

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

DEVELOPMENT LAND INVESTMENT OPPORTUNITY

0 Dildine Road, Delaware, OH 43015

LAND FOR SALE WITH FRONTAGE & POND WITH WATERFRONT!

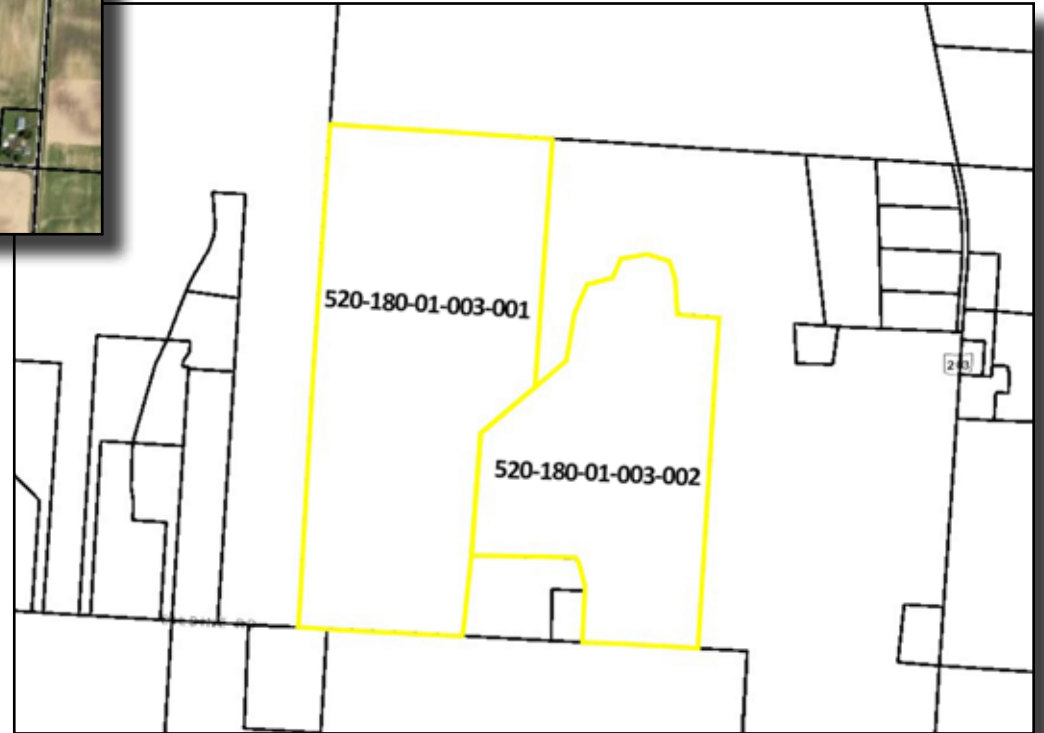
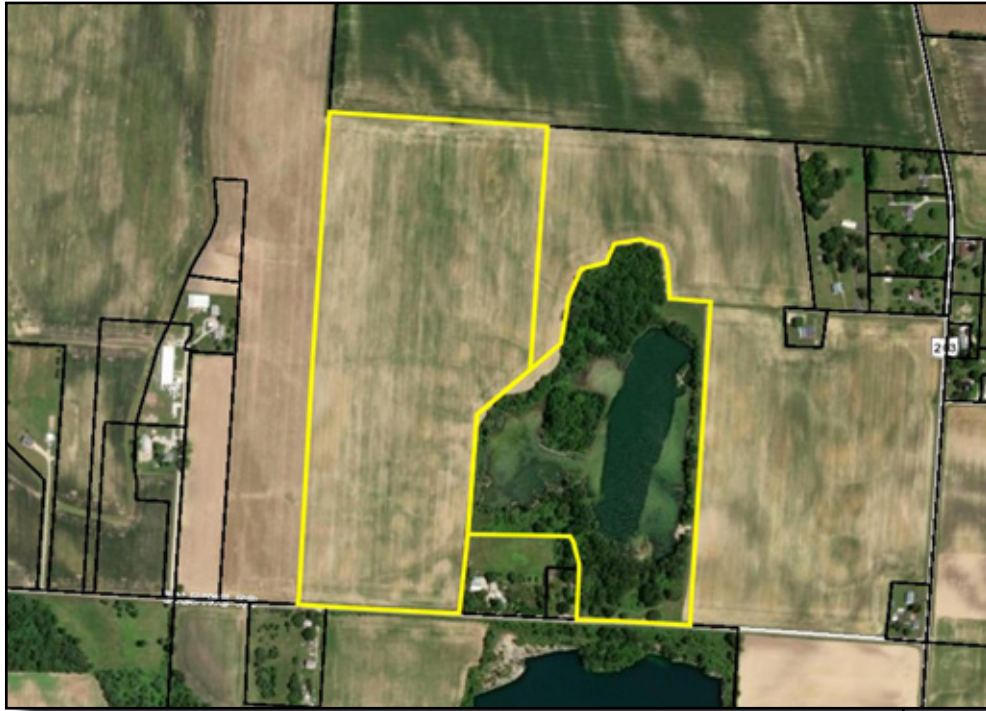
Have you always wanted to own your own waterfront property that has tons of future development potential? Look no further! This exceptional property has a number of potential uses including waterfront single-family homes, farming, recreation, water activities, weekend getaway, etc. The options are endless! The property features 58 acres of farmland that has a generally level topography and an additional 45-acre scenic pond that is surrounded by mature trees and exceptional wildlife. Combined, this property features a total of 103 acres on two contiguous parcels. The site features good road frontage and access. At this price point, this property is sure to attract the attention of those looking to invest in the Delaware County market. You have to see this property in person! Please reach out to explore Dildine Road.



