

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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THE ROBERT  
**WEILER**  
COMPANY

Appraisal Brokerage Consulting Development

## MULTI-FAMILY LAND

0 Bowtown Road, Delaware, OH 43015

## MULTI-FAMILY LAND IN DELAWARE FOR SALE!

10 +/- AC off Bowtown Rd. Site can fit approximately 95 patio homes. Next to Village Gates of Delaware apartment development. Zoned R-6 (Multifamily Residential District).

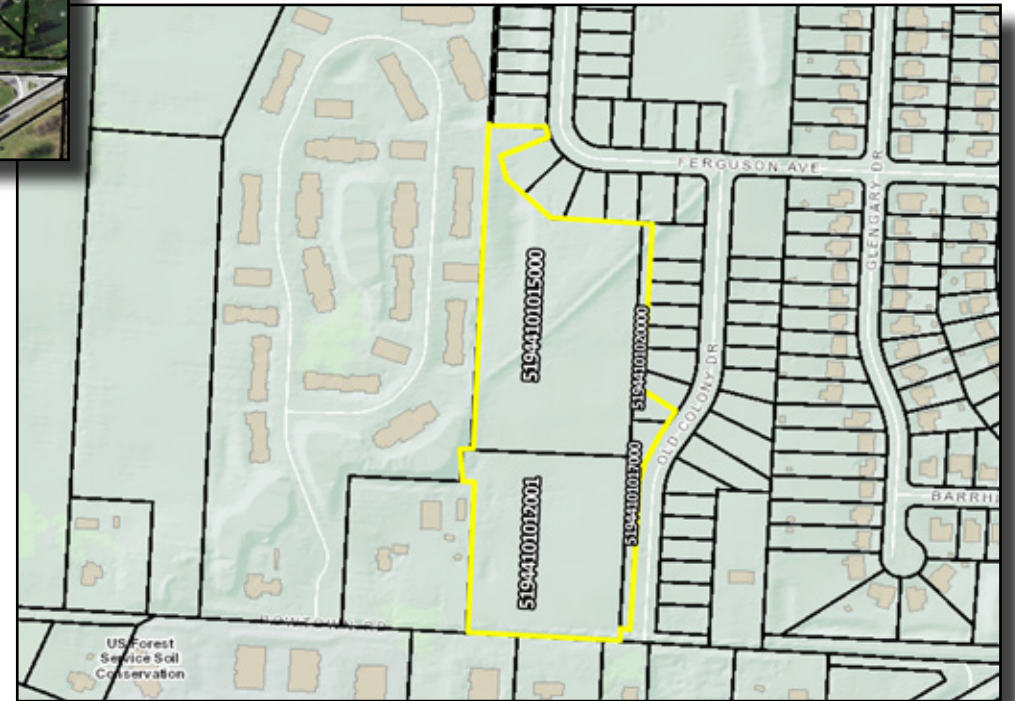
Excellent location just off Columbus Pike and minutes from Downtown Delaware!

