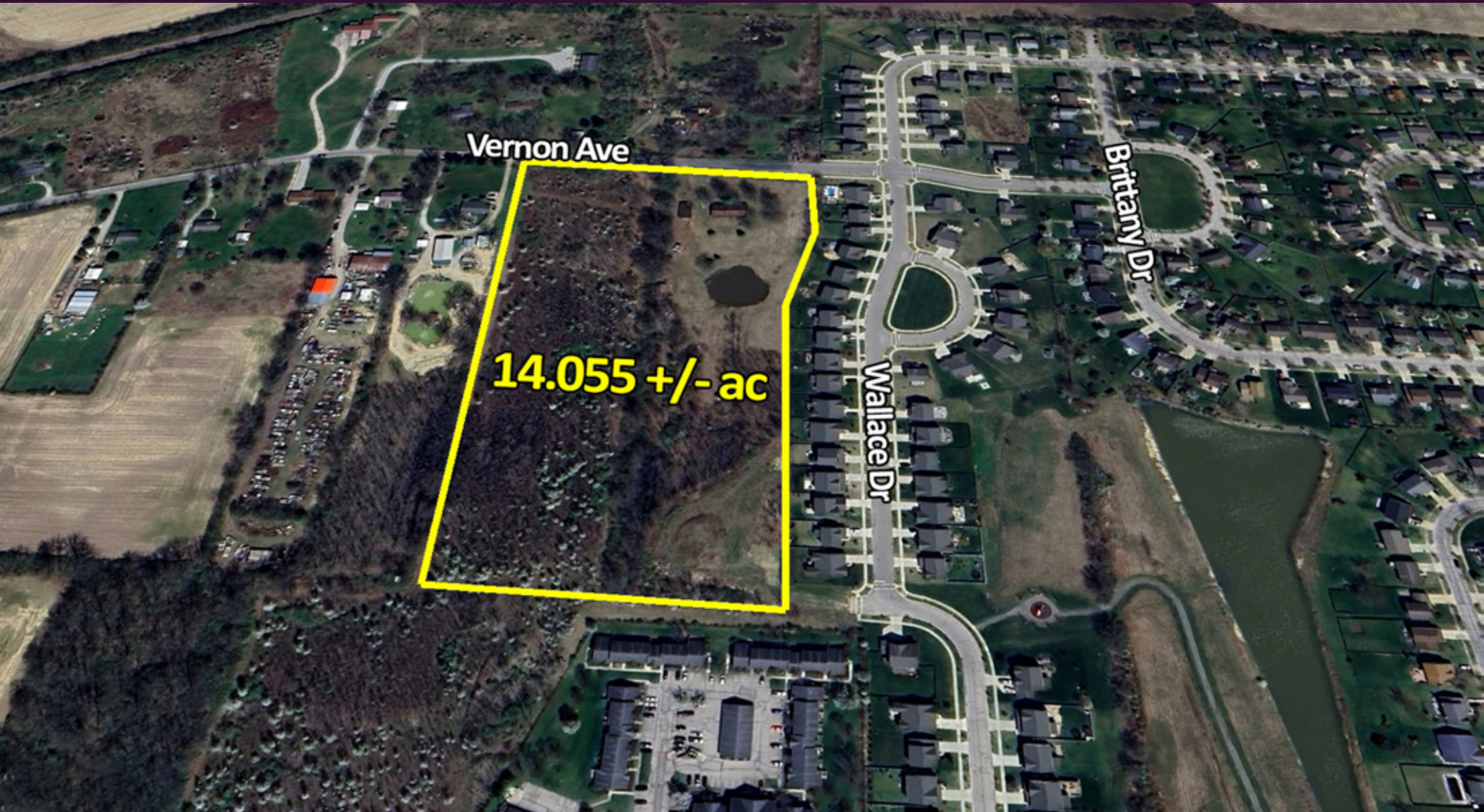


THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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COMPANY

