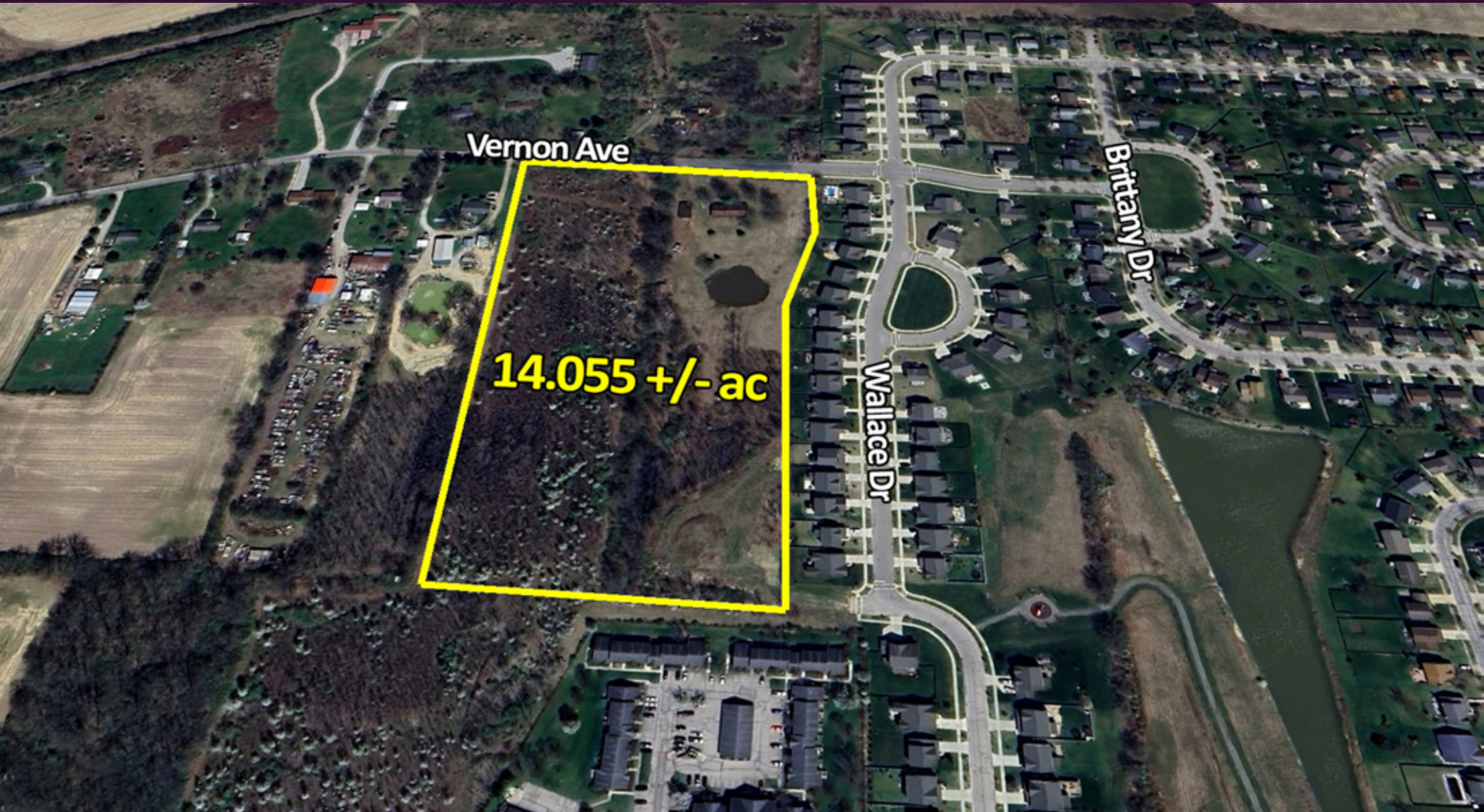


THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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