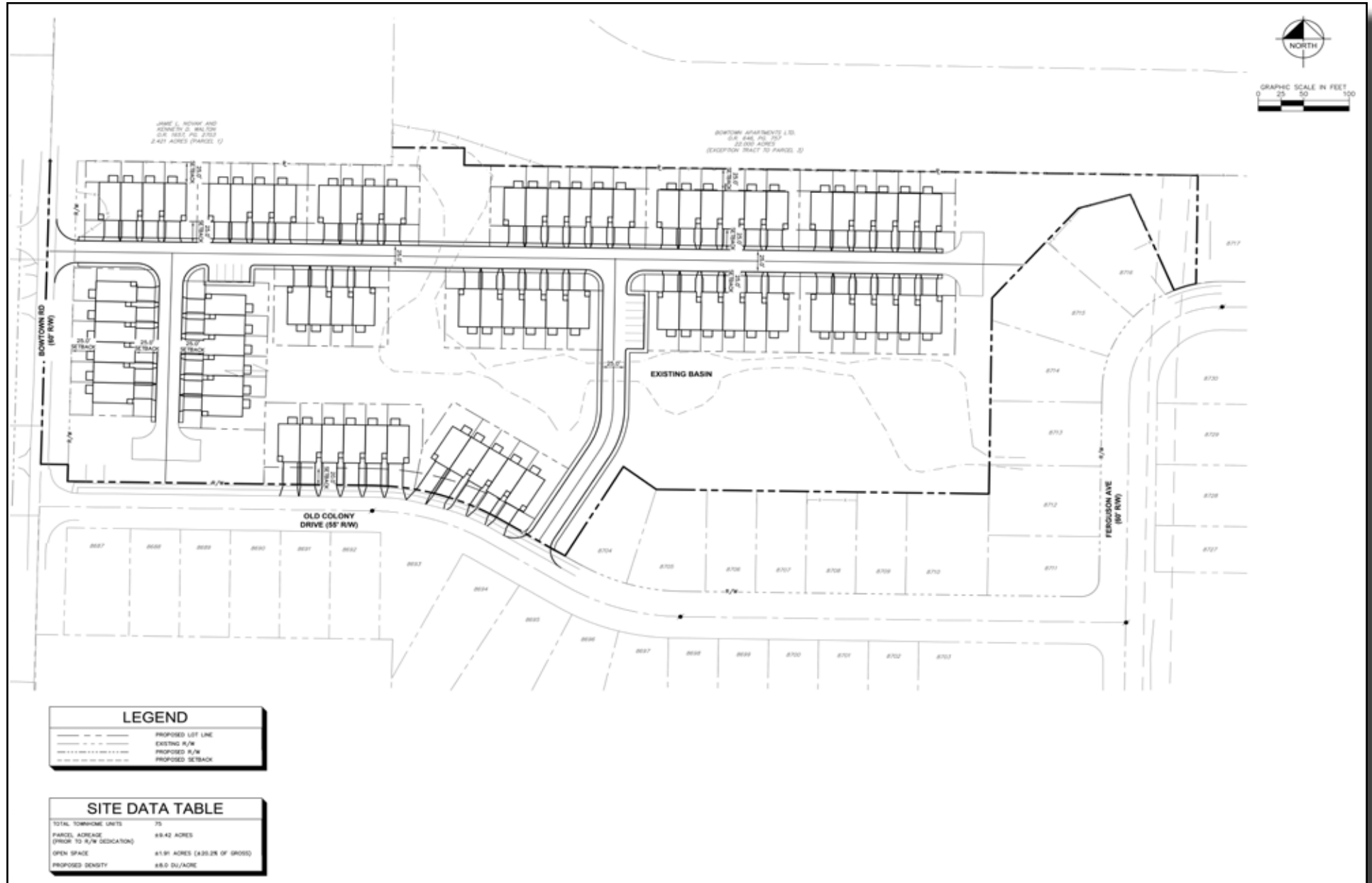
Near Oakland Nursery, Meeker's Venue, Conger Elementary and more!



## Property Highlights

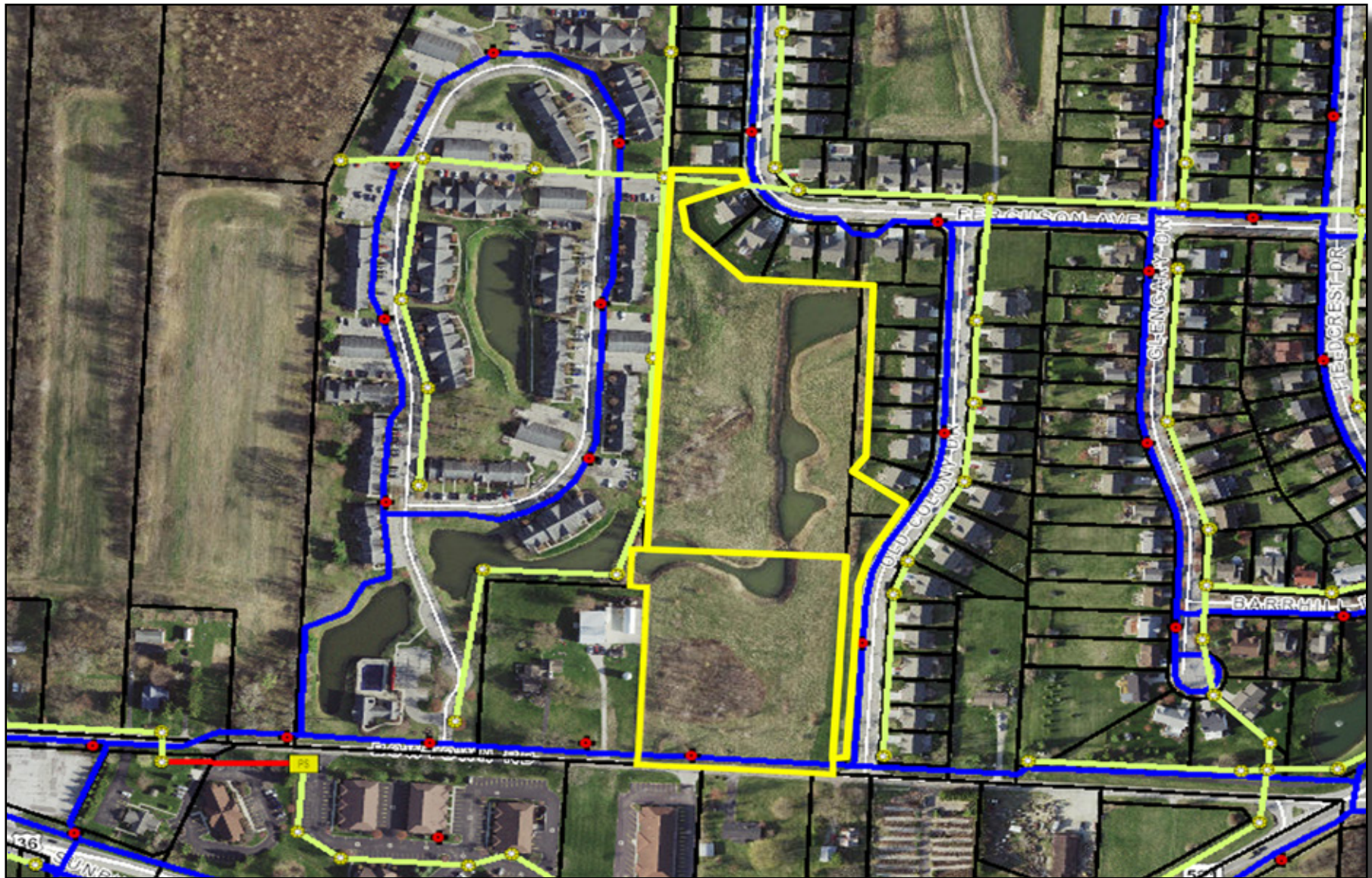
Address:	0 Bowtown Road Delaware, OH 43015
County:	Delaware
School District:	Delaware
PID:	51944101012001 51944101020000 51944101017000 51944101015000 (portion)
Location:	North off Sunbury Rd between Kilbourne Rd and US-42
Acreage:	10 +/- ac
Sale Price:	\$1,100,000
Price/Acre:	\$110,000
Zoning:	R-6 Multifamily Residential District

