

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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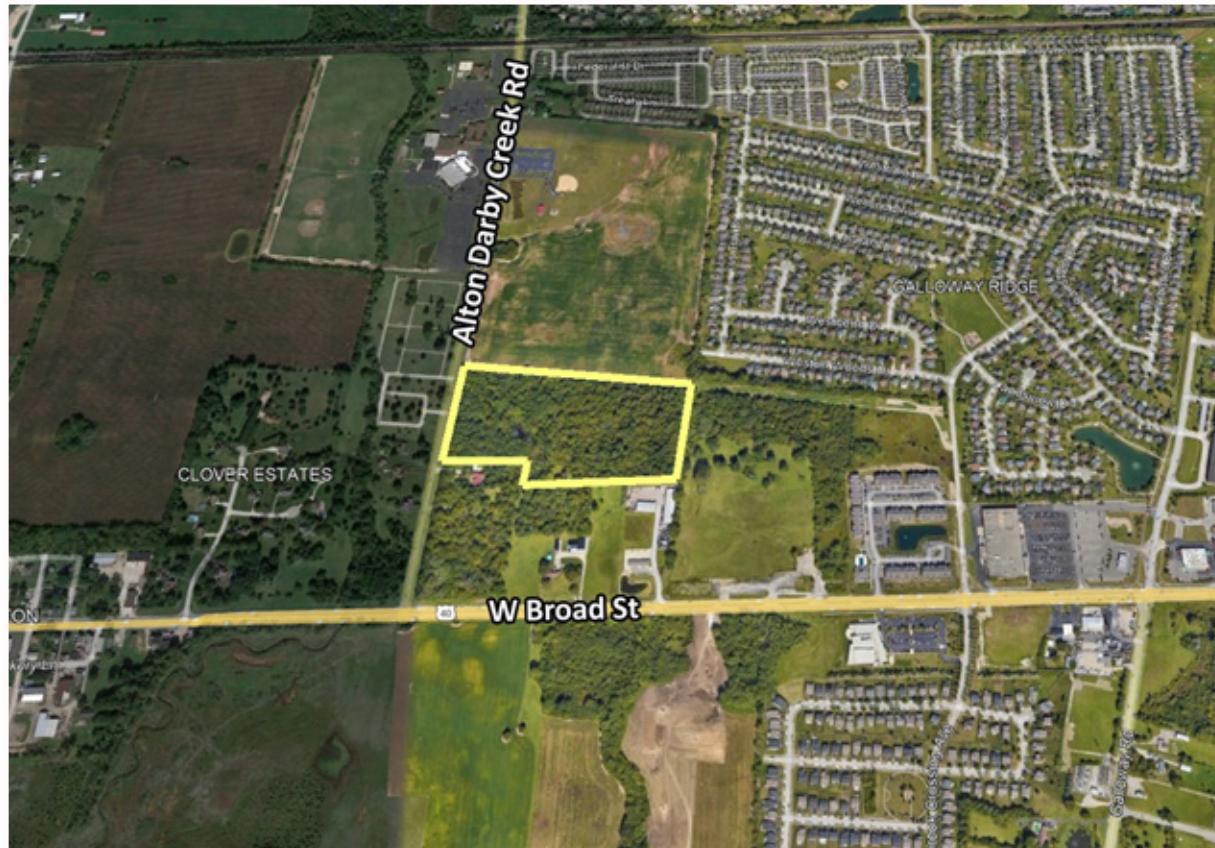
THE ROBERT  
**WEILER**  
COMPANY  
Appraisal Brokerage Consulting Development

**DEVELOPMENT LAND**  
**112 Alton Darby Creek Road, Galloway, OH 43119**

## VACANT DEVELOPMENT LAND AVAILABLE IN WEST COLUMBUS!

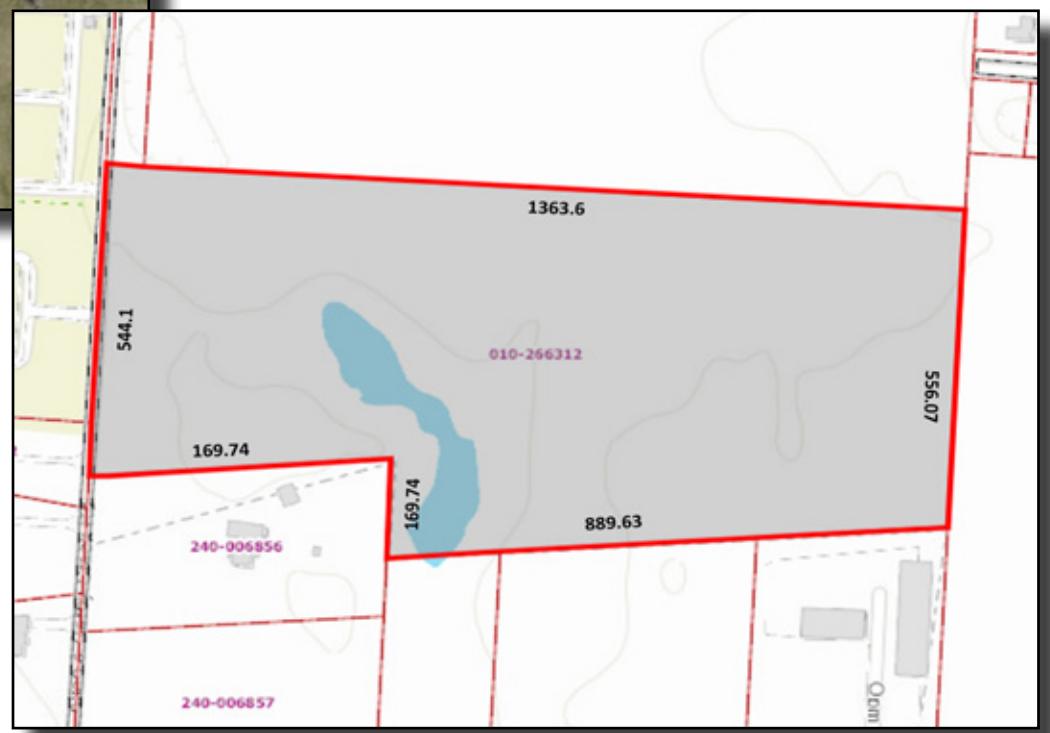
16.9 +/- ac of land for sale in Galloway, Ohio! Just a 20-minute drive to Downtown Columbus and close to I-270 & I-70. Kroger, Menards, and other major retailers located nearby. Zoned Residential Rural.