Property Highlights

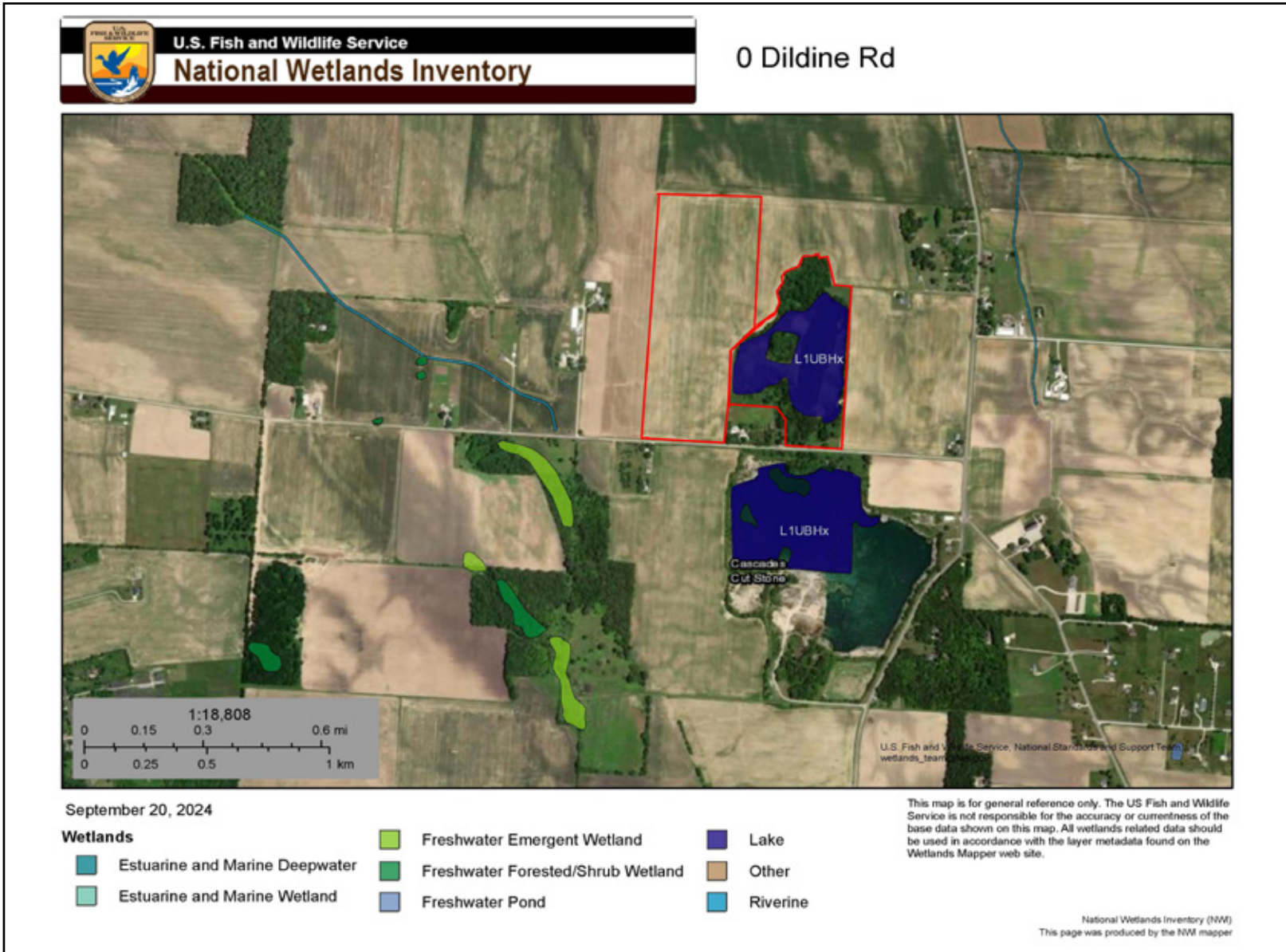
Address:	0 Dildine Road Delaware, OH 43015
School District:	2102 Buckeye Valley
County:	Delaware
Township:	Radnor
PID:	520-180-01-003-001 520-180-01-003-002
Location:	North side of Dildine Rd, West of SR 203
Acreage:	103.3 +/- acres
Sale Price:	\$2,200,000
Price/Acre:	\$21,297.19
Zoning:	FR-1 - Farm Residence District

