

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com

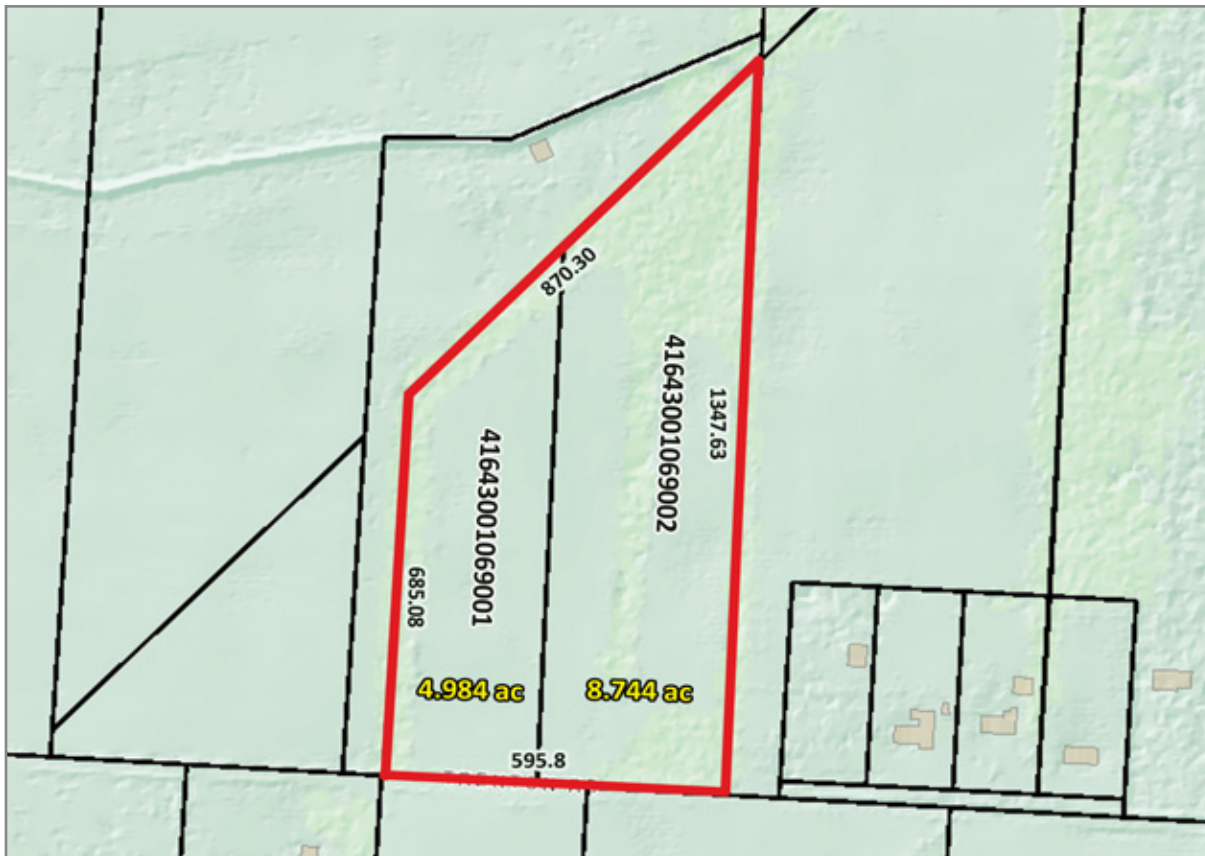


Appraisal Brokerage Consulting Development

DEVELOPMENT LAND
15425 Trenton Rd, Sunbury, OH 43074

DEVELOPMENT LAND FOR SALE IN SUNBURY!

Total of 13.728+/- acres on 2 parcels just east of downtown Sunbury just southwest of SR 37. North of Center Village Rd, East of 605. Ideal location for large lot luxury homes. Two lots approved for leech field. No sewer in the area but water runs along Trenton Rd. 0.418 acre of the western parcel has a utility easement allowing for a total of 13.31 acres that is buildable land. Big Walnut Schools. Owner is willing to sell parcels together or separately.



