

RAEMELTON FARM

Mansfield, OH 44906

92 ACRES FOR PRIME DEVELOPMENT

- Rare opportunity for land that has been held over 100 years by the same family
- Directly adjacent to Akron Children's Hospital and The Mansfield Veterans Administration Clinic along South Trimble Rd with a traffic Count of roughly 15,000 vehicles per a day.
- Bordered to the South by West Cook Road with 992 linear feet of frontage, 2,530 linear feet of frontage on Woodland Road to the East and 435 linear feet of frontage on Marion Avenue to the North.
- Parcel #'s 0270722194002, 0270722189000, 0270722194000, 0270722193000, 0270722194001
- Currently zoned R-1 and R-2. The seller will allow a buyer time to rezone the property.
- Water, Sewer, Gas and Electric ON SITE



LAND FOR SALE

\$79,000 an Acre for 20 Acres or less

\$59,000 an Acre for 50 Acres or more

MARKETED BY:

Steve Tucker: 614-477-2463

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Tucker Schiff Realty

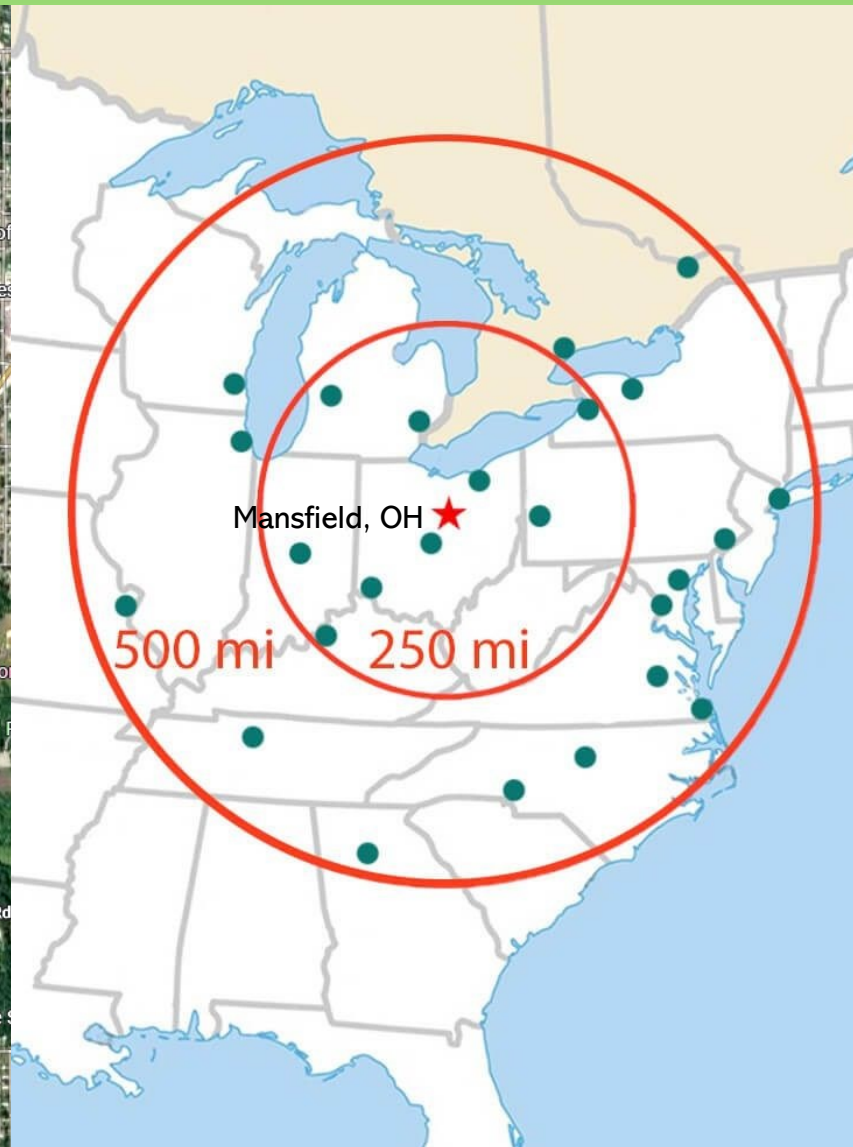
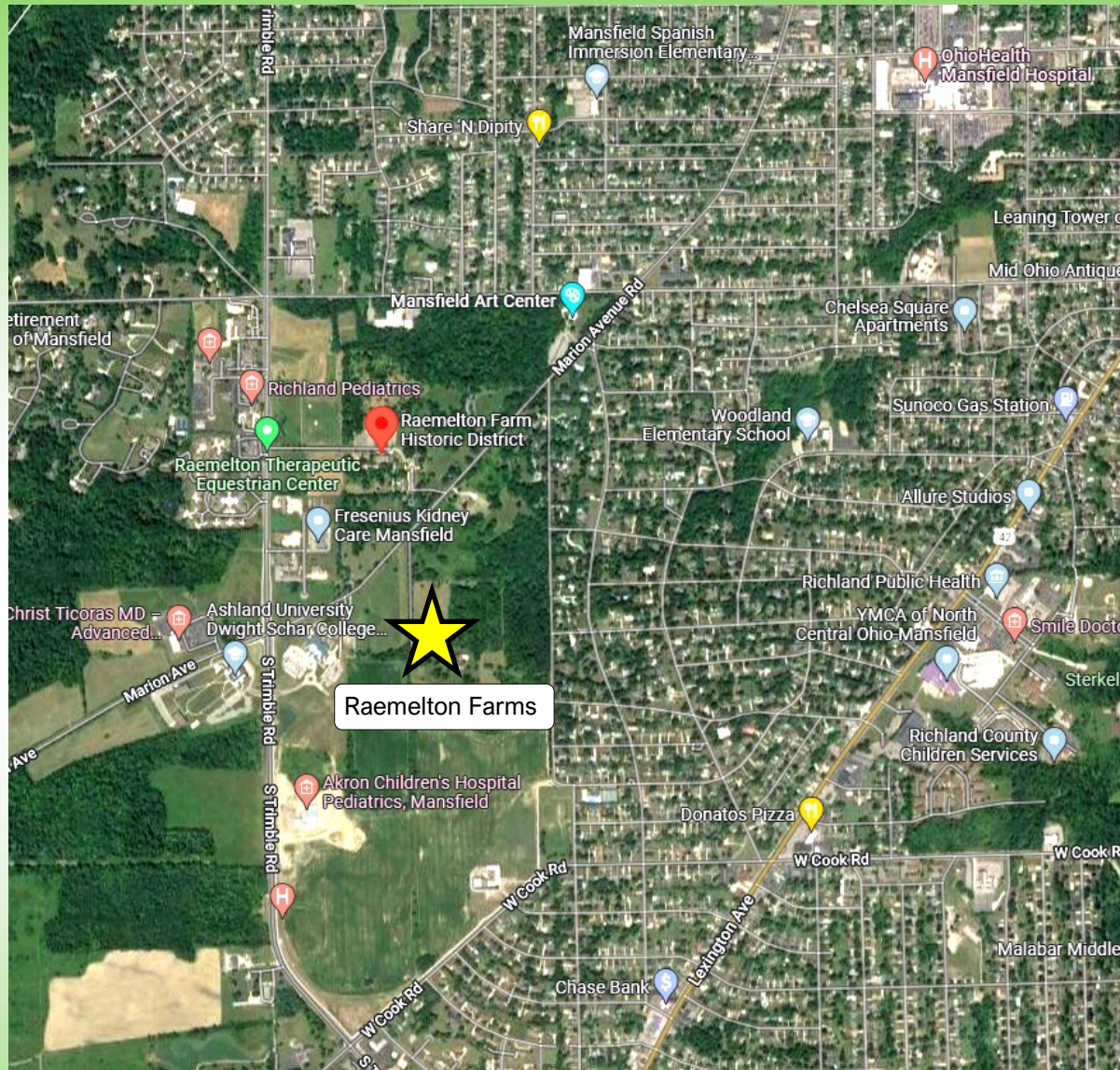
TUCKER SCHIFF REALTY