Appraisal Brokerage Consulting Development

**RESIDENTIAL DEVELOPMENT SITE**  
**780 Vernon Avenue, Delaware, OH 43015**

## RESIDENTIAL DEVELOPMENT LAND IN DELAWARE AVAILABLE!

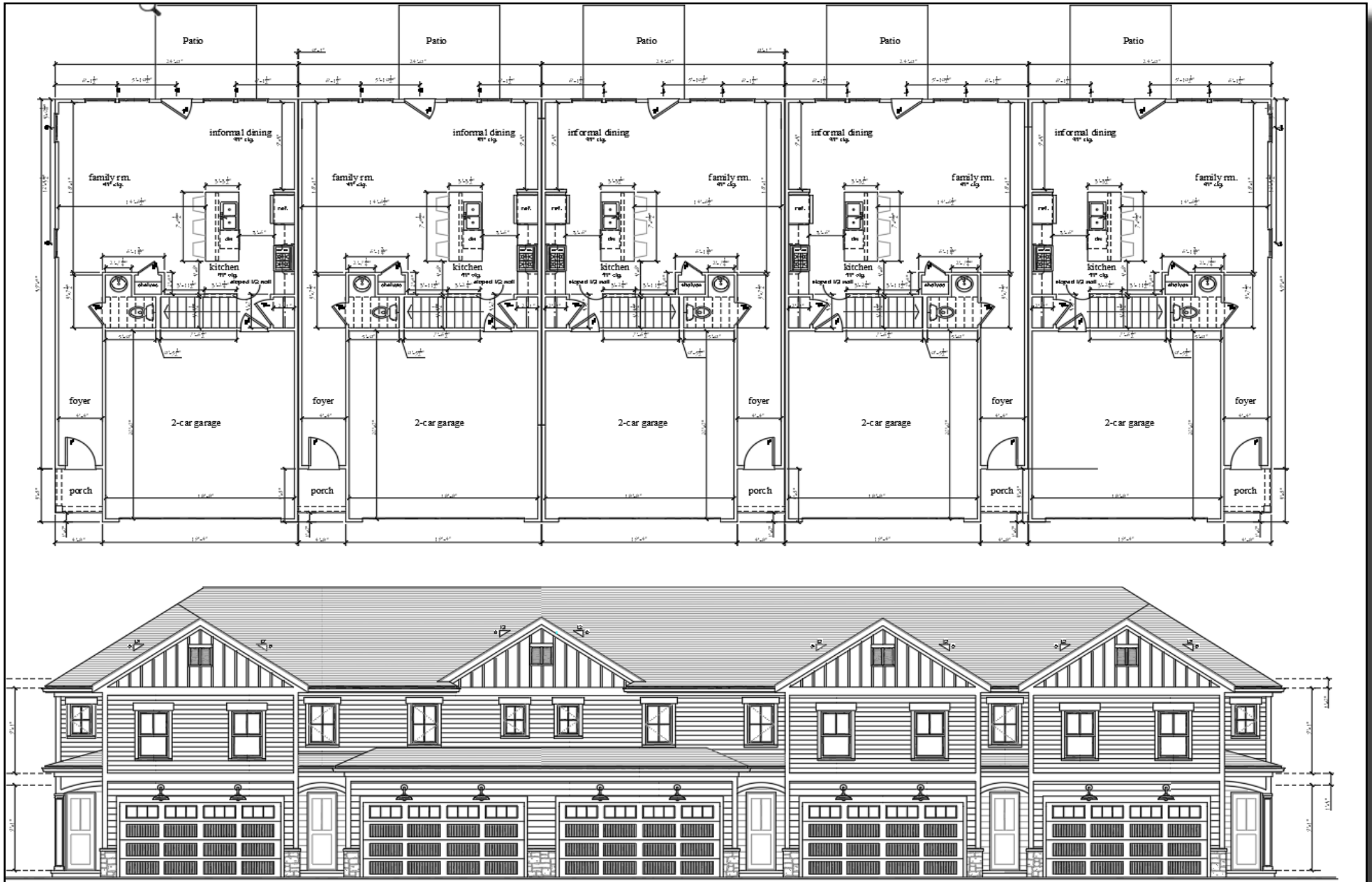
14.055 +/- acres of vacant land off Vernon Ave. The site is now approved for 113 townhomes and can be purchased together with its sister property at 0 Bowtown Rd, which is approved for 75 townhomes. Zoned R-MF (Residential Multi-Family District). Excellent location just off Columbus Pike and minutes from Downtown Delaware! Near Oakland Nursery, Meeker's Venue, Conger Elementary, and more.

