

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

## DEVELOPMENT LAND

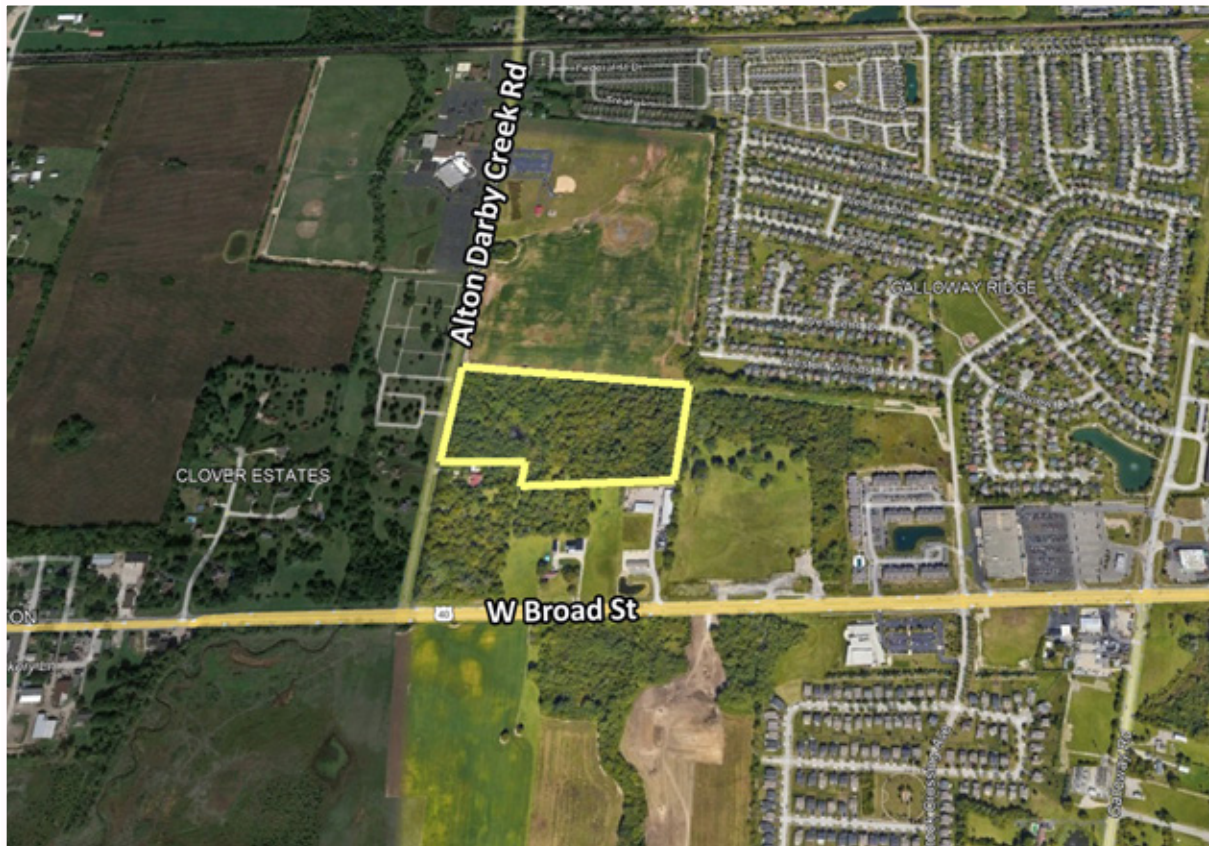
112 Alton Darby Creek Road, Galloway, OH 43119



