

*For Sale*



**\$325,000**

## *0 Houk Road, Delaware, OH 43015*

*Development Land For Sale in Delaware, Ohio*

- Approximately ±2 acre lot
- Across from the new YMCA
- Future Donovan Farms development planned; multiple homes and apartments behind this center
- Zoned: Planned Mixed-Use Overlay District
- Excellent location for a retail building, coffee shop, daycare, office building, dry cleaners, ect.
- Parcel #: 419-22001025009



*Click Here to View Property Video*

**Randy Best CCIM, SIOR**

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# 0 Houk Road, Delaware, OH 43015

## Exterior Photos



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## Additional Property Information

### Legal Information

Legal Property Description	Development Lot For Sale
Price	\$325,000
Parcel Number	419-22001025009
Possession	Immediate

### Land Information

Land Acreage	± 2 Acres
Parking Available	No
Current Use	Land
Current Zoning	Residential
Jurisdiction and School District	2103 Delaware CSD

### Additional Information

Lot Specifics	Prime Frontage on High Traffic
Parcel Benefits	Easy Access
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$2,152.90

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*Parcel View*



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# 0 Houk Road, Delaware, OH 43015

Nearby Amenities



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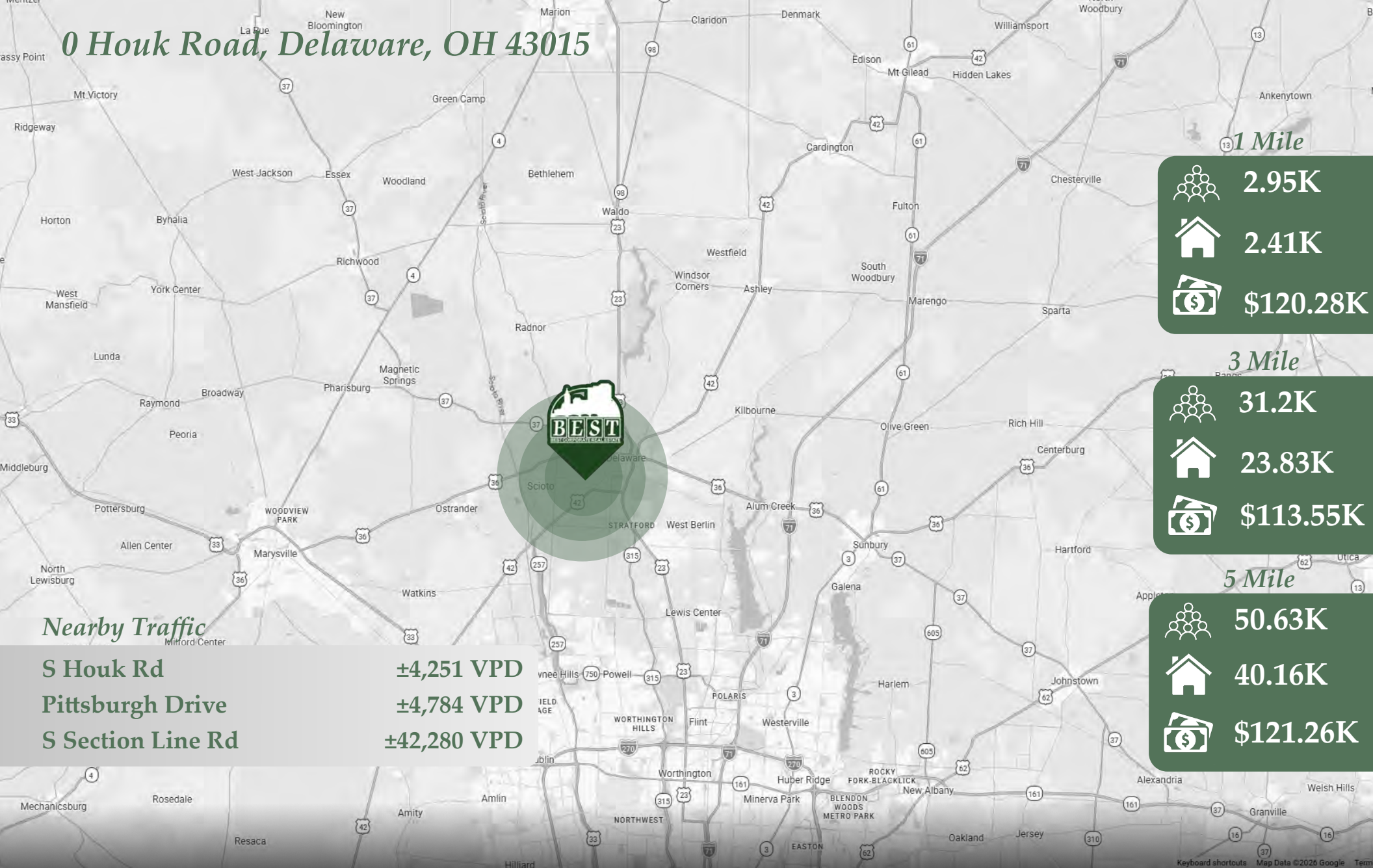
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*

4608 Sawmill Road, Columbus, Ohio 43220  
www.BestCorporateRealEstate.com

# 0 Houk Road, Delaware, OH 43015



**1 Mile**

- 2.95K
- 2.41K
- \$120.28K

**3 Mile**

- 31.2K
- 23.83K
- \$113.55K

**5 Mile**

- 50.63K
- 40.16K
- \$121.26K

### Nearby Traffic

S Houk Rd	±4,251 VPD
Pittsburgh Drive	±4,784 VPD
S Section Line Rd	±42,280 VPD

## Zip Code Demographics

Area Population	Area Households	Average Income
57,563	23,944	\$105,322

## Major Nearby Interstates

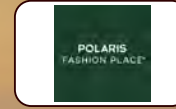




# DELAWARE COUNTY

*Ohio*

## Major Regional Employers



### Area Overview

Delaware County, Ohio, is located just 25 miles north of Downtown Columbus. The county one of the fastest-growing metropolitan areas in the Midwest, offering a blend of suburban and rural living with a strong sense of community. The county is comprised of several cities, including Delaware, Powell, Sunbury, Dublin, and Westerville.