Appraisal Brokerage Consulting Development

**SINGLE - FAMILY DEVELOPMENT SITE**  
**780 Vernon Avenue, Delaware, OH 43015**

**SINGLE-FAMILY DEVELOPMENT LAND IN DELAWARE AVAILABLE!**

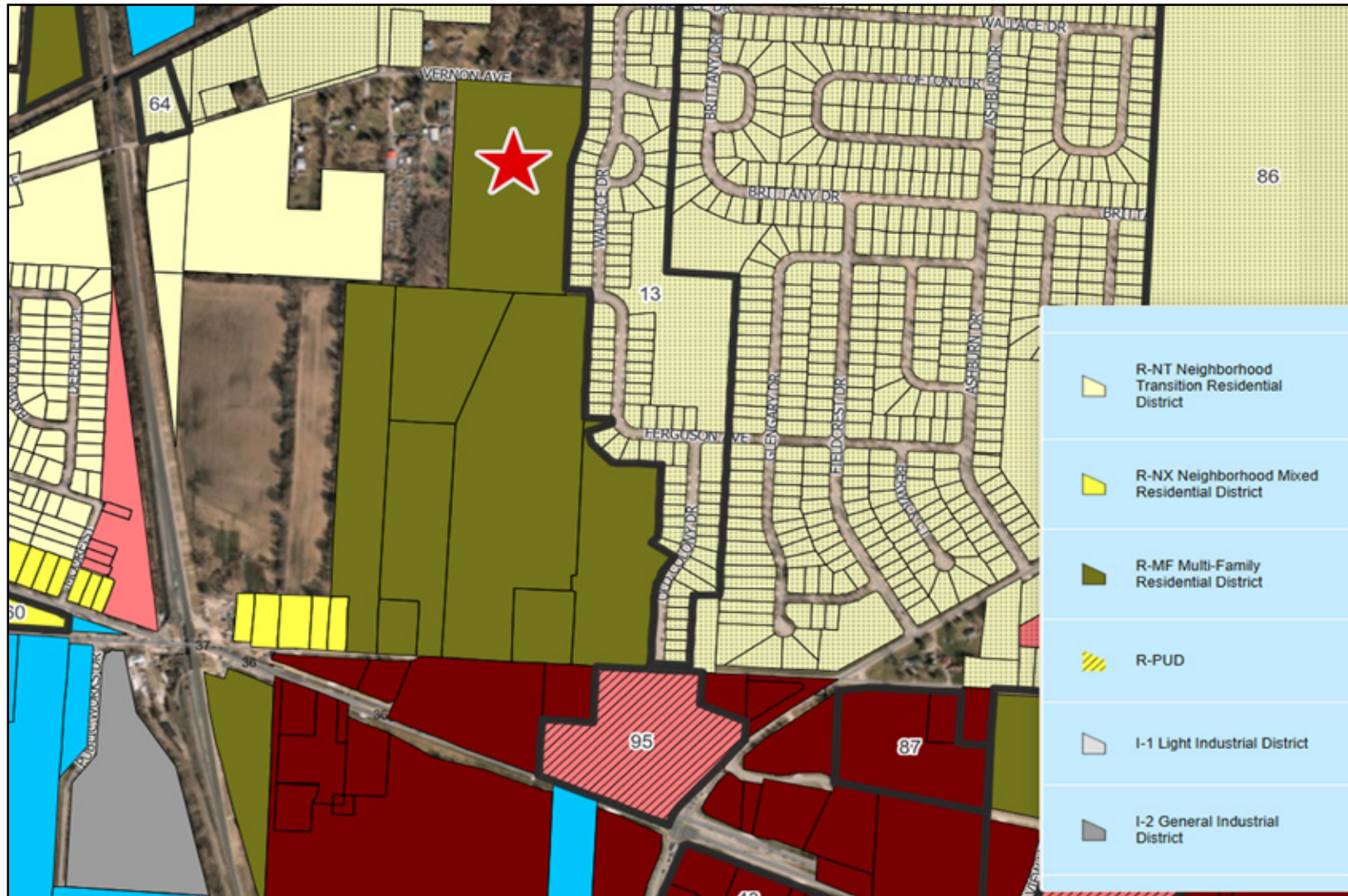
14.055 +/- acres of vacant land off Vernon Ave. Site can accommodate approximately 43 single-family homes. Zoned R-MF (Residential Multi-Family District). Excellent location just off Columbus Pike and minutes away from Downtown Delaware! Near Oakland Nursery, Meeker's Venue, Conger Elementary and more!



