

# +/- 21.00 ACRES

## LAND FOR SALE

STATE ROUTE 37 E., DELAWARE, OHIO 43015



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# PROPERTY HIGHLIGHTS

+ / - 21.00 ACRES

LAND FOR SALE

STATE ROUTE 37 E., DELAWARE, OHIO 43015

- +/- 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





# AERIAL 1

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



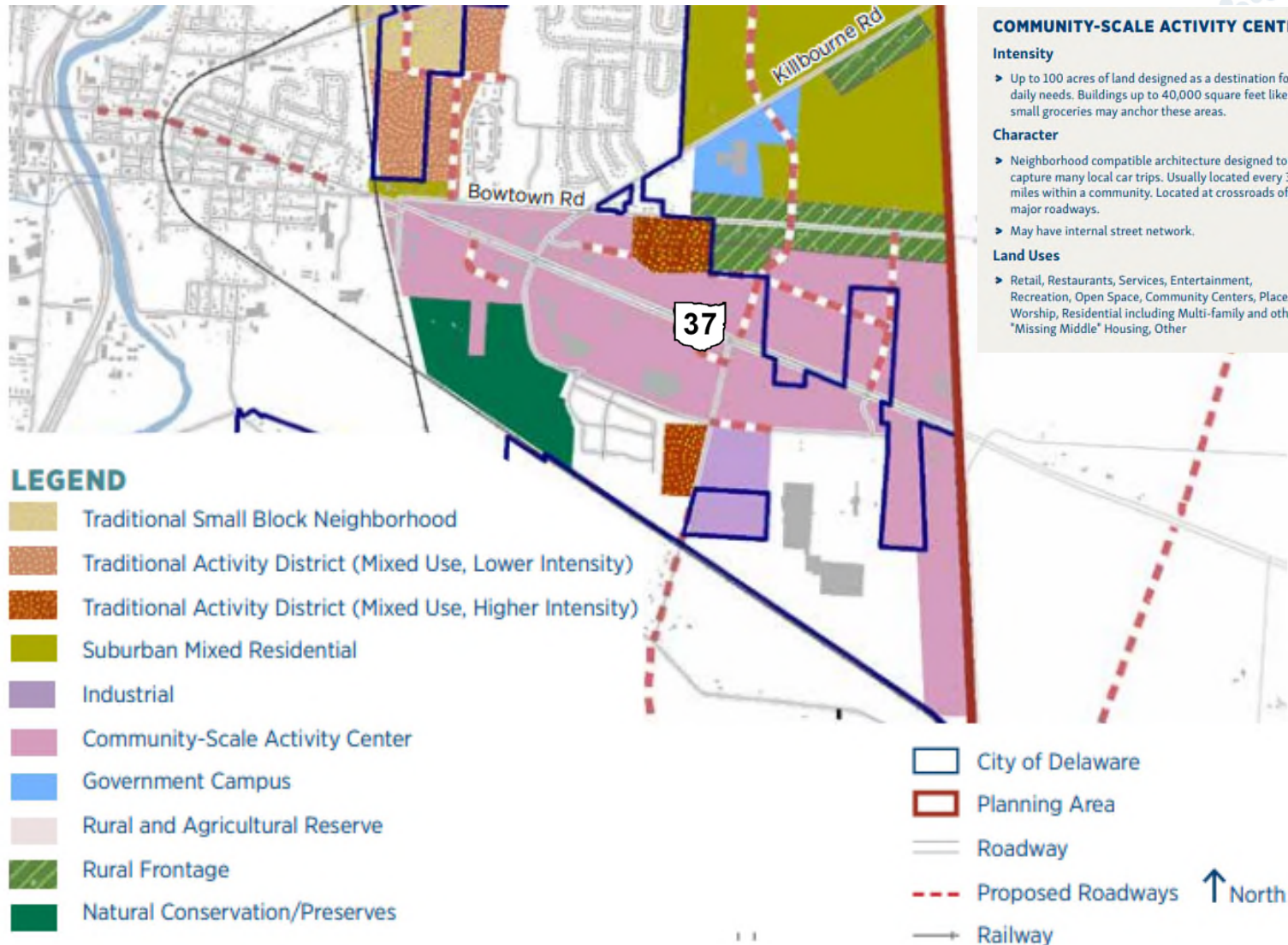


# AERIAL 2





# 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.

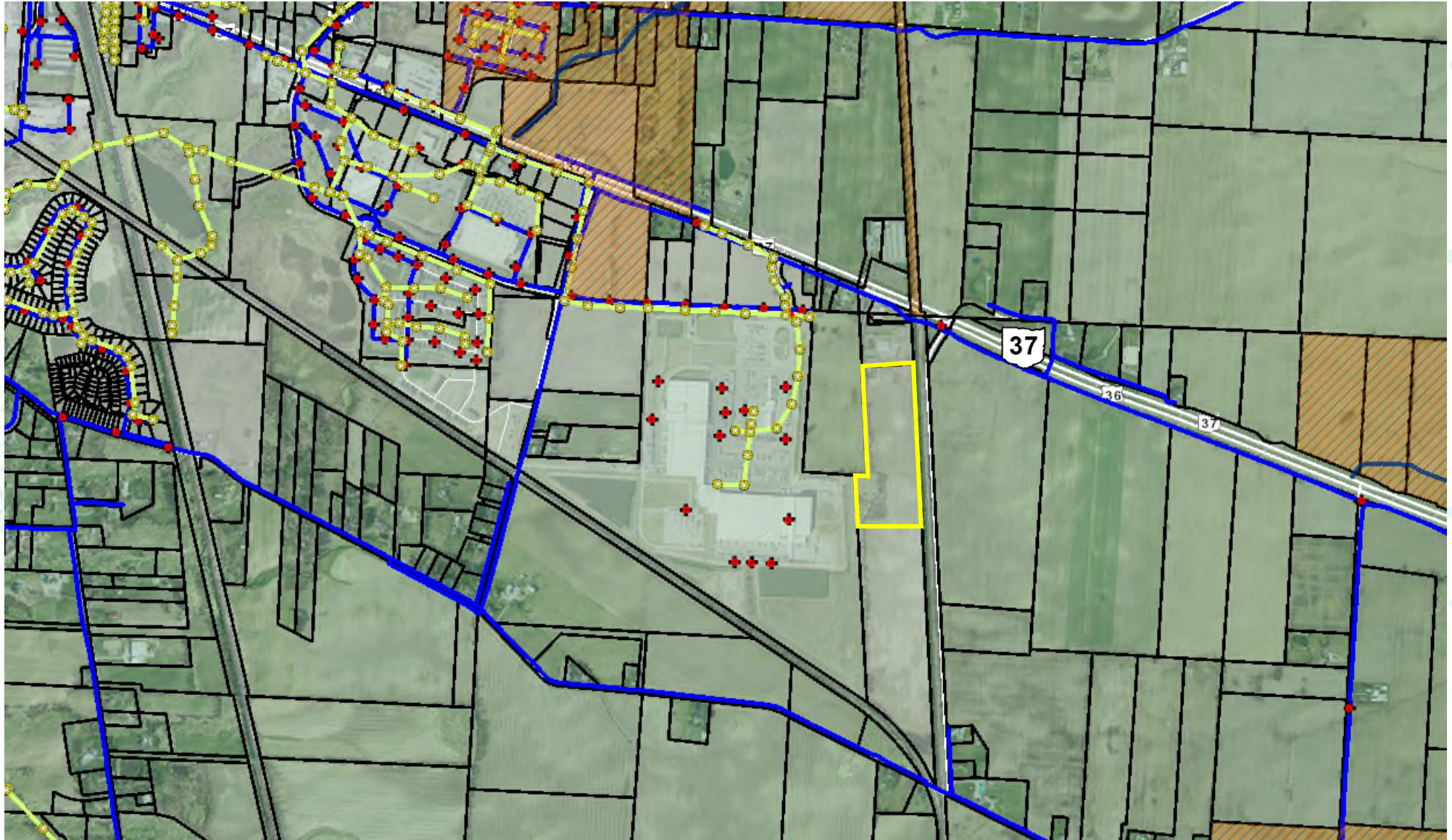
### Land Uses

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





# UTILITIES



— Del-Co Water

— City of Delaware Utilities

