

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



Appraisal Brokerage Consulting Development

LAND DEVELOPMENT OPPORTUNITY

0 Gooding Boulevard, Delaware, OH 43015

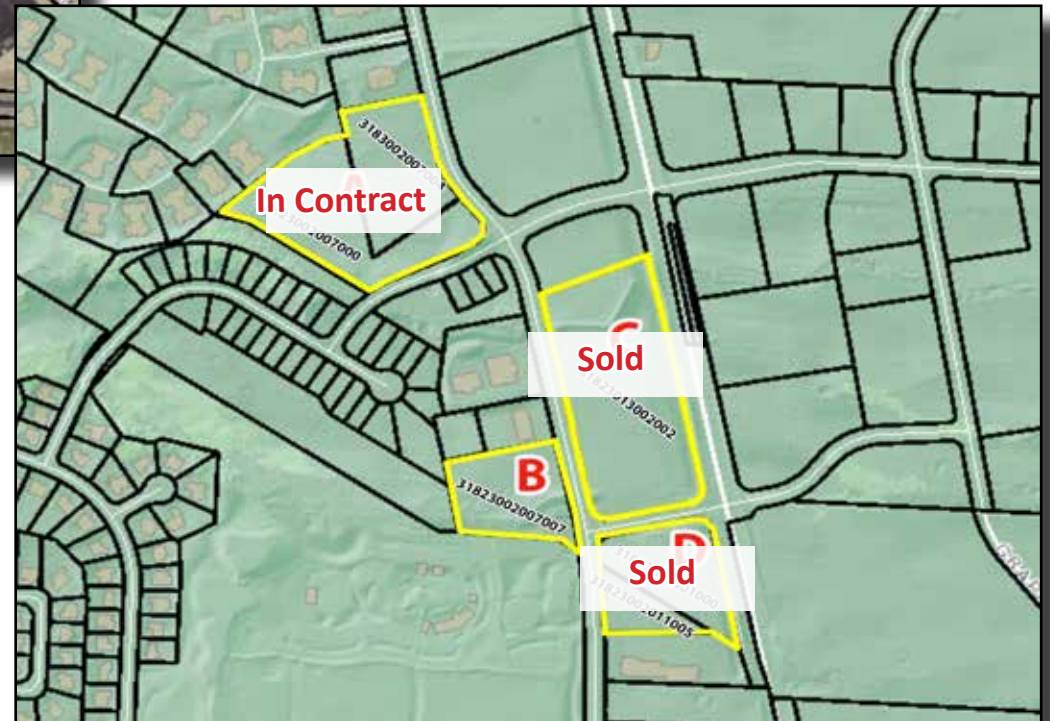
DEVELOPMENT OPPORTUNITY IN HIGH GROWTH DELAWARE AREA!

4 commercial sites totaling 24.037 +/- acres in close proximity to Walmart, Kohl's, Meijer, Kroger Marketplace, Home Depot, Menards and the new Nationwide Children's/Ohio Health, Ohio State and Mount Carmel regional campuses. Located in high income area, less than 4 miles north of I-270. All utilities available. Zoned Planned Commercial and Office District. Development restrictions available upon request.

