

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

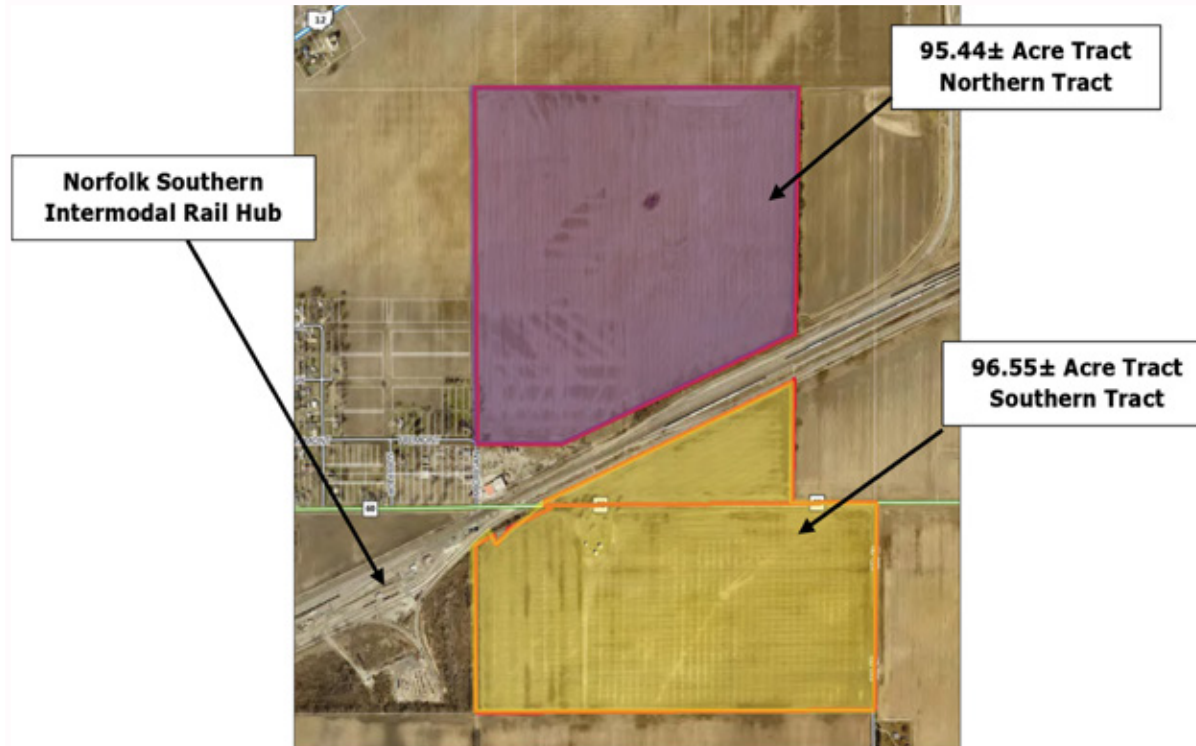
192 +/- AC INDUSTRIAL LAND

11390 W County Road 60, Fostoria, OH 44830

PREMIUM INDUSTRIAL LAND!

Situated on 192 +/- acres of land, these future industrial sites are prime for opportunity, to bring a large Corporate Company to these sites. The location is adjacent of a Norfolk Southern Rail hub. With active rails, these multiple tracts have caught the attention of the State of Ohio. This is a centerline location for access to Indiana, Michigan, Pennsylvania and New York. This area is experiencing substantial industrial growth and new jobs. This site won't last long, time is of the essence for this great opportunity!

National Electrical Carbon Products, Inc., City of Fostoria (Seneca County) expects to create 124 full-time-equivalent positions, generating more than \$11.4 million in new payroll as a result of the company's expansion project in Fostoria. National Electrical Carbon Products produces carbon and graphite products for the electrical industry.



