

# DEVELOPMENT LAND FOR SALE

**0 S Section Line Rd & 0 Bean-Oller Rd  
Delaware, Ohio 43015**



**80.54 +/- Acres Development Land**



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# Property Description

## DEVELOPMENT OPPORTUNITY IN DELAWARE!

80 +/- acres at the corner of S Section Line Rd and Bean-Oller Rd. 680' frontage on S Section Line Rd and over 3,000' frontage on Bean-Oller Rd. Water available at the site.

Excellent opportunity for multiple developments in this rapidly developing area!

**Address:** 0 S Section Line Rd & 0 Bean-Oller Rd  
Delaware, OH 43015

**County:** Delaware

**Township:** Concord

**School District:** Buckeye Valley

**PID:** 419-330-01-011-000  
419-330-01-010-000

**Location:** SEC of S Section Line Rd  
& Bean-Oller Rd

**Acreage:** 80.54 +/- acres

**Sale Price:** \$2,738,360

**Price/acre:** \$34,000

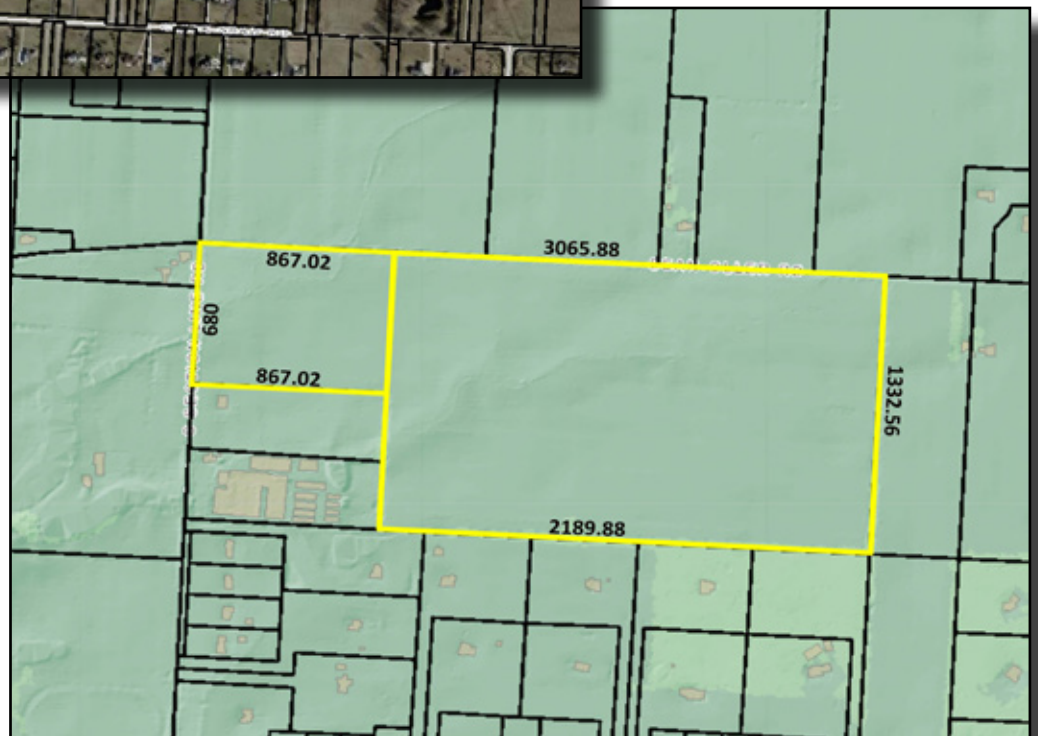
**Utilities:** Water available at the site

**Zoning:** FR-1 Farm Residential District





# Aerial & Plat Maps



\*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool.  
Actual dimensions to be determined by prepared survey.

