

+/- 21.00 ACRES

LAND FOR SALE

STATE ROUTE 37 E., DELAWARE, OHIO 43015



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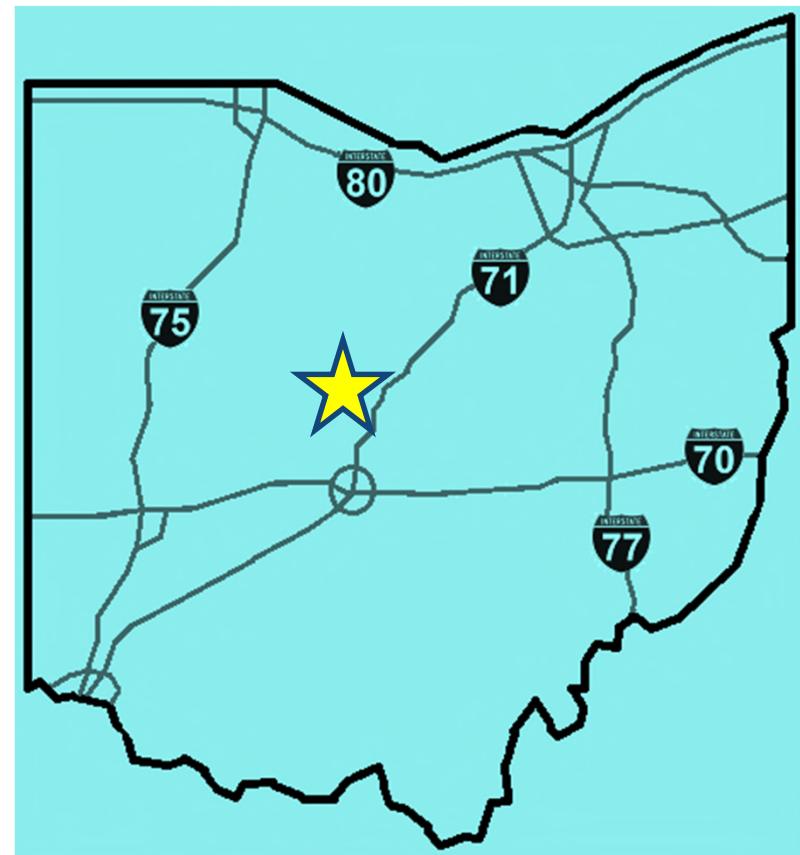
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PROPERTY HIGHLIGHTS

- +/- 21.00 acres available for sale
- 90' wide access from State Route 37
- Adjacent to Kroger Distribution Center
- Zoned "Community-Scale Activity Center" which includes multi-family
- In the City of Delaware and in Olentangy School District
- Agent-owned
- Sale price: negotiable

+ / - 21.00 ACRES

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AERIAL 1

Land uses include Retail, Restaurants, Services, Entertainment, Recreation, Places of Worship, and Residential including Multi-Family