## VACANT DEVELOPMENT LAND AVAILABLE IN WEST COLUMBUS!

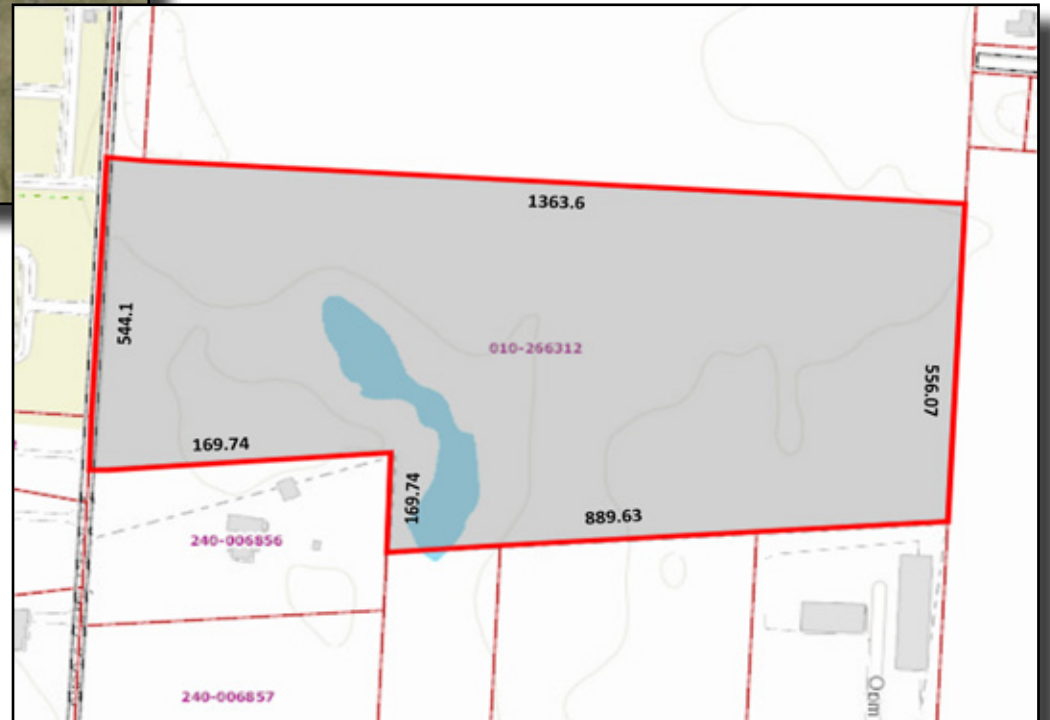
16.9 +/- ac of land for sale in Galloway, Ohio! Just a 20-minute drive to Downtown Columbus and close to I-270 & I-70. Kroger, Menards, and other major retailers located nearby. Zoned Residential Rural.

Perfect development opportunity right outside the city!



### Property Highlights

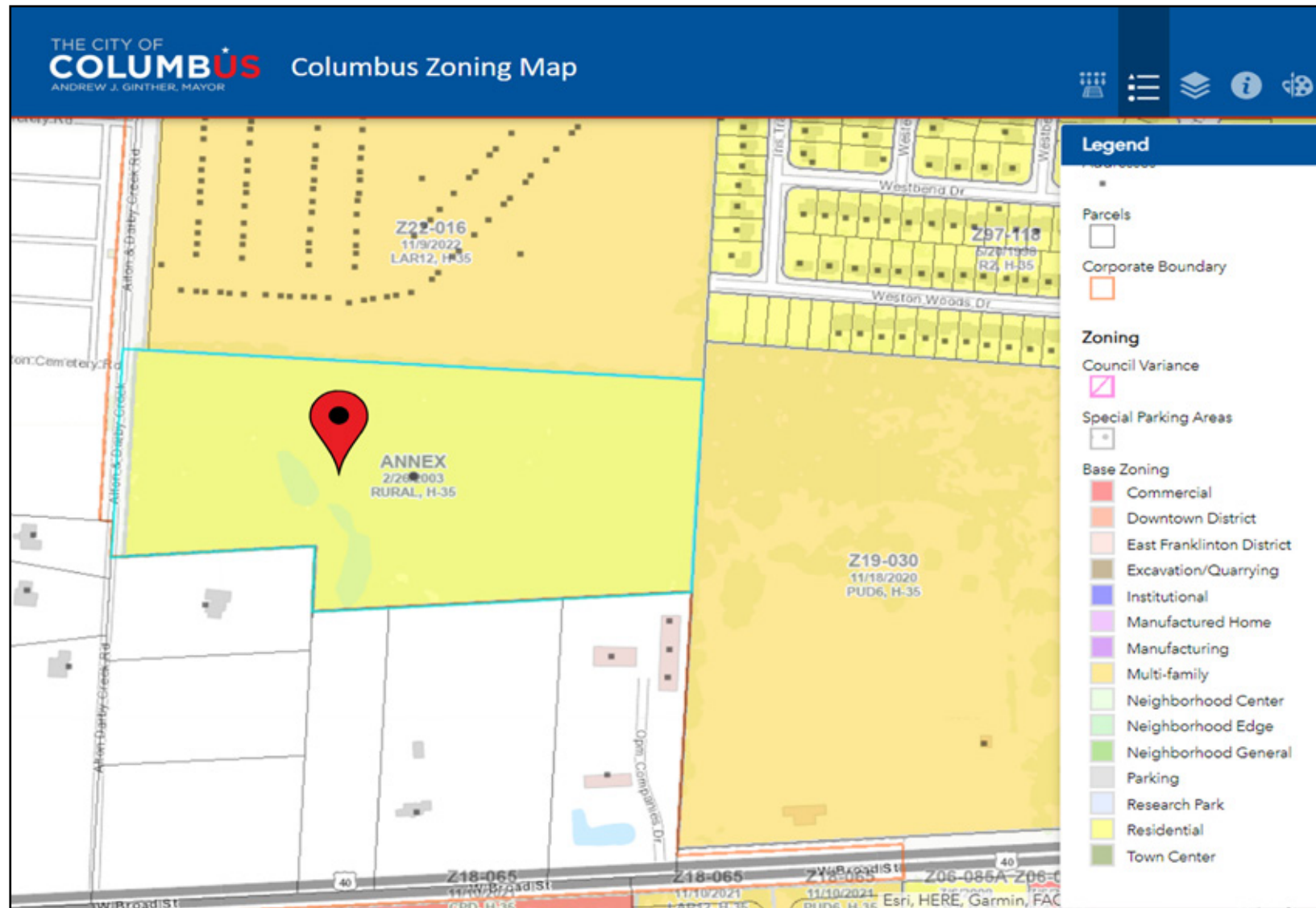
Address:	112 Alton Darby Creek Rd Galloway, OH 43119
County:	Franklin
PID:	010-266312-00
Location:	Between W Broad St and Feder Rd
Total Acreage:	16.9 +/- ac
Sale Price	\$1,656,200
Sale Price/Acre:	\$98,000
Taxes 2022:	\$77.48
Utilities:	Available
Zoning:	RR - Residential Rural





