

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com



THE ROBERT
WEILER
COMPANY

RESIDENTIAL DEVELOPMENT SITE

0 Bowtown Road, Delaware, OH 43015

Appraisal Brokerage Consulting Development

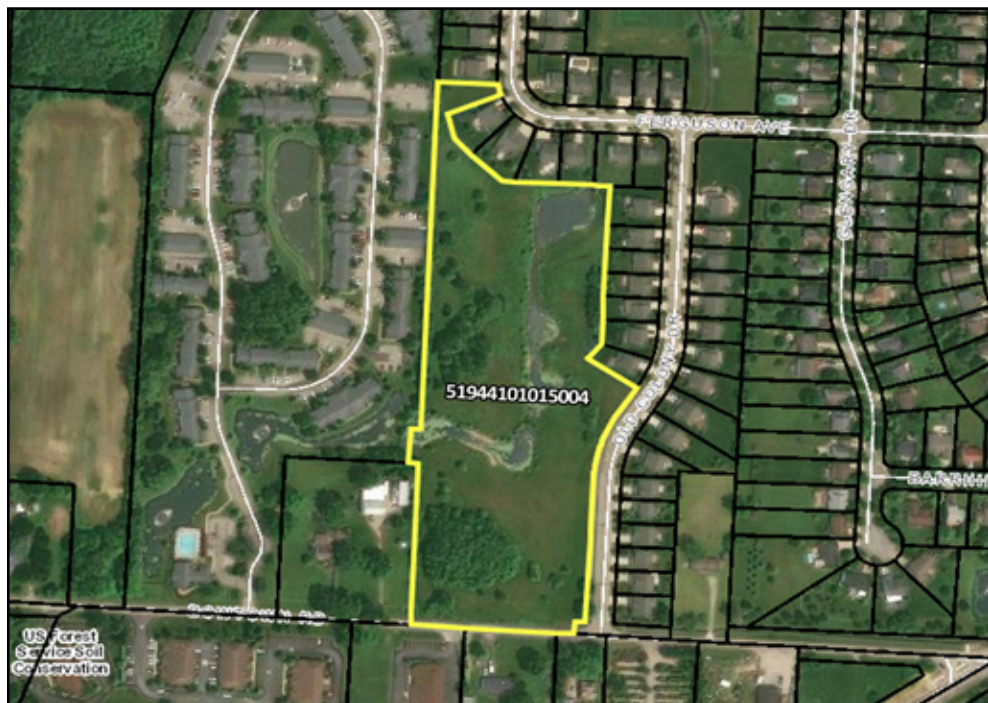
RESIDENTIAL DEVELOPMENT LAND IN DELAWARE AVAILABLE!

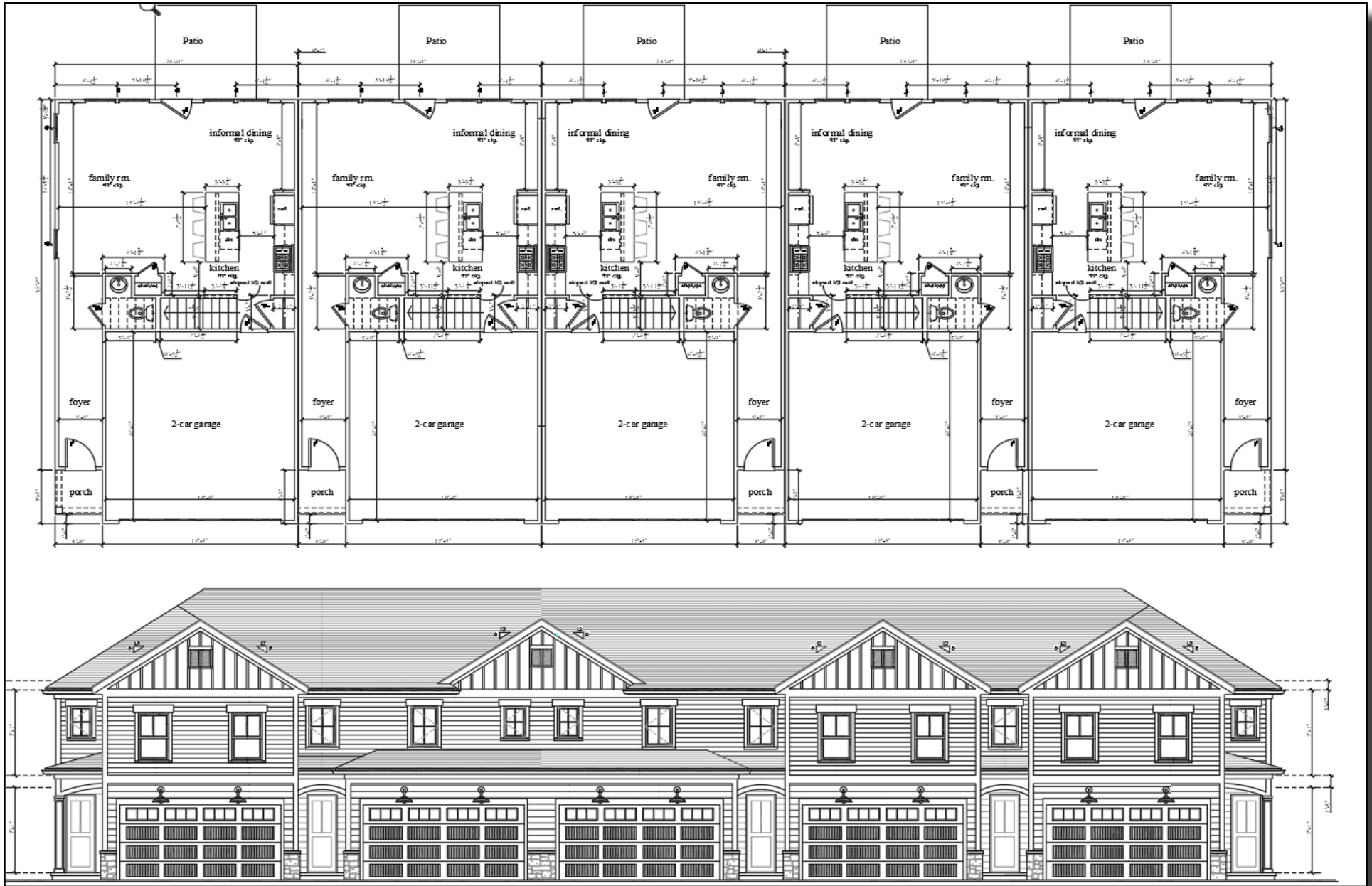
9.657 +/- acres off Bowtown Rd next to Village Gates of Delaware apartment development. The site is now approved for 75 townhomes and can be purchased together with its sister property at 780 Vernon Ave, which is approved for 113 townhomes. Zoned R-MF (Residential Multi-Family District). Excellent location just off Columbus Pike, minutes from Downtown Delaware! Near Oakland Nursery, Meeker's Venue, Conger Elementary, and more.