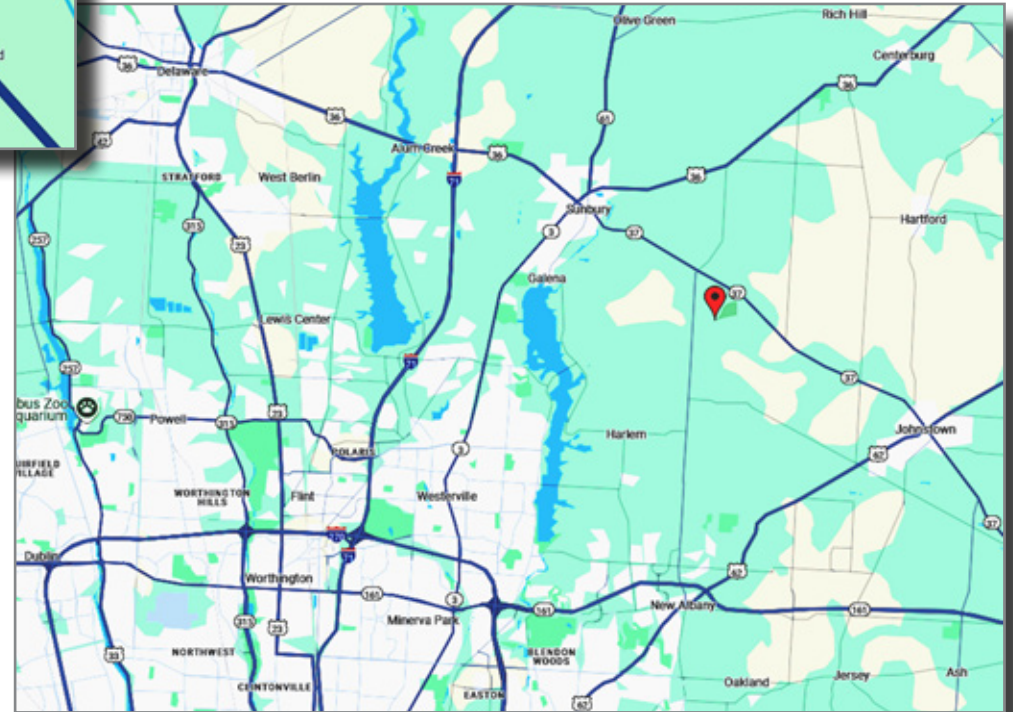
Property Highlights

Address:	15425 Trenton Rd Sunbury, OH 43074
County:	Delaware
Township:	Trenton
Schools:	Big Walnut
PIDs:	416-430-01-69-001 416-430-01-69-002
Location:	Southwest of SR 37, North of Center Village Rd, East of 605
Utilities:	Water available
Acreage:	13.728 +/- acres
Sale Price:	001 - \$350,000 002 - \$750,000
Zoning:	RR - Residential Rural (001) FR - Farm Residential (002)