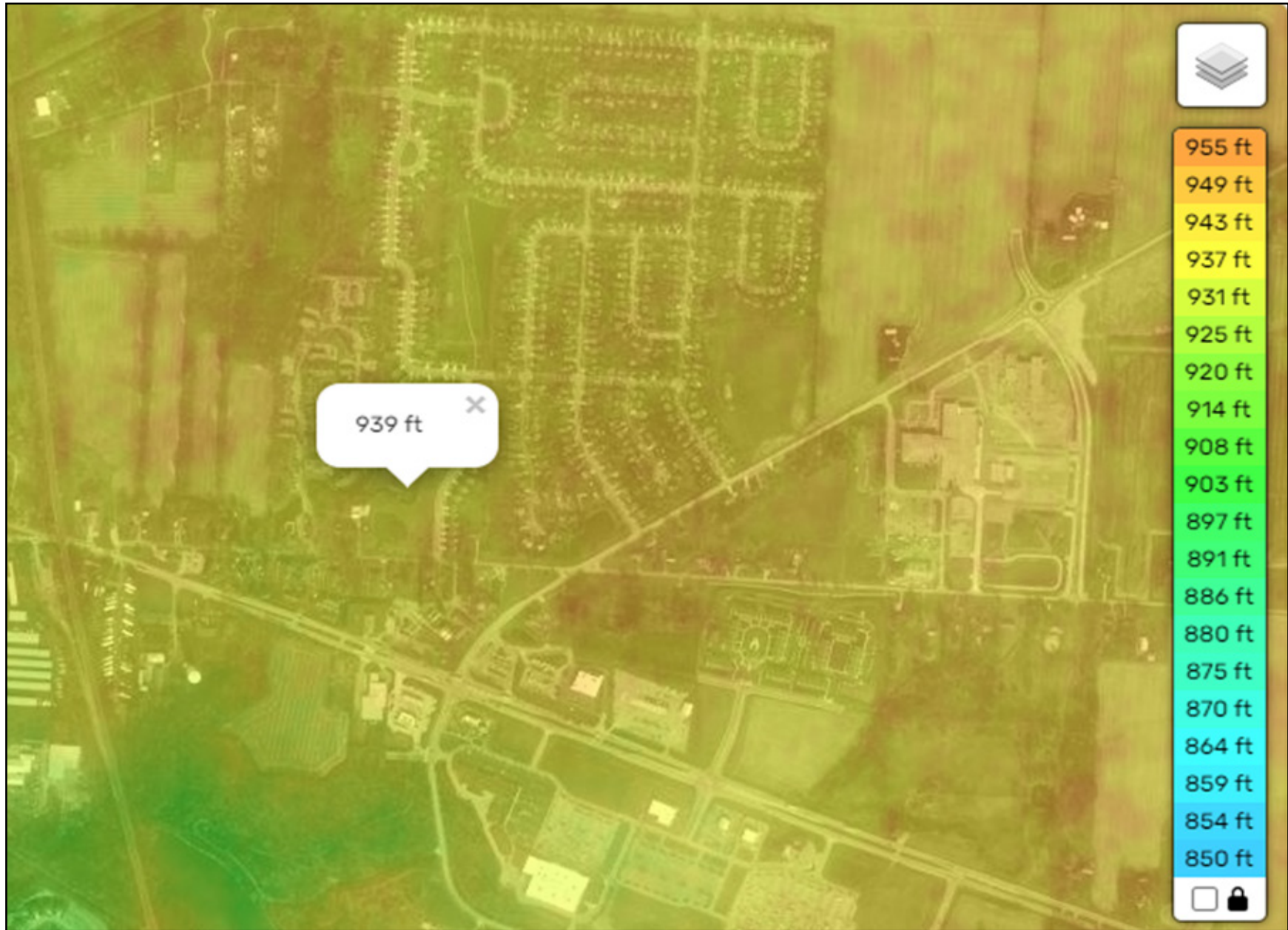


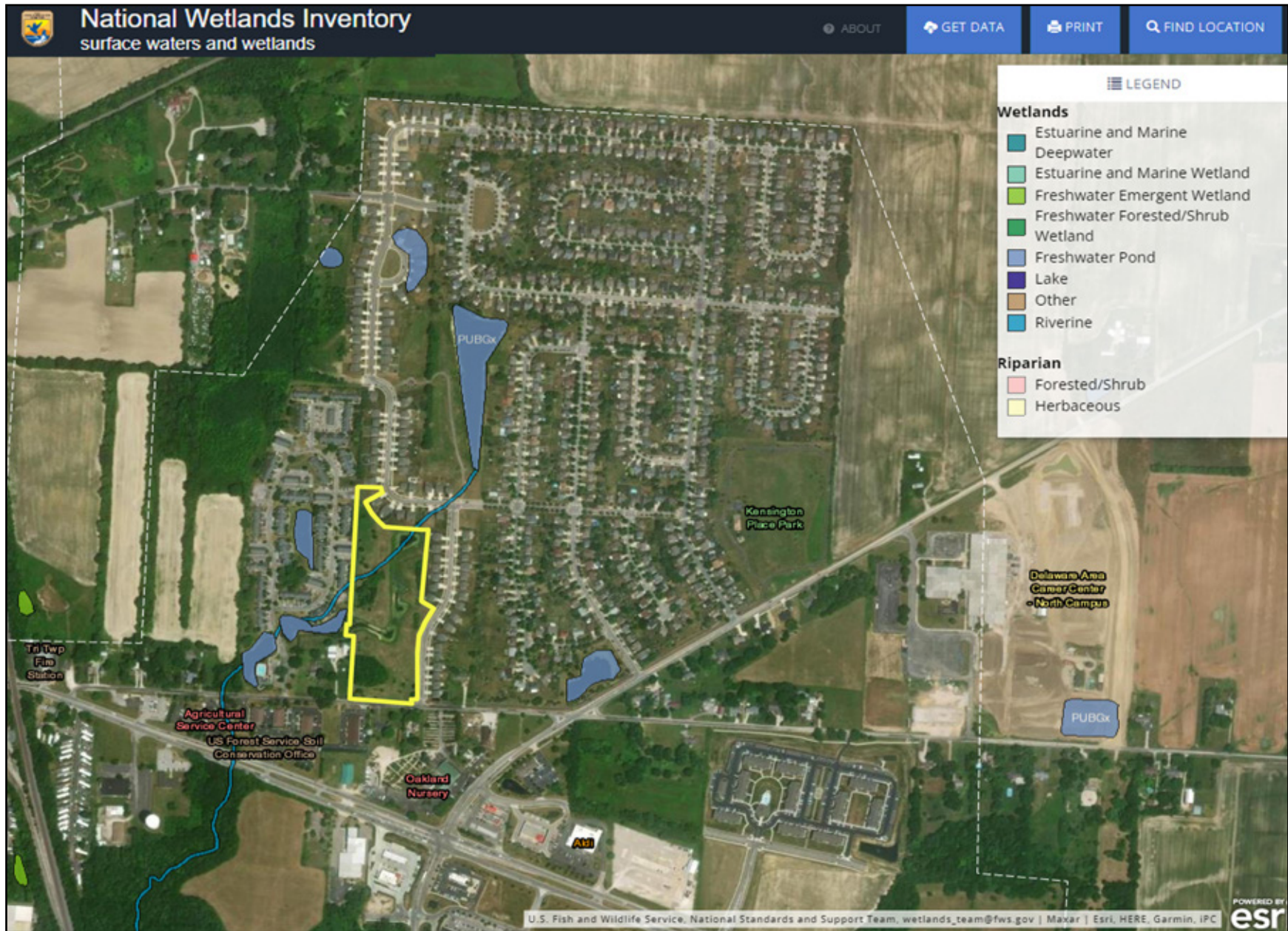


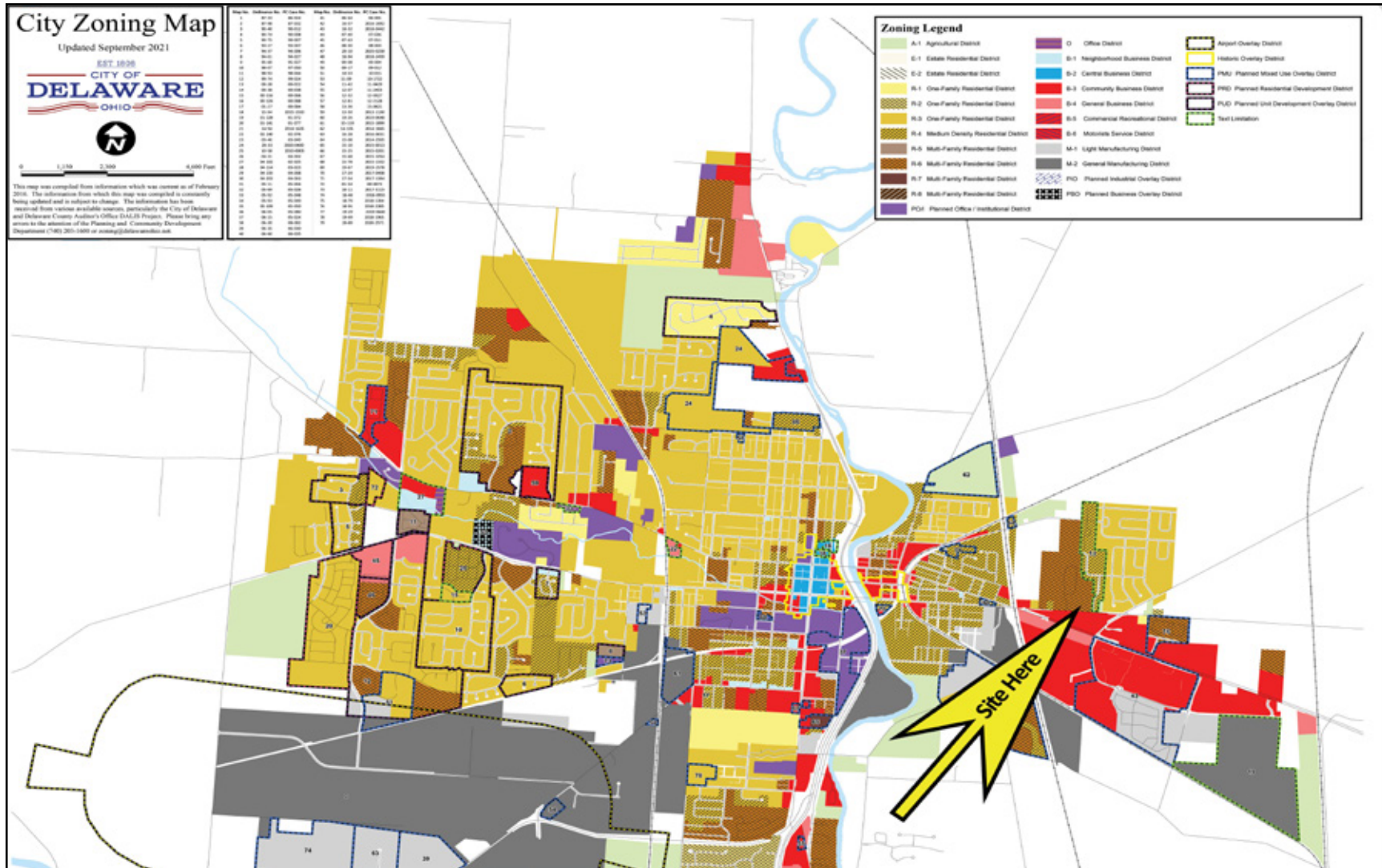
LEGEND	
	PROPOSED LOT LINE
	EXISTING R/W
	PROPOSED R/W
	PROPOSED SETBACK

SITE DATA TABLE	
TOTAL TOWNHOME UNITS	75
PARCEL ACREAGE (PRIOR TO R/W DEDICATION)	89.42 ACRES
OPEN SPACE	41.91 ACRES (46.2% OF 90000)
PROPOSED DENSITY	48.0 DU/ACRE