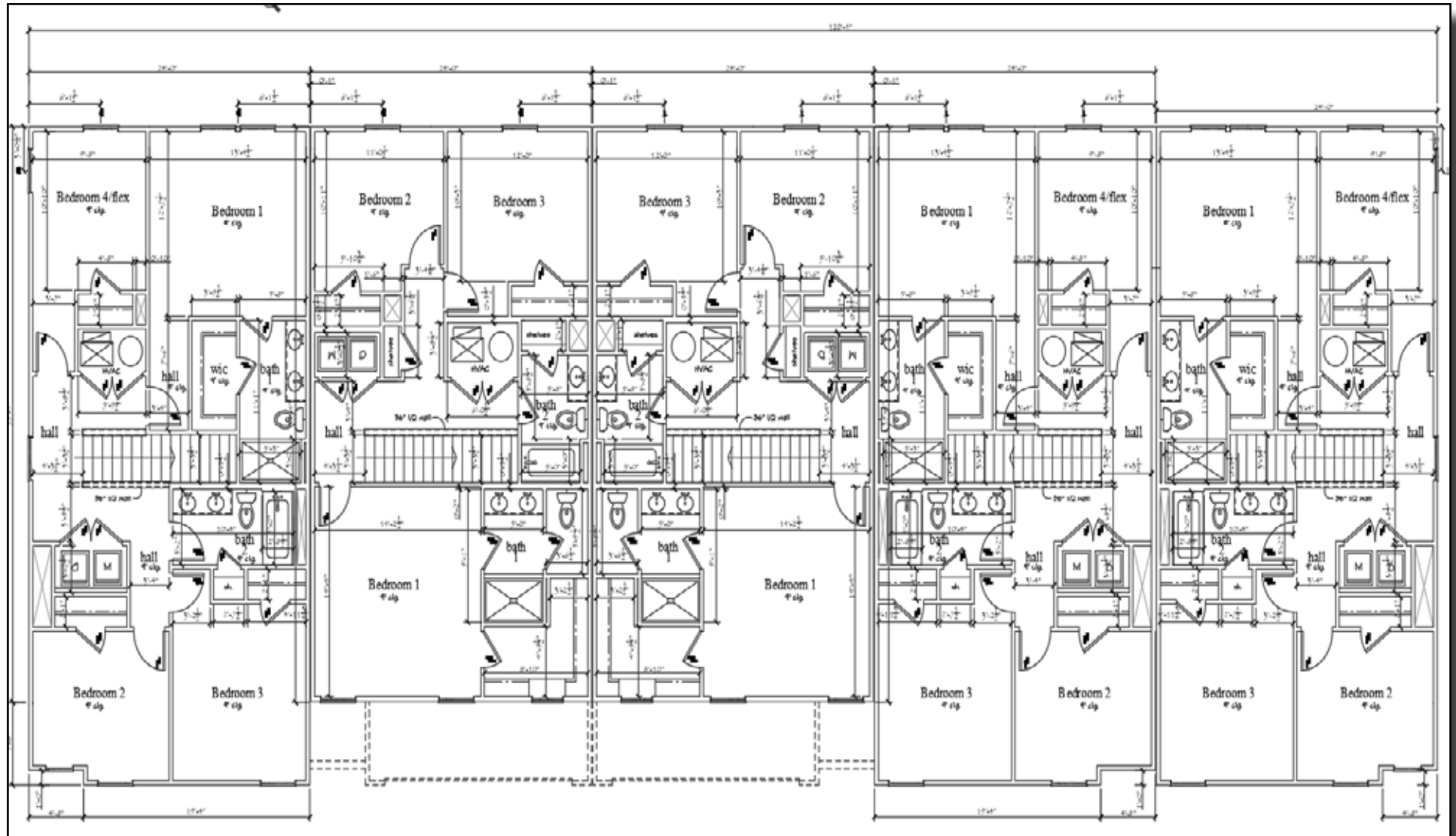


Property Highlights

Address:	0 Bowtown Road Delaware, OH 43015
County:	Delaware
School District:	Delaware
PID:	51944101015004
Location:	North off Sunbury Rd between Kilbourne Rd and US-42
Acreage:	9.657 +/- ac
Taxes 2025:	\$1,271.30
Asking Price:	Negotiable
Zoning:	R-MF Residential Multi-Family District

