

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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**ONE OF THE LAST REMAINING LARGE TRACTS OF LAND FOR DEVELOPMENT IN POWELL**



Appraisal Brokerage Consulting Development

**DEVELOPMENT OPPORTUNITY**

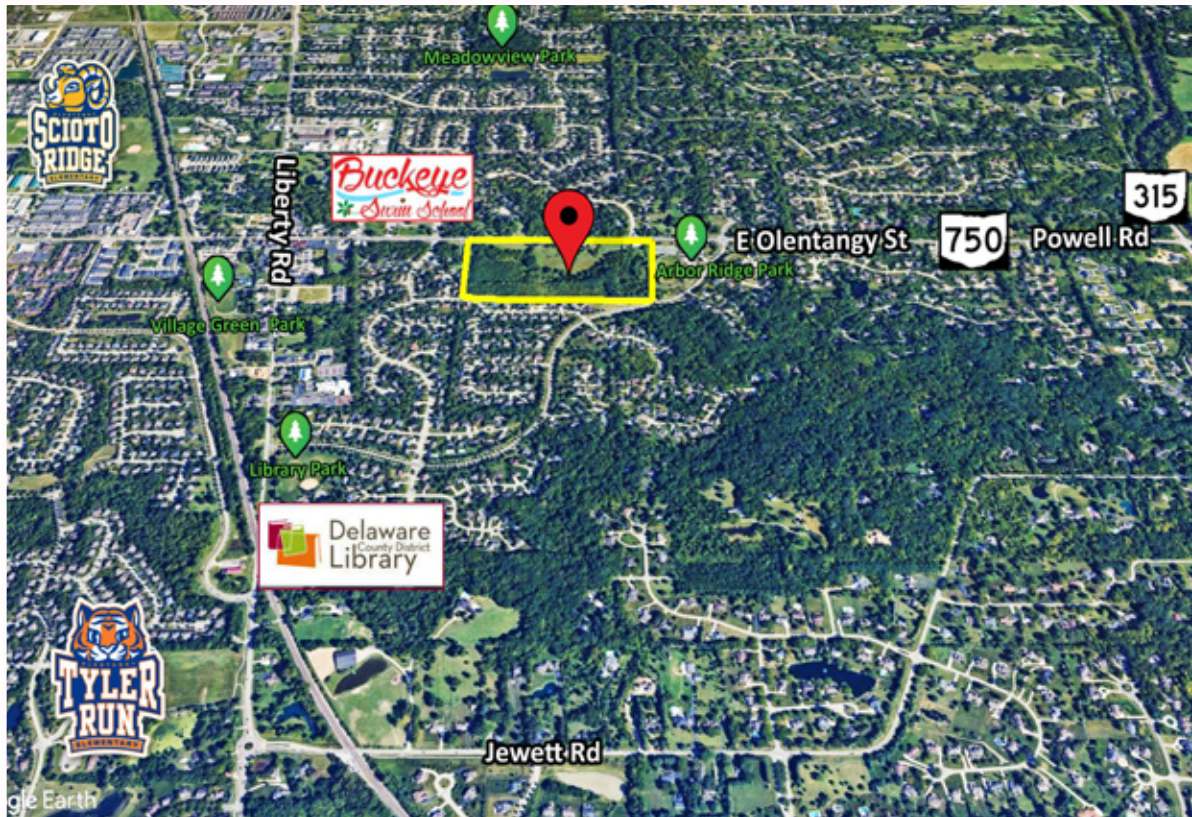
**2409 State Route 750, Powell, OH 43065**



## RARE LAND DEVELOPMENT IN POWELL!

One of the last remaining large tracts of land for development in Powell, this family land has been actively pursued for decades. It has now become available with a window of opportunity to grab one of the best and final tracts of its kind. Over 32 acres west of Olentangy River Rd next to Arbor Ridge Park! The size, frontage, and location in the heart of Powell, allows this site to speak for itself. Do not miss a generational opportunity with endless development prospects at this highly sought-after site.

