



Castle Rd Development Site

115 W Castle Rd Columbus, Ohio 43207

Property Highlights

- 3.79 Acres Available Via 4 Parcels
- Convenient Access to South High Street
- Neighbors the Shamrock Club
- Situated Just South of RT-104
- All Utilities Accessible to Site
- Approximately 4 Miles South of Downtown Columbus
- ±26,330 Vehicles Per Day Traveling on South High Street
- Over 1,700 Multi-Family Units Added Within the Submarket in 2023
- R - Residential Zoning, Adjacent to LC-4 (Limited Commercial) Zoning

Sale Price: \$129,000 Per Acre



For More Information

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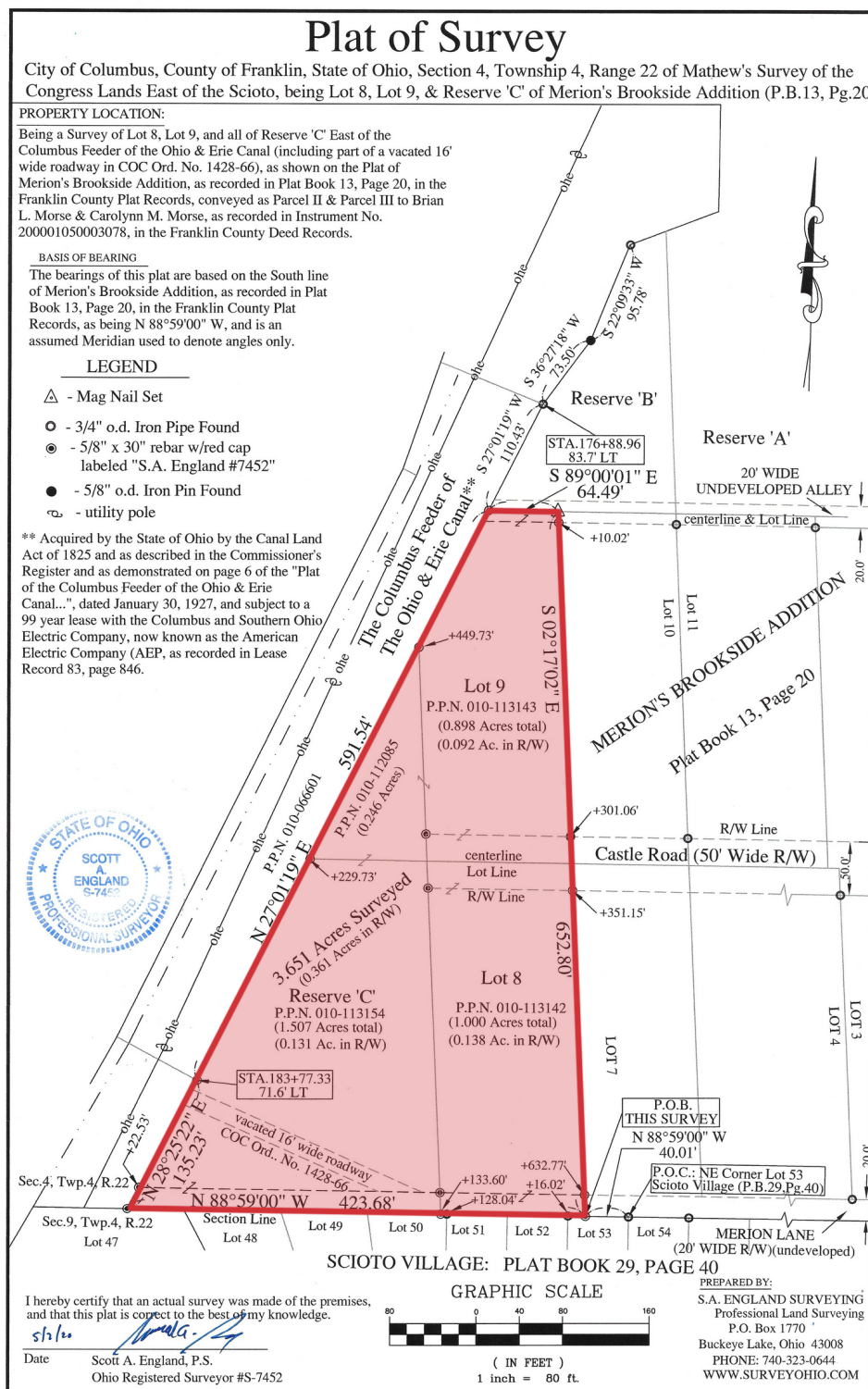
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SITE DEVELOPMENT