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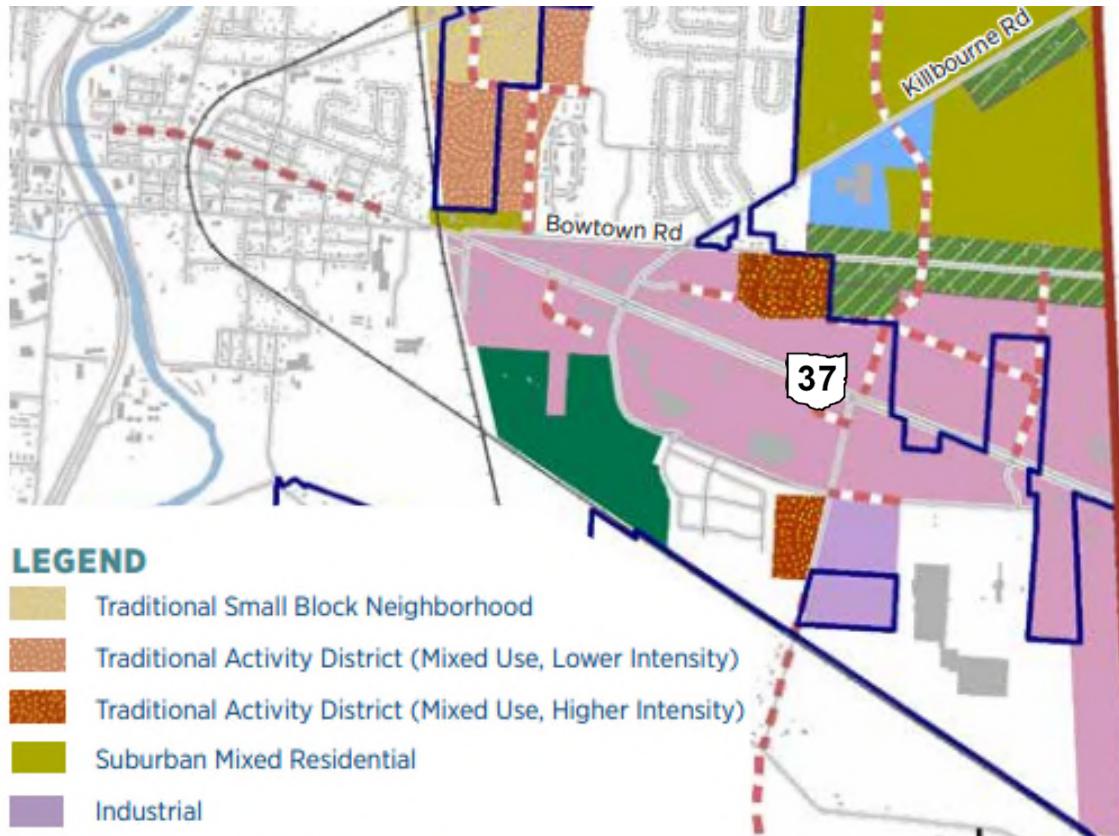
AERIAL 2



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ZONING



COMMUNITY-SCALE ACTIVITY CENTER

Intensity

- Up to 100 acres of land designed as a destination for daily needs. Buildings up to 40,000 square feet like small groceries may anchor these areas.

Character

- Neighborhood compatible architecture designed to capture many local car trips. Usually located every 3-5 miles within a community. Located at crossroads of major roadways.
- May have internal street network.

Land Uses

- Retail, Restaurants, Services, Entertainment, Recreation, Open Space, Community Centers, Places of Worship, Residential including Multi-family and other "Missing Middle" Housing, Other