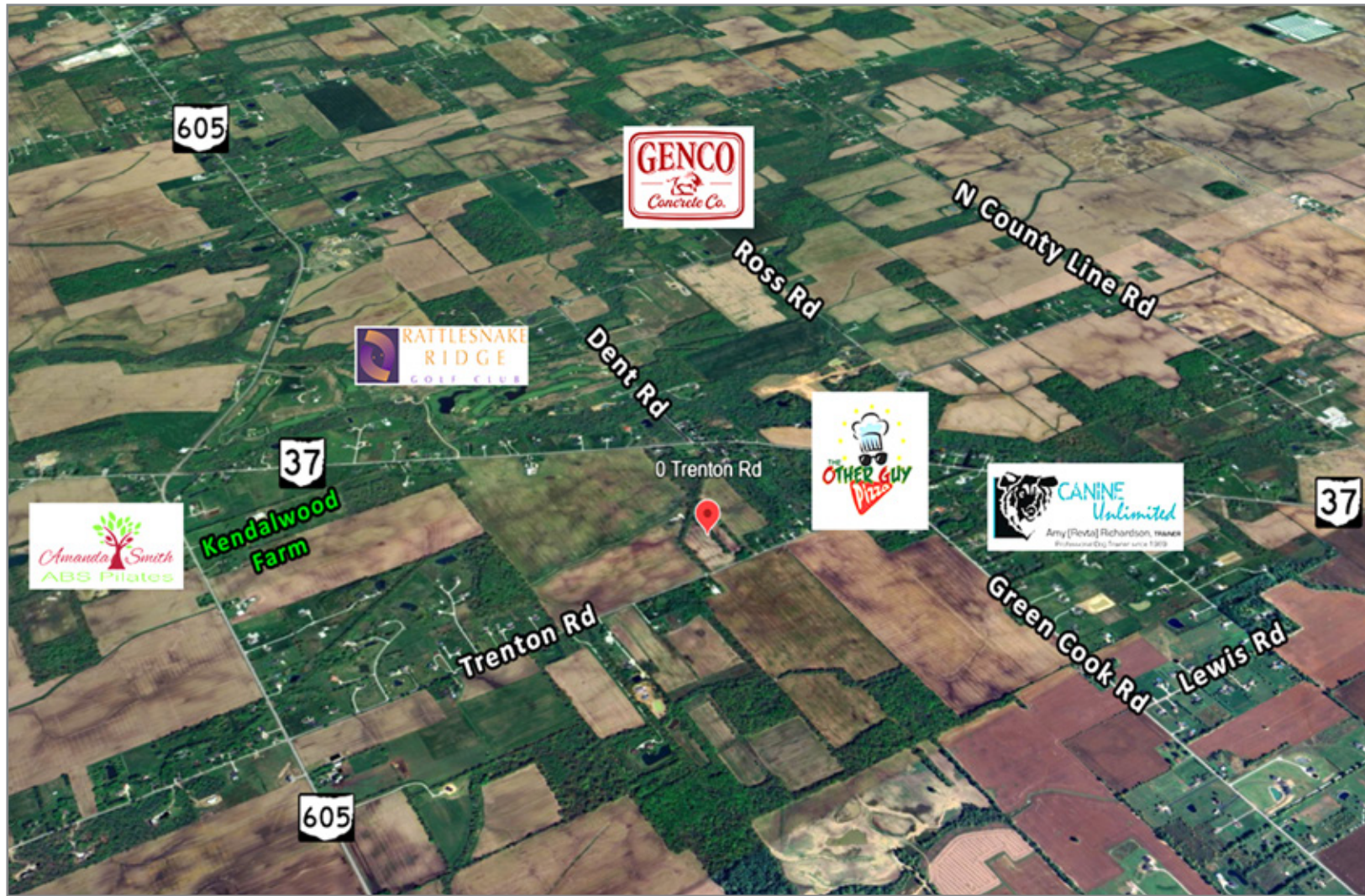
13.728 +/- ac of Development Land
15425 Trenton Rd, Sunbury, OH 43074