Property Highlights

Address: 11390 W County Road 60
Fostoria, OH 44830

County: Seneca

Township: Loudon

PID: I33000507080000,
I33000507120000,
I33000507160000

Location: Adjacent of a Norfolk
Southern Rail hub

Acreage: 191.99 +/- acres

Sale Price: TBD

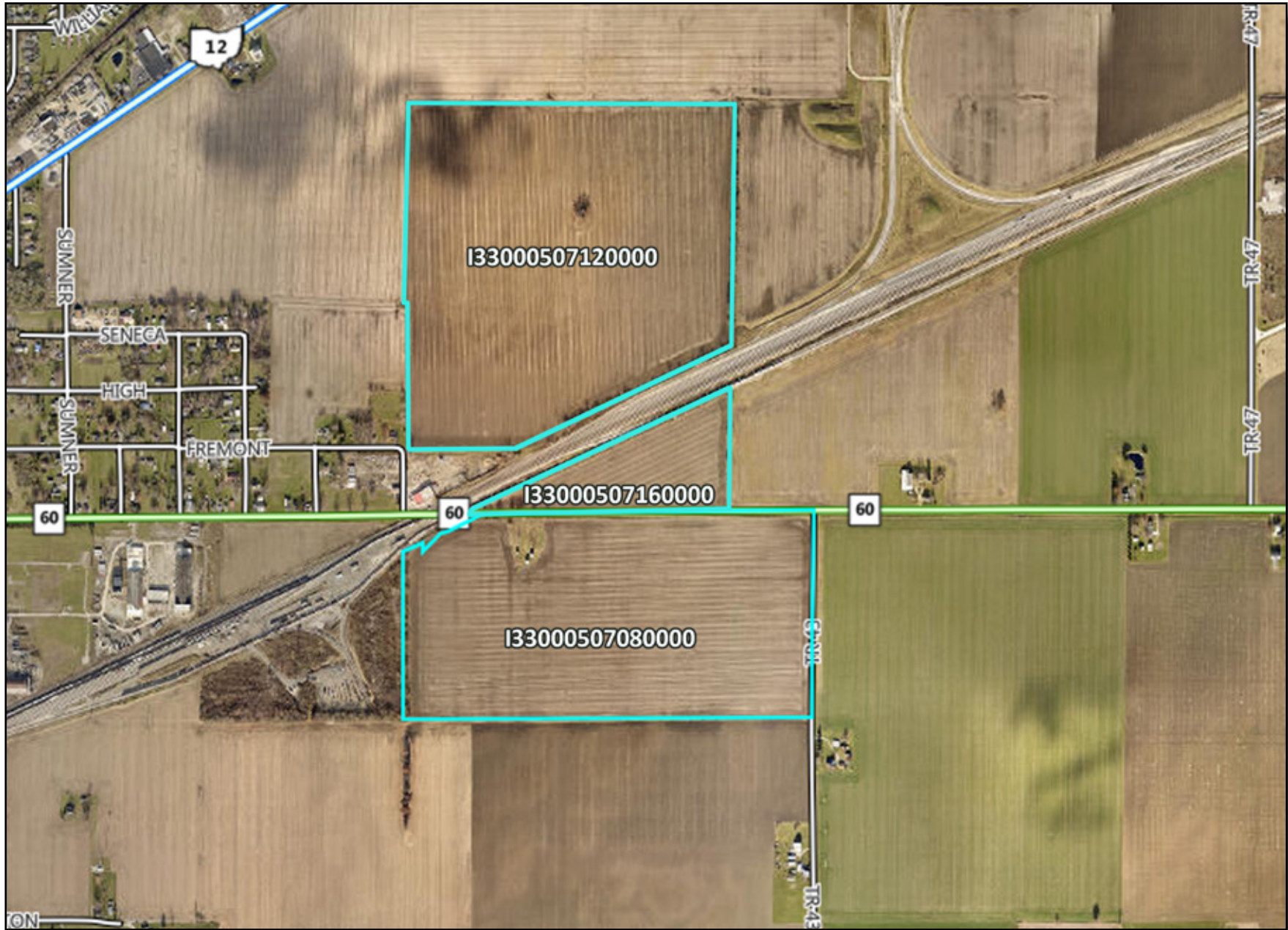
Zoning: Agriculture