1100 Dennison Avenue

Columbus, Ohio 43201

Office: 614-869-1007

LOCATION DETAILS



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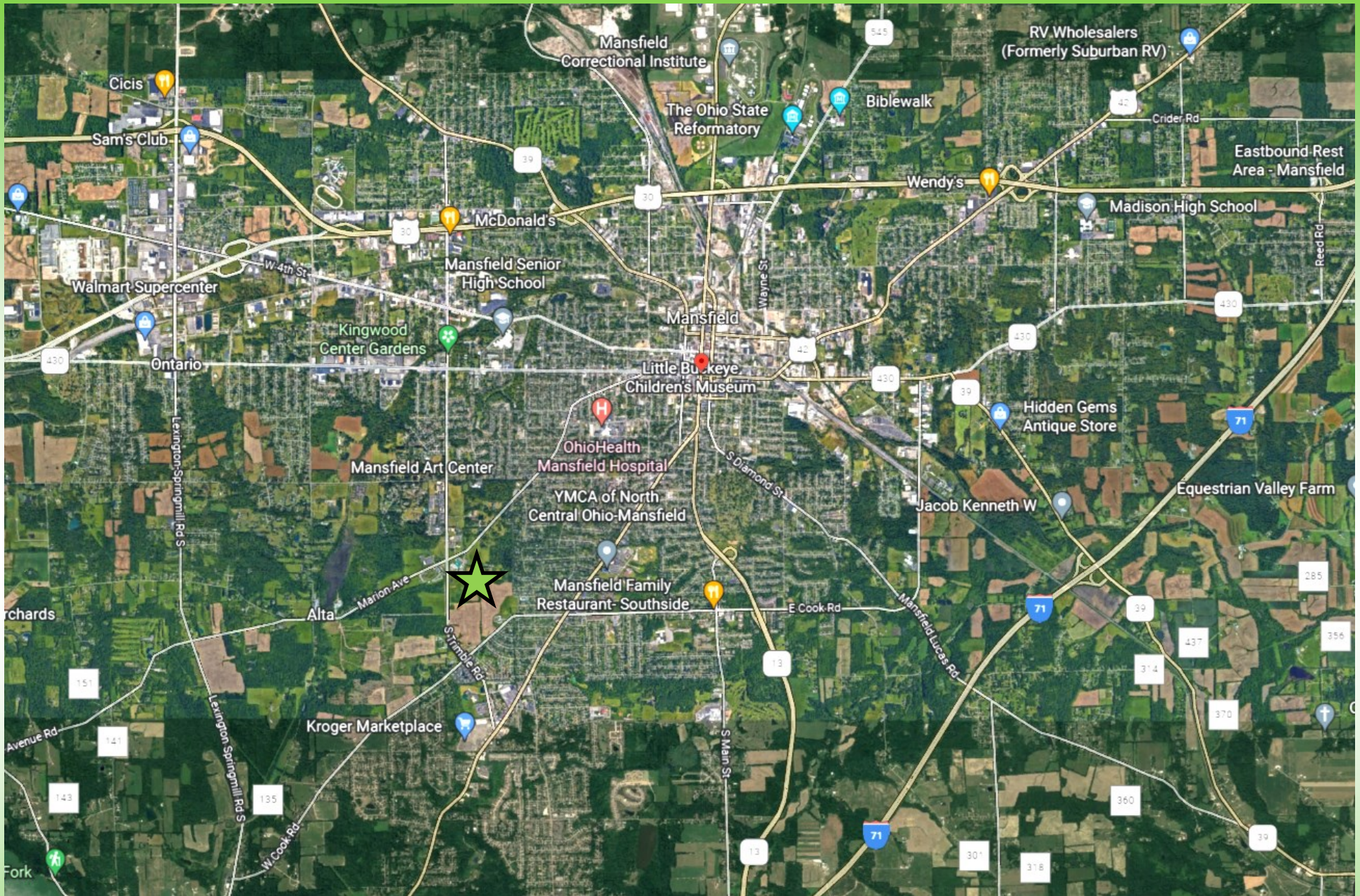