# Property Location



## Great Location!

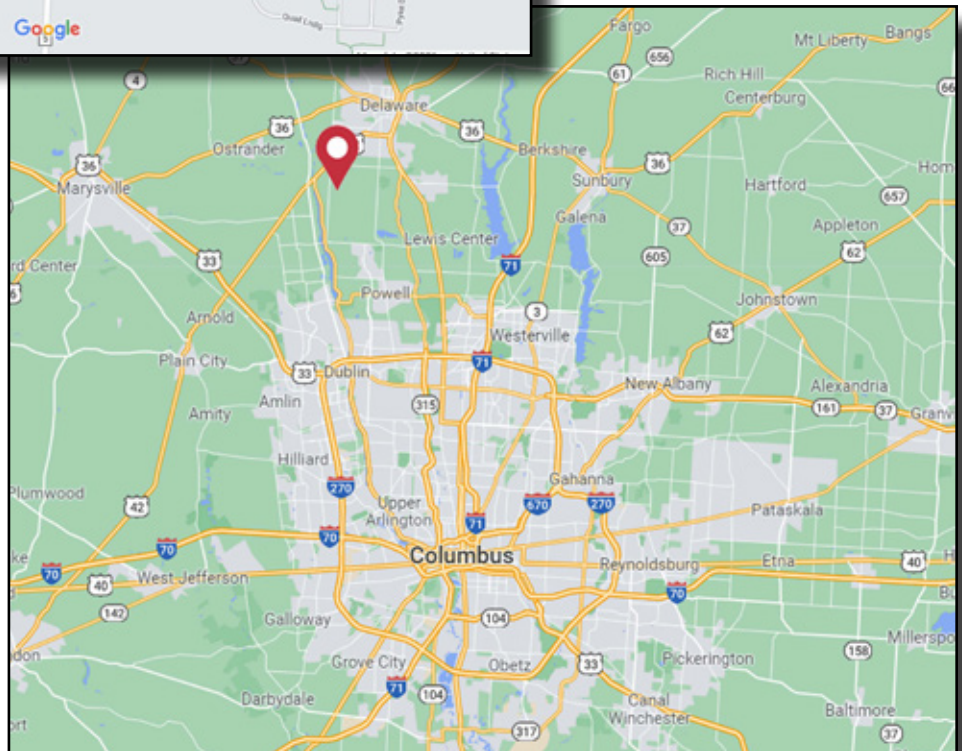
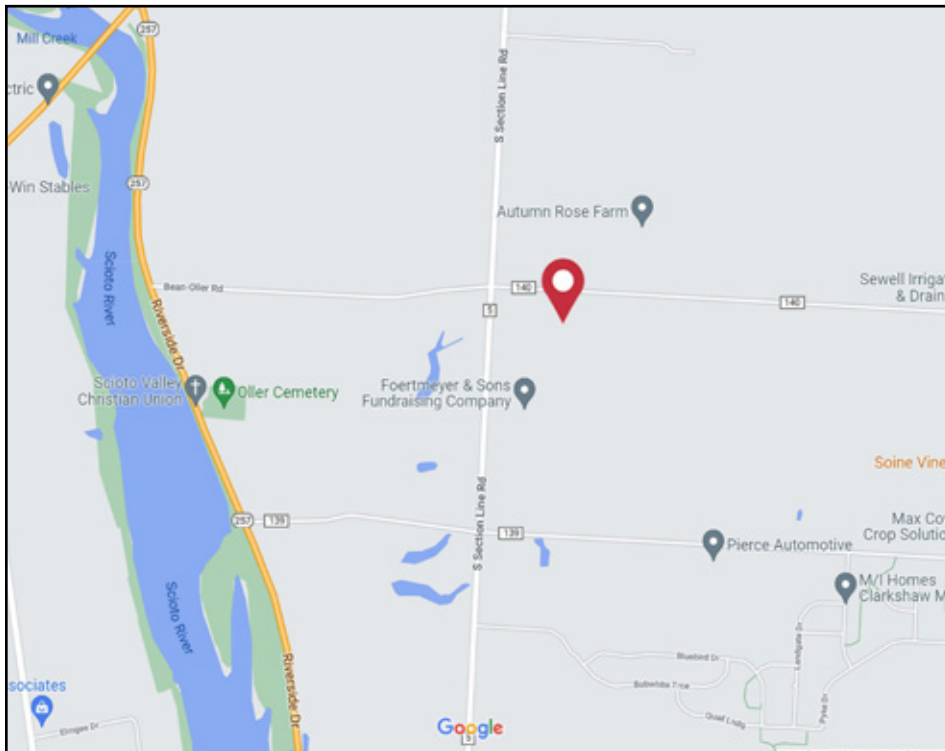
Easy access to major arteries

