

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

## SINGLE - FAMILY DEVELOPMENT LAND

0 Ferguson Ave and 780 Vernon Ave, Delaware, OH 43015

15 +/- ac single-family land

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# Property Description

## SINGLE-FAMILY DEVELOPMENT LAND IN DELAWARE AVAILABLE!

15 +/- ac vacant land off Ferguson Ave and Vernon Ave. Site can fit approximately 43 single-family homes. Zoned R-6 (Multifamily Residential District). Excellent location just off Columbus Pike and minutes away from Downtown Delaware! Near Oakland Nursery, Meeker's Venue, Conger Elementary and more!



### Property Highlights

**Address:** 0 Ferguson Ave & 780 Vernon Ave  
Delaware, OH 43015

**County:** Delaware

**School District:** Delaware

**PID:** 51944101009000  
51944101015000 (portion)

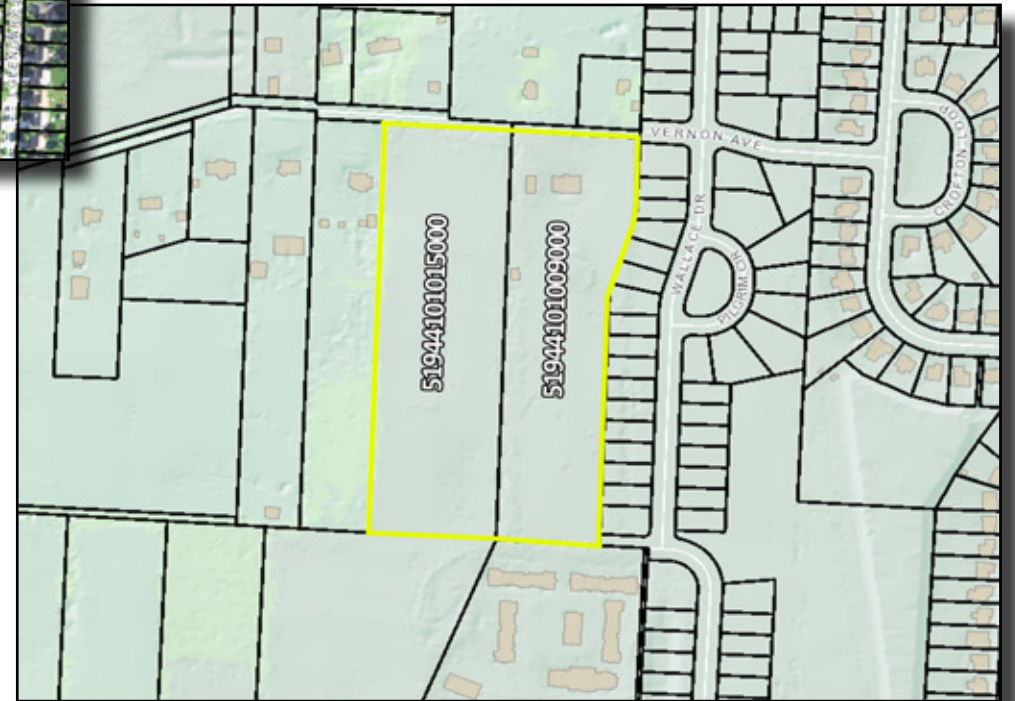
**Location:** North off Sunbury Rd between  
Kilbourne Rd and US-42