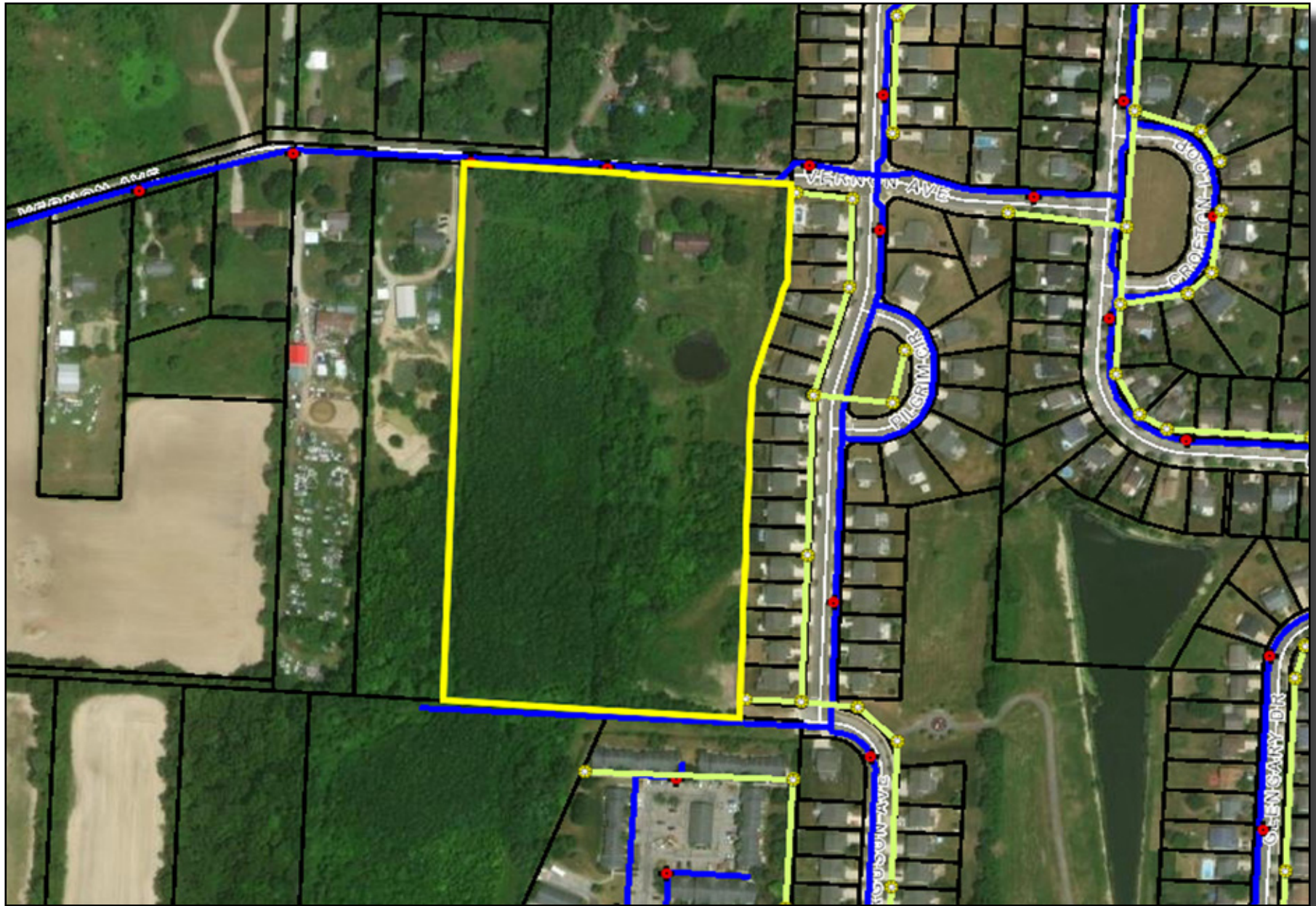
Property Highlights

Address:	780 Vernon Avenue Delaware, OH 43015
County:	Delaware
School District:	Delaware
PID:	51944101015003
Location:	North of Sunbury Rd between Kilbourne Rd and US-42
Acreage:	14.055 +/- ac
Taxes 2025:	\$9,258.66
Sale Price:	Negotiable
Zoning:	R-MF Residential Multi-Family District

