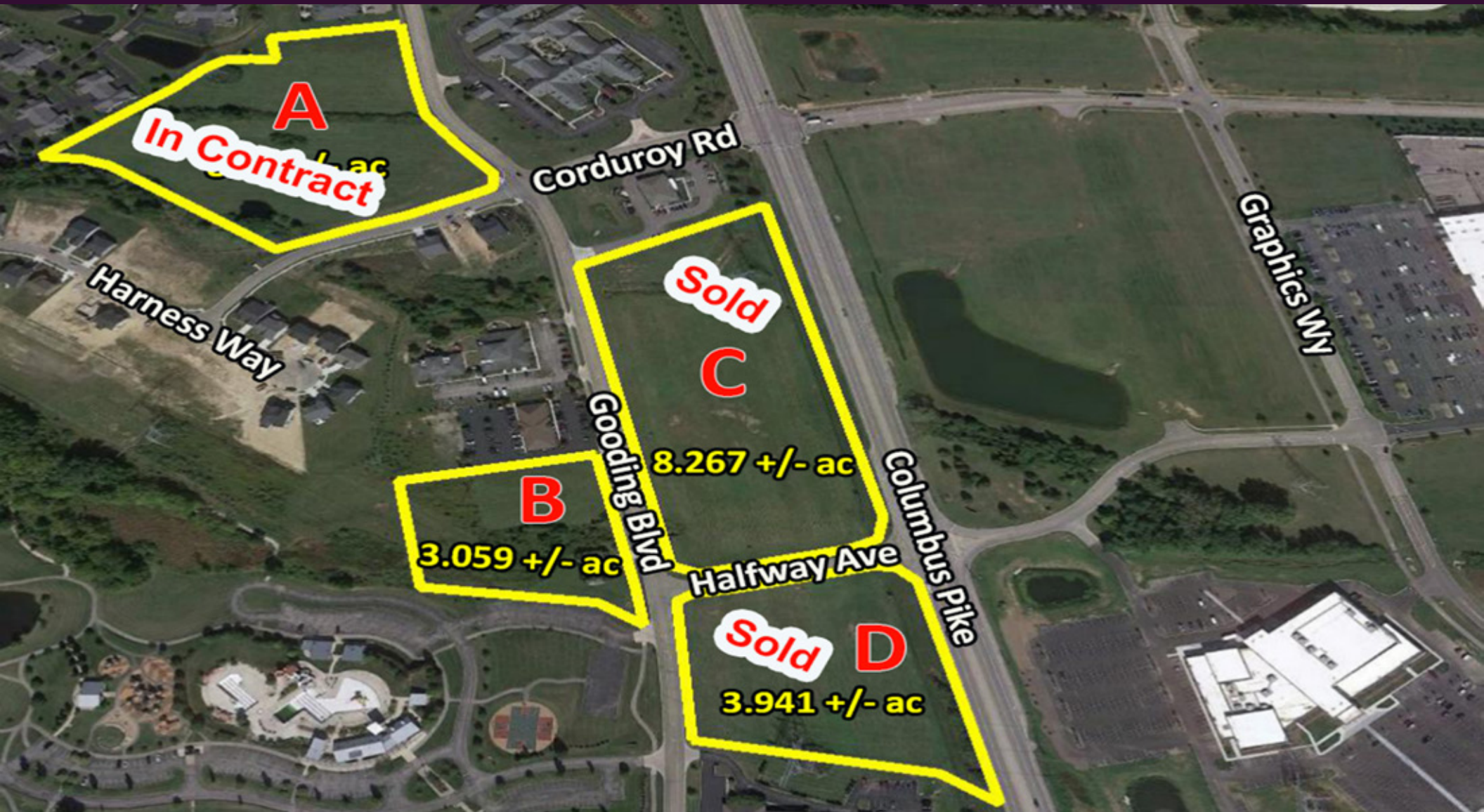


THE ROBERT WEILER COMPANY EST. 1938

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 a 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 Overview

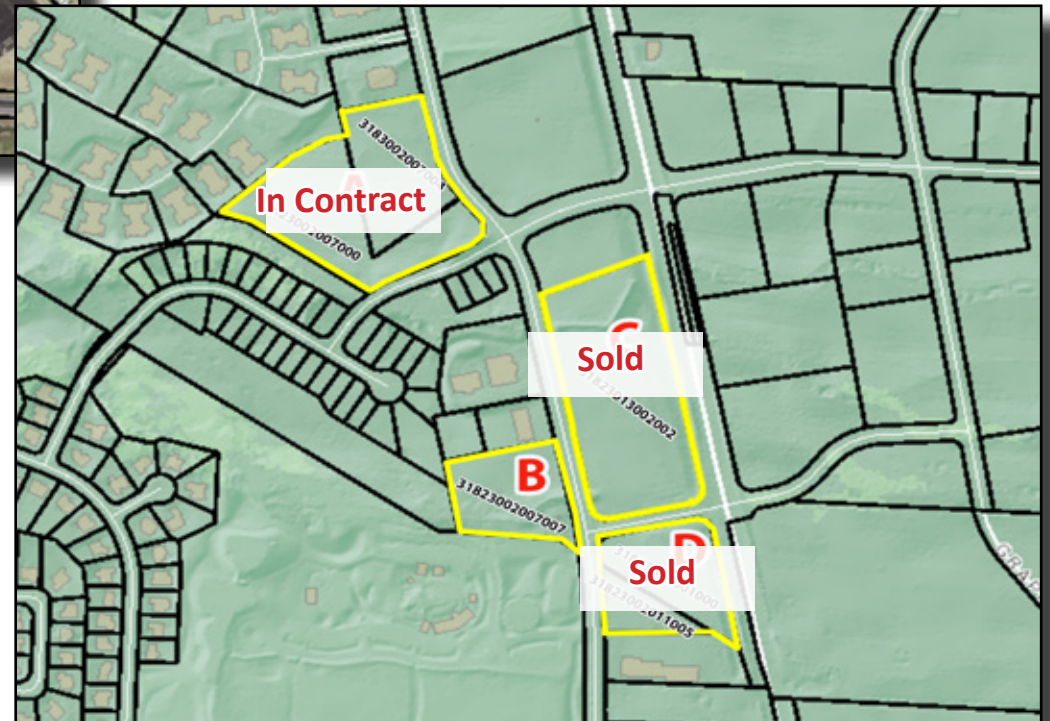
Address:	Gooding Blvd Delaware, Ohio 43015
County:	Delaware
PID:	318-230-02-007-000 318-230-02-007-004 318-230-02-007-007 318-230-13-002-002 318-230-13-001-000 318-230-02-011-005
Location:	East side of Columbus Pike between Home Rd and W Orange Rd
Acreage:	24.037 +/- acres
Asking Price:	
Site A:	\$200,000/ac - In Contract
Site C:	\$350,000/ac - Sold
Site D:	\$200,000/ac - Sold
Site B:	\$475,000
Utilities:	All available
Zoning:	PC - Planned Commercial and Office District