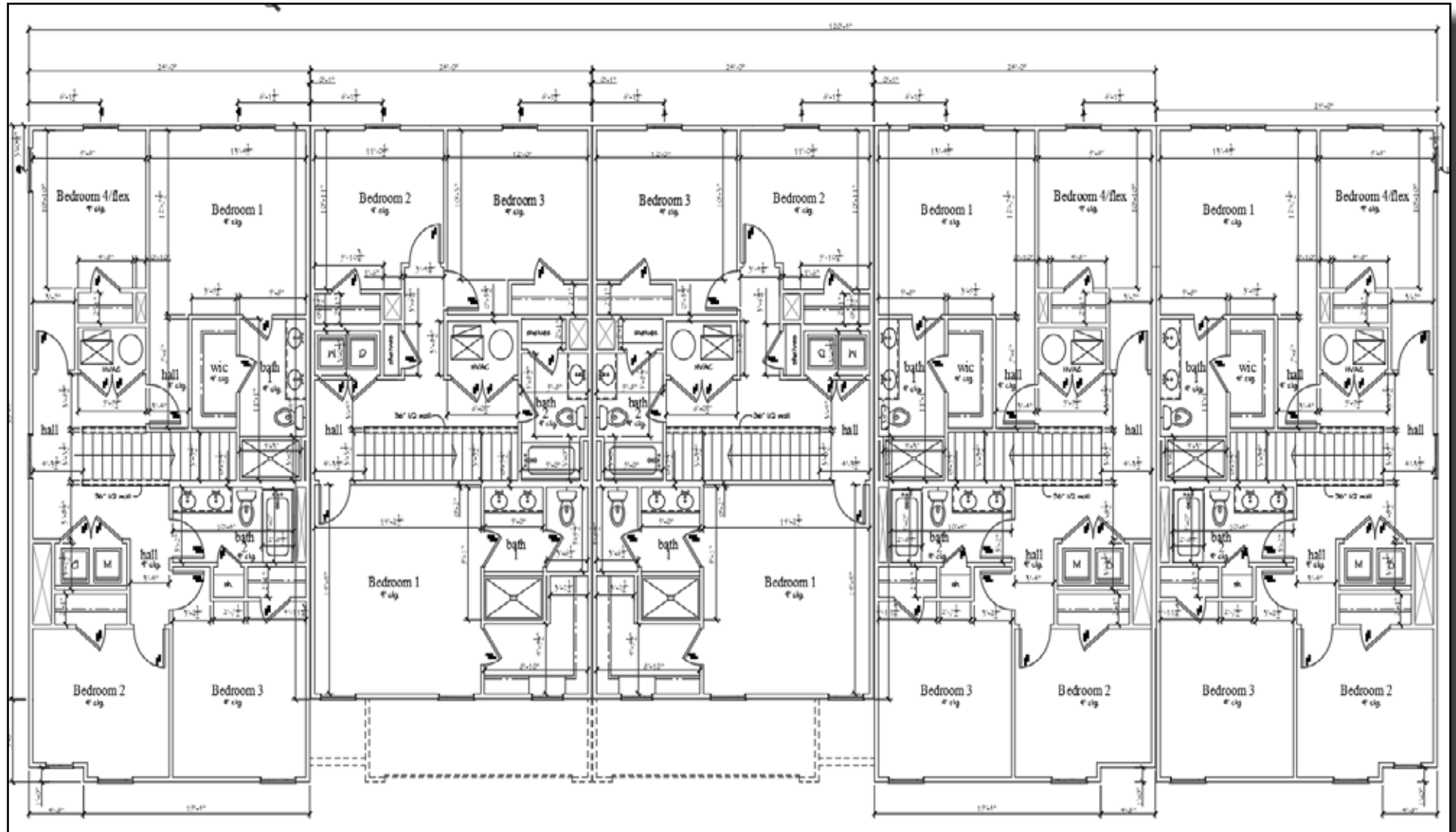


### Property Highlights

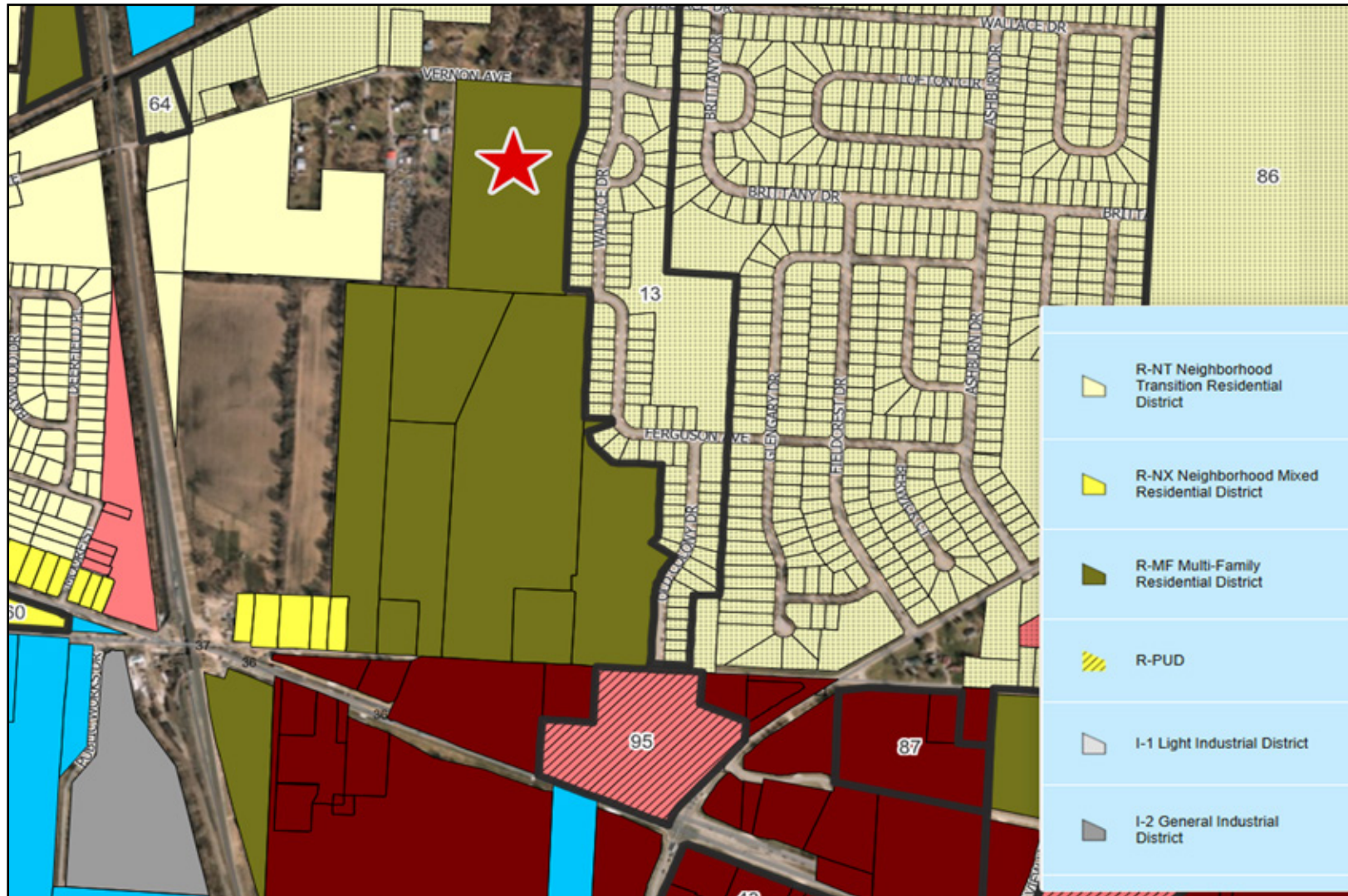
Address:	780 Vernon Avenue Delaware, OH 43015
County:	Delaware
School District:	Delaware
PID:	51944101015003
Location:	North of Sunbury Rd between Kilbourne Rd and US-42
Acreage:	14.055 +/- ac
Taxes 2025:	\$9,258.66
Asking Price:	Negotiable
Zoning:	R-MF Residential Multi-Family District