Perfect development opportunity right outside the city!

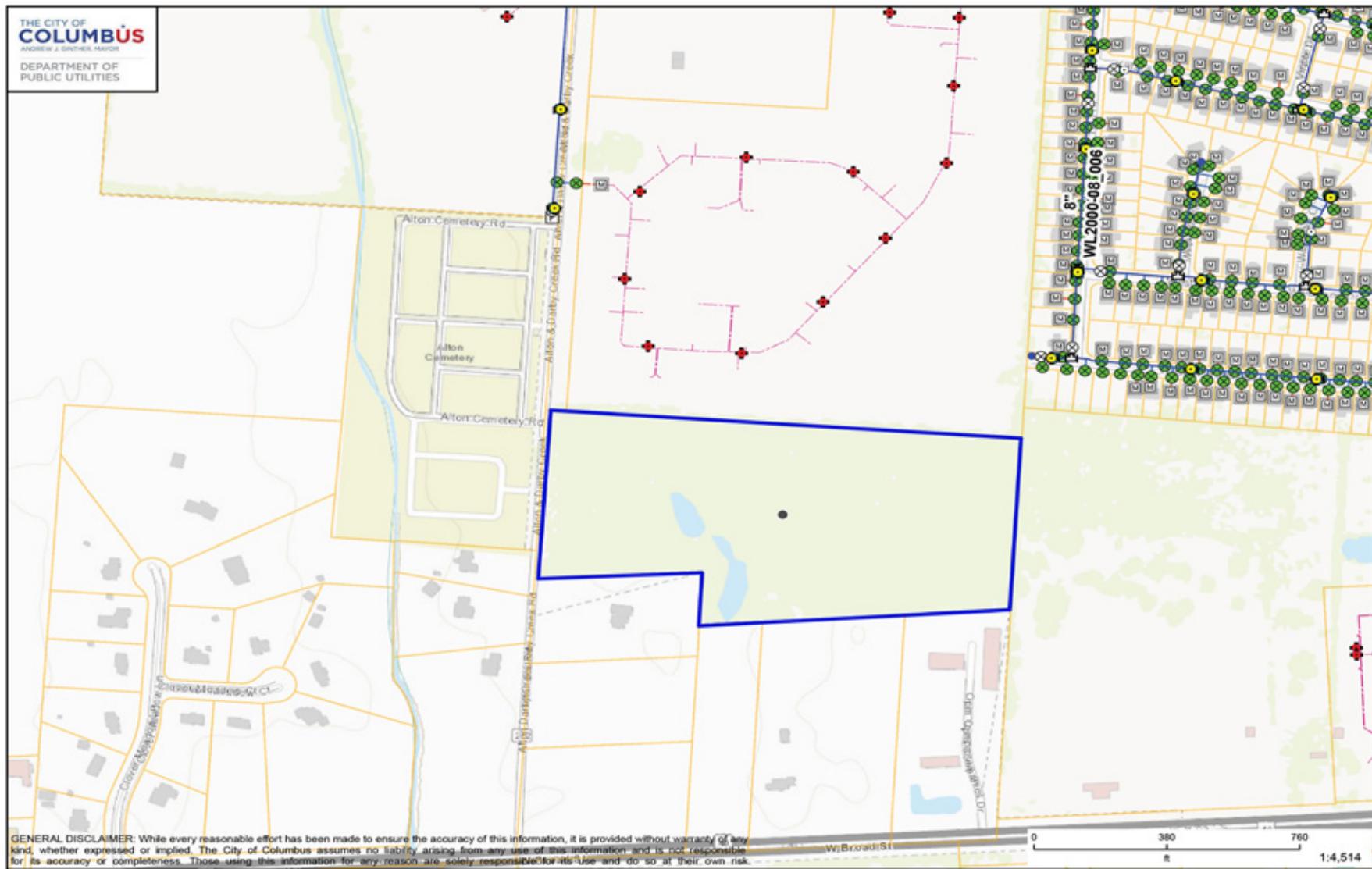


### Property Highlights

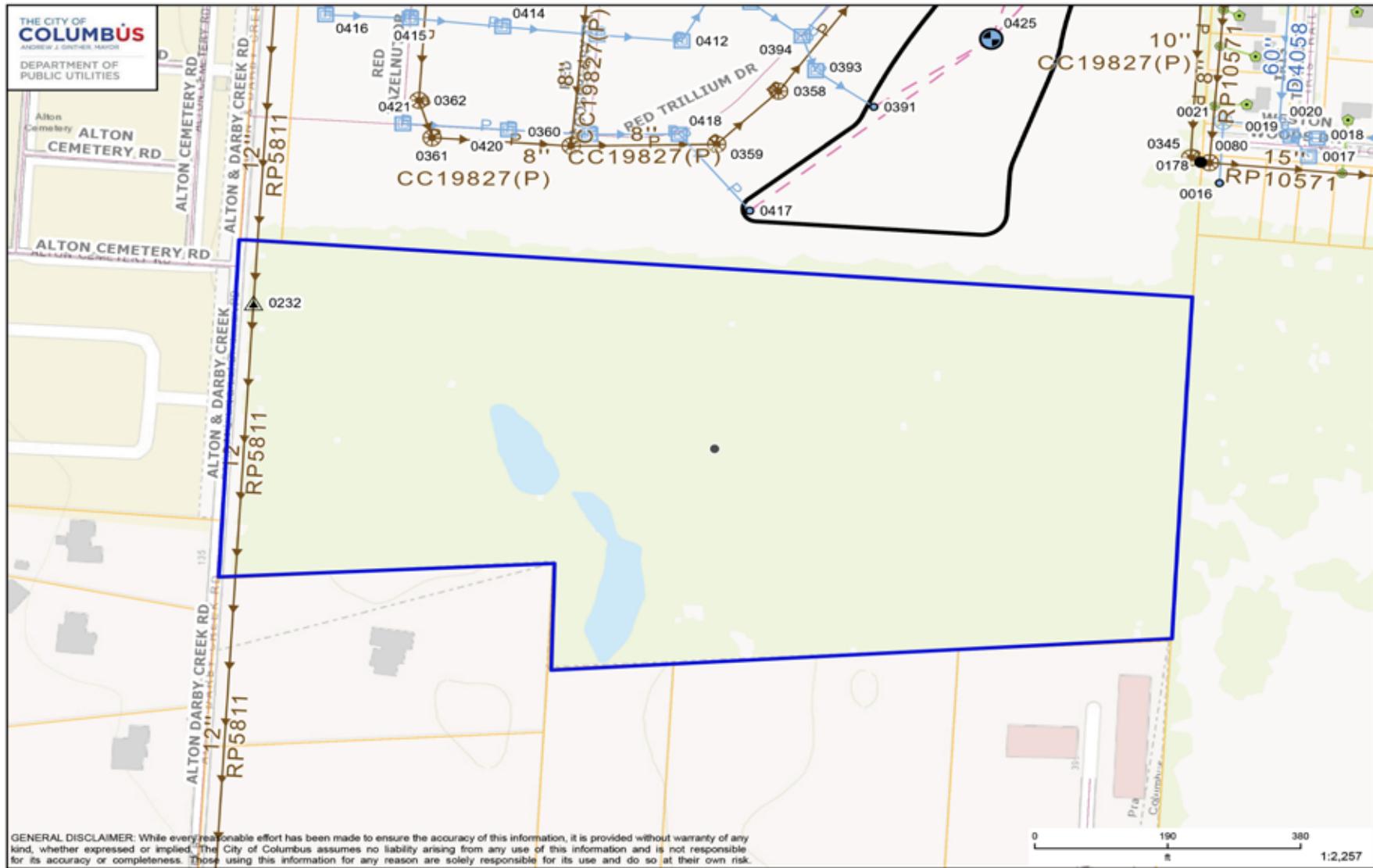
Address:	112 Alton Darby Creek Rd Galloway, OH 43119
County:	Franklin
PID:	010-266312-00
Location:	Between W Broad St and Feder Rd
Total Acreage:	16.9 +/- ac
Sale Price	\$1,656,200
Sale Price/Acre:	\$98,000
Taxes 2022:	\$77.48
Utilities:	Available
Zoning:	RR - Residential Rural