* Owner is a licensed real estate agent in the State of Ohio

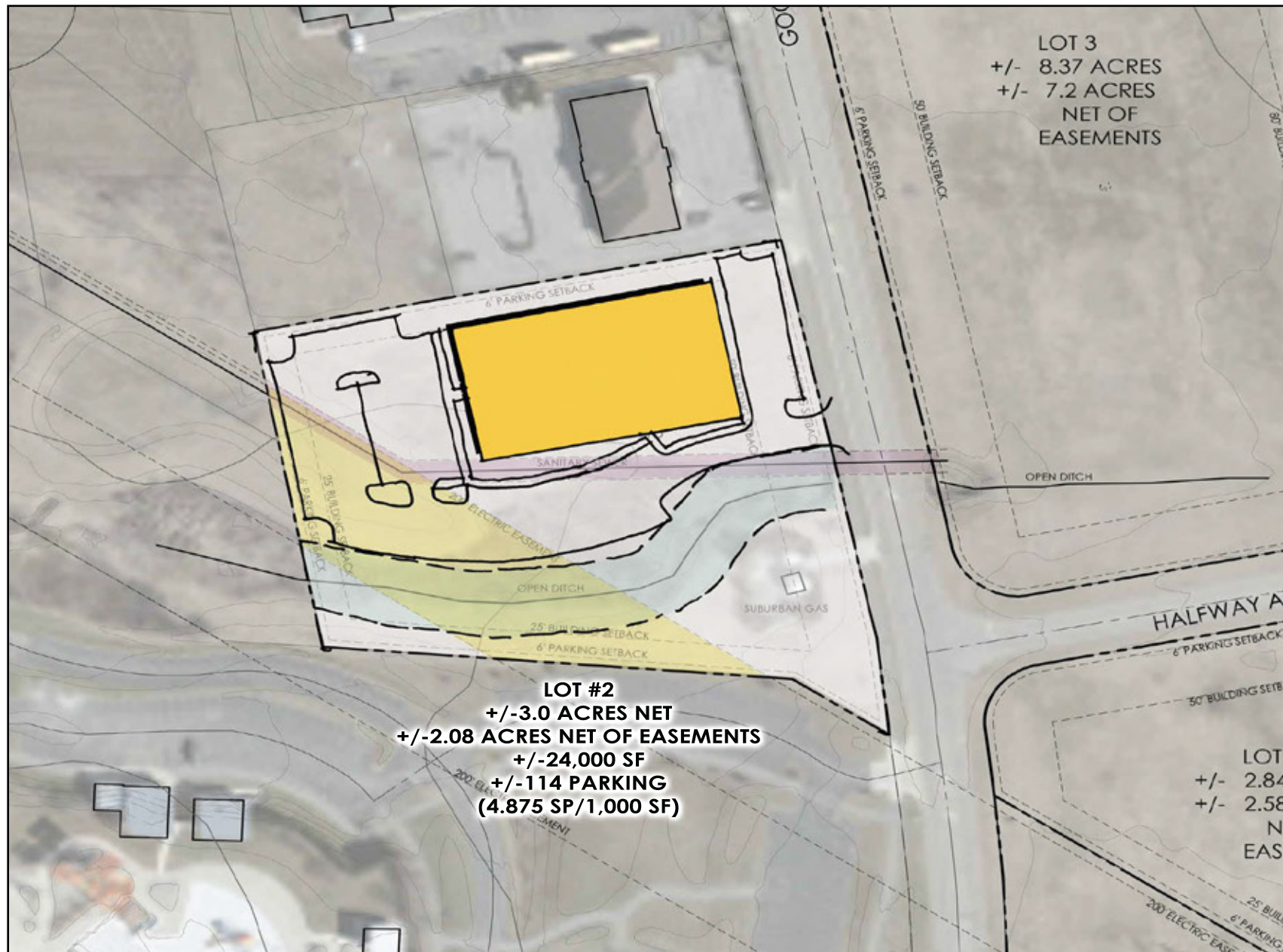


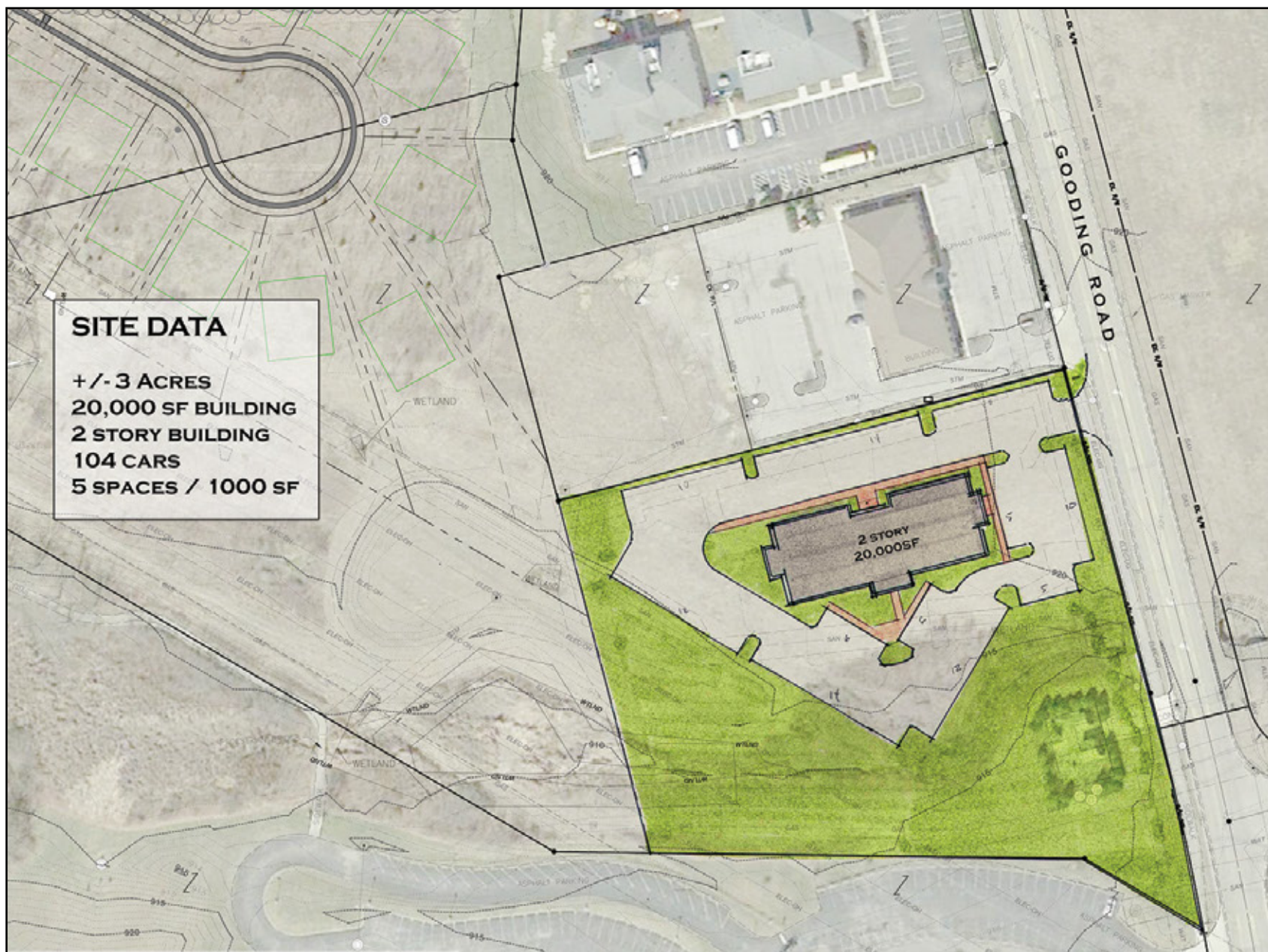
Great Location!

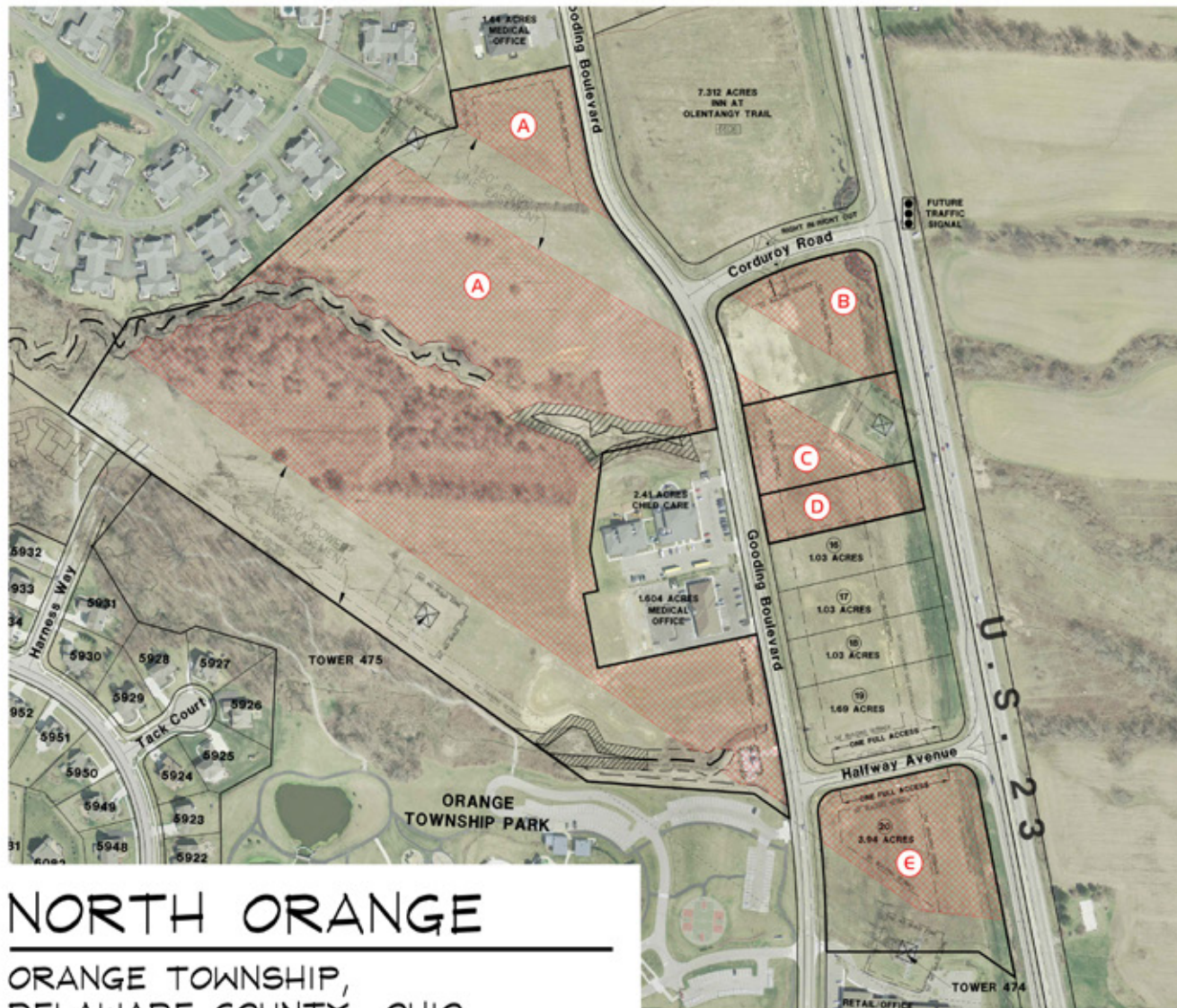
Strategically located along the Columbus Pike corridor in the Orange Township/ Polaris submarket, the property offers immediate access to major retailers, healthcare campuses, premier residential communities, and Interstate 71.