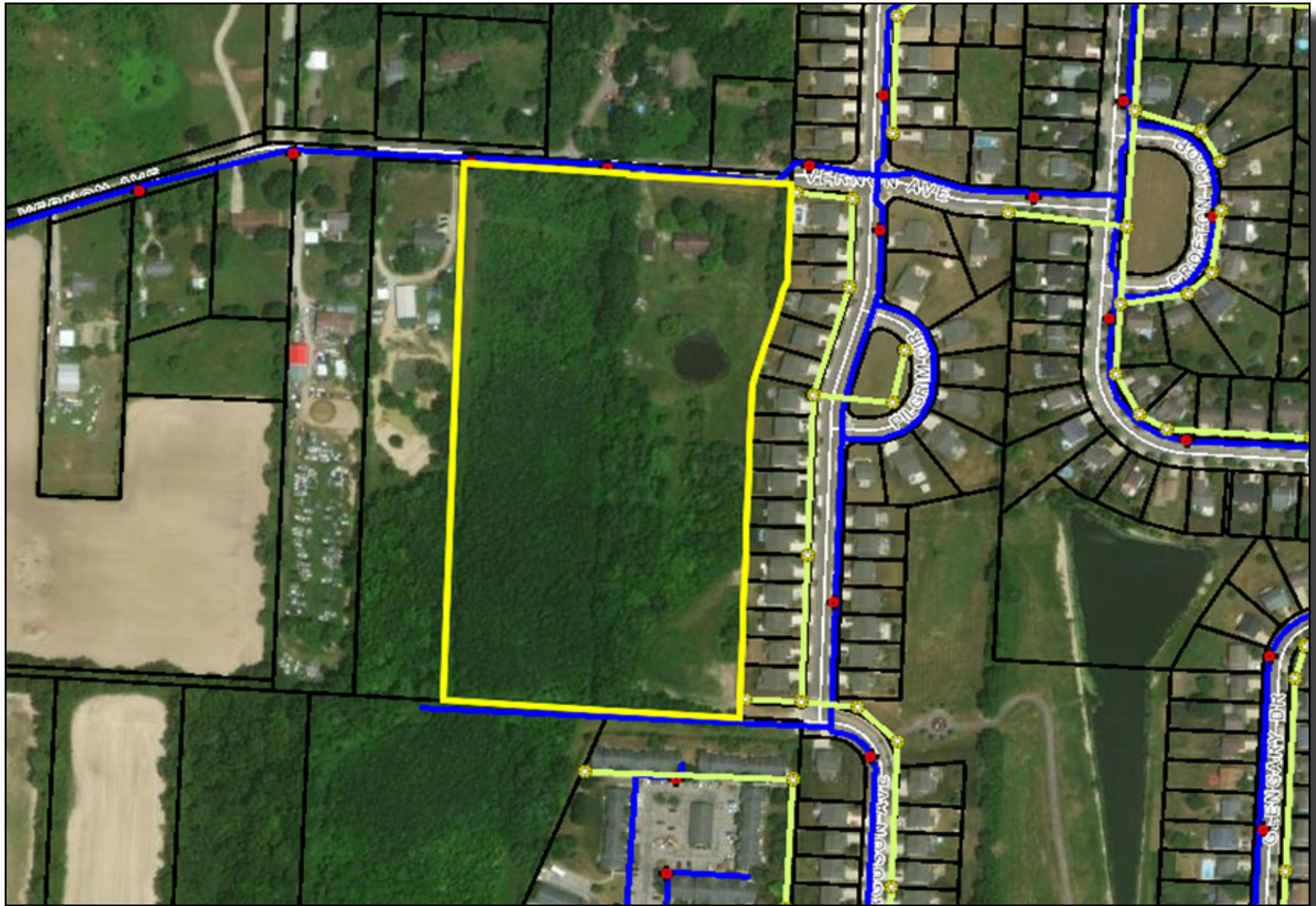




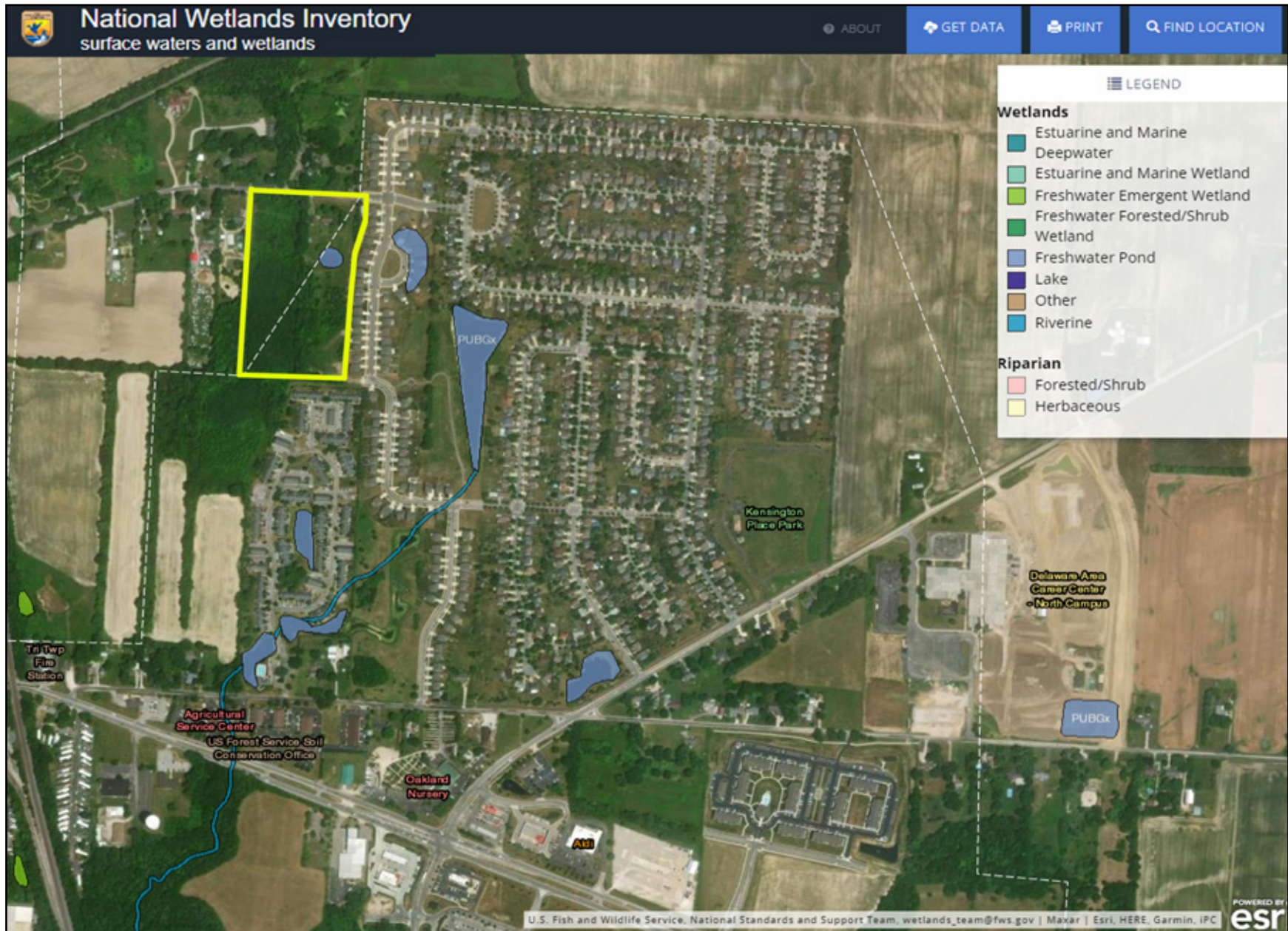