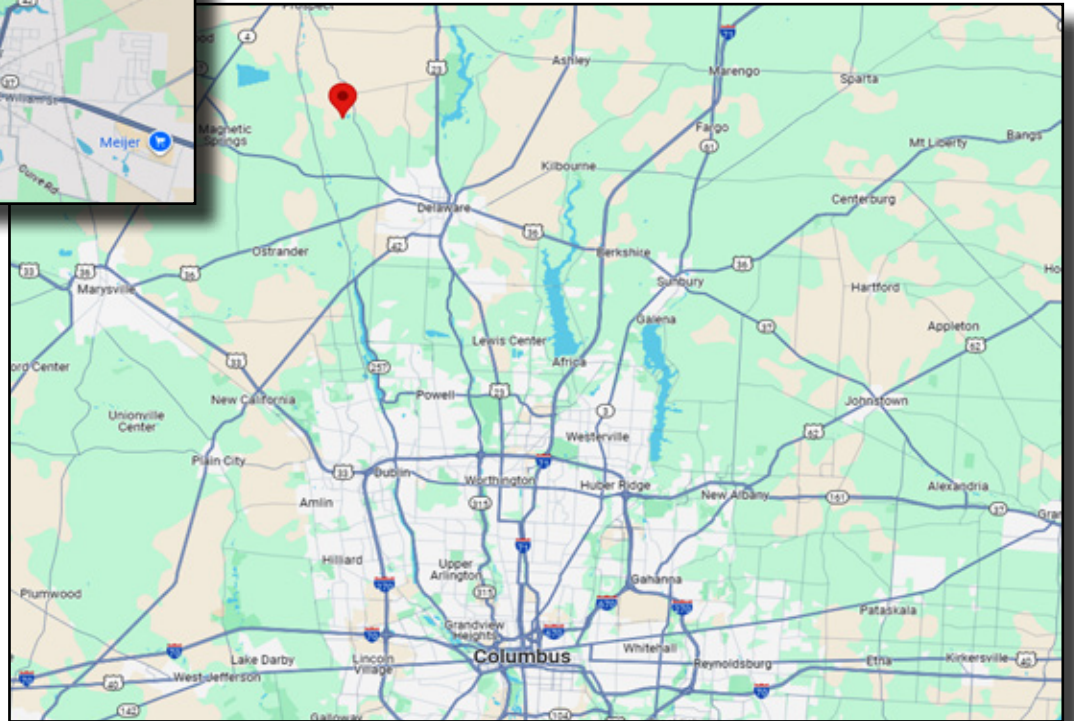
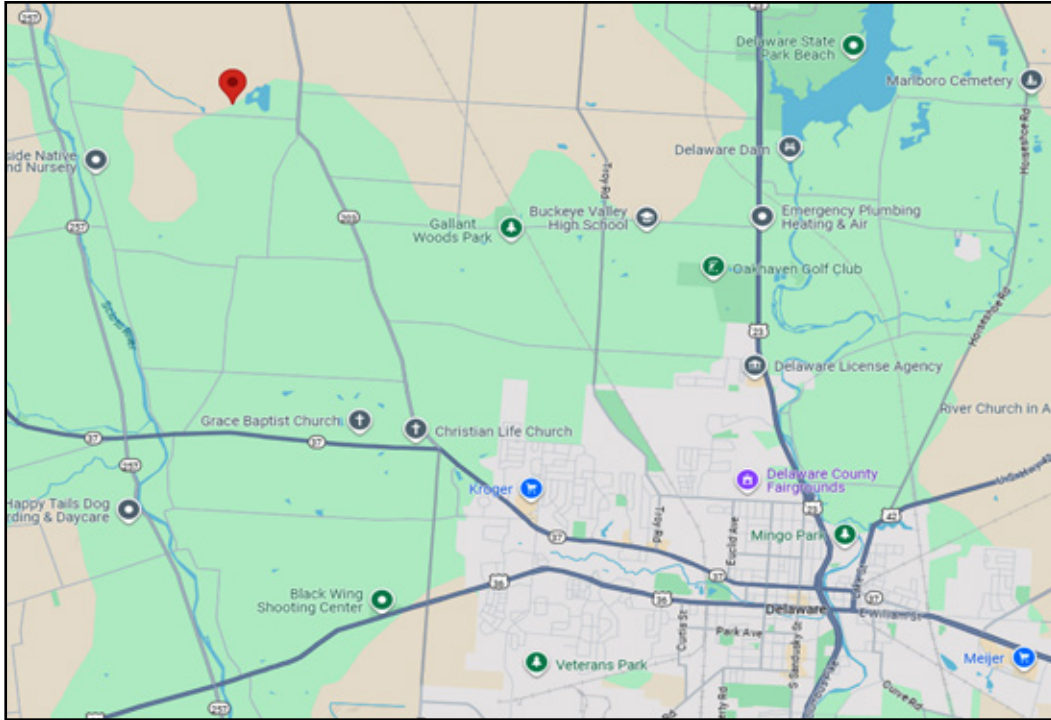






