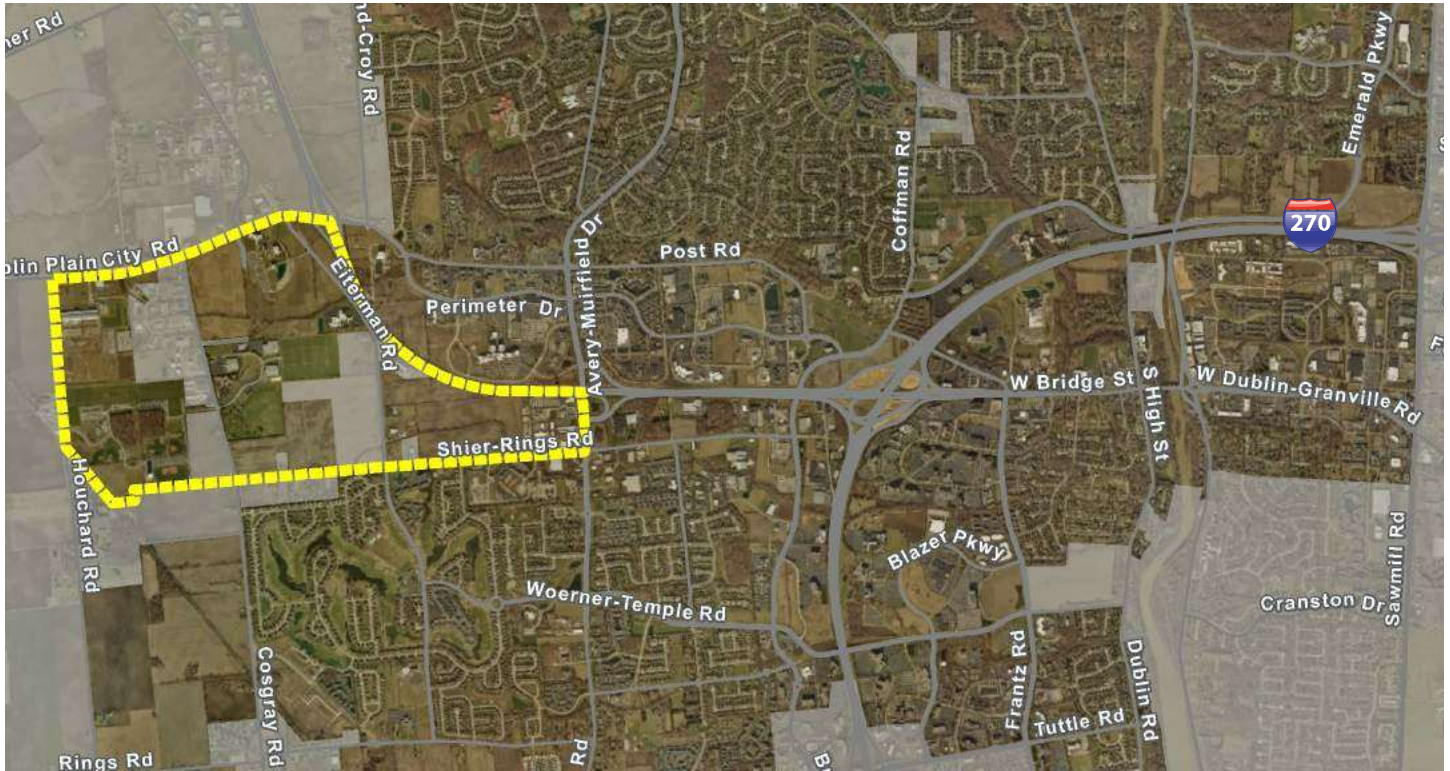
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# REGIONAL CONTEXT



■ ■ ■ ■ West Innovation District

## BACKGROUND

The West Innovation District is designated as one of the Special Area Plans within the Dublin Community Plan, which establish a vision for the built environment and growth, and create an important guide for the City's economic development strategy. In fact, this place-based approach to economic development is what is fundamental to the WID strategy - creating a place that attracts and supports workers as well as employers. At a larger scale, this part of Central Ohio is a hotbed of innovation due to nearby corporate and educational establishments. All of this, along with the accelerated growth in this region, makes the district primed for development. This is strengthened by the advantages

of the area, including economically flourishing areas, a healthy and thriving metropolitan region, strong neighborhoods, a highly recognized public school system and thriving retail centers.