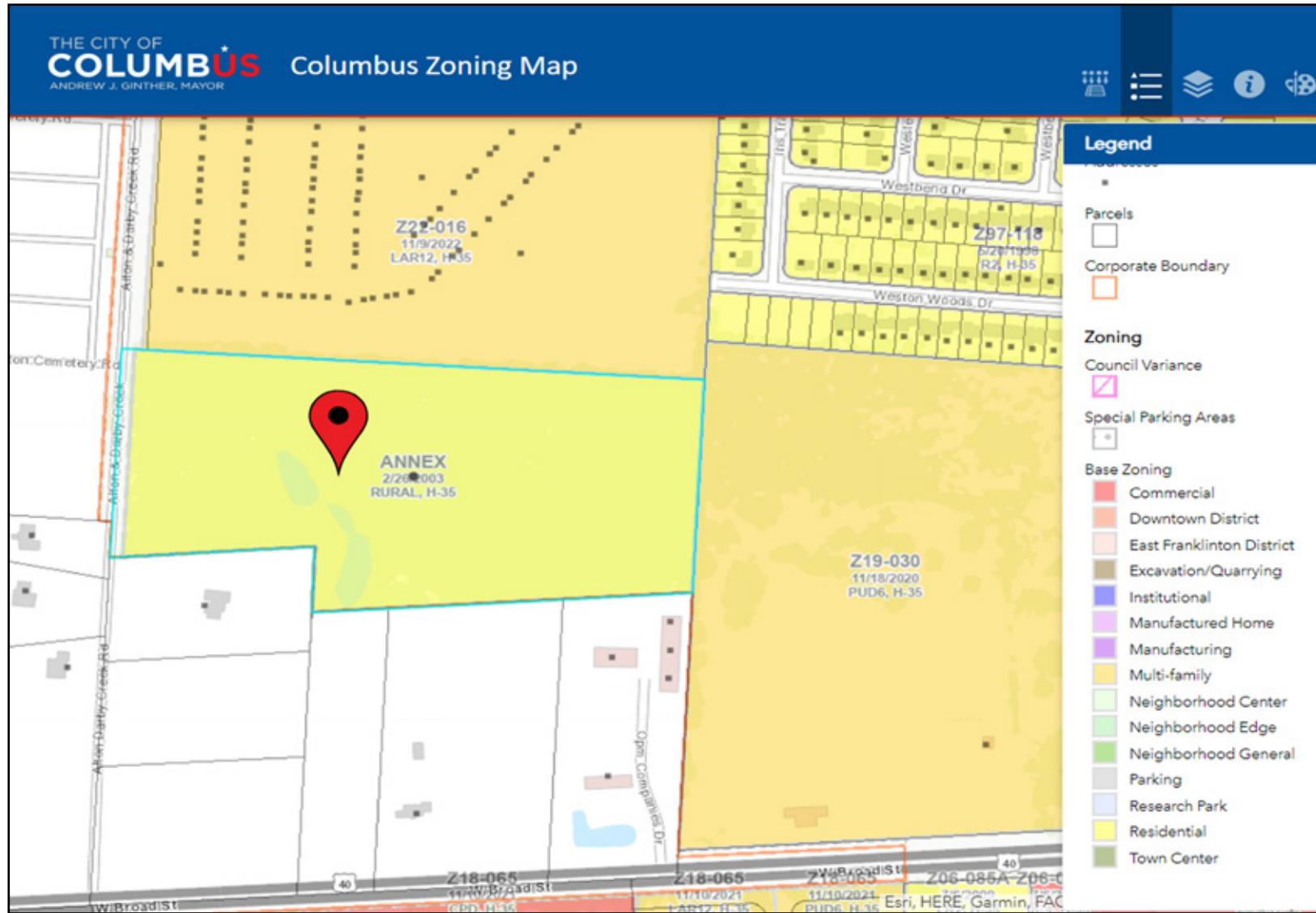


City of Columbus Department of Public Utilities