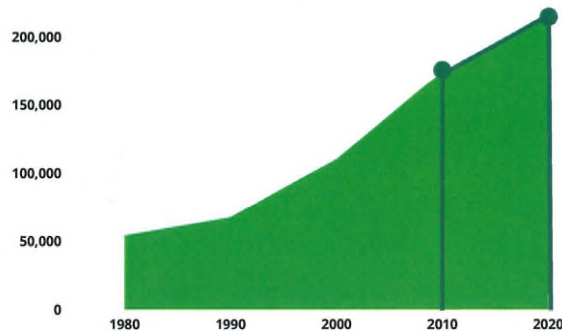
County Drainage  
Maintenance Easement



# DELAWARE DATA

## Fastest growing county in Ohio

population



**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.

**84%**

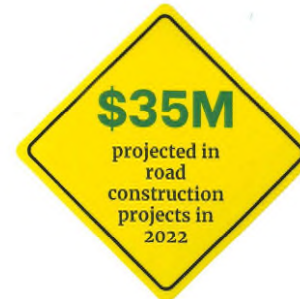
population increase  
from 2010-2020

## 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.

**6,614**

total population  
in 2020



## 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

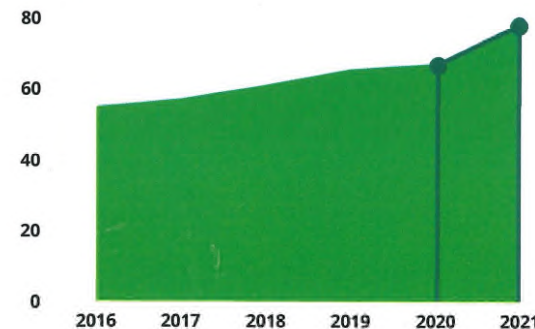
**11.5%**

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

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

**equity** | brokerage

[www.equity.net](http://www.equity.net)

