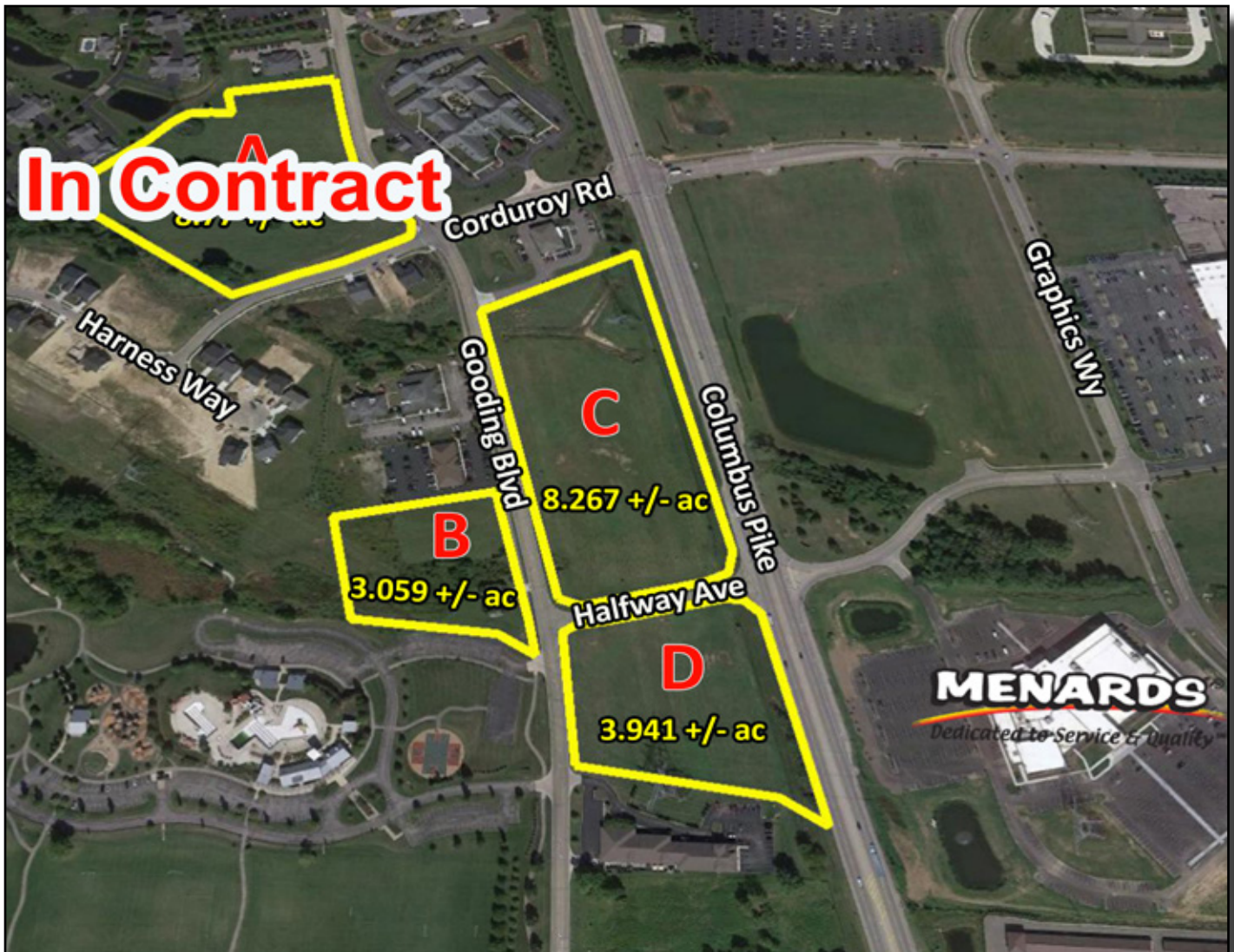


LAND DEVELOPMENT OPPORTUNITY

Gooding Boulevard
Delaware, Ohio 43015



4 Commercial Sites Totalling 24.037 +/- Acres



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COMPANY

Appraisal Brokerage Consulting Development

Julie Cohen

jcohen@rweiler.com

10 N. High St. Suite 401

Columbus, Ohio 43215

614-221-4286 ext. 123

www.rweiler.com

Property Description

DEVELOPMENT OPPORTUNITY IN HIGH GROWTH DELAWARE AREA!

4 commercial sites totalling 24.037 +/- acres in close proximity to Walmart, Kohl's, Meijer, Kroger Marketplace, Home Depot, Menards and the new Nationwide Childre's/OhioHealth, Ohio State and Mount Carmel regional campuses. Located in high income area, less than 4 miles north of I-270. All utilities available. Zoned Planned Commercial and Office District. Development restrictions available upon request.

Address: Gooding Blvd
Delaware, Ohio 43015

County: Delaware

PID: 318-230-02-007-000
318-230-02-007-004
318-230-02-007-007
318-230-13-002-002
318-230-13-001-000
318-230-02-011-005

Location: East side of Columbus
Pike between Home Rd
and W Orange Rd

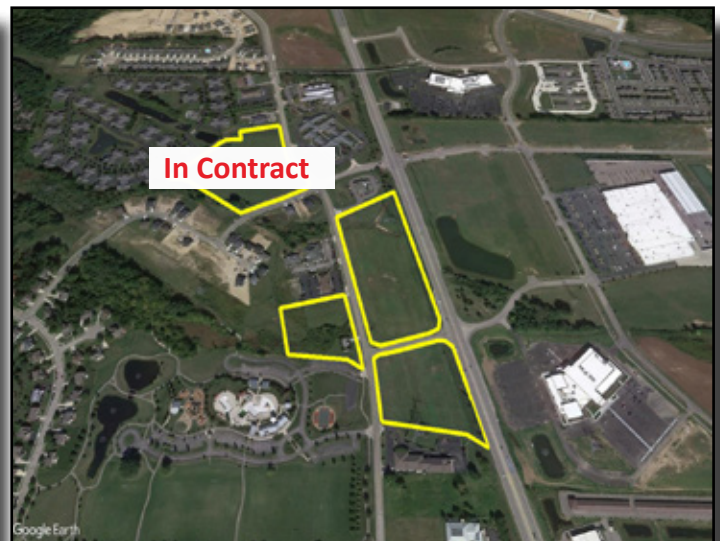
Acreage: 24.037 +/- acres

Sale Price:
Site A: \$200,000/ac - **In Contract**
Site B: \$250,000/ac
Site C: \$350,000/ac
Site D: \$500,000/ac