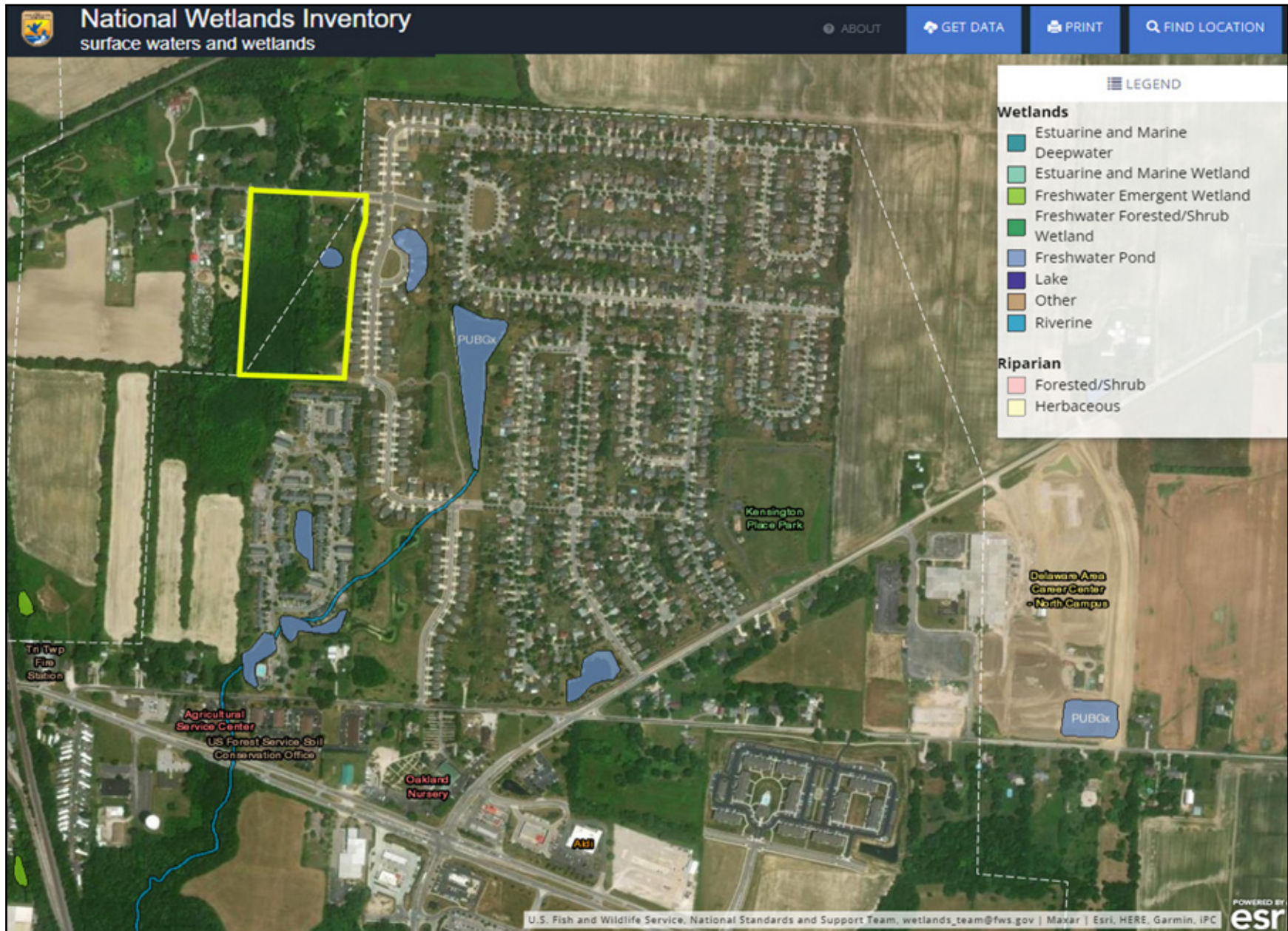


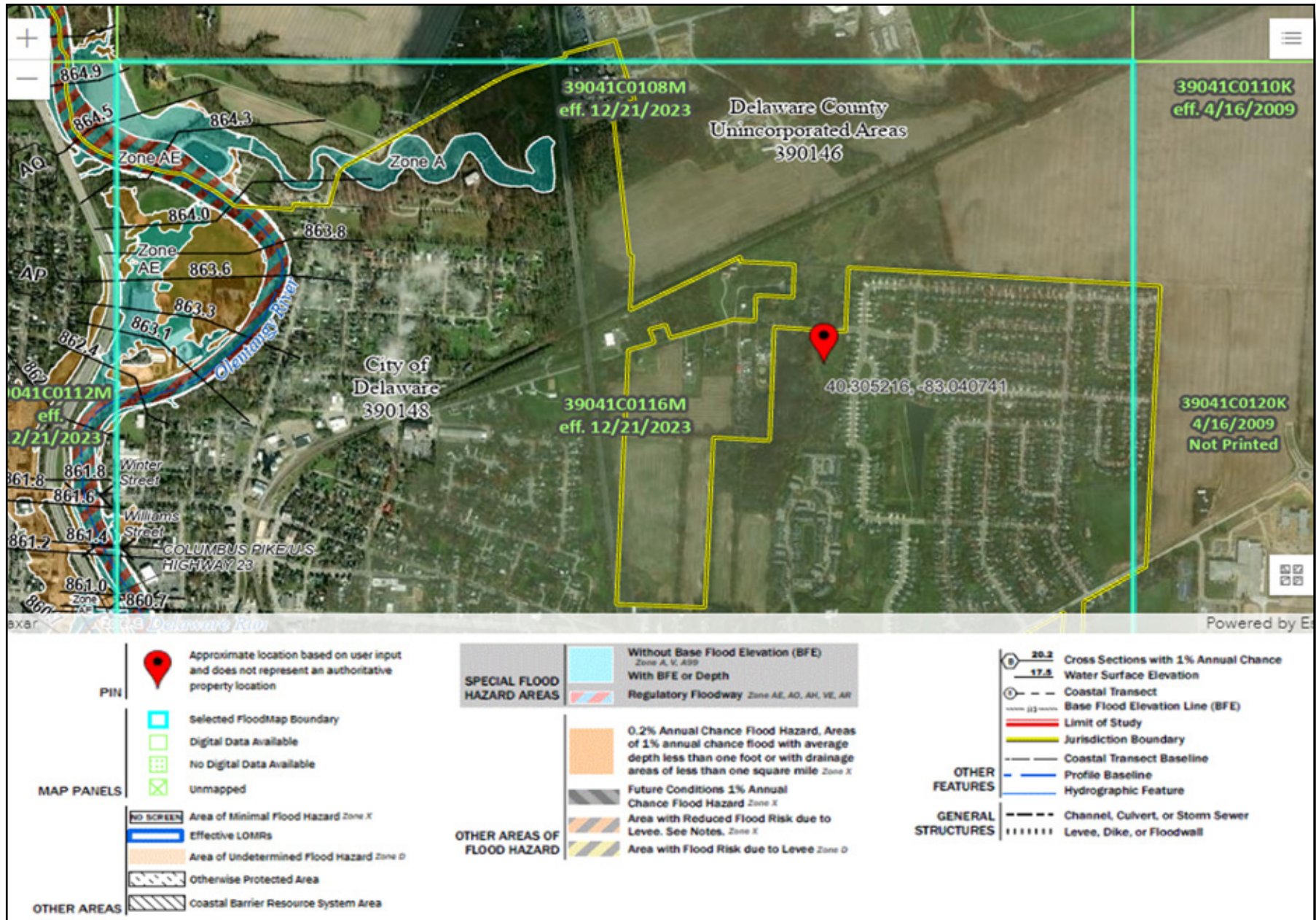


[Click here to view the Zoning Code](#)