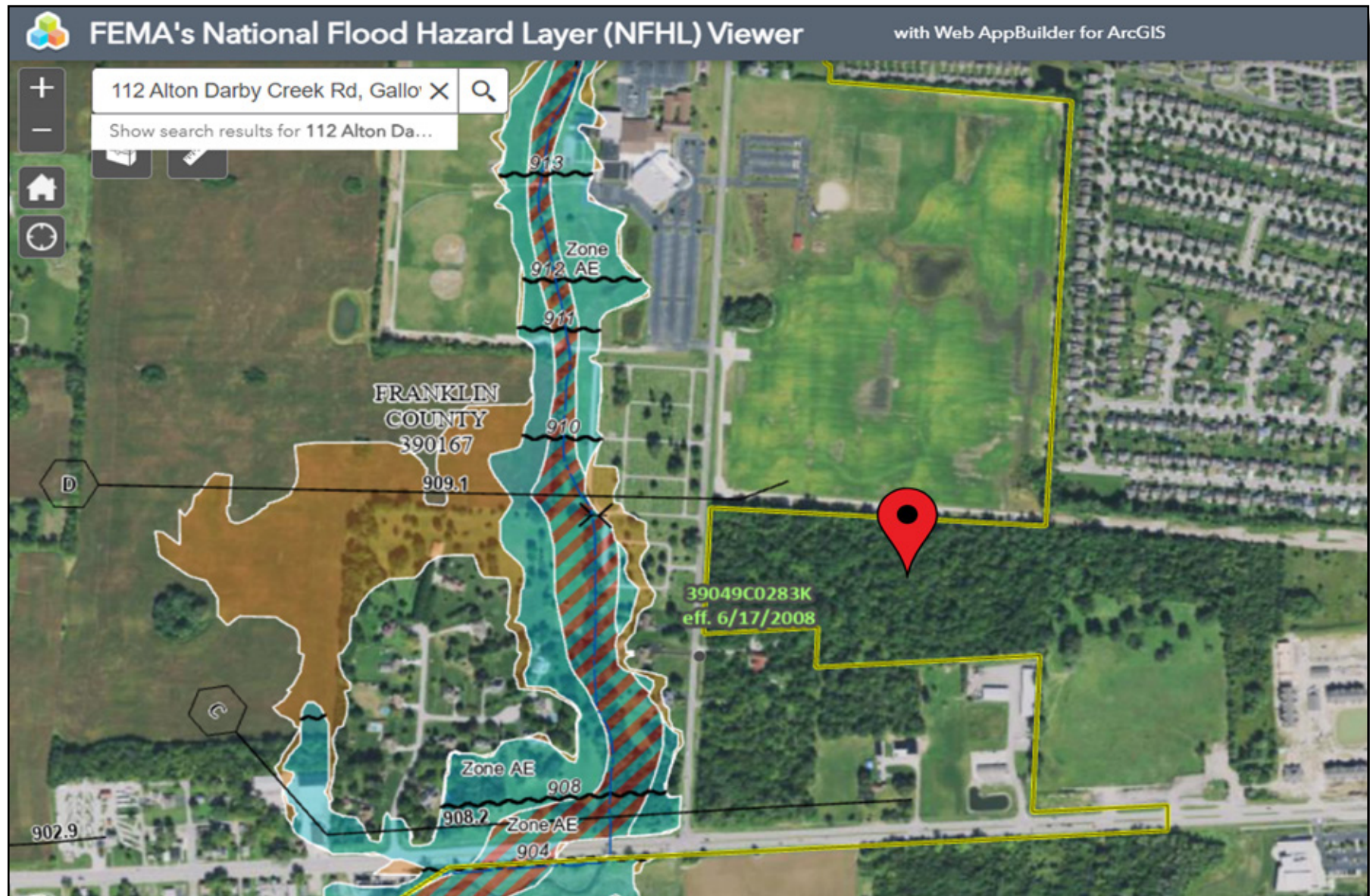
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