Utilities: All available

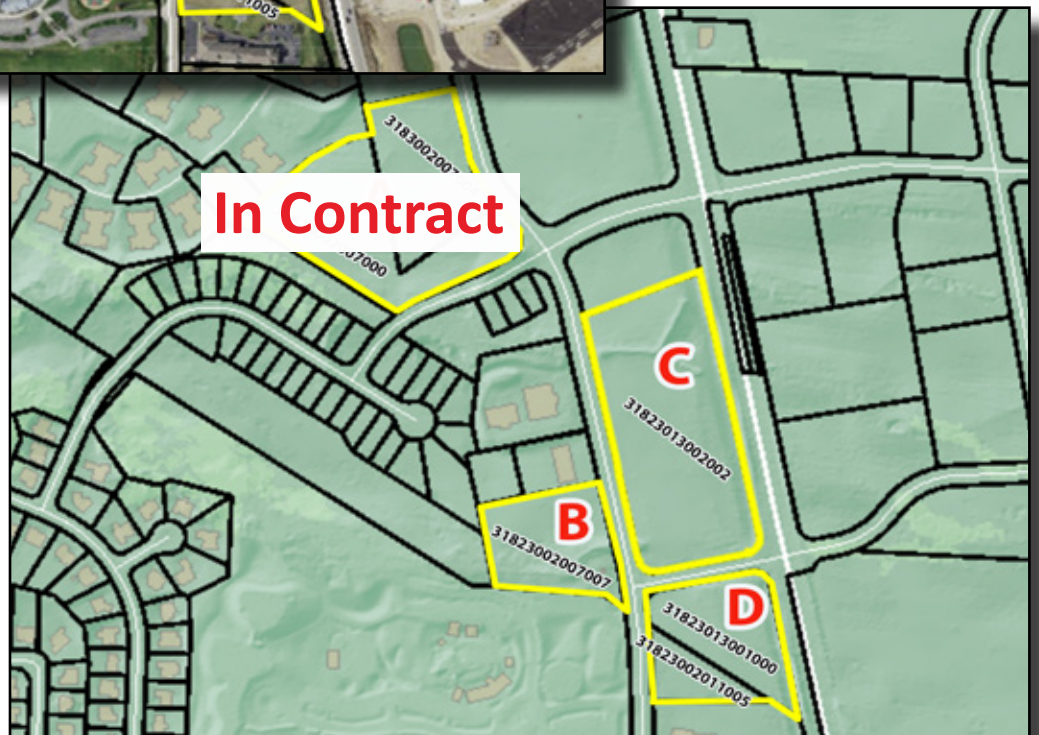
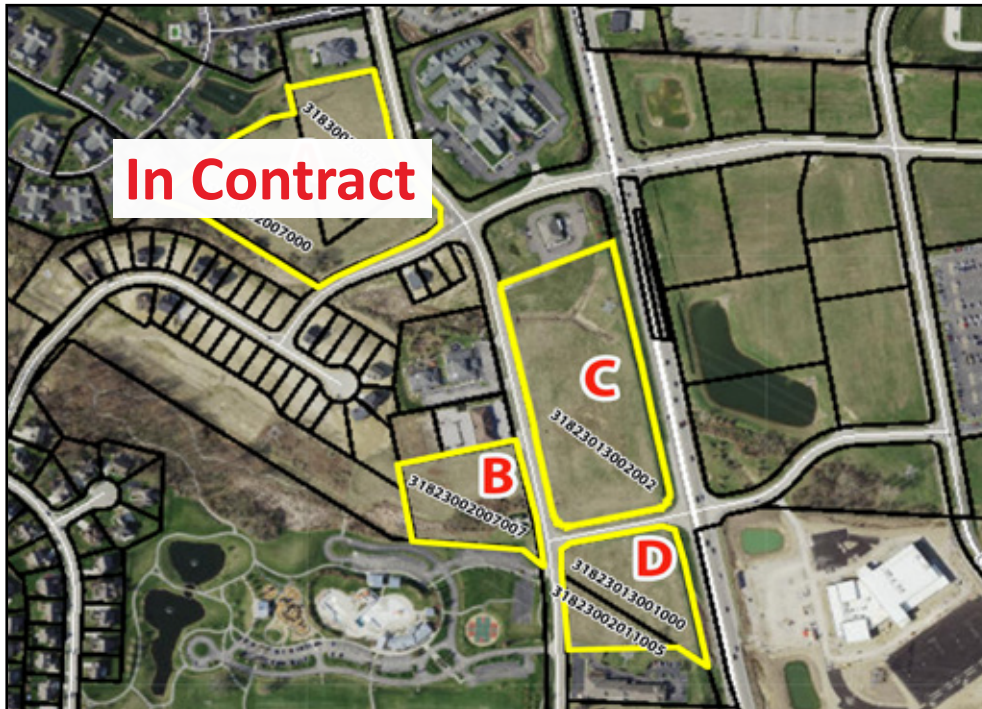
Zoning: PC - Planned Commercial
and Office District

