

5011 NAVARRE AVENUE  
OREGON, OH 43616

VACANT LAND FOR SALE  
8.09 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



**SITE APPROVED FOR 64-UNIT MULTI-FAMILY**

## GENERAL INFORMATION

Price:	\$799,000
Acreage:	8.09 acres
Dimensions:	Irregular
Closest Cross Street:	Wynn Road
County:	Lucas
Zoning:	C-5
Easements:	Of record
Curb Cuts:	One – Wynn Road
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

**JOE FRANCIS**  
(419) 249 6320  
jfrancis@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 5011 Navarre Avenue, Oregon, OH 43616

## Vacant Land For Sale

8.09  
Acres  
AVAILABLE

PROPERTY DESCRIPTION	
Drainage:	Storm sewer
Improvements:	None
Restrictions:	Of record
Sign on Property:	Yes
Adjacent Land	
North:	Residential
South:	Commercial
East:	Residential
West:	Pearson Metropark

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	1,706	\$78,516
3 MILE	17,297	\$72,505
5 MILE	56,940	\$53,321

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2025 REAL ESTATE TAXES	
TD:	44
Parcel Number:	15857
Assessor Number:	24016070
Total Taxes:	\$777.36*

TRAFFIC COUNTS (TWO-WAY)	
NAVARRE AVENUE	12,592 (2022)
WYNN ROAD	3,980 (2021)

### Comments:

- Flat, rectangular parcel at signalized intersection.
- Zoned C-5. Contact City of Oregon – 419.698.7071.
- Approximately 1,000 feet of Navarre Avenue frontage.
- **Property is currently CAUV status\*.**
- Site received approval for 64-unit multi-family development, sale or rentals (Fall 2024).

For more information, please contact:

**JOE FRANCIS**  
(419) 249 6320  
jfrancis@signatureassociates.com

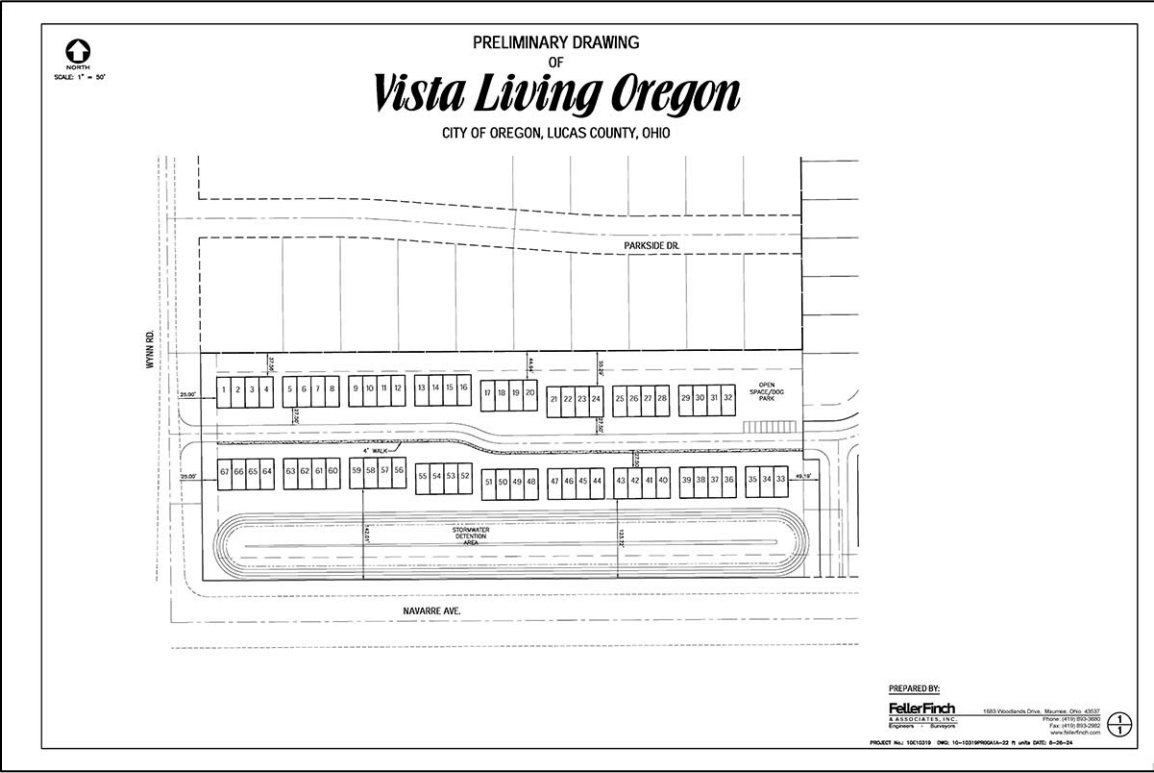
**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com



5011 Navarre Avenue, Oregon, OH 43616

Vacant Land For Sale

8.09  
Acres  
AVAILABLE



For more information, please contact:

**JOE FRANCIS**  
(419) 249 6320  
jfrancis@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com