City of Delaware
Planning Area
Roadway
Proposed Roadways ↑ North
Railway

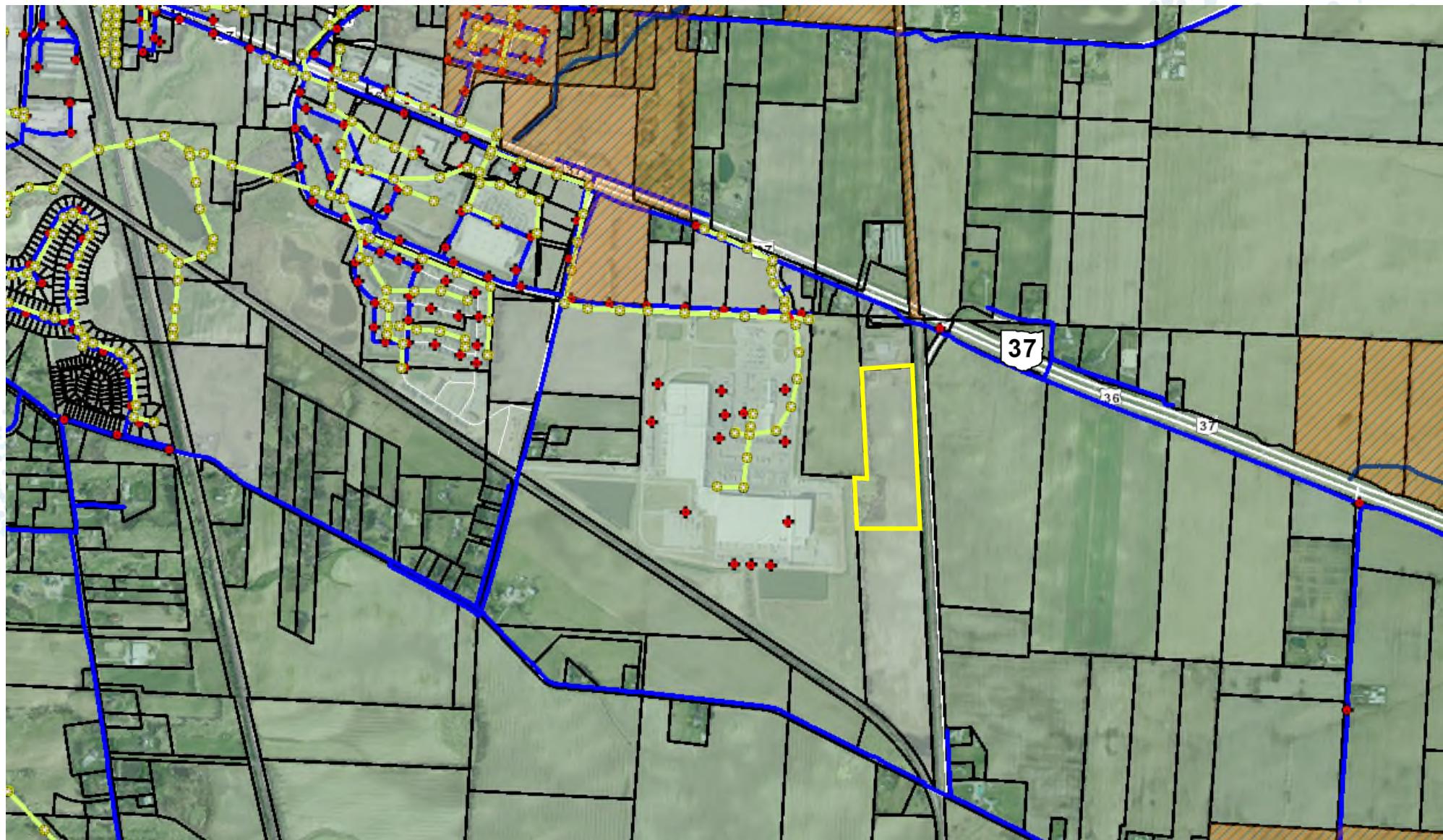
Delaware Together

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UTILITIES



— Del-Co Water

— City of Delaware Utilities

■ County Drainage
Maintenance Easement

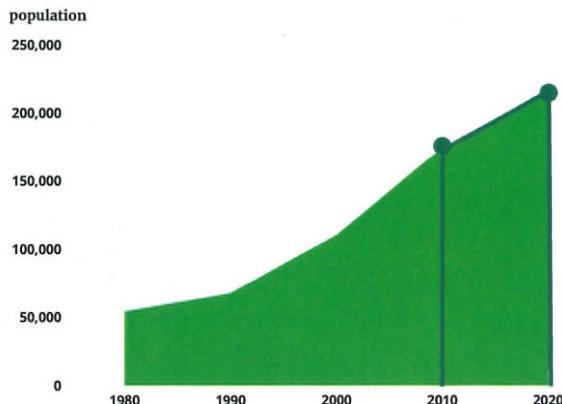
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DELAWARE DATA

Fastest growing county in Ohio



214,124

Total Population
(2020 U.S. Census)

23%

population increase from
2010-2020 U.S. Census.

55.5%

adults with a
bachelor's degree
or higher

39.2

median age

23%

of our population is
Generation Z (born
1999-2016). This is
the largest group

Berkshire Township

Berkshire Township saw the largest percentage increase of any township from 2010-2020 according to U.S. Census data.