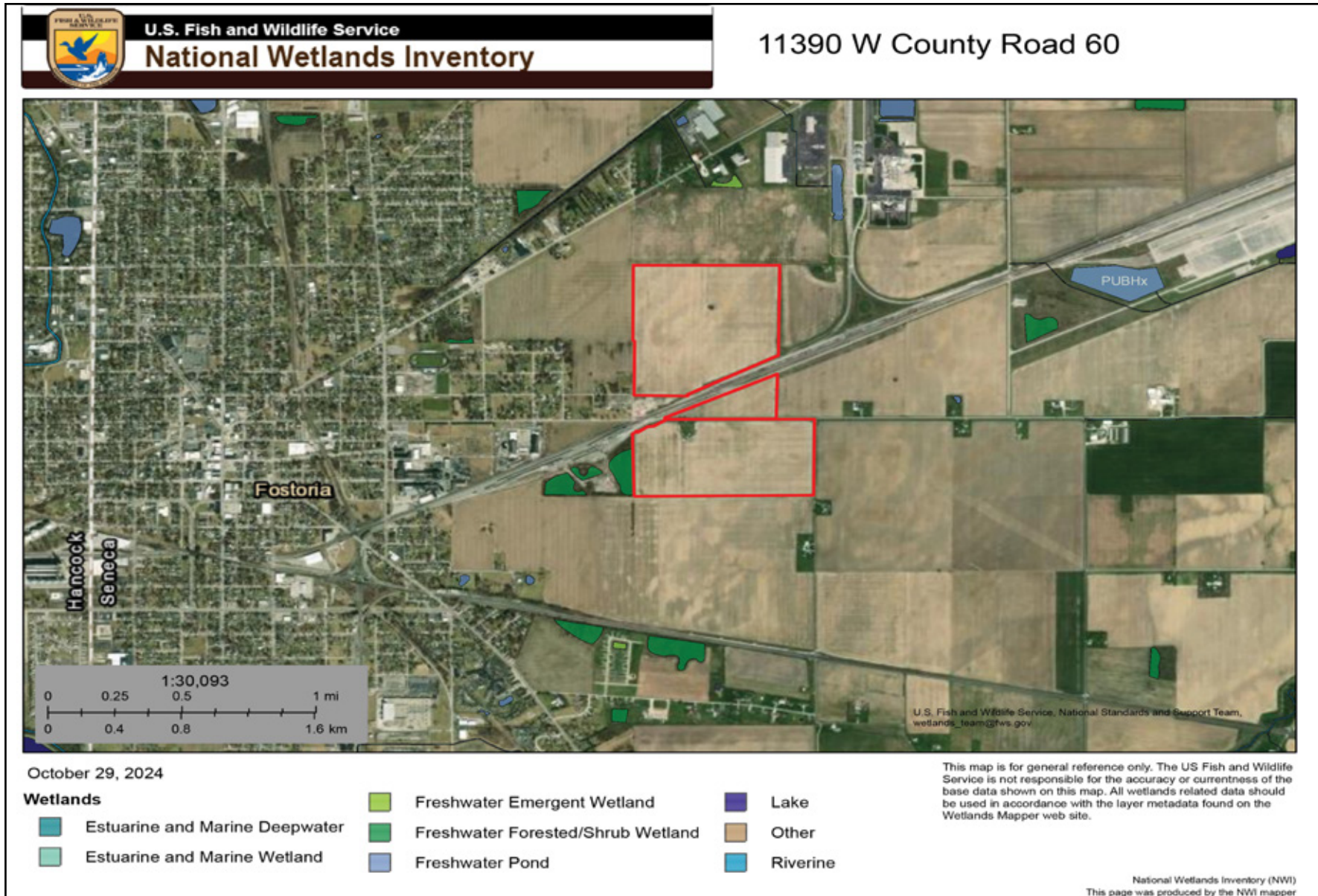
Utilities: Available

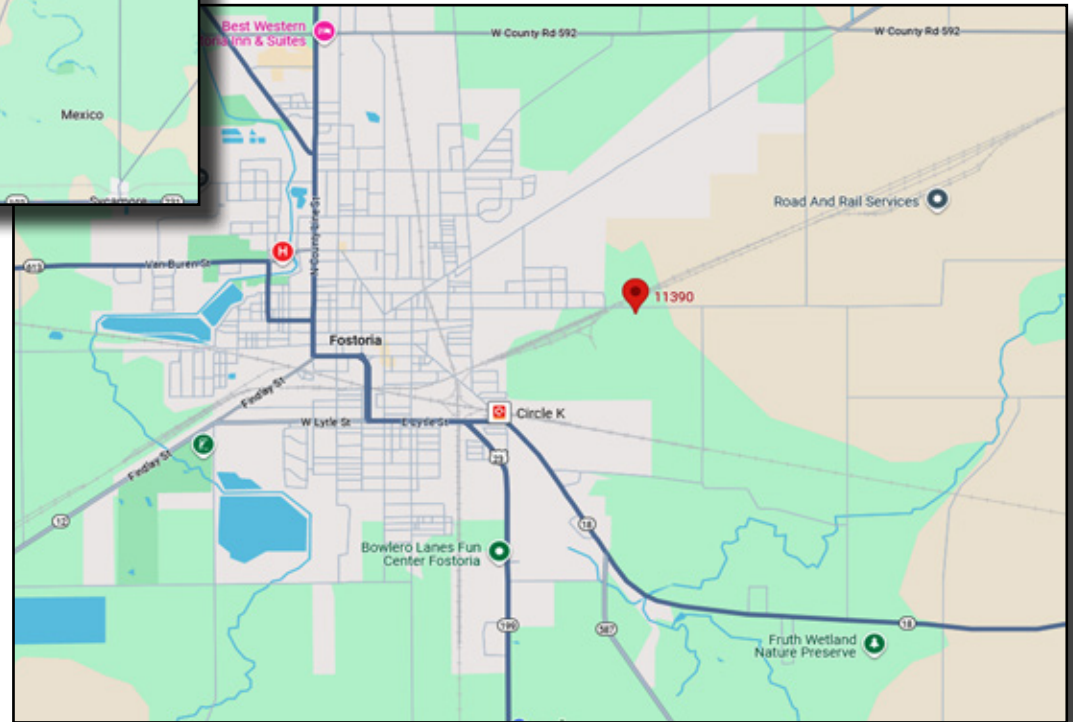
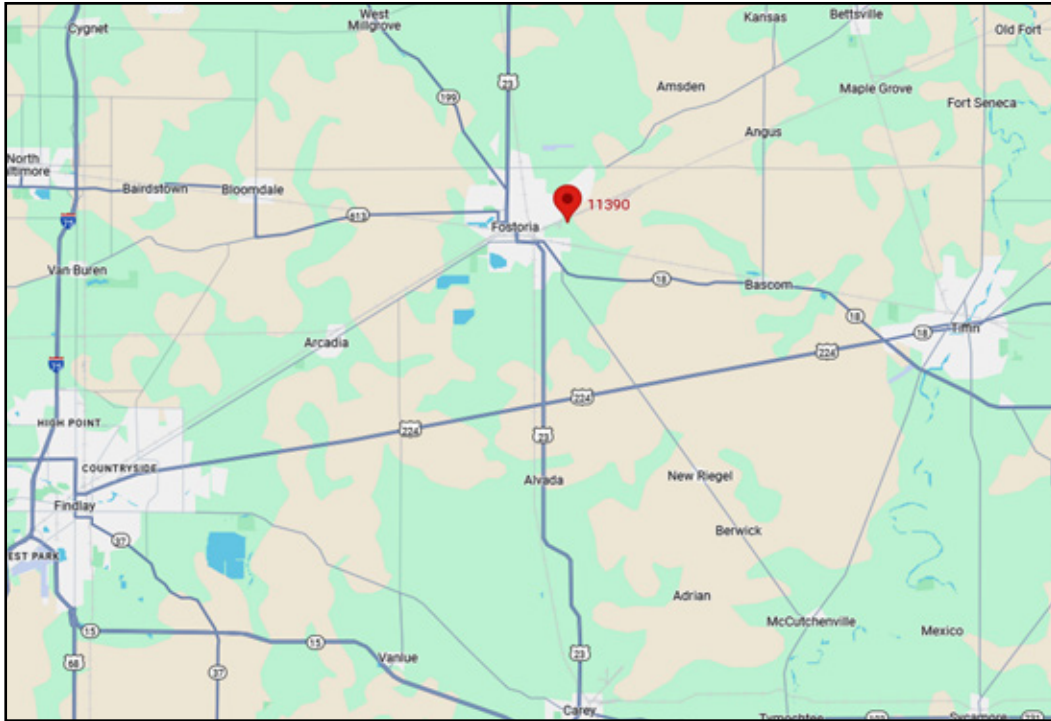
Features:

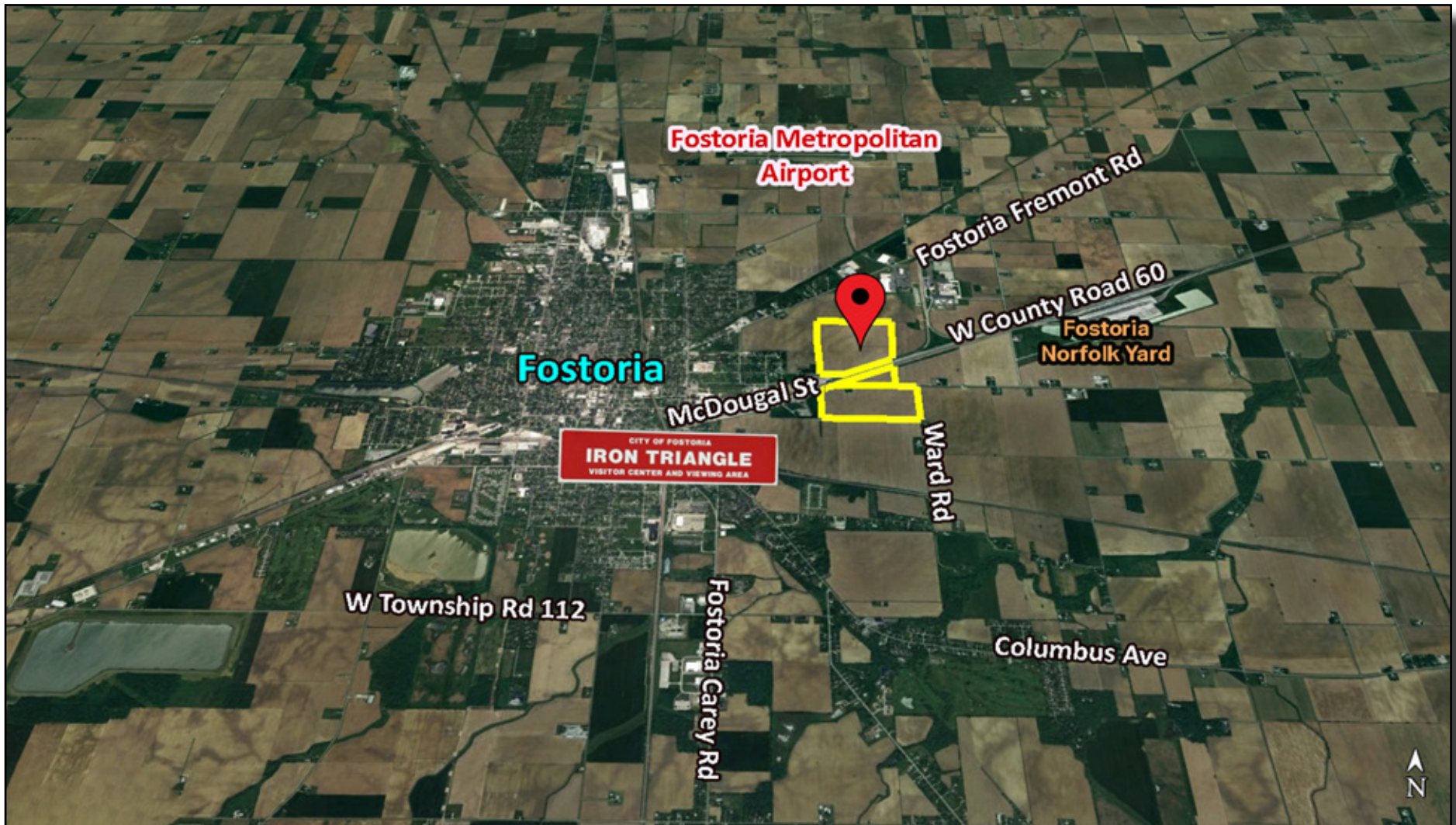
- Norfolk Southern Intermodal hub site
- The State of Ohio, is adding utilities, including extending fiber optics
- Columbia Gas is being added for natural Gas, by the State
- Annexing to the City for all parcels to be Zoned Industrial
- Jobs Ohio has expressed interest in the site for a potential buyer