15 minutes to Downtown Delaware

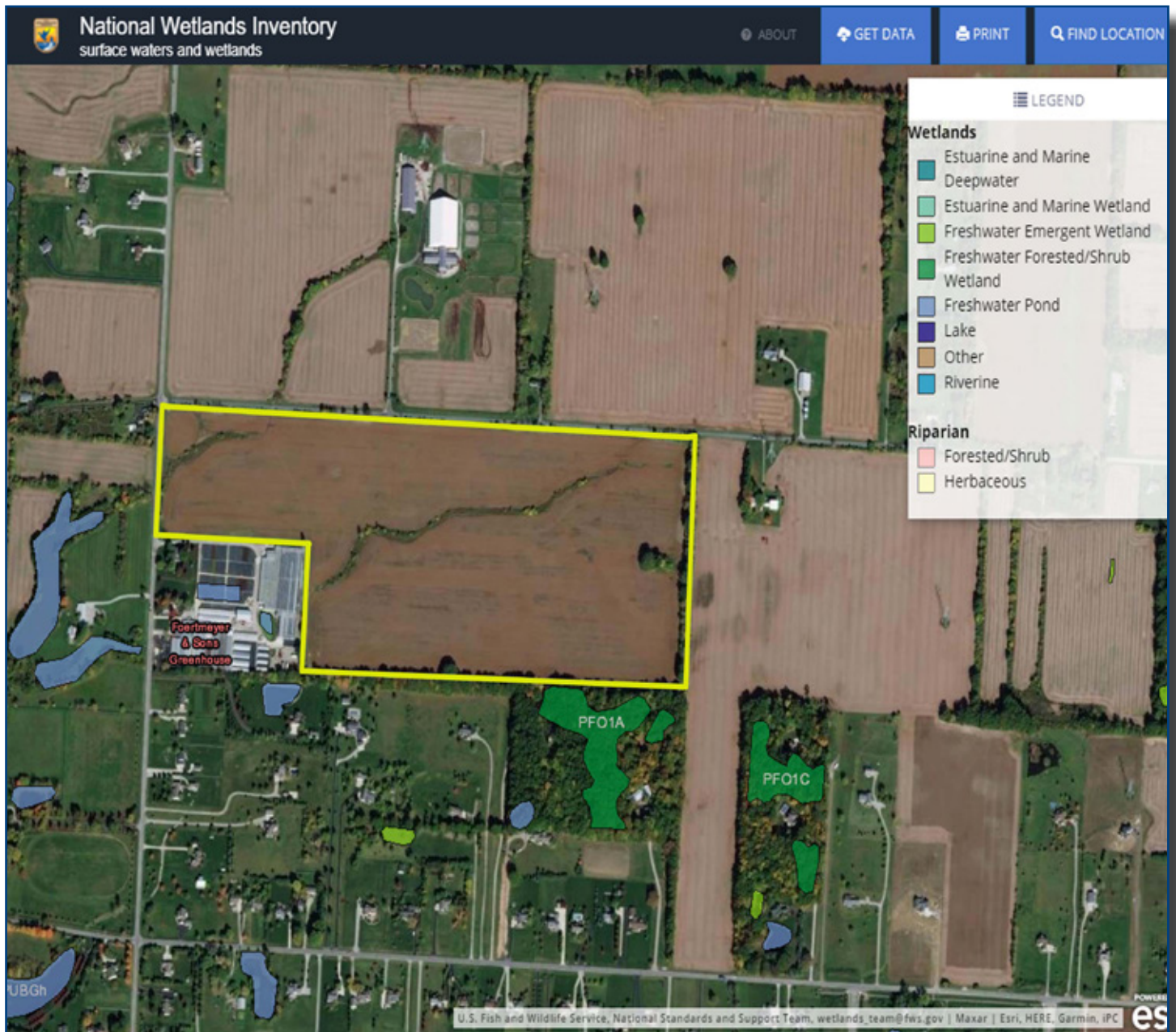
35 minutes to Downtown Columbus



# Street Map

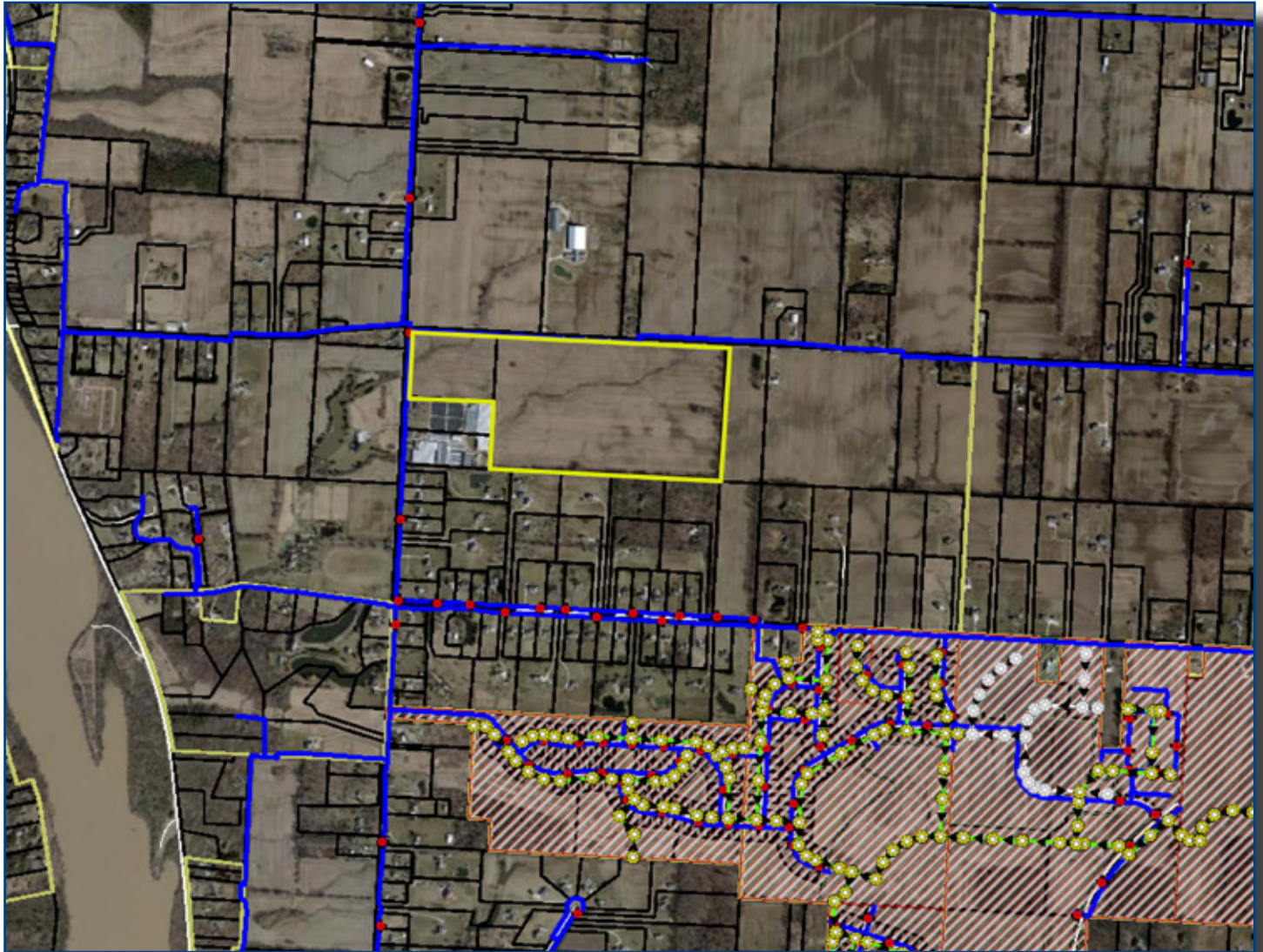


# Wetlands Map





# Utilities