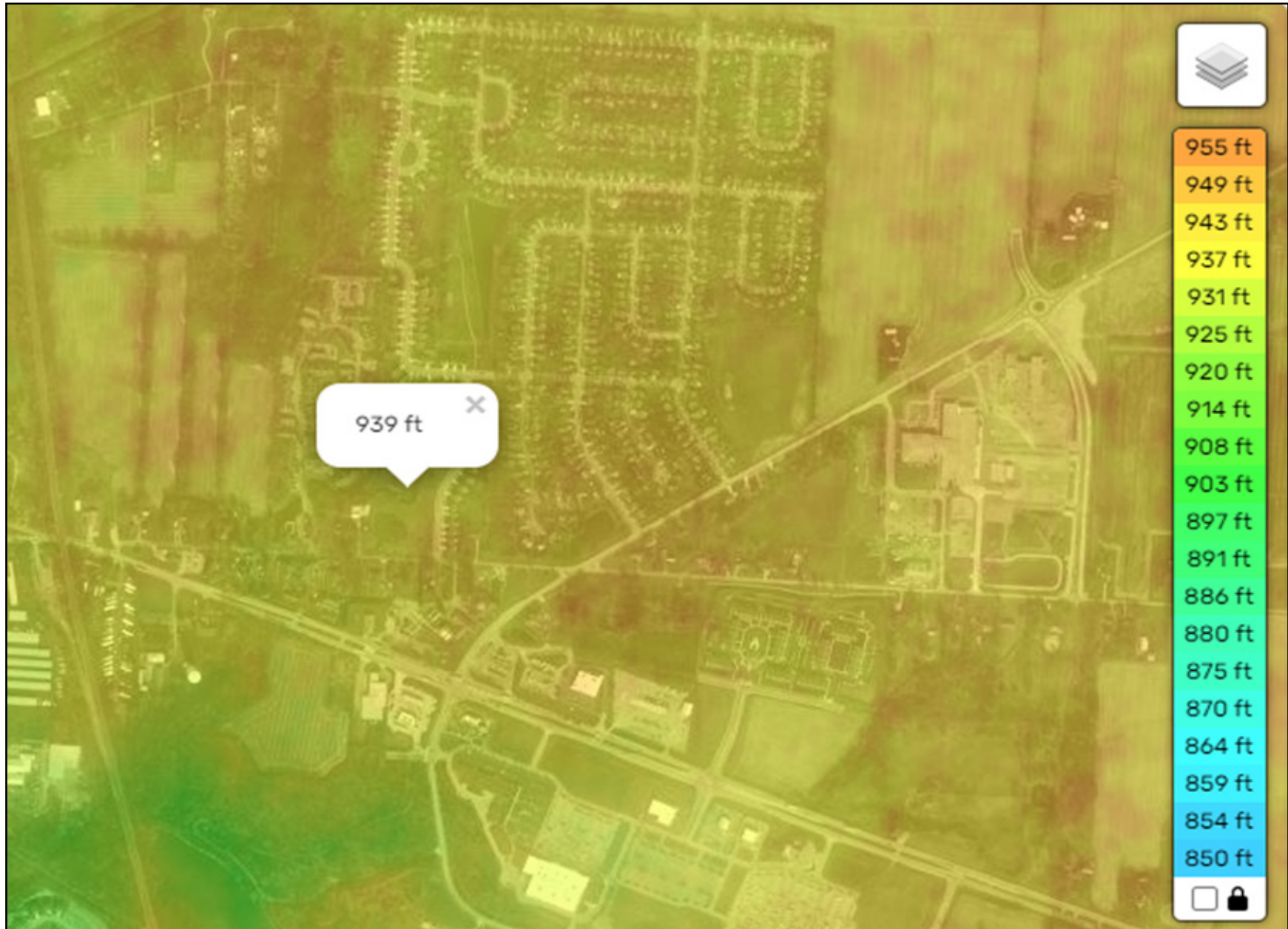


