

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

112 Alton Darby Creek Road, Galloway, OH 43119

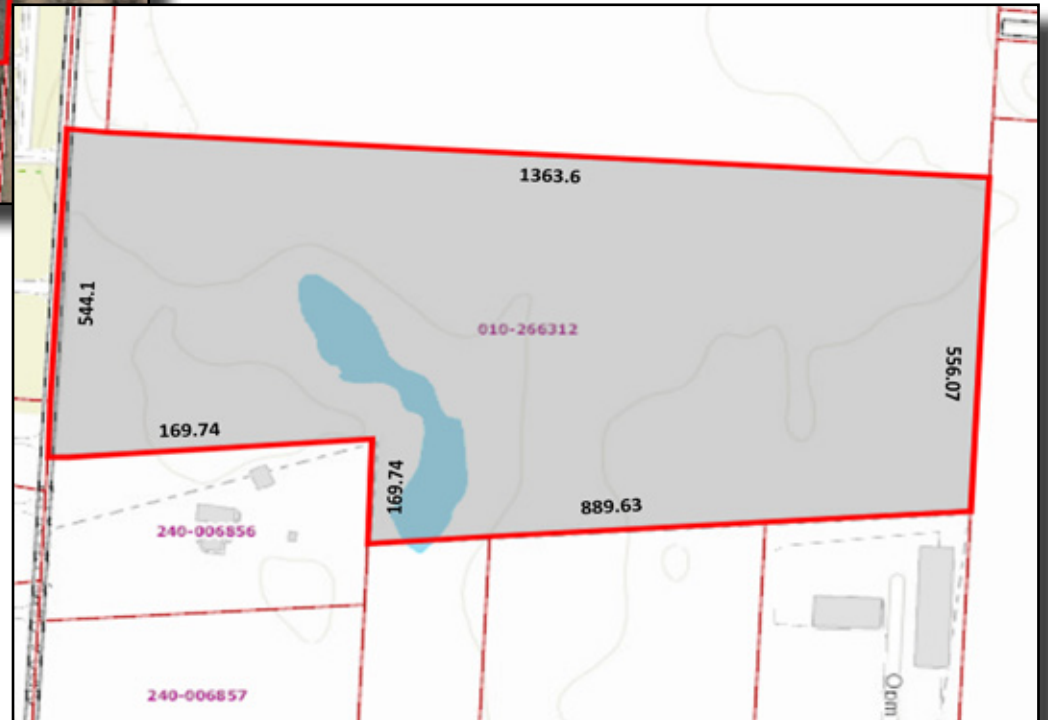
### DEVELOPMENT OPPORTUNITY IN GROWING GALLOWAY AREA

16.9 +/- acre parcel located in a growth corridor of western Franklin County, supported by new residential development, ongoing infrastructure expansion, and long-term planning under the Big Darby Accord. It offers an opportunity for residential or community-oriented development just 20 minutes from Downtown Columbus, with convenient access to I-270 and I-70. The site is directly adjacent to the newly developed Redwood Galloway rental home community at 280 Alton Darby Creek Rd, providing immediate proximity to established residential density and supporting infrastructure. Zoned RR (Rural Residential), permitted uses include single-family residential, agricultural uses, and select community-oriented developments such as schools, religious facilities, parks, and recreational spaces. This creates flexibility for a variety of end users including custom home builders, estate-lot development, or institutional buyers. Located near established national retailers including Kroger and Menards, the site benefits from nearby amenities while maintaining a more rural setting. The area continues to experience outward growth from Columbus, making this an attractive long-term investment opportunity. Ideal for a private residence, estate development, or strategic land hold with future upside potential.