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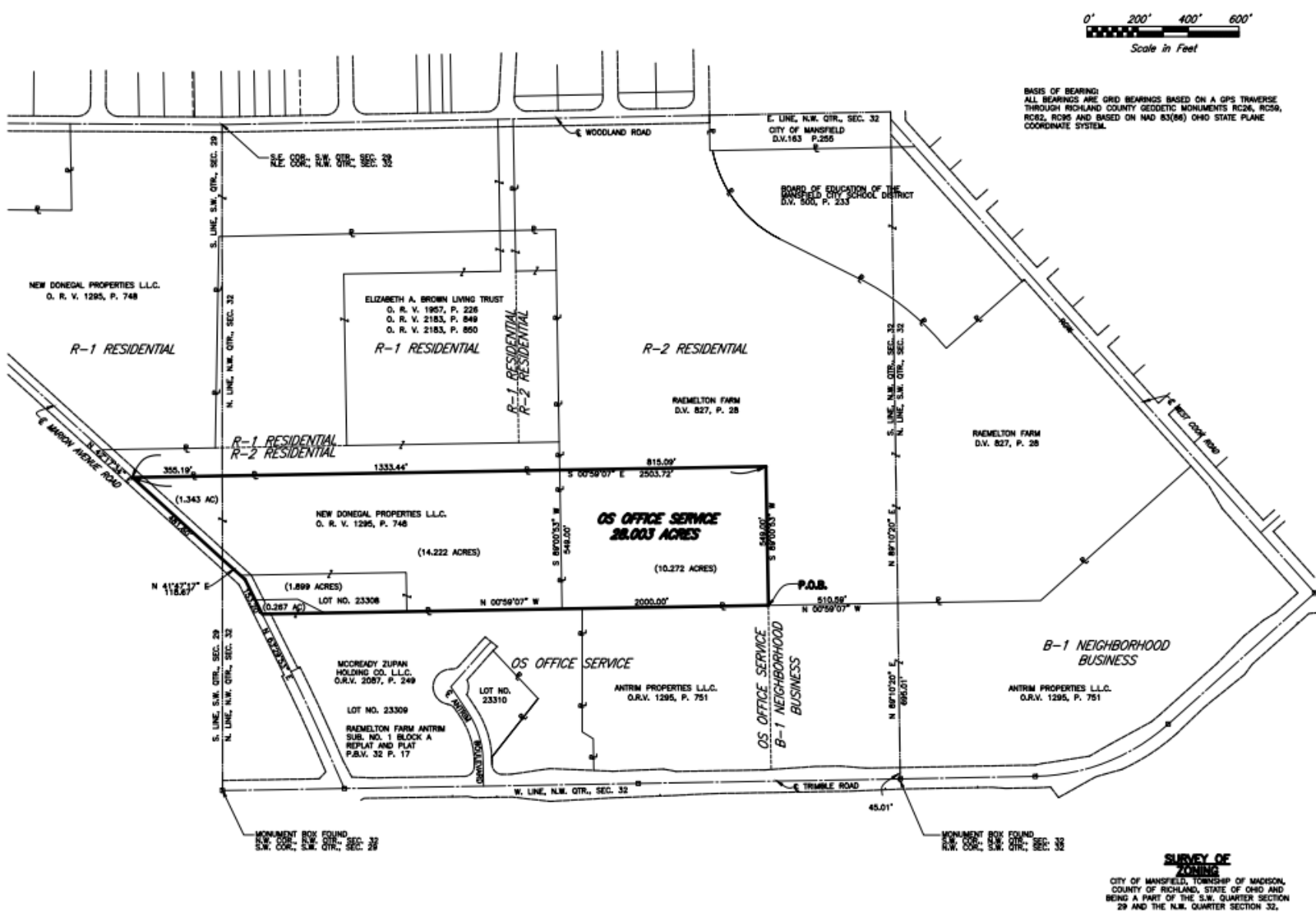