PROJECT SIZE

47,000SF [1 STOREY]
94,000SF [2 STOREY]
107,000SF [2.5 STOREY]
141,000SF [3 STOREYS]

PARKING PROVIDED

67 REAR
57 SOUTH
26 NORTH
TOTAL PARKING [150 SPACES]

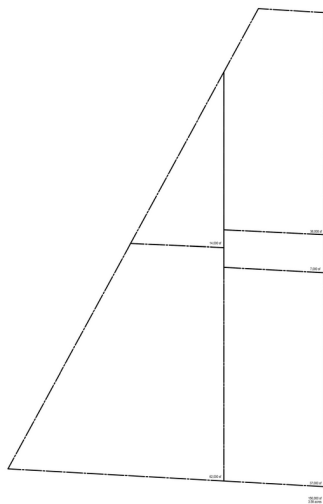
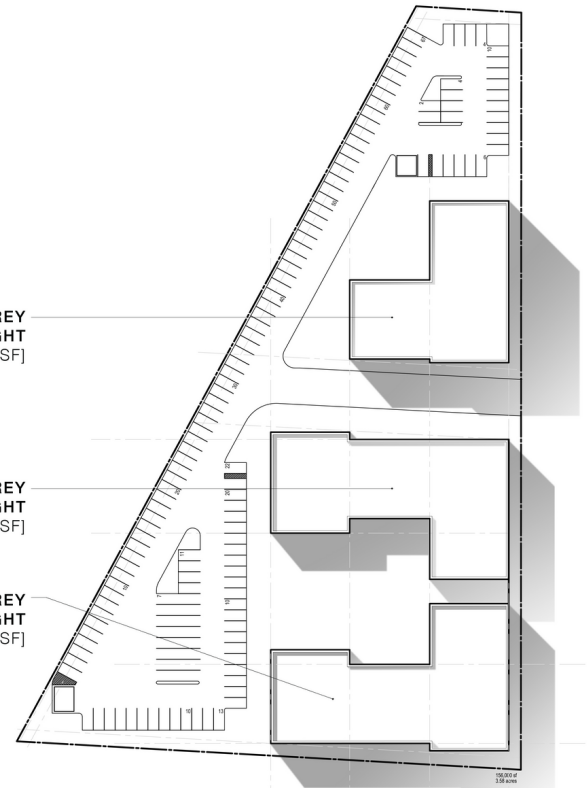
PROJECT SPECIFICATIONS

- Project site will need to be rezoned from SR for AR-2
- Project will not require variances for setbacks, lot coverage, nor parking requirements.
- 100-unit property, sixty 2-beds and twenty of both 1-beds and 3-beds.
- Baths: Each unit will have a main, shared bath. 3-bedroom units will have two-full baths, with one being in a master bedroom.
- Every unit will have its own washer/dryer.
- There will be a need for a leasing office, which will be located on the ground floor of one of the buildings.

3 STOREY
35' HEIGHT
[39,000SF]

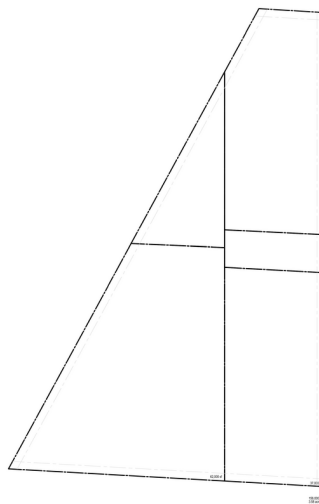
2 STOREY
28' HEIGHT
[34,000SF]

2 STOREY
28' HEIGHT
[34,000SF]



LOT COVERAGE

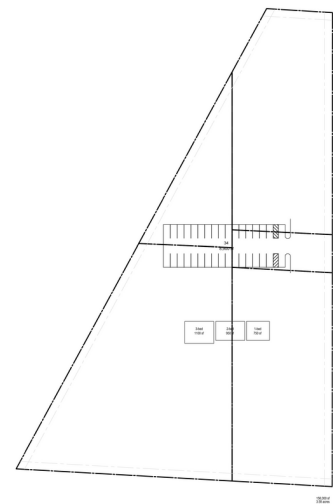
LOT SIZE 156,000SF [-3.56 ACRES]:
[37,000SF]
[36,000SF]
[62,000SF]
[14,000SF]
[7,000SF]



SETBACKS

CURRENT ZONING SR 35 [SUBURBAN RESIDENTIAL]
"In a residential or an apartment residential district such portion of such building is set back from all required set back lines two feet for each one foot of such additional height."

