



COOPER ROAD

DEVELOPMENT LAND

Land Development Opportunity at the Gateway to Westerville





The Site



Excellent Location at the Gateway to Westerville

Quick and easy access to the Columbus highway system, sitting less than 1 Mile to the I-270 interchange at Cleveland Avenue

Under 1 Mile to Uptown Westerville, **2 Miles** to Polaris, **5 Miles** to Easton, **11 Miles** to Downtown Columbus and **12 Miles** to the Intel Site



Property Summary



32.374 AC

Total Land Size

Available land site can be divided into smaller parcels.



Current Zoning:

PD – Planned Development District

Allows for mixed-use with office, retail and residential.

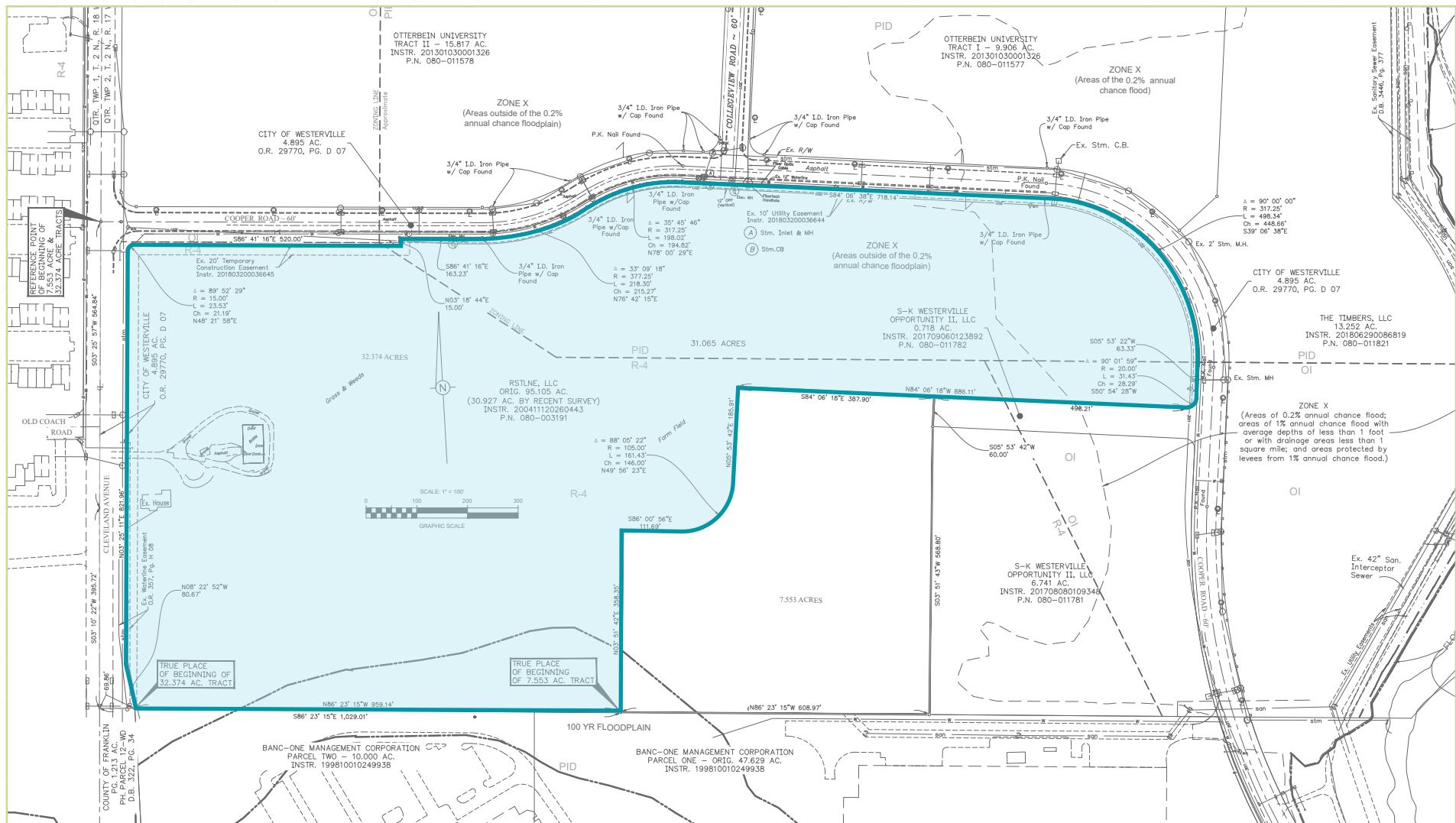


Development District:
West Main Street Strategic Location

As described in the 2016 Westerville Strategic Plan.