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# 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
- Study Area
- Township Boundary
- Incorporated Area
- Road Centerlines
- Rail road
- AEP Powerline Easement
- Rivers/ Lakes/Ponds
- Floodway
- 500 Year Flood Plains
- 100 Year Flood Plains
- NWI Wetland
- Slope > 20%
- Multi Family
- Recorded Subdivision
- Proposed Subdivision
- 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)	963	3,922	7,303	12,178
Population Increased - B	2,640	10,864	26,229	33,733
Net Developable Acreage (NDA)**	367	16,155	49,877	66,399
Housing Unit Increased after NDA overlay with Density	100	14,505	30,244	44,849
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	286,962	365,755

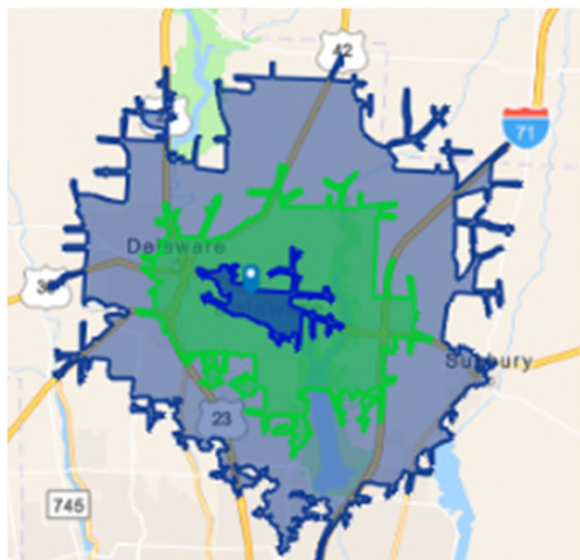
### Total Build-Out Population for Study Area:

\* 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

Prepared By: Delaware County Regional Planning Commission  
(740-833-2260) <https://www.dcrpc.org>  
Parcels information provided by Delaware County Auditor's GIS Office  
(740-833-2070)



# 5-MIN. DRIVE DEMOS



## KEY FACTS

**1,809**  
Population

**2.5**  
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**

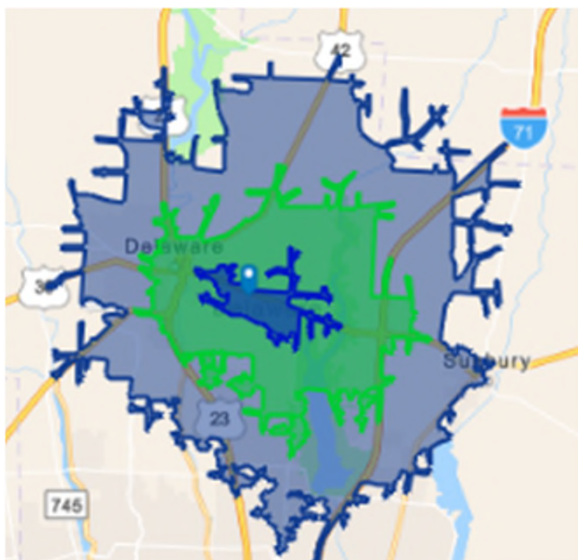
Services  
%

**equity** | brokerage

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# 10-MIN. DRIVE DEMOS



## KEY FACTS

**27,763**

Population



**2.6**

Average  
Household Size



**36.3**

Median Age

**\$84,604**

Median Household Income

## BUSINESS



**890**

Total Businesses



**9,740**

Total Employees

## EDUCATION



**4%**

No High School  
Diploma



**26%**

High School  
Graduate



**26%**

Some  
College



**44%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$42,531**

Per Capita  
Income



**\$84,604**

Median  
Household  
Income



**\$114,671**

Average  
Household  
Income

## EMPLOYMENT



**68.0**

White  
Collar %



**16.3**

Blue  
Collar %



**15.7**

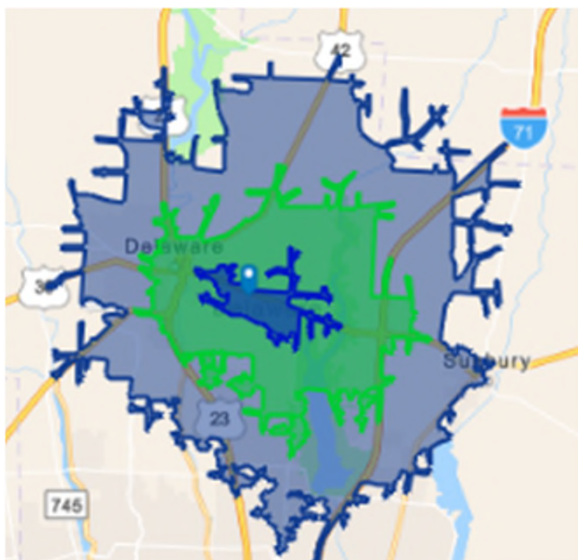
Services  
%

**equity** | brokerage

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# 15-MIN. DRIVE DEMOS



## KEY FACTS

**88,179**

Population



**2.8**

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  
%

**equity** | brokerage

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