SITE DATA:

- (A)** TOTAL AREA: 32.8 ACRES
BUILDABLE AREA: 20.5 ACRES
NON-BUILDABLE AREA:
AREA WITHIN WETLANDS: 1.1 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: 2.56 ACRES
BUILDABLE AREA: 1.60 ACRES
NON-BUILDABLE AREA:
AREA WITHIN POWERLINE EASEMENT: 0.96 ACRES
- (C)** TOTAL AREA: 1.89 ACRES
BUILDABLE AREA: 1.07 ACRES
NON-BUILDABLE AREA:
AREA WITHIN POWERLINE EASEMENT: 0.82 ACRES
- (D)** TOTAL AREA: 1.02 ACRES
BUILDABLE AREA: 0.98 ACRES
NON-BUILDABLE AREA:
AREA WITHIN POWERLINE EASEMENT: 0.04 ACRES
- (E)** TOTAL AREA: 3.94 ACRES
BUILDABLE AREA: 2.03 ACRES
NON-BUILDABLE AREA:
AREA WITHIN POWERLINE EASEMENT: 1.41 ACRES

- LEGEND**
- JURISDICTIONAL STREAM
 - JURISDICTIONAL STREAM PRESERVATION AREAS
 - COMMERCIAL ASSOCIATION BOUNDARY
 - WETLAND
 - WETLAND PRESERVATION AREAS
 - BUILDABLE AREA