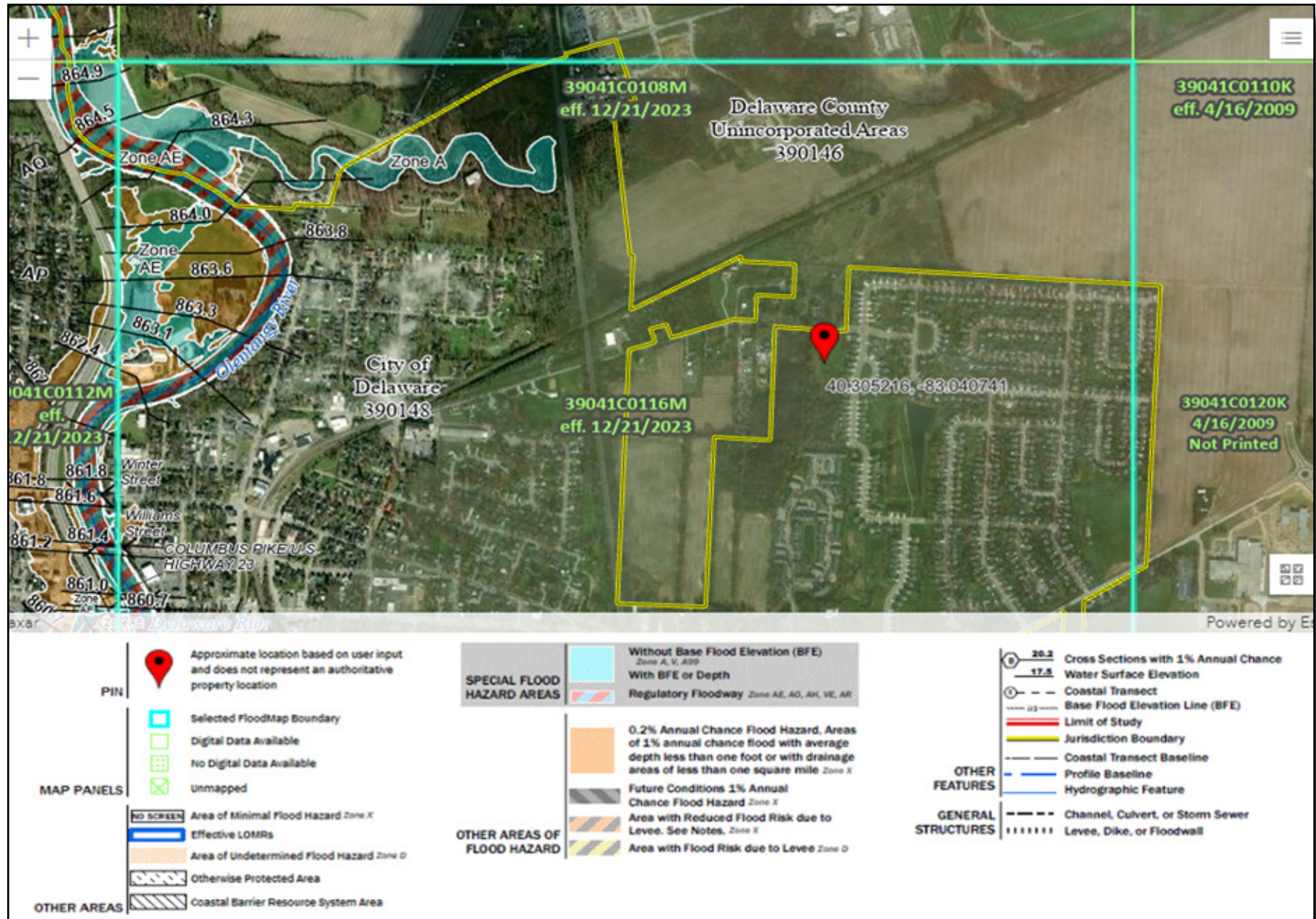


[Click here to view the Zoning Code](#)