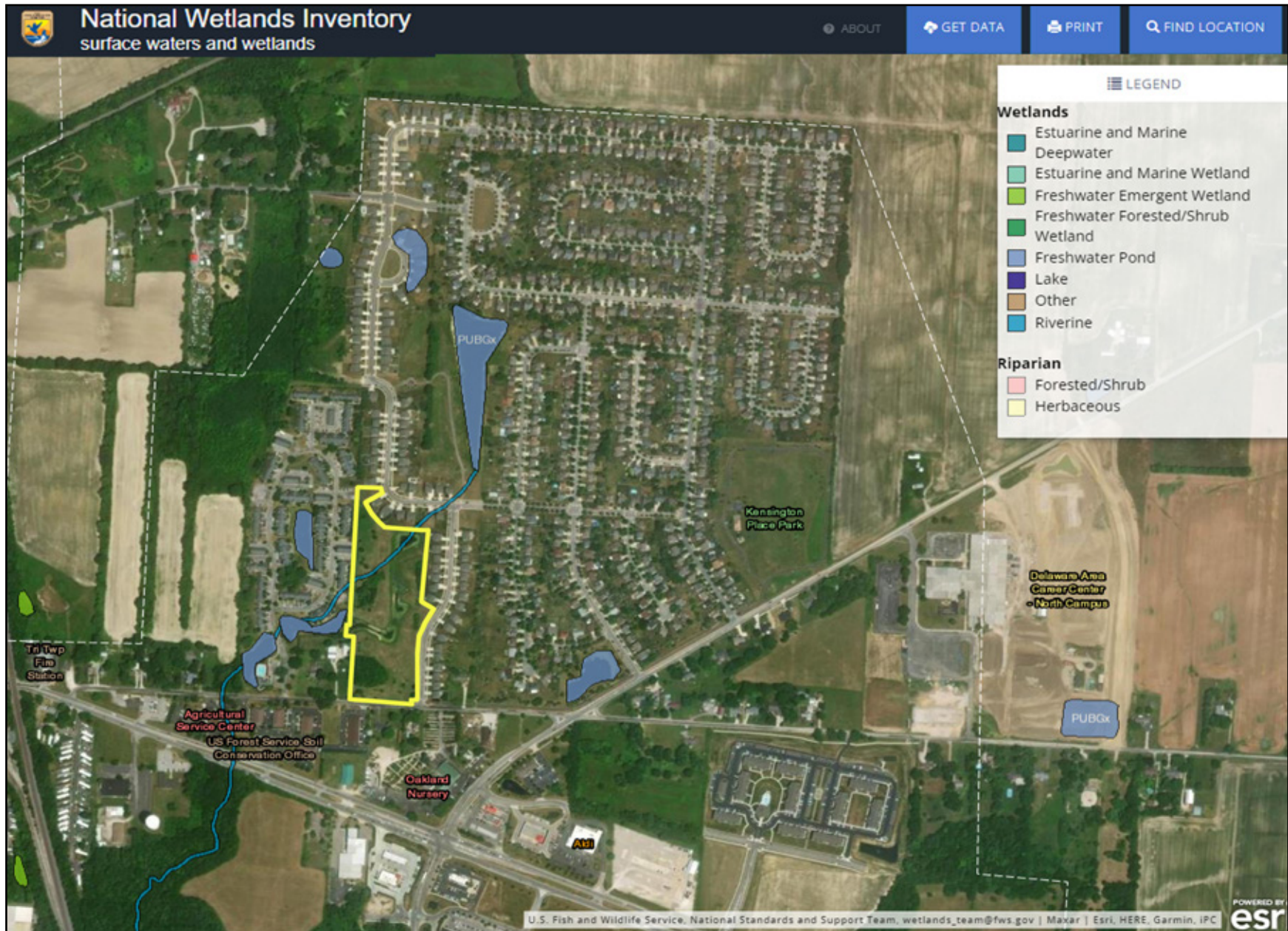


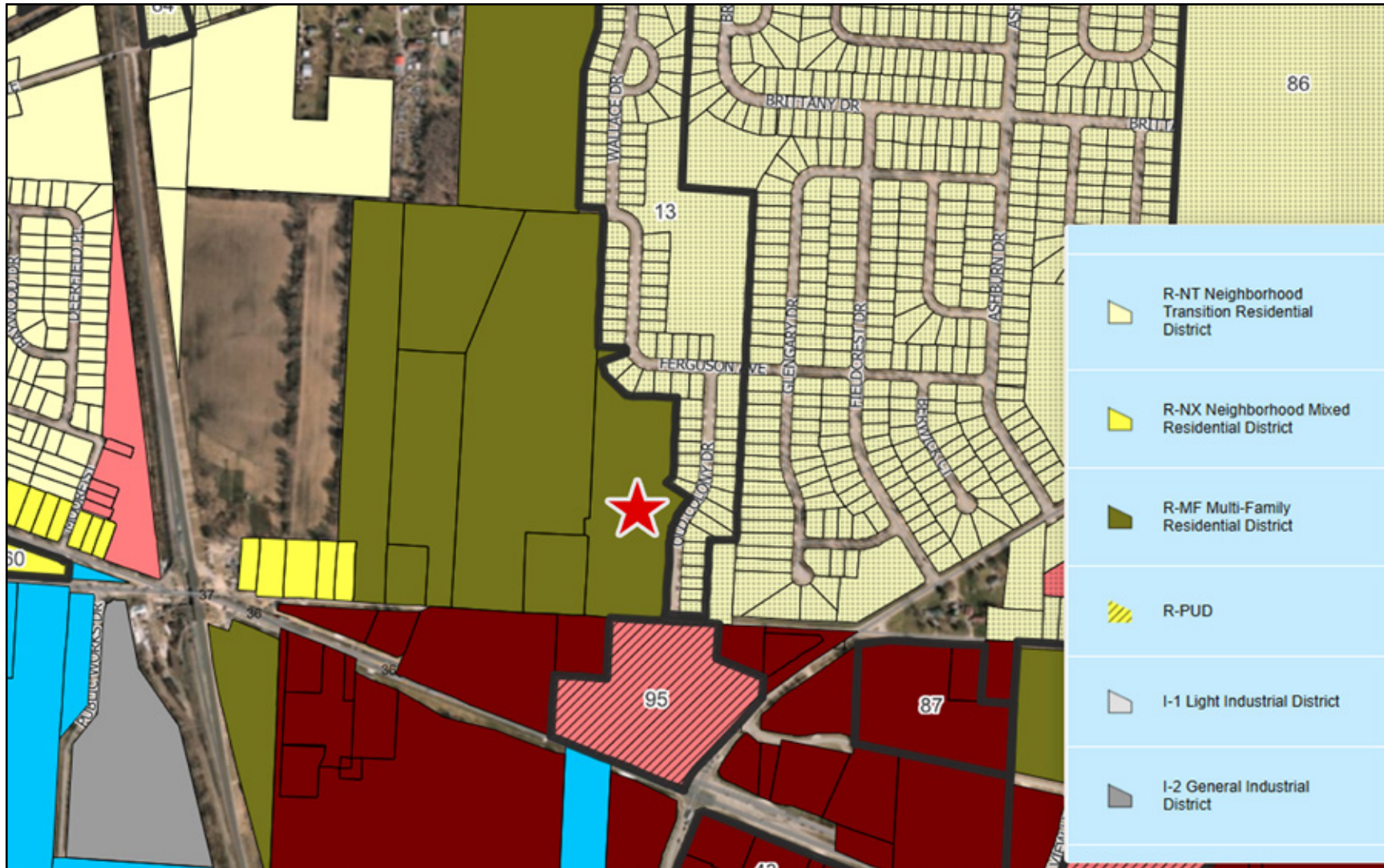