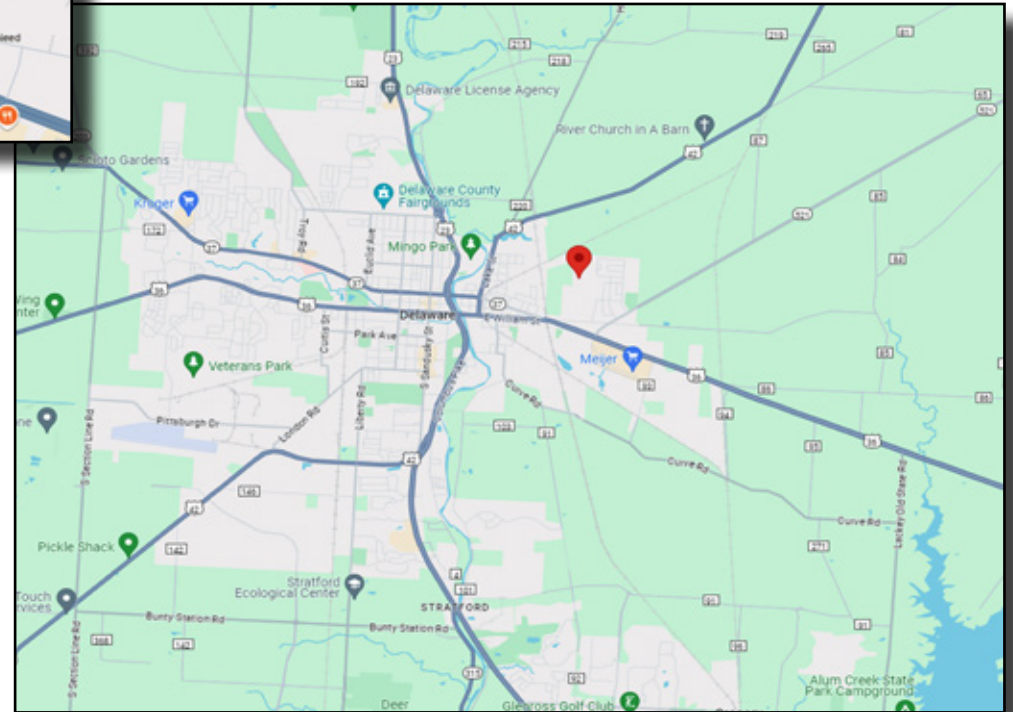
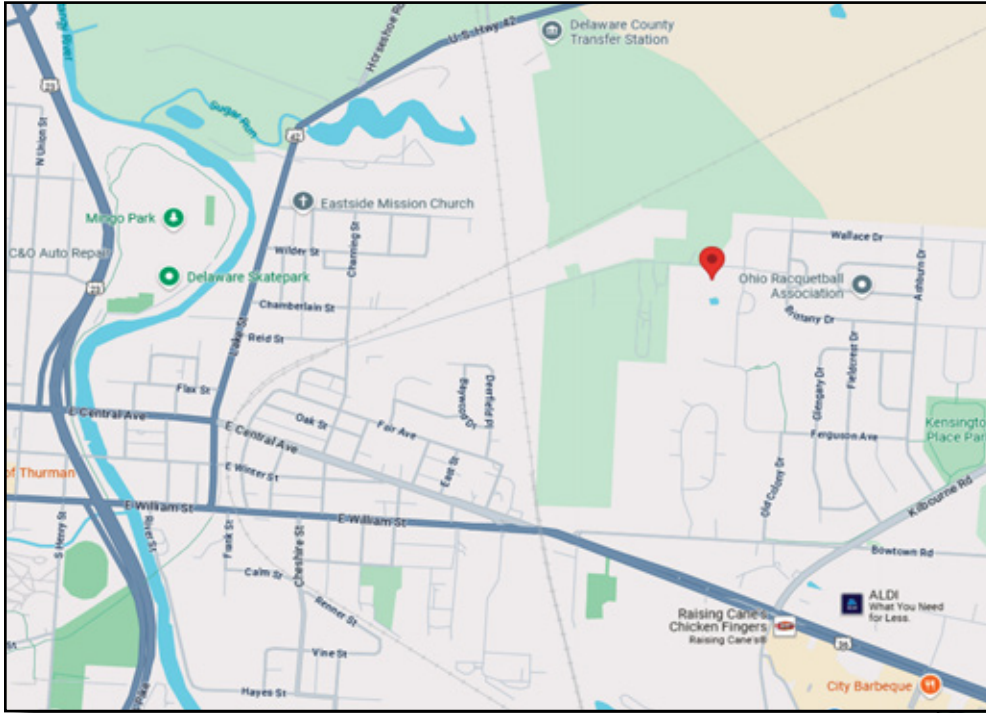






14.055 +/- acre single-family development site  
780 Vernon Ave, Delaware, OH 43015

# Street Maps




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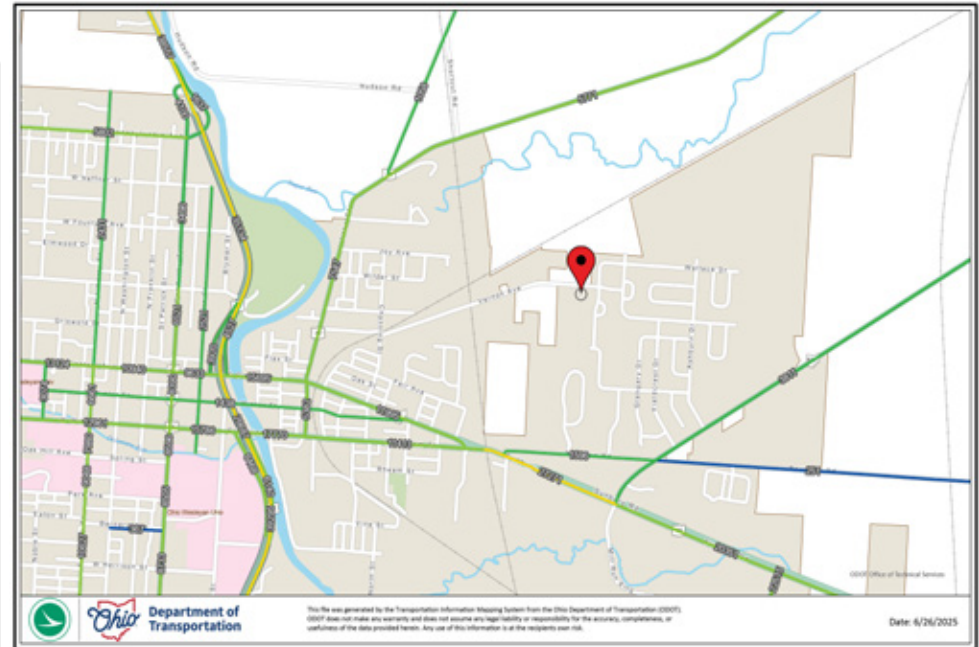