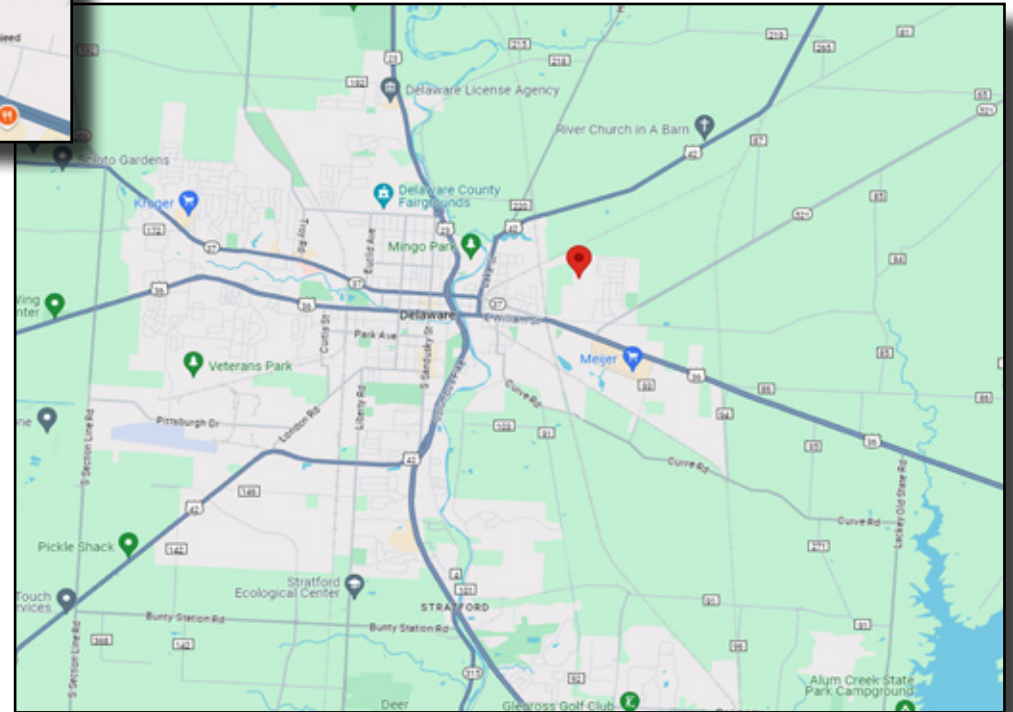
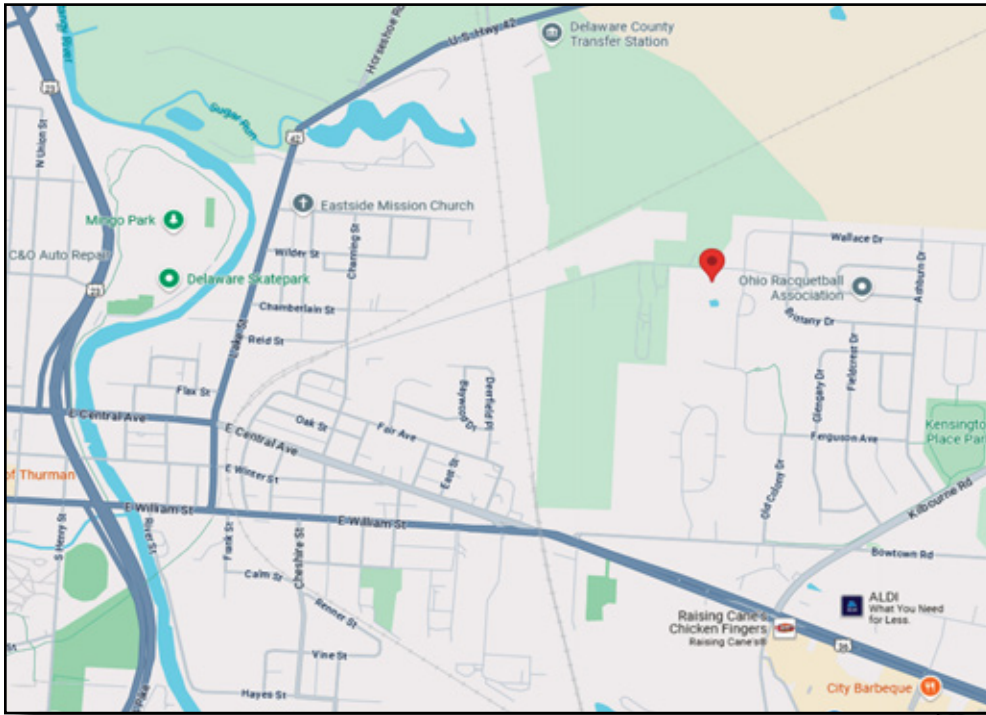






