



PLANNED MIXED-USE DISTRICT
DEVELOPMENT OPPORTUNITIES AVAILABLE

OWNED AND DEVELOPED BY



Nationwide Realty Investors



Development opportunities available. Please contact: Skip Weiler, President, The Robert Weiler Company, at 614.221.4286 or skip@rweiler.com

NORTHSTAR COMMUNITY - LOCATION



Master-planned and developed by Nationwide Realty Investors and The Robert Weiler Company, Northstar Community consists of 1,800 acres in a prime location in Delaware County – one of the fastest growing counties in Ohio. The aggregated land holdings are located east of I-71 and north of State Route 36/37 with significant, primary frontage along I-71, State Route 36/37, and Wilson Road.



Land is Shovel Ready for Development.

Community Highlights:

- Supremely located at interstate 71 and State Route 36/37, north of I-270
- Currently zoned for 2,500 residences with an average home price of \$560,000
- More than 900 acres reserved for green spaces, walking and biking paths, and water features
- Zoned for office, medical, retail, restaurant, warehouse, residential and hotel projects
- Surrounded by NorthStar Golf Club, a championship 18-hole golf course
- Home to Explore at Northstar — a 570-home, amenity-rich Del Webb community
- Proximity to Polaris interchange, Tanger Outlets, and Alum Creek State Park



	3 Miles	5 Miles	10 Miles
Population			
2024 Population*	9,252	23,552	143,272
2029 Projected	11,516	28,545	161,113
Households			
2024 Households*	3,439	8,406	52,862
2029 Projected	4,358	10,359	60,214
Average Household Income			
2024 Household Income*	\$158,729	\$174,867	\$174,146
2029 Projected	\$164,277	\$181,775	\$183,291
2024 Consumer Spending			
Entertainment	\$26M	\$65M	\$403M
Food & Drink	\$49M	\$125M	\$769M
Health Care	\$23M	\$57M	\$357M
Education	\$11M	\$27M	\$170M
Total Consumer Spending	\$452M	\$1B+	\$7B+
2024 Daytime Demographics			
Total Businesses	278	588	4,343
Total Employees	2,421	4,412	44,235