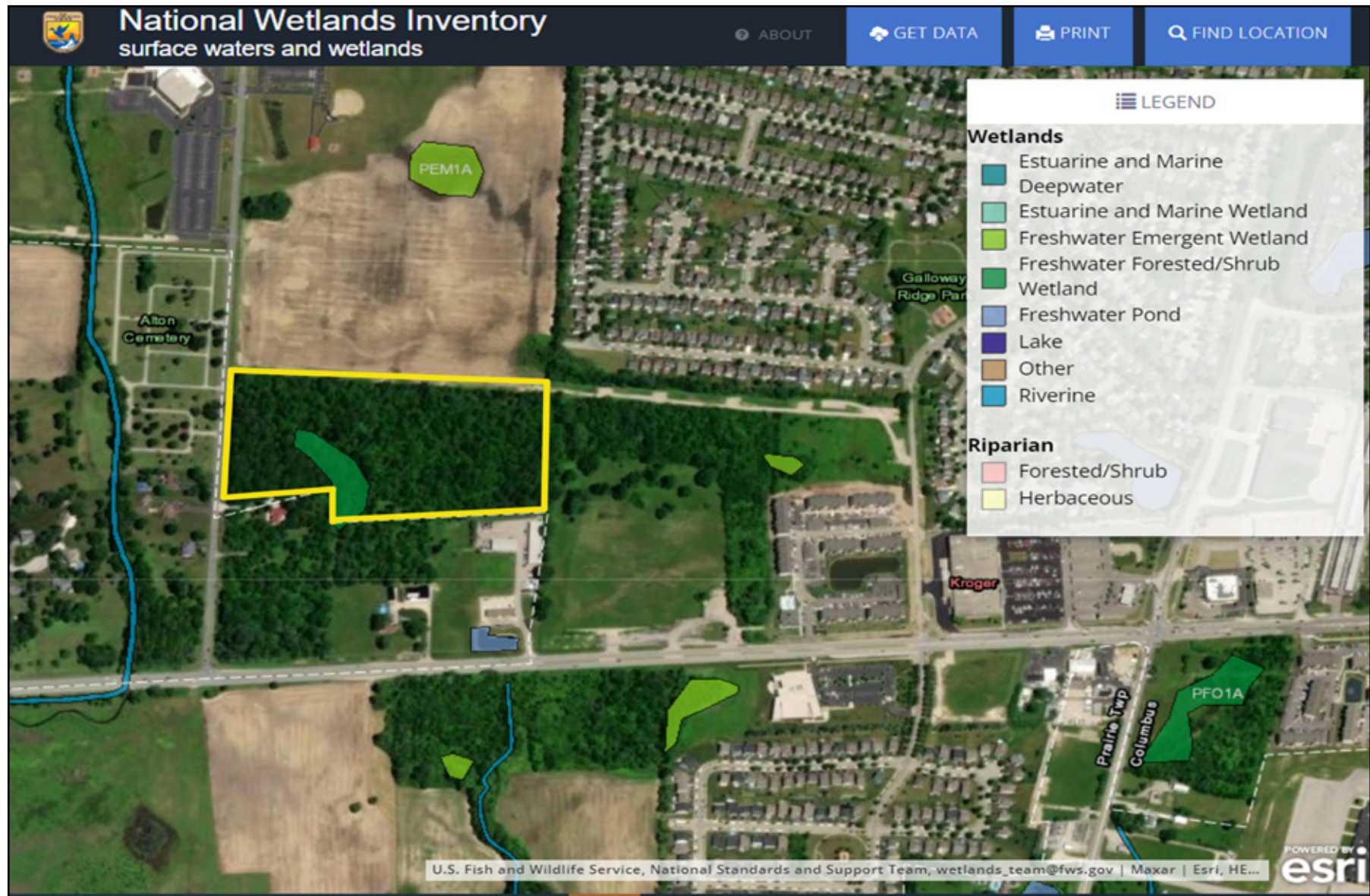