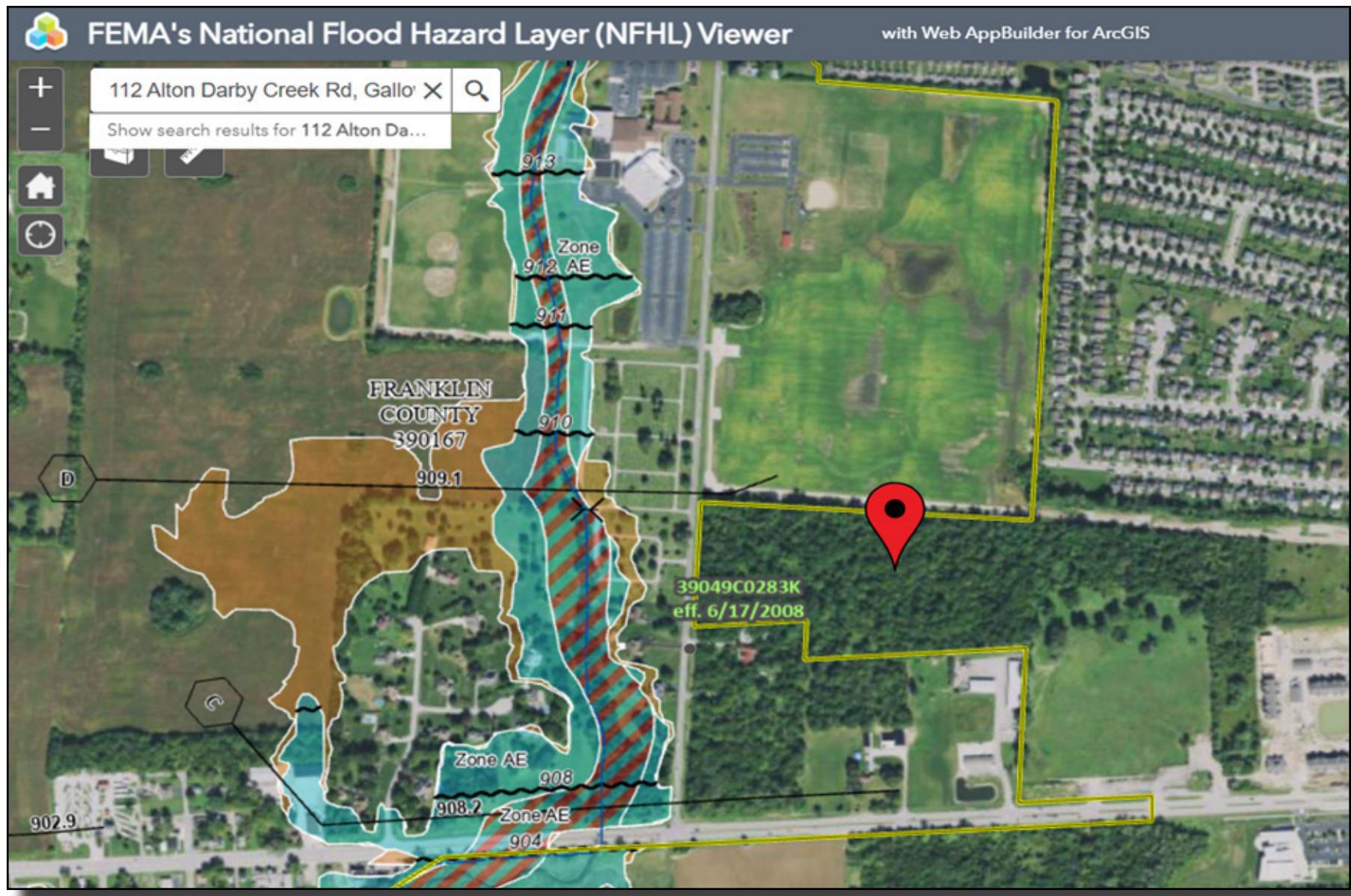


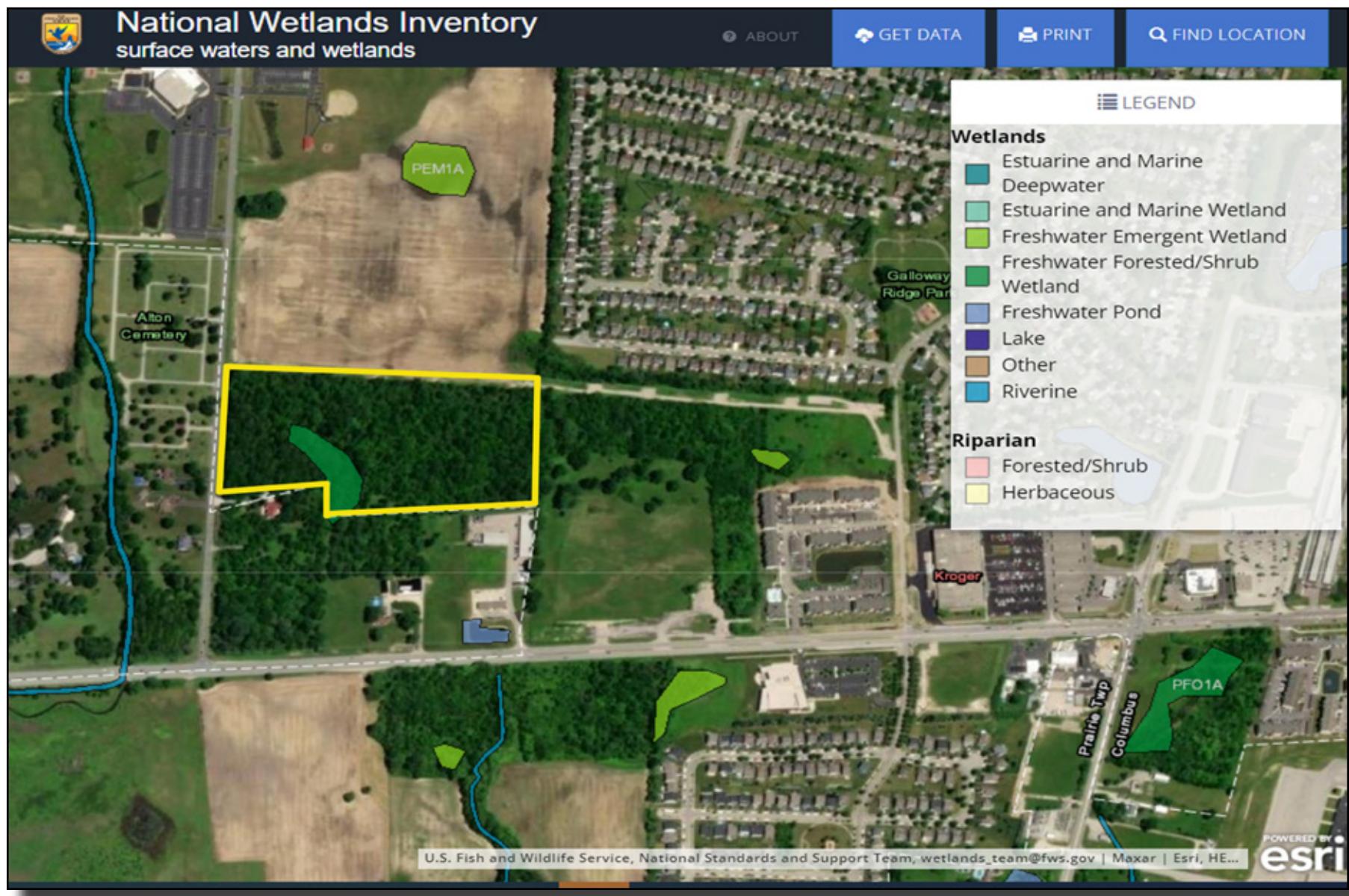
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