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[Open link for video footage](#)



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	3,244		40,262		67,082	
2021 Estimate	3,261		40,327		66,972	
2010 Census	3,431		41,713		68,102	
Growth 2021 - 2026	-0.52%		-0.16%		0.16%	
Growth 2010 - 2021	-4.95%		-3.32%		-1.66%	
2021 Population by Hispanic Origin	70		997		1,584	
2021 Population	3,261		40,327		66,972	
White	2,978	91.32%	32,025	79.41%	55,135	82.33%
Black	146	4.48%	6,161	15.28%	8,799	13.14%
Am. Indian & Alaskan	3	0.09%	111	0.28%	178	0.27%
Asian	71	2.18%	519	1.29%	748	1.12%
Hawaiian & Pacific Island	4	0.12%	28	0.07%	45	0.07%
Other	59	1.81%	1,484	3.68%	2,067	3.09%
U.S. Armed Forces	0		41		108	
Households						
2026 Projection	1,573		17,587		27,891	
2021 Estimate	1,582		17,613		27,845	
2010 Census	1,668		18,242		28,405	
Growth 2021 - 2026	-0.57%		-0.15%		0.17%	
Growth 2010 - 2021	-5.16%		-3.45%		-1.97%	
Owner Occupied	987	62.39%	10,190	57.85%	17,309	62.16%
Renter Occupied	595	37.61%	7,423	42.15%	10,537	37.84%
2021 Households by HH Income	1,583		17,610		27,846	
Income: <\$25,000	310	19.58%	5,015	28.48%	7,651	27.48%
Income: \$25,000 - \$50,000	453	28.62%	4,531	25.73%	7,162	25.72%
Income: \$50,000 - \$75,000	338	21.35%	3,565	20.24%	5,893	21.16%
Income: \$75,000 - \$100,000	259	16.36%	2,256	12.81%	3,578	12.85%
Income: \$100,000 - \$125,000	81	5.12%	1,017	5.78%	1,585	5.69%
Income: \$125,000 - \$150,000	53	3.35%	572	3.25%	918	3.30%
Income: \$150,000 - \$200,000	36	2.27%	332	1.89%	574	2.06%
Income: \$200,000+	53	3.35%	322	1.83%	485	1.74%
2021 Avg Household Income	\$65,618		\$57,400		\$57,942	
2021 Med Household Income	\$51,770		\$44,825		\$45,646	