**This is a Sealed Bid Sale. All bids are due by May 3rd 2024 at 5pm EST.**



### Property Highlights

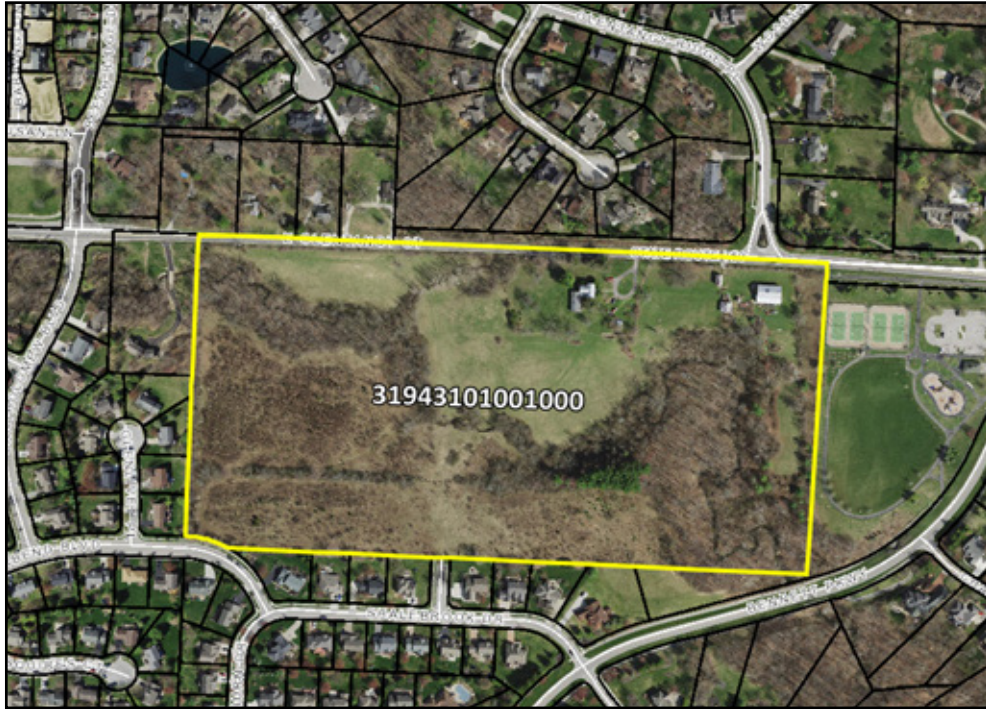
Address:	2409 State Route 750 Powell, OH 43065
School District:	Olentangy
County:	Delaware
PID:	319-431-01-001-000
Location:	South side of SR-750 between SR 315 and Liberty Rd
Acreeage:	32.17 +/- acres
Sale Price:	TBD
Zoning:	PR - Planned Residence District
Utilities:	Available