Map

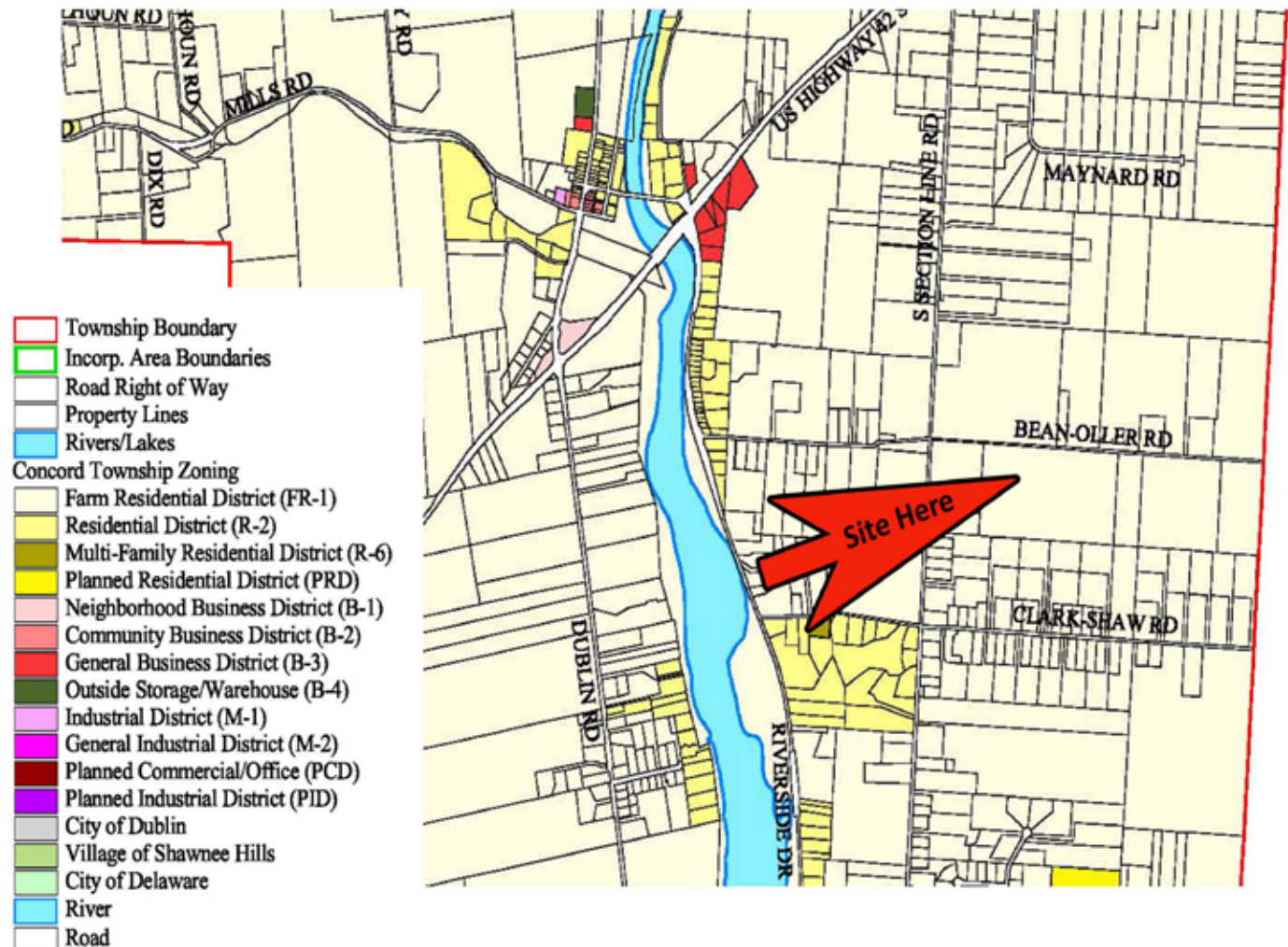


— Water Line  
— Sewer line

# Zoning Map

## ZONING DISTRICT MAP

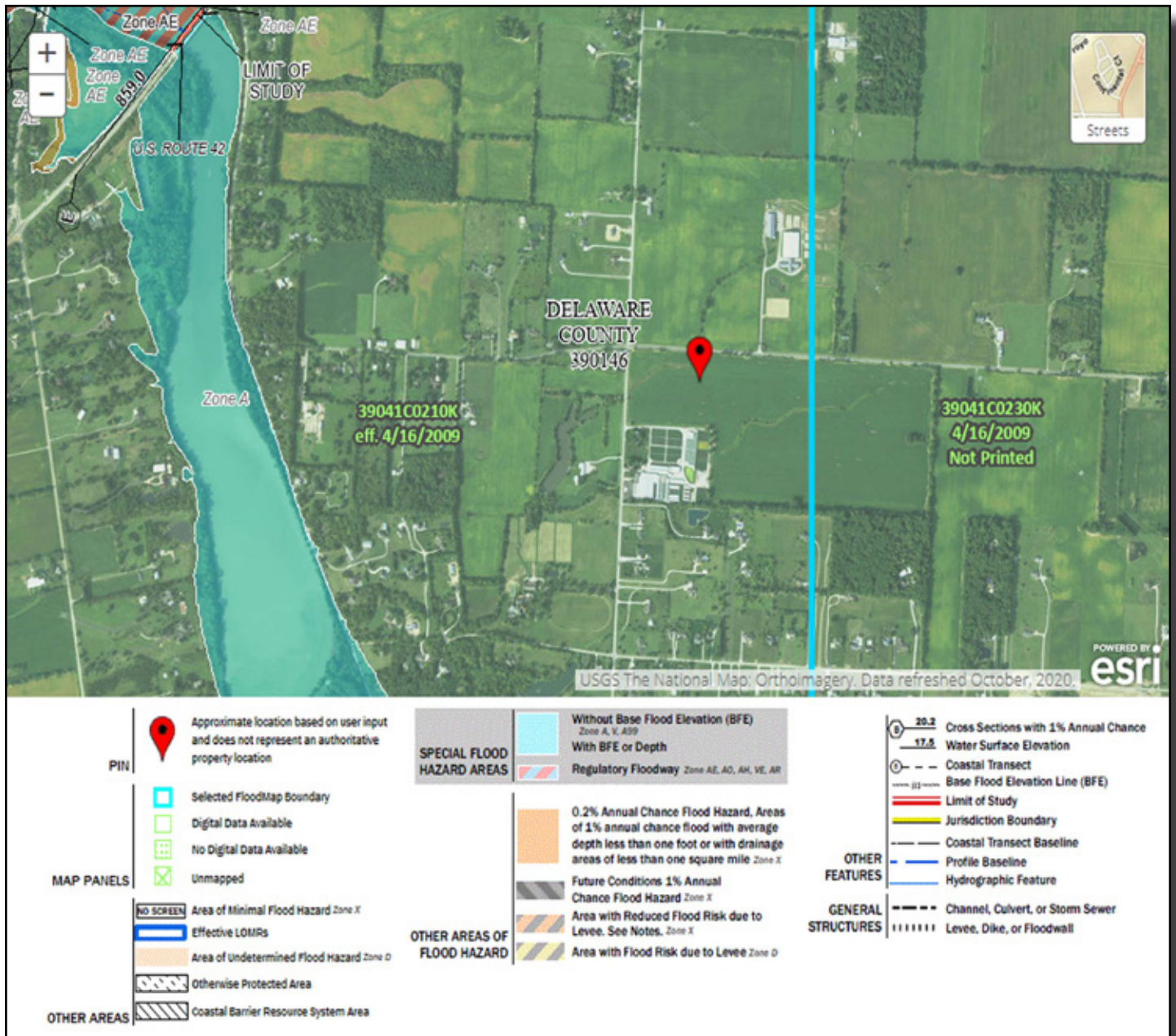
Concord Township  
Delaware County, Ohio



