



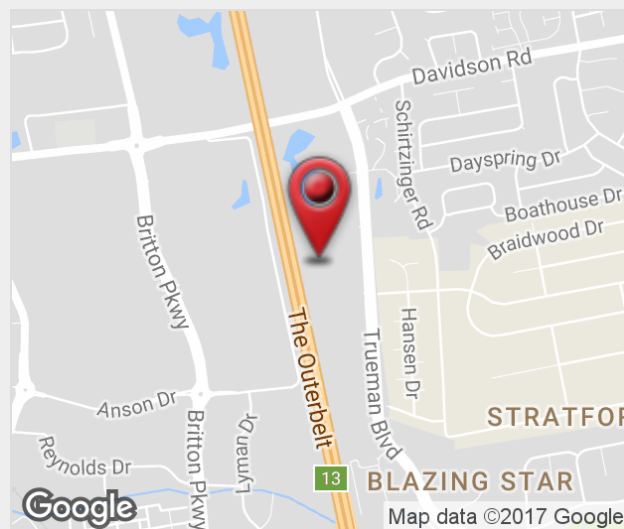
Trueman Blvd Land

Trueman Blvd, Hilliard, Ohio 43026

Property Features

- ±21.655 Acres Available (min. div. 1 acre)
- I-270 Frontage / Signage Opportunities
- Frontage along rapidly developing Trueman Blvd Corridor
- All Utilities to the Site
- Zoned PUD (Planned Unit Development)
- Ideal for General Office, Medical Office, Education and Assembly
- Convenient Access to Cemetery Rd and Davidson Rd
- Numerous Amenities Nearby
- Economic Incentives Available

Sale Price: \$225,000 / Acre
www.HilliardLand.com



For more information:

Philip Bird

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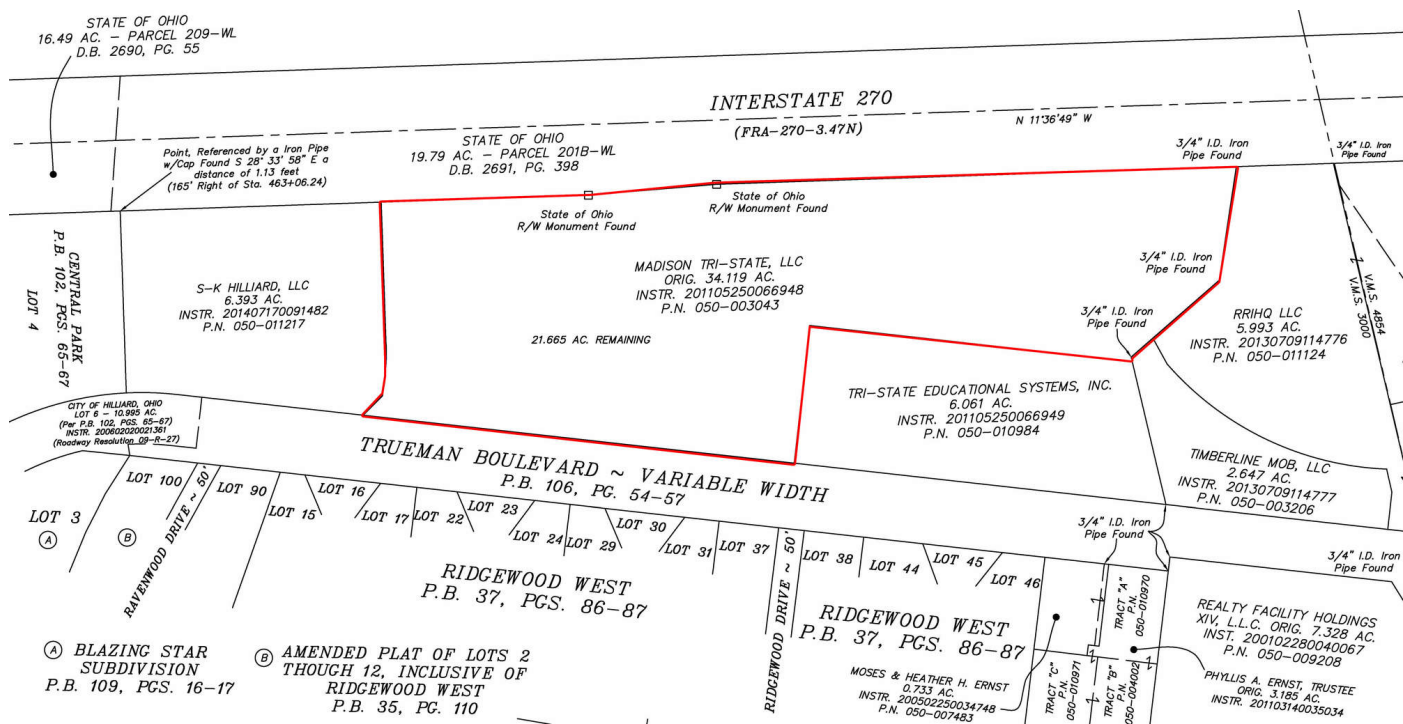
Joe Menninger, CCIM