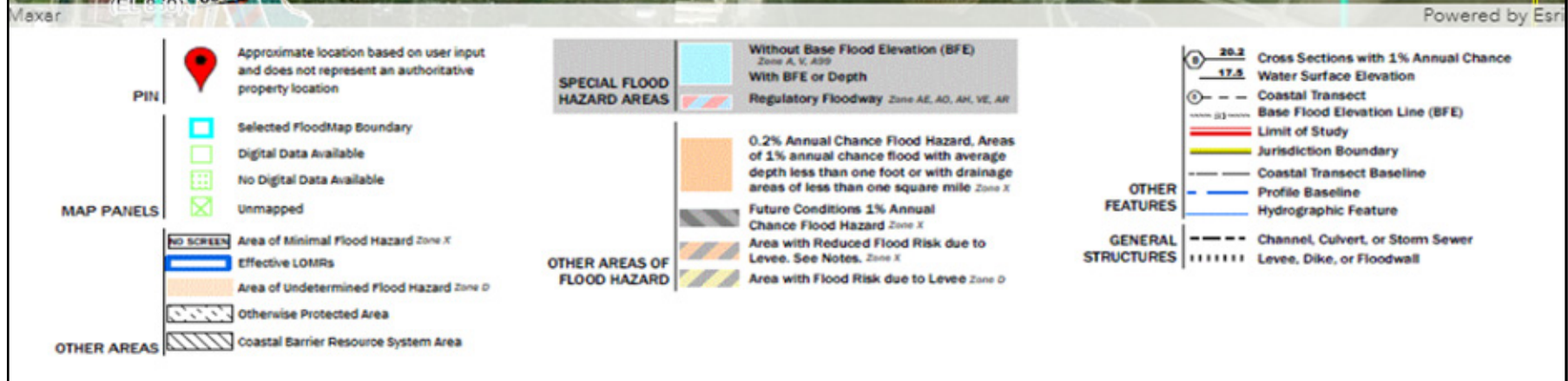
