

5011 NAVARRE AVENUE  
OREGON, OH 43616



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

VACANT LAND FOR SALE  
8.09 Acres Available

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**  
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**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
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**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

**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\*

**DEMOGRAPHICS**

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

**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).

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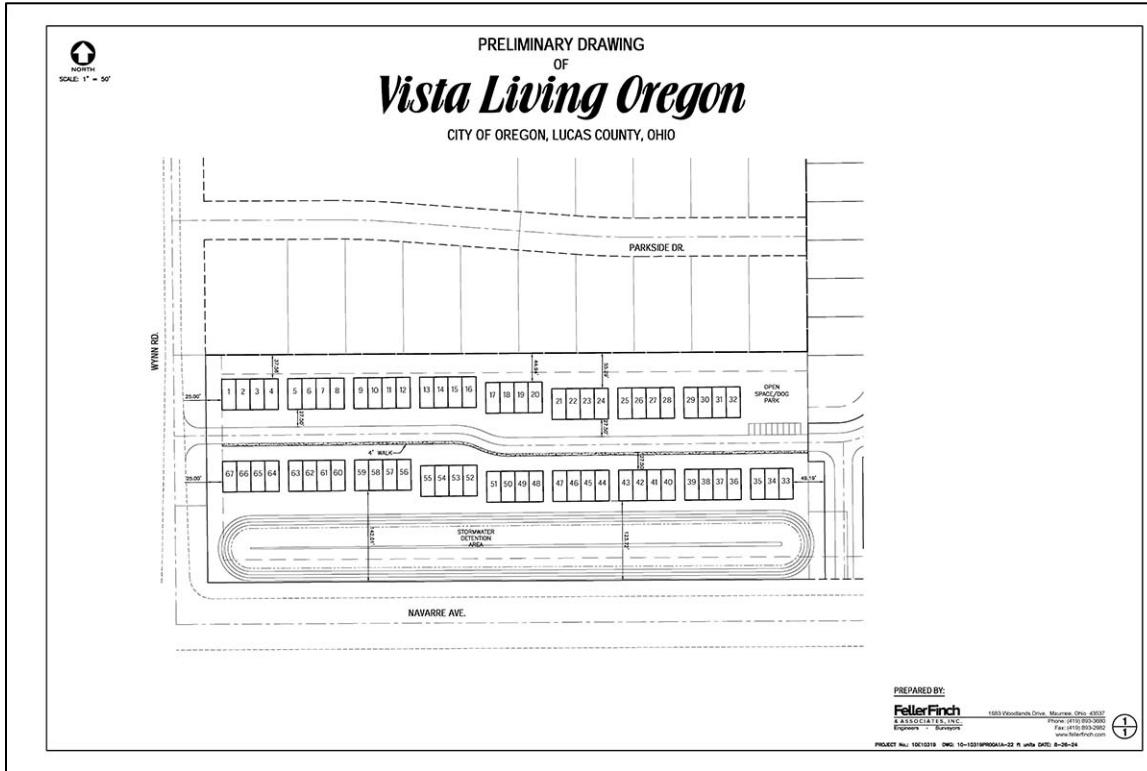
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