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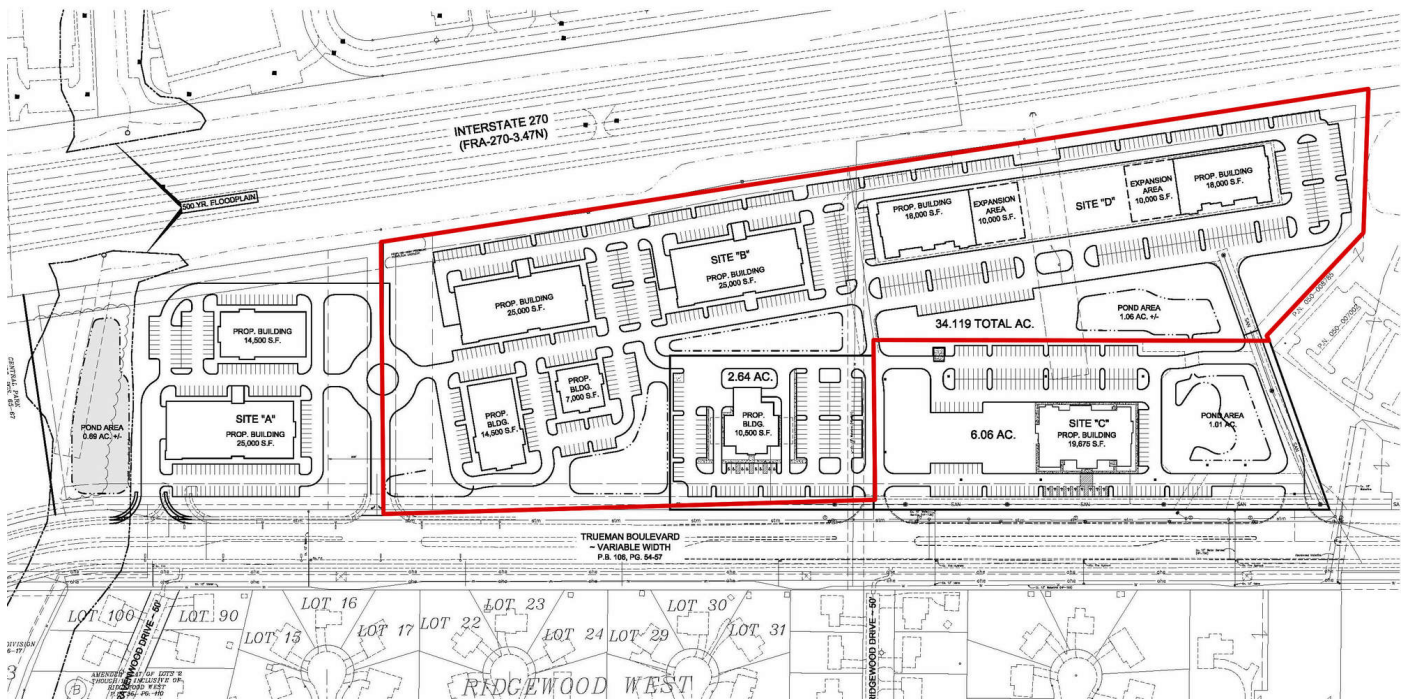
Matt Gregory, SIOR

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Site Survey



Conceptual Site Plan





Real People. Real Possibilities.™

The Perfect Place to Grow Your Business

A variety of economic development incentives, site selection tools and expedited permitting assistance are available for businesses expanding in or locating to Hilliard.

Hilliard's Economic Development Department is also the local contact for state and regional resources through Columbus 2020 and JobsOhio.