The WID vision is also important for Dublin to stay competitive relative to regional and national trends. From generational behaviors to economic climate, the workplace is changing and there are many factors contributing to the shift. For the district to thrive it must respond to these trends. Some say the biggest impact to the workplace was the Great Recession that started in 2008. This affected all industries and caused many companies to

change their approach to business; the most evident being a focus on agility and efficiencies. Surviving with lower revenues meant that businesses were looking for ways to cut costs without losing their quality of services or products. One approach has been a reduction in real estate expenses, leading to companies encouraging some workers to work from home, which is far more feasible with increased bandwidth capabilities on the rise. And with reductions in employment levels, there has been an increase in the use of independent contractors and small businesses. This sparked the need for co-working spaces and maker spaces that could accommodate these smaller scale

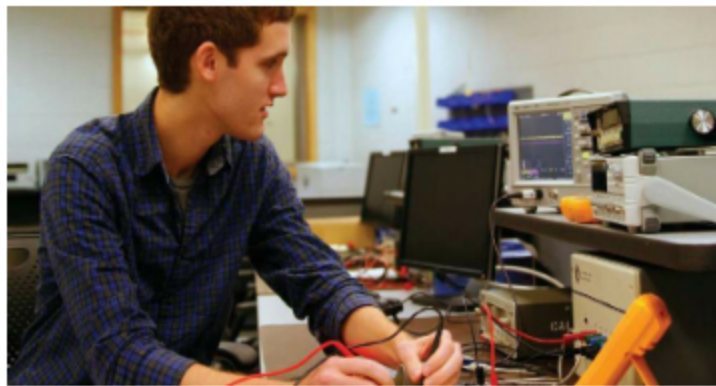


*Proposed Academic Innovation District*

## SUB-DISTRICT | Academic Innovation

The Academic Innovation is the key catalyst for innovation in the West Innovation District. It serves as the home of the Ohio University-Dublin. The framework plan is organized by an urban, walkable 24/7 “main street” environment for academia, research and living. The energy of the area will permeate all the other districts and promote the development of entrepreneurial enterprises and public and private partnerships.

The area is where the private sector and academia come together to collaborate on ideas through research, development and advanced manufacturing uses. Here ideas and near “proof of concepts” will emerge from the lab to advance the “scale up” phase in the private sector.



### USES

Appropriate land uses include:

#### Primary

- University and academic (office, classroom, laboratories)
- Campus amenities (wellness, recreational, cultural)
- Office, Research
- Parks, plazas and naturalized open space
- Light Manufacturing

#### Secondary

- Parking facilities (surface / structured)
- Retail, restaurant, bar, personal services and related amenities
- Residential
- Hotel and conference center
- Entertainment venues
- Transportation Hub
- Training facilities
- Laboratories
- Makerspace



NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					ELEVATION
	NAD 83 (2011)	LONGITUDE	ELIPSOID	OHIO STATE PLANE	COORDINATES	
COLUMBUS CORP (COLB)	39°57'23.11255"N	83°02'44.74654"W	611.603	714254.3703	1815510.6885	-
	RESIDUALS		±0.000 SFT		±0.000 SFT	
FRA CO 130	40°06'28.03013"N	83°12'24.06654"W	836.841	768462.039	1770823.540	946.855
	RESIDUALS		±0.005 SFT		±0.005 SFT	
FRANK 72	40°06'20.72107"N	83°10'34.08363"W	822.157	767656.931	1779368.626	932.069
	RESIDUALS		±0.143 SFT		±0.143 SFT	
LOCAL CONTROL MONUMENT 3201	LOCAL SITE SETTINGS					
	40°06'28.82907"N	83°11'20.78837"W	834.855	768534.884	1775740.845	944.729
	LOCAL GROUND COORDINATES					
	GROUND SCALE FACTOR: 1.00002439053558					
	GEOD MODEL: GEOD18 (CONUS)					
	LOCAL GROUND COORDINATES					
	NAVD 88					
	ELEVATION					
	768534.884					
	1775740.845					
	944.729					
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

STATE ROUTE 161  
DUBLIN-PLAIN CITY  
ROAD (VARIES)