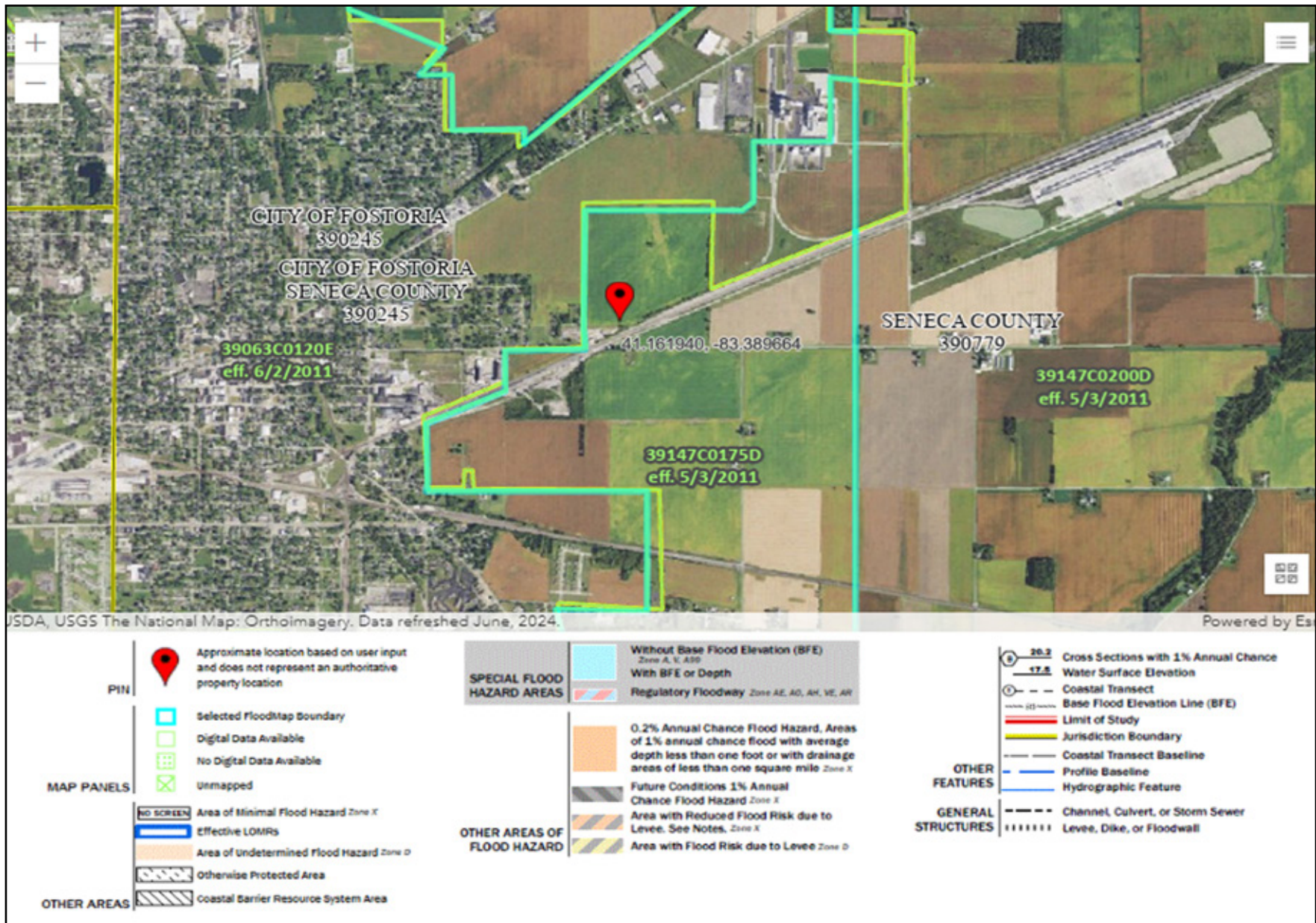







