

LAND FOR SALE

0 Dublin Road
Delaware, Ohio 43015



25 +/- Acres Available



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

Skip Weiler
skip@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286 ext. 102
www.rweiler.com

Property Description

PRIME LAND FOR SALE!

25 +/- acres land with approximately 500 feet of frontage on Dublin Road located just north of Dublin on SR-745/Dublin Rd. Quick and convenient access to Columbus and Delaware. Unique 1031 investment along growing corridor. Water is at the street. Sewer is approximately 1.7 miles north of the site. Gas line is 1,000 feet north of the corner of Dublin and Home Rd. Close to the Columbus ZOO and golf courses. Buckeye Valley Schools. Zoned FR-1. Great potential!

Address:	0 Dublin Rd Delaware, OH 43015
County:	Delaware
Township:	Concord
School District:	Buckeye Valley
PID:	600-210-03-017-000
Location:	West of Dublin Rd between Moore Rd & Home Rd
Total Acreage:	25 +/- acres
Utilities:	Del-Co Water at the site
Sale Price:	\$45,000/acre
Zoning:	FR-1 Farm Residential District

Features:

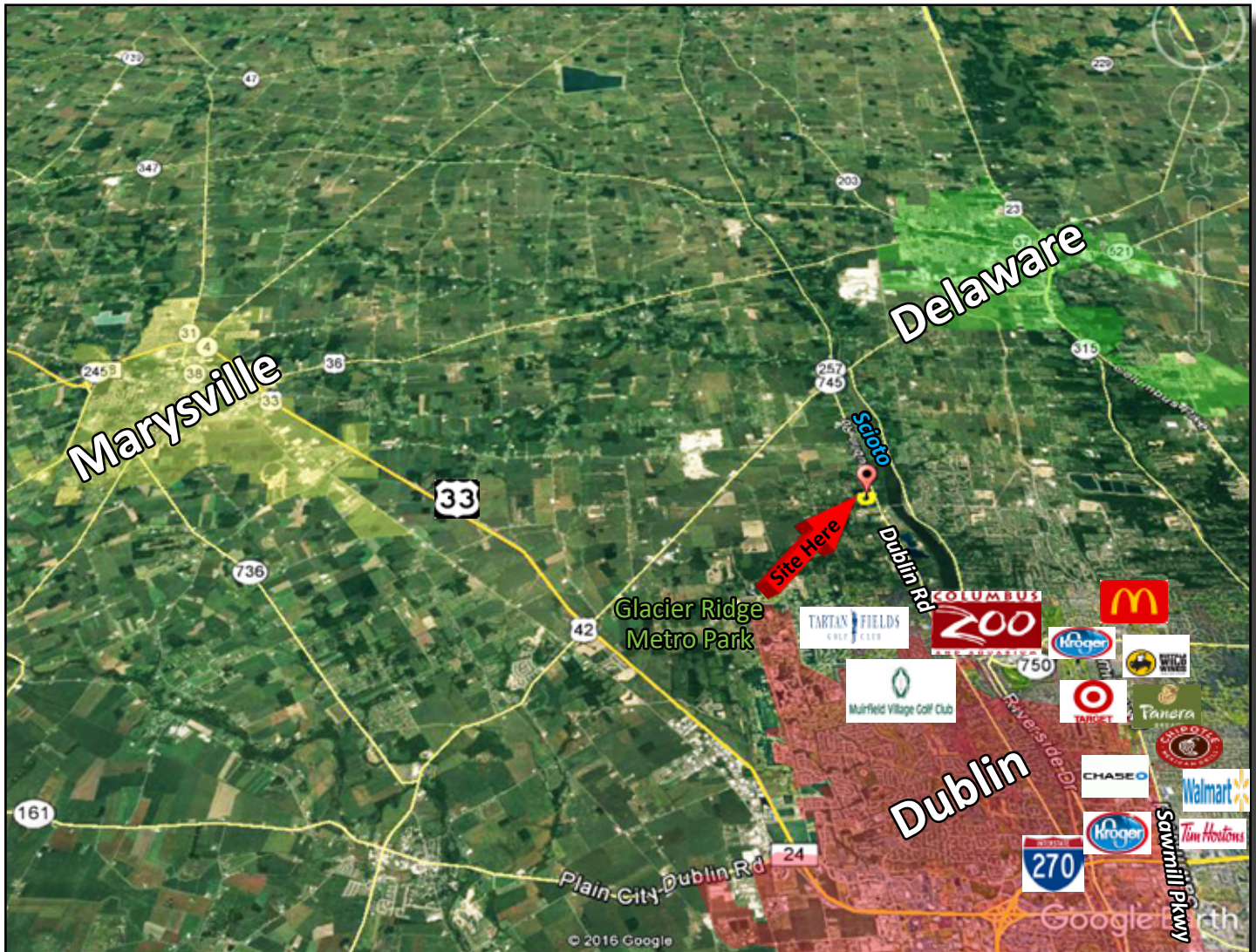
- Gas line is 1,000 feet north of the corner of Dublin and Home Rd.
- The new sewer plant is approximately 1.7 miles north of the site.

* Owner is a licensed Real Estate Agent in the State of Ohio



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Property Location



Great Location!