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 323° 46' 15.0") BETWEEN NATIONAL GEODETIC SURVEY CORP STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "3201" AND DERIVED FROM GPS OBSERVATIONS TAKEN AUGUST 3, 2022, UTILIZING THE 0007 OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM) WITH A LOCALIZED BEARING (N 68°16'17" E) OF THE SOUTHERLY LINE OF STATE ROUTE 161 (DUBLIN-PLAIN CITY ROAD) (0007 PLAN SH 242, SEC. A, B, C, AND PLAIN CITY PT. PG. 8 OF 9) AND A SOUTHERLY LINE OF A 2.957 ACRES "PARCEL 64-WO" AS CONVEYED TO CITY OF DUBLIN, OHIO (O.R. 872, PAGE 66-UNION CO.). (TRIMBLE FILE 22777 08-09-22)

P.O.B. 44.661 Ac. N 768,288.710' E 1,776,431.825'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
FRANKLIN COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE AUGUST 29, 2022  
SCALE 1"=200'  
MILITARY SURVEY NUMBERS 6748



LINE NO.	BEARING	LENGTH
L1	N 79°34'53" E	152.97'
L2	S 85°28'06" E	105.36'
L3	N 72°42'26" E	97.73'
L4	S 30°58'41" E	111.17'
L5	N 78°58'05" W	141.11'
L6	N 82°39'06" W	165.56'
L7	S 85°26'48" W	51.47'
L8	N 86°16'32" W	67.15'
L9	N 80°42'31" W	135.16'
L10	N 77°08'31" W	158.25'
L11	N 80°33'23" E	30.00'
L12	N 9°26'37" W	159.23'
L13	N 21°03'35" E	86.83'
L14	N 9°25'46" W	36.20'

CITY OF DUBLIN, OHIO  
INSTR. 201904240047274 (F.C.)  
PARCEL 6-WO1  
0.1270 Ac.

CITY OF DUBLIN, OHIO  
INSTR. 201003020024952 (F.C.)  
TRACT 1 (U.C.)  
0.0106 Ac.

CITY OF DUBLIN, OHIO  
O.R. 872, PAGE 66 (U.C.)  
P.L. 16-0001001.000  
PARCEL 84-WO  
(PERPETUAL EASEMENT)

CITY OF DUBLIN, OHIO  
INSTR. 201005200082529 (F.C.)  
PARCEL 84-WO  
0.0106 Ac.



DETAIL A  
SCALE: 1"=100'

ZONING

ZONE - "X"

OWNER/OWNER

DUROC TRUST  
2466 FOX LAKE ROAD  
ATHERTON, OHIO 45701  
(740) 207-8017

KEVIN G. BENNINGTON,  
MARK A. BRYANT,  
MARC A. PALMER  
AND  
J. JEFF FARTHING,  
TRUSTEES  
INSTR. 20220202002022 (F.C.)  
O.R. 81.770 Ac.  
P.L. 274-000010-00 (F.C.)  
P.L. 16-0001001-0000 (U.C.)

KEVIN G. BENNINGTON,  
MARK A. BRYANT,  
LARRY D. CLARKE  
AND  
MARC A. PALMER,  
SUCCESSOR CO-TRUSTEES OF  
THE DUROC TRUST  
INSTR. 201512310010707 (U.C.)  
O.R. 61.770 Ac.  
P.L. 274-000010-00 (F.C.)  
P.L. 16-0001001-0000 (U.C.)

REVISION  
8/30/2022  
8/9/2022

BOUNDARY SURVEY FOR  
**THE DUROC TRUST**  
CITY OF DUBLIN  
FORMERLY JEROME & WASHINGTON TOWNSHIPS  
UNION & FRANKLIN COUNTY, OHIO  
V.M.S. Nos. 6748

**MCCARTY ASSOCIATES, LLC**  
ARCHITECTS ENGINEERS SURVEYORS

315 N. HIGH ST., HILLSBORO, OHIO 45131-2100 PH: 513-393-4971 FAX: 937-395-2480  
1515 ST. RT. 78 BUTLER, OHIO 44759 PH: 513-702-0608 FAX: 513-703-8888  
184 E. MARKET ST., WASHINGTON C.T., OHIO 43160 PH: 740-335-8816 FAX: 740-335-8828