**Acreage:** 15 +/- ac

**Sale Price:** \$1,500,000

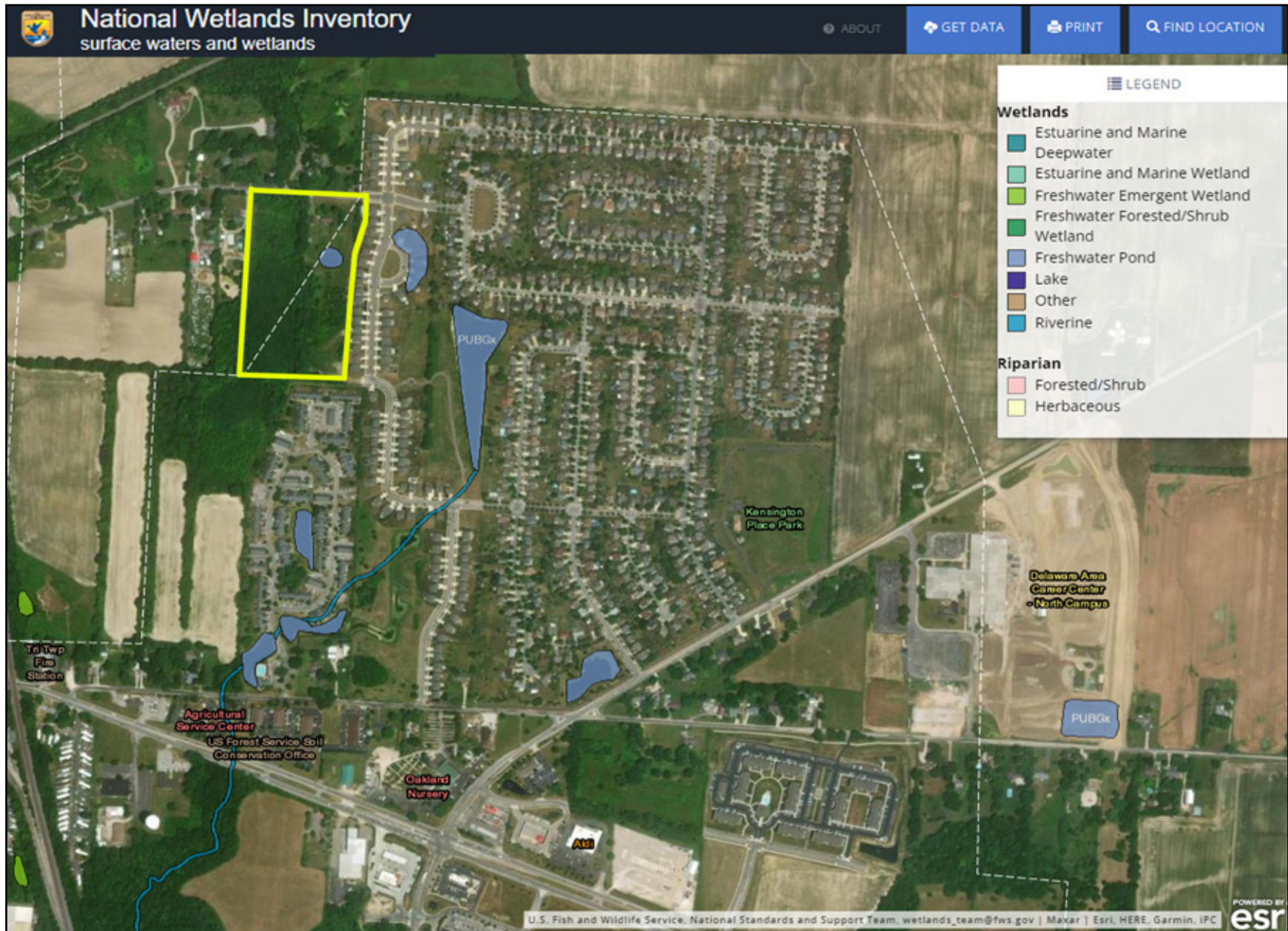