0 50 100
DRAWING SCALE IN FEET

PREPARED FOR:
CASTO
16 WEST NATIONALE BLVD.
SUITE 200
COLUMBUS, OHIO 43218

APRIL 30, 2012

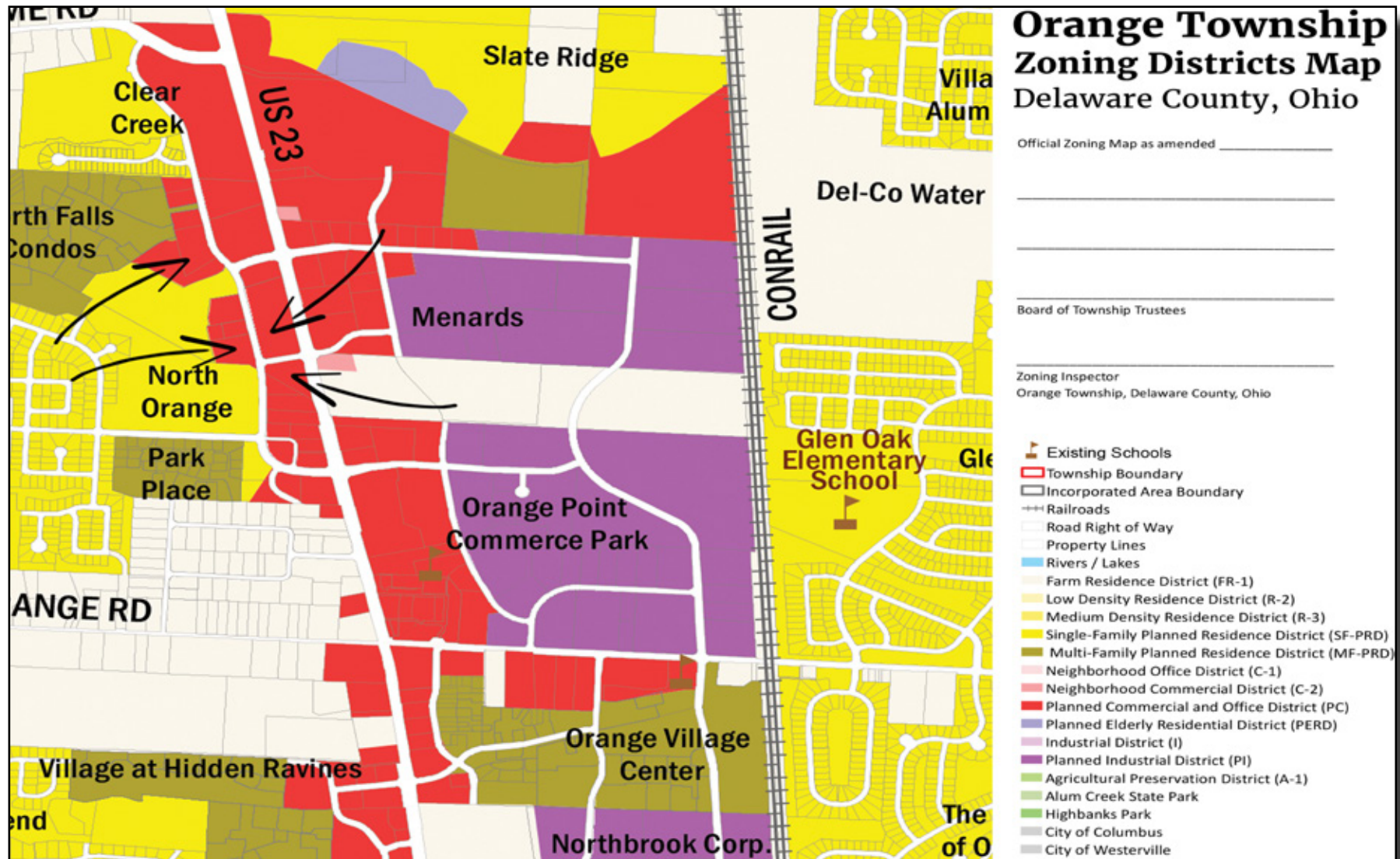


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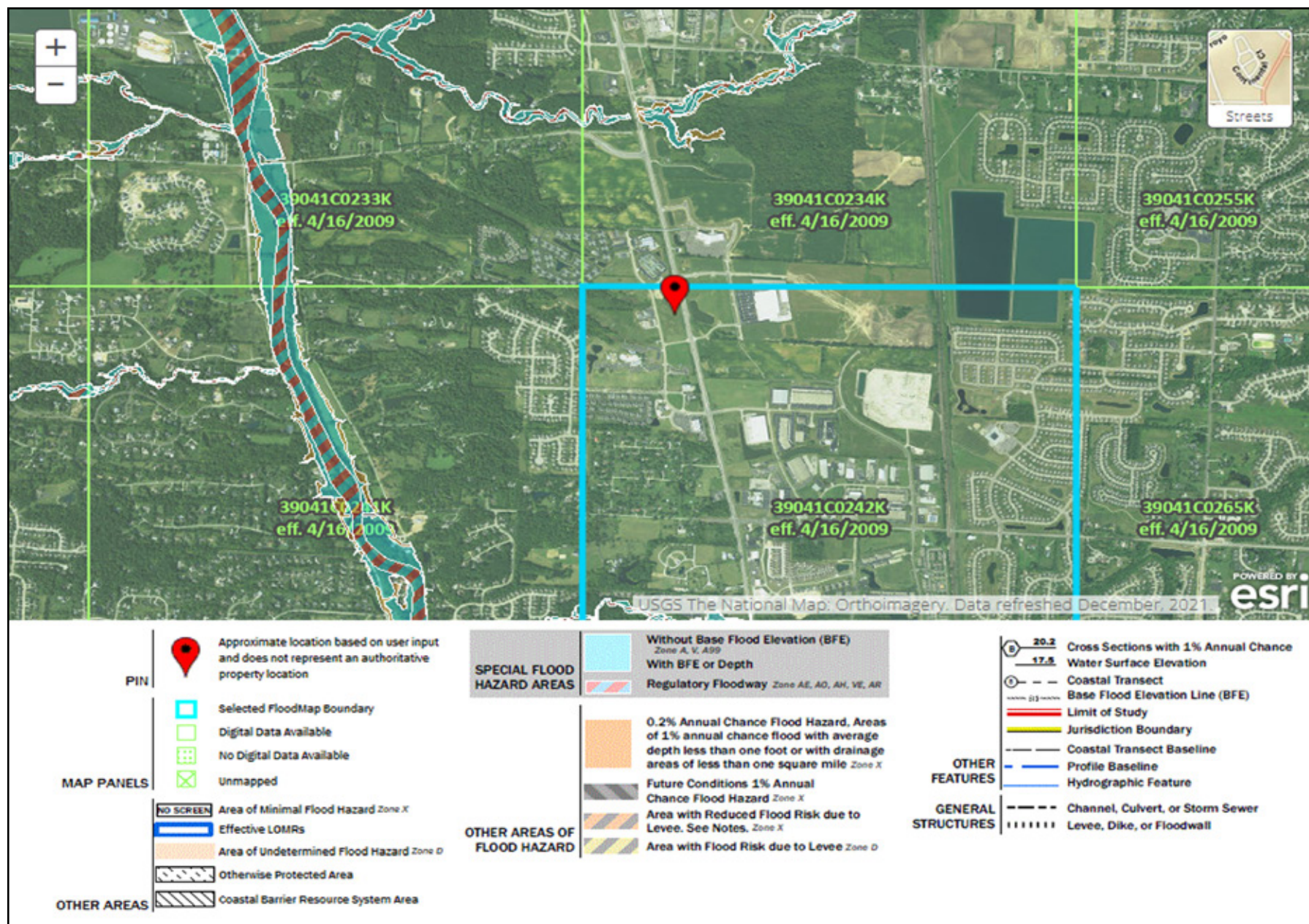
\\PROJECTS\CH2012-0000 (NORTH ORANGE)\DRAWING\01\001\NORTH ORANGE EIR\B-T 43015.DWG - 4/30/2012 8:55:02 AM