City of Sunbury

With the certification of the 2020 U.S. Census, Sunbury officially became a city. It joins the cities of Delaware, Powell, parts of Dublin, Westerville, and Columbus.

find more Delaware County Census data: <https://regionalplanning.co.delaware.oh.us/data/census/>

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Infrastructure Investments

\$80M

projected in Regional
Sewer capital projects in
2022-2023

2 new

sewer pump stations
completed in 2021

23%

increase in
residential permits

27%

increase in sewer
tap connections

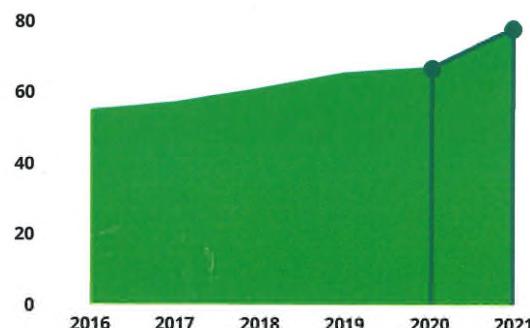
11.5%

increase in
commercial permits

2022 Budget

\$128.8M county general fund budget

sales tax revenue



\$76.8M

2021 sales tax revenue

15.5%

increase in sales
tax revenue from
2020 to 2021

ESTIMATED GROWTH



Build Out Analysis

1, 5, 10 miles Radius from Intersection of I 71 and US 36

Delaware County, Ohio

February, 2022



Study Site	500 Year Flood Plains
Study Area	100 Year Flood Plains
Township Boundary	NWI Wetland
Incorporated Area	Slope > 20%
Road Centerlines	Multi Family
Rail road	Recorded Subdivision
AEP Powerline Easement	Proposed Subdivision
Rivers/ Lakes/Ponds	Rezoning Subdivision
	Net Developable Land to be Build-Out

Build-Out Analysis by Radius (1/2022)

Subarea	within 1 mile radius	1 to 5 miles radius	5 to 10 miles radius	Total
Gross Acreage	2,000	46,010	150,032	200,043
Current Housing Unit (1/2022)	719	8,246	54,186	63,151
Housing within Morrow County	-	-	697	697
Housing within Franklin County	-	-	4,253	4,253
Estimated Current population (1/2022) - A	1,992	22,841	163,807	188,640
Census 2020 average Population Index (2.77) for covered Jurisdictions				
Recorded Vacant Lot (SF)	110	439	1,027	1,576
Proposed Residential Lot (SF)	-	1,875	3,262	5,137
Rezoned Residential Lot (no proposed plat) (SF)	-	1,208	22	1,230
Multi Family units without Building Permits (MF)	843	400	2,992	4,235
Total Residential Lot (Housing Unit) Increased (SF+MF)	953	3,922	7,303	12,178
Population Increased - B	2,640	10,864	20,229	33,733
Net Developable Acreage (NDA)**	367	16,155	49,877	66,399
Housing Unit Increased after NDA overlay with Density	109	14,505	30,244	44,649
Acreage within Morrow County	-	-	13,827	13,827
Estimated Housing Unit Increased within Morrow County (Density 0.5)	-	-	6,914	6,914
Population Increased - C	277	40,179	102,926	143,382
Total Build-Out Population (A + B + C)	4,908	73,884	286,362	365,755
Total Build-Out Population for Study Area:				

* Existing Land Use layer was created based on County Auditor's Office DALIS parcel layer dated 1/29/2022.
From the existing land use classifications, only Agricultural, Agricultural Vacant Land, Residential Vacant Land, Other Uses Vacant Land, Other Uses Vacant Land, and Single Family Lot with acreage greater than 10 acres, were selected as "Vacant Land".