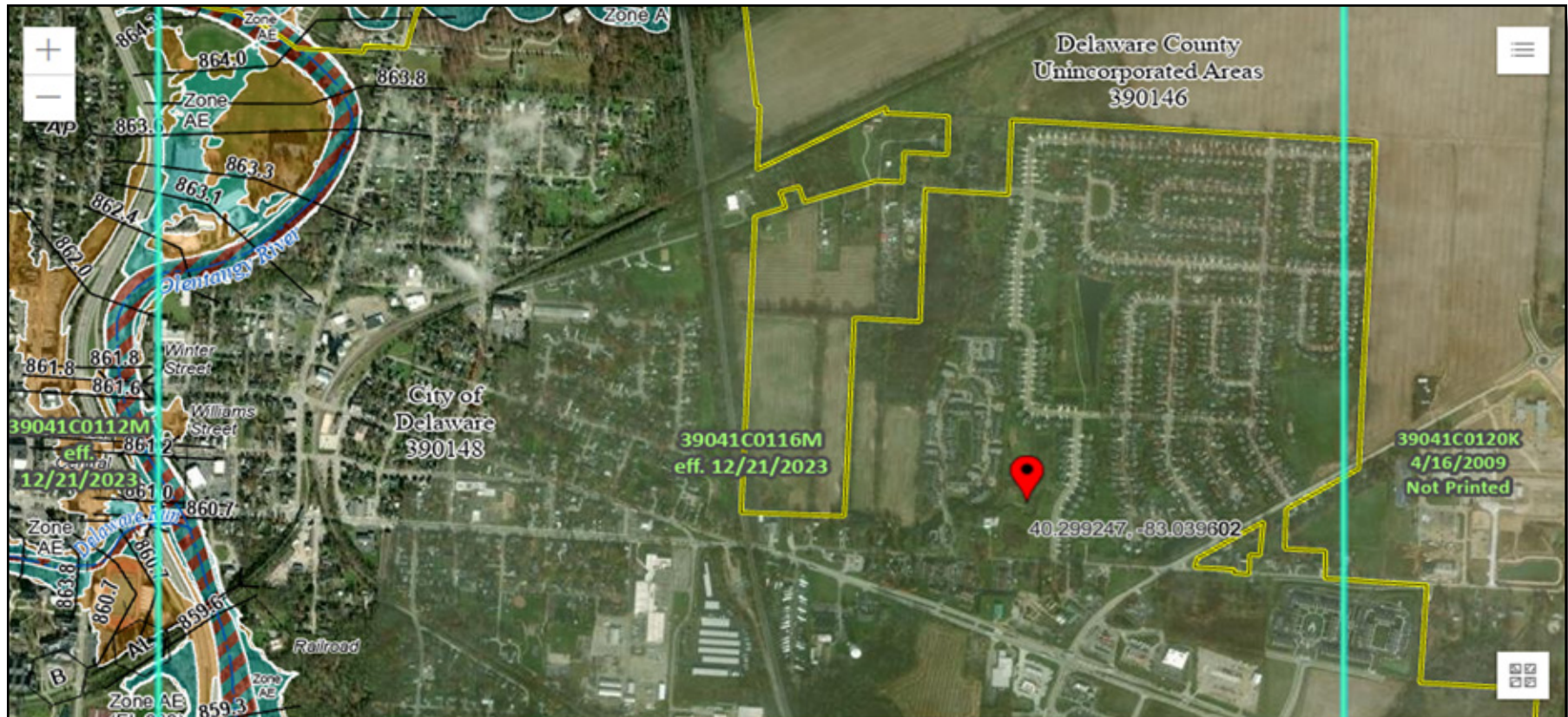