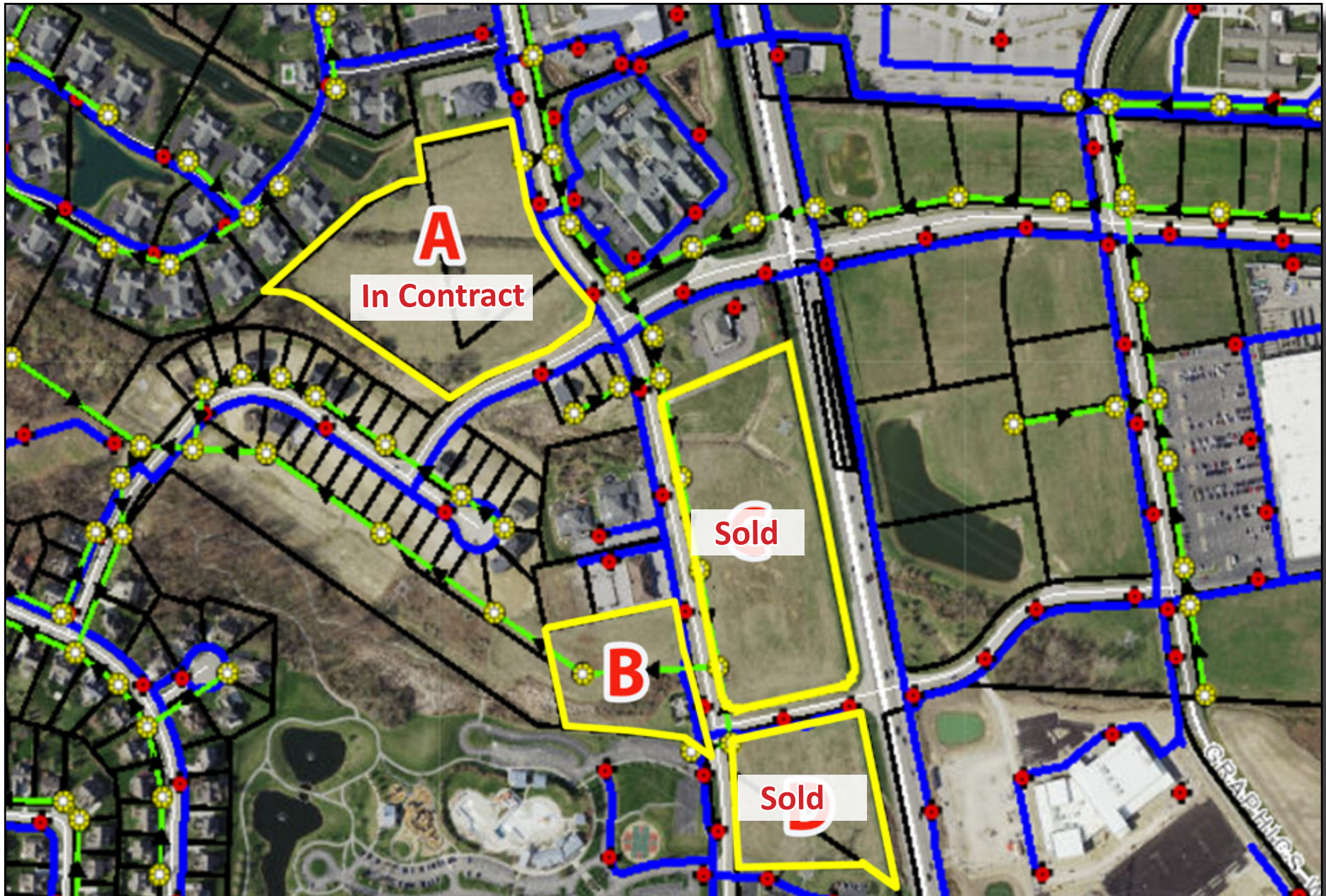
NORTH ORANGE

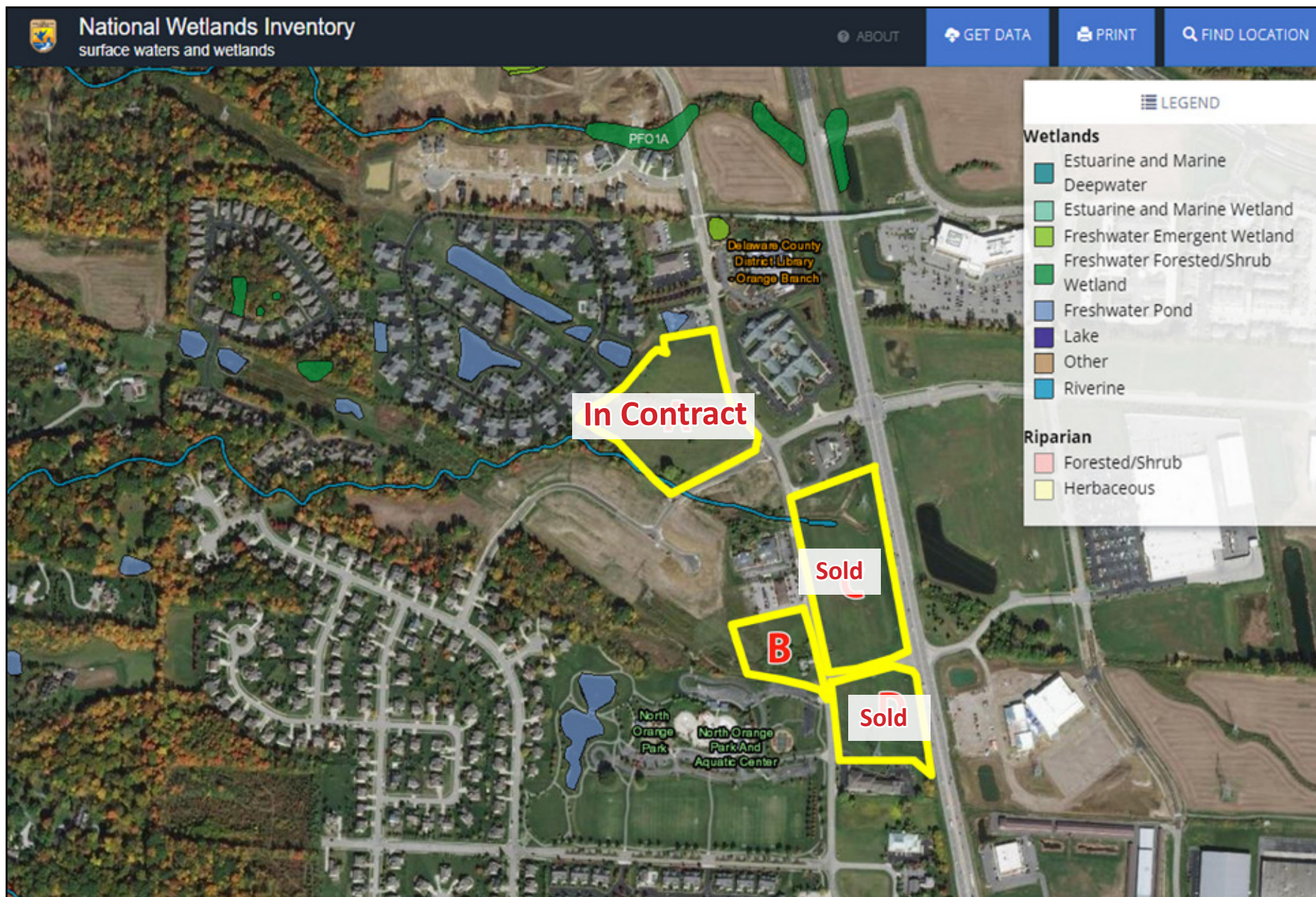
ORANGE TOWNSHIP,
DELAWARE COUNTY, OHIO