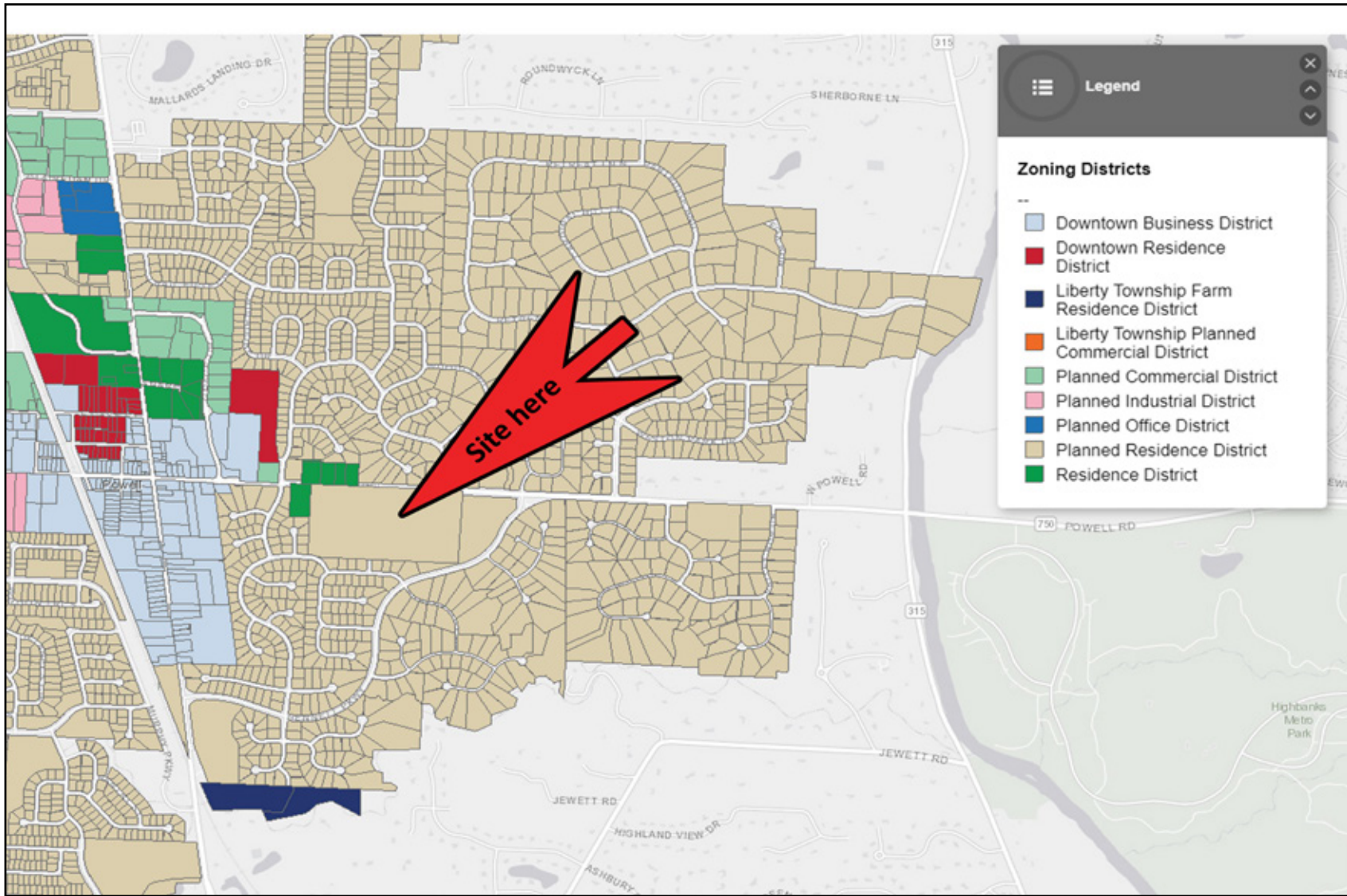




32.17 +/- ac Development Land  
2409 State Route 750, Powell, OH 43065