[Click here to see zoning text](#)








Great Location!
Easy access to major roads
Minutes from Downtown Delaware

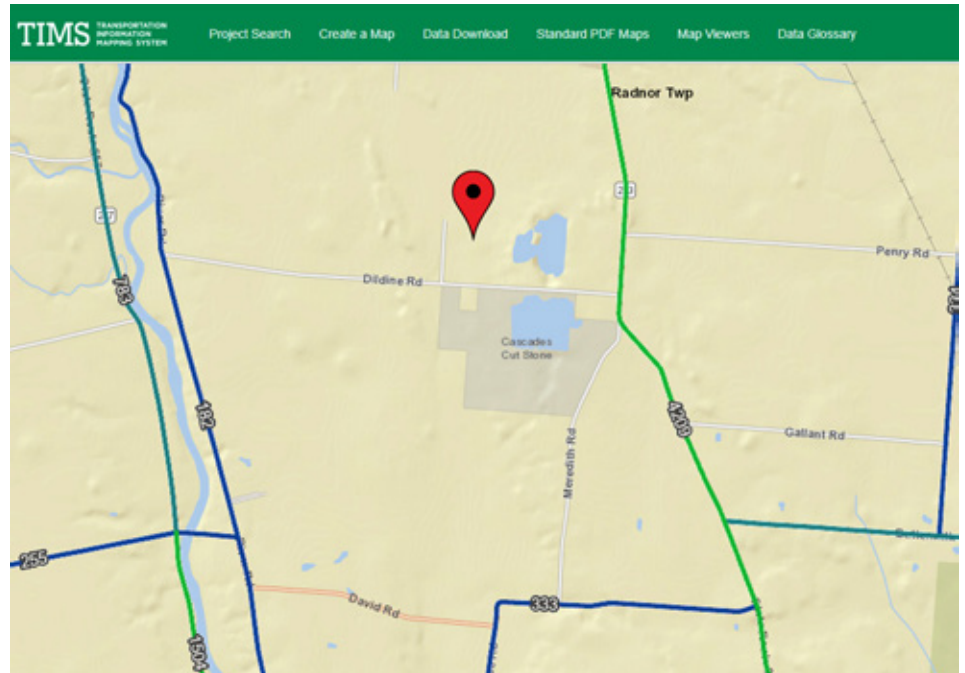


USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

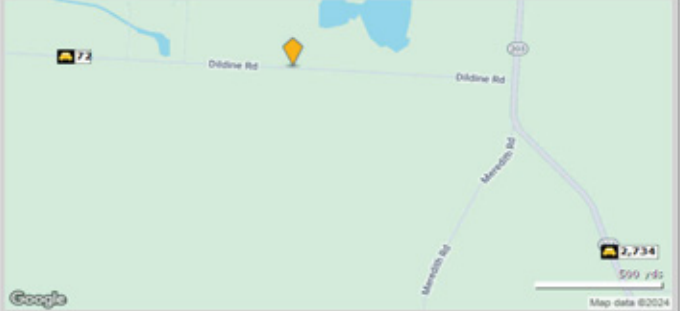

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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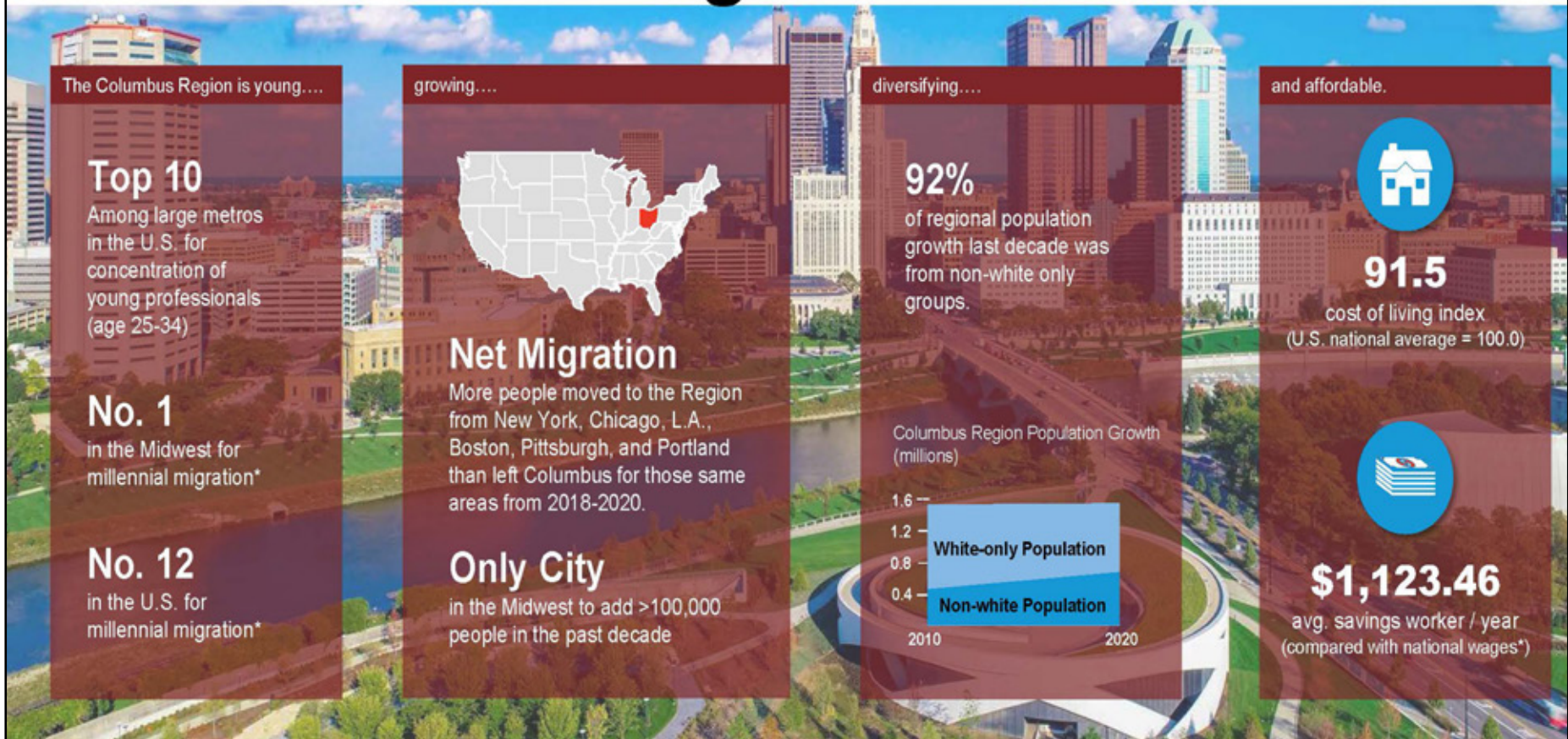
4608 Dildine Rd, Delaware, OH 43015			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	140	1,756	15,820
2024 Estimate	125	1,564	13,889
2020 Census	128	1,592	12,840
Growth 2024 - 2029	12.00%	12.28%	13.90%
Growth 2020 - 2024	-2.34%	-1.76%	8.17%
2024 Population by Hispanic Origin	2	26	368
2024 Population	125	1,564	13,889
White	114 91.20%	1,432 91.56%	12,177 87.67%
Black	1 0.80%	10 0.64%	443 3.19%
Am. Indian & Alaskan	0 0.00%	1 0.06%	8 0.06%
Asian	1 0.80%	14 0.90%	129 0.93%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	9 0.06%
Other	9 7.20%	107 6.84%	1,122 8.08%
U.S. Armed Forces	0	2	31
Households			
2029 Projection	54	673	6,141
2024 Estimate	48	598	5,383
2020 Census	49	608	4,959
Growth 2024 - 2029	12.50%	12.54%	14.08%
Growth 2020 - 2024	-2.04%	-1.64%	8.55%