Click [here](#) to view zoning regulations

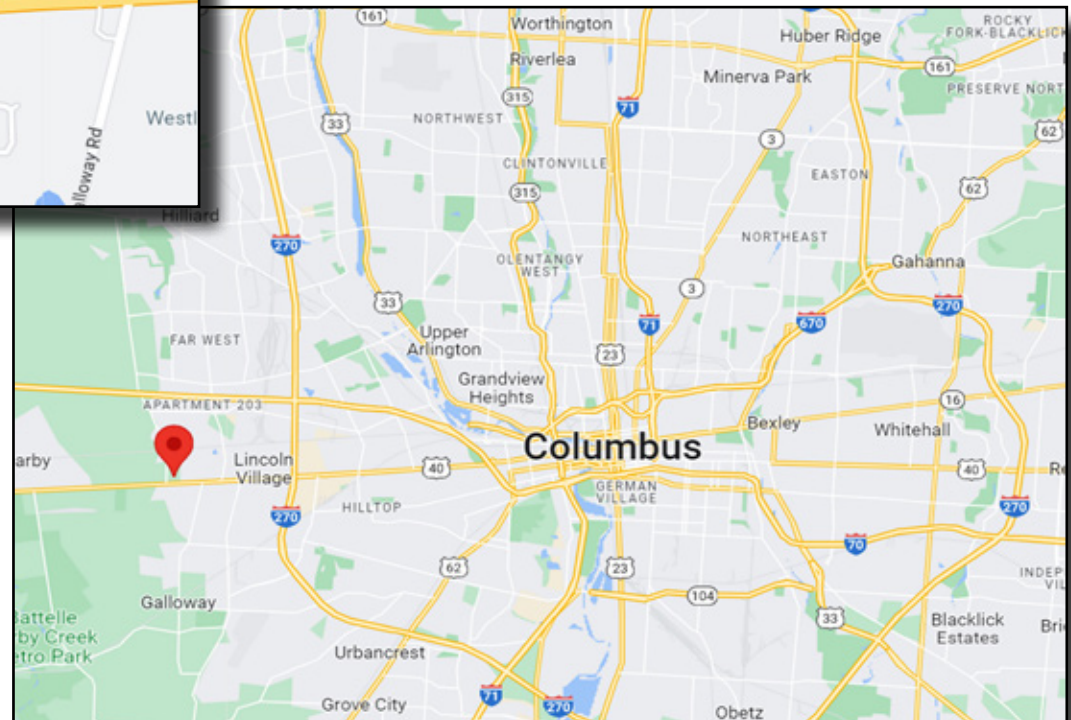
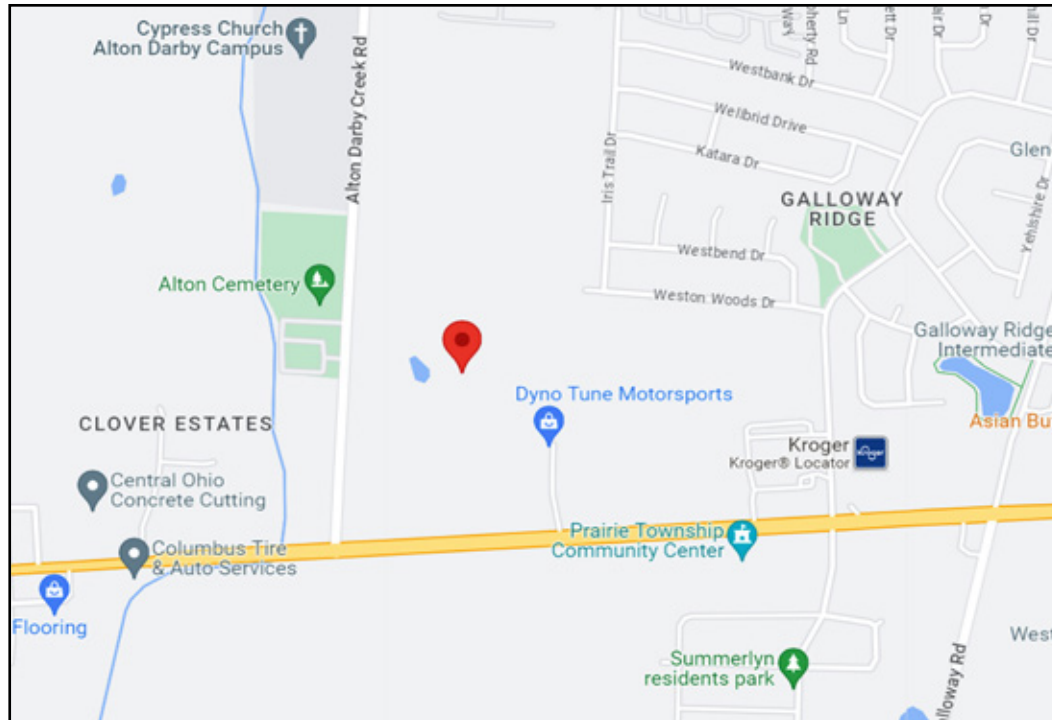