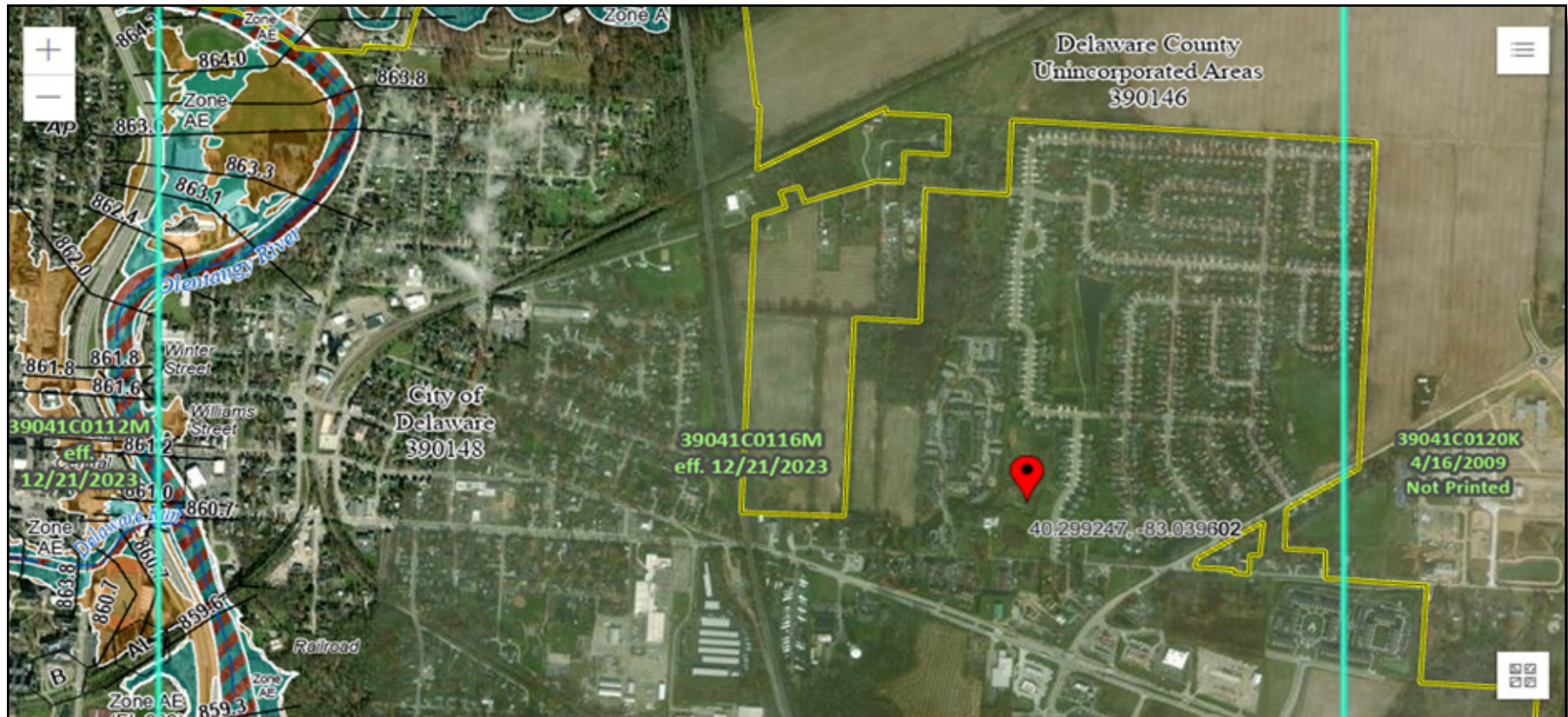








Click [here](#) to view City of Delaware Zoning Resolution

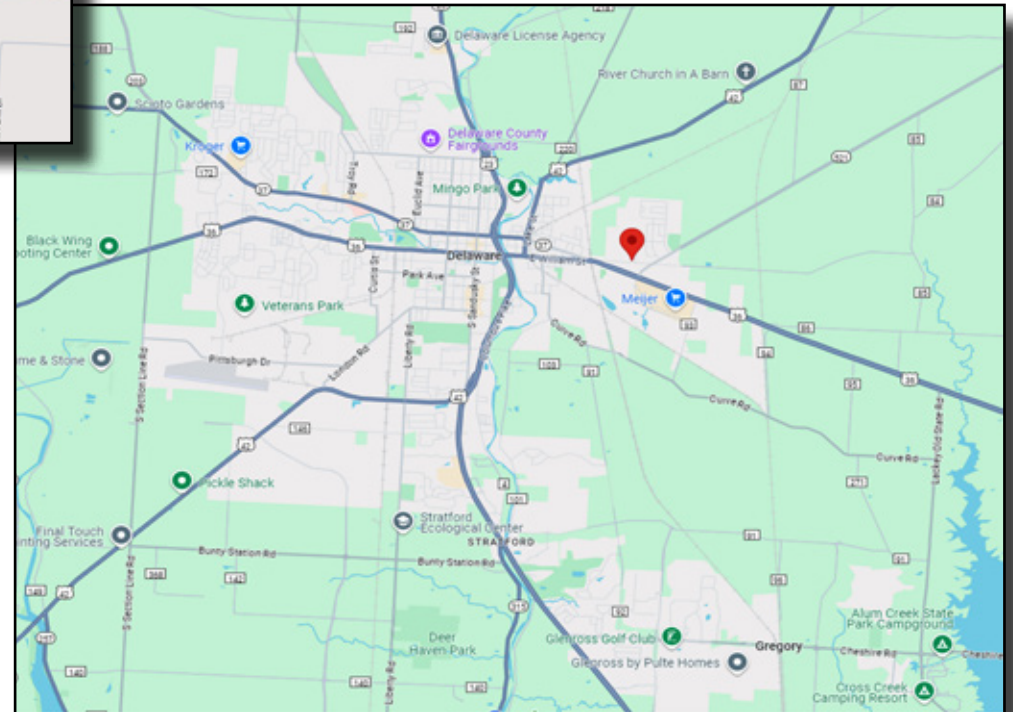


Powered by Esri

<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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10 +/- ac multi-family land  
0 Bowtown Rd, Delaware, OH 43015