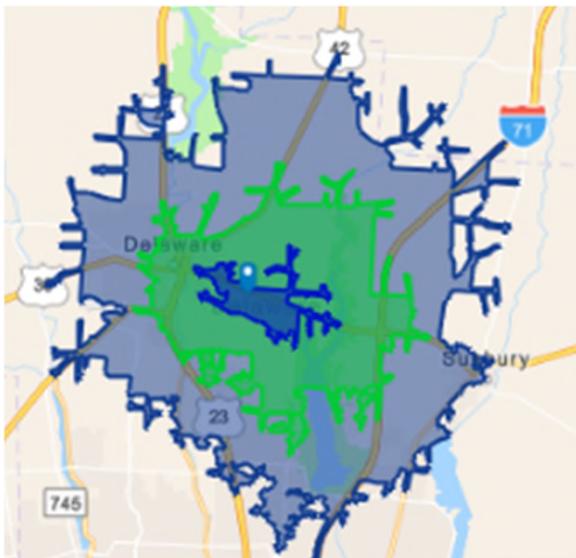
** This figure was based on Vacant Land excluded NWI Wetland, 100-Year Floodplains, powerlines easement from AEP, and Developed Areas.

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5-MIN. DRIVE DEMOS



KEY FACTS

1,809
Population



Average Household Size

37.0

Median Age

\$80,230

Median Household Income

BUSINESS



86

Total Businesses



1,195

Total Employees

EDUCATION



2%

No High School Diploma



28%

High School Graduate



31%

Some College



39%

Bachelor's/Grad/Prof Degree

INCOME



\$41,339

Per Capita Income



\$80,230

Median Household Income



\$103,683

Average Household Income

EMPLOYMENT



63.2

White Collar %



19.3

Blue Collar %



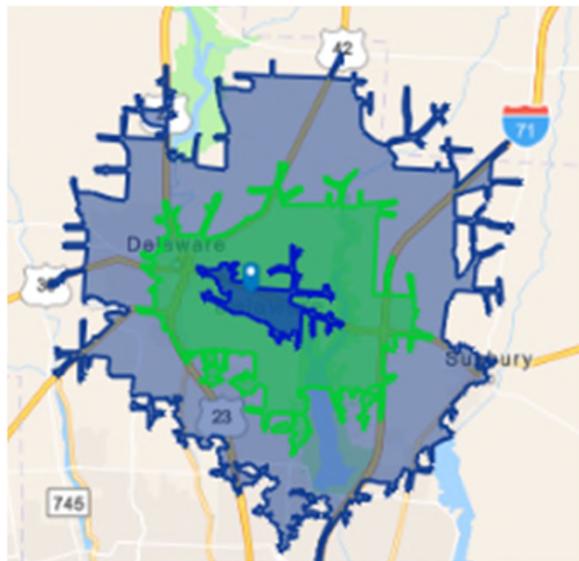