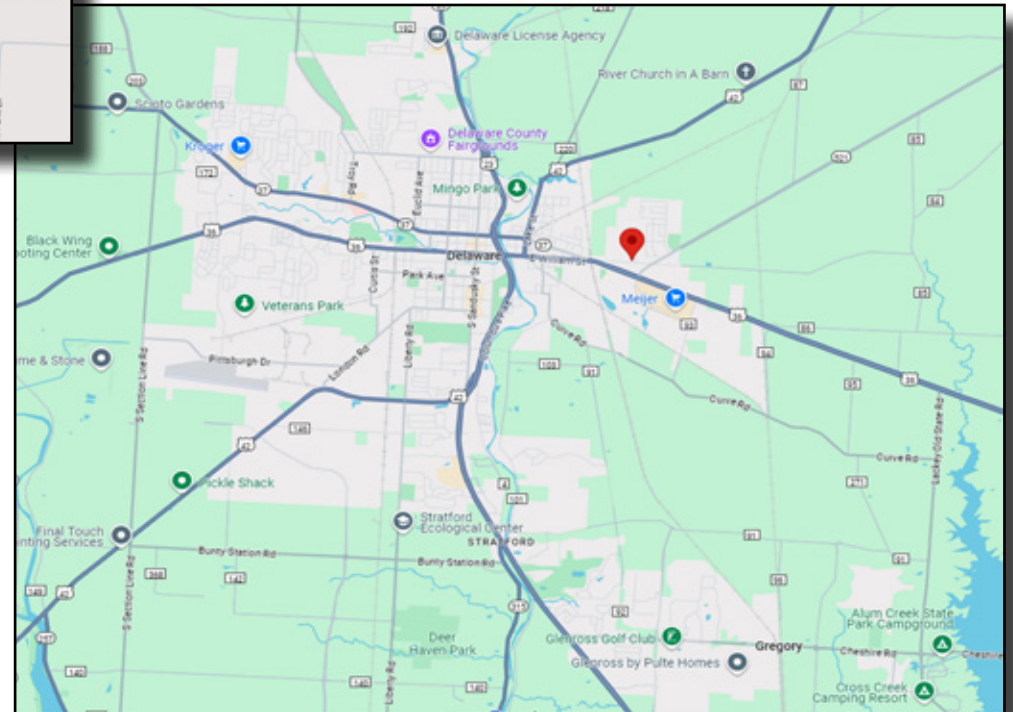
[Click here to view the Zoning Code](#)



9.657 +/- acre residential development site

0 Bowtown Rd, Delaware, OH 43015

Street Maps



THE ROBERT WEILER COMPANY
Appraisal Brokerage Consulting Development

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com



Great Location!
Easy access to major roads
Minutes to Downtown Delaware

Demographic Summary Report

0 Bowtown Rd, Delaware, OH 43015				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	6,714	30,690	63,705	
2025 Estimate	6,070	28,043	58,064	
2020 Census	4,917	24,324	49,580	
Growth 2025 - 2030	10.61%	9.44%	9.72%	
Growth 2020 - 2025	23.45%	15.29%	17.11%	
2025 Population by Hispanic Origin				
2025 Population	6,070	28,043	58,064	
White	5,093 83.90%	23,485 83.75%	48,267 83.13%	
Black	262 4.32%	1,549 5.52%	2,897 4.99%	
Am. Indian & Alaskan	3 0.05%	23 0.08%	50 0.09%	
Asian	122 2.01%	435 1.55%	2,378 4.10%	
Hawaiian & Pacific Island	1 0.02%	10 0.04%	17 0.03%	
Other	589 9.70%	2,542 9.06%	4,455 7.67%	
U.S. Armed Forces	1	13	40	
Households				
2030 Projection	2,565	12,304	24,083	
2025 Estimate	2,316	11,234	21,945	
2020 Census	1,868	9,716	18,764	
Growth 2025 - 2030	10.75%	9.52%	9.74%	
Growth 2020 - 2025	23.98%	15.62%	16.95%	
Owner Occupied	1,478 63.82%	6,582 58.59%	15,169 69.12%	
Renter Occupied	838 36.18%	4,652 41.41%	6,776 30.88%	
2025 Households by HH Income				
Income: <\$25,000	92 3.97%	1,317 11.72%	2,060 9.39%	
Income: \$25,000 - \$50,000	341 14.72%	1,746 15.54%	2,564 11.68%	
Income: \$50,000 - \$75,000	588 25.39%	2,341 20.84%	4,041 18.41%	
Income: \$75,000 - \$100,000	598 25.82%	1,934 17.22%	3,252 14.82%	
Income: \$100,000 - \$125,000	225 9.72%	1,151 10.25%	2,263 10.31%	
Income: \$125,000 - \$150,000	250 10.79%	1,024 9.12%	1,893 8.63%	
Income: \$150,000 - \$200,000	116 5.01%	905 8.06%	3,015 13.74%	
Income: \$200,000+	106 4.58%	816 7.26%	2,858 13.02%	
2025 Avg Household Income	\$92,801	\$96,036	\$117,823	
2025 Med Household Income	\$80,727	\$77,753	\$92,742	



