

+/- 53.28 ACRES

LAND FOR SALE

STATE ROUTE 37 E., DELAWARE, OHIO 43015



SCOTT CUBBERLY SENIOR ADVISOR

MOBILE 614.395.5718 | DIRECT 614.334.7843
SCUBBERLY@EQUITY.NET



PROPERTY HIGHLIGHTS

+ / - 53.28 ACRES

LAND FOR SALE
STATE ROUTE 37 E., DELAWARE, OHIO 43015

- +/- 53.28 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; possible rail spur
- Sale price: \$ 5,061,600 (\$95,000 per acre)



AERIAL 1

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



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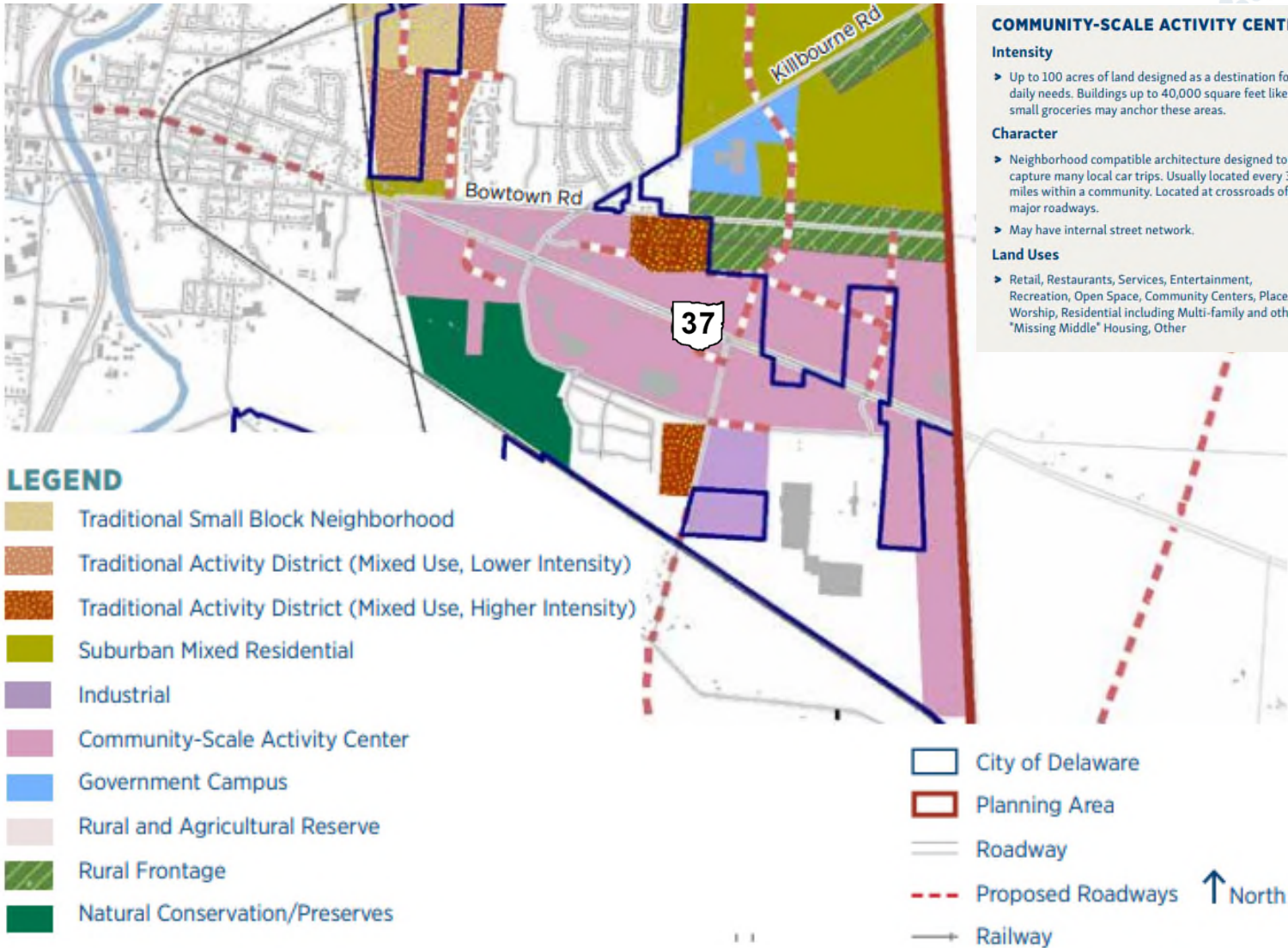
www.equity.net

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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

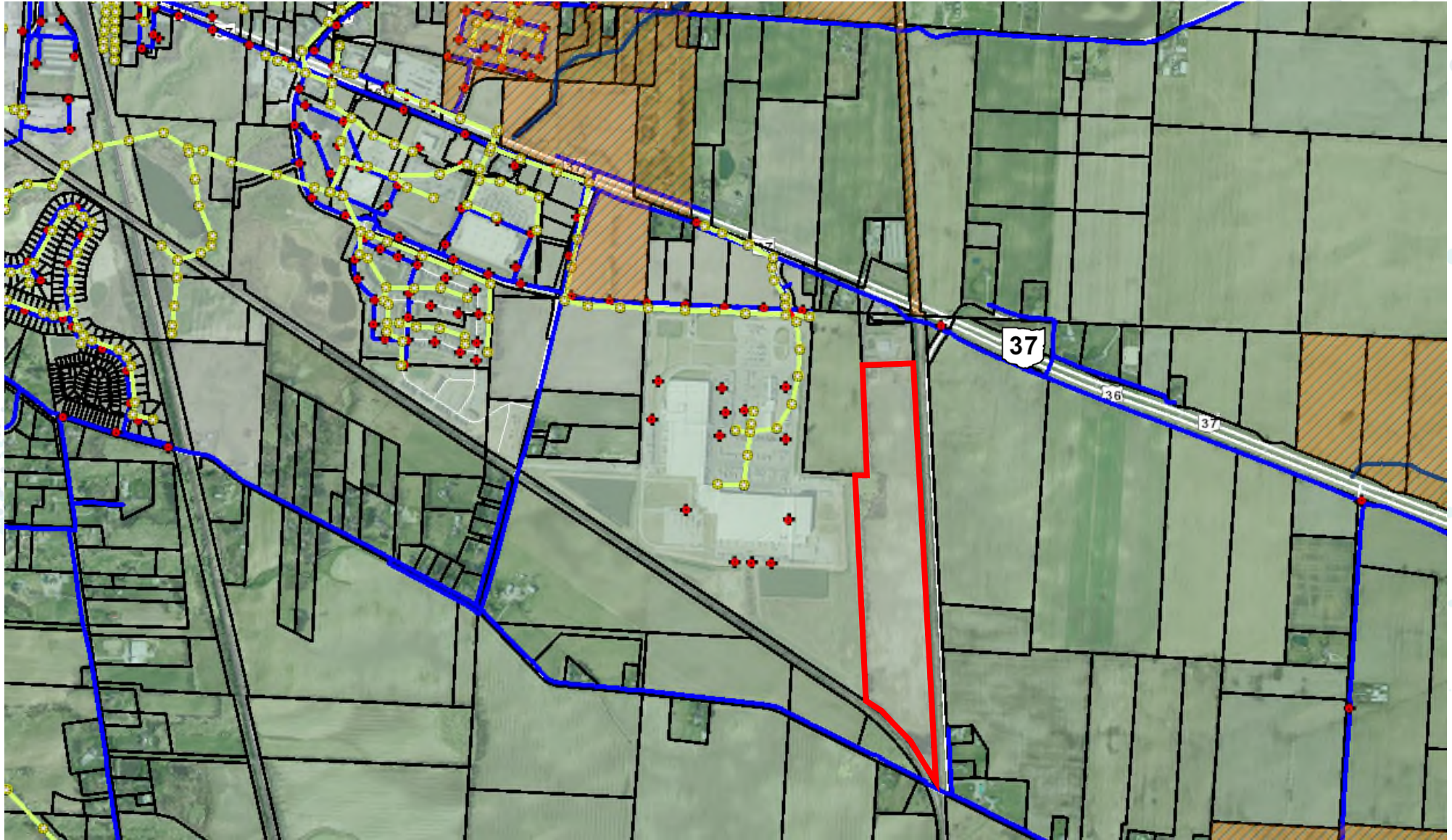
- ▶ Neighborhood compatible architecture designed to capture many local car trips. Usually located every 3-5 miles within a community. Located at crossroads of major roadways.
- ▶ May have internal street network.

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

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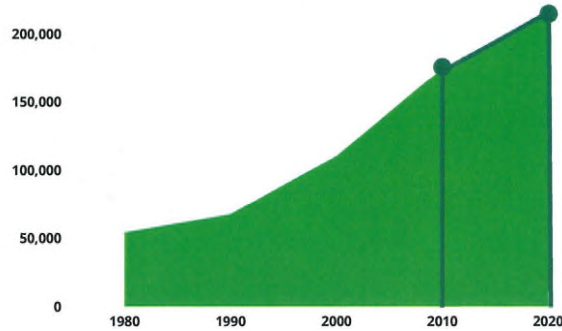
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DELAWARE DATA

Fastest growing county in Ohio

population

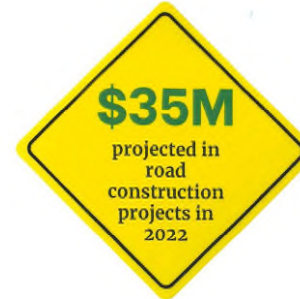


214,124

Total Population
(2020 U.S. Census)

23%

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



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

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

2022 Budget

\$128.8M county general fund budget

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

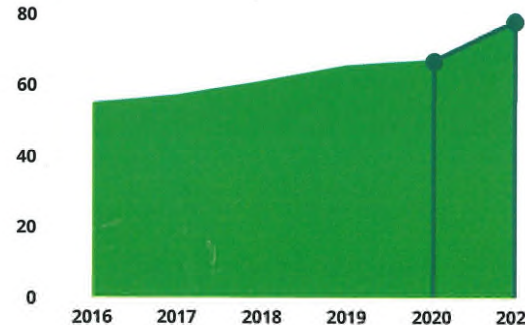
City of Sunbury

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

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/>

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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)

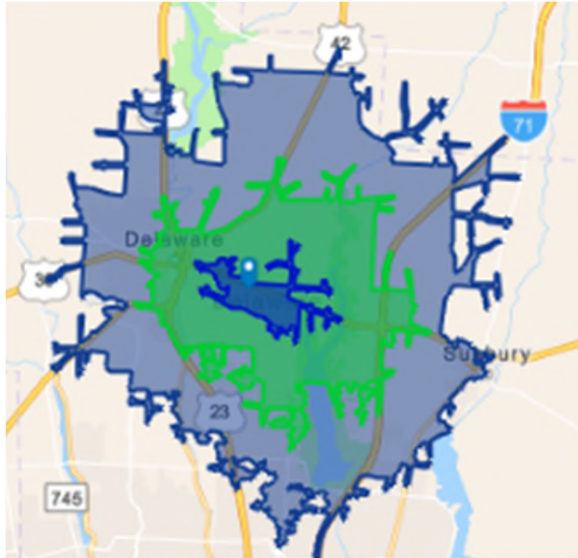
Subarea	within 1 mile radius	1 to 5 miles radius	5 to 10 miles radius	Total
Gross Acreage	2,000	46,010	150,032	200,043
Current Housing Unit (1/2022)	719	8,246	54,186	63,151
Housing within Morrow County	-	-	697	697
Housing within Franklin County	-	-	4,253	4,253
Estimated Current population (1/2022) - A	1,992	22,841	163,807	198,640
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	2,646	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	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	102,826	143,382
Total Build-Out Population (A + B + C)	4,908	73,884	286,862	365,756

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 %

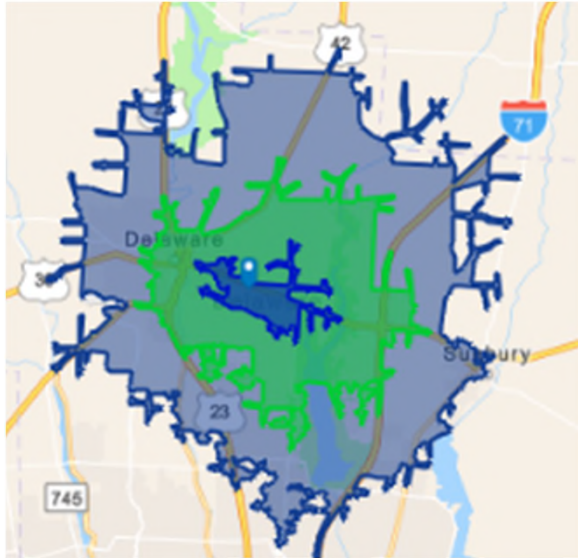
19.3
Blue
Collar %

17.4
Services
%

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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 %



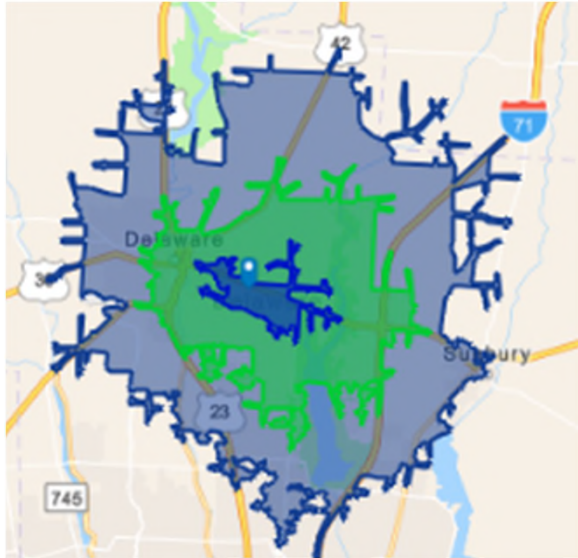
15.7

Services
%

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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
%

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