* Owner is a licensed real estate agent in the State of Ohio



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Aerial & Plat Maps



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Site Plan



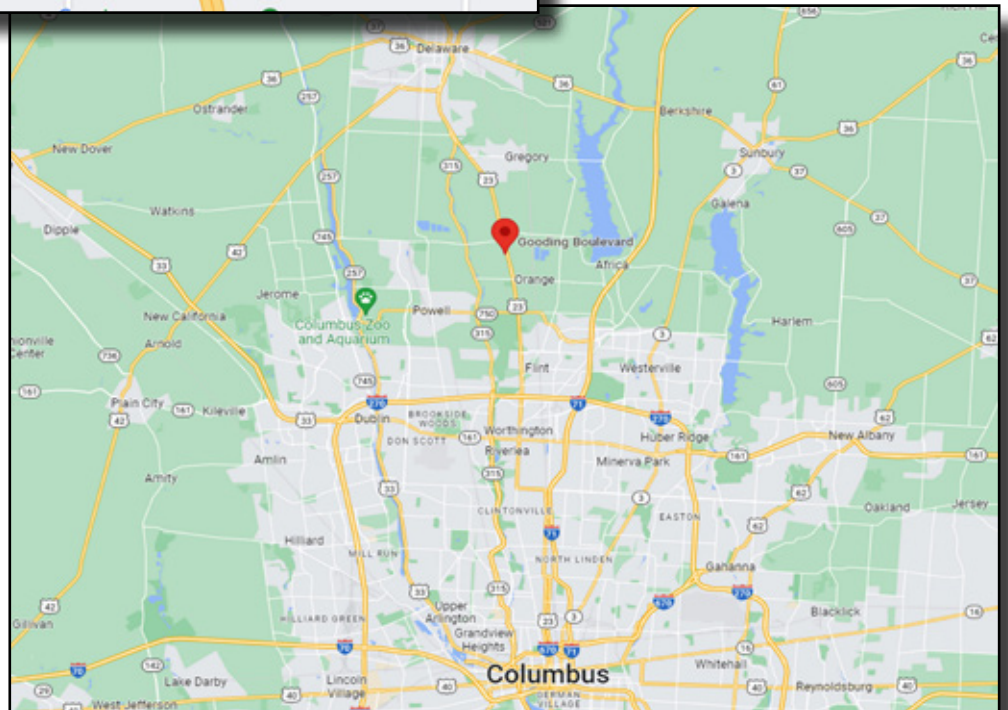
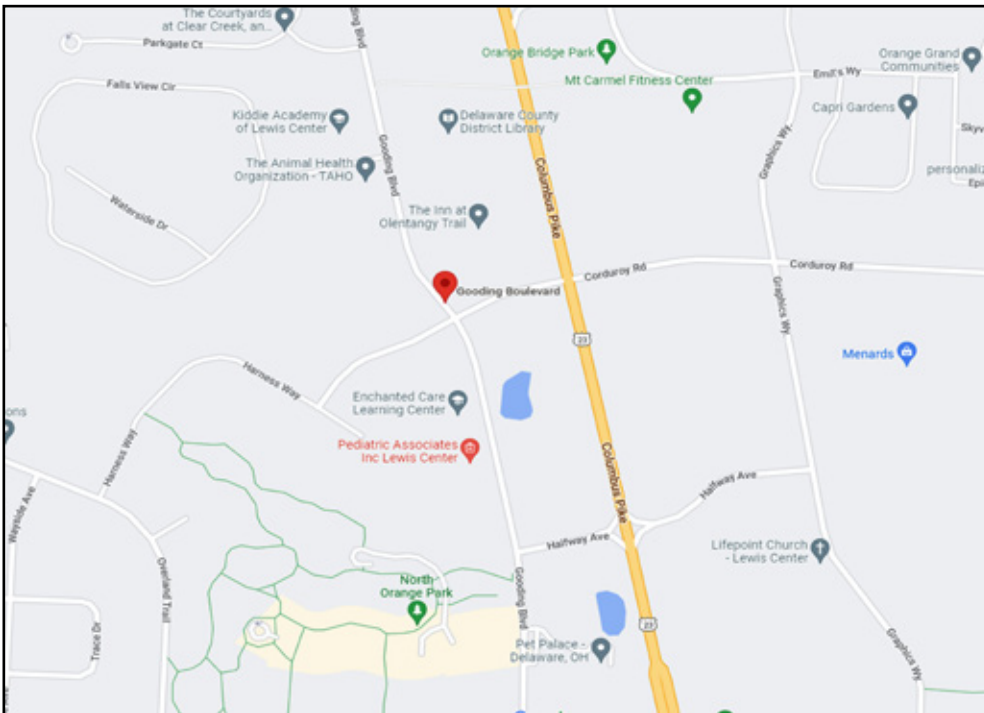
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Site Plan



Street Maps



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Property Location



Great Location!