Tax Incentives

Property Tax Abatement – Reduces real property taxes on new commercial construction or rehabilitation of existing structures in designated Community Reinvestment Areas.

Tax Increment Financing (TIF) – Redirects a portion of new real estate taxes from commercial property improvements to finance public infrastructure.

Job Growth Incentive – Companies adding high-wage jobs may be eligible to receive an annual payment or refundable tax credit equal to a portion of the new employees' City of Hilliard income tax withholdings.

Sustainability

AEP Energy Savings Program – Business customers who install energy efficient products can reduce their investment payback period, energy consumption and costs. Visit www.aepohio.com/save/business/programs/ for more information.

Columbia Gas Innovative Energy Solutions Program – Offers rebates for energy audits and facility improvements that reduce natural gas usage. Visit www.columbiagasohio.com/business/save-energy-money for more information.

Property Assessed Clean Energy (PACE) – Financing program for qualifying energy and water efficiency improvements that allow projects to be financed through assessments on a property owner's real estate tax bill.



Workforce Development

Franklin County PeopleWorks – Up to \$500,000 will be invested annually through 2021 to create workforce opportunities for area businesses based on individual needs. Visit www.development.franklincountyohio.gov/people-works for more information.

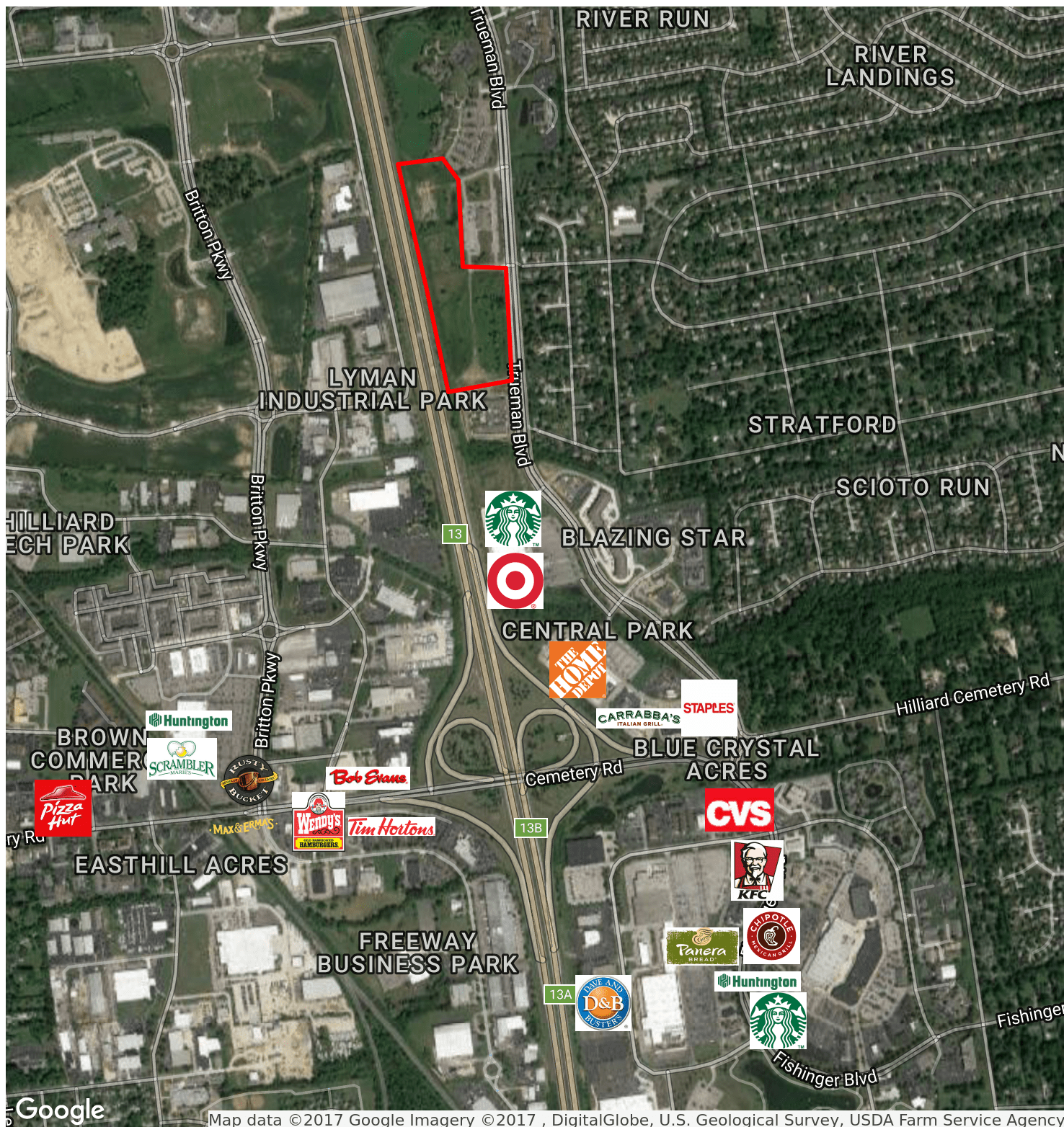
To learn more about economic development incentives, site selection tools and permitting assistance in Hilliard, contact:

David Meadows

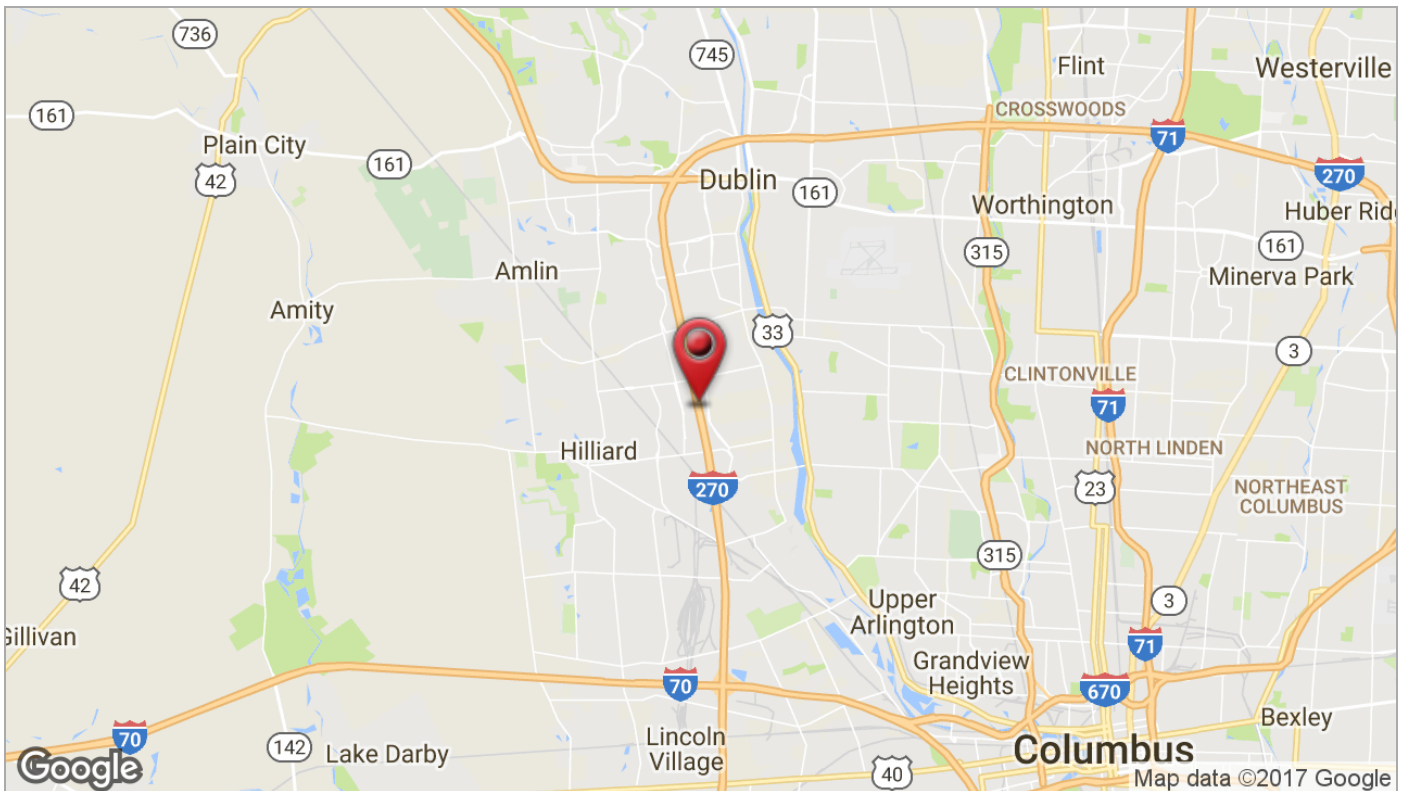