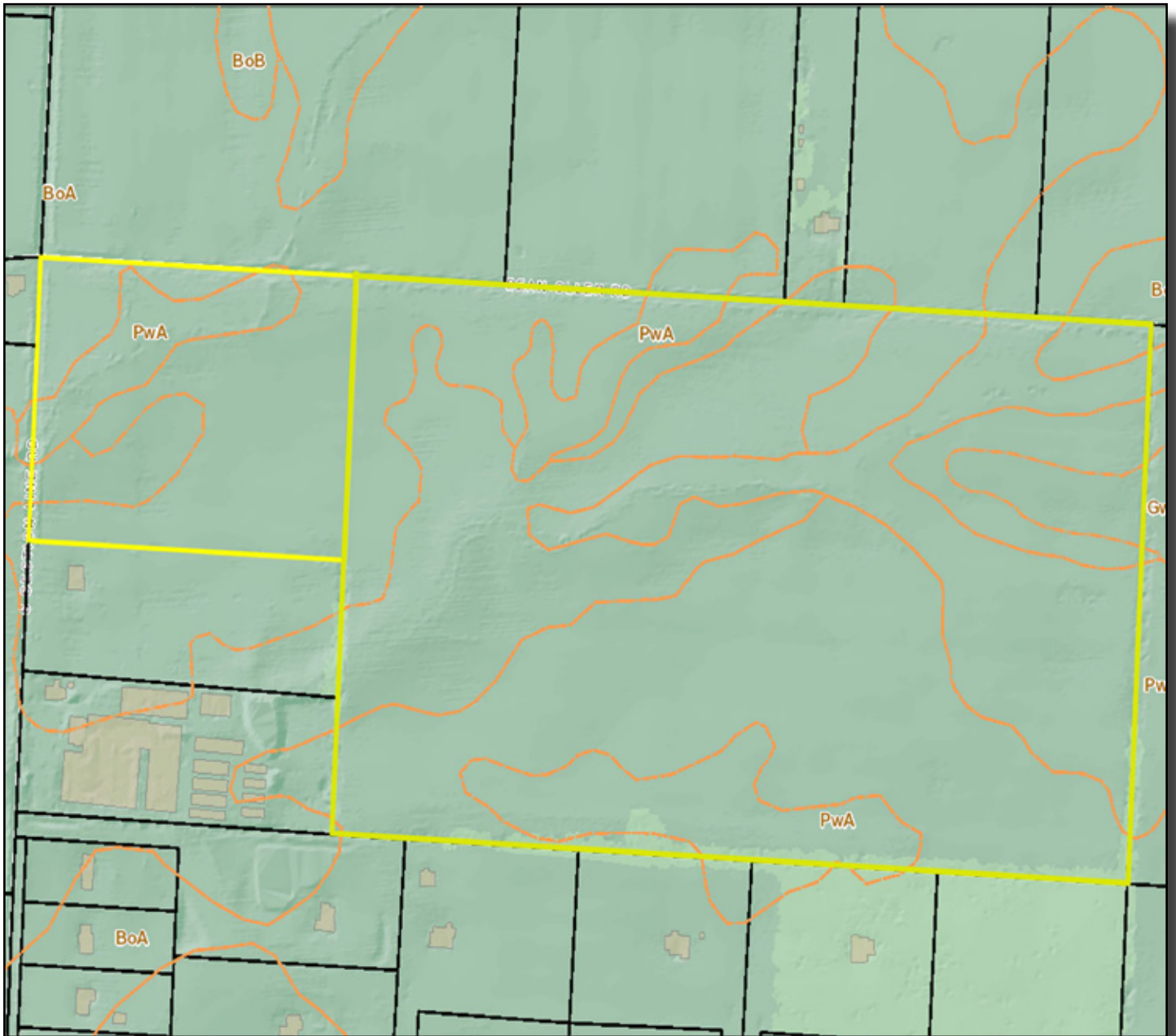
Click [here](#) to view zoning text



# Flood Map

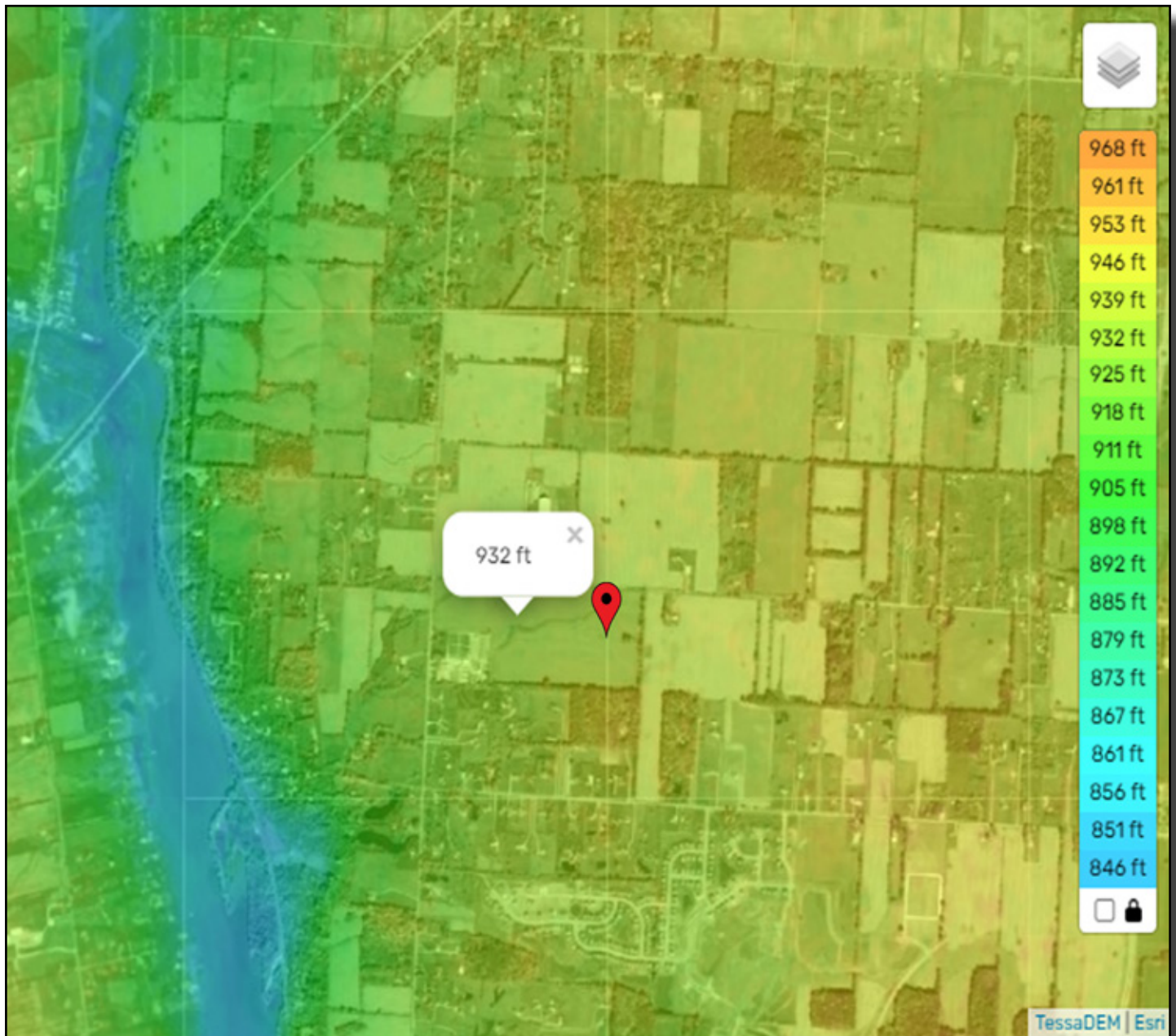


# Soil Map






# Topographic Map



# Demographics

## Demographic Summary Report

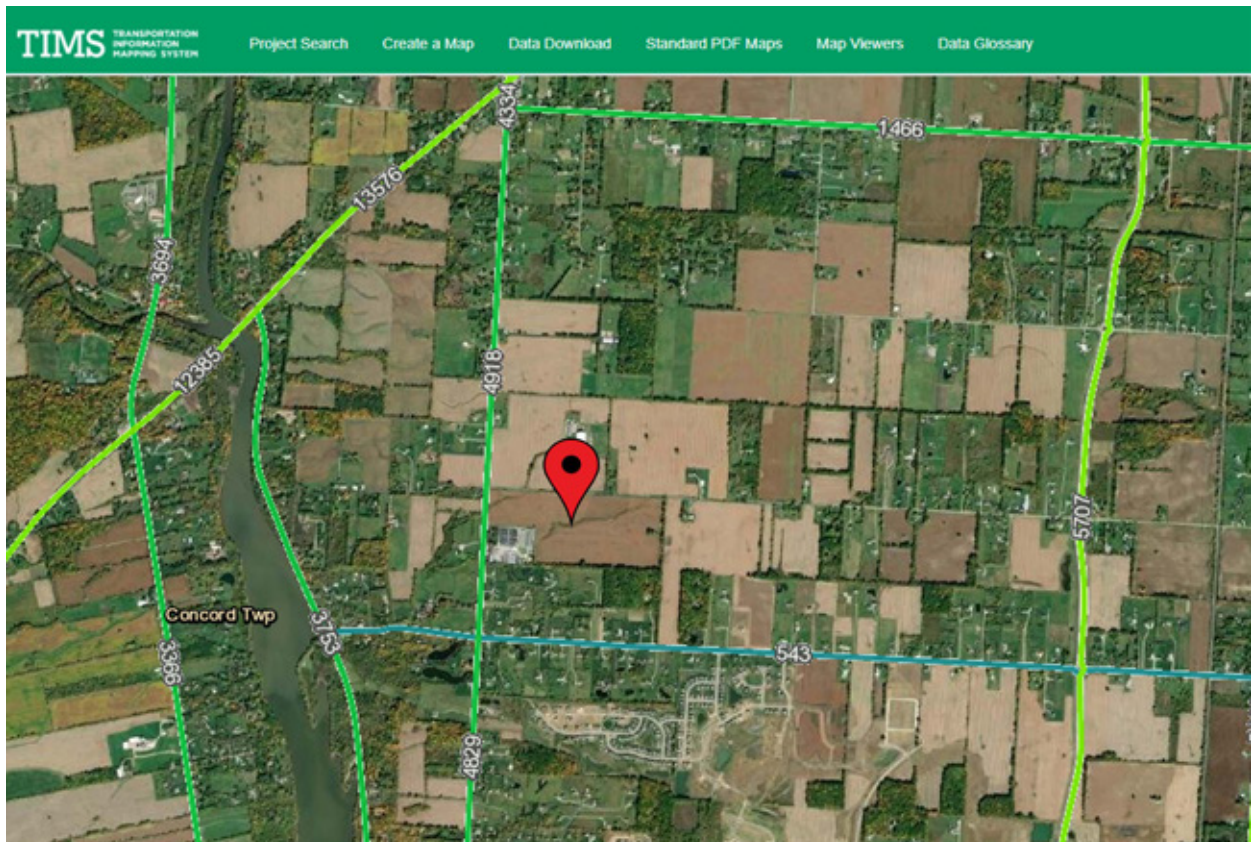
0 Section Line, Delaware, OH 43015



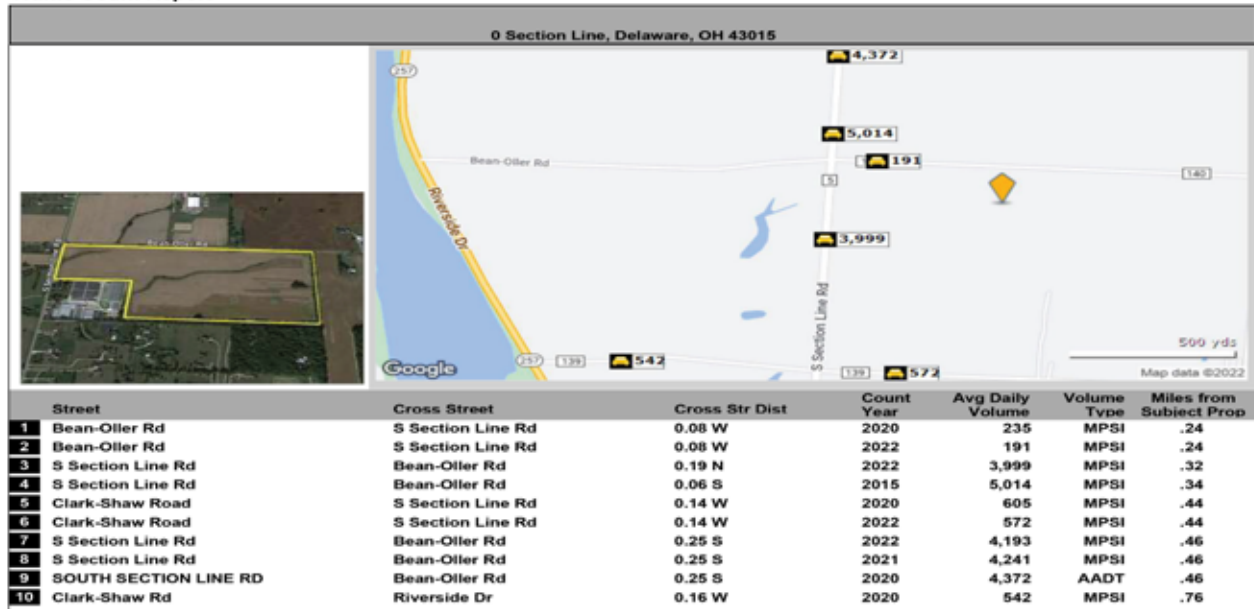
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	1,149		12,074		54,936	
2022 Estimate	1,002		10,705		48,691	
2010 Census	613		7,880		35,840	
Growth 2022 - 2027	14.67%		12.79%		12.83%	
Growth 2010 - 2022	63.46%		35.85%		35.86%	
2022 Population by Hispanic Origin	11		211		1,332	