REZONE AR-2
FRONT YARD: Not less than 10'
SIDE YARD: Min. 1/6th height of the building if more than 2 stories
SIDE YARD: The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, max 16'.
REAR YARD: Not less 25% total lot area
PERIMETER YARD: MIN 10' - 25' [10% of average lot width]

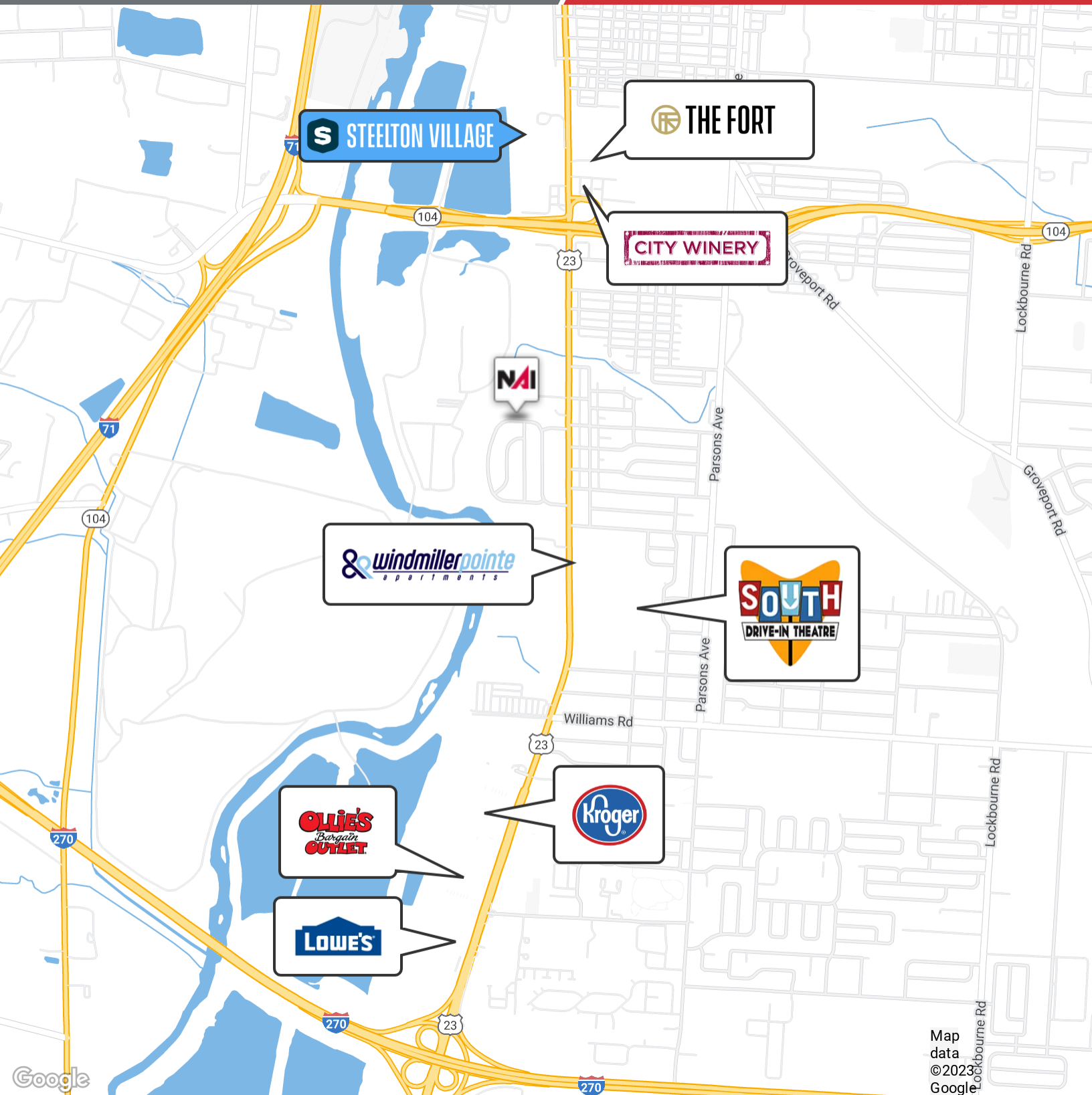


REQUIRED

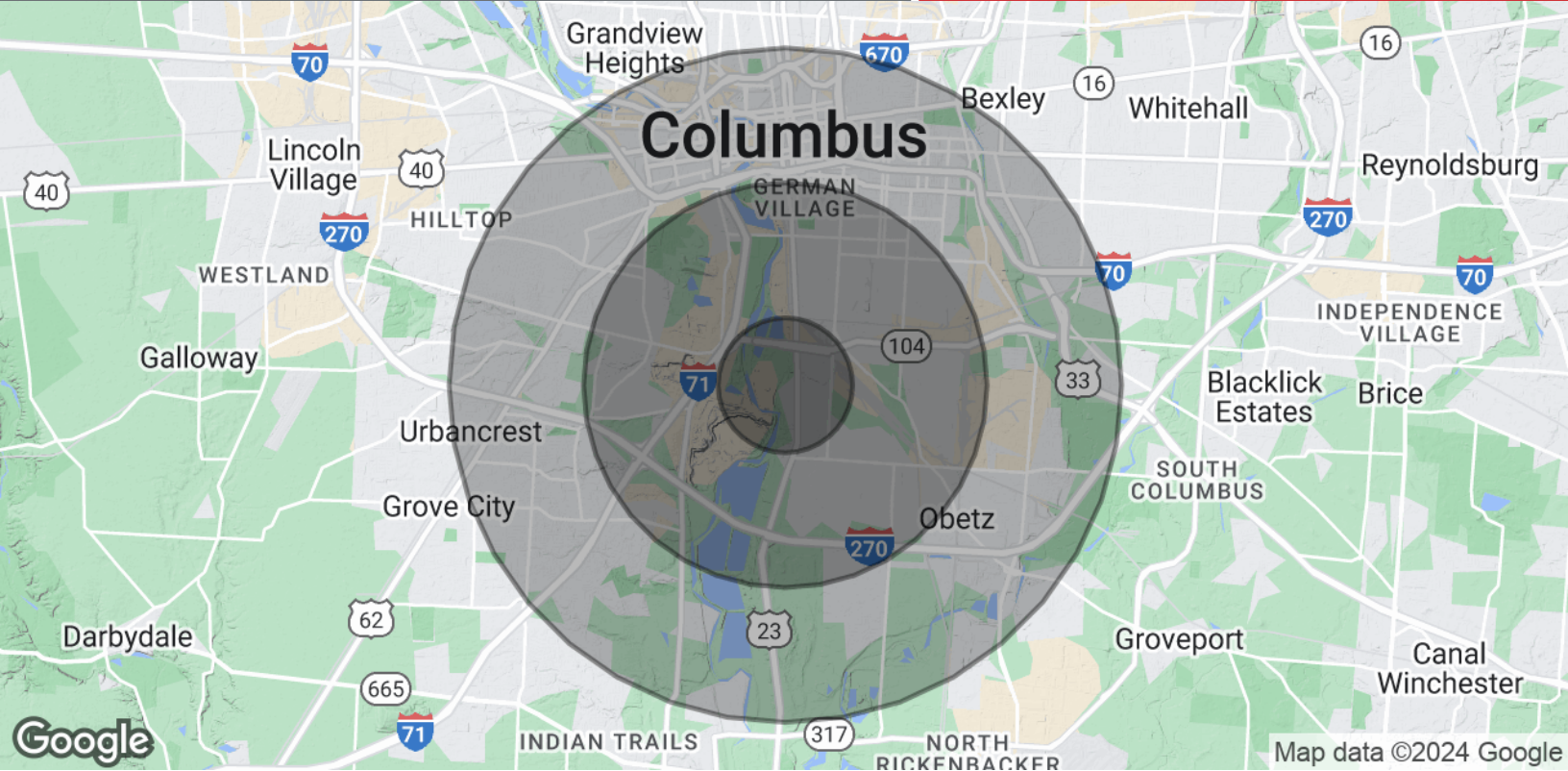
PARKING 3312.49
1.5 PARKING SPACES / UNIT
100 UNITS = [150 PARKING SPACES] = ~36,000SF

UNITS:
1 BEDROOM [750SF]: 20 UNITS [15,000SF]
2 BEDROOM [950SF]: 60 UNITS [57,000SF]
3 BEDROOM [1,100SF]: 20 UNITS [22,000SF]

TOTAL 94,000SF
CIRCULATION & STRUCTURE MULTIPLIER 15%
108,000 GROSS SF



Map
data
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Google



Population	1 Mile	3 Miles	5 Miles
Total Population	4,174	62,761	205,673
Average Age	41.6	37.5	36.7
Average Age (Male)	37.6	36.9	35.9
Average Age (Female)	43.1	37.7	37.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,657	27,693	95,597
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$46,336	\$62,118	\$62,076
Average House Value	\$95,390	\$149,072	\$159,206

2020 American Community Survey (ACS)