**Price/Acre:** \$100,000

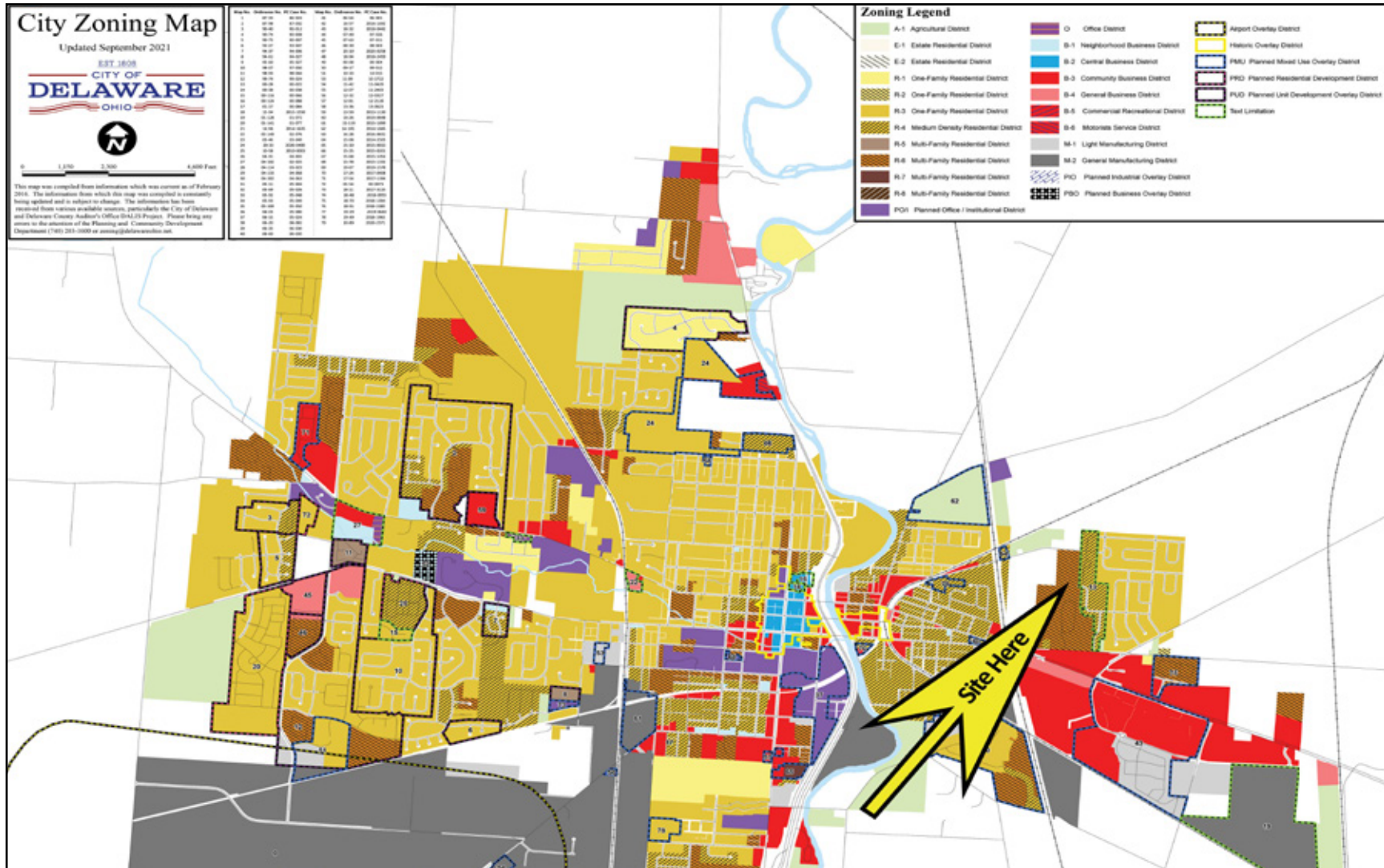
**Zoning:** R-6 Multifamily Residential District