2022 Population	1,002		10,705		48,691	
White	915	91.32%	9,313	87.00%	42,150	86.57%
Black	15	1.50%	171	1.60%	1,904	3.91%
Am. Indian & Alaskan	8	0.80%	38	0.35%	118	0.24%
Asian	44	4.39%	971	9.07%	3,319	6.82%
Hawaiian & Pacific Island	0	0.00%	7	0.07%	46	0.09%
Other	20	2.00%	205	1.91%	1,153	2.37%
U.S. Armed Forces	0		5		30	
Households						
2027 Projection	438		4,216		19,860	
2022 Estimate	383		3,741		17,609	
2010 Census	233		2,750		12,894	
Growth 2022 - 2027	14.36%		12.70%		12.78%	
Growth 2010 - 2022	64.38%		36.04%		36.57%	
Owner Occupied	350	91.38%	3,433	91.77%	14,082	79.97%
Renter Occupied	33	8.62%	308	8.23%	3,527	20.03%
2022 Households by HH Income	382		3,741		17,608	
Income: <\$25,000	24	6.28%	189	5.05%	1,920	10.90%
Income: \$25,000 - \$50,000	38	9.95%	270	7.22%	2,536	14.40%
Income: \$50,000 - \$75,000	58	15.18%	321	8.58%	1,698	9.64%
Income: \$75,000 - \$100,000	28	7.33%	297	7.94%	1,791	10.17%
Income: \$100,000 - \$125,000	49	12.83%	419	11.20%	2,090	11.87%
Income: \$125,000 - \$150,000	80	20.94%	576	15.40%	1,769	10.05%
Income: \$150,000 - \$200,000	51	13.35%	589	15.74%	2,212	12.56%
Income: \$200,000+	54	14.14%	1,080	28.87%	3,592	20.40%
2022 Avg Household Income	\$130,531		\$166,694		\$134,729	
2022 Med Household Income	\$121,938		\$141,254		\$110,275	



