



CAPITOL
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FOR SALE

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DEVELOPMENT LAND

WESTERVILLE

COOPER ROAD, WESTERVILLE, OH 43081

J.R. KERN

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Property Summary



SHARON WOODS
METRO PARK



Property Highlights

- A prime 7.5 acre development site in the attractive Westerville community
- In-fill location next to a mix of commercial and residential developments including walking distance to Otterbein University, Mt Carmel's St Ann's medical campus, plus the Timbers and Senior Living luxury residential developments
- Great potential for additional residential units servicing either the university or the rapidly growing Westerville/Southern Delaware County areas
- Permitted uses include office, commercial, retail or residential
- Current zoning is Planned Development
- Infrastructure includes an existing roadway (Braun Place) currently stubbed to the site; and utilities adjacent to the property
- Great community location including immediate access to the Alum Creek Multi-Use Trail and Parks system

Location Description

This 7.5-acre development parcel is located on Cooper Road, just off Cleveland Avenue. Adjacent to a mix of commercial and residential developments including Mount Carmel St Ann's medical campus, Otterbein University, and the Timbers luxury apartments. The site includes immediate access to the popular Alum Creek Multi-Use Trail and Parks system.

OFFERING SUMMARY

Available Parcel	7.553 acres
Purchase Price	Negotiable
Zoned	Planned Development
Existing Infrastructure	Stubbed Road (Braun Pl)

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Location Map



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Regional Map



Location Overview

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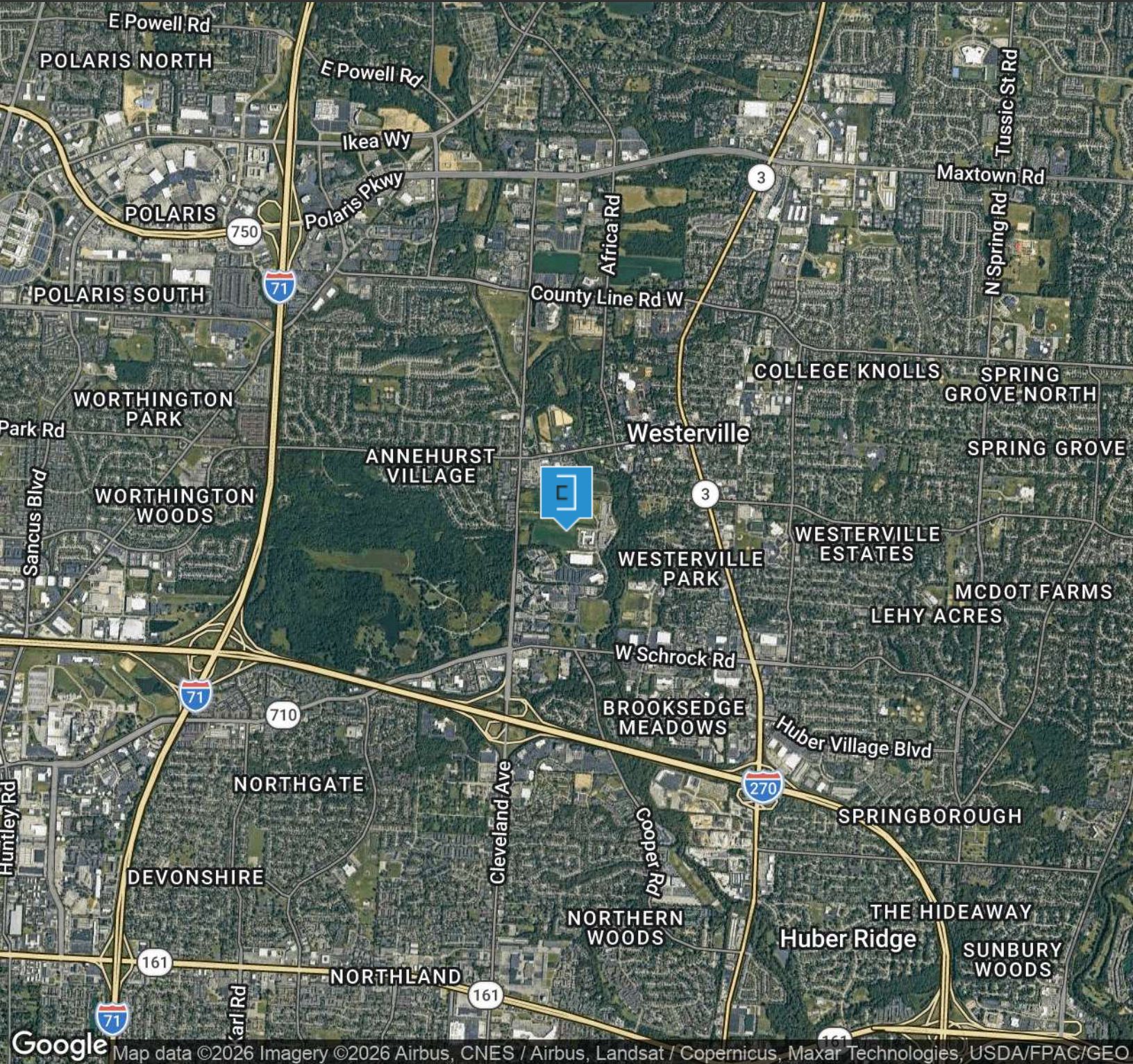
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Aerial Map