Easy access to main arteries

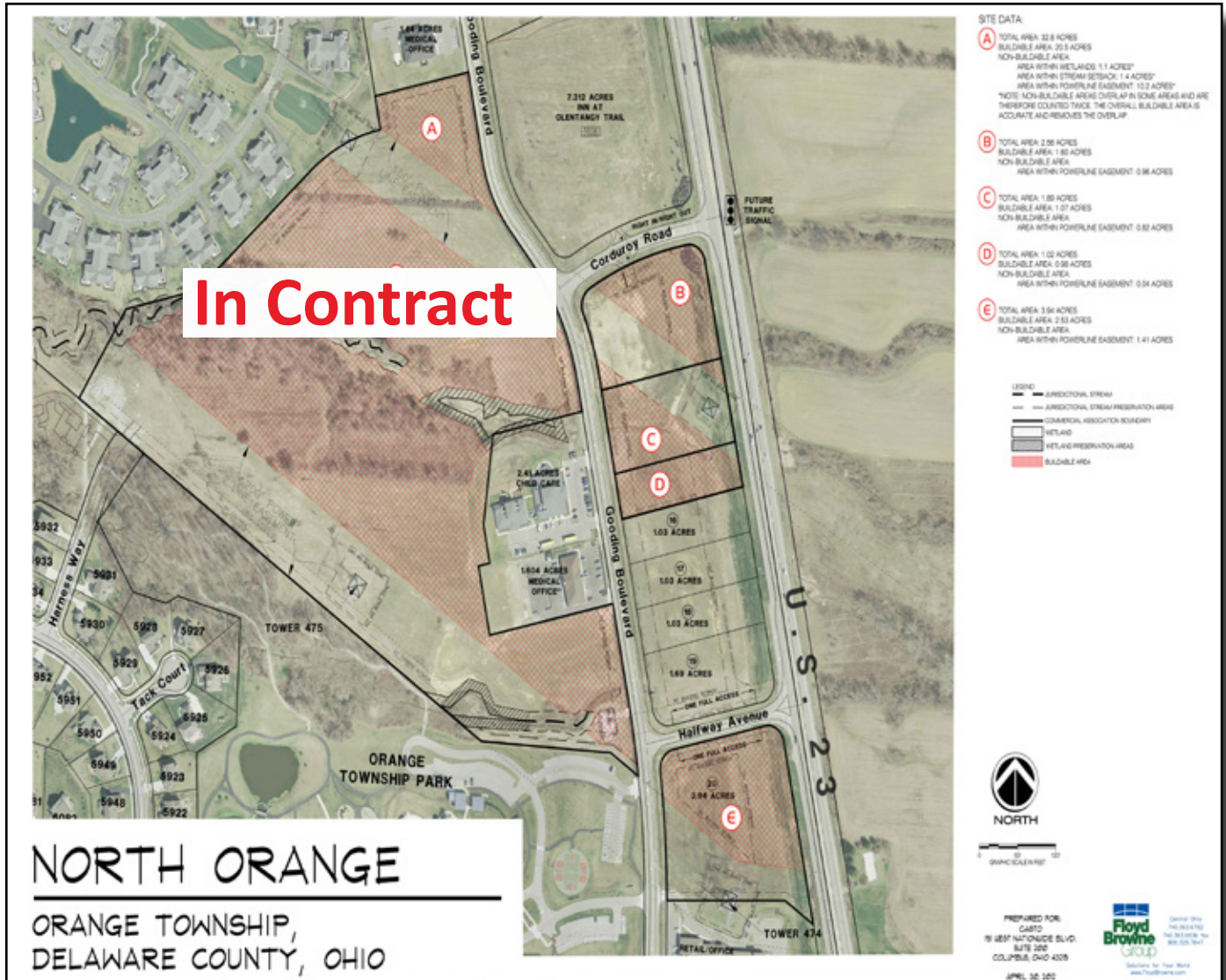
10 minutes to Polaris Fashion Place

15 minutes to Downtown Delaware



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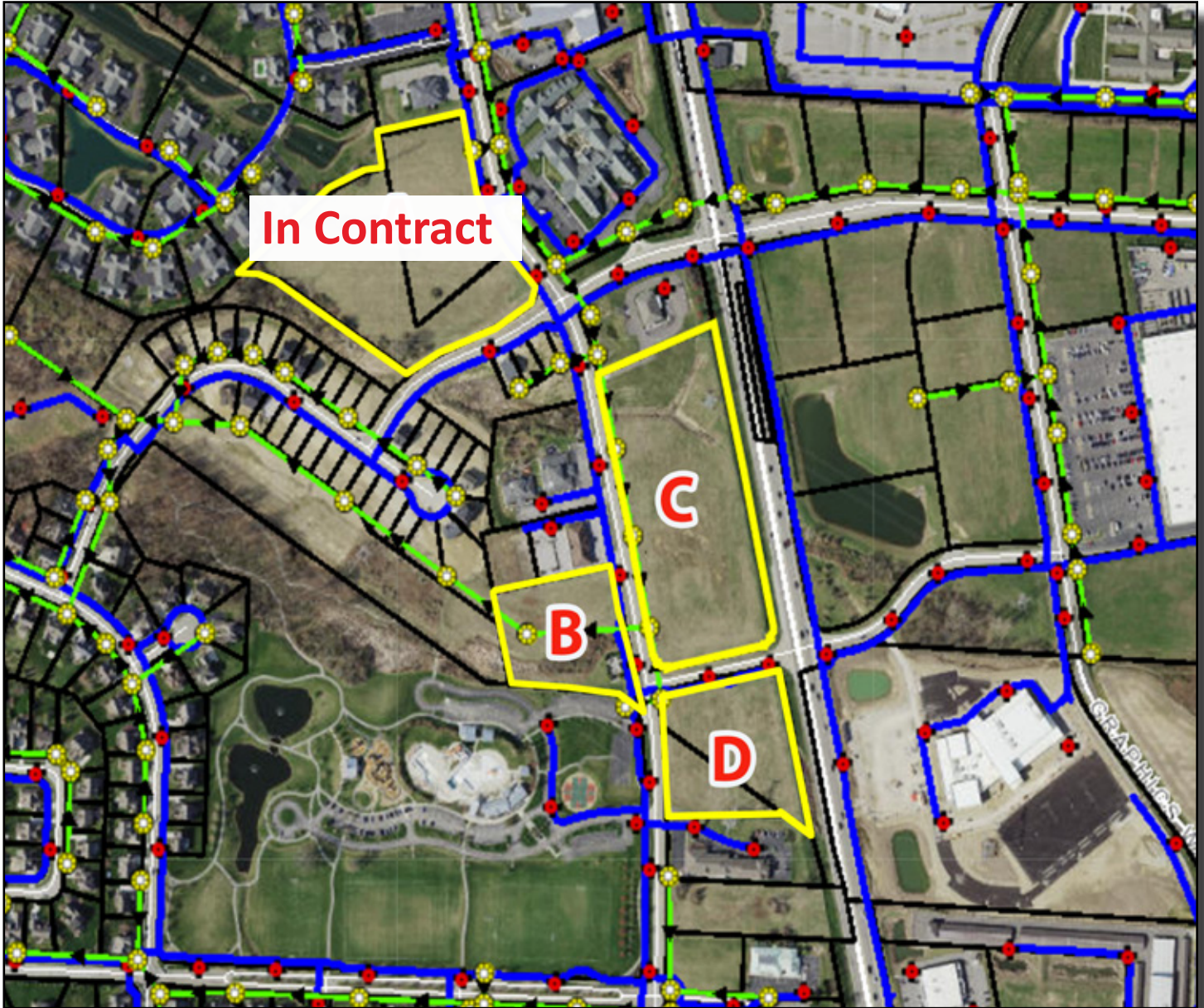
Power Line Easement



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Utilities Map



DelCo Water Line



Sewer Line



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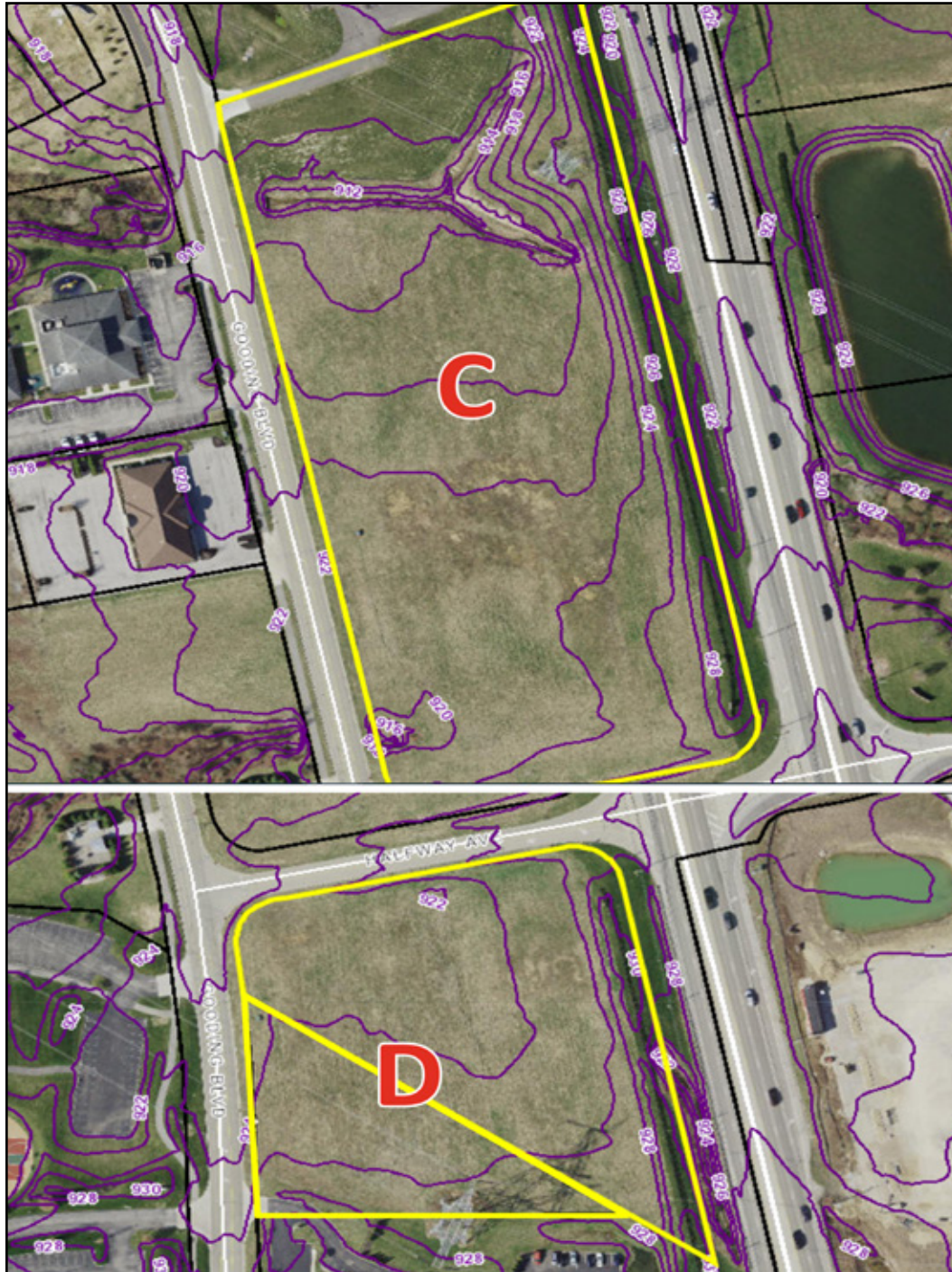
Topographic Maps