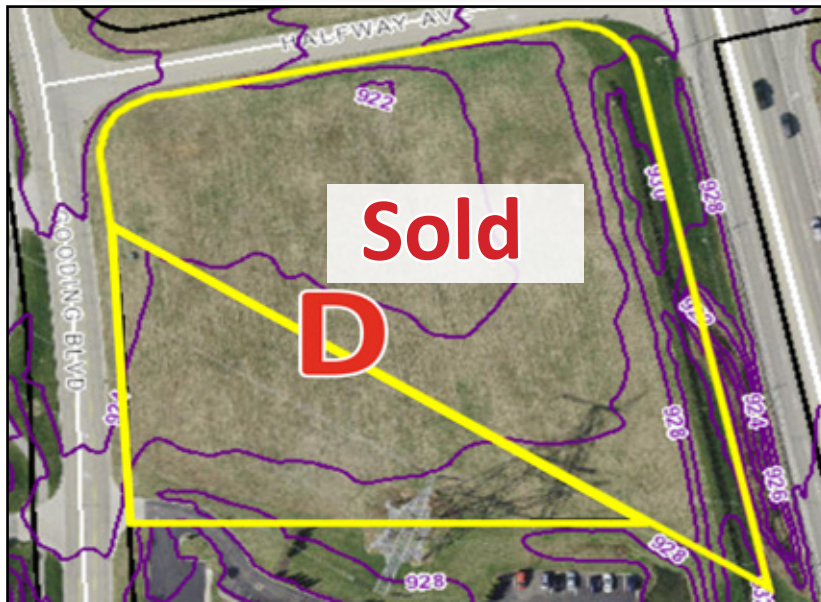


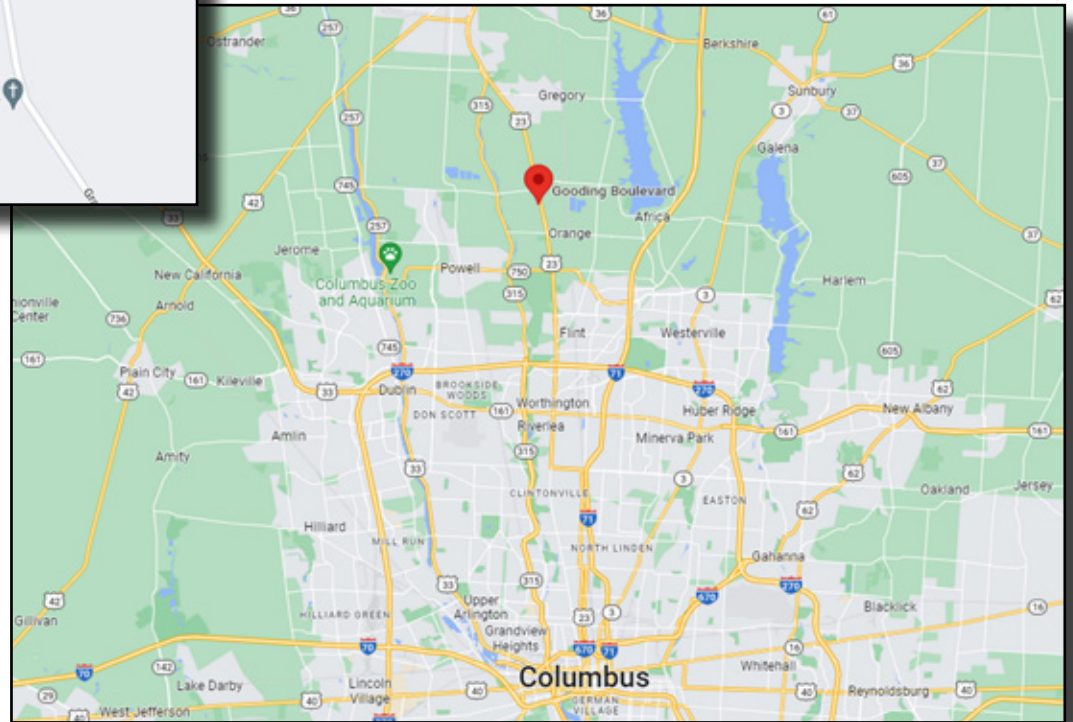
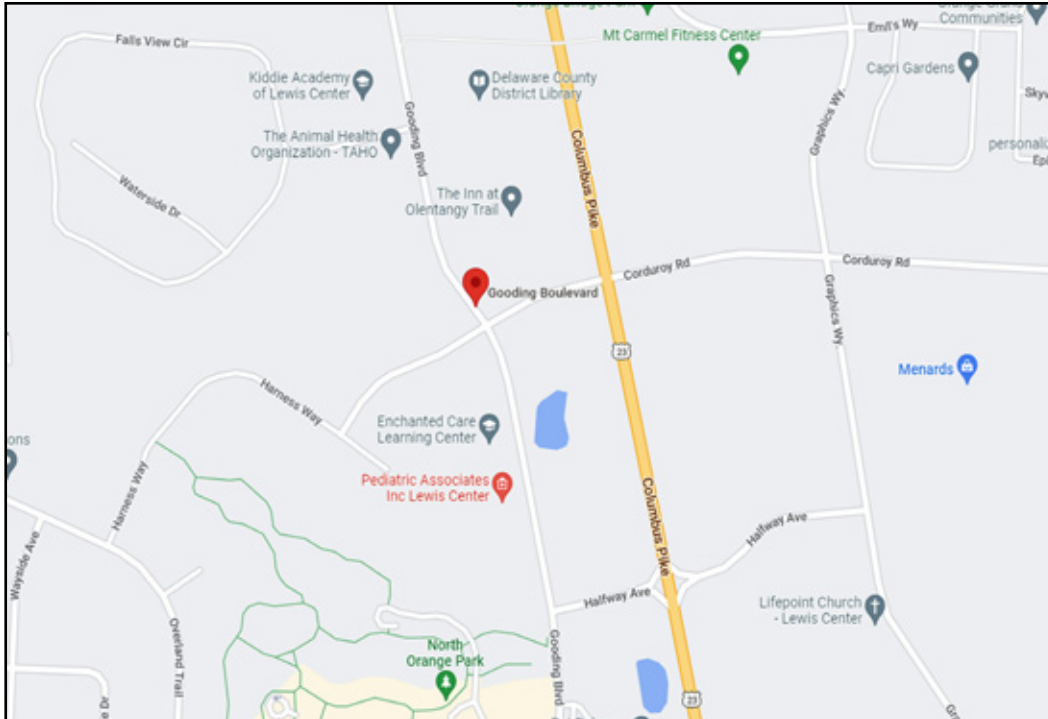
Click [here](#) to view zoning regulations