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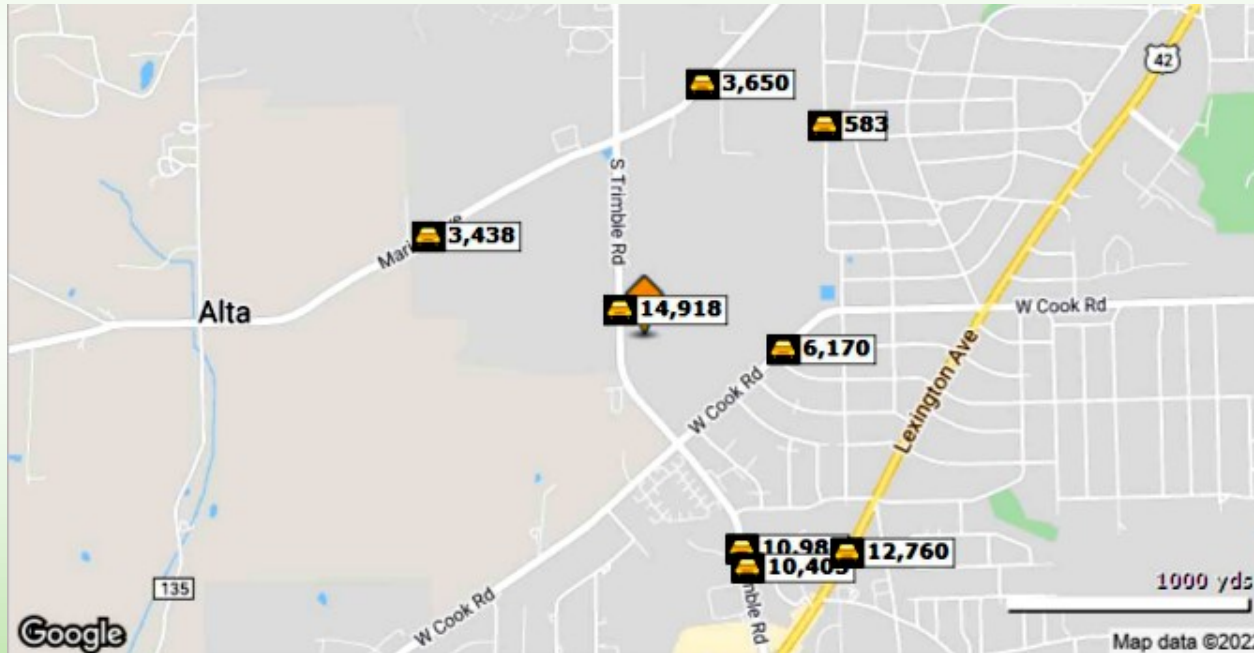
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	South Trimble Road	W Cook Rd	0.35 SE	2020	14,918	MPSI	.09
2	West Cook Road	Clifton Blvd	0.03 SW	2020	6,170	MPSI	.34
3	South Trimble Road	Aspira Ct	0.01 SE	2020	10,984	MPSI	.55
4	Marion Avenue	S Trimble Rd	0.51 NE	2020	3,831	MPSI	.57
5	Marion Ave	S Trimble Rd	0.51 NE	2015	3,438	AADT	.57
6	S Trimble Rd	Lexbrook Trl	0.04 N	2020	10,405	MPSI	.60
7	Marion Ave	Balgreen Dr	0.13 SW	2017	3,751	AADT	.63
8	Marion Avenue	Balgreen Dr	0.13 SW	2020	3,650	MPSI	.63
9	Woodland Road	Edgewood Rd	0.03 S	2020	583	MPSI	.67
10	Lexington Ave	Lexbrook Trl	0.15 SW	2018	12,760	MPSI	.71