# Traffic Map

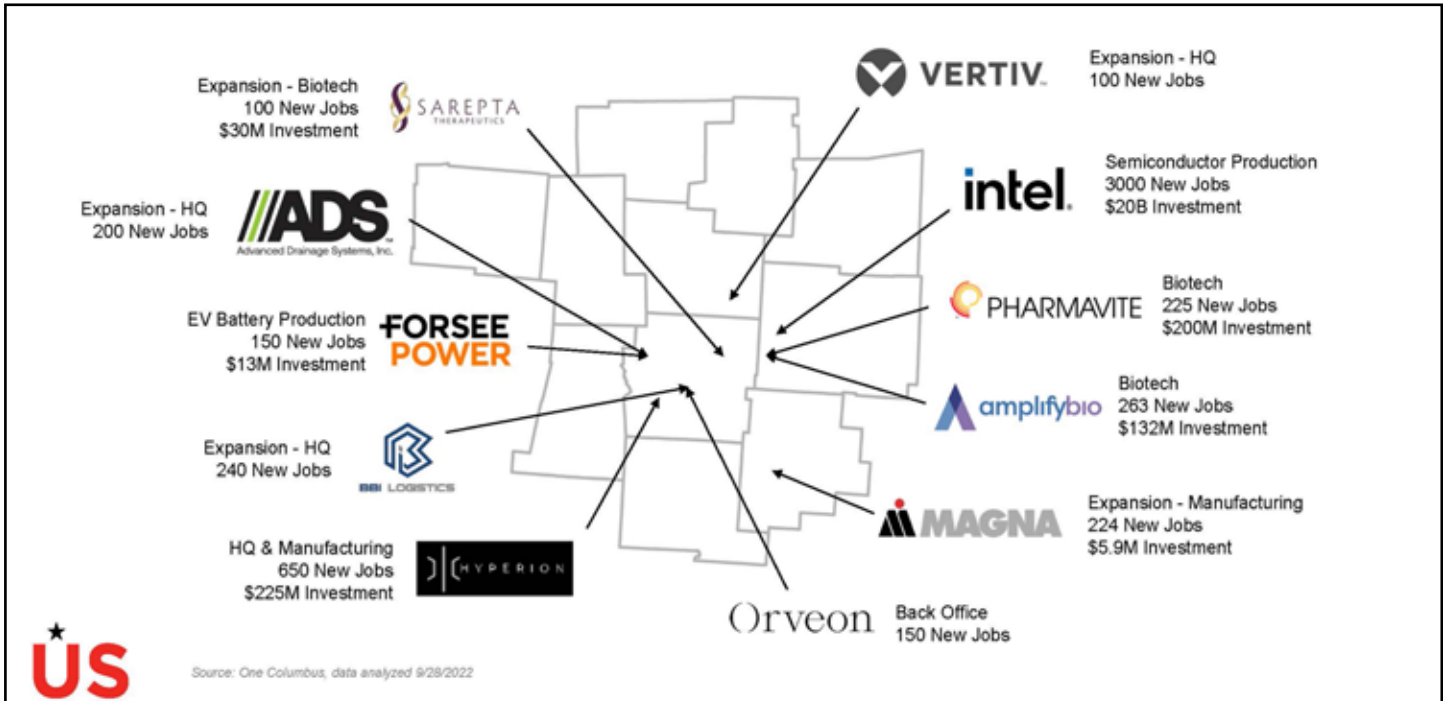


## Traffic Count Report



# Region Highlights

## What's Driving Investment?





# REGIONAL OVERVIEW

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### THE COLUMBUS REGION

**The Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

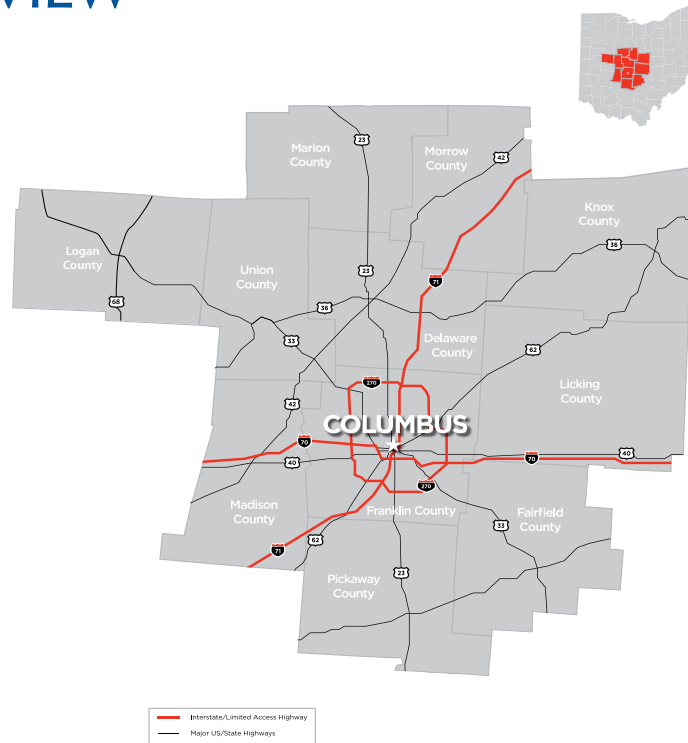
#### COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

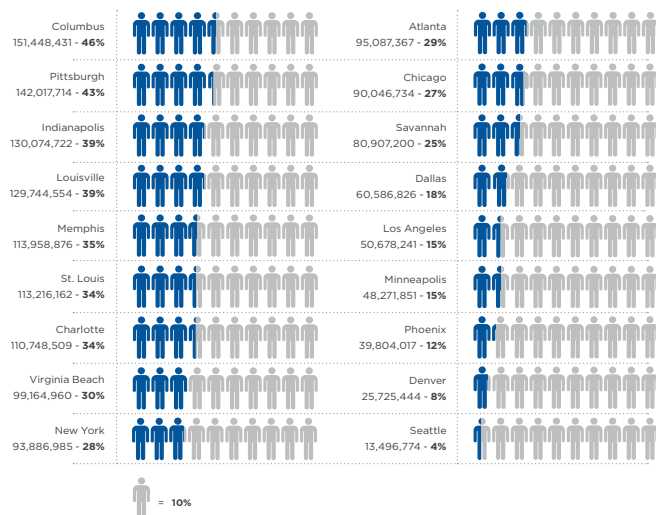
#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



#### U.S. population within 10-hour drive



# Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.