Street Maps

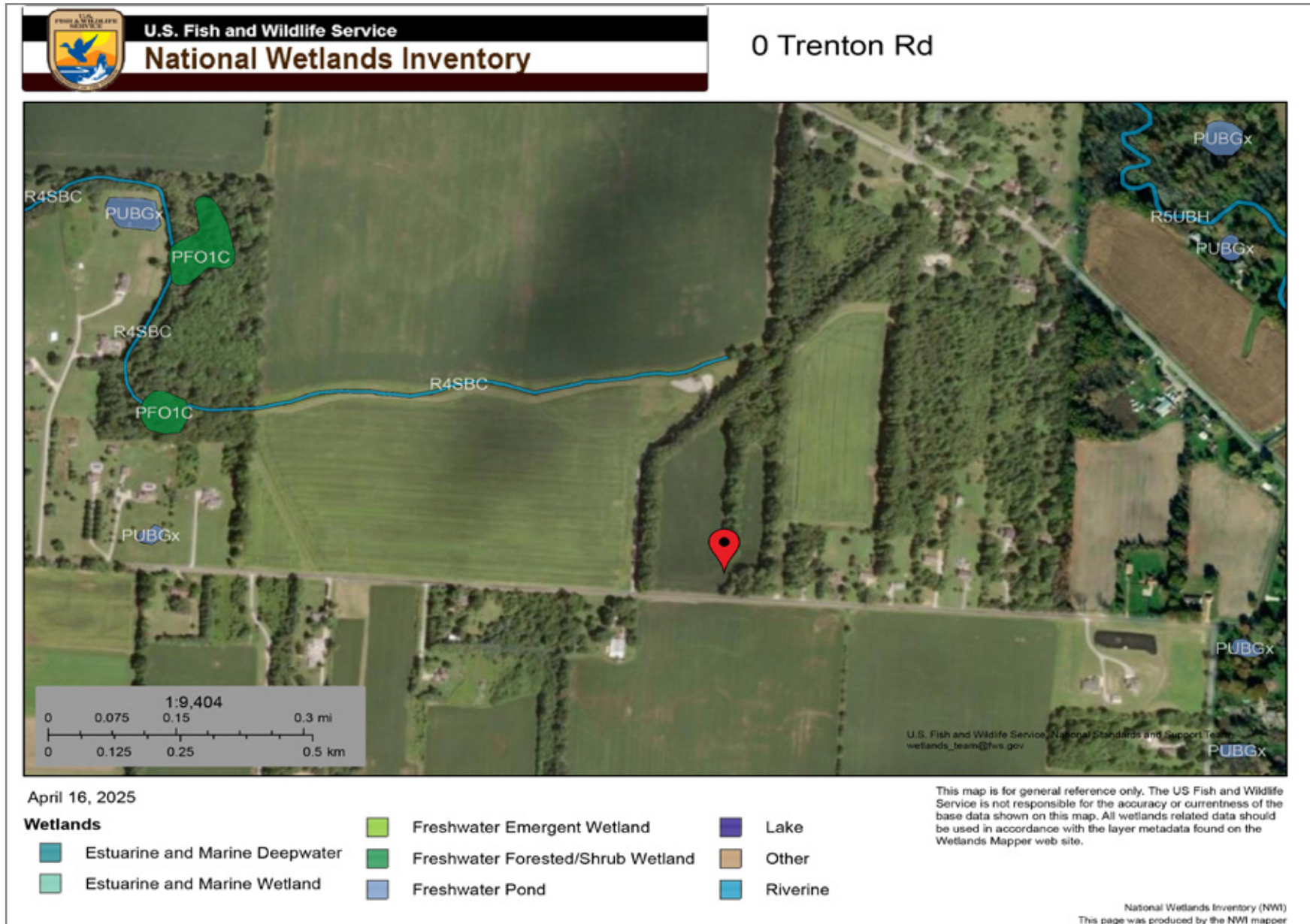


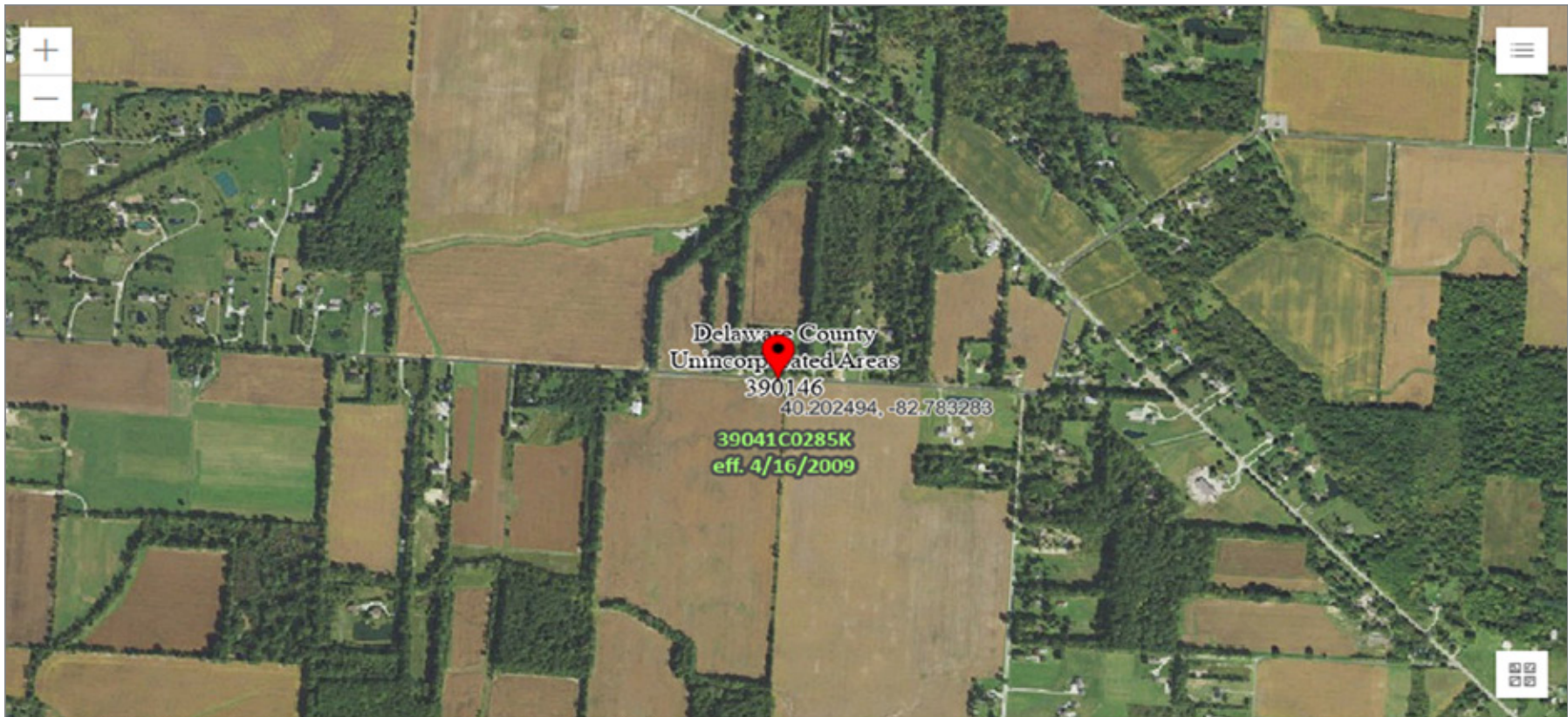
Appraisal Brokerage Consulting Development

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



Great Location!
Easy access to major roads
Minutes to Downtown Sunbury





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.