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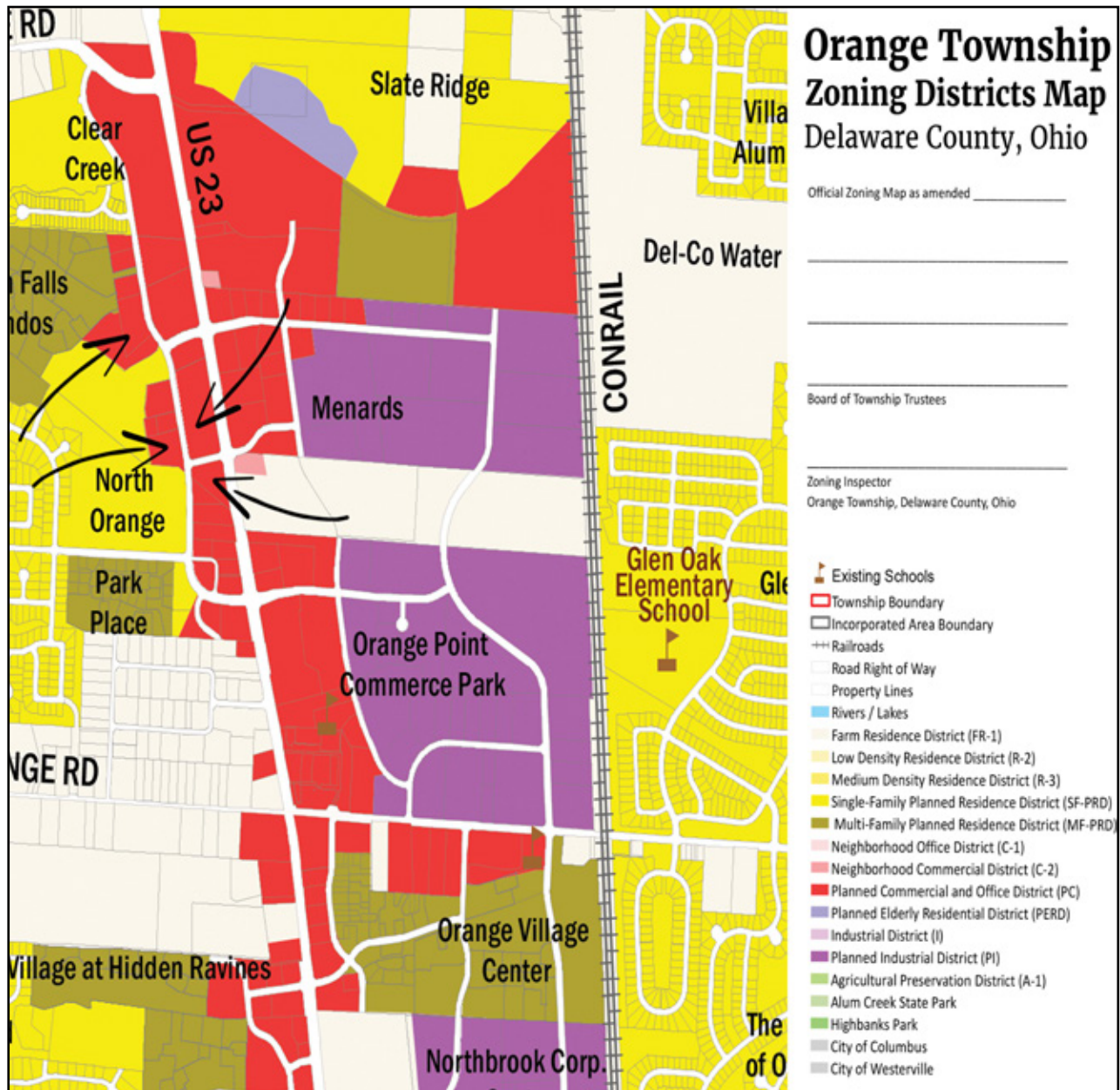
Topographic Maps



