



# Parkwood

Parcel ID: 273-012234

Contact City of Dublin Economic Development  
614.410.4600 or [business@dublin.oh.us](mailto:business@dublin.oh.us) for more information.



# OVERVIEW

## **The City of Dublin**

The City of Dublin, Ohio is conveniently located just 20 minutes northwest of metropolitan Columbus, and 25 minutes from John Glenn International Airport. With five highway interchanges, Dublin is easily accessible from almost anywhere. With an estimated population of nearly 50,000 residents, Dublin is home to over 40 corporate headquarters, an entrepreneurial center, multiple coworking spaces, and 4,300+ businesses. Dublin is one of the largest Columbus suburbs and comprises 7.4% of the \$108 billion gross metropolitan product in the Columbus MSA.

## **Emerald Corporate District**

The Emerald Corporate District includes over 2.5 miles of Interstate 270 frontage, and three high-profile interchanges at Sawmill Road, US Route 33/State Route 161, and Tuttle Crossing. The City of Dublin has invested millions in infrastructure in this area alone with the construction of Emerald Parkway, which provides a convenient east-west alternative to I-270 connecting Sawmill Road to Tuttle Crossing. Already home to some of the biggest and most well-known brands in the nation, the Emerald Corporate District is ideal for any business looking for a high-profile location surrounded by the leaders in a variety of different industries.

## **Recent Projects**

Less than 10 minutes up Emerald Parkway is Mount Carmel Dublin, a health care campus currently under construction and set to open in 2025. In addition to a 60-bed hospital and emergency department, the 35-acre campus will offer primary care, orthopedics, neurology, cardiology, and surgical services.

## **Nearby Amenities**

The Parkwood Property site is conveniently located 5 minutes from Downtown Dublin, including the 30-acre Bridge Park development: Dublin's walkable, urban district. Connected to Historic Dublin by the longest single span, single tower S-shaped suspension bridge in the world, The Dublin Link, Downtown Dublin features luxury condos and apartments, retail, restaurants, entertainment venues, a hotel and conference center, and a beautiful view of the Scioto River.

This site is also a short drive from Sawmill Road, a lively district filled with shopping, restaurants, and other conveniences. Sawmill Road is one of three Dublin exits off of I-270, about a 10 minute drive from the Parkwood Property site.