North of Dublin

Near Scioto River & Sawmill Pkwy

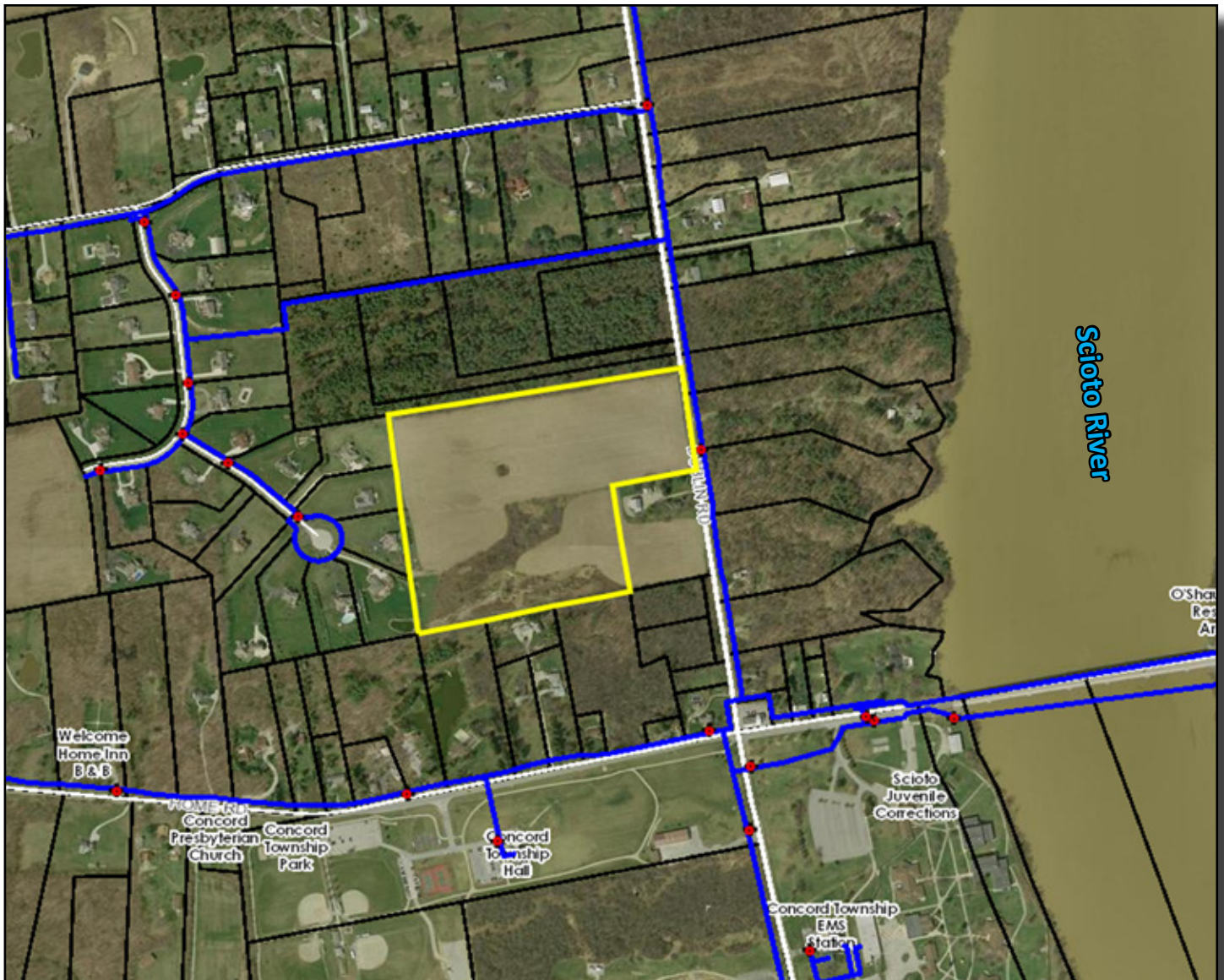
~ 4 miles to Columbus ZOO

~ 5 miles to golf courses



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Utilities Map