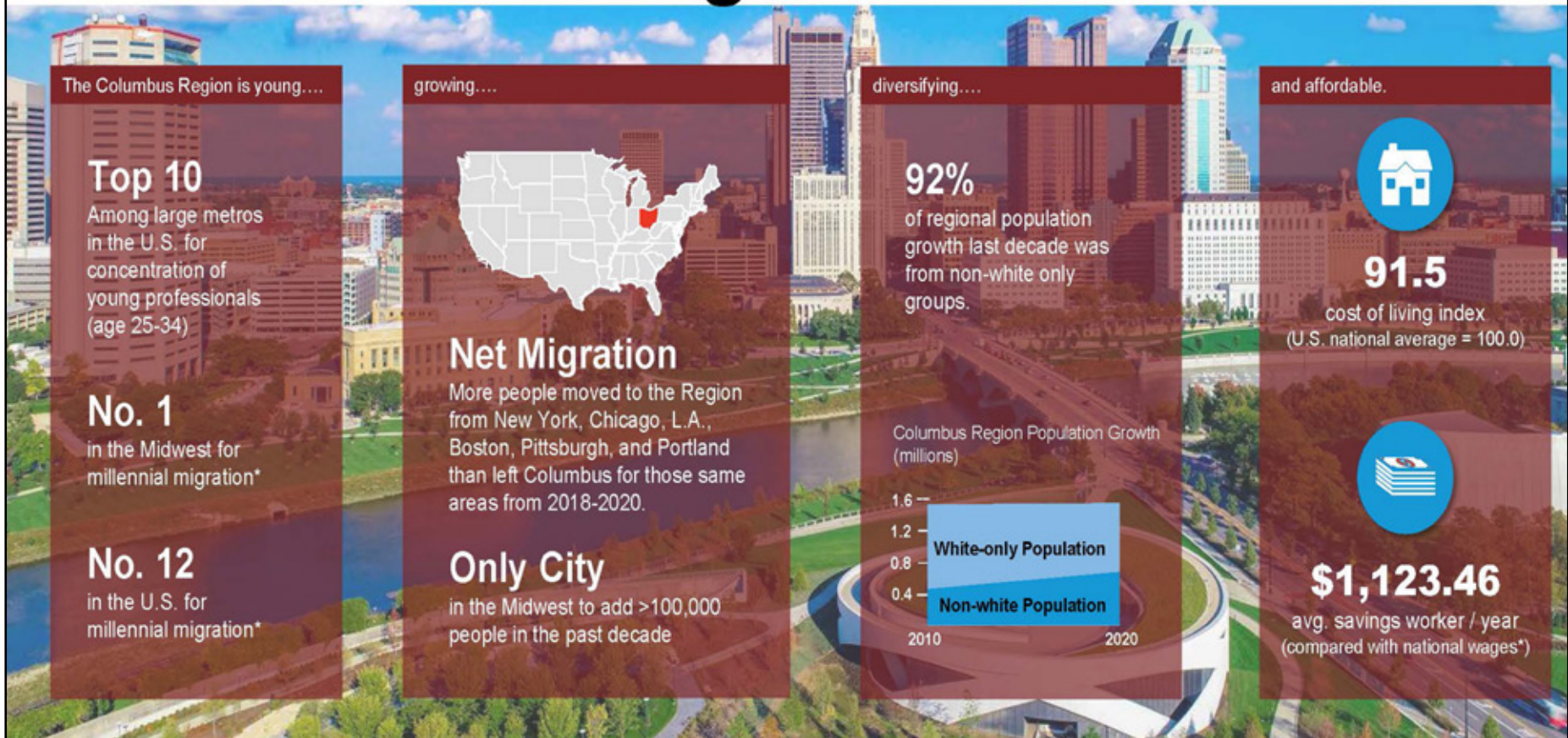
Demographic Summary Report

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				
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

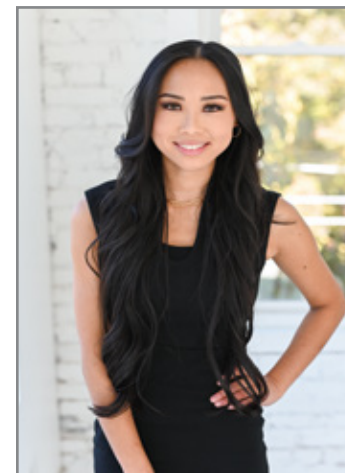


The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

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.



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Learn more about us at
www.rweiler.com



Appraisal Brokerage Consulting Development

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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.

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