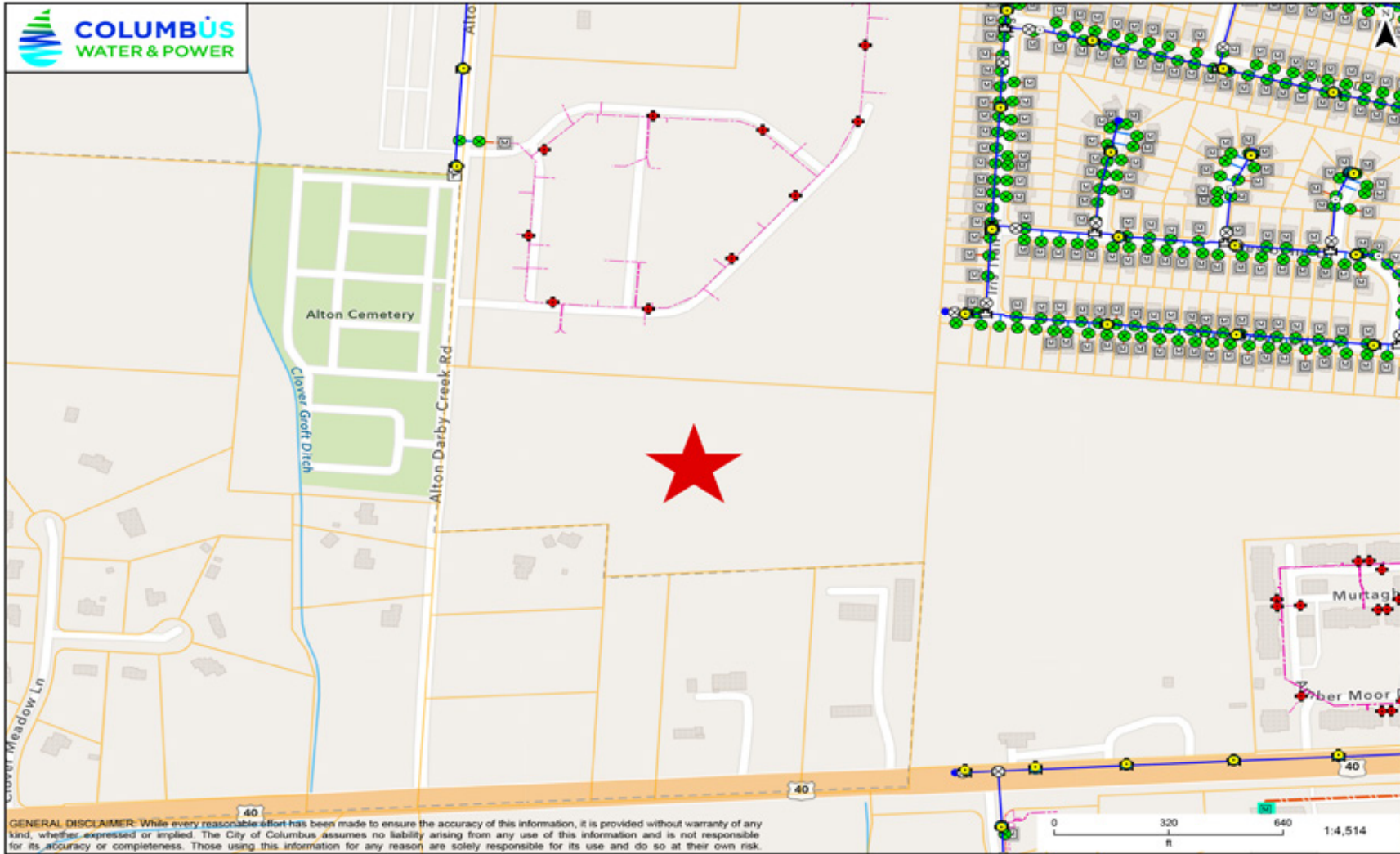
### Property Highlights

Address:	112 Alton Darby Creek Rd Galloway, OH 43119
County:	Franklin
PID:	010-266312-00
Location:	Between W Broad St and Feder Rd
Total Acreage:	16.9 +/- ac
Asking Price	\$1,656,200
Asking Price/Acre:	\$98,000
Taxes 2025:	\$207.06
Utilities:	Available
Zoning:	RR - Residential Rural