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

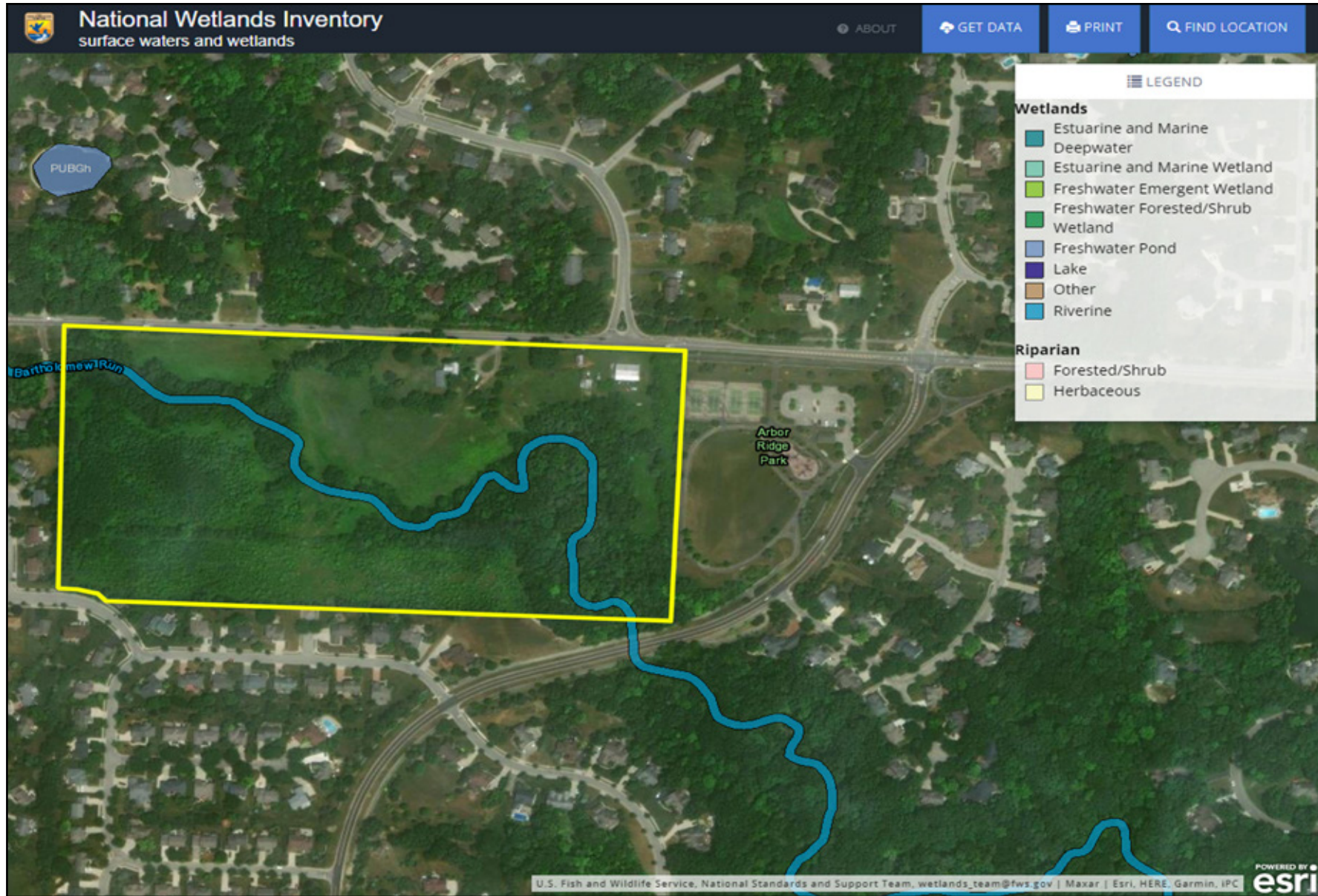


