

## Dublin's Bridge Street District development opportunity offered in sale of 6-acre site - Columbus - Columbus Business First

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A prime piece of developable land is up for sale in Dublin's Bridge Street District.

An investor group is marketing a 6.2-acre site at Bridge Street and Monterey Drive at a significant markup about a year after acquiring the property.

Dublin Development LLC, made up of Olympus Homes Inc.'s Scott Walker and a group of unidentified investors from Nashville, Tennessee, paid \$3.78 million in December 2015 for the site featuring a Sunoco gas station and several ranch-style homes.

It is being listed for sale for \$6.95 million by NAI Ohio Equities.

The group hasn't given up on its plan to put a mix of residences and retail storefronts on the site, NAI Ohio Equities President Mike Simpson said.

"What I think they'd probably prefer to do is partner with someone," Simpson told me. "(Someone) experienced in residential, mixed-use ... the word dense needs to be in there somewhere."

A Dublin Development investor declined to comment.

When the investors outlined a broad vision for the redevelopment last year, an official with the city of Dublin called it "encouraging."

Simpson said nothing has changed on the site – the Sunoco at 201 W. Bridge St. remains open and the 1950s-era homes still stand along Monterey Drive. The city still owns the 0.6-acre vacant parcel at the southeast corner of Bridge Street and Monterey Drive, which was eyed by the investors for inclusion in the project.

"Among the many discussions the developers would have with the city regarding approvals, acquisition of the city-owned site would be one of them," Simpson said. "It only seems logical that that city-owned site would be part of it."

*Evan Weese covers commercial real estate, economic development and finance for Columbus Business First.*