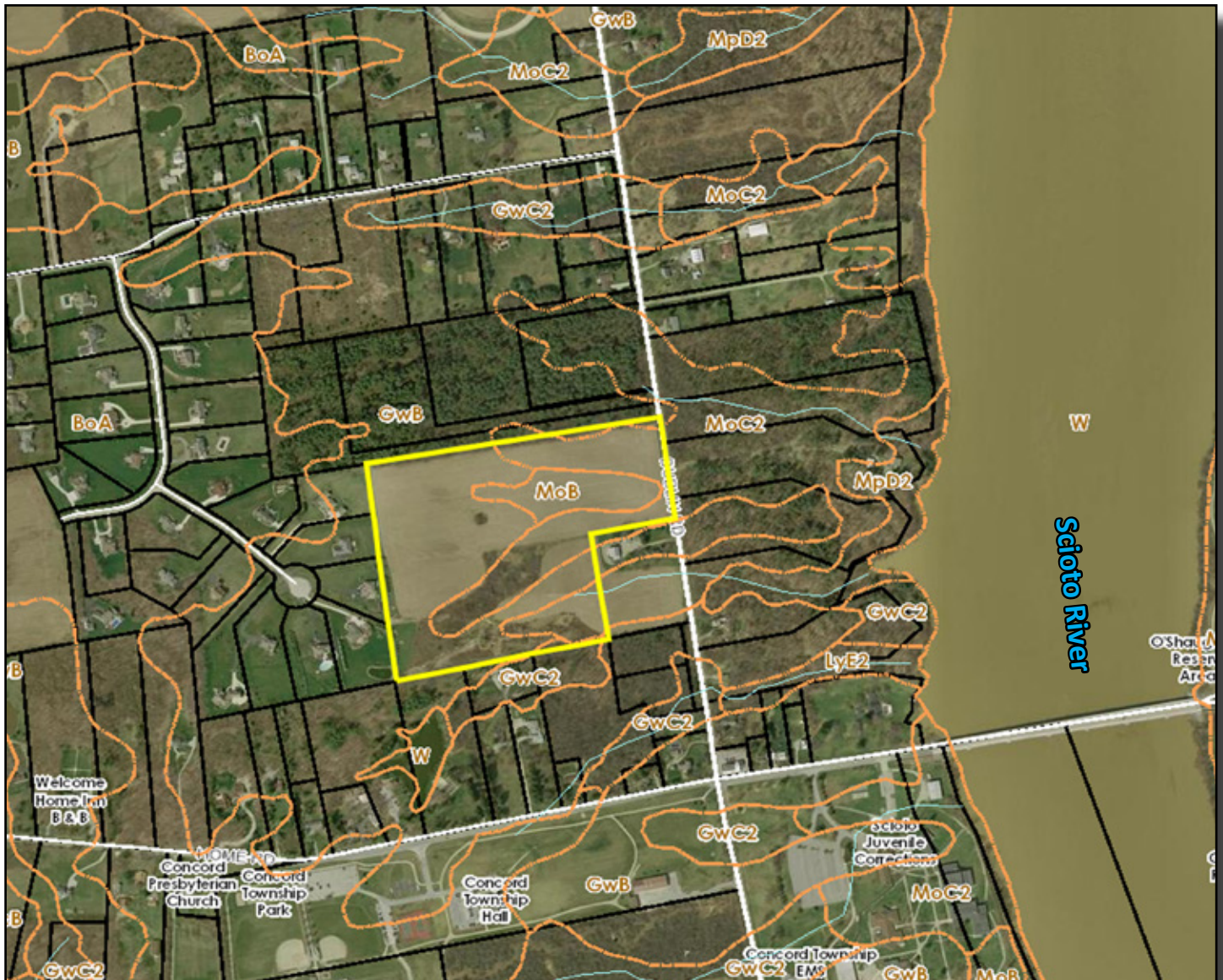
Parcel boundary line
Del-Co Water



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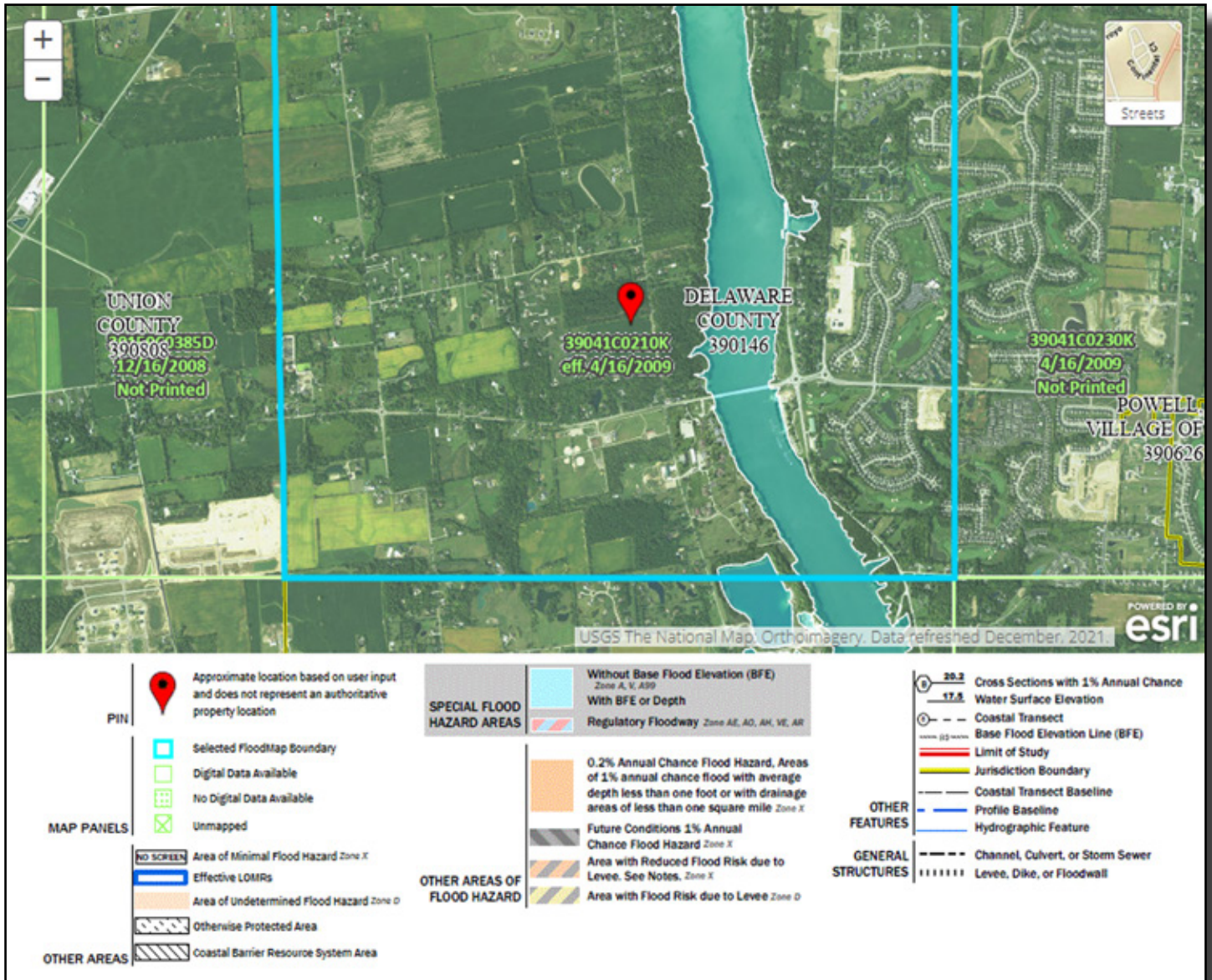
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Environmental Map