Delaware County's projected growth is supported by multiple new projects and investments. The Ohio Department of Transportation (ODOT) is implementing various transportation improvements due to future population increases—looking to enhance safety and address possible congestion issues. Additionally, the county is experiencing a significant economic boost from the Intel Corp. investment, which is the largest single private-sector investment in Ohio's history. This has spurred new economic development throughout several areas, including both residential and commercial projects across various townships, and is expected to create thousands of jobs. Delaware County's population is projected to increase by roughly 78% by 2050, marking it one of the only counties in Ohio that will experience such growth.



Photo: Downtown Delaware

### Demographics

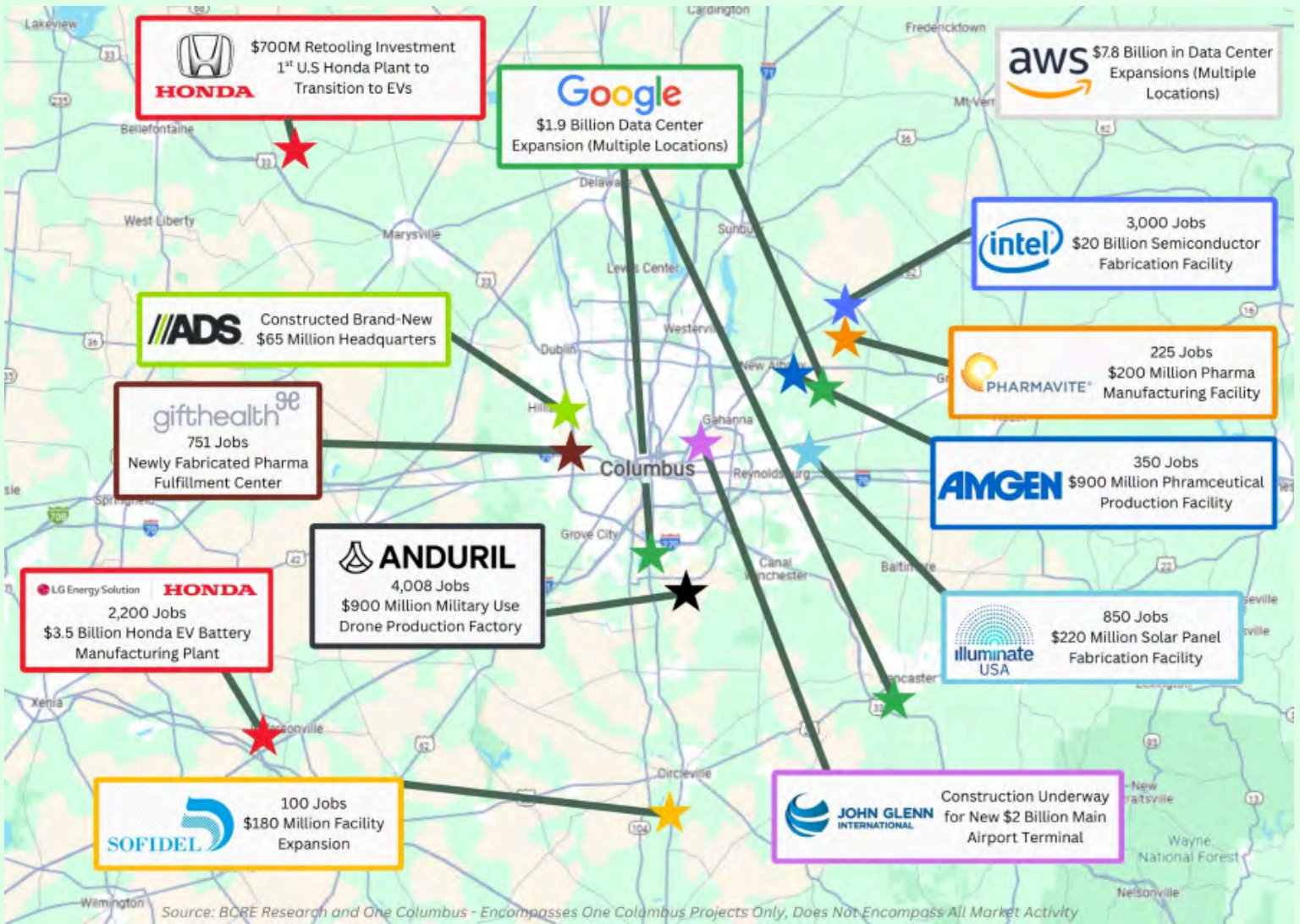
	Area Population		Area Households		Average Income
	214,124		77,713		\$133,500

### Major Nearby Routes



Sources used: Wikipedia, [ohio.org/things-to-do/destinations/destination-delaware-county-ohio](http://ohio.org/things-to-do/destinations/destination-delaware-county-ohio), [co.delaware.oh.us/](http://co.delaware.oh.us/)

# NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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- Continued -**

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*Corporate Real Estate*