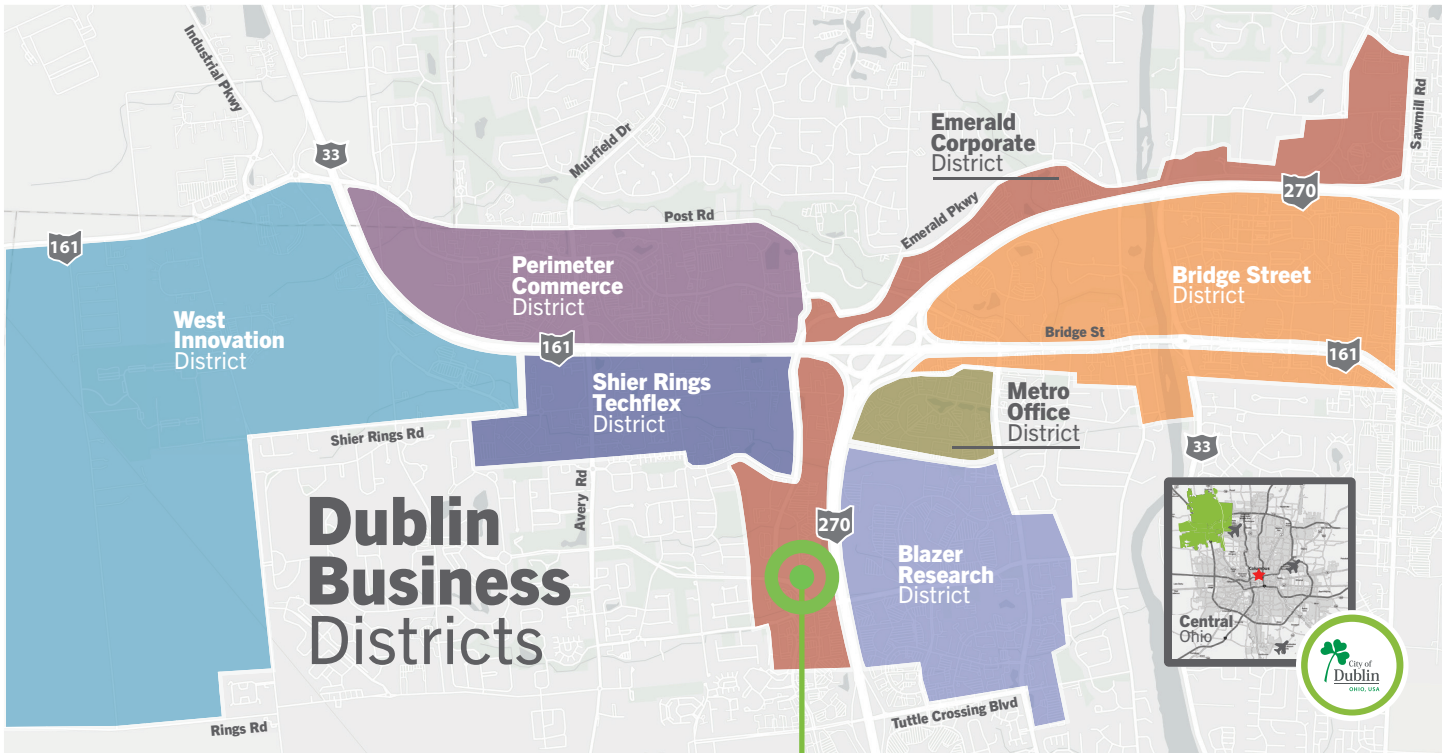
## **Why Dublin?**

This highly visible business neighborhood parallels I-270 and offers an incomparable mix of current corporate entities, easy transportation access, metropolitan amenities, and available land for development. The Emerald Corporate District is home to some of the most innovative companies in the world, many of which have their corporate headquarters and/or managing offices in this business neighborhood. The easy access to both Sawmill Road and Downtown Dublin make it a truly one-of-a-kind location for any business.

## **Workforce Availability**

Over 45 percent of the 1.2 million residents within 15 miles of the Emerald Corporate District have a bachelor's and/or master's degree, with over 645,000 in the available labor force. Median annual wages in the IT, engineering, and business support services industries are \$86,835, \$74,147, and \$66,786 respectively. With over 50 colleges and universities within a 20 mile radius, the available labor force in Central Ohio is always growing.

# BUSINESS DISTRICTS



This district offers the premier address for class-A office and corporate headquarters. Highly visible from I-270, this is an ideal location for organizations that desire a high-profile setting.

# Parkwood Property

**Parcel ID: 273-012234**

16.6 acres (net)



## Key Site Information

- Land owned by the City of Dublin
- Available as an economic development incentive for applicable projects
- Scenic, wooded reserve in southern portion of the site.
- Utilities in place
- Close proximity to Bridge Park
- Planned Suburban Office

Contact City of Dublin Economic Development

614.410.4600 or [business@dublin.oh.us](mailto:business@dublin.oh.us) for more information.

# SITE & INFRASTRUCTURE OVERVIEW

For more information, contact the City of Dublin Economic Development at 614.410.4600