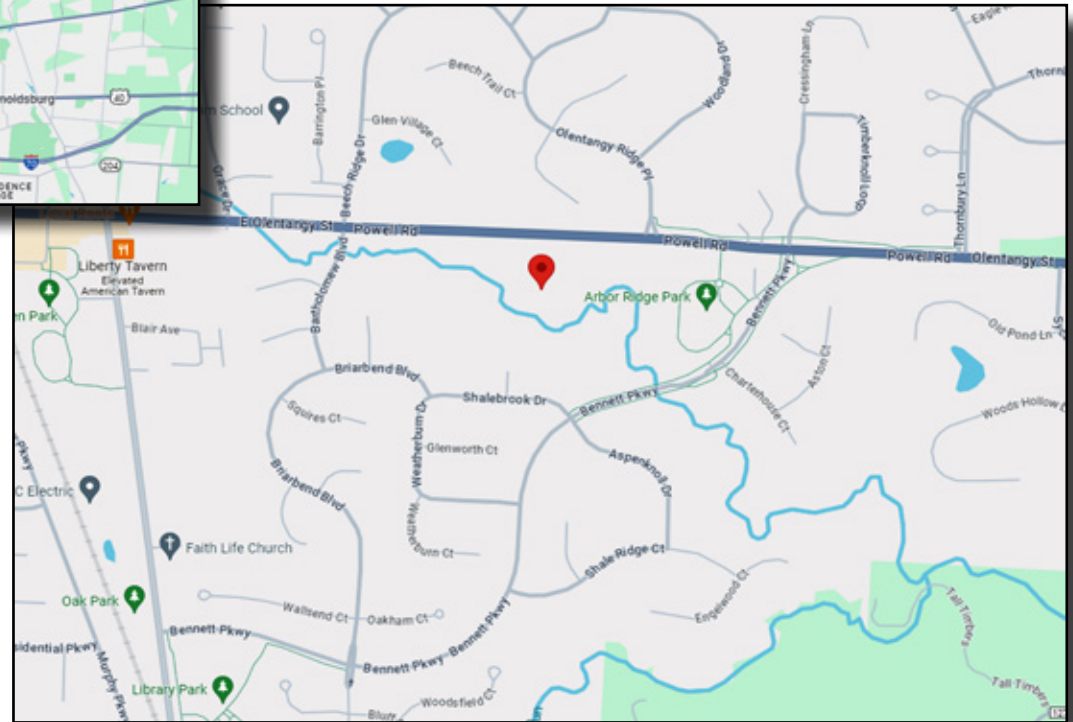
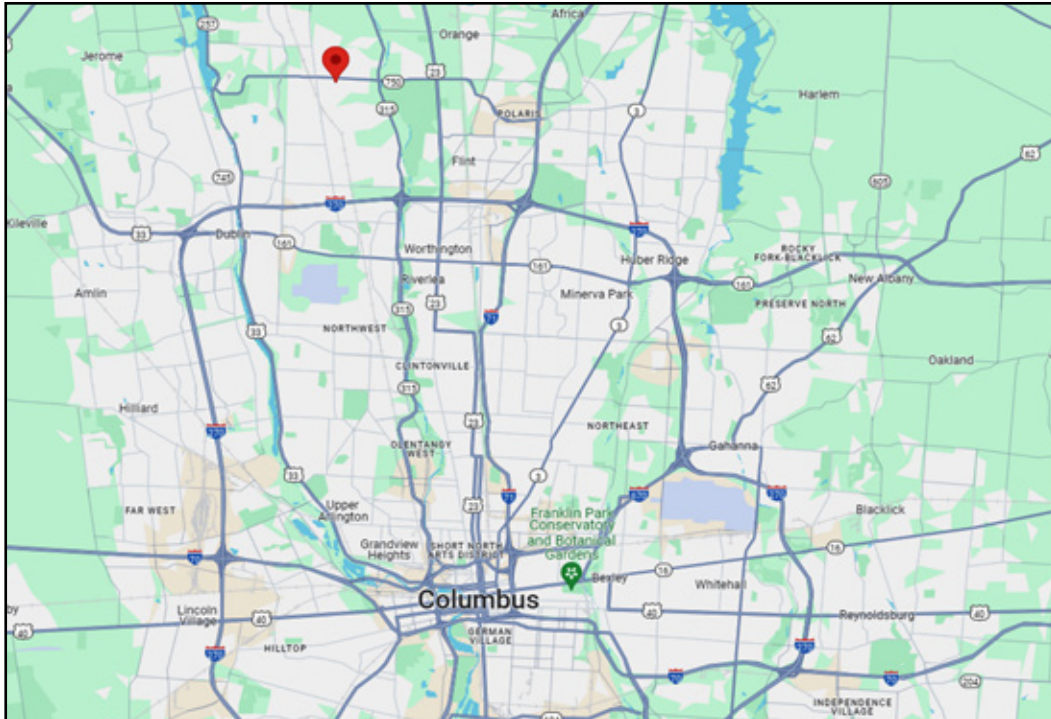
Click [here](#) to see zoning text