Owner Occupied	45 93.75%	556 92.98%	4,007 74.44%
Renter Occupied	3 6.25%	42 7.02%	1,376 25.56%
2024 Households by HH Income			
Income: <\$25,000	3 6.25%	34 5.69%	759 14.10%
Income: \$25,000 - \$50,000	3 6.25%	45 7.53%	648 12.04%
Income: \$50,000 - \$75,000	9 18.75%	113 18.90%	976 18.13%
Income: \$75,000 - \$100,000	4 8.33%	48 8.03%	813 15.10%
Income: \$100,000 - \$125,000	7 14.58%	86 14.38%	648 12.04%
Income: \$125,000 - \$150,000	6 12.50%	81 13.55%	542 10.07%
Income: \$150,000 - \$200,000	8 16.67%	104 17.39%	501 9.31%
Income: \$200,000+	8 16.67%	87 14.55%	496 9.21%
2024 Avg Household Income	\$136,875	\$133,101	\$103,282
2024 Med Household Income	\$117,856	\$117,150	\$84,486



Traffic Count Report

4608 Dildine Rd, Delaware, OH 43015						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Dildine Rd	State Rte 203	1.02 E	2018	78	MPSI	.52
2 Dildine Rd	State Rte 203	1.02 E	2020	78	MPSI	.52
3 Dildine Rd	State Hwy203	1.02 E	2022	72	MPSI	.52
4 State Rte 203	Gallant Rd	0.10 SE	2022	2,734	MPSI	.86

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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Learn more about us at
www.rweiler.com

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