## GENERAL SITE INFORMATION

|                           |                                                                                                                                                          |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE NAME                 | Parkwood Property<br>Property Owned by the City of Dublin, Ohio                                                                                          |
| SITE ADDRESS              | Tax Parcel ID: 273-012234                                                                                                                                |
| ZONING                    | Planned Suburban Office                                                                                                                                  |
| LATITUDE                  | 40.0515                                                                                                                                                  |
| LONGITUDE                 | -83.0827                                                                                                                                                 |
| MINIMUM ACREAGE AVAILABLE | No Minimum Acreage                                                                                                                                       |
| MAXIMUM ACREAGE AVAILABLE | 16.6 Acres                                                                                                                                               |
| FOR SALE? (Y/N)           | Yes                                                                                                                                                      |
| ESTIMATED LAND VALUE      | \$125,000/acre                                                                                                                                           |
| PROPERTY DESCRIPTION      | This 16.6-acre site is 1,200 feet wide and 700 feet deep. The parcel has frontage on Parkwood Place and Woerner Temple Road, with visibility from I-270. |

## TRANSPORTATION ACCESS

|                             |                                                                                                                                                           |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| AIRPORT                     | John Glenn (Port Columbus) International Airport – 21 miles<br>Ohio State University Airport – 5.5 miles<br>Rickenbacker International Airport – 27 miles |
| INTERSTATE                  | I-270 – 1.1 miles<br>I-70 – 8 miles                                                                                                                       |
| HIGHWAY (US & STATE ROUTES) | State Route 161 – 2.3 miles<br>US 33 – 2.3 miles                                                                                                          |

## UTILITY INFORMATION

### ELECTRIC PROVIDER

American Electric Power (AEP)

### ELECTRIC LOCATION

Distribution infrastructure adjacent to west site boundary. Transmission Infrastructure at northern site boundary. Site is approximately 1.3 miles from nearest substation.

### ELECTRIC DETAILS

Distribution infrastructure: 13.2kV 3-phase underground; Transmission infrastructure: 138kV overhead.

### RATE PER KWH

Unknown at this time; the City of Dublin will coordinate discussions with AEP upon request to determine.

### GAS PROVIDER

Columbia Gas of Ohio

### GAS LOCATION AND DETAILS

3" medium pressure line on Parkwood Pl. Line ends at site boundaries; does not extend all the way down Parkwood Pl.

4" medium pressure line on opposite side of Parkwood Pl. At corner of Parkwood and Woerner Temple Rd.

### GAS RATE

Rates are volumetric and based upon customer's usage; rates can be found on the Public Utility Commission of Ohio's (PUCO) website.

### WATER PROVIDER

City of Dublin, Ohio

### WATER LOCATION

There is a 8" water main line just south of this parcel on Parkwood Place. This waterline then runs south and merges into a 12" line that runs along the south side of Woerner Temple Road.

### WATER DETAILS

8" Waterline

### WATER RATE

Water capacity charges are based on tap size – ranging from \$1,890+ for a 0.75-inch tap, to \$428,720+ for 16-inch tap (plus additional water capacity charges by the City of Columbus Division of Water).

### SEWER PROVIDER

City of Dublin, Ohio

### SEWER DETAILS

The 8" sanitary sewer runs along the east side of Parkwood Place. There is also a 18" sanitary sewer main that runs along the north side of Woerner Temple Road.