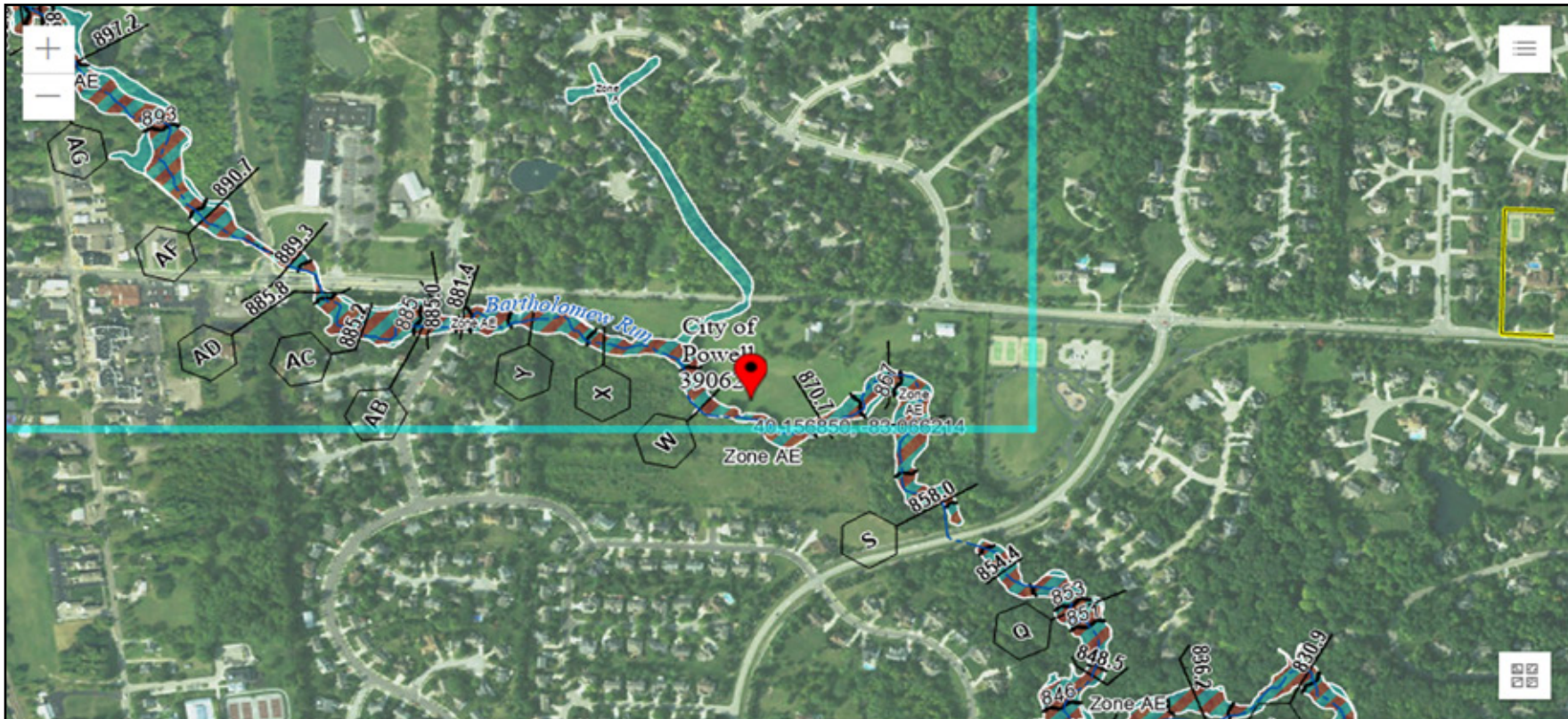






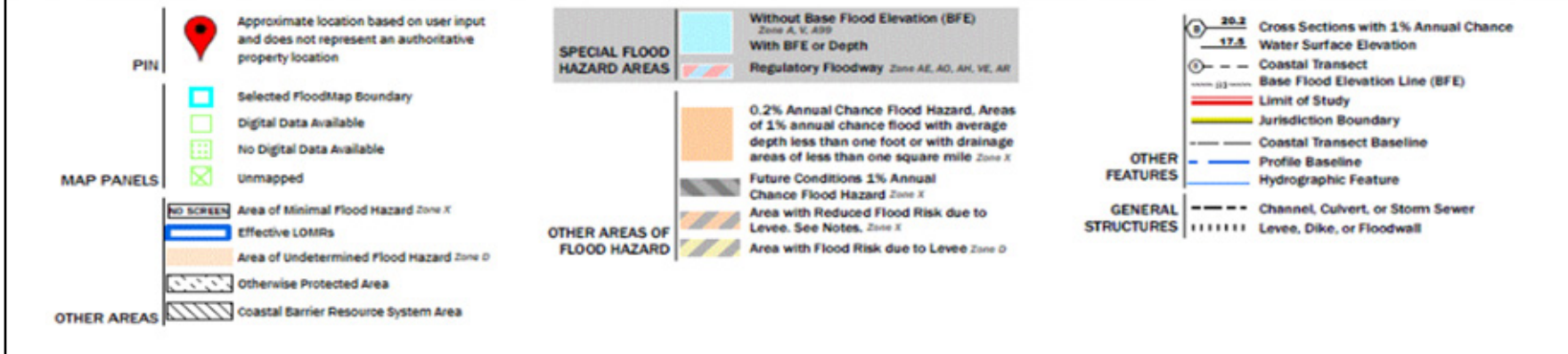
**Great Location!**  
Easy access to major roads  
Minutes to Polaris  
25 minutes to Downtown Columbus






USGS The National Map: Orthoimagery. Data refreshed December, 2021.