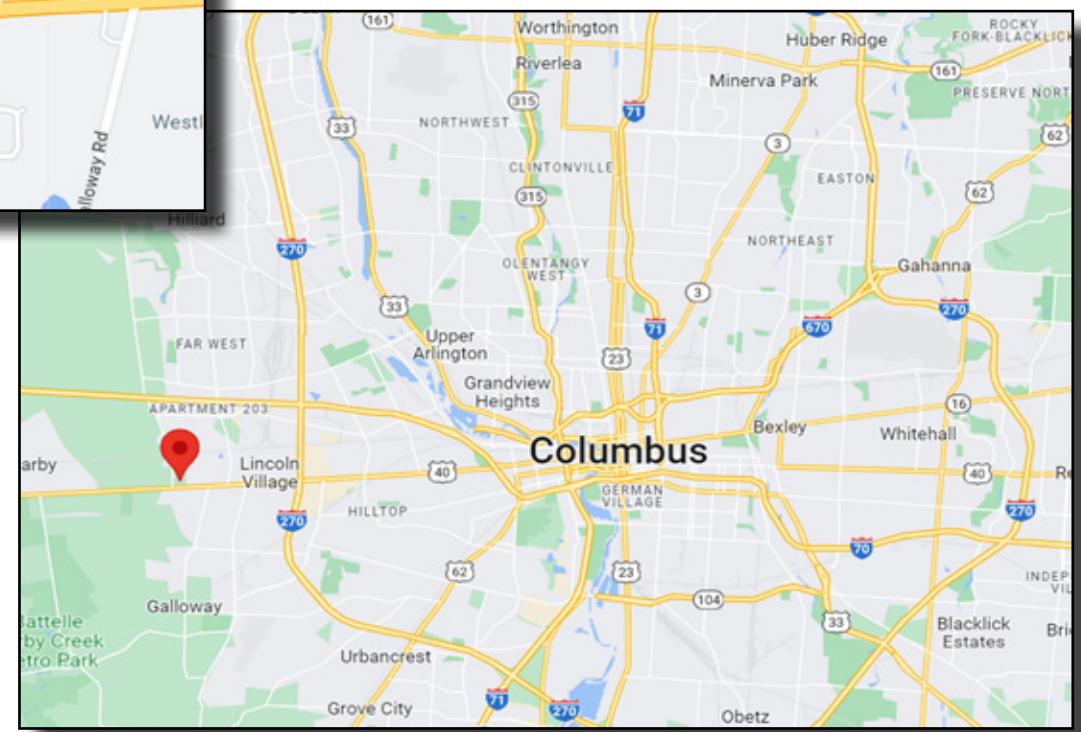
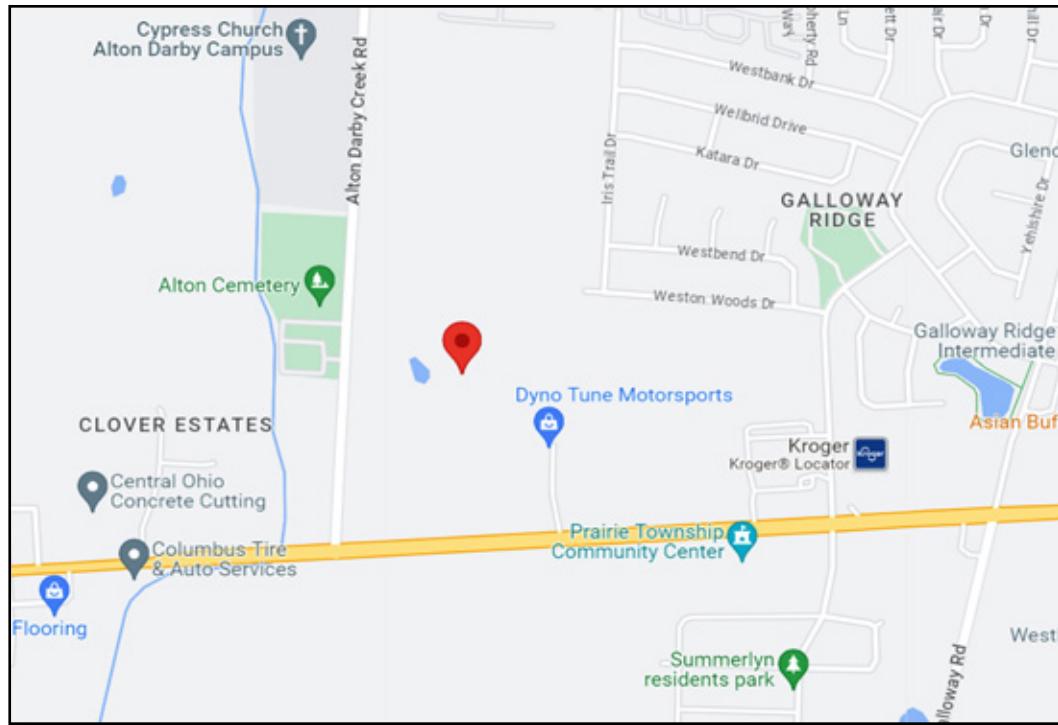