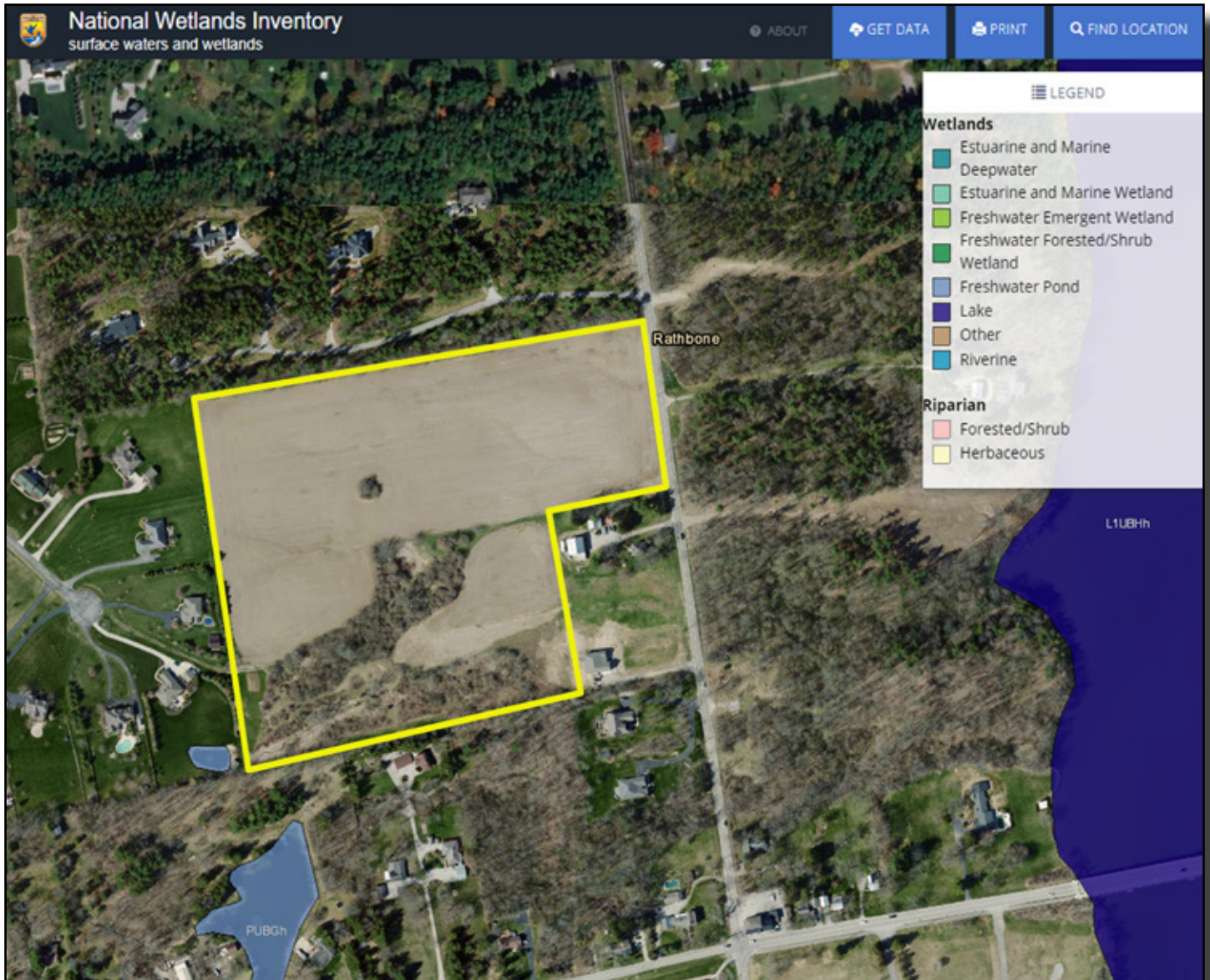


- Parcel boundary line
- Streams
- Soils

Flood Map



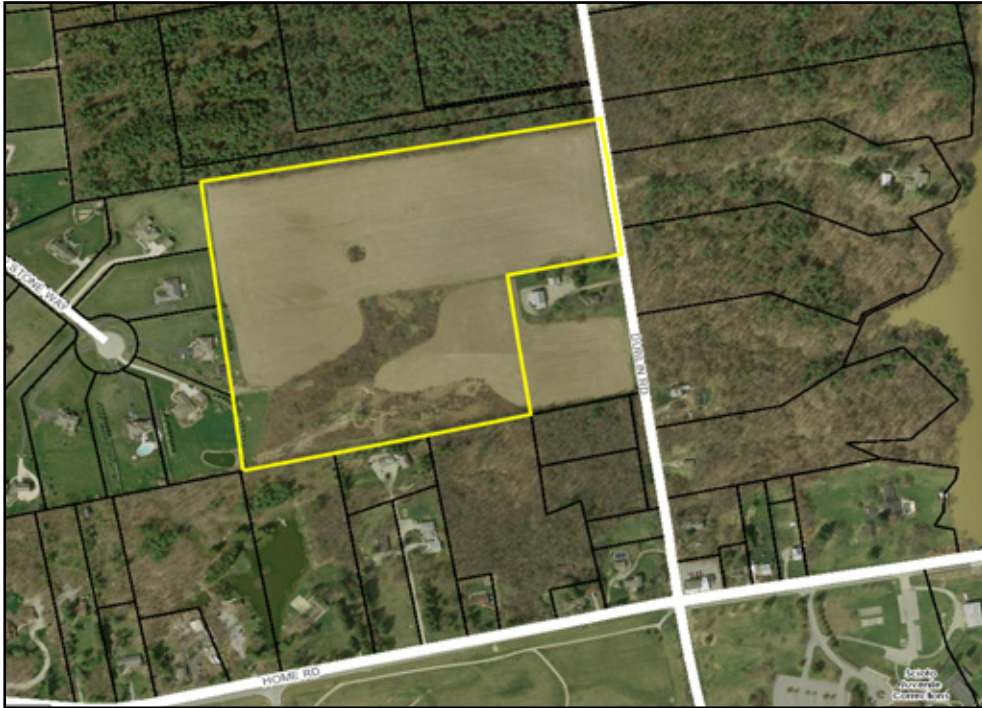
Wetlands Map



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Aerial & Plat Maps



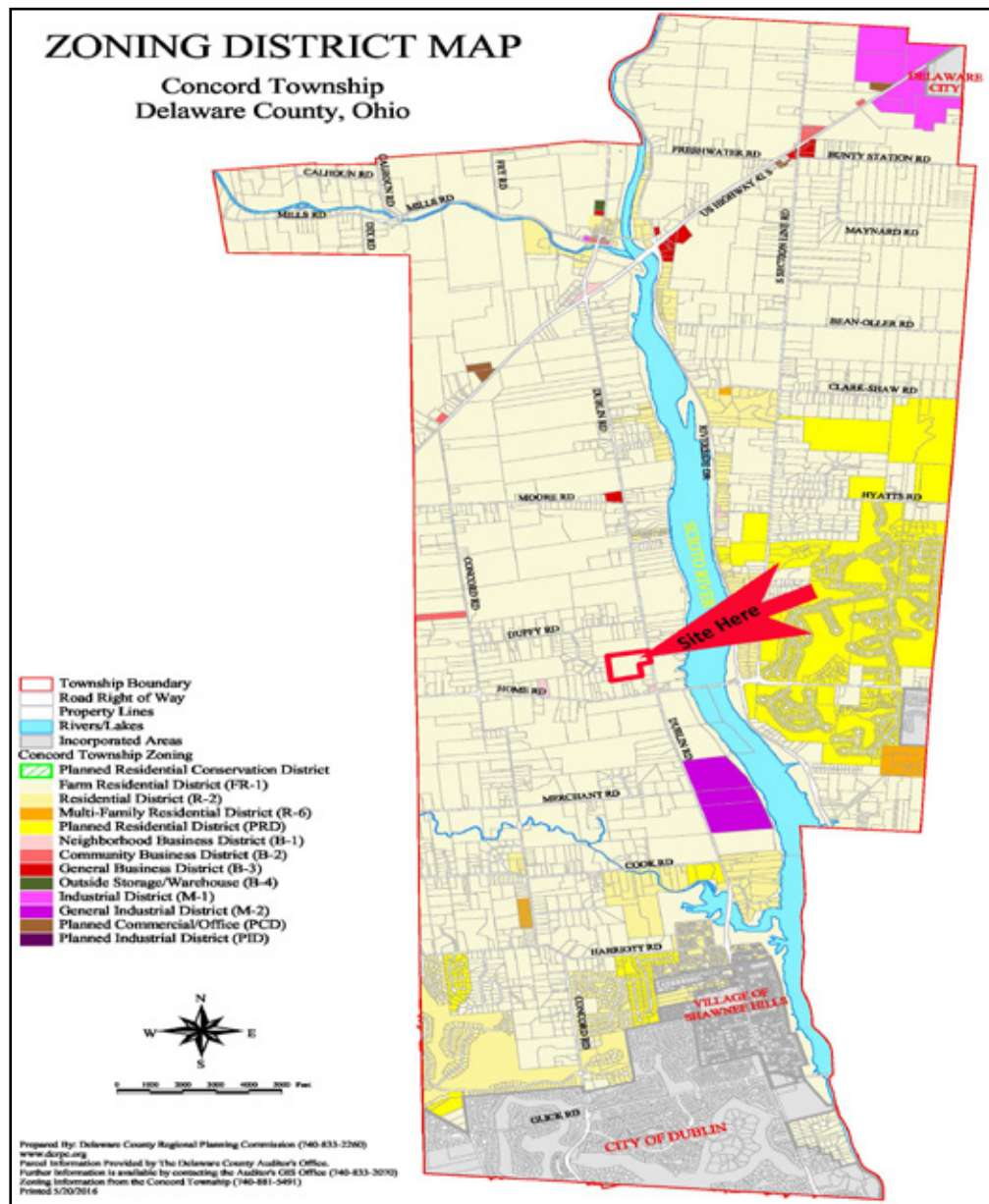
*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool.
Actual dimensions to be determined by prepared survey.