### TELECOM PROVIDER

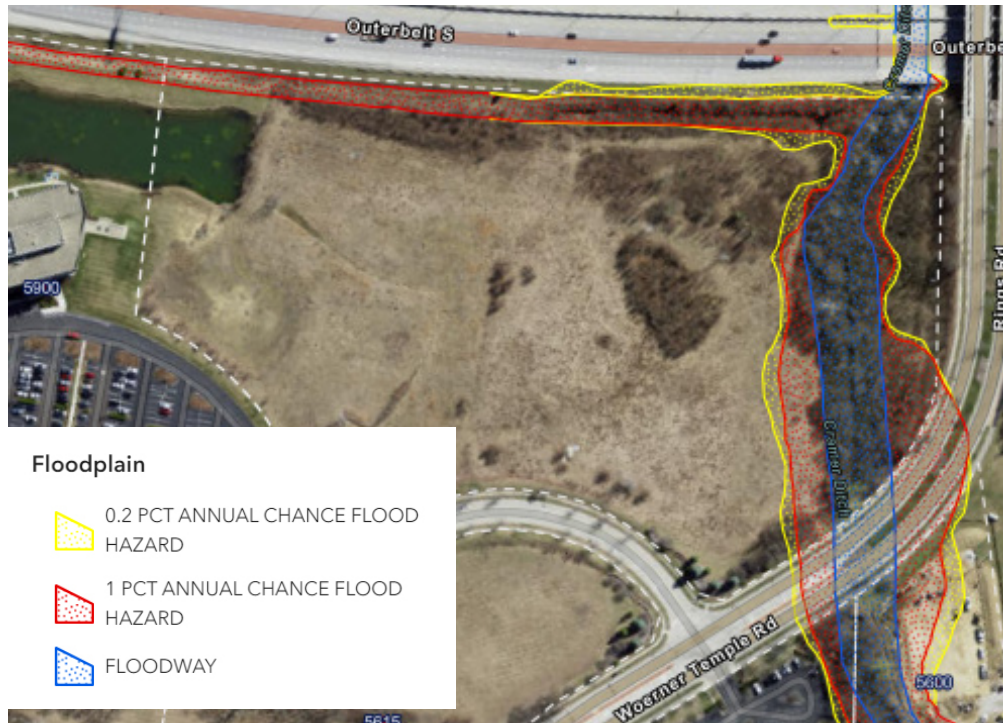
Fiber Optics: City of Dublin, Ohio.

The City of Dublin possesses over 125 miles of 96 single-mode optical fibers throughout Central Ohio, known as "Dublink." These optical fibers are placed within an underground conduit throughout the entire system. The Dublink network makes Dublin the best-connected community in Central Ohio, and is globally recognized as a broadband rich environment with connectivity to OARNet and the Ohio SuperComputer.

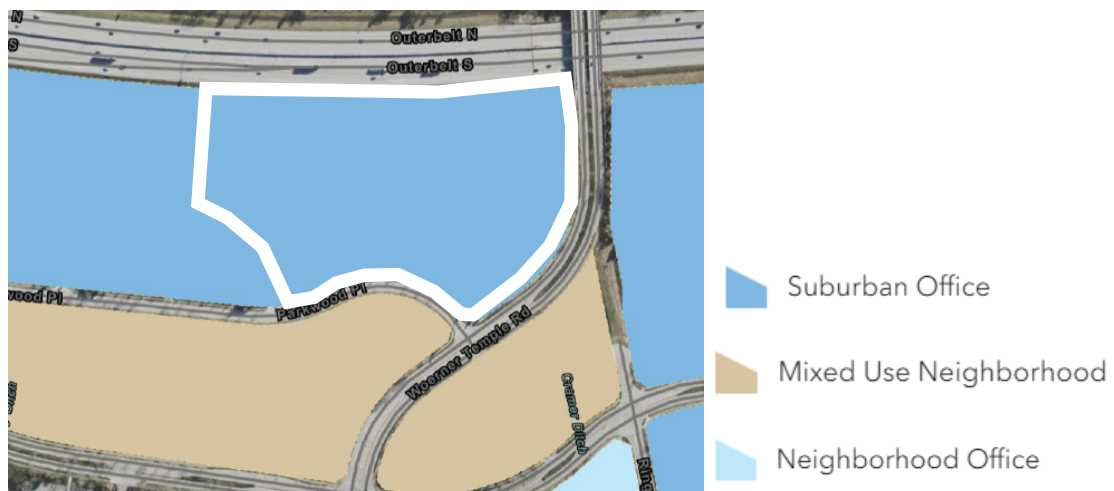
In addition to the City of Dublin's Dublink fiber optic system, many other local and long haul network providers are available.