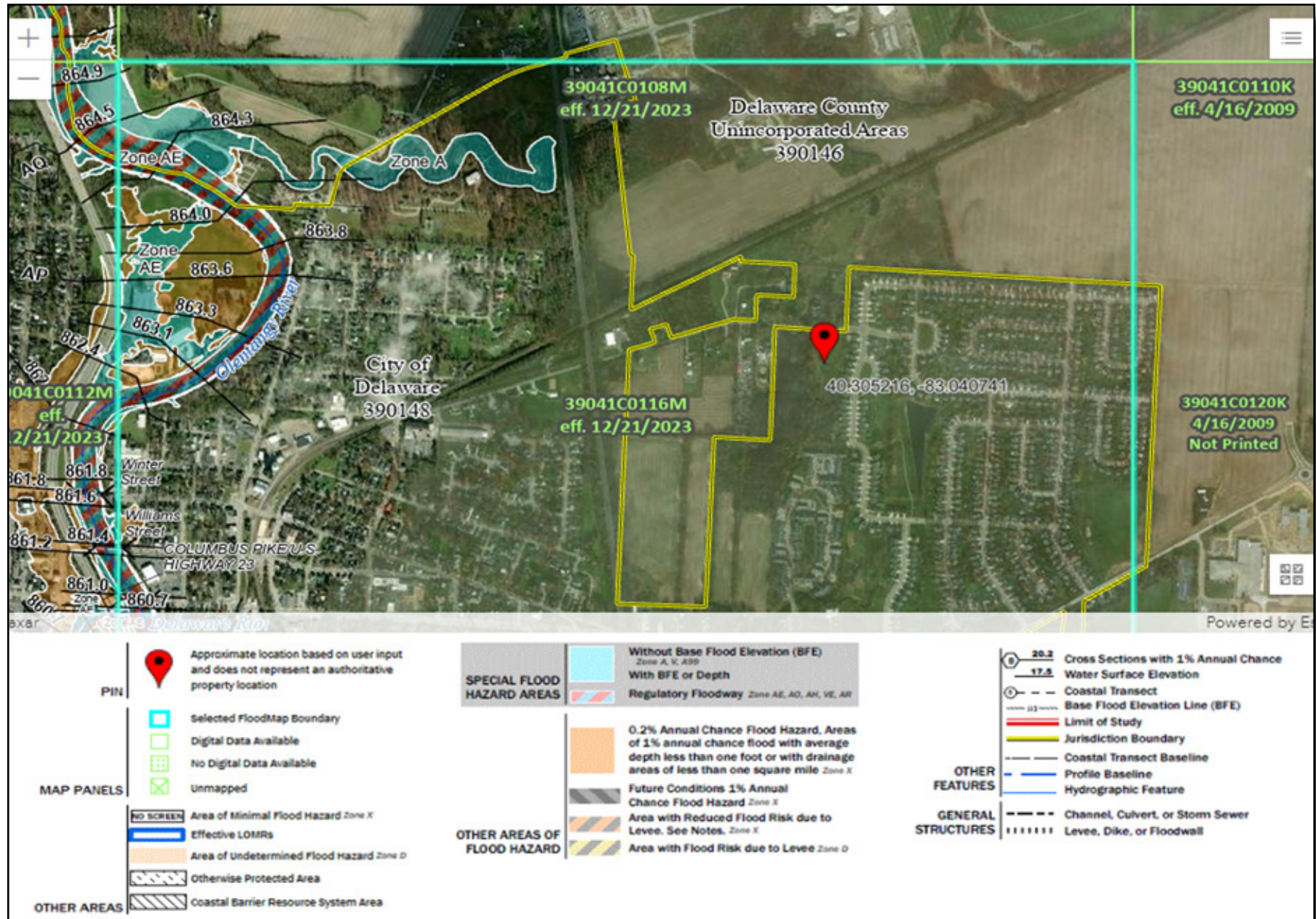








Click [here](#) to view City of Delaware Zoning Resolution