17.4

Services %

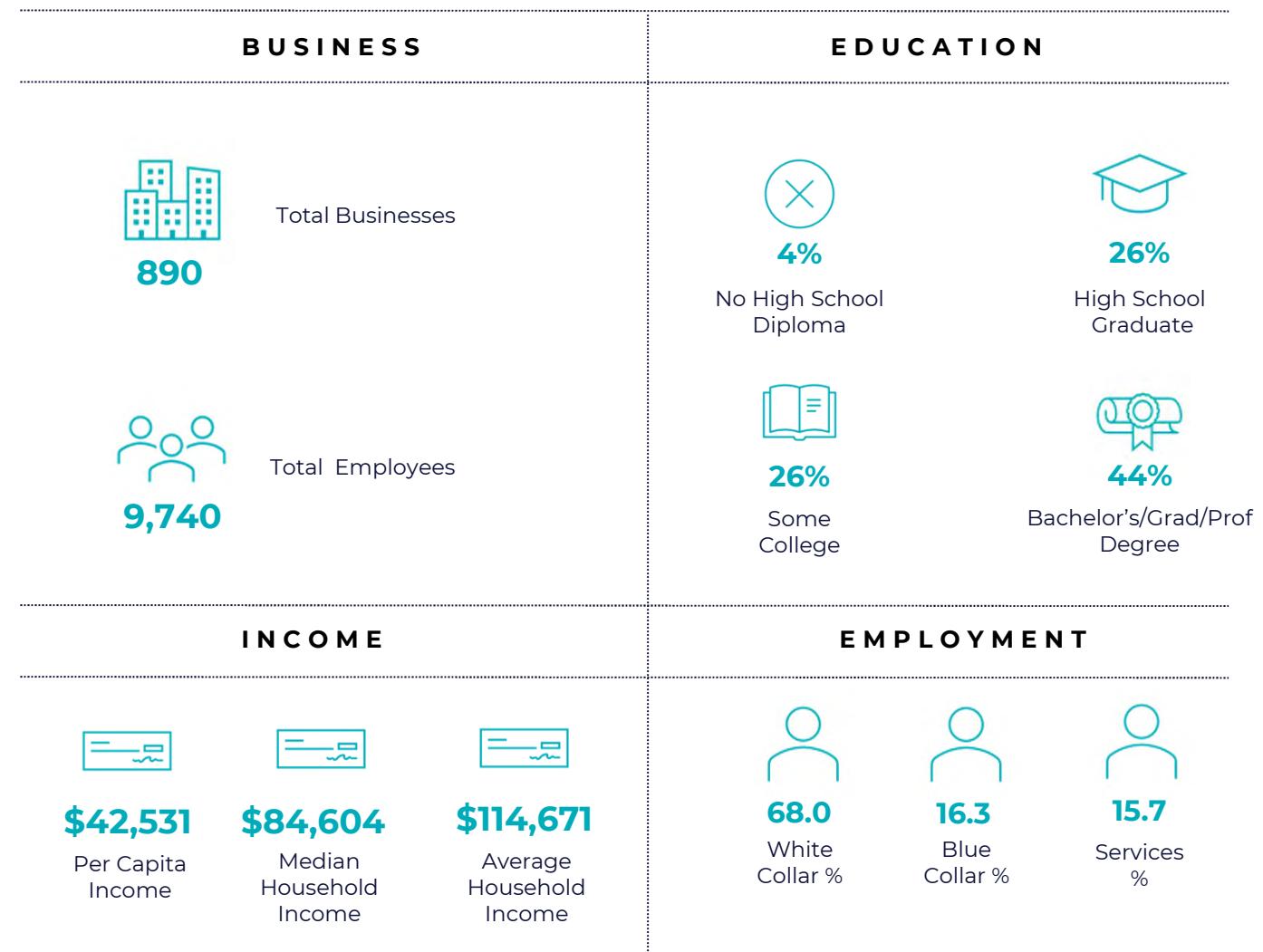
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10-MIN. DRIVE DEMOS



KEY FACTS



15-MIN. DRIVE DEMOS

KEY FACTS

88,179
Population



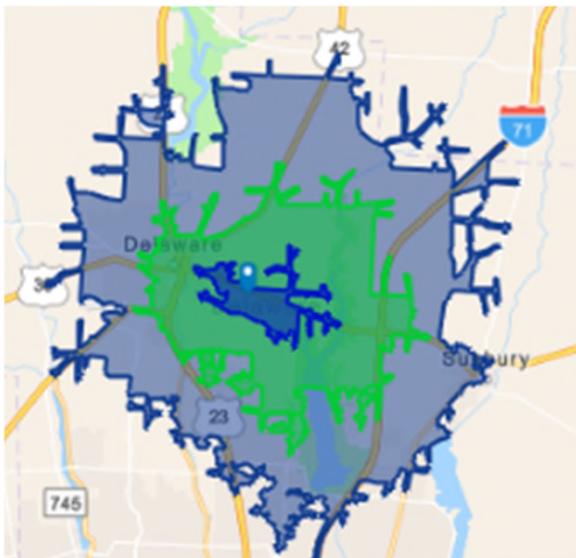
Average Household Size

37.2

Median Age

\$103,618

Median Household Income



BUSINESS



2,166

Total Businesses



26,094

Total Employees

EDUCATION



3%

No High School Diploma



20%

High School Graduate



24%

Some College



53%

Bachelor's/Grad/Prof Degree

INCOME



\$48,560

Per Capita
Income



\$103,618

Median
Household
Income



\$136,494

Average
Household
Income

EMPLOYMENT



73.3

White
Collar %



13.8

Blue
Collar %



12.9

Services
%

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