Columbus Water & Power

6/12/2026





**THE CITY OF COLUMBUS** Columbus Zoning Map  
ANDREW J. GANTHER, MAYOR

**Legend**

**Key Layers**

- Addresses
- Parcels
- Road Centerlines
- Corporate Boundary

**Zoning**

- Council Variance
- Special Parking Areas

**Base Zoning**

- Commercial
- Downtown District
- East Franklinton District
- Excavation/Quarrying
- Institutional
- Manufactured Home
- Manufacturing
- Mixed-Use
- Multi-Unit Residential
- Neighborhood Center
- Neighborhood Edge
- Neighborhood General
- Parking
- Research Park
- Residential
- Town Center

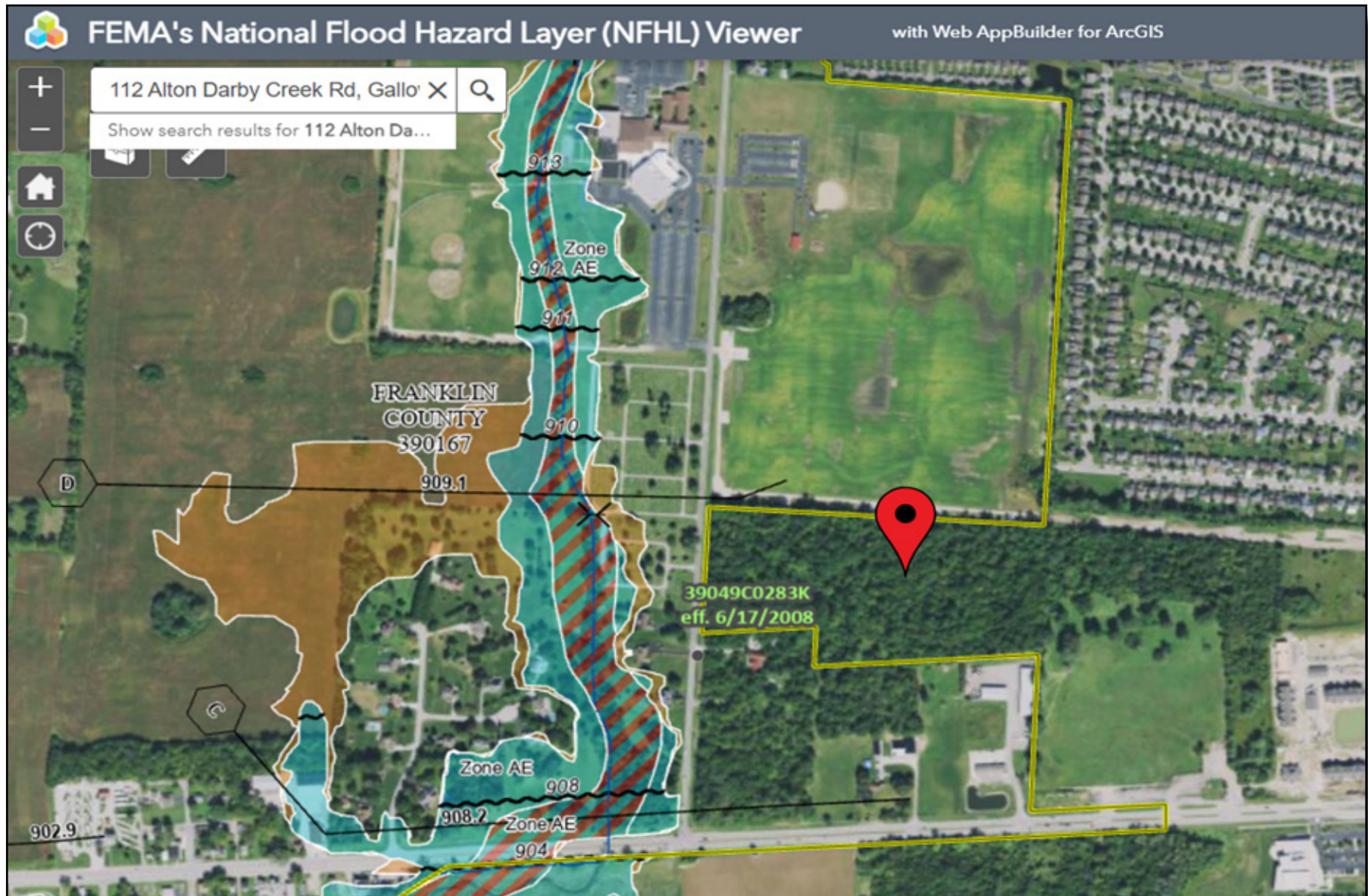
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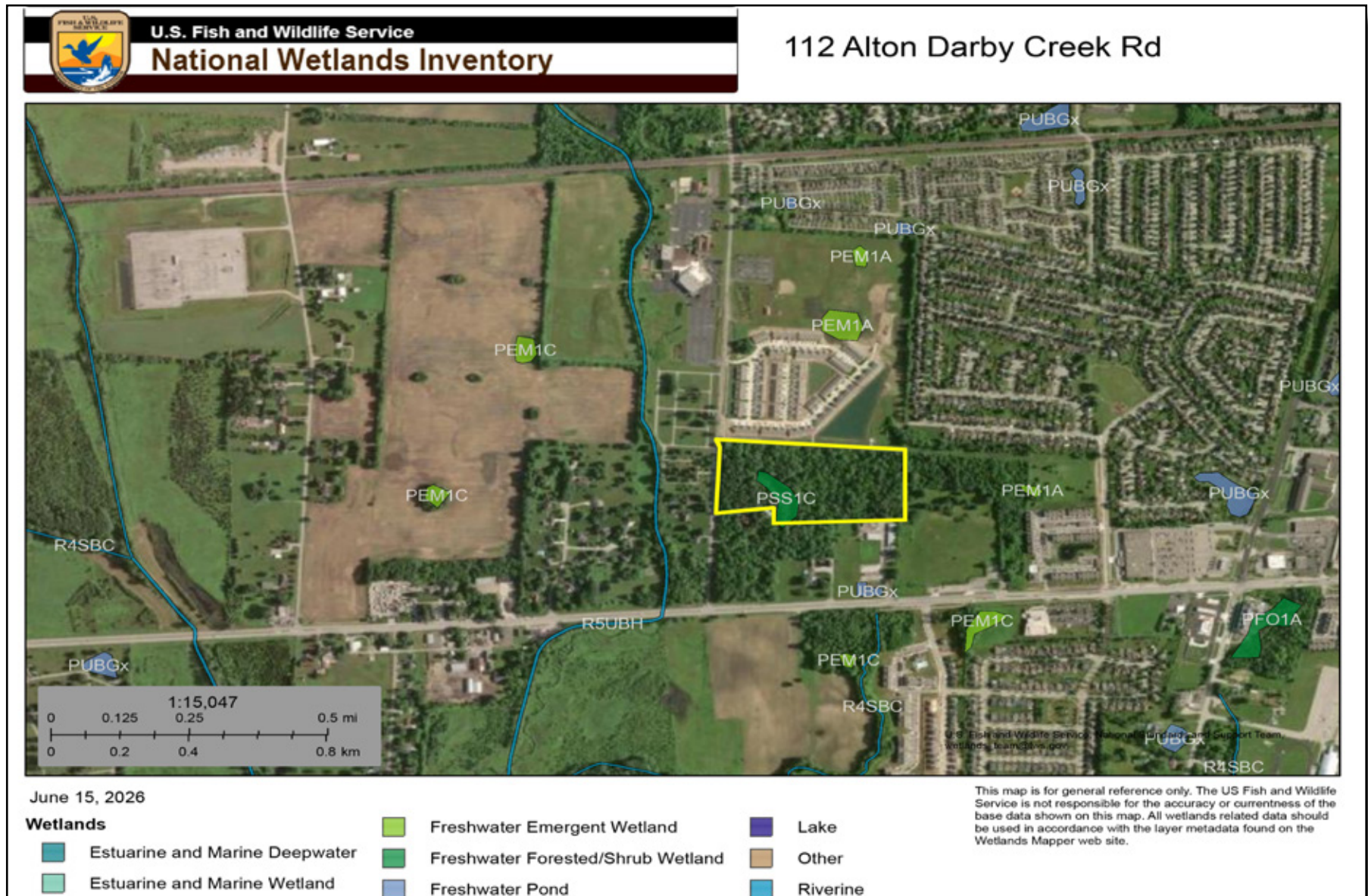
**Base Zoning**