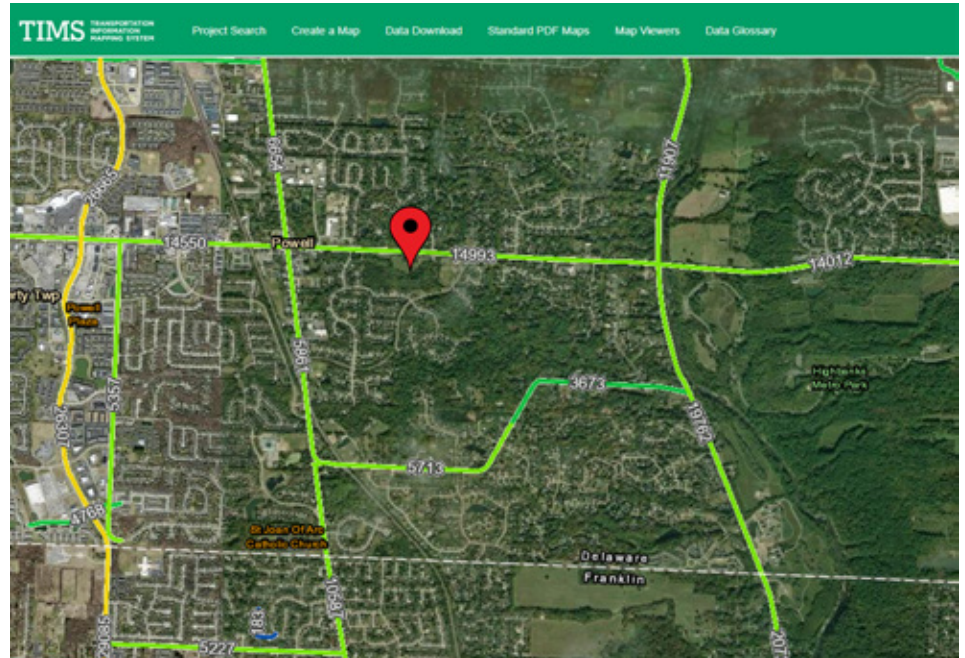
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Demographic Summary Report