Powered by Esri

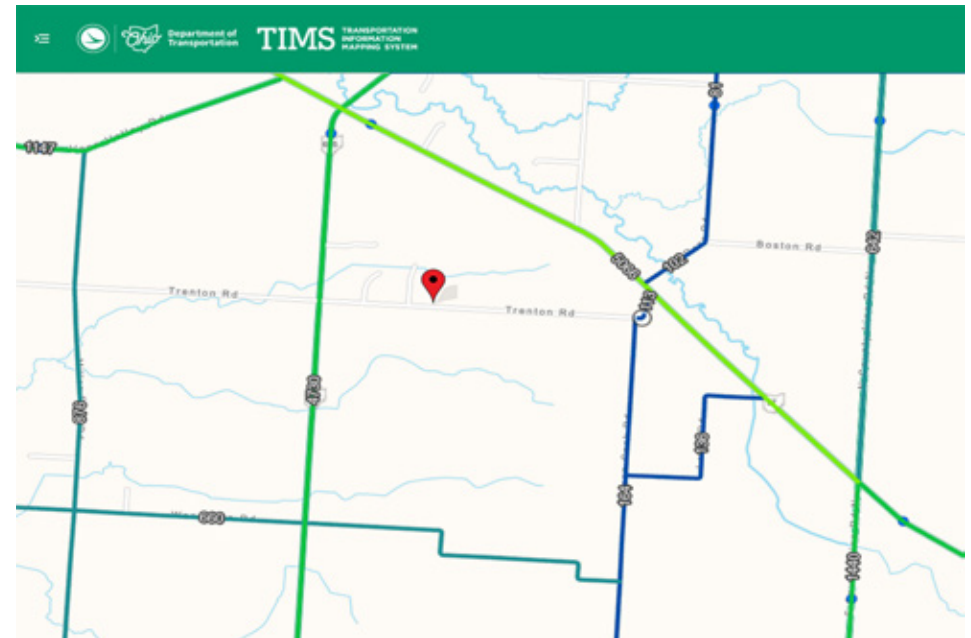
<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone AE, VE, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 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 Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
--	---	---