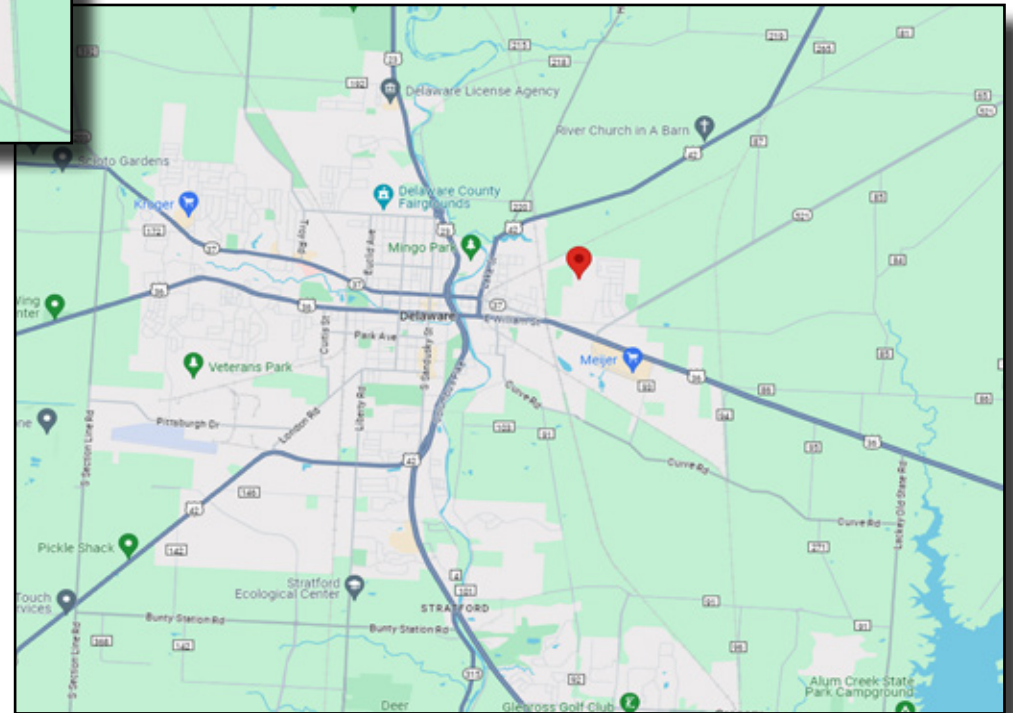
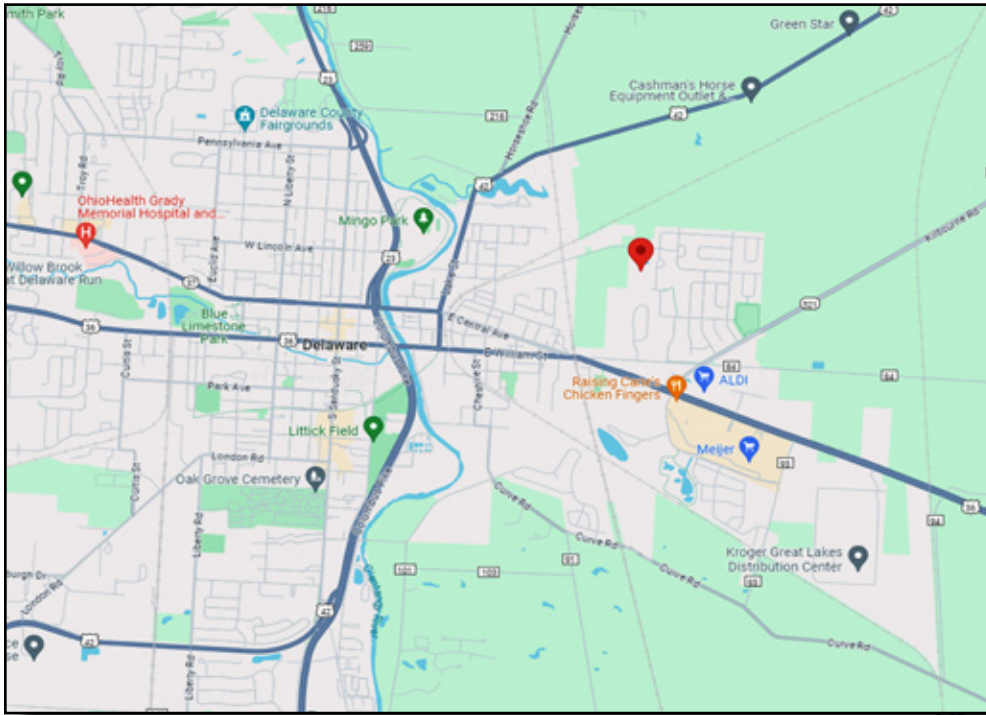