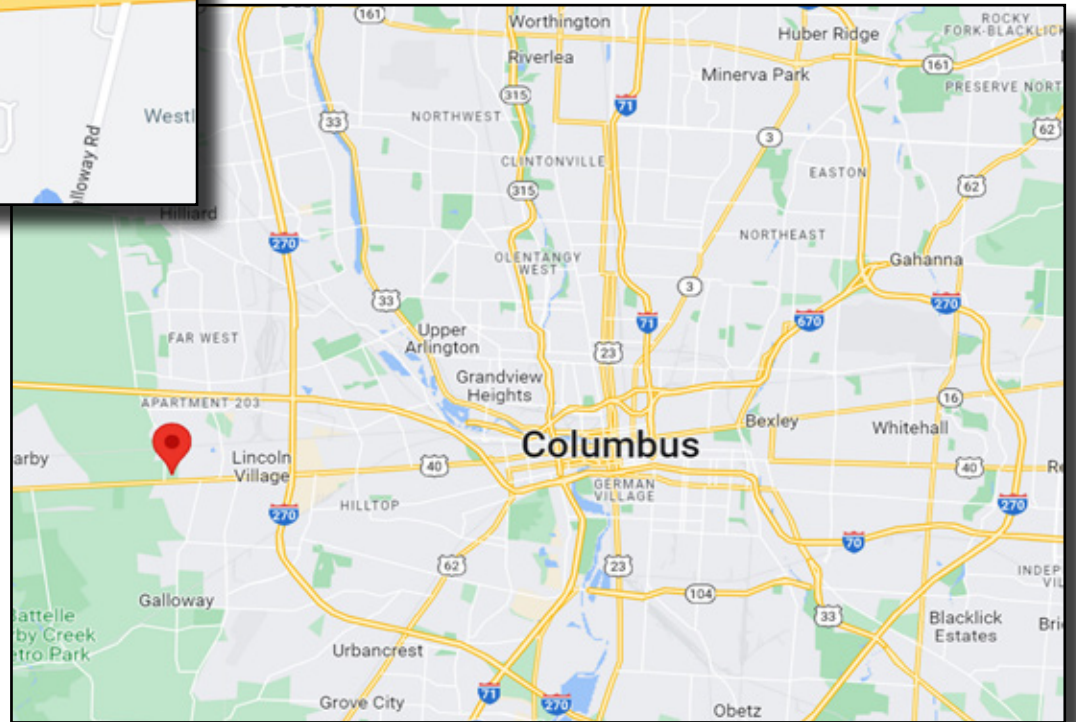
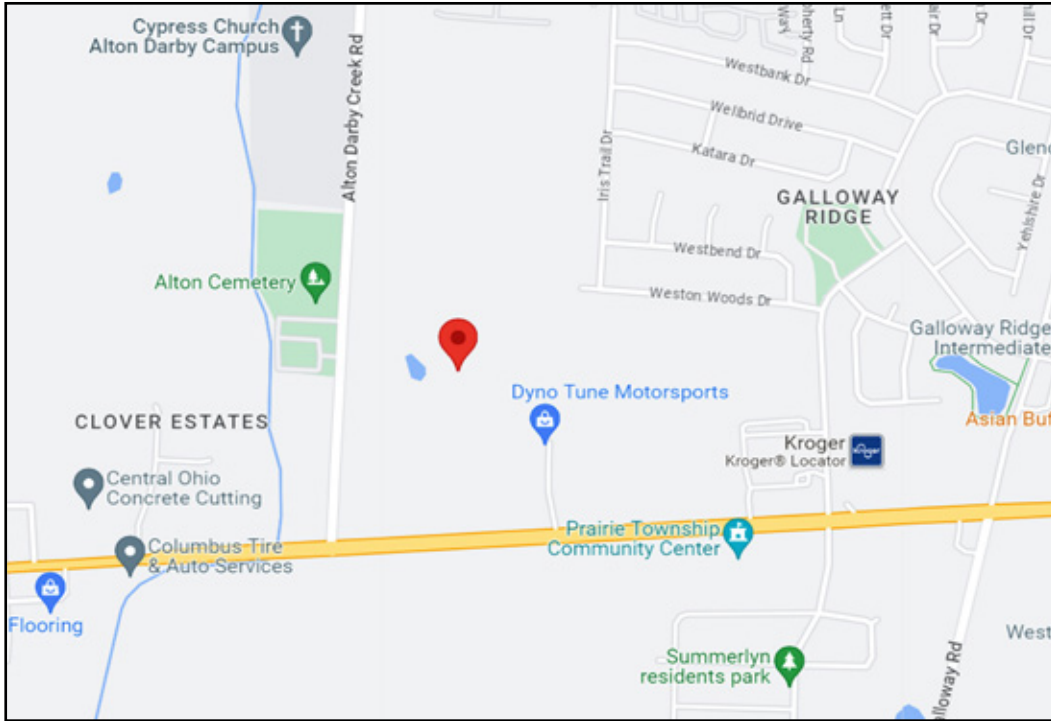
Case No	ANNEX
Effective Date	February 26 2003
Classification	RURAL
General Zoning Category	Residential
Height District	H-35
Zoning Status	Passed
Ordinance	0007-03
Web Link	<a href="#">More info</a>