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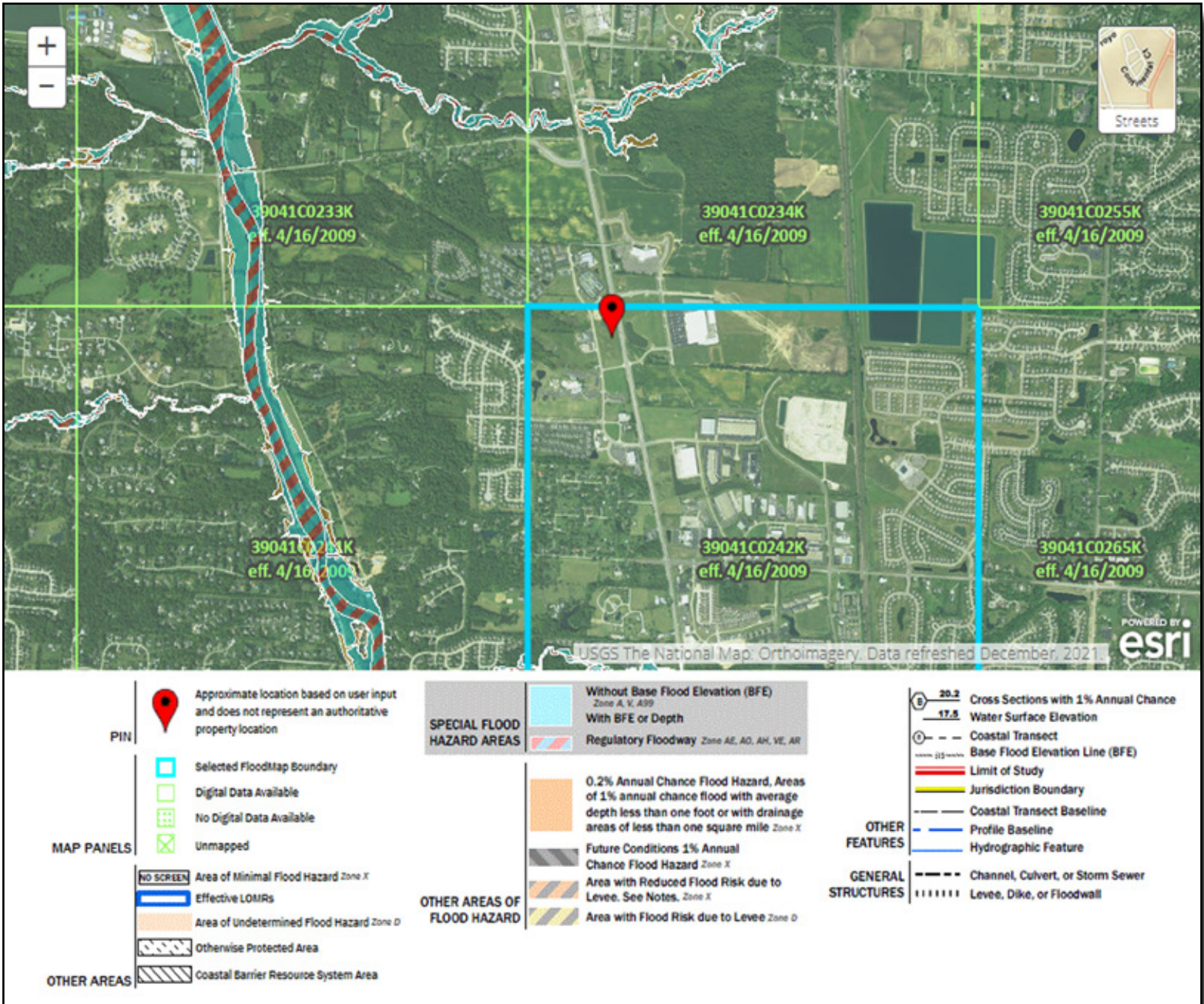
Zoning Map



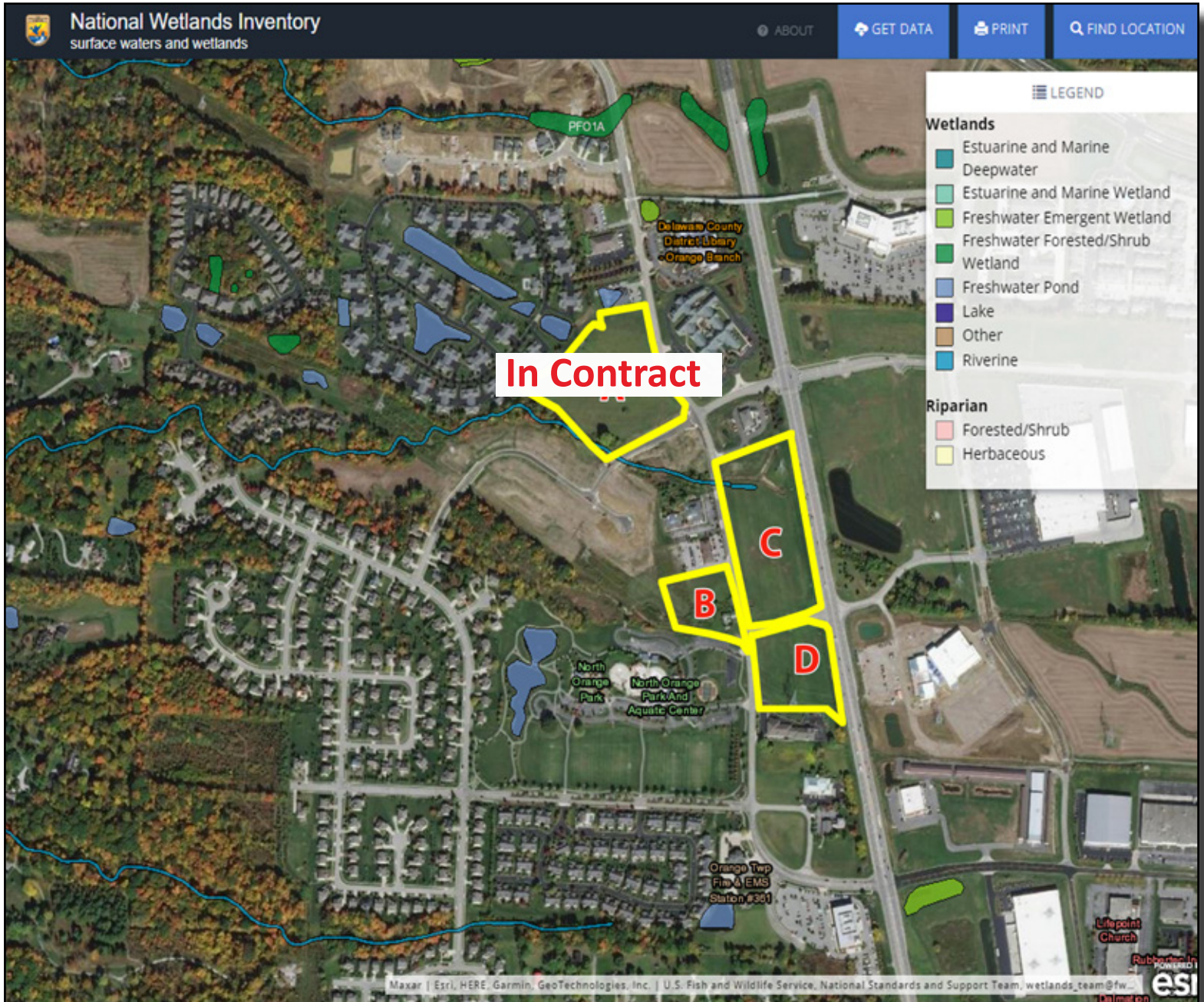
Click [here](#) to see zoning regulations