# MAPS & GRAPHICS

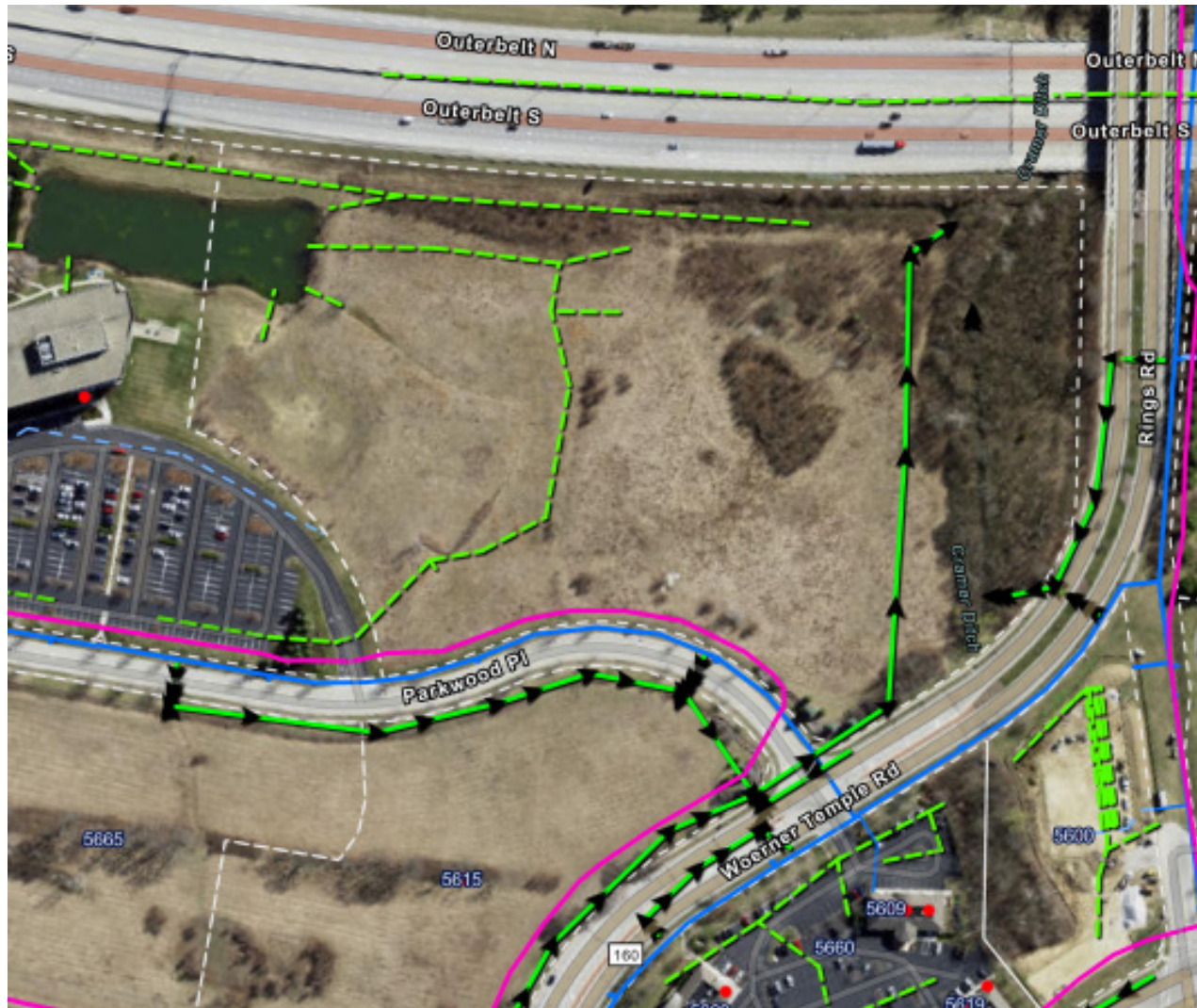
## FLOODPLAIN INFORMATION



## ZONING INFORMATION



## UTILITIES INFORMATION



### Dublink

- Service Run
- Dublink Conduit

### Storm Sewer

#### Storm Mains

- > City of Dublin
- Other

### Water Pipes

- City of Dublin
- Private