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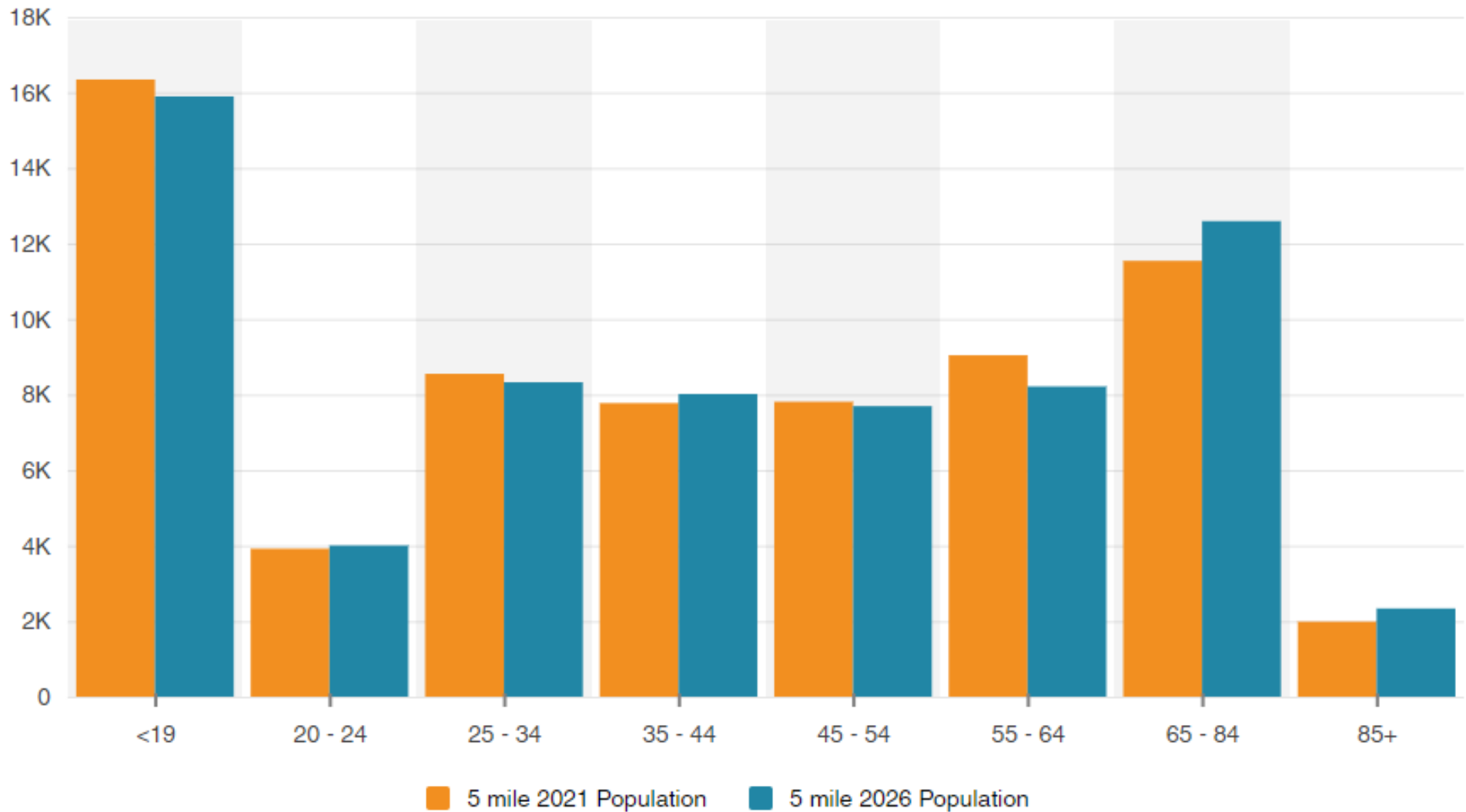
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Population By Age