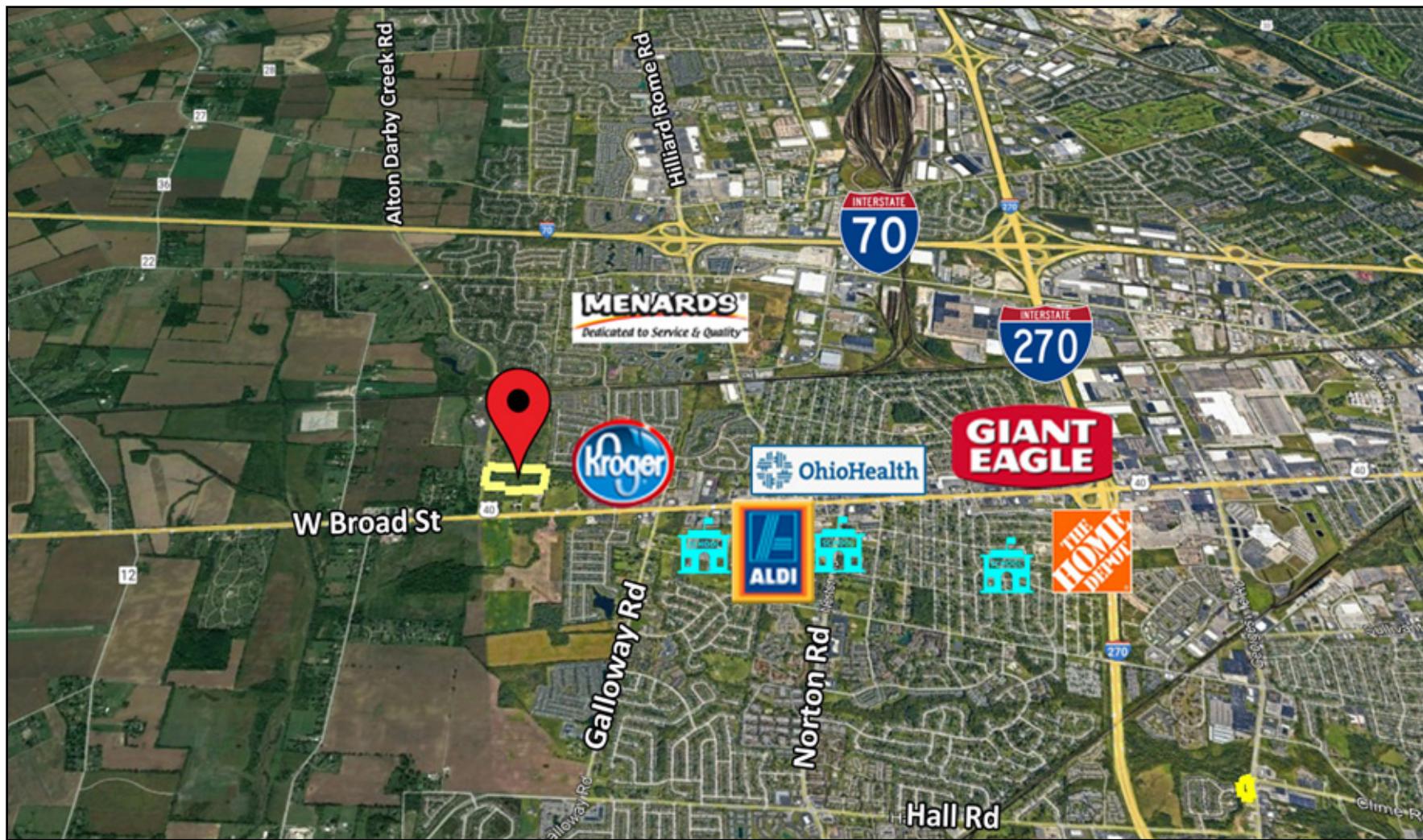


Click [here](#) to view zoning regulations





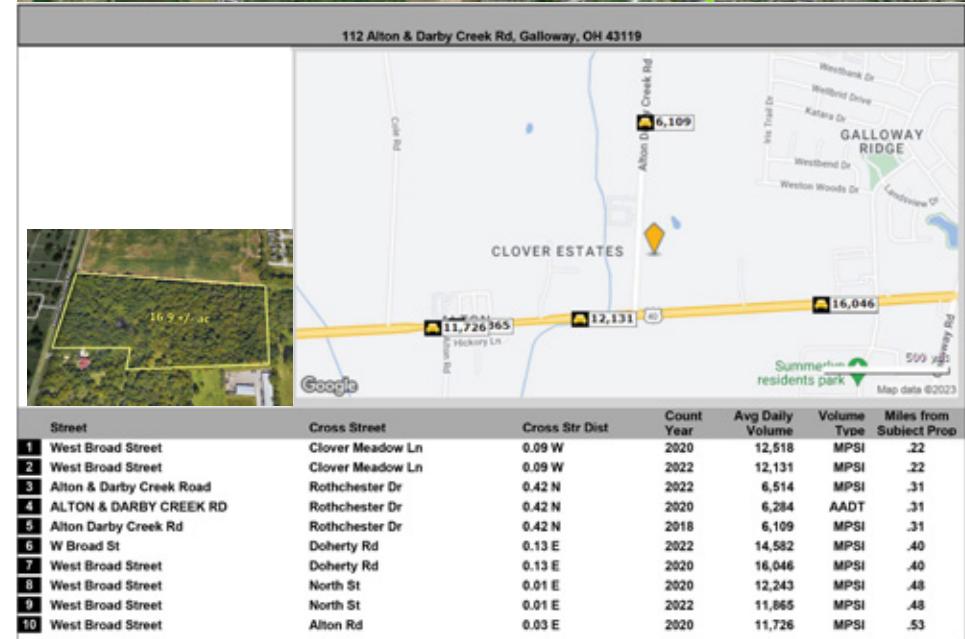
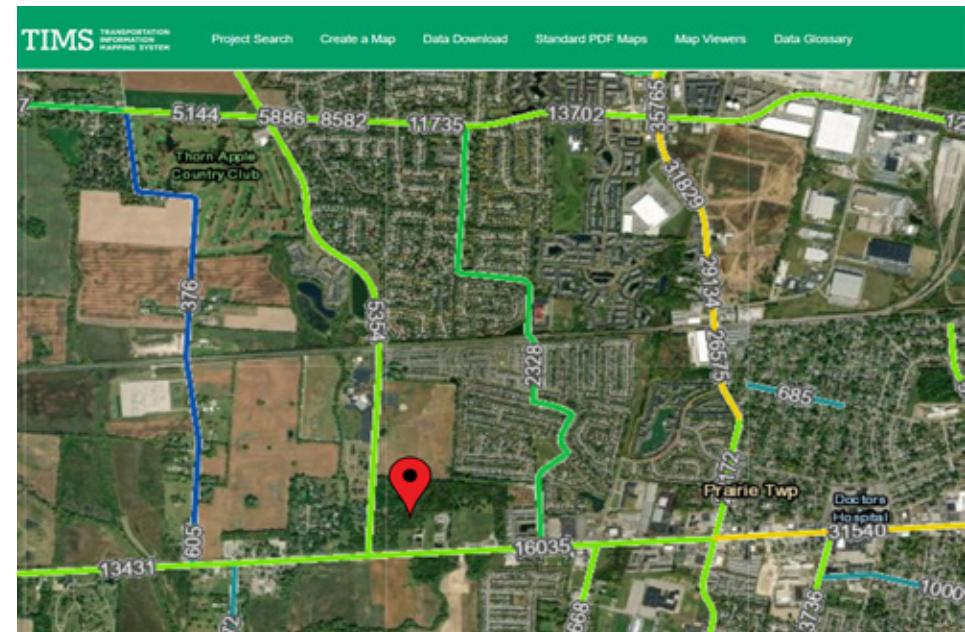