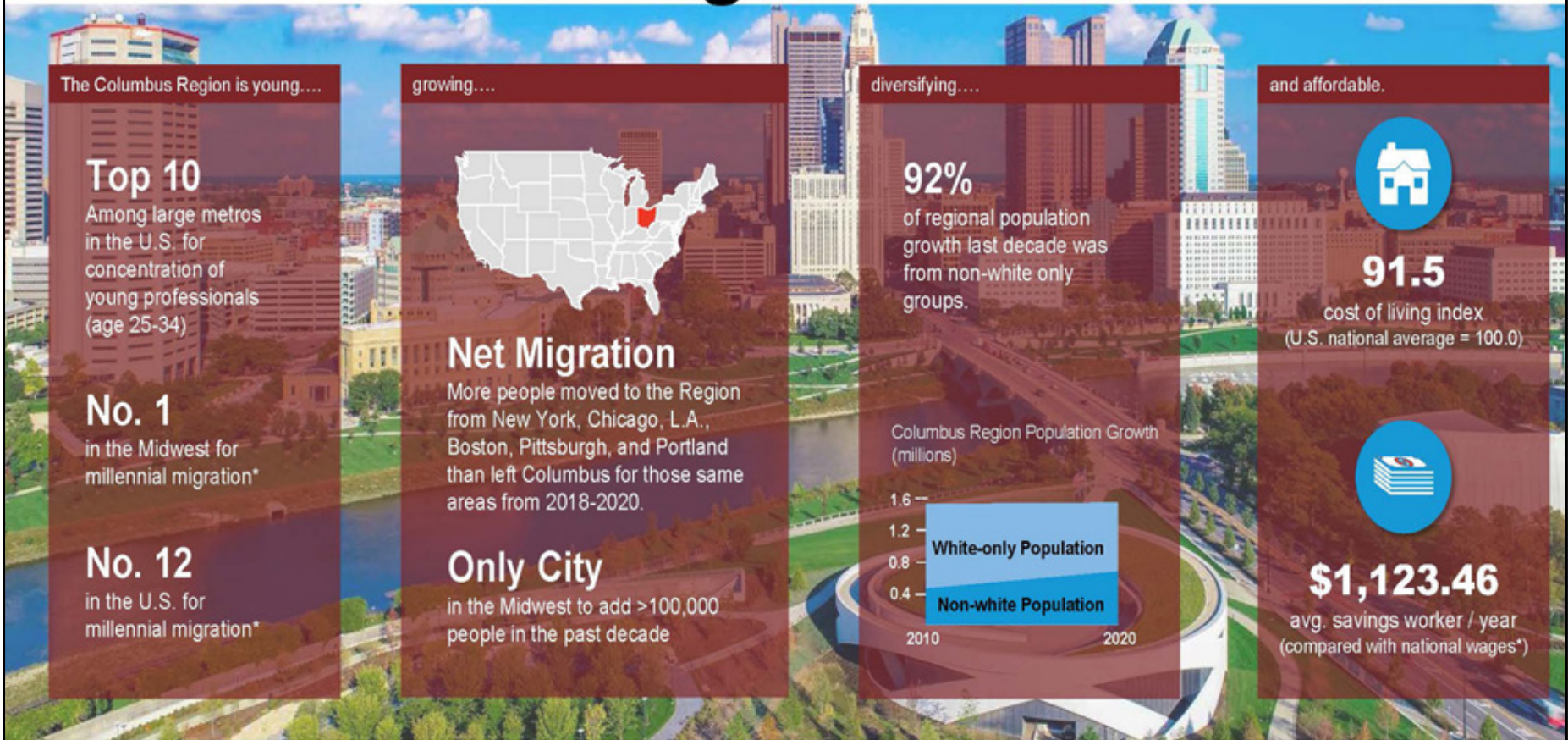
83 E Olentangy St, Powell, OH 43065				
				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	9,632	57,627	180,630	
2023 Estimate	9,068	55,662	173,183	
2010 Census	7,461	48,609	138,232	
Growth 2023 - 2028	6.22%	3.53%	4.30%	
Growth 2010 - 2023	21.54%	14.51%	25.28%	
<b>2023 Population by Hispanic Origin</b>	201	2,013	7,549	
<b>2023 Population</b>	9,068	55,662	173,183	
White	7,641 84.26%	45,228 81.25%	134,293 77.54%	
Black	221 2.44%	2,060 3.70%	8,658 5.00%	
Am. Indian & Alaskan	19 0.21%	99 0.18%	319 0.18%	
Asian	1,034 11.40%	6,924 12.44%	25,433 14.69%	
Hawaiian & Pacific Island	1 0.01%	16 0.03%	75 0.04%	
Other	152 1.68%	1,334 2.40%	4,405 2.54%	
U.S. Armed Forces	18	56	82	
<b>Households</b>				
2028 Projection	3,313	21,003	68,652	
2023 Estimate	3,110	20,308	65,892	
2010 Census	2,507	17,785	52,541	
Growth 2023 - 2028	6.53%	3.42%	4.19%	
Growth 2010 - 2023	24.05%	14.19%	25.41%	
Owner Occupied	2,846 91.51%	16,319 80.36%	47,087 71.46%	
Renter Occupied	265 8.52%	3,989 19.64%	18,804 28.54%	
<b>2023 Households by HH Income</b>	3,111	20,311	65,891	
Income: <\$25,000	81 2.60%	1,035 5.10%	3,783 5.74%	
Income: \$25,000 - \$50,000	199 6.40%	1,926 9.48%	7,121 10.81%	
Income: \$50,000 - \$75,000	157 5.05%	1,966 9.78%	8,463 12.84%	
Income: \$75,000 - \$100,000	169 5.43%	1,725 8.49%	7,285 11.06%	
Income: \$100,000 - \$125,000	256 8.23%	2,289 11.27%	8,710 13.22%	
Income: \$125,000 - \$150,000	463 14.88%	2,193 10.80%	6,663 10.11%	
Income: \$150,000 - \$200,000	584 18.77%	3,149 15.50%	8,784 13.33%	
Income: \$200,000+	1,202 38.64%	6,008 29.58%	15,082 22.89%	
<b>2023 Avg Household Income</b>	\$192,970	\$164,331	\$145,768	
<b>2023 Med Household Income</b>	\$169,734	\$138,617	\$118,063	



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Olentangy St	Grace Dr S	0.03 E	2018	12,220	MPSI	.02
2 E Olentangy St	Grace Dr S	0.03 E	2022	11,868	MPSI	.02
3 E Olentangy St	Grace Dr S	0.03 E	2020	13,010	MPSI	.02
4 E Olentangy St	Grace Dr S	0.05 W	2022	12,380	MPSI	.07
5 S Liberty St	Liberty Rd	0.05 N	2022	5,131	MPSI	.12
6 S Liberty St	Liberty Rd	0.05 N	2021	5,184	MPSI	.12
7 LIBERTY RD	Liberty Rd	0.05 N	2020	5,245	AADT	.12
8 Liberty Rd	Scioto St	0.03 N	2020	6,973	MPSI	.14
9 Liberty Rd	Scioto St	0.03 N	2022	6,063	MPSI	.14
10 Bartholomew Blvd	Kellys Ct	0.04 SW	2018	1,521	MPSI	.14



# 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



Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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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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.

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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.