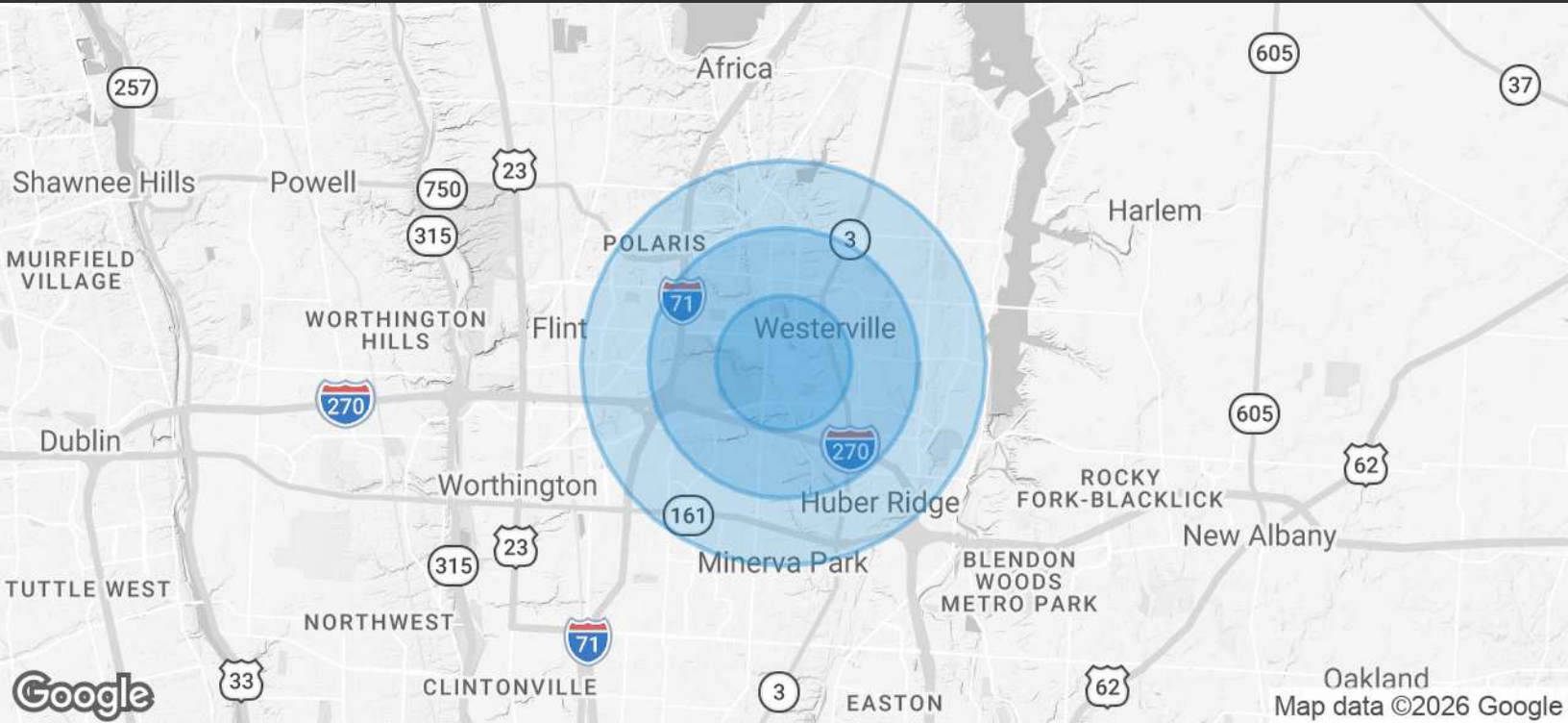


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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,462	52,380	118,168
Average Age	33.7	35.6	36.7
Daytime Employees	8,426	34,723	71,260

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,069	20,910	46,466
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$81,951	\$85,419	\$93,383
Average House Value	\$209,364	\$245,444	\$265,653

2023 American Community Survey (ACS)

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