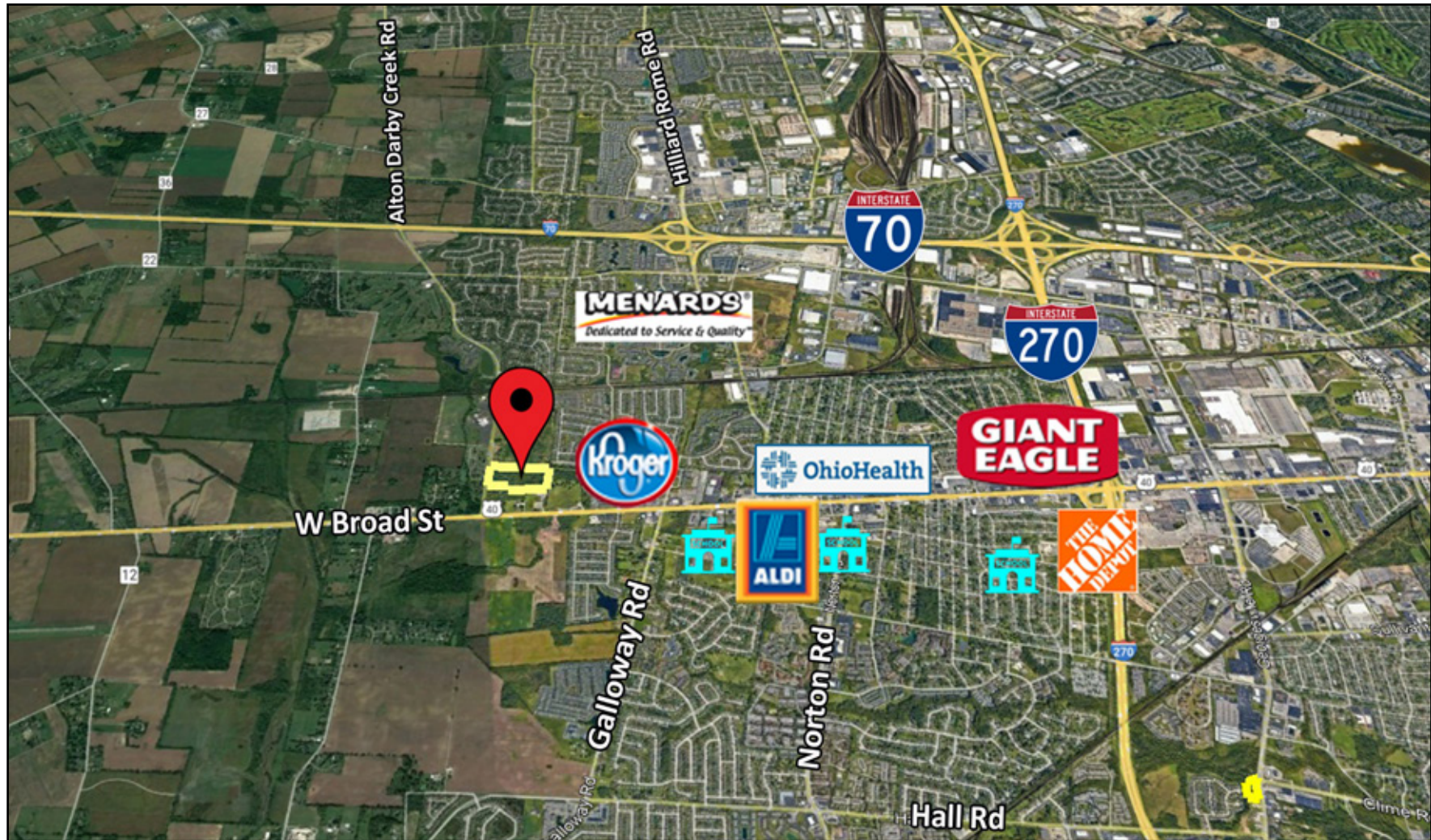