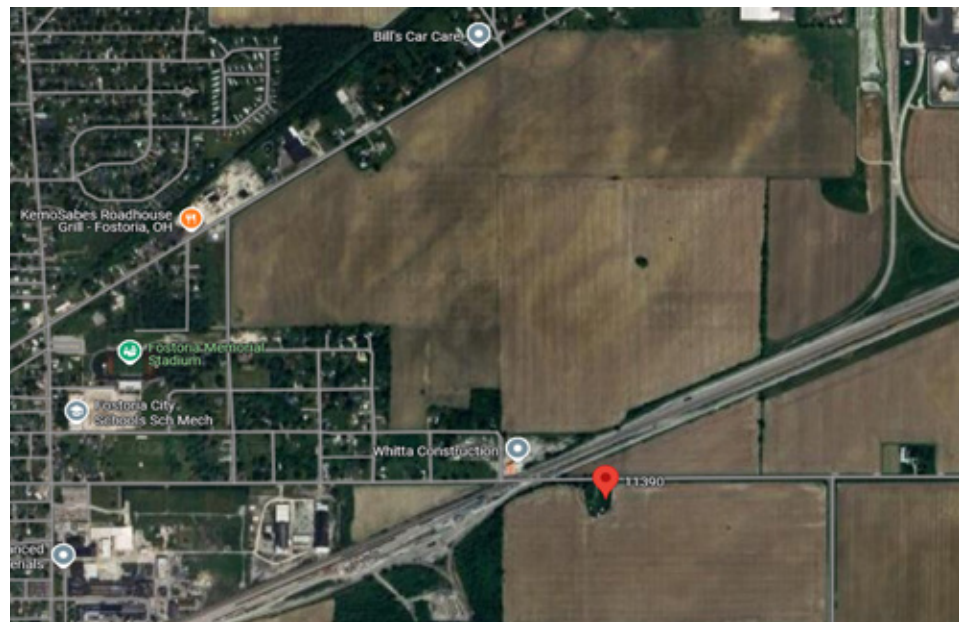
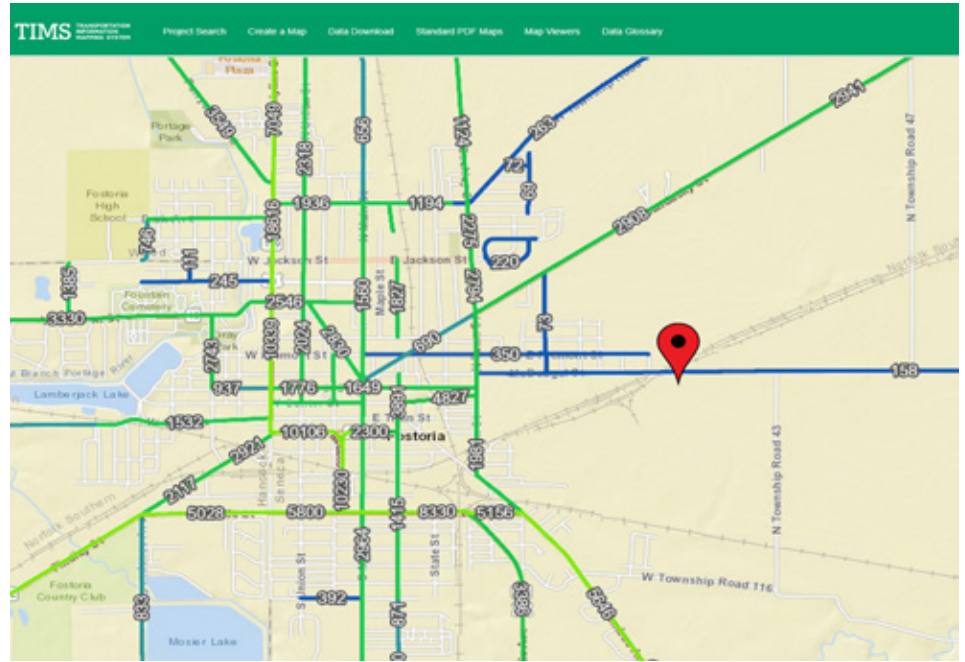