[Zoom to](#) \*\*\*

Click [here](#) to view zoning regulations






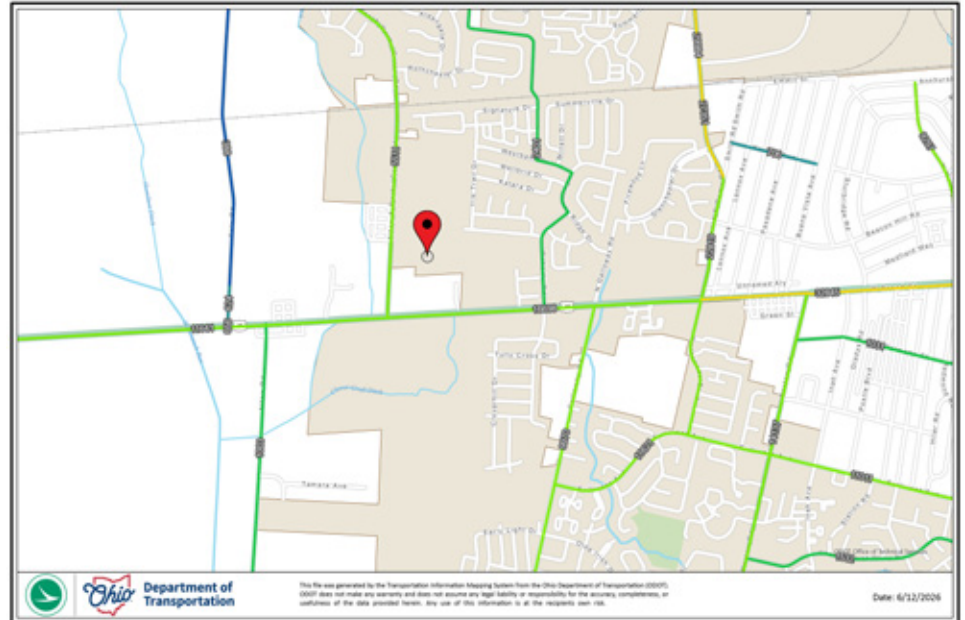




**Great Location!**  
Easy access to major highways  
20 minutes to Downtown Columbus

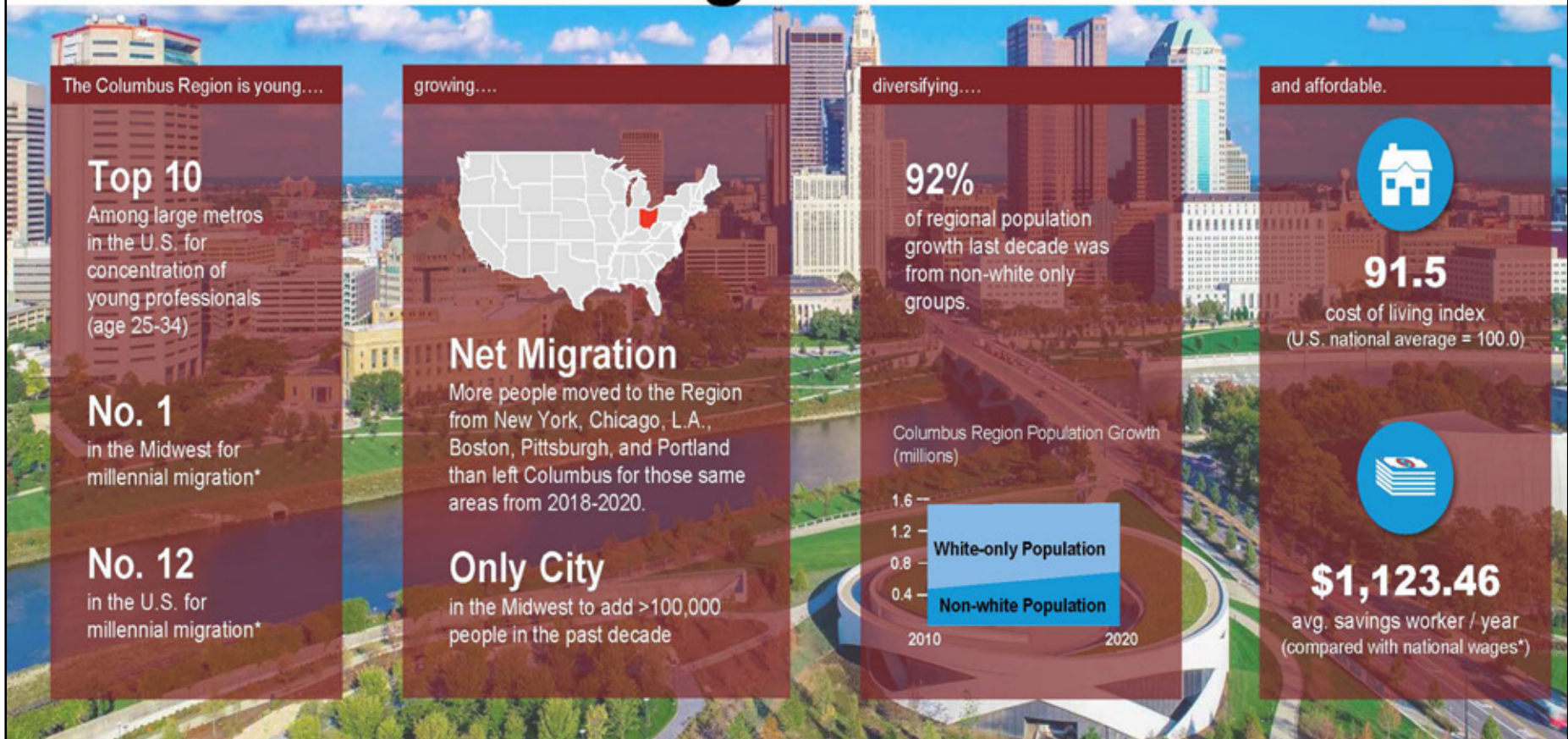
Demographic Summary Report

112 Alton & Darby Creek Rd, Galloway, OH 43119				
				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2030 Projection	8,188	69,559	160,741	
2025 Estimate	8,006	67,893	156,788	
2020 Census	8,062	67,798	156,112	
Growth 2025 - 2030	2.27%	2.45%	2.52%	
Growth 2020 - 2025	-0.69%	0.14%	0.43%	
<b>2025 Population by Hispanic Origin</b>	816	10,746	21,121	
<b>2025 Population</b>	8,006	67,893	156,788	
White	5,386 67.27%	39,006 57.45%	98,307 62.70%	
Black	845 10.55%	12,549 18.48%	23,619 15.06%	
Am. Indian & Alaskan	17 0.21%	394 0.58%	798 0.51%	
Asian	573 7.16%	2,662 3.92%	6,468 4.13%	
Hawaiian & Pacific Island	6 0.07%	26 0.04%	69 0.04%	
Other	1,180 14.74%	13,255 19.52%	27,527 17.56%	
U.S. Armed Forces	2	82	178	
<b>Households</b>				
2030 Projection	3,162	26,974	61,961	
2025 Estimate	3,089	26,325	60,389	