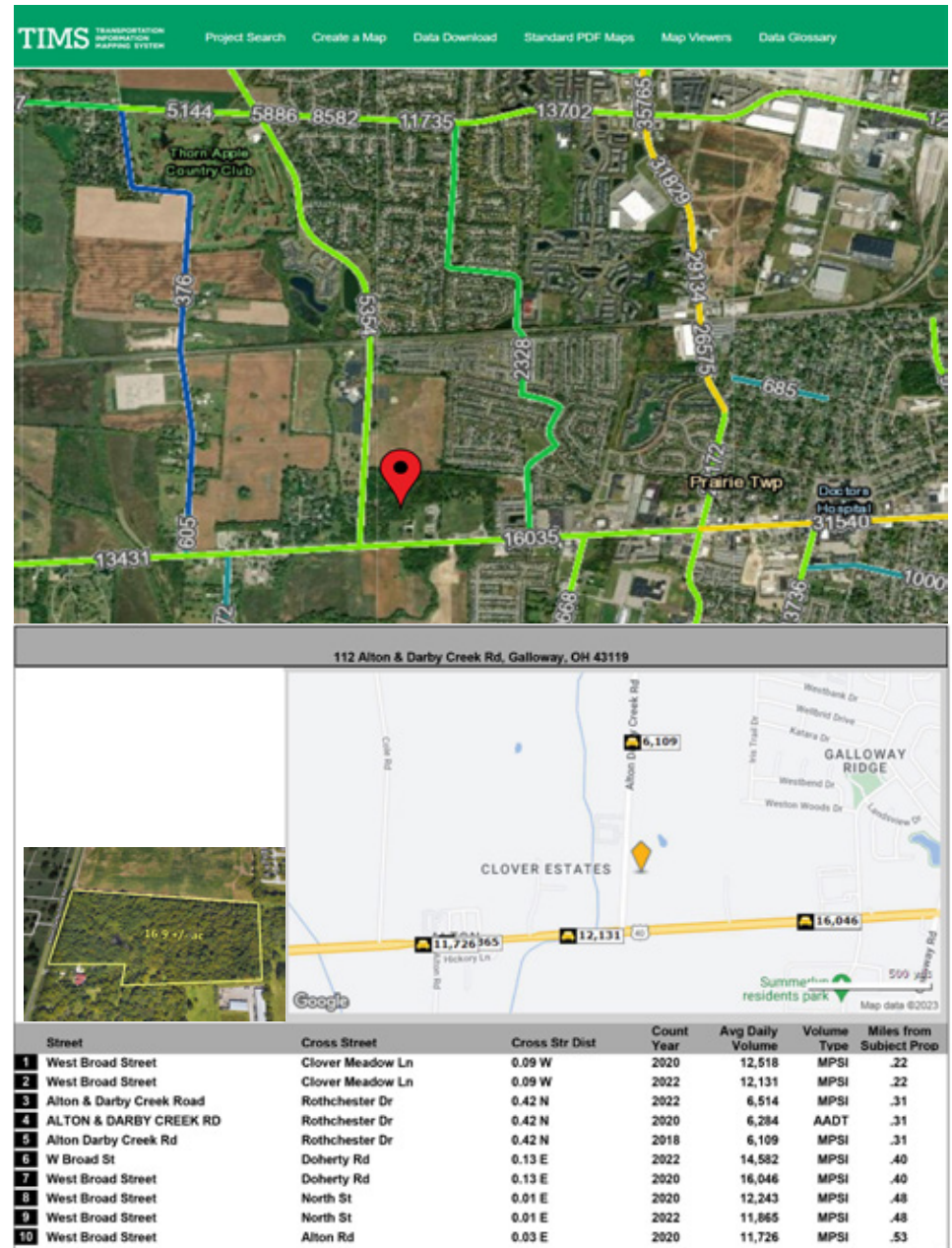
## Great Location!