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Zoning Map

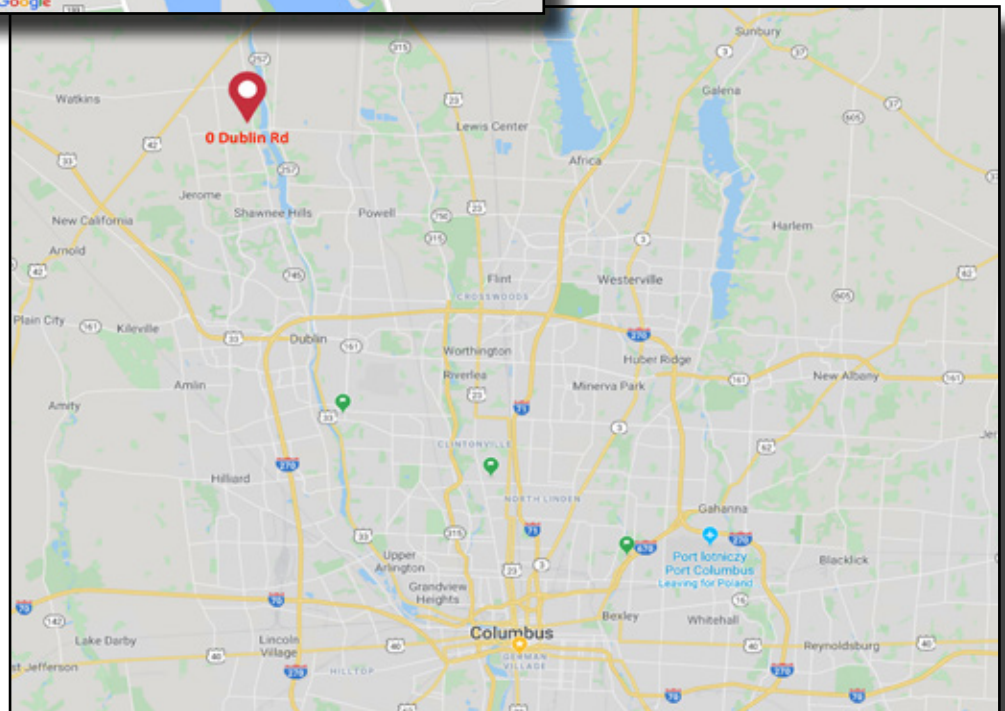
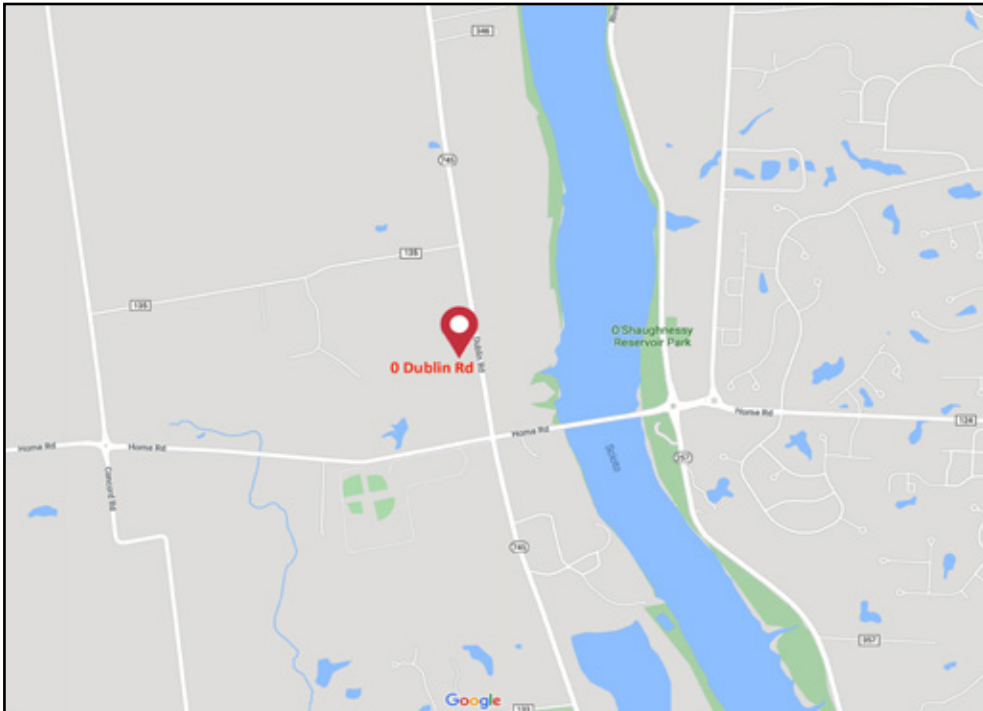


— parcel boundary line

Zoning FR-1

[Click here to see zoning text](#)

Street Maps



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Demographics

Demographic Summary Report

Dublin Road

Dublin Rd, Delaware, OH 43015



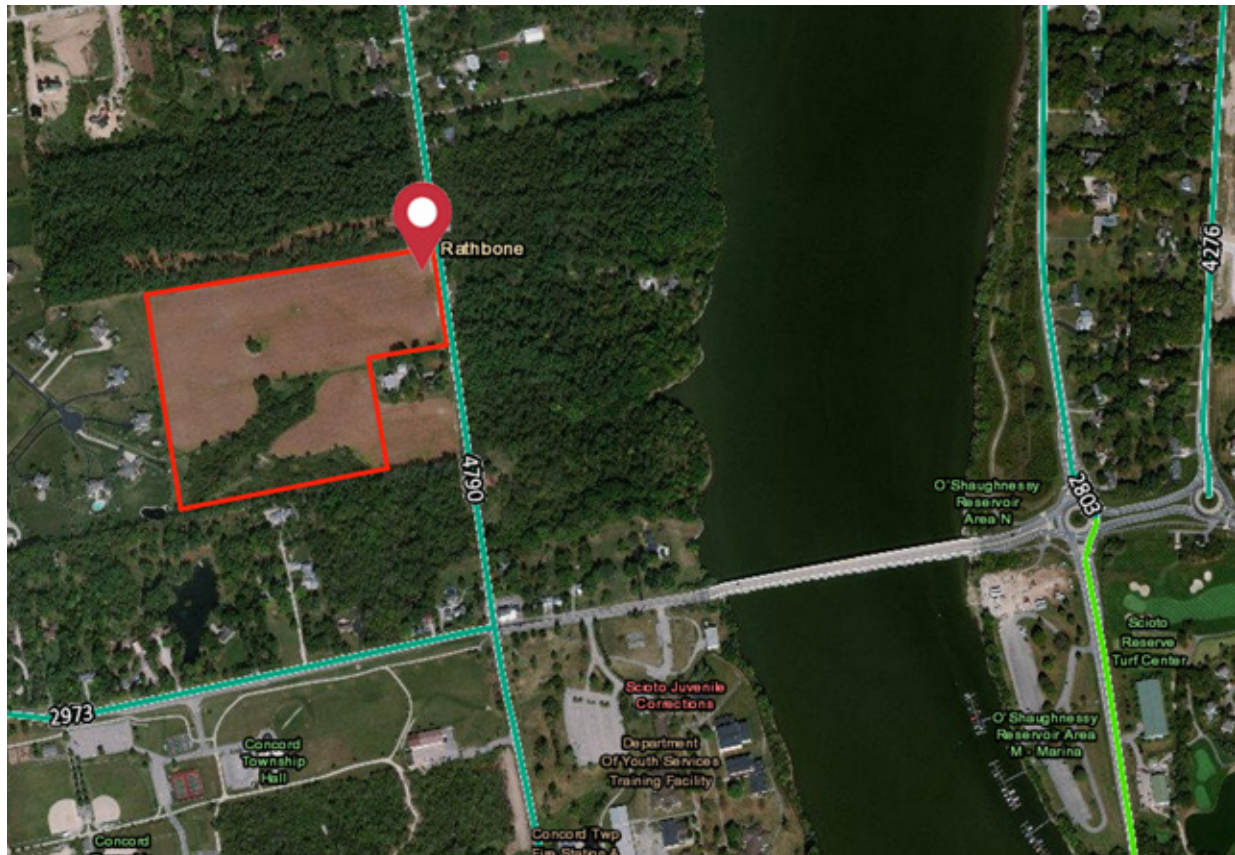
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	1,418		23,023		63,569	
2022 Estimate	1,255		19,947		56,046	
2010 Census	1,052		13,892		42,368	
Growth 2022 - 2027	12.99%		15.42%		13.42%	
Growth 2010 - 2022	19.30%		43.59%		32.28%	
2022 Population by Hispanic Origin	26		405		1,258	
2022 Population	1,255		19,947		56,046	
White	1,115	88.84%	17,122	85.84%	46,759	83.43%
Black	20	1.59%	444	2.23%	1,302	2.32%
Am. Indian & Alaskan	6	0.48%	46	0.23%	97	0.17%
Asian	91	7.25%	1,980	9.93%	6,826	12.18%
Hawaiian & Pacific Island	0	0.00%	12	0.06%	22	0.04%
Other	24	1.91%	343	1.72%	1,040	1.86%