Neighborhood Average Home Price: \$560,000

AREA HOUSING DENSITY MAP

KEY

Northstar Community Neighborhoods

Developed

Zoned: 2,500

Future/Under Development

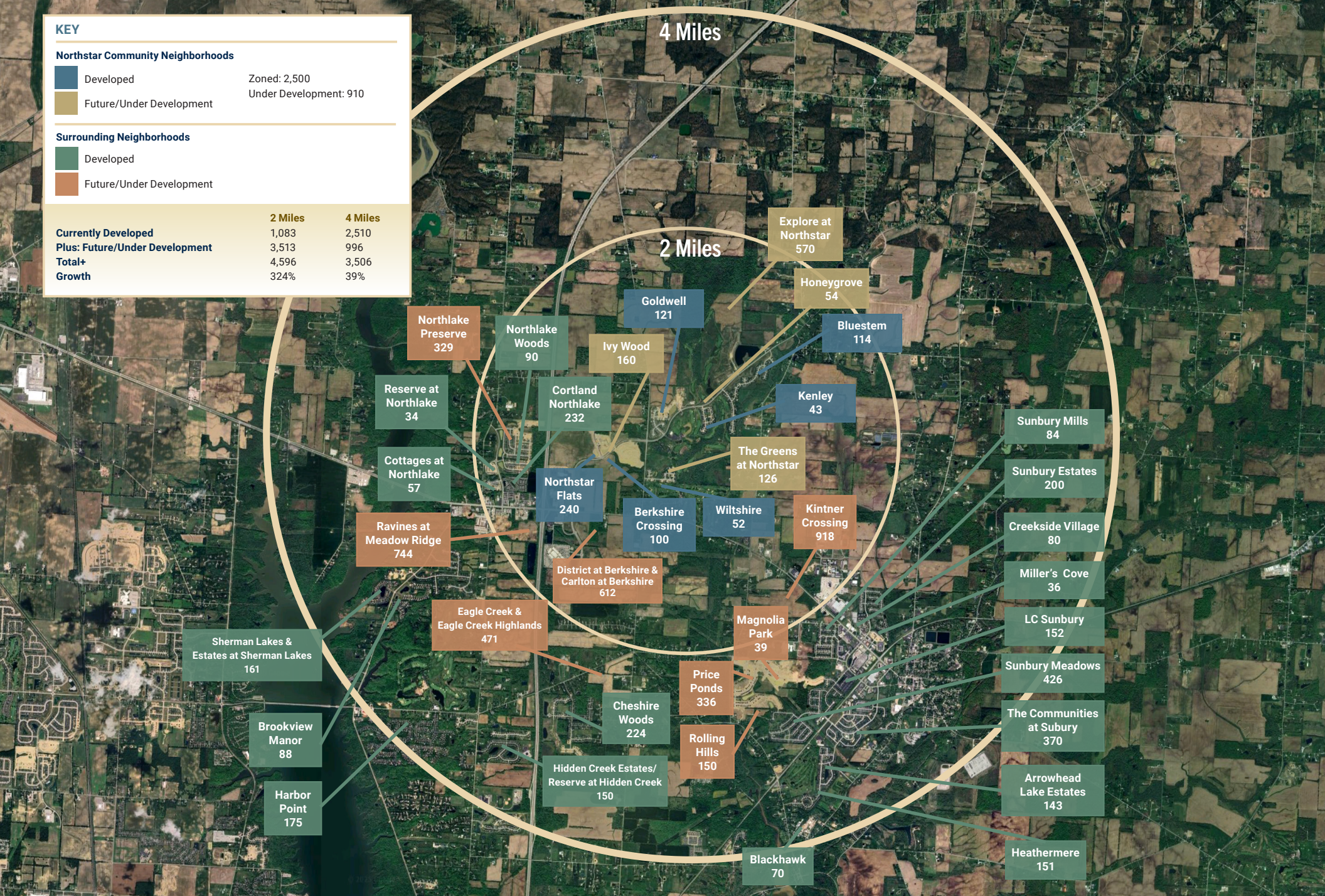
Under Development: 910

Surrounding Neighborhoods

Developed

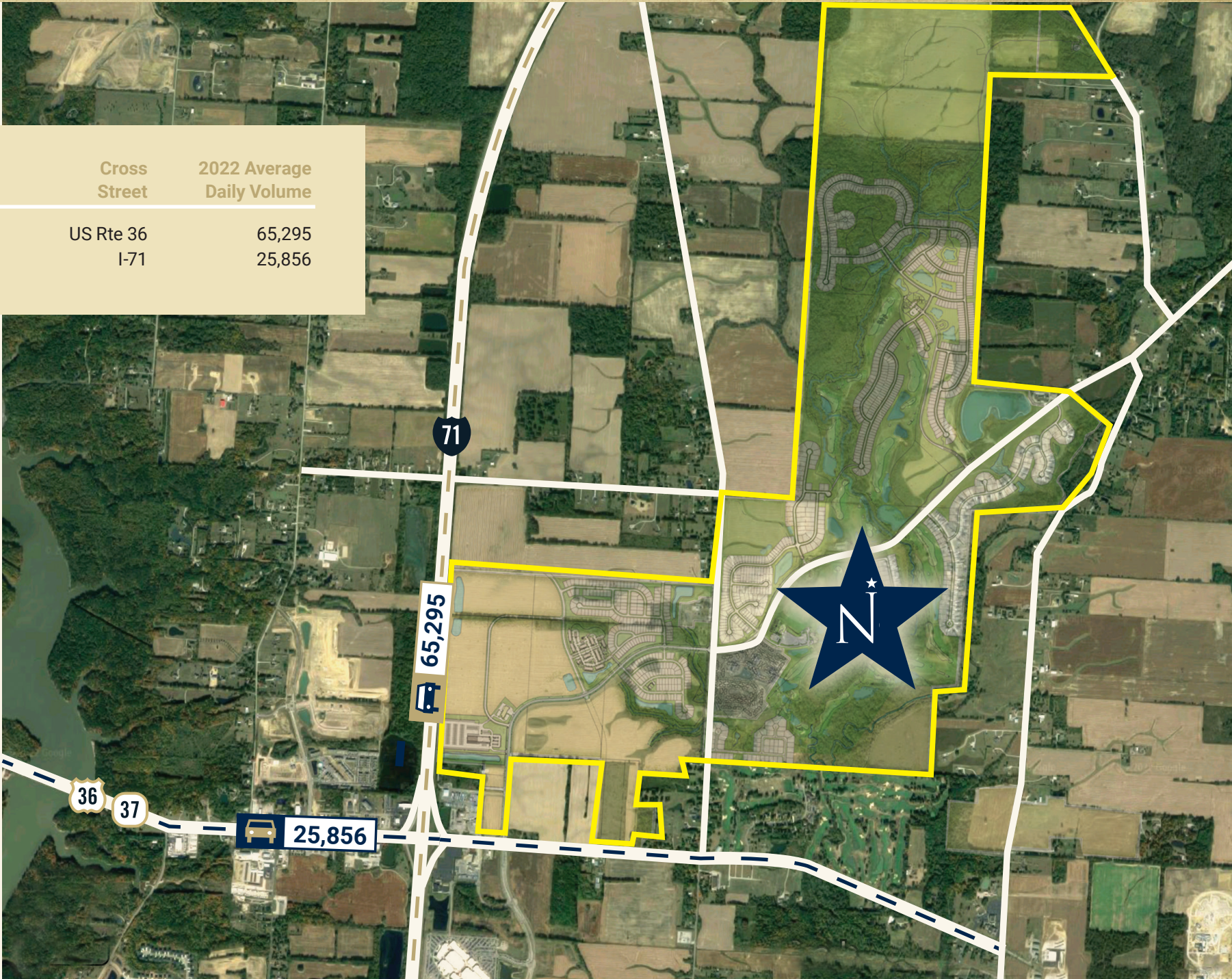
Future/Under Development

	2 Miles	4 Miles
Currently Developed	1,083	2,510
Plus: Future/Under Development	3,513	996
Total+	4,596	3,506
Growth	324%	39%



AREA TRAFFIC MAP

Street	Cross Street	2022 Average Daily Volume
I-71	US Rte 36	65,295
US Rte 36 & 37	I-71	25,856



AREA COMMERCIAL ACTIVITY MAP



PLANNED MIXED-USE DISTRICT DETAIL



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For more information contact:



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