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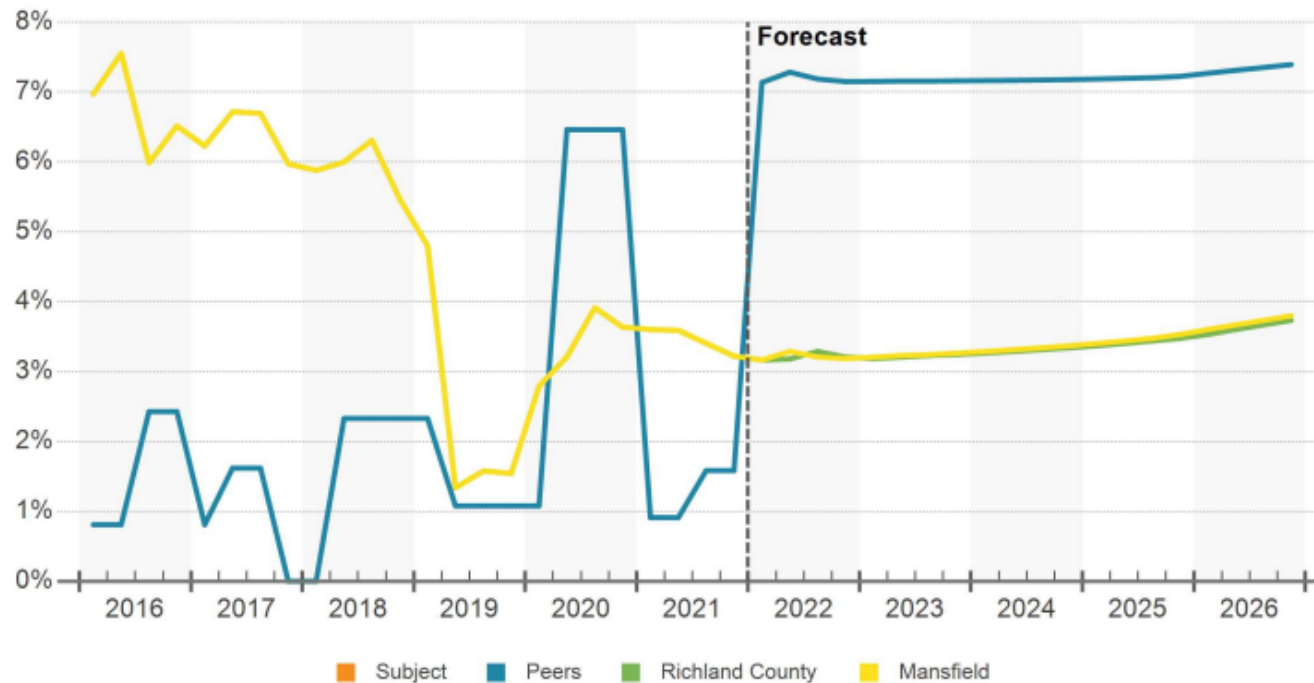
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VACANCY RATE



VACANCY RATE

	Subject		Peers		Richland County		Mansfield	
	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)
2016	-	0%	2.4%	1.6%	6.5%	0%	6.5%	0%
2017	-	0%	0%	-2.4%	6.0%	-0.5%	6.0%	-0.5%
2018	-	0%	2.3%	2.3%	5.5%	-0.5%	5.5%	-0.5%
2019	-	0%	1.1%	-1.2%	1.5%	-3.9%	1.5%	-3.9%
2020	-	0%	6.5%	5.4%	3.6%	2.1%	3.6%	2.1%
2021	-	0%	1.6%	-4.9%	3.2%	-0.4%	3.2%	-0.4%
YTD	-	0%	7.1%	5.6%	3.2%	-0.1%	3.2%	-0.1%
2022	Forecast >		7.1%	5.6%	3.2%	0%	3.2%	0%
2023			7.2%	0%	3.3%	0.1%	3.3%	0.1%
2024			7.2%	0%	3.4%	0.1%	3.4%	0.1%
2025			7.2%	0%	3.5%	0.2%	3.5%	0.2%
2026			7.4%	0.2%	3.8%	0.3%	3.8%	0.3%

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WHY MANSFIELD?

Mansfield lies approximately 65 miles southwest of Cleveland, 45 miles southwest of Akron and 65 miles northeast of Columbus. The 2020 Census showed that the city had a total population of 47,534 and continues to grow. Anchored by the Richland Carousel District, downtown Mansfield is home to a number of attractions and arts venues, including the Mansfield Art Center, Brickyard Concert Venue and The Historic Renaissance Theatre. The Renaissance Performing Arts is home to the Mansfield Symphony Orchestra. Downtown is also home to two ballet companies, NEOS Ballet Theatre and Richland Academy Dance Ensemble who both perform and offer community dance opportunities in downtown. Mansfield is the largest city in the Mid-Ohio region of the state and home to several companies such as OhioHealth, Newman Technologies, Stoneridge Inc., Startek and Arcelor Mittal. Mansfield has been a center of industrial production and technical