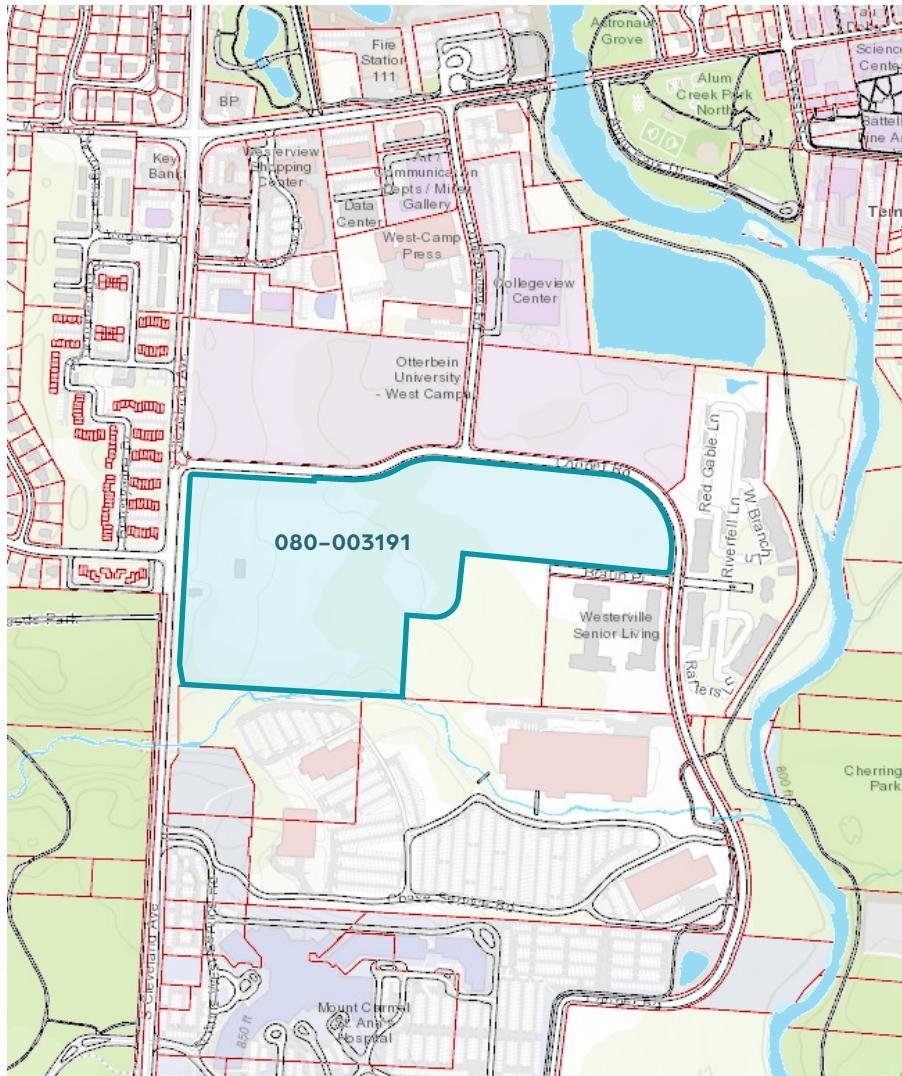


Site Survey



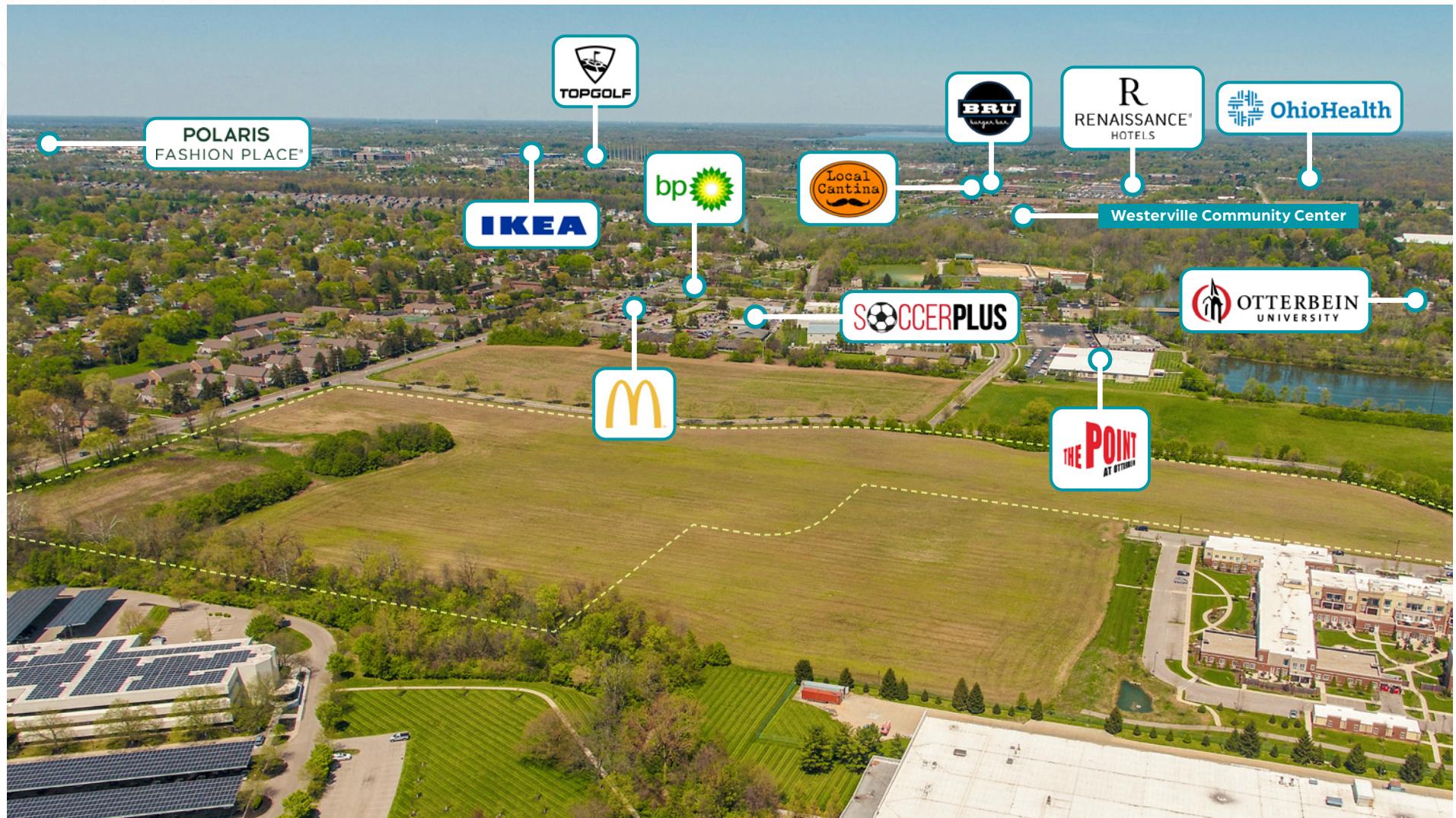


Parcel Map





Neighbors to the North



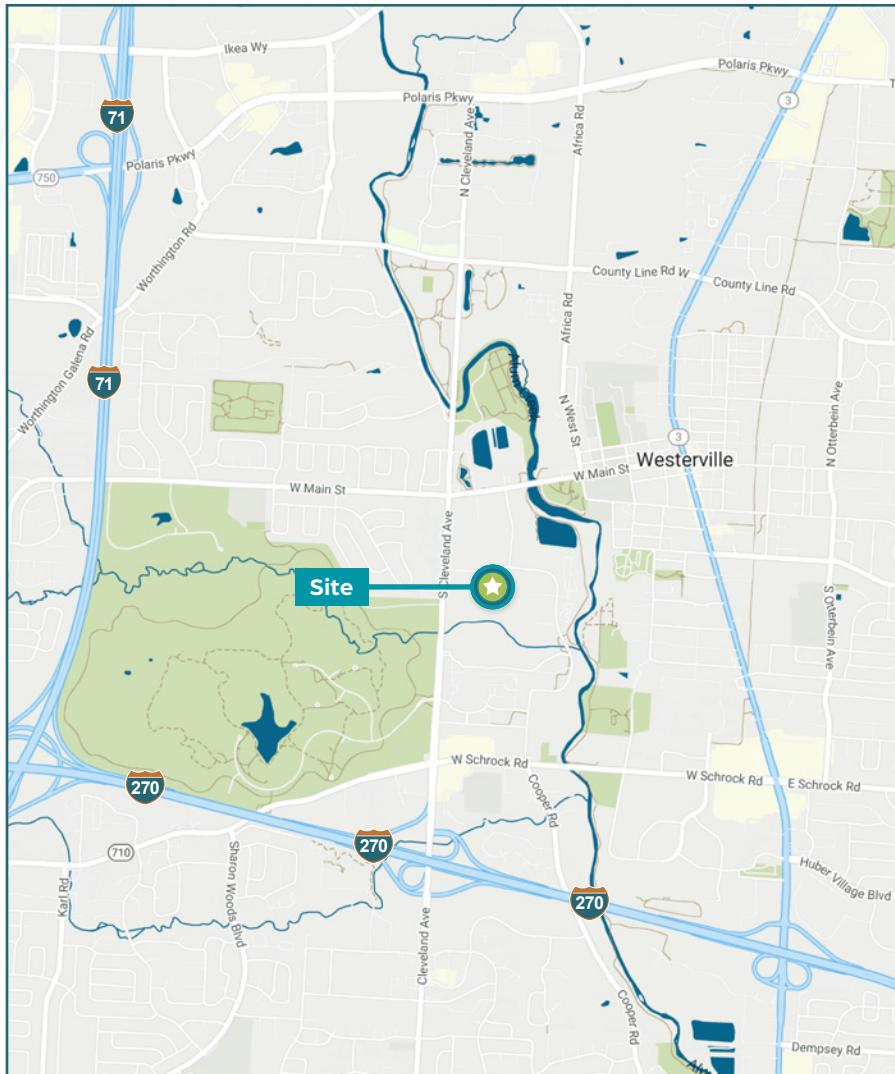


Neighbors to the South





City of Westerville



38,466

Residents



57.9%

College Educated



40.6

Median Age



\$103,617

Median Income



14,939

Households



\$320,500

Median Home Value



Area Demographics

	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS	
POPULATION	2023 Population	8,432	103,319	246,907
	2028 Projected Population	8,504	104,424	252,033
	Growth 2010-2022	1.0%	0.8%	1.1%
	Growth 2022-2027	0.2%	0.2%	0.4%
	Bachelor's Degree or Higher	47%	39%	42%
	Median Age	33.4	36.9	37.2
	2023 Households	3,004	41,678	98,906
	2028 Projected Households	3,028	42,083	100,747
	Growth 2010-2023	1.0%	0.8%	1.1%
	Growth 2023-2028	0.2%	0.2%	0.4%
HOUSEHOLDS	Average Household Size	2.4	2.4	2.4
	Median Household Income	\$95,064	\$77,289	\$76,965
	Average Household Income	\$112,098	\$95,376	\$98,508
	Median Home Value	\$236,189	\$228,221	\$245,659
	Median Year Built	1973	1981	1984
	Owner Occupied	1,873	24,511	61,119
	Renter Occupied	1,155	17,572	39,628



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