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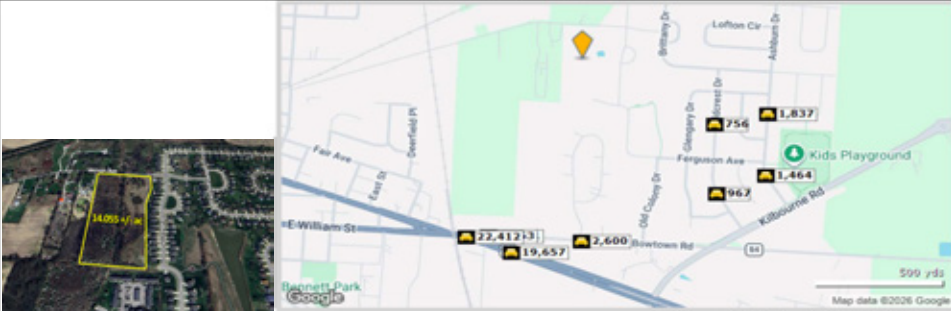
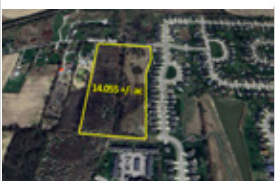
**Great Location!**  
Easy access to major roads  
Minutes to Downtown Delaware