Great Location!
Easy access to major roads
Minutes to Downtown Fostoria



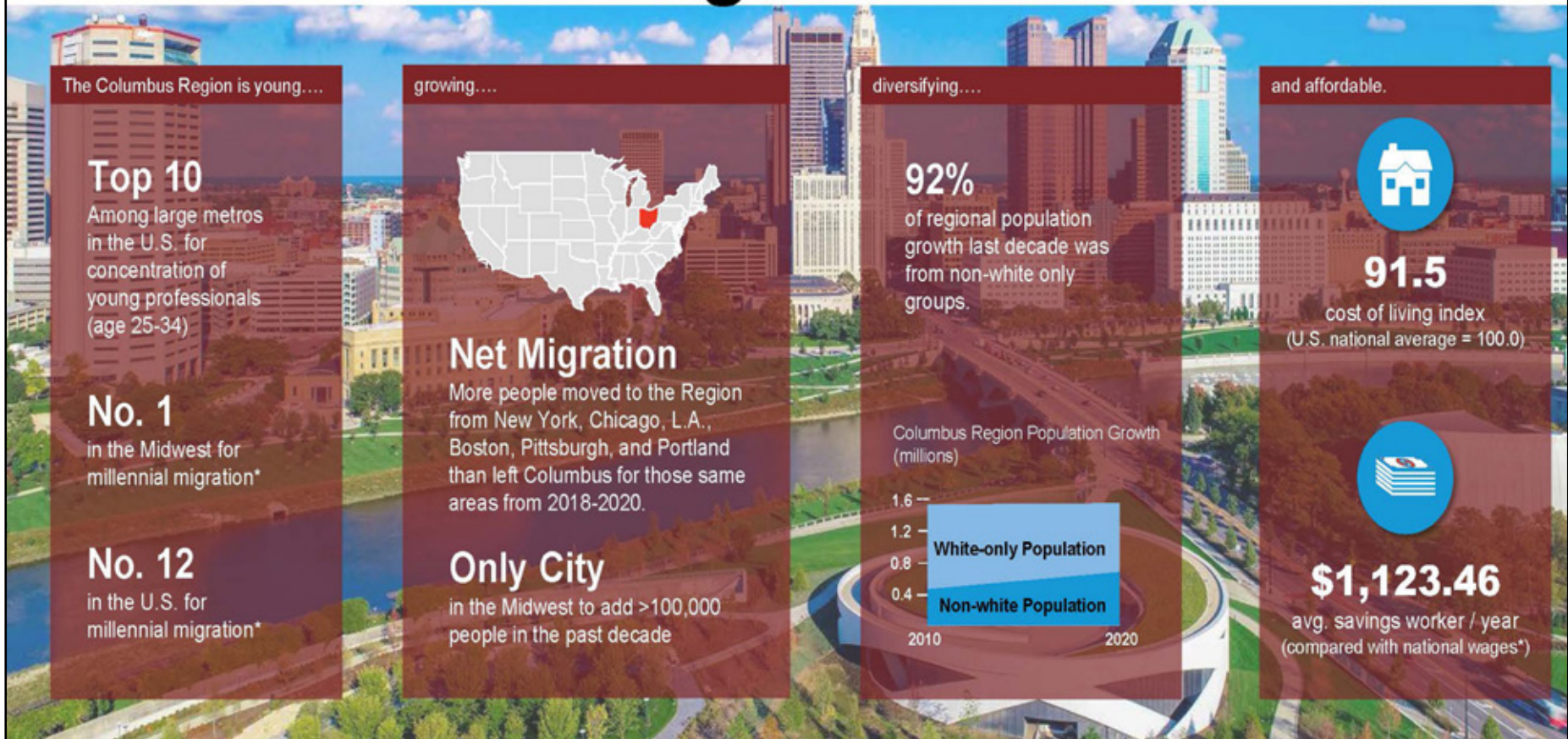
Demographic Summary Report

County Road 60, Fostoria, OH 44830				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	57	15,852	18,911	
2024 Estimate	57	15,706	18,801	
2020 Census	59	14,541	17,800	
Growth 2024 - 2029	0.00%	0.93%	0.59%	
Growth 2020 - 2024	-3.39%	8.01%	5.62%	
2024 Population by Hispanic Origin				
2024 Population	5	1,835	2,042	
2024 Population				
White	49 85.96%	12,704 80.89%	15,472 82.29%	
Black	2 3.51%	854 5.44%	910 4.84%	
Am. Indian & Alaskan	0 0.00%	41 0.26%	46 0.24%	
Asian	1 1.75%	86 0.55%	106 0.56%	
Hawaiian & Pacific Island	0 0.00%	4 0.03%	4 0.02%	
Other	6 10.53%	2,016 12.84%	2,264 12.04%	
U.S. Armed Forces	0	0	0	
Households				
2029 Projection	22	6,439	7,737	
2024 Estimate	22	6,382	7,696	
2020 Census	23	5,934	7,312	
Growth 2024 - 2029	0.00%	0.89%	0.53%	
Growth 2020 - 2024	-4.35%	7.55%	5.25%	
Owner Occupied	18 81.82%	4,134 64.78%	5,172 67.20%	
Renter Occupied	5 22.73%	2,249 35.24%	2,524 32.80%	
2024 Households by HH Income				
Income: <\$25,000	5 23.81%	1,546 24.22%	1,769 22.99%	
Income: \$25,000 - \$50,000	3 14.29%	1,625 25.46%	1,957 25.43%	
Income: \$50,000 - \$75,000	5 23.81%	1,193 18.69%	1,453 18.88%	
Income: \$75,000 - \$100,000	3 14.29%	1,015 15.90%	1,225 15.92%	
Income: \$100,000 - \$125,000	3 14.29%	381 5.97%	478 6.21%	
Income: \$125,000 - \$150,000	2 9.52%	413 6.47%	493 6.41%	
Income: \$150,000 - \$200,000	0 0.00%	119 1.86%	169 2.20%	
Income: \$200,000+	0 0.00%	90 1.41%	151 1.96%	
2024 Avg Household Income	\$63,905	\$61,746	\$64,160	
2024 Med Household Income	\$58,333	\$50,340	\$51,756	



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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Learn more about us at
www.rweiler.com

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 86 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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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 purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. 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 to you 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 for your needs.

All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.