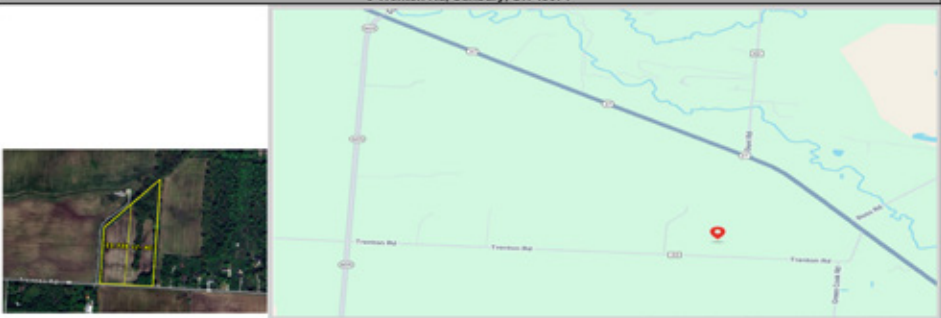

[Click here to view zoning text](#)

Demographic Summary Report

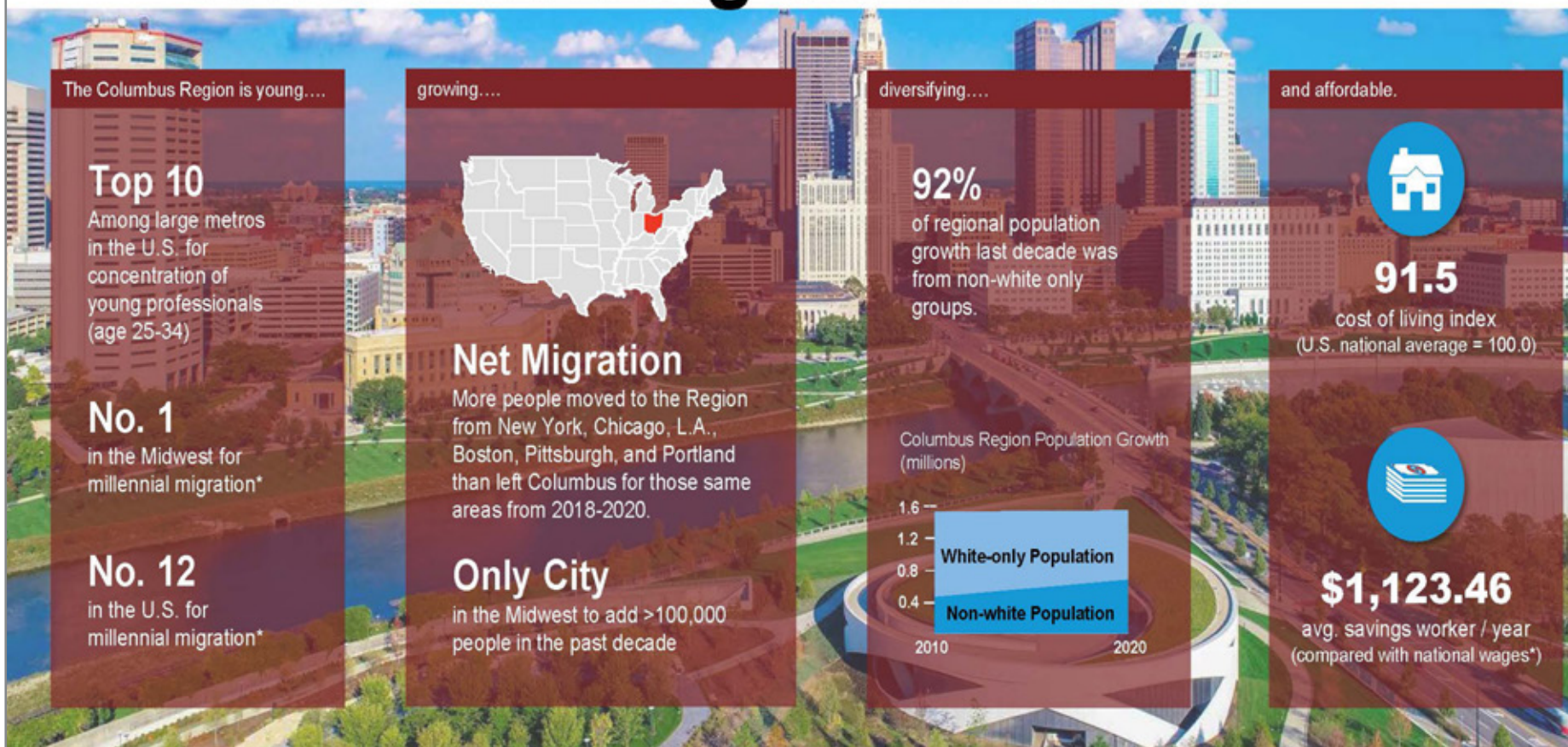
0 Trenton Rd, Sunbury, OH 43074				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	301	3,576	17,468	
2024 Estimate	266	3,166	15,398	
2020 Census	261	2,997	13,943	
Growth 2024 - 2029	13.16%	12.95%	13.44%	
Growth 2020 - 2024	1.92%	5.64%	10.44%	
2024 Population by Hispanic Origin				
2024 Population	266	3,166	15,398	
White	239 89.85%	2,848 89.96%	13,521 87.81%	
Black	4 1.50%	34 1.07%	309 2.01%	
Am. Indian & Alaskan	0 0.00%	3 0.09%	16 0.10%	
Asian	1 0.38%	14 0.44%	217 1.41%	
Hawaiian & Pacific Island	0 0.00%	1 0.03%	6 0.04%	
Other	21 7.89%	265 8.37%	1,329 8.63%	
U.S. Armed Forces	0	0	1	
Households				
2029 Projection	107	1,294	6,323	
2024 Estimate	95	1,145	5,571	
2020 Census	93	1,080	5,060	
Growth 2024 - 2029	12.63%	13.01%	13.50%	
Growth 2020 - 2024	2.15%	6.02%	10.10%	
Owner Occupied	87 91.58%	1,046 91.35%	4,898 87.92%	
Renter Occupied	8 8.42%	99 8.65%	673 12.08%	
2024 Households by HH Income				
Income: <\$25,000	5 5.26%	58 5.07%	344 6.17%	
Income: \$25,000 - \$50,000	7 7.37%	104 9.09%	601 10.79%	
Income: \$50,000 - \$75,000	9 9.47%	129 11.28%	918 16.48%	
Income: \$75,000 - \$100,000	11 11.58%	139 12.15%	714 12.81%	
Income: \$100,000 - \$125,000	20 21.05%	246 21.50%	912 16.37%	
Income: \$125,000 - \$150,000	9 9.47%	110 9.62%	470 8.44%	
Income: \$150,000 - \$200,000	21 22.11%	180 15.73%	803 14.41%	