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# Street Maps



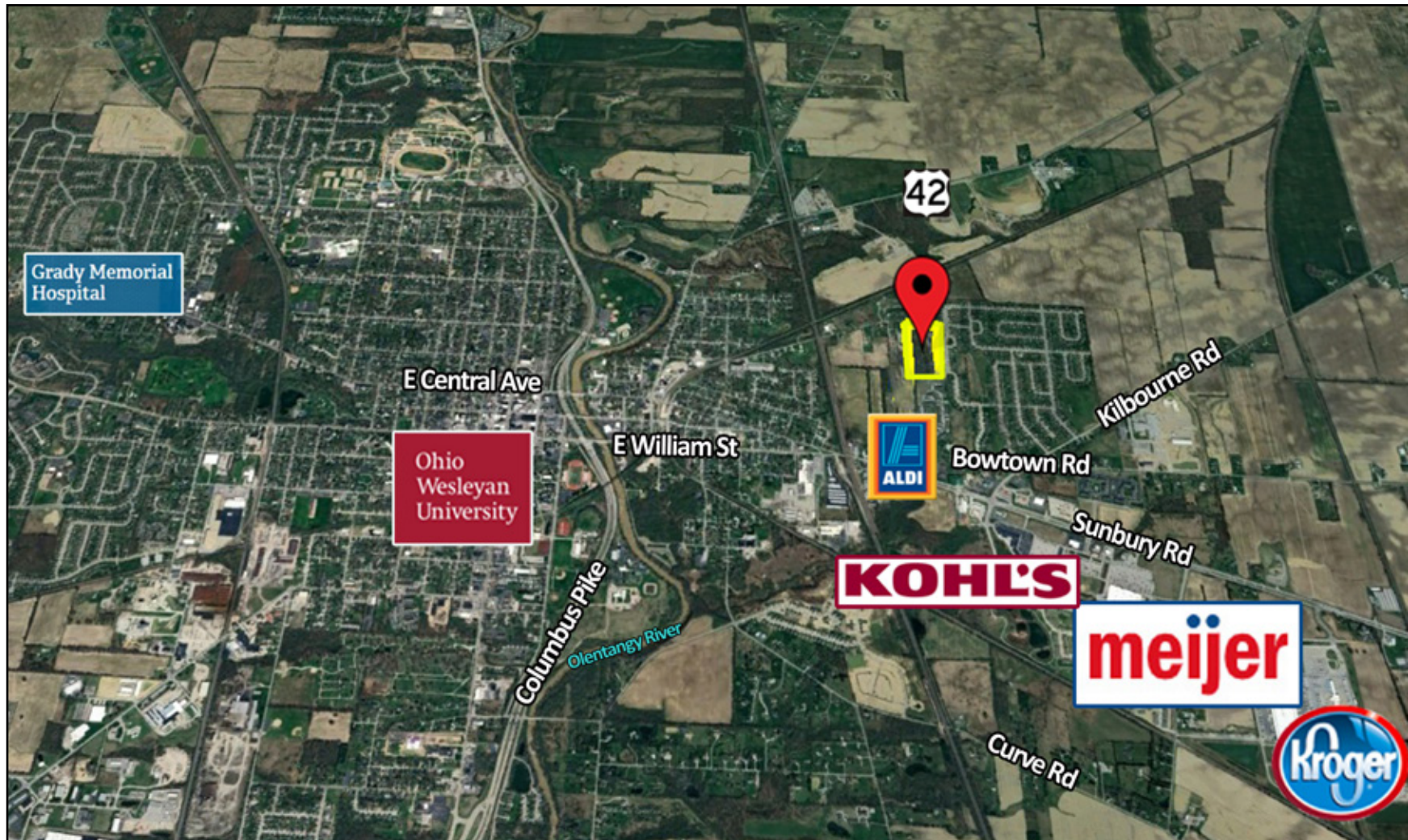
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# Location Map