Demographic Summary Report

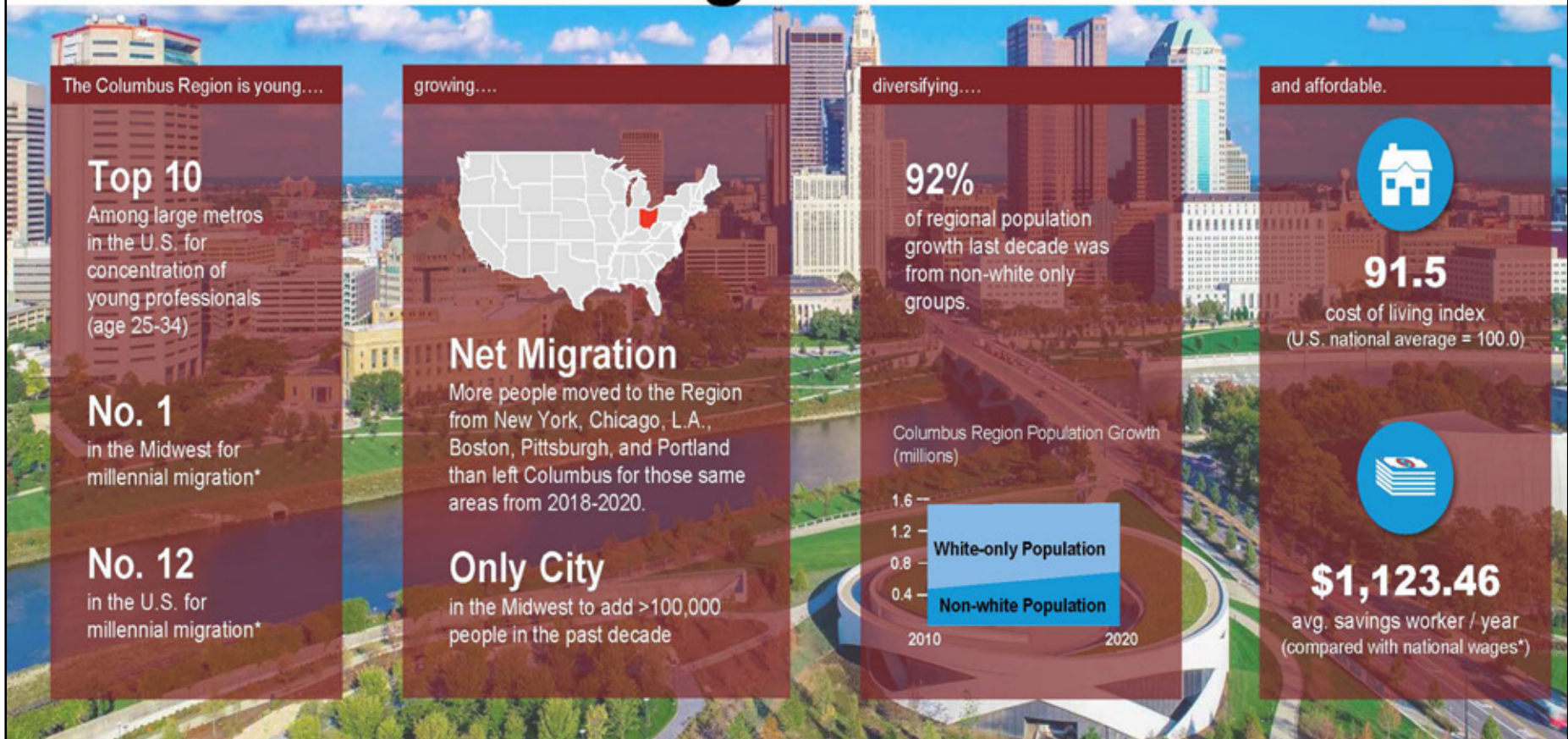
780 Vernon Ave, Delaware, OH 43015				
				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2030 Projection	5,807	30,275	62,026	
2025 Estimate	5,270	27,681	56,572	
2020 Census	4,381	24,101	48,512	
Growth 2025 - 2030	10.19%	9.37%	9.64%	
Growth 2020 - 2025	20.29%	14.85%	16.61%	
<b>2025 Population by Hispanic Origin</b>	303	1,548	2,473	
<b>2025 Population</b>	5,270	27,681	56,572	
White	4,454 84.52%	23,222 83.89%	47,204 83.44%	
Black	219 4.16%	1,525 5.51%	2,815 4.98%	
Am. Indian & Alaskan	1 0.02%	23 0.08%	48 0.08%	
Asian	112 2.13%	389 1.41%	2,144 3.79%	
Hawaiian & Pacific Island	1 0.02%	10 0.04%	17 0.03%	
Other	482 9.15%	2,513 9.08%	4,344 7.68%	
U.S. Armed Forces	0	14	41	
<b>Households</b>				
2030 Projection	2,173	12,150	23,587	
2025 Estimate	1,971	11,101	21,505	
2020 Census	1,637	9,641	18,454	
Growth 2025 - 2030	10.25%	9.45%	9.68%	
Growth 2020 - 2025	20.40%	15.14%	16.53%	
Owner Occupied	1,342 68.09%	6,508 58.63%	14,752 68.60%	
Renter Occupied	629 31.91%	4,592 41.37%	6,753 31.40%	
<b>2025 Households by HH Income</b>	1,971	11,101	21,505	
Income: <\$25,000	77 3.91%	1,374 12.38%	2,045 9.51%	
Income: \$25,000 - \$50,000	231 11.72%	1,738 15.66%	2,551 11.86%	
Income: \$50,000 - \$75,000	521 26.43%	2,312 20.83%	3,997 18.59%	
Income: \$75,000 - \$100,000	537 27.25%	1,925 17.34%	3,233 15.03%	
Income: \$100,000 - \$125,000	157 7.97%	1,129 10.17%	2,234 10.39%	
Income: \$125,000 - \$150,000	256 12.99%	981 8.84%	1,873 8.71%	
Income: \$150,000 - \$200,000	103 5.23%	872 7.86%	2,919 13.57%	
Income: \$200,000+	89 4.52%	770 6.94%	2,653 12.34%	
<b>2025 Avg Household Income</b>	\$94,635	\$94,428	\$115,991	
<b>2025 Med Household Income</b>	\$82,286	\$76,643	\$91,698	



Traffic Count Report

780 Vernon Ave, Delaware, OH 43015							
							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Fieldcrest Dr	Glengary Dr	0.08 N	2025	756	MPSI	.35	
2 Ashburn Dr	Bristol Dr	0.05 N	2025	1,837	MPSI	.44	
3 Fieldcrest Dr	Barrhill Dr	0.06 SE	2025	967	MPSI	.46	
4 Bowtown Rd	Village Gate Blvd	0.00 W	2025	2,600	MPSI	.47	
5 Bowtown Road	Sunbury Rd	0.02 SW	2025	1,151	MPSI	.50	
6 Bowtown Rd	Sunbury Rd	0.02 SW	2024	1,153	MPSI	.50	
7 Ashburn Dr	Ferguson Ave	0.03 N	2025	1,464	MPSI	.51	
8 Sunbury Rd	Bowtown Rd	0.08 NW	2025	19,657	MPSI	.53	
9 Sunbury Rd	Bowtown Rd	0.03 SE	2024	22,503	MPSI	.53	
10 Sunbury Rd	Bowtown Rd	0.03 SE	2025	22,412	MPSI	.53	

# 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.



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[www.rweiler.com](http://www.rweiler.com)

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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 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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