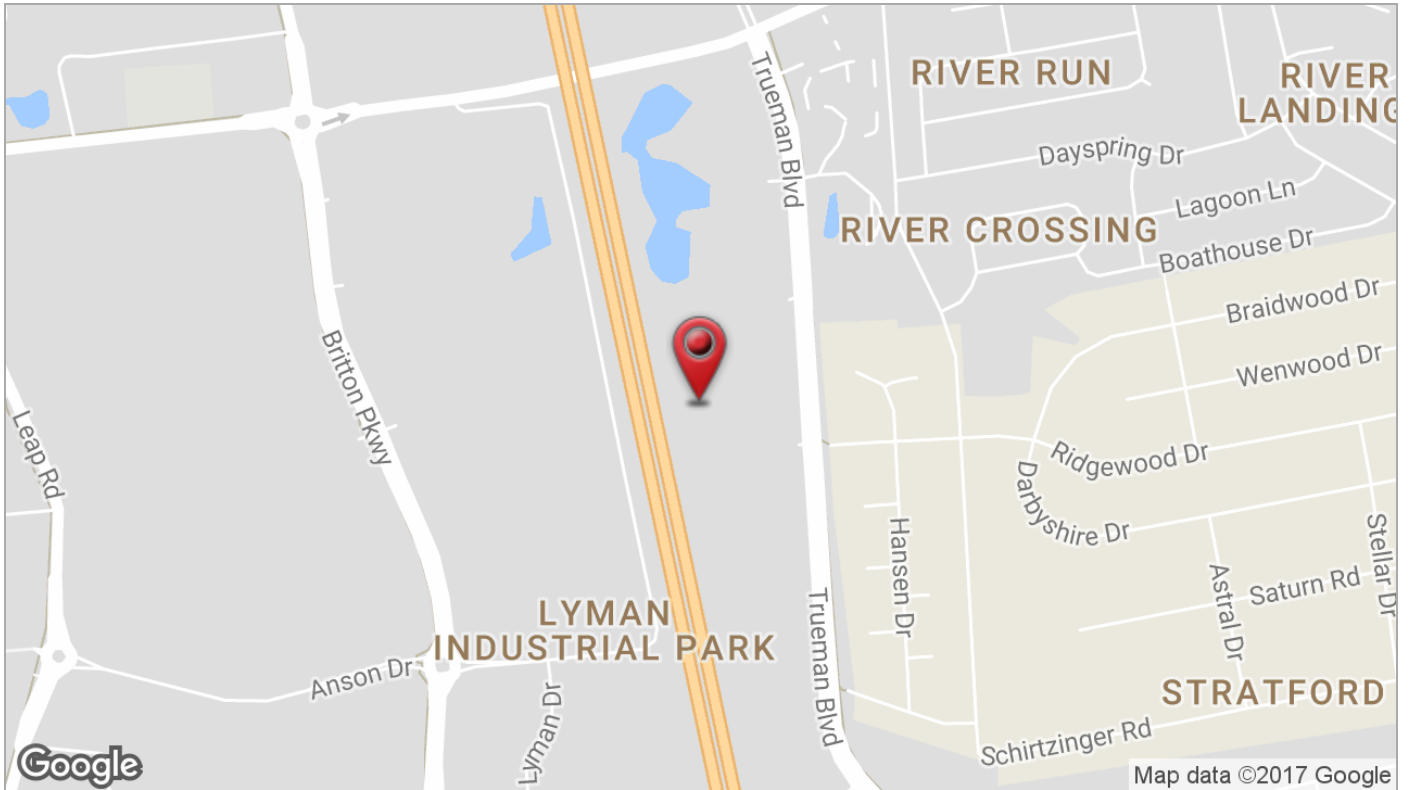
City of Hilliard Economic Development Director