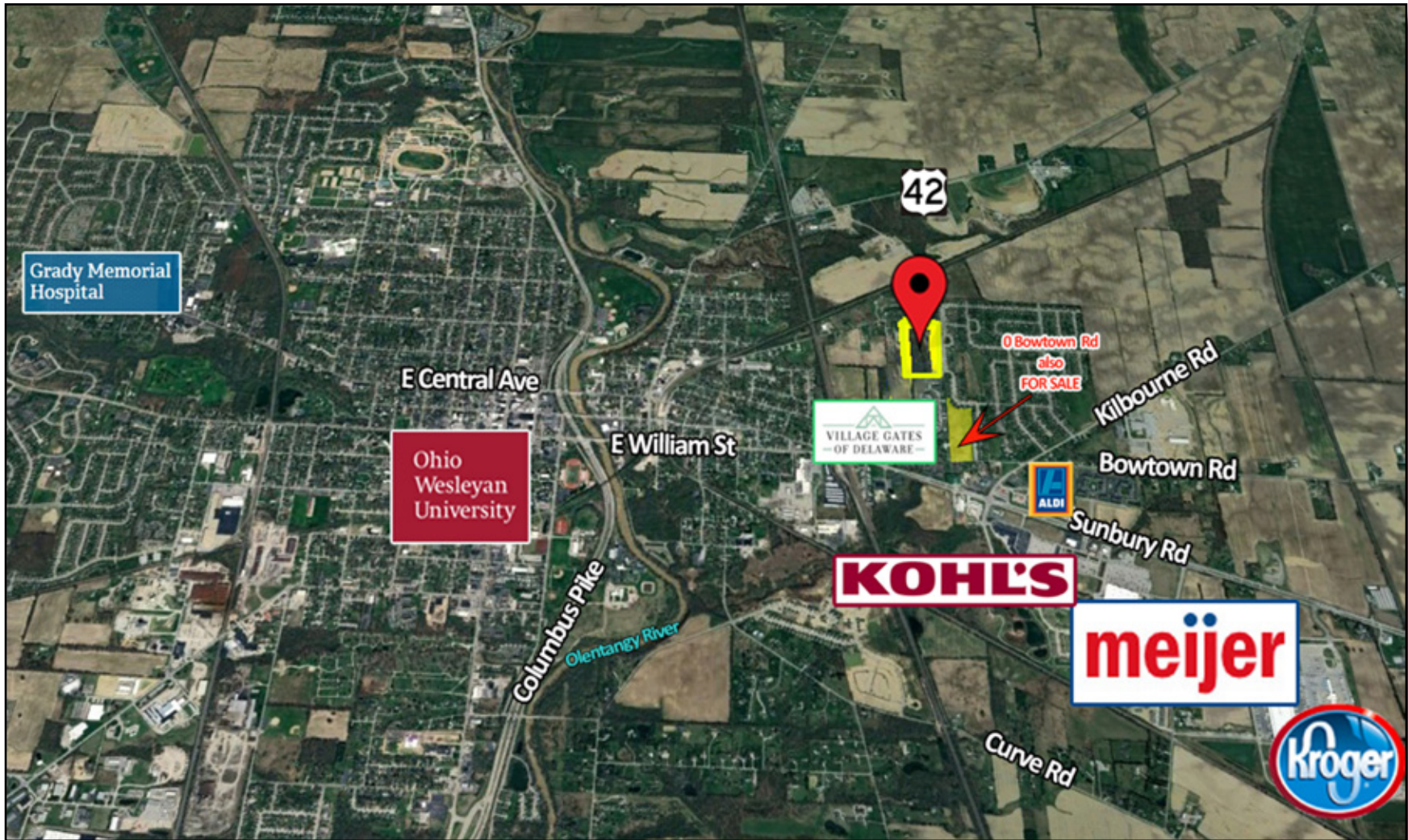
14.055 +/- acre residential development site  
780 Vernon Ave, Delaware, OH 43015

# Street Maps



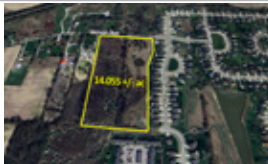
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COMPANY  
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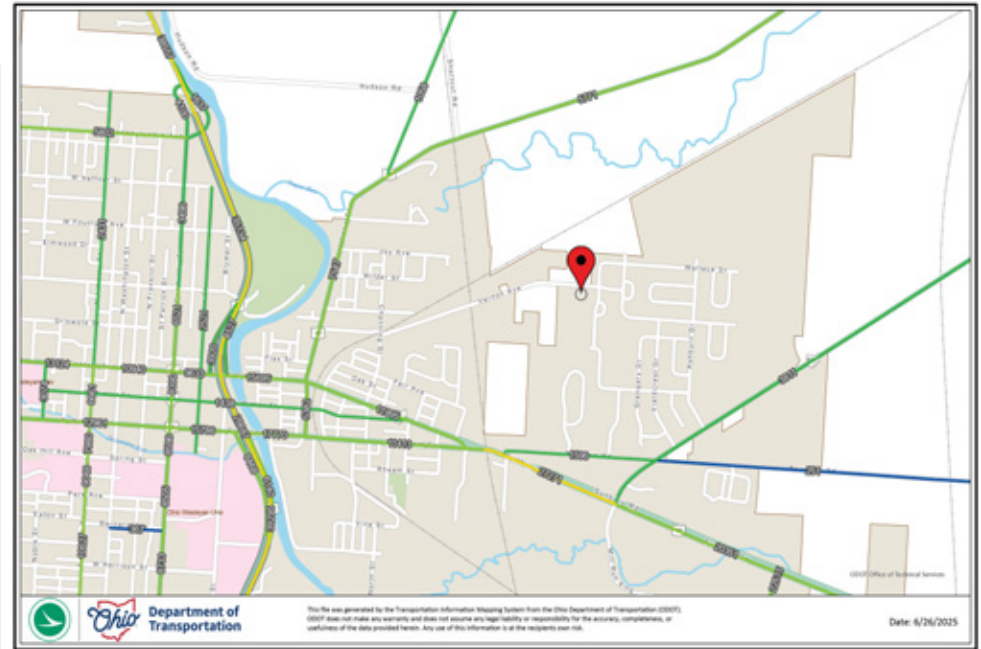
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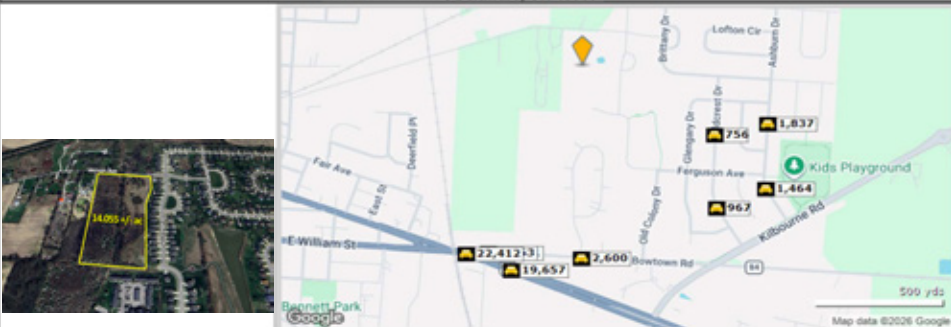
**Great Location!**  
Easy access to major roads  
Minutes to Downtown Delaware