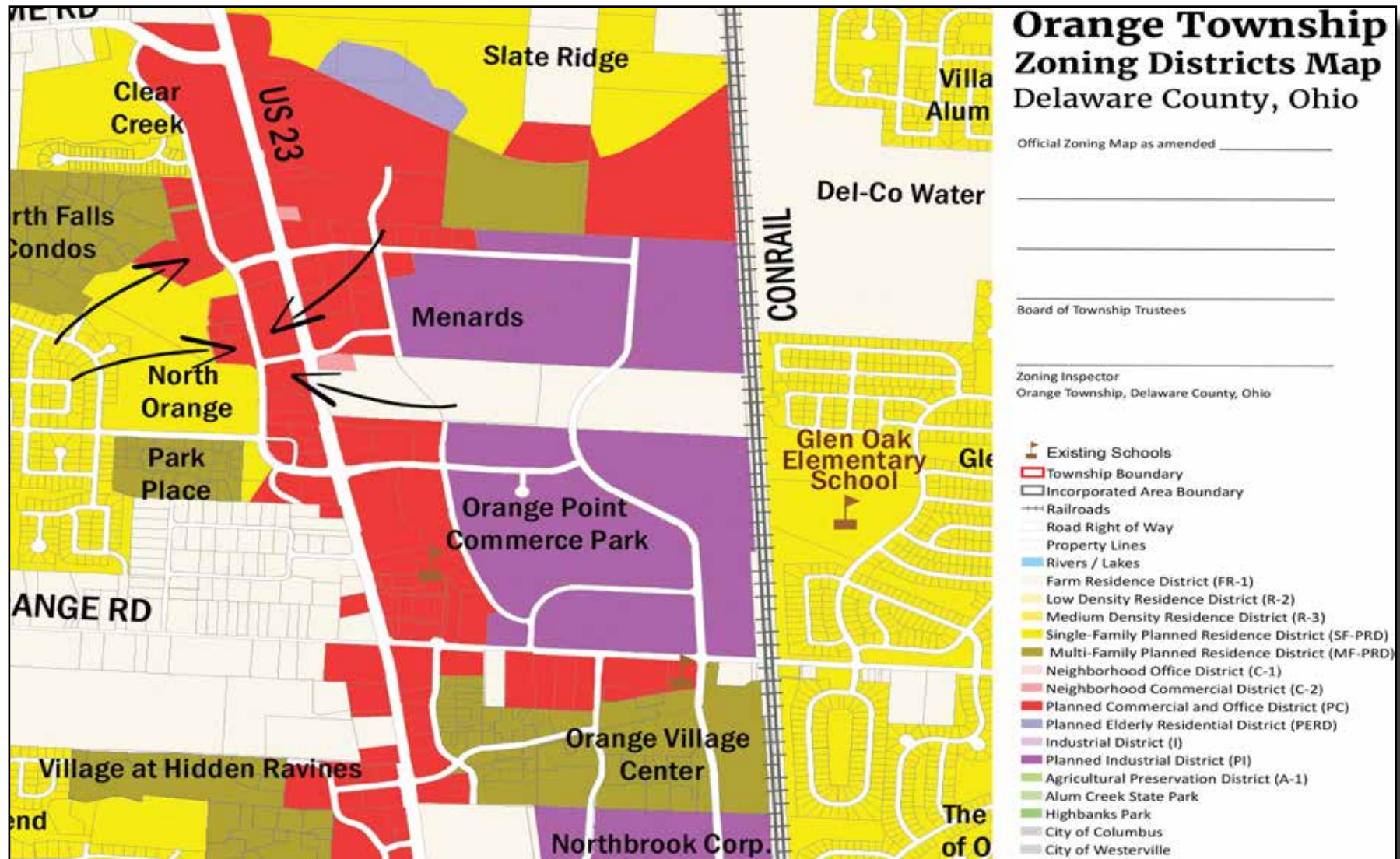


Property Highlights

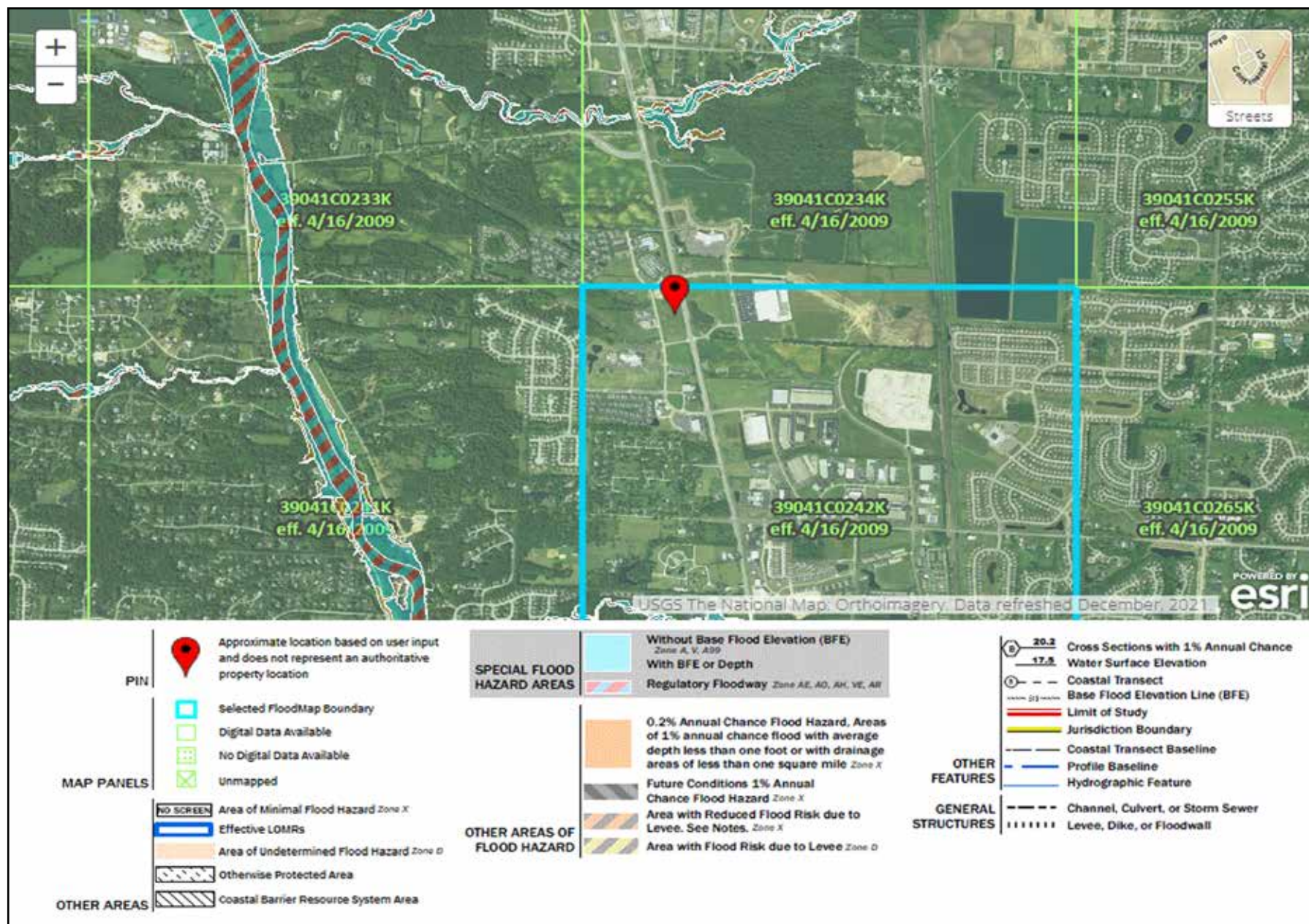
Address:	Gooding Blvd Delaware, Ohio 43015
County:	Delaware
PID:	318-230-02-007-000 318-230-02-007-004 318-230-02-007-007 318-230-13-002-002 318-230-13-001-000 318-230-02-011-005
Location:	East side of Columbus Pike between Home Rd and W Orange Rd
Acreage:	24.037 +/- acres
Sale Price:	
Site A:	\$200,000/ac - In Contract
Site B:	\$250,000/ac
Site C:	\$350,000/ac - Sold
Site D:	\$200,000/ac - Sold
Utilities:	All available
Zoning:	PC - Planned Commercial and Office District
* Owner is a licensed real estate agent in the State of Ohio	