U.S. Armed Forces	0		10		34	
Households						
2027 Projection	511		7,983		22,176	
2022 Estimate	453		6,913		19,537	
2010 Census	381		4,761		14,604	
Growth 2022 - 2027	12.80%		15.48%		13.51%	
Growth 2010 - 2022	18.90%		45.20%		33.78%	
Owner Occupied	408	90.07%	6,332	91.60%	17,591	90.04%
Renter Occupied	46	10.15%	581	8.40%	1,947	9.97%
2022 Households by HH Income	453		6,914		19,537	
Income: <\$25,000	36	7.95%	316	4.57%	973	4.98%
Income: \$25,000 - \$50,000	33	7.28%	462	6.68%	1,359	6.96%
Income: \$50,000 - \$75,000	46	10.15%	594	8.59%	1,474	7.54%
Income: \$75,000 - \$100,000	51	11.26%	482	6.97%	1,301	6.66%
Income: \$100,000 - \$125,000	51	11.26%	720	10.41%	1,918	9.82%
Income: \$125,000 - \$150,000	58	12.80%	820	11.86%	2,021	10.34%
Income: \$150,000 - \$200,000	64	14.13%	1,146	16.58%	3,236	16.56%
Income: \$200,000+	114	25.17%	2,374	34.34%	7,255	37.13%
2022 Avg Household Income	\$153,823		\$178,182		\$183,351	
2022 Med Household Income	\$129,095		\$152,749		\$161,163	