Income: \$200,000+	13 13.68%	178 15.56%	810 14.54%	
2024 Avg Household Income	\$137,163	\$135,167	\$126,986	
2024 Med Household Income	\$119,374	\$114,430	\$105,729	



Traffic Count Report

0 Trenton Rd, Sunbury, OH 43074							
							
							
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Co Rd 605	State Rte 605	0.04 SW	2018	2,279	MPSI	.12
2	Co Rd 605	State Hwy605	0.04 SW	2025	2,791	MPSI	.12
3	Co Rd 605	State Rte 605	0.04 SW	2020	2,841	MPSI	.12
4	State Rte 37	Vans Valley Rd	0.12 NW	2018	6,308	MPSI	.22
5	State Rte 37	Vans Valley Rd	0.12 NW	2025	6,395	MPSI	.22
6	State Rte 37	Vans Valley Rd	0.51 NW	2023	4,538	MPSI	.24
7	SR 37	Vans Valley Rd	0.51 NW	2025	4,496	MPSI	.24
8	SR-37	Vans Valley Rd	0.51 NW	2024	4,517	MPSI	.27
9	State Rte 605	Co Rd 605	0.12 NE	2024	4,378	MPSI	.28
10	SR-605	Co Rd 605	0.12 NE	2020	4,073	AADT	.28

What's Driving Investment?



Notable Projects YTD



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

Celebrating **87** 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 87 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.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
www.rweiler.com

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.

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 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/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants 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 Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.