DATE	SCALE	PROJECT NO.
AUGUST 29, 2022	1"=200'	522-777

## LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- 3/4" IRON PIN (FOUND)
- ⊗ MAG NAIL (FOUND)
- ⊗ MAG NAIL (SET)
- 1" PIPE (FOUND)
- RIGHT-OF-WAY MONUMENT BOX (FOUND)
- CONCRETE MONUMENT BOX (FOUND)
- ⊗ FRANKLIN COUNTY GPS MONUMENT (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ MANHOLE
- ⊗ STORM DRAIN
- ⊗ CATCH BASIN
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "3201", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"

AEP OHIO  
TRANSMISSION COMPANY, INC.  
INSTR. 20220202002023  
12.848 Ac.  
274-012361-00

## NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

NOT ALL UTILITIES OR EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY HAVE BEEN SHOWN ON THIS PLAT.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN AUGUST, 2022.

*Jason C. McManus* 8/29/22  
JASON C. MCMAUS, P.S. 8509 DATE

ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOS. 904030127N & 390480131K, DATED JUNE 17, 2008, THE PROPERTY LIES IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X.

0 100' 200' 400' 600'



**0 Cosgray Rd & University Blvd, Dublin, OH 43016**

## **Aerial View**



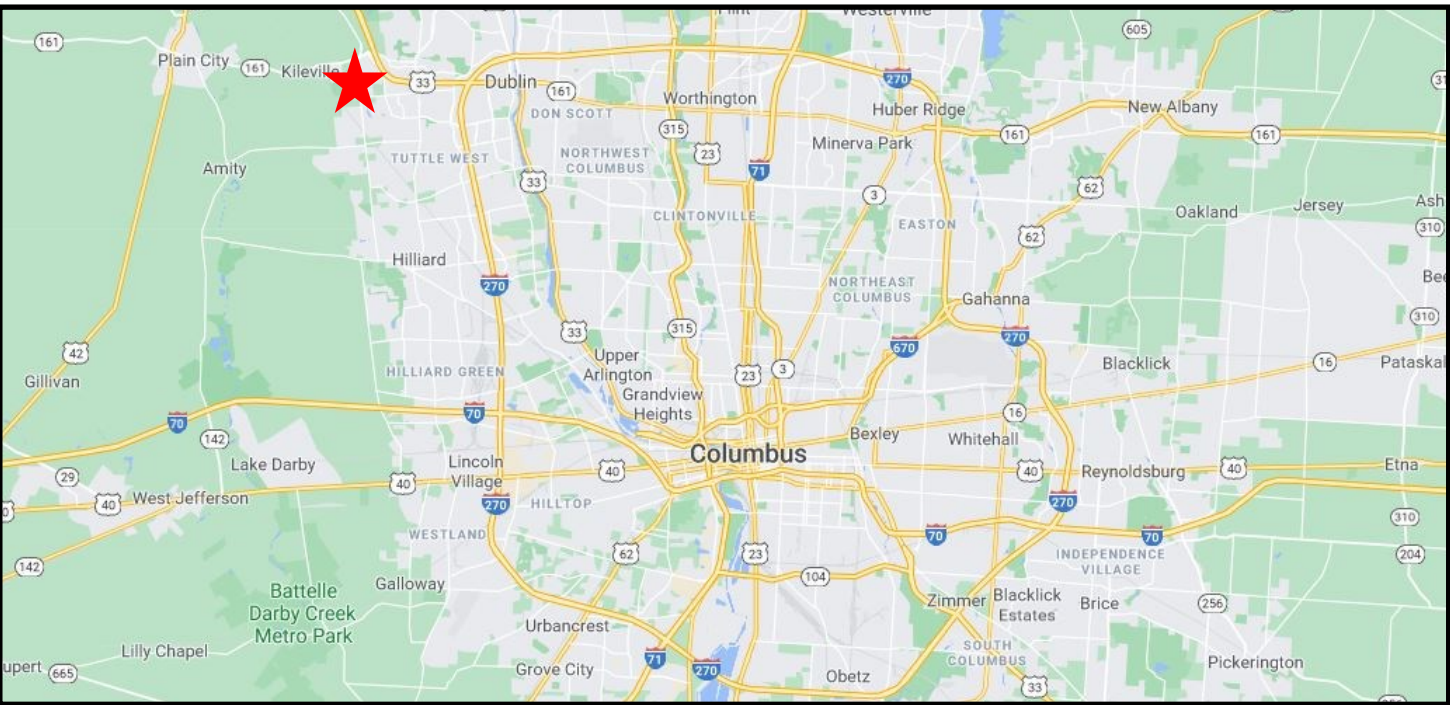
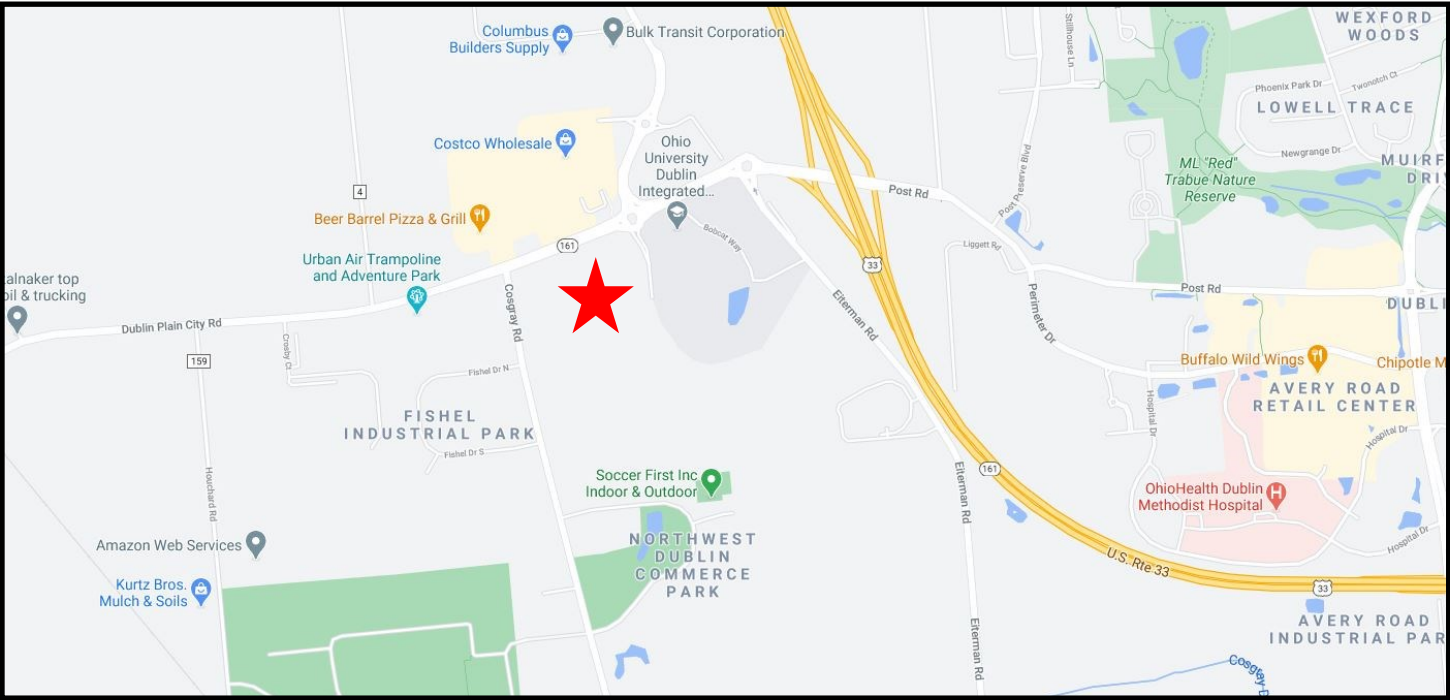
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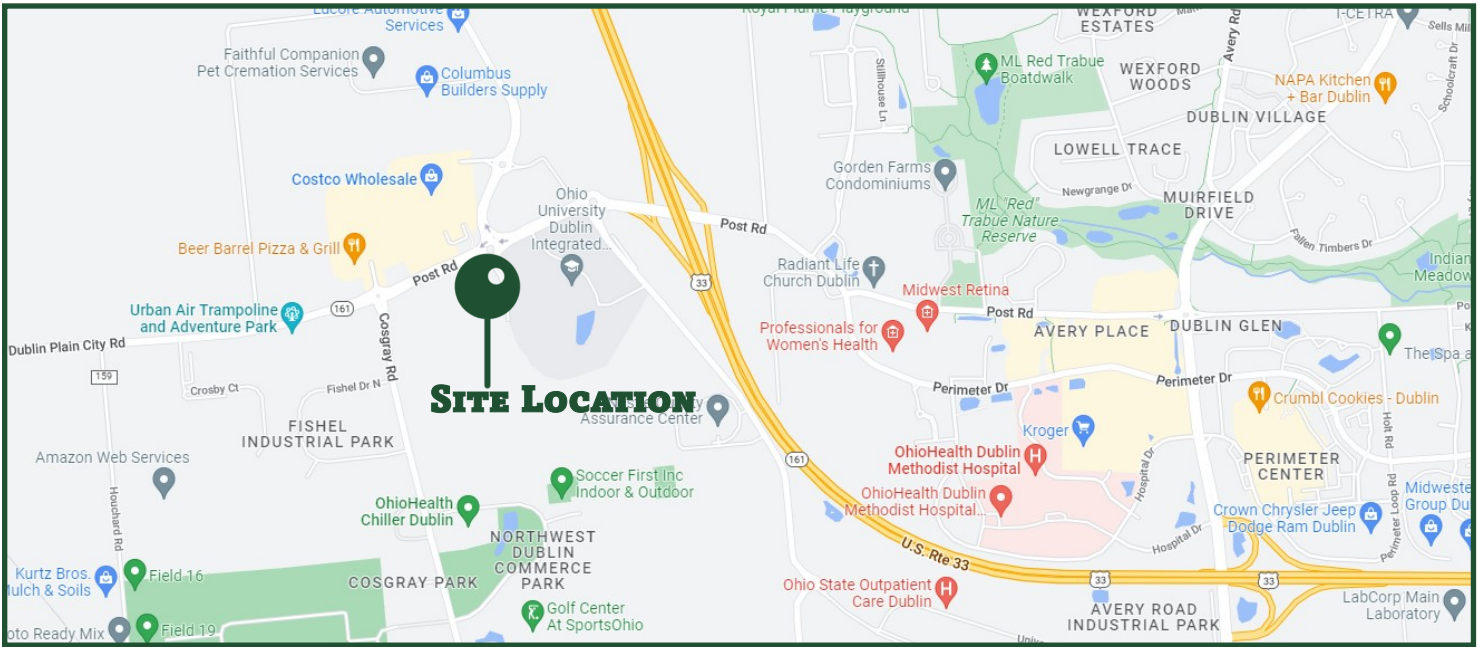
**0 Cosgray Rd & University Blvd, Dublin, OH 43016**