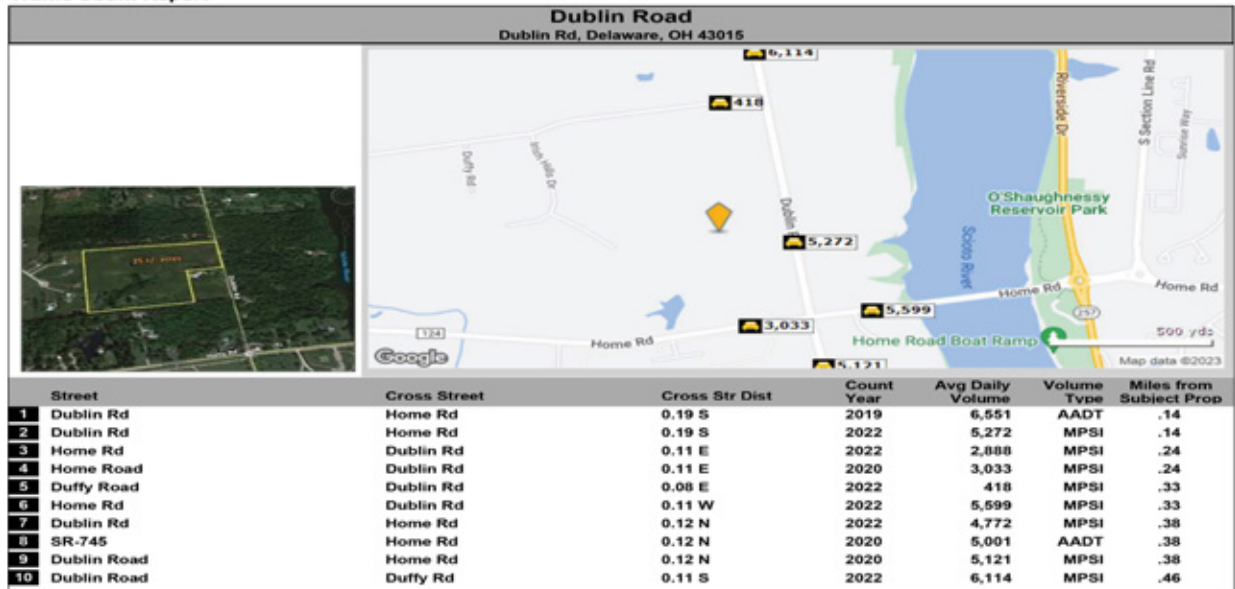
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Traffic Map



Traffic Count Report

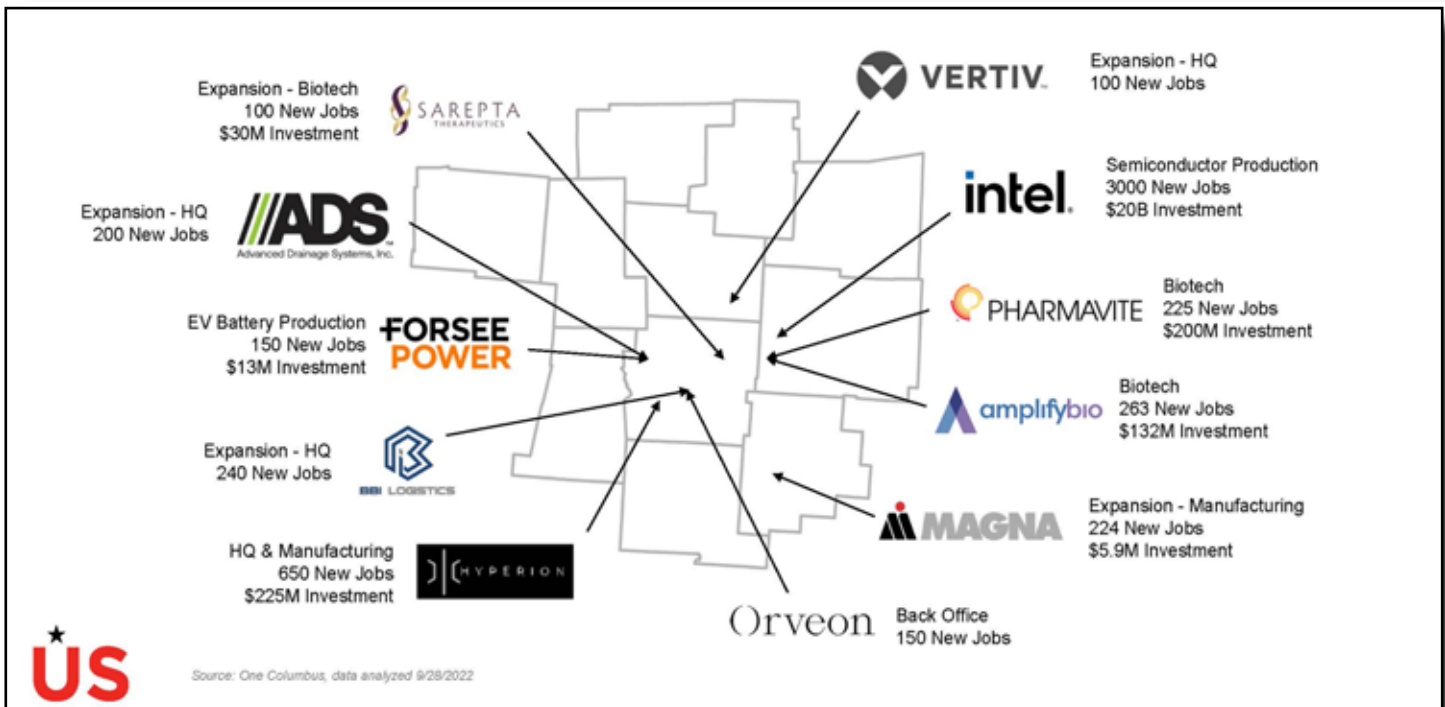
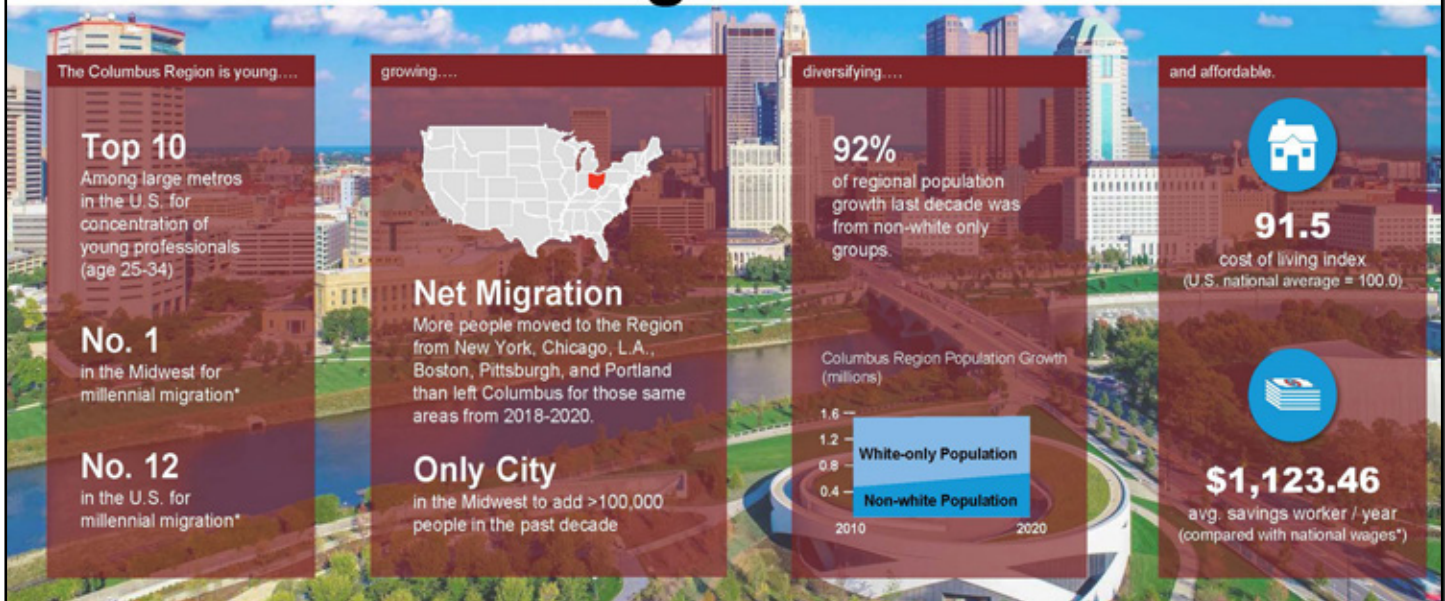


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Region Highlights

What's Driving Investment?



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 of 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.



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