2020 Census	3,110	26,395	60,202	
Growth 2025 - 2030	2.36%	2.47%	2.60%	
Growth 2020 - 2025	-0.68%	-0.27%	0.31%	
Owner Occupied	1,965 63.61%	12,801 48.63%	33,806 55.98%	
Renter Occupied	1,124 36.39%	13,524 51.37%	26,582 44.02%	
<b>2025 Households by HH Income</b>	3,088	26,325	60,388	
Income: <\$25,000	261 8.45%	3,481 13.22%	8,432 13.96%	
Income: \$25,000 - \$50,000	490 15.87%	5,526 20.99%	11,635 19.27%	
Income: \$50,000 - \$75,000	648 20.98%	5,208 19.78%	10,073 16.68%	
Income: \$75,000 - \$100,000	297 9.62%	3,689 14.01%	8,299 13.74%	
Income: \$100,000 - \$125,000	410 13.28%	2,427 9.22%	6,425 10.64%	
Income: \$125,000 - \$150,000	277 8.97%	2,321 8.82%	5,215 8.64%	
Income: \$150,000 - \$200,000	301 9.75%	2,136 8.11%	5,297 8.77%	
Income: \$200,000+	404 13.08%	1,537 5.84%	5,012 8.30%	
<b>2025 Avg Household Income</b>	\$113,712	\$89,069	\$96,448	
<b>2025 Med Household Income</b>	\$87,205	\$68,927	\$75,163	



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Alton & Darby Creek Road	Rothchester Dr	0.42 N	2024	6,603	MPSI	.21
2 Alton & Darby Creek Road	Rothchester Dr	0.42 N	2025	6,569	MPSI	.21
3 ALTON & DARBY CREEK RD	Rothchester Dr	0.42 N	2020	6,284	AADT	.25
4 Alton Darby Creek Rd	Rothchester Dr	0.42 N	2018	6,109	MPSI	.25
5 West Broad Street	Clover Meadow Ln	0.09 W	2024	12,444	MPSI	.29
6 West Broad Street	Clover Meadow Ln	0.09 W	2025	12,418	MPSI	.29
7 West Broad Street	Doherty Rd	0.13 E	2025	15,118	MPSI	.33
8 W Broad St	Doherty Rd	0.13 E	2023	15,281	MPSI	.33
9 W Broad St	Doherty Rd	0.13 E	2024	15,183	MPSI	.40
10 West Broad Street	Doherty Rd	0.13 E	2020	16,046	MPSI	.40

# What's Driving Investment?



# Notable Projects YTD



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

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



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With 88 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](mailto:skip@rweiler.com)

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



Appraisal Brokerage Consulting Development

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.

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