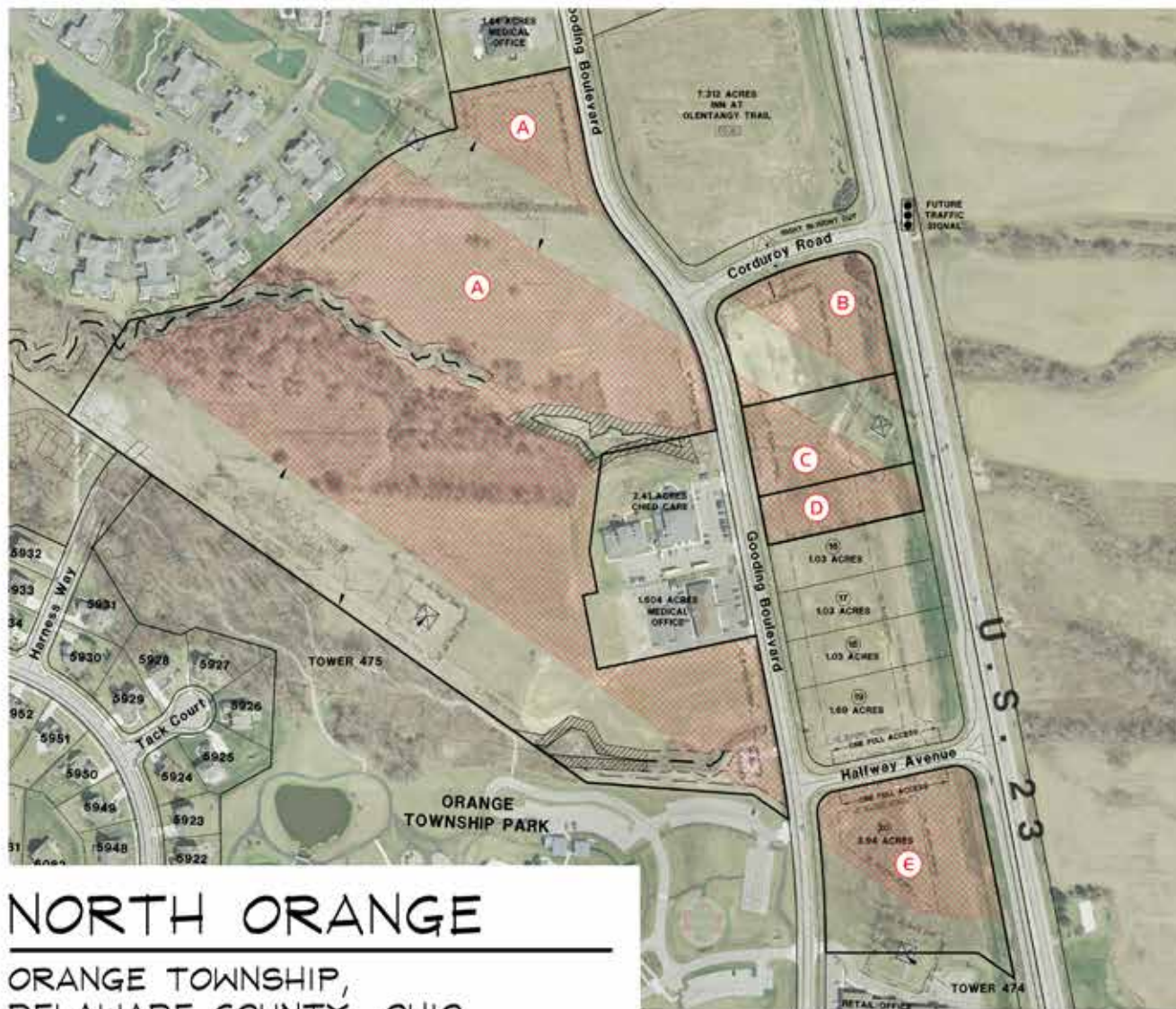






Click [here](#) to view zoning regulations





SITE DATA

- (A)** TOTAL AREA: 2.32 ACRES
BUILDABLE AREA: 2.32 ACRES
NON-BUILDABLE AREA: 0.00 ACRES
AREA WITHIN WETLANDS: 1.11 ACRES
AREA WITHIN STREAM SETBACK: 1.4 ACRES
AREA WITHIN POWERLINE EASEMENT: 10.2 ACRES
NOTE: NON-BUILDABLE AREAS OVERLAP IN SOME AREAS AND ARE THEREFORE COUNTED TWICE. THE OVERALL BUILDABLE AREA IS ACCURATE AND REMOVES THE OVERLAP.
- (B)** TOTAL AREA: 2.36 ACRES
BUILDABLE AREA: 1.60 ACRES
NON-BUILDABLE AREA: 0.76 ACRES
AREA WITHIN POWERLINE EASEMENT: 6.96 ACRES
- (C)** TOTAL AREA: 1.89 ACRES
BUILDABLE AREA: 1.02 ACRES
NON-BUILDABLE AREA: 0.87 ACRES
AREA WITHIN POWERLINE EASEMENT: 6.92 ACRES
- (D)** TOTAL AREA: 1.02 ACRES
BUILDABLE AREA: 0.98 ACRES
NON-BUILDABLE AREA: 0.04 ACRES
AREA WITHIN POWERLINE EASEMENT: 6.24 ACRES
- (E)** TOTAL AREA: 3.34 ACRES
BUILDABLE AREA: 2.53 ACRES
NON-BUILDABLE AREA: 0.81 ACRES
AREA WITHIN POWERLINE EASEMENT: 1.41 ACRES

LEGEND

- JURISDICTIONAL STRIP
- JURISDICTIONAL STRIP PRESERVATION AREA
- COMMERCIAL ASSOCIATION BOUNDARY
- WETLAND
- WETLAND PRESERVATION AREA
- BUILDABLE AREA



NORTH

0 50 100
(IN FEET)

PREPARED FOR:
CASTO
18 WEST NATIONAL BLVD
SUITE 100
COLUMBUS, OHIO 43018

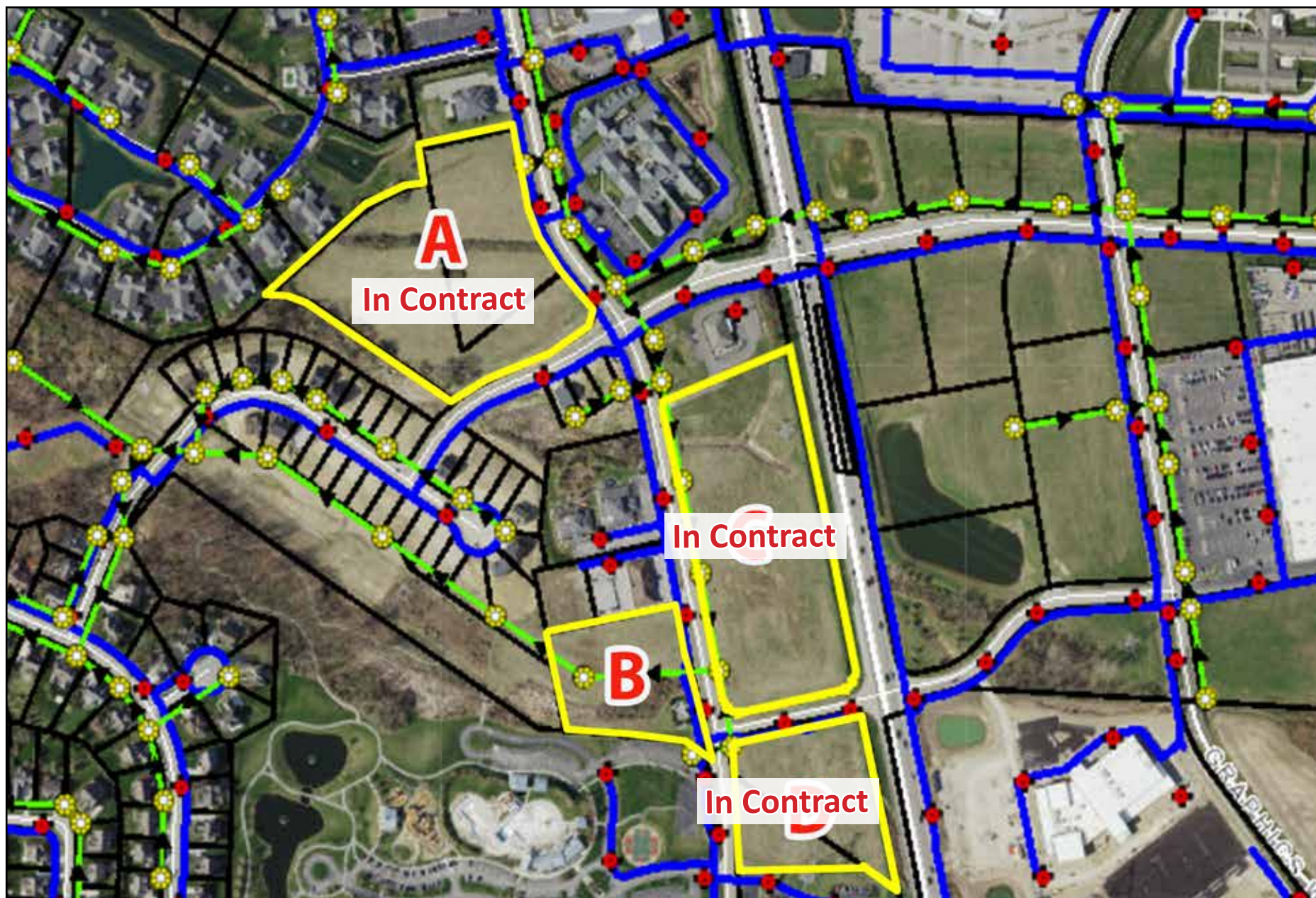
APRIL 30, 2012

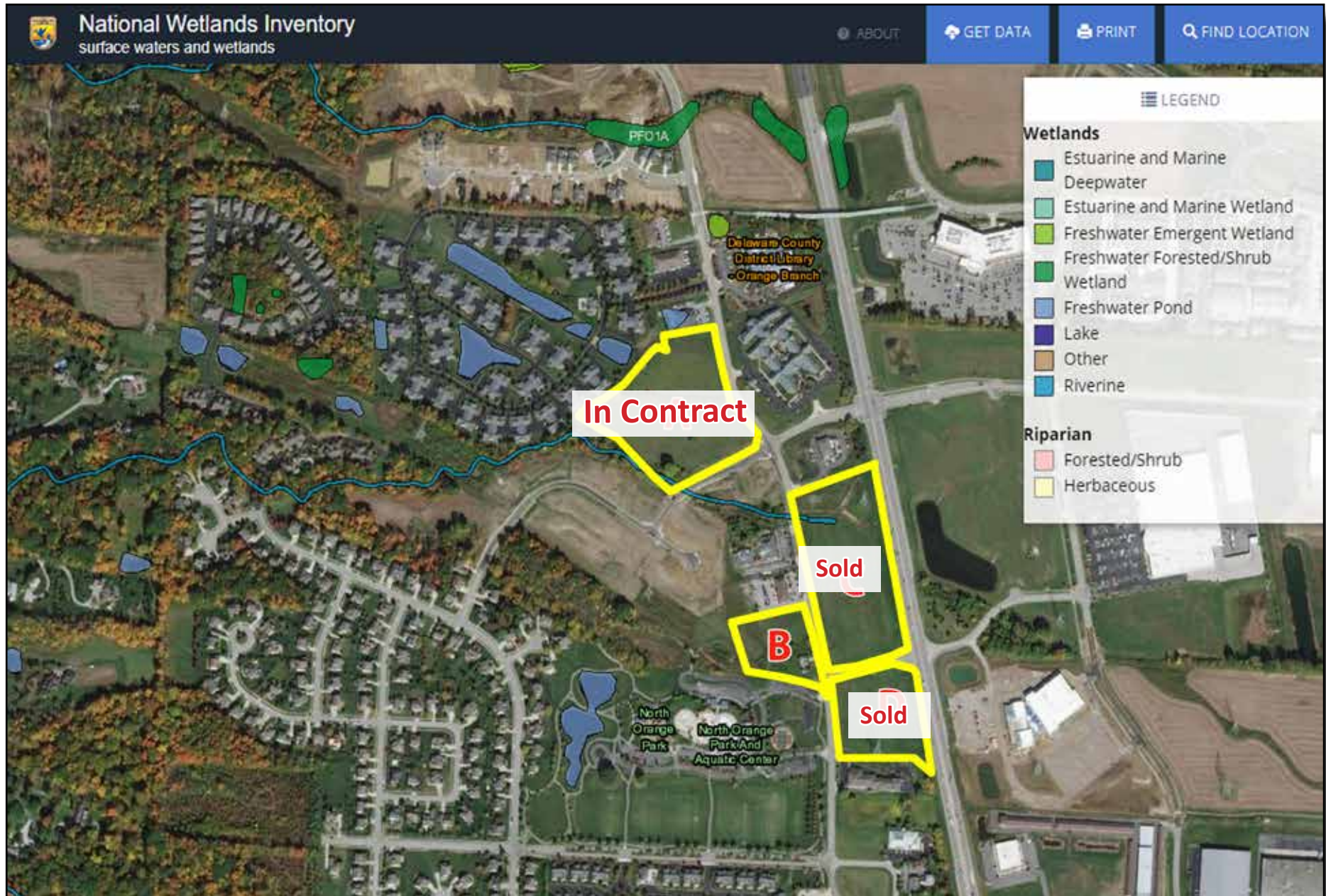


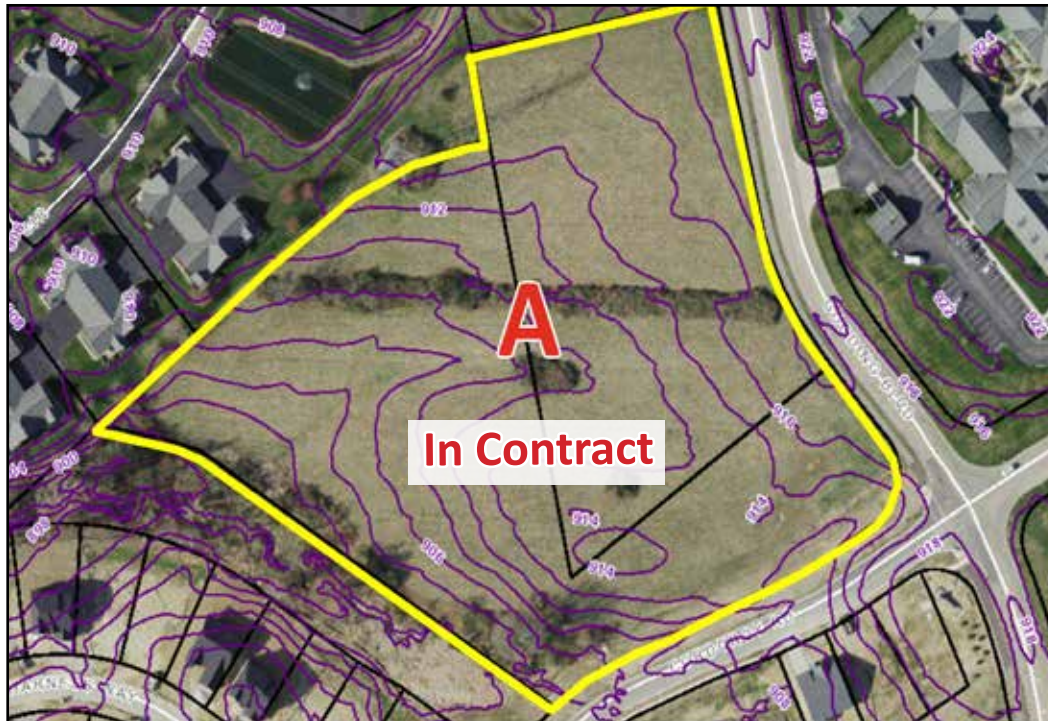
FLOYD BROWNE & CO.
110 WEST 10TH AVE
COLUMBUS, OHIO 43018
614.221.4286
www.floyd-browne.com

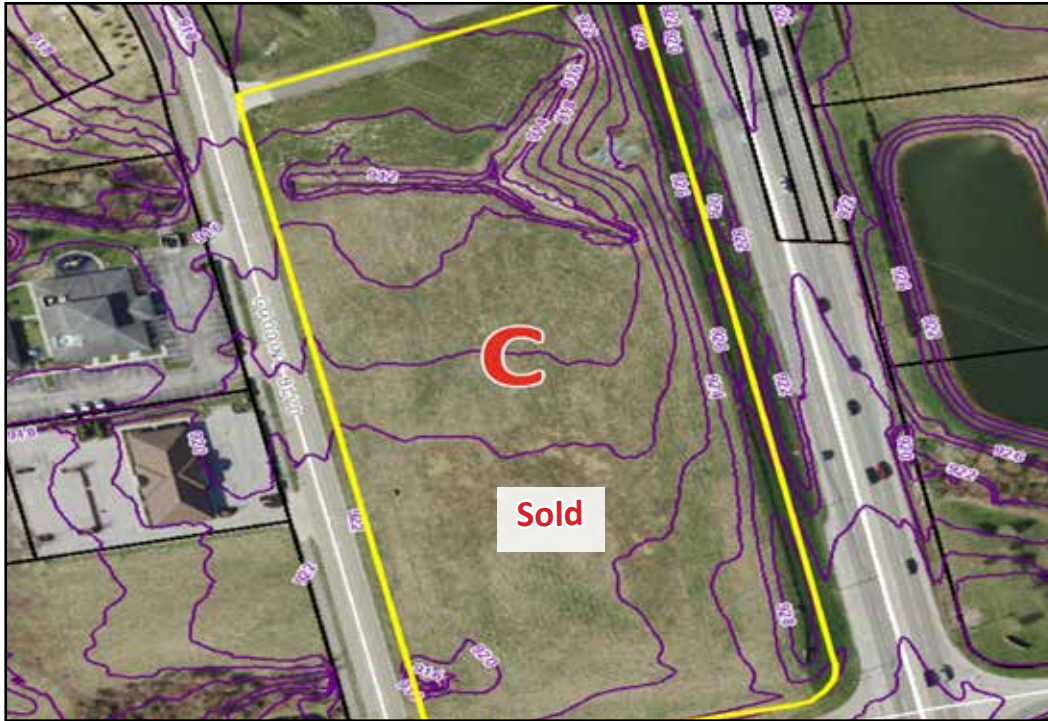
NORTH ORANGE

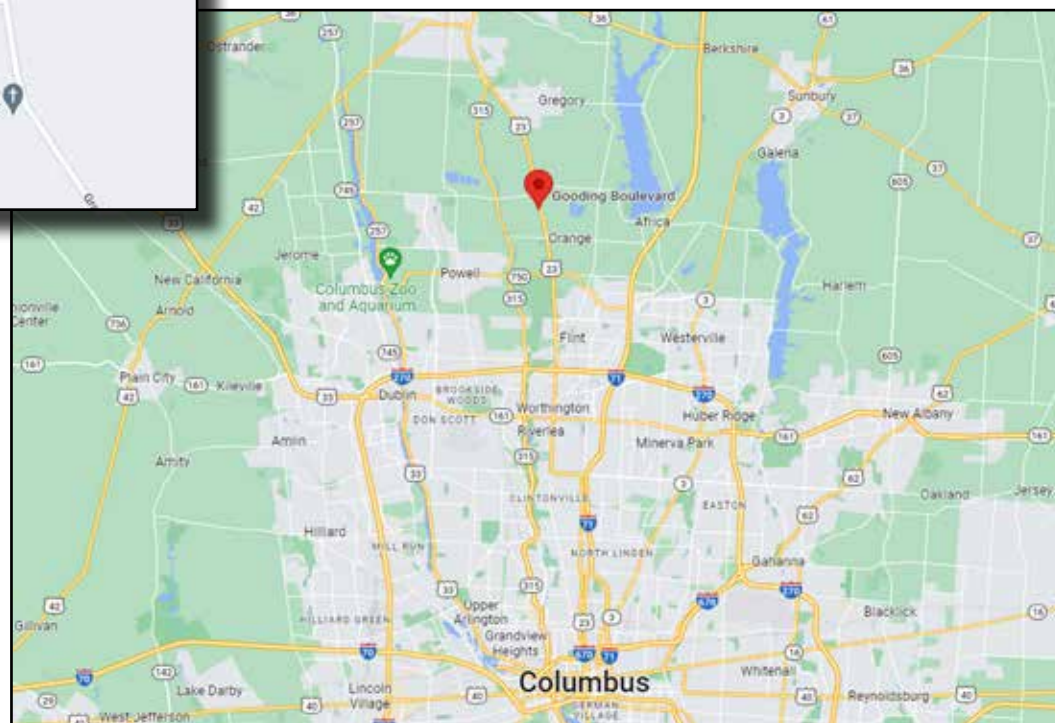
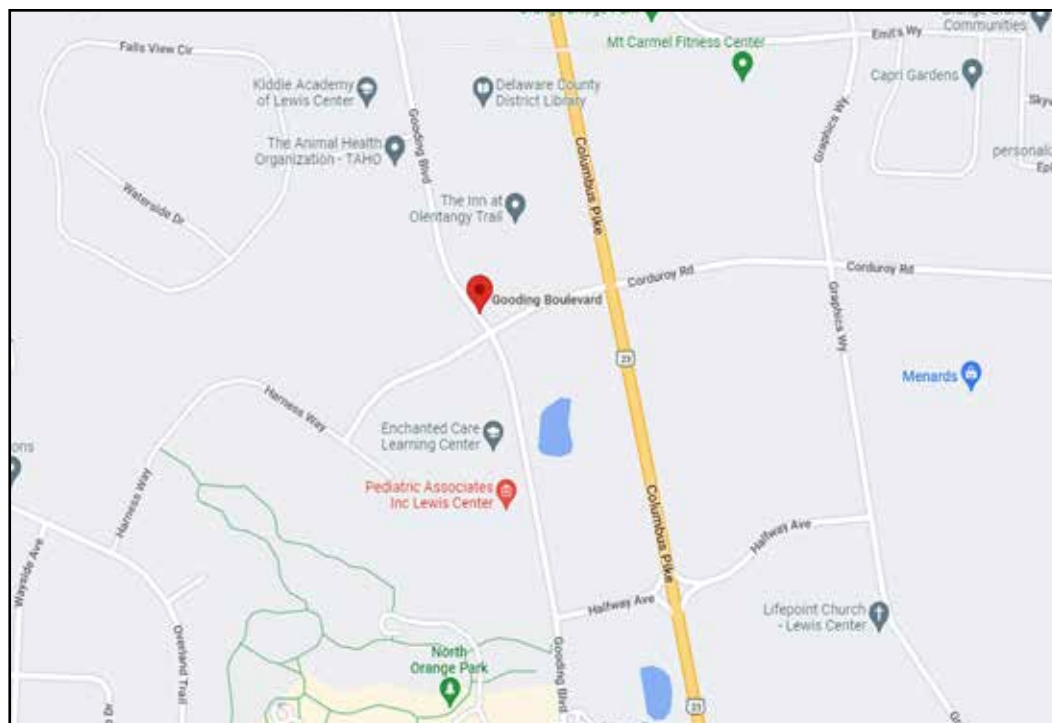
ORANGE TOWNSHIP,
DELAWARE COUNTY, OHIO













Great Location!

Easy access to main arteries
10 minutes to Polaris Fashion Place
15 minutes to Downtown Delaware

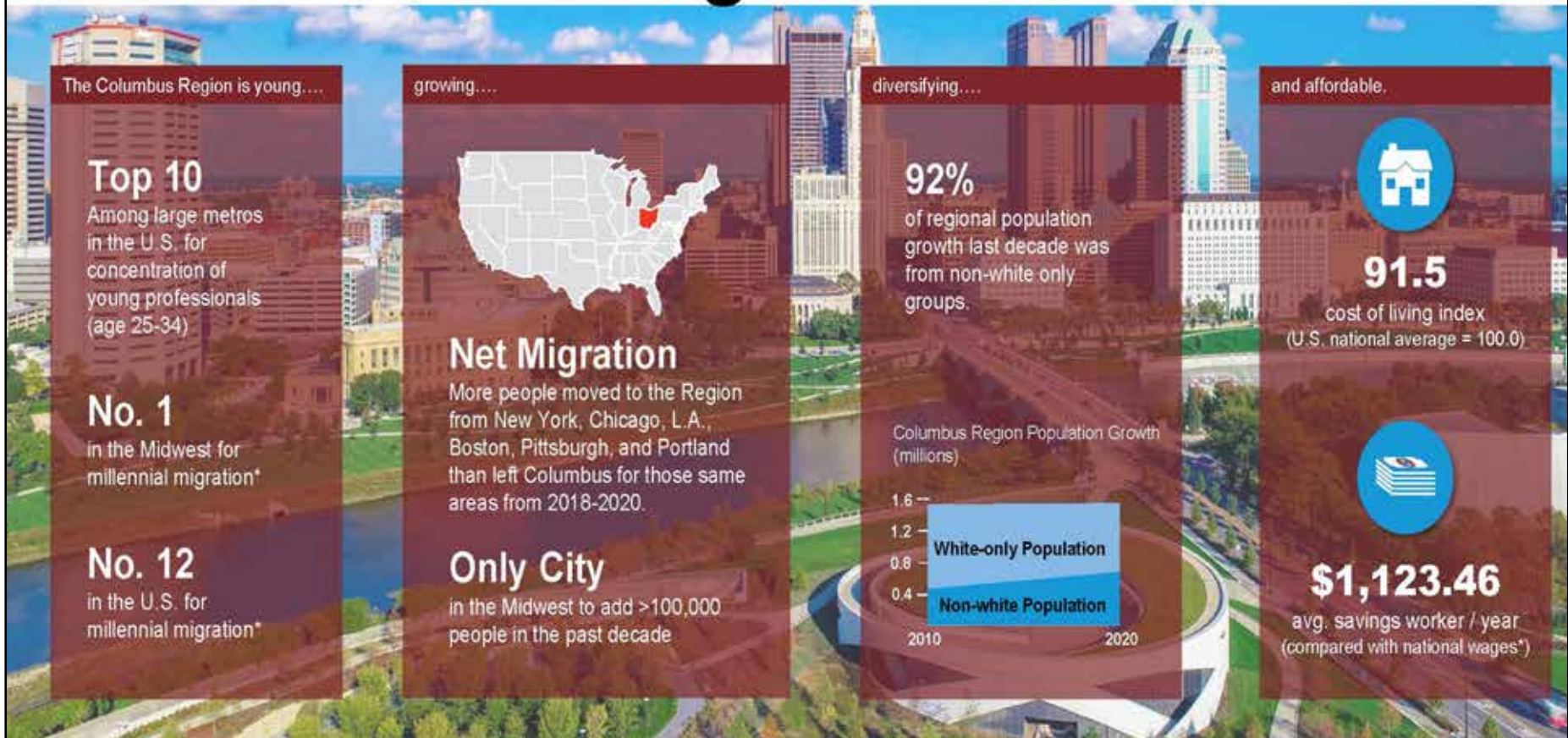
Demographic Summary Report

Lot B 0 Gooding Blvd, Delaware, OH 43015				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	3,548	48,757	150,775	
2025 Estimate	3,138	44,804	140,485	
2020 Census	2,167	40,191	128,642	
Growth 2025 - 2030	13.07%	8.82%	7.32%	
Growth 2020 - 2025	44.81%	11.48%	9.21%	
2025 Population by Hispanic Origin	90	1,561	6,287	
2025 Population	3,138	44,804	140,485	
White	2,302 73.36%	30,752 68.64%	98,623 70.20%	
Black	133 4.24%	2,451 5.47%	8,920 6.35%	
Am. Indian & Alaskan	3 0.10%	48 0.11%	223 0.16%	
Asian	540 17.21%	8,853 19.76%	22,093 15.73%	
Hawaiian & Pacific Island	0 0.00%	7 0.02%	34 0.02%	
Other	160 5.10%	2,692 6.01%	10,592 7.54%	
U.S. Armed Forces	1	57	184	
Households				
2030 Projection	1,297	16,484	55,259	
2025 Estimate	1,146	15,137	51,542	
2020 Census	786	13,558	47,359	
Growth 2025 - 2030	13.18%	8.90%	7.21%	
Growth 2020 - 2025	45.80%	11.65%	8.83%	
Owner Occupied	1,005 87.70%	12,455 82.28%	36,485 70.79%	
Renter Occupied	141 12.30%	2,682 17.72%	15,057 29.21%	
2025 Households by HH Income				
Income: <\$25,000	50 4.36%	377 2.49%	2,146 4.16%	
Income: \$25,000 - \$50,000	120 10.47%	983 6.49%	4,478 8.69%	
Income: \$50,000 - \$75,000	305 26.61%	1,711 11.30%	6,552 12.71%	
Income: \$75,000 - \$100,000	133 11.61%	1,214 8.02%	5,245 10.18%	
Income: \$100,000 - \$125,000	110 9.60%	1,213 8.01%	5,565 10.80%	
Income: \$125,000 - \$150,000	65 5.67%	1,217 8.04%	4,187 8.12%	
Income: \$150,000 - \$200,000	89 7.77%	2,980 19.69%	9,037 17.53%	
Income: \$200,000+	274 23.91%	5,442 35.95%	14,332 27.81%	
2025 Avg Household Income	\$138,014	\$182,783	\$160,908	
2025 Med Household Income	\$93,420	\$164,320	\$135,658	



Lot B 0 Gooding Blvd, Delaware, OH 43015							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Gooding Boulevard	Falls Peak Lane	0.13 NW	2026	1,729	MPSI	.27	
2 ABBOT-DOWNING BLVD	Abbot-Downing Blvd	0.05 E	2026	609	MPSI	.28	
3 Abbot-Downing Blvd	Overland Trl	0.02 W	2026	597	MPSI	.31	
4 OVERLAND TRL	Abbot-Downing Blvd	0.02 S	2026	238	MPSI	.32	
5 OVERLAND TRL	Abbot-Downing Blvd	0.02 N	2026	150	MPSI	.34	
6 ABBOT-DOWNING BLVD	Overland Trl	0.02 E	2026	222	MPSI	.34	
7 Columbus Pike	Slate Ridge Drive	0.01 NW	2026	38,709	MPSI	.47	
8 Columbus Pike	Home Rd	0.13 N	2026	42,130	MPSI	.62	
9 Columbus Pike	Columbus Pike	0.02 S	2026	42,342	MPSI	.62	
10 Home Road	Home Road	0.18 NW	2026	11,285	MPSI	.67	

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



The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



Julie Cohen
Sales & Leasing Assoc.
614-221-4286 ext. 123
jcohen@rweiler.com

Learn more about us at
www.rweiler.com

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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.