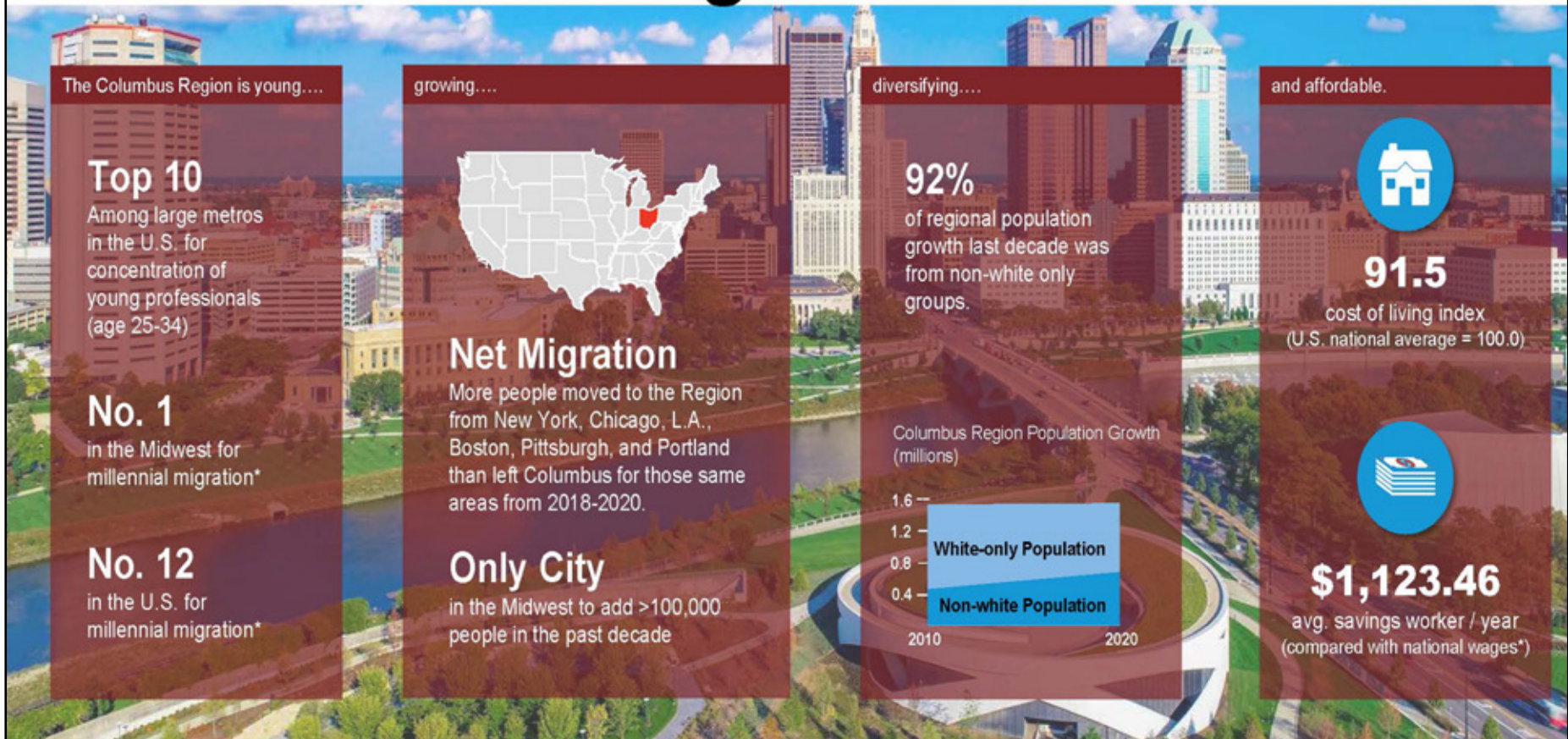
Traffic Count Report

0 Bowtown Rd, Delaware, OH 43015						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 Bowtown Rd	Village Gate Blvd	0.00 W	2025	2,600	MPSI	.15
2 Fieldcrest Dr	Barrhill Dr	0.06 SE	2025	967	MPSI	.21
3 State Rte 521	Sunbury Rd	0.08 SW	2025	6,810	MPSI	.22
4 State Rte 521	Bowtown Rd	0.01 NE	2025	2,967	MPSI	.22
5 Sunbury Rd	Mill Run Xing	0.17 SE	2024	28,765	MPSI	.23
6 Sunbury Rd	Mill Run Xing	0.17 SE	2025	28,659	MPSI	.23
7 Sunbury Road	State Hwy521	0.12 SE	2025	26,891	MPSI	.24
8 Sunbury Road	State Hwy521	0.03 SE	2025	26,465	MPSI	.24
9 Sunbury Rd	State Rte 521	0.03 SE	2018	29,581	MPSI	.25
10 Sunbury Rd	State Hwy521	0.03 SE	2024	26,500	MPSI	.25



Appraisal Brokerage Consulting Development

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; 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 88 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

Learn more about us at
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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. 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 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.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.