Development restrictions available upon request

Flood Map



Wetlands Map



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Demographics

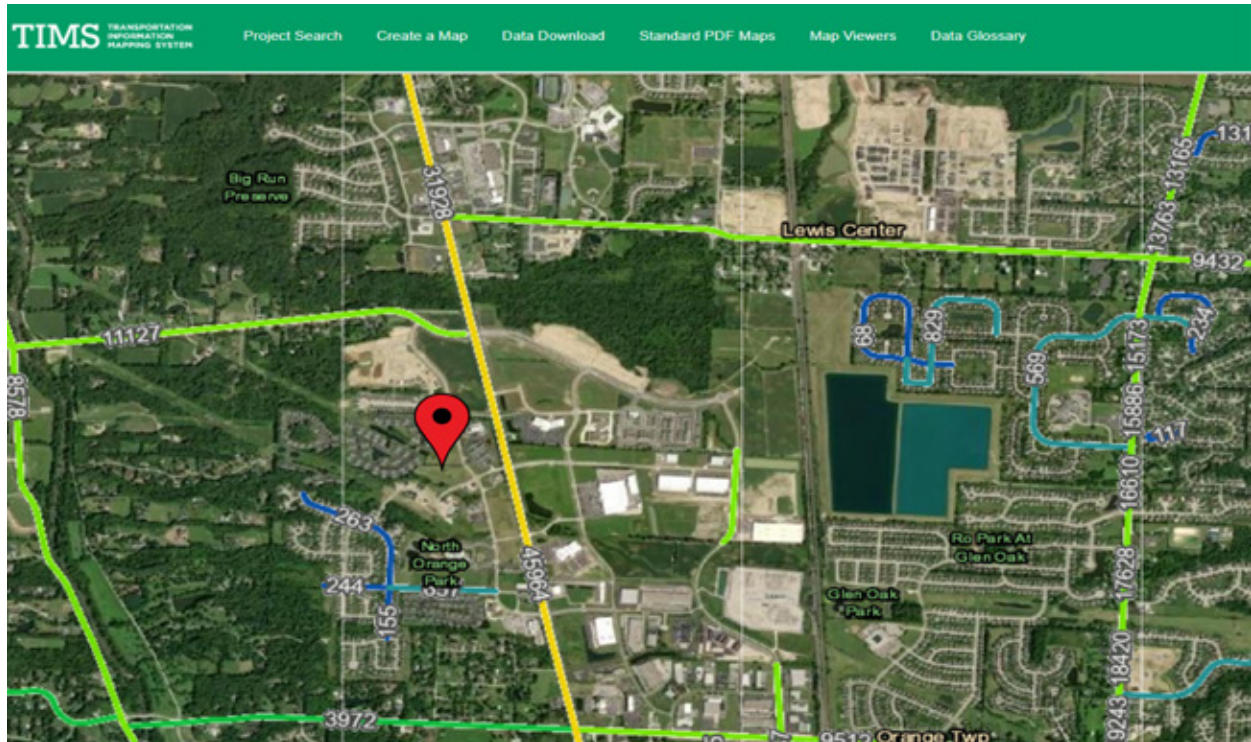
Demographic Summary Report

Gooding Blvd, Delaware, OH 43015			
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	2,765	40,583	135,083
2022 Estimate	2,312	35,609	120,056
2010 Census	930	27,560	90,610
Growth 2022 - 2027	19.59%	13.97%	12.52%
Growth 2010 - 2022	148.60%	29.21%	32.50%
2022 Population by Hispanic Origin	55	1,185	4,540
2022 Population	2,312	35,609	120,056
White	1,955 84.56%	28,600 80.32%	94,299 78.55%
Black	65 2.81%	1,605 4.51%	6,011 5.01%
Am. Indian & Alaskan	8 0.35%	80 0.22%	238 0.20%
Asian	232 10.03%	4,547 12.77%	16,646 13.87%
Hawaiian & Pacific Island	0 0.00%	20 0.06%	80 0.07%
Other	52 2.25%	758 2.13%	2,781 2.32%
U.S. Armed Forces	3	16	92
Households			
2027 Projection	978	13,734	49,017
2022 Estimate	818	12,061	43,711
2010 Census	328	9,309	33,246
Growth 2022 - 2027	19.56%	13.87%	12.14%
Growth 2010 - 2022	149.39%	29.56%	31.48%
Owner Occupied	735 89.85%	10,490 86.97%	33,911 77.58%
Renter Occupied	83 10.15%	1,570 13.02%	9,800 22.42%
2022 Households by HH Income	817	12,061	43,711
Income: <\$25,000	59 7.22%	553 4.59%	2,370 5.42%
Income: \$25,000 - \$50,000	128 15.67%	1,285 10.65%	4,646 10.63%
Income: \$50,000 - \$75,000	49 6.00%	1,015 8.42%	5,593 12.80%
Income: \$75,000 - \$100,000	87 10.65%	1,088 9.02%	5,265 12.05%
Income: \$100,000 - \$125,000	68 8.32%	1,471 12.20%	5,535 12.66%
Income: \$125,000 - \$150,000	77 9.42%	1,582 13.12%	4,509 10.32%
Income: \$150,000 - \$200,000	102 12.48%	1,909 15.83%	6,524 14.93%
Income: \$200,000+	247 30.23%	3,158 26.18%	9,269 21.21%
2022 Avg Household Income	\$157,263	\$158,473	\$143,716
2022 Med Household Income	\$130,682	\$134,774	\$117,983