Demographic Summary Report

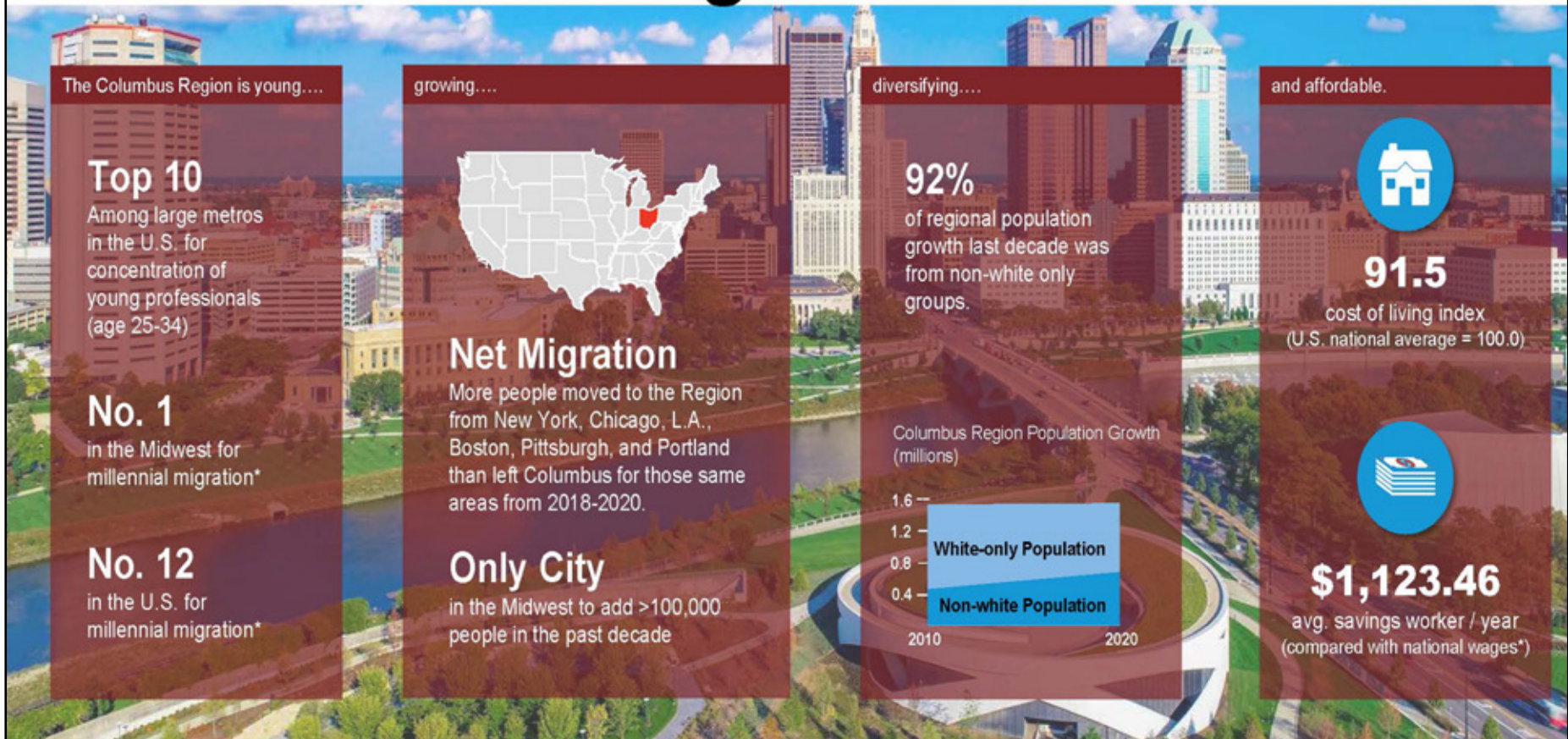
780 Vernon Ave, Delaware, OH 43015				
				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2030 Projection	5,807	30,275	62,026	
2025 Estimate	5,270	27,681	56,572	
2020 Census	4,381	24,101	48,512	
Growth 2025 - 2030	10.19%	9.37%	9.64%	
Growth 2020 - 2025	20.29%	14.85%	16.61%	
<b>2025 Population 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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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 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.

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