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dmeadows@hilliardohio.gov

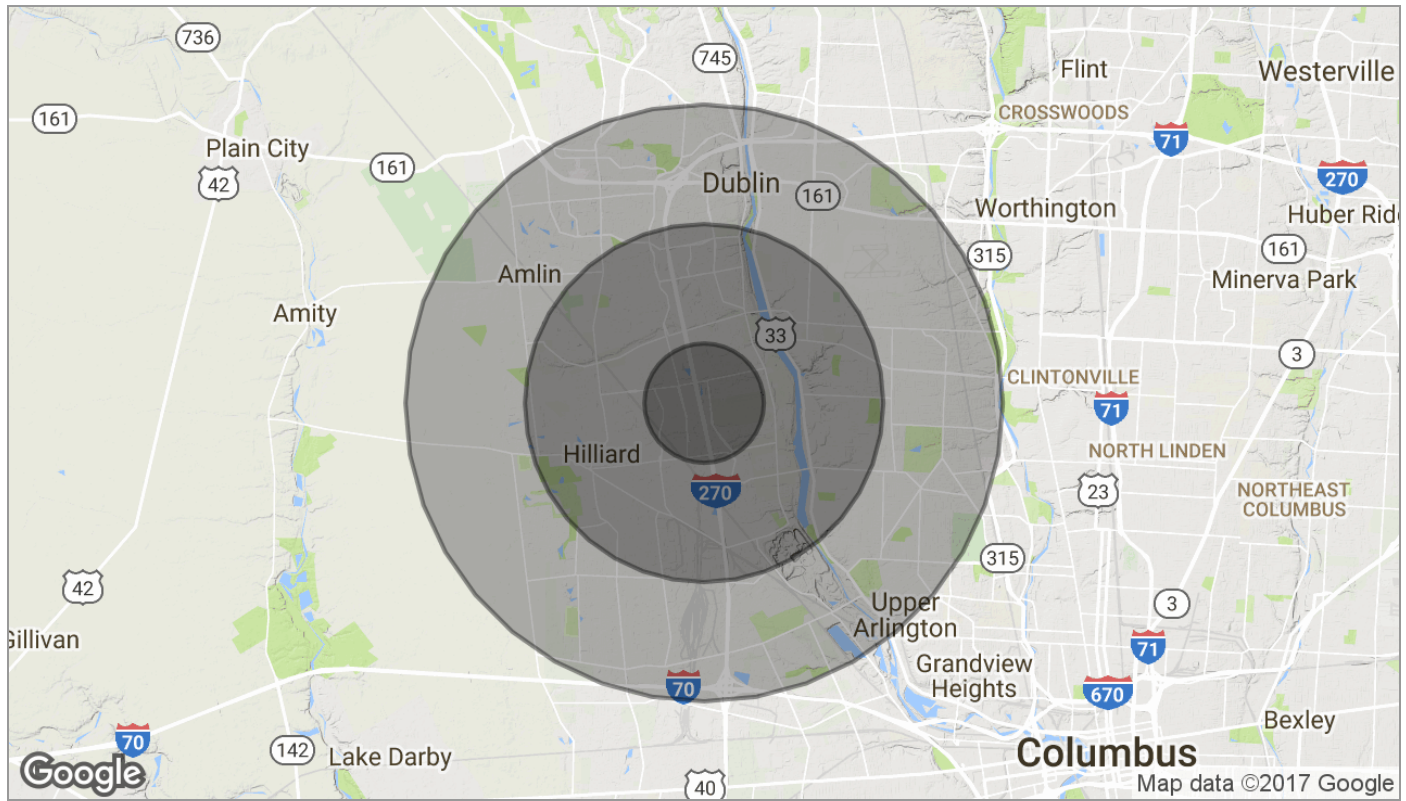
Retailer Map



Location Maps



Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,993	68,929	188,580
MEDIAN AGE	37.2	36.1	35.2
MEDIAN AGE (MALE)	36.3	35.3	34.3
MEDIAN AGE (FEMALE)	37.6	36.7	36.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,737	27,579	76,669
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$96,546	\$89,133	\$86,884
AVERAGE HOUSE VALUE	\$251,939	\$241,121	\$244,971
Race	1 Mile	3 Miles	5 Miles
% WHITE	90.6%	87.2%	84.9%
% BLACK	2.0%	3.2%	3.9%
% ASIAN	4.5%	6.9%	7.8%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.7%	0.3%	0.2%
% OTHER	0.3%	0.6%	1.3%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	1.6%	2.8%	4.1%

* Demographic data derived from 2010 US Census