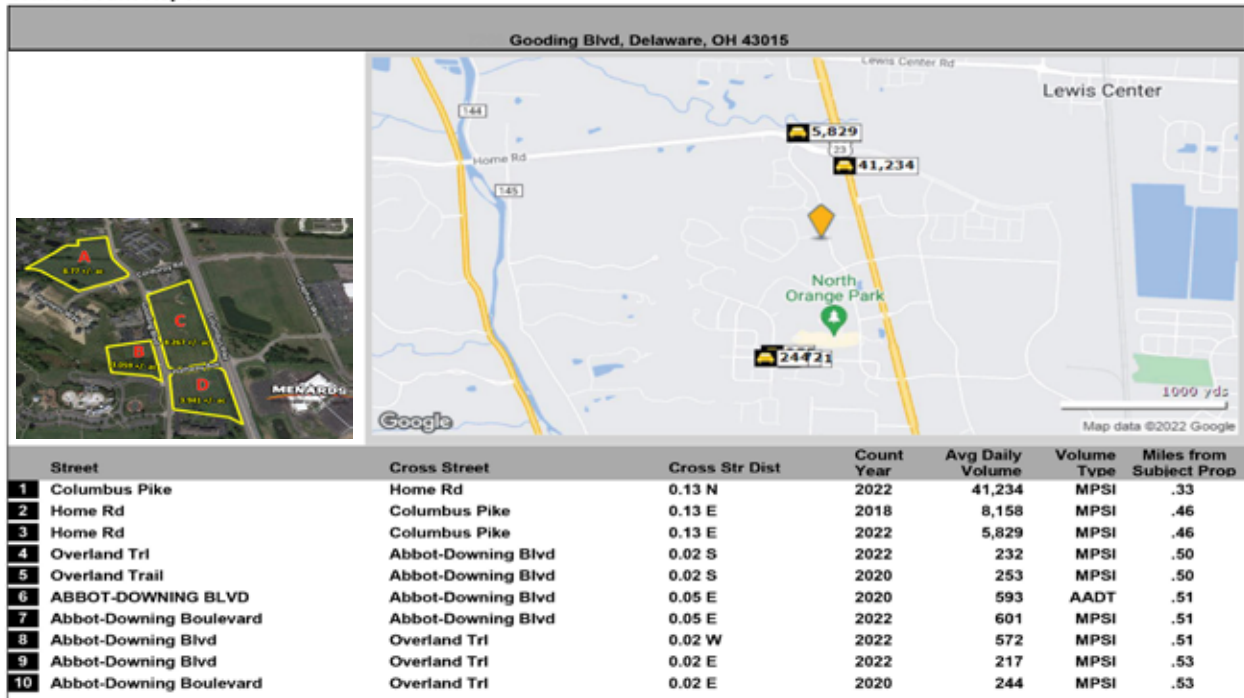


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Traffic Map



Traffic Count Report

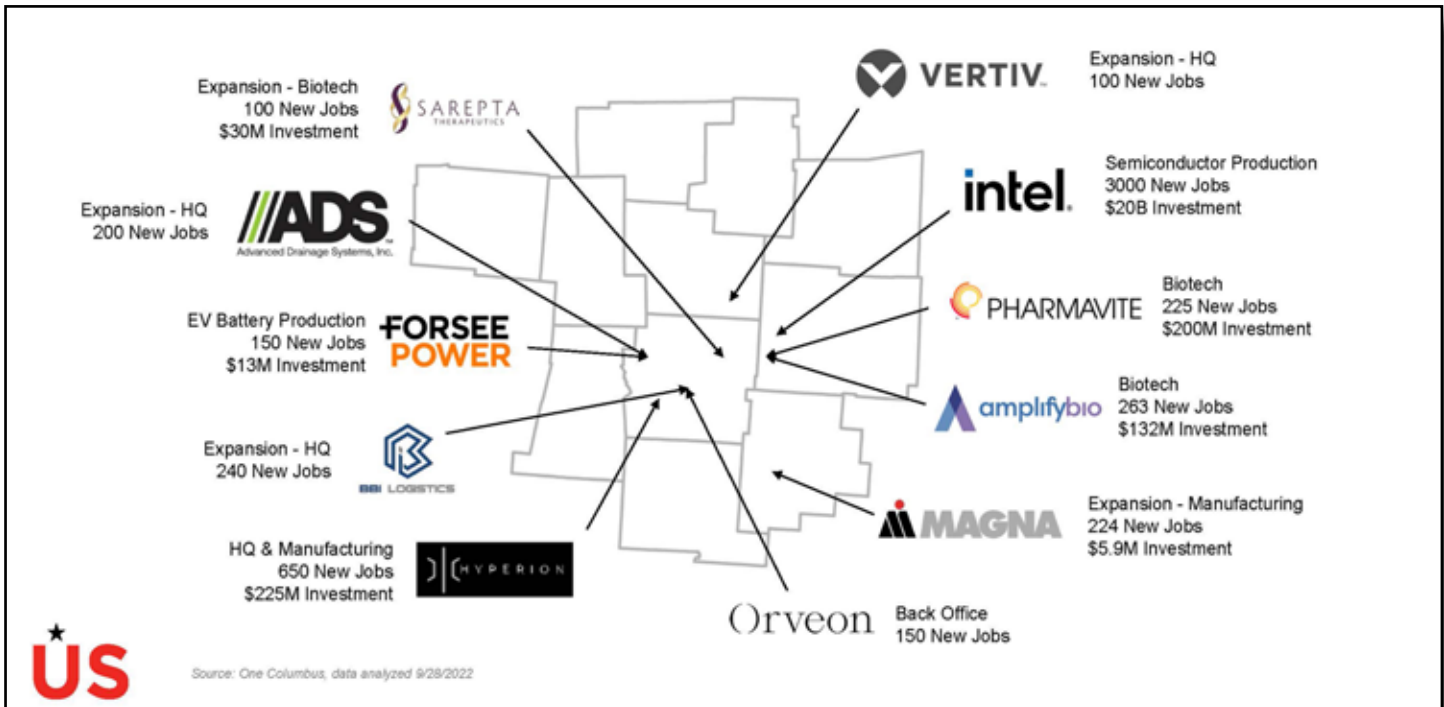


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Region Highlights

What's Driving Investment?



Regional Overview

REGIONAL OVERVIEW

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

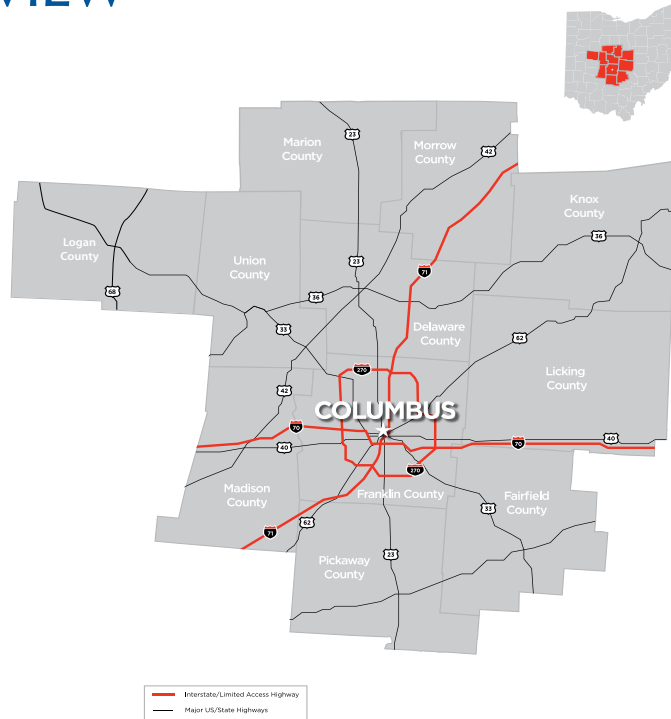
COLUMBUS AND FRANKLIN COUNTY

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

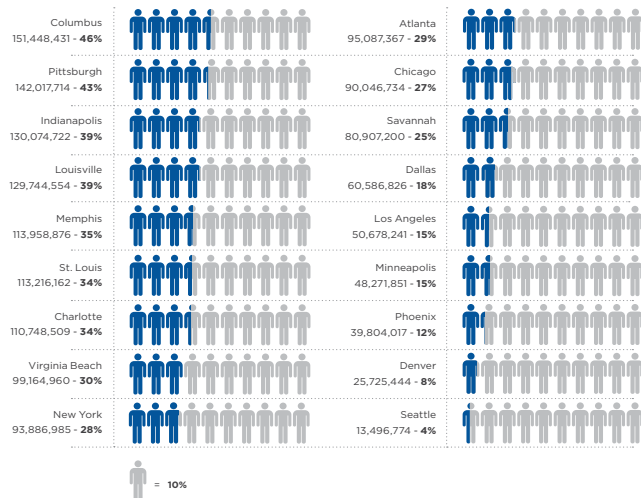
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- 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 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.

Broker/Agent or their family have an ownership interest in the subject property.



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