# Street Maps




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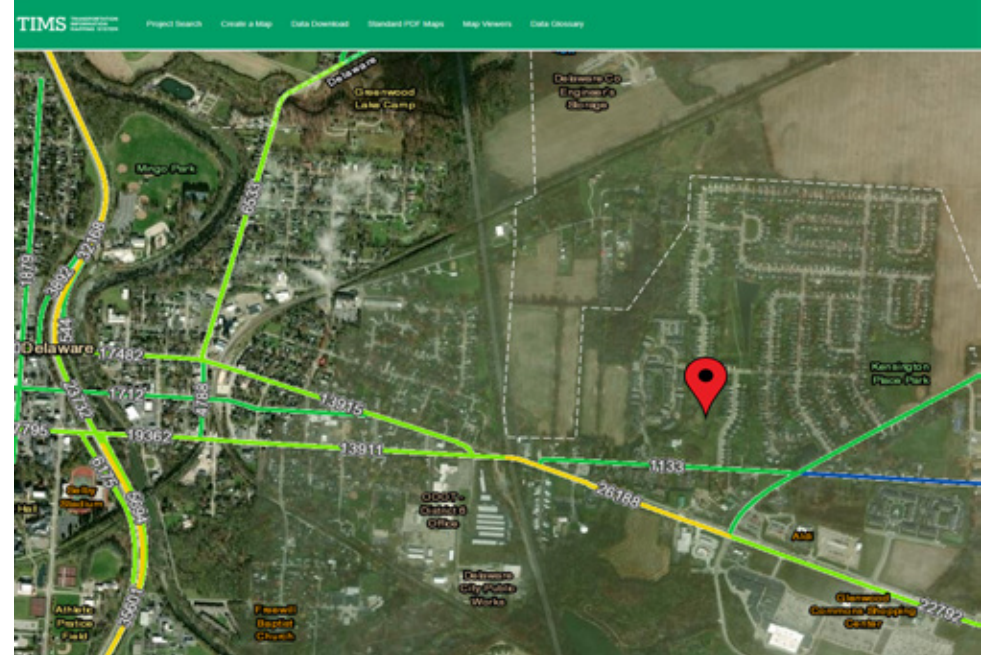
# Location Map




**Great Location!**  
Easy access to major roads  
Minutes to Downtown Delaware

Demographic Summary Report

0 Bowtown Rd, Delaware, OH 43015			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	5,345	26,866	55,208
2023 Estimate	5,018	25,522	51,945
2010 Census	4,030	22,616	42,511
Growth 2023 - 2028	6.52%	5.27%	6.28%
Growth 2010 - 2023	24.52%	12.85%	22.19%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	5,018	25,522	51,945
White	4,516 90.00%	22,465 88.02%	46,121 88.79%
Black	273 5.44%	1,574 6.17%	2,743 5.28%
Am. Indian & Alaskan	10 0.20%	79 0.31%	163 0.31%
Asian	94 1.87%	594 2.33%	1,425 2.74%
Hawaiian & Pacific Island	0 0.00%	17 0.07%	67 0.13%
Other	124 2.47%	793 3.11%	1,427 2.75%
U.S. Armed Forces	27	46	80
<b>Households</b>			
2028 Projection	2,051	10,420	21,072
2023 Estimate	1,923	9,871	19,812
2010 Census	1,531	8,561	16,124
Growth 2023 - 2028	6.66%	5.56%	6.36%
Growth 2010 - 2023	25.60%	15.30%	22.87%
Owner Occupied	1,247 64.85%	5,783 58.59%	13,351 67.39%
Renter Occupied	676 35.15%	4,087 41.40%	6,460 32.61%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	179 9.31%	1,831 18.55%	3,328 16.80%
Income: \$25,000 - \$50,000	618 32.14%	2,385 24.16%	3,677 18.56%
Income: \$50,000 - \$75,000	370 19.24%	1,511 15.31%	2,629 13.27%
Income: \$75,000 - \$100,000	202 10.50%	1,027 10.41%	2,540 12.82%
Income: \$100,000 - \$125,000	110 5.72%	1,015 10.28%	2,227 11.24%
Income: \$125,000 - \$150,000	191 9.93%	866 8.77%	1,913 9.66%
Income: \$150,000 - \$200,000	189 9.83%	804 8.15%	1,900 9.59%
Income: \$200,000+	64 3.33%	431 4.37%	1,598 8.07%
<b>2023 Avg Household Income</b>	<b>\$81,592</b>	<b>\$82,157</b>	<b>\$96,952</b>
<b>2023 Med Household Income</b>	<b>\$61,361</b>	<b>\$62,752</b>	<b>\$77,677</b>