**Great Location!**

Easy access to major roads


Minutes to Downtown Delaware

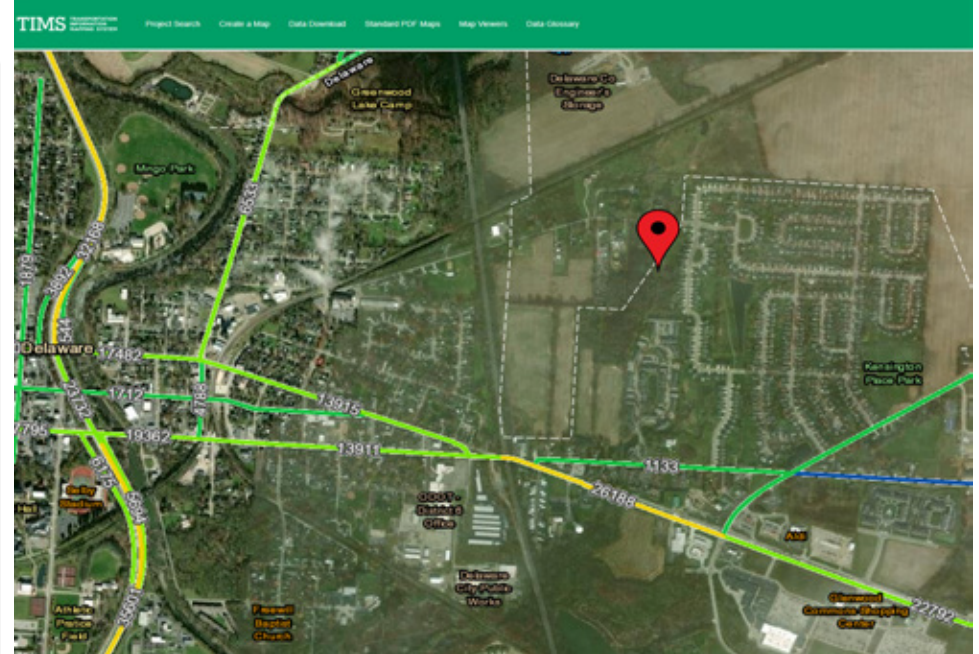


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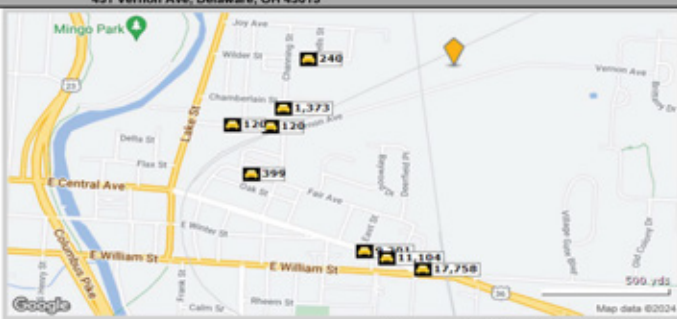
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Demographic Summary Report

451 Vernon Ave, Delaware, OH 43015				
				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	5,513	31,613	54,166	
2023 Estimate	5,199	30,023	51,018	
2010 Census	4,338	26,548	42,137	
Growth 2023 - 2028	6.04%	5.30%	6.17%	
Growth 2010 - 2023	19.85%	13.09%	21.08%	
<b>2023 Population by Hispanic Origin</b>	202	1,131	1,822	
<b>2023 Population</b>	5,199	30,023	51,018	
White	4,720 90.79%	26,573 88.51%	45,343 88.86%	
Black	265 5.10%	1,773 5.91%	2,699 5.29%	
Am. Indian & Alaskan	12 0.23%	95 0.32%	160 0.31%	
Asian	82 1.58%	630 2.10%	1,351 2.65%	
Hawaiian & Pacific Island	0 0.00%	19 0.06%	62 0.12%	
Other	121 2.33%	932 3.10%	1,404 2.75%	
U.S. Armed Forces	33	54	79	
<b>Households</b>				
2028 Projection	2,088	12,364	20,741	
2023 Estimate	1,968	11,715	19,519	
2010 Census	1,647	10,180	16,019	
Growth 2023 - 2028	6.10%	5.54%	6.26%	
Growth 2010 - 2023	19.49%	15.08%	21.85%	
Owner Occupied	1,295 65.80%	6,997 59.73%	13,074 66.98%	
Renter Occupied	674 34.25%	4,718 40.27%	6,446 33.02%	
<b>2023 Households by HH Income</b>	1,968	11,713	19,518	
Income: <\$25,000	286 14.53%	2,318 19.79%	3,335 17.09%	
Income: \$25,000 - \$50,000	628 31.91%	2,641 22.55%	3,673 18.82%	
Income: \$50,000 - \$75,000	361 18.34%	1,726 14.74%	2,621 13.43%	
Income: \$75,000 - \$100,000	213 10.82%	1,225 10.46%	2,507 12.84%	
Income: \$100,000 - \$125,000	116 5.89%	1,238 10.57%	2,193 11.24%	
Income: \$125,000 - \$150,000	148 7.52%	1,136 9.70%	1,874 9.60%	
Income: \$150,000 - \$200,000	162 8.23%	942 8.04%	1,828 9.37%	
Income: \$200,000+	54 2.74%	487 4.16%	1,487 7.62%	
<b>2023 Avg Household Income</b>	\$74,084	\$82,061	\$95,354	
<b>2023 Med Household Income</b>	\$54,430	\$63,407	\$76,296	



Traffic Count Report

451 Vernon Ave, Delaware, OH 43015							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Wilder St	Wells St	0.02 E	2018	240	MPSI	.33	
2 Channing St	Chamberlain St	0.02 N	2018	1,373	MPSI	.40	
3 Reid St	Channing St	0.03 E	2018	120	MPSI	.44	
4 E Central Ave	East St	0.01 NW	2018	6,943	MPSI	.52	
5 E Central Ave	East St	0.01 NW	2022	9,201	MPSI	.52	
6 E CENTRAL AVE	Moore St	0.03 E	2020	10,987	AA DT	.52	
7 East Central Avenue	Moore St	0.03 E	2022	11,104	MPSI	.52	
8 Reid St	Lake St	0.10 W	2018	120	MPSI	.52	
9 E Central Ave	E William St	0.05 SE	2018	17,758	MPSI	.53	
10 Fair Avenue	Branch St	0.03 NW	2020	399	MPSI	.53	

# 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

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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.

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.

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