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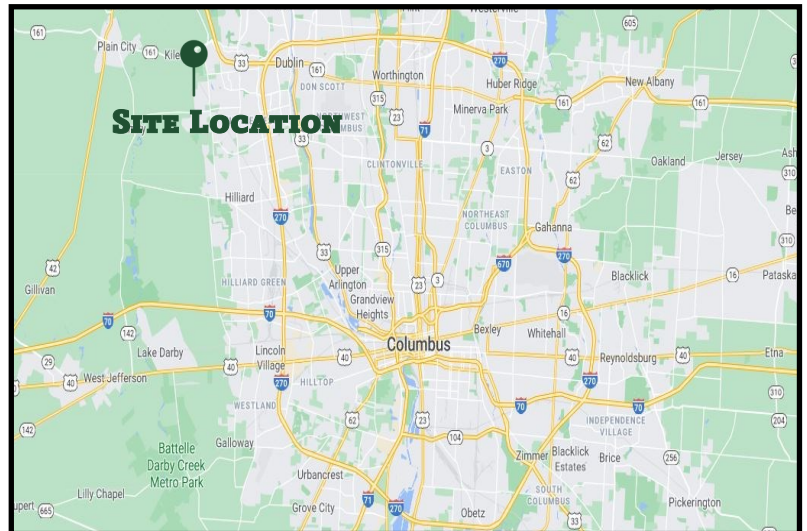


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## TRAFFIC COUNT

Street	Avg Daily Volume
SR-161– POST RD	26,302
SR-161—EITERMAN RD	32,018
POST RD– HWY 33	25,434



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	729	17,259	50,759
Households (2022) 	4,075	14,232	27,798
Avg Household Income (2022) 	\$99,869	\$110,268	\$118,650

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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



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

## **Disclaimer And Confidentiality Agreement**

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