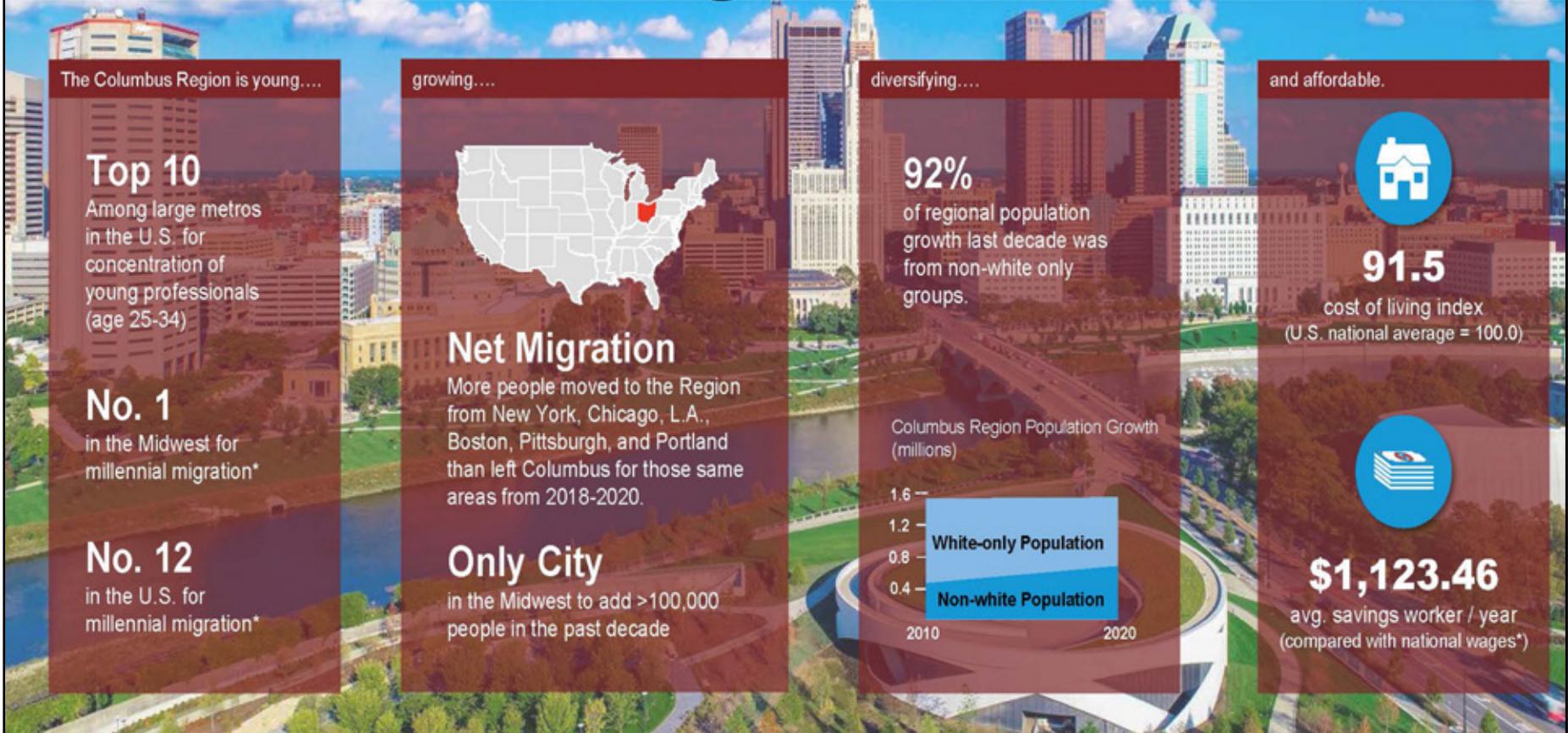
**Great Location!**  
Easy access to major highways  
20 minutes to Downtown Columbus

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

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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 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.



Skip Weiler  
President/Broker  
614-221-4286 x102  
[skip@rweiler.com](mailto:skip@rweiler.com)

Learn more about us at  
[www.rweiler.com](http://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 purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. 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 for your needs.

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