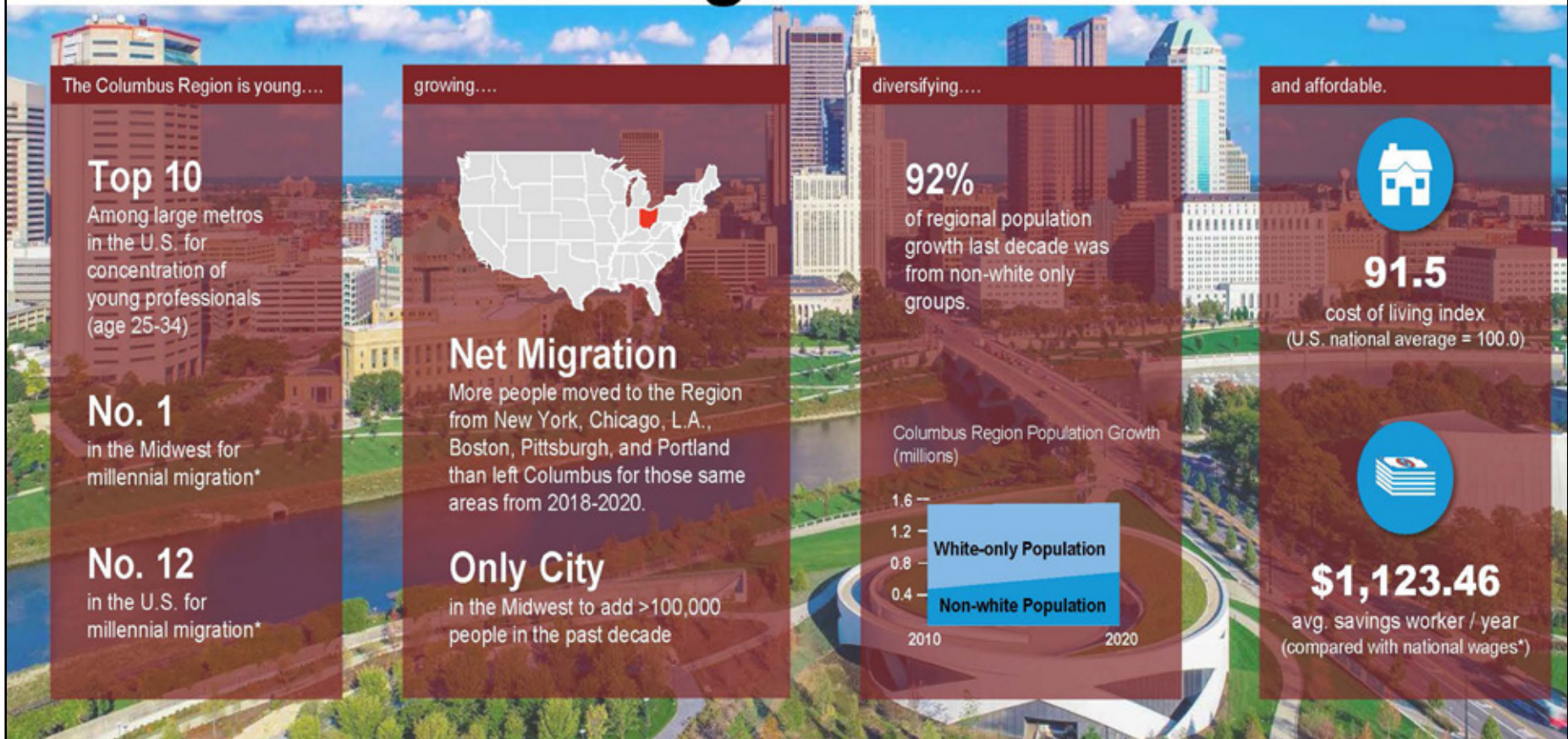
Traffic Count Report

0 Bowtown Rd, Delaware, OH 43015						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 State Rte 521	Bowtown Rd	0.01 NE	2022	2,629	MPSI	.04
2 State Rte 521	Sunbury Rd	0.08 SW	2022	6,320	MPSI	.05
3 Sunbury Road	State Rte 521	0.03 SE	2020	28,008	MPSI	.14
4 Sunbury Rd	State Rte 521	0.03 SE	2018	29,581	MPSI	.14
5 Sunbury Rd	State Hwy521	0.03 SE	2022	25,639	MPSI	.14
6 Sunbury Rd	State Hwy521	0.11 NW	2022	15,625	MPSI	.17
7 Mill Run Crossing	Sunbury Rd	0.03 N	2022	3,332	MPSI	.18
8 Fieldcrest Dr	Barrhill Dr	0.06 SE	2022	910	MPSI	.18
9 Sunbury Road	State Hwy521	0.12 SE	2022	26,449	MPSI	.20
10 State Rte 521	Ashburn Dr	0.04 NE	2022	3,873	MPSI	.23



Appraisal Brokerage Consulting Development

# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

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