Easy access to major highways  
20 minutes to Downtown Columbus



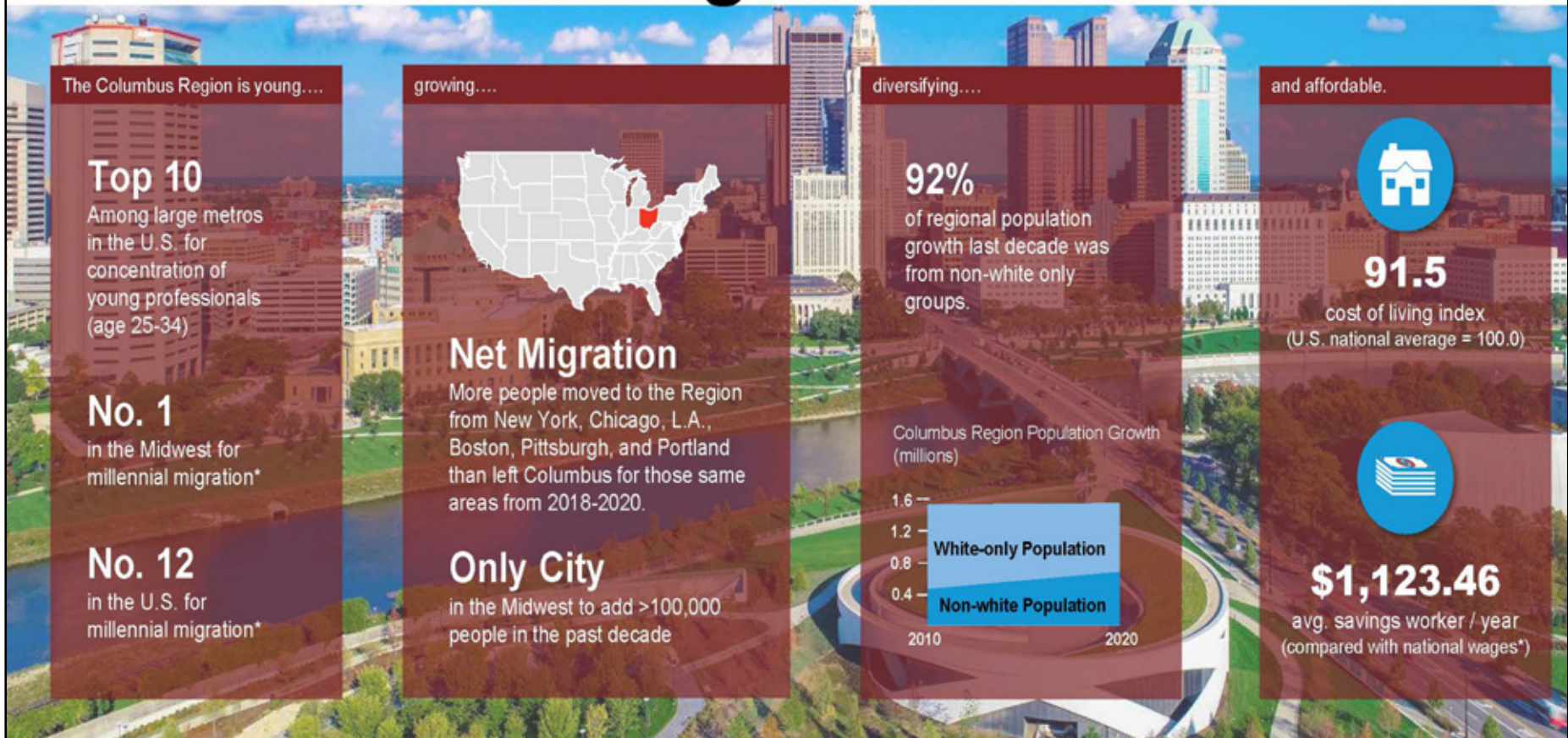
Demographic Summary Report

112 Alton & Darby Creek Rd, Galloway, OH 43119				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	6,283	64,027	149,444	
2023 Estimate	6,310	63,828	149,393	
2010 Census	6,039	58,374	139,068	
Growth 2023 - 2028	-0.43%	0.31%	0.03%	
Growth 2010 - 2023	4.49%	9.34%	7.42%	
<b>2023 Population by Hispanic Origin</b>	581	10,244	17,985	
<b>2023 Population</b>	6,310	63,828	149,393	
White	5,027 79.67%	48,326 75.71%	114,631 76.73%	
Black	682 10.81%	9,587 15.02%	19,915 13.33%	
Am. Indian & Alaskan	17 0.27%	416 0.65%	831 0.56%	
Asian	362 5.74%	2,788 4.37%	8,087 5.41%	
Hawaiian & Pacific Island	2 0.03%	53 0.08%	150 0.10%	
Other	220 3.49%	2,659 4.17%	5,778 3.87%	
U.S. Armed Forces	1	14	59	
<b>Households</b>				
2028 Projection	2,279	24,558	56,595	
2023 Estimate	2,291	24,537	56,679	
2010 Census	2,213	22,777	53,423	
Growth 2023 - 2028	-0.52%	0.09%	-0.15%	
Growth 2010 - 2023	3.52%	7.73%	6.09%	
Owner Occupied	1,629 71.10%	13,393 54.58%	34,182 60.31%	
Renter Occupied	662 28.90%	11,144 45.42%	22,497 39.69%	
<b>2023 Households by HH Income</b>	2,293	24,537	56,679	
Income: <\$25,000	134 5.84%	3,680 15.00%	8,633 15.23%	
Income: \$25,000 - \$50,000	447 19.49%	5,771 23.52%	11,370 20.06%	
Income: \$50,000 - \$75,000	652 28.43%	5,853 23.85%	11,867 20.94%	
Income: \$75,000 - \$100,000	230 10.03%	3,088 12.59%	7,584 13.38%	
Income: \$100,000 - \$125,000	250 10.90%	2,866 11.68%	6,973 12.30%	
Income: \$125,000 - \$150,000	239 10.42%	1,771 7.22%	3,675 6.48%	
Income: \$150,000 - \$200,000	218 9.51%	1,083 4.41%	4,371 7.71%	
Income: \$200,000+	123 5.36%	425 1.73%	2,206 3.89%	
<b>2023 Avg Household Income</b>	\$94,385	\$72,886	\$82,628	
<b>2023 Med Household Income</b>	\$71,103	\$59,400	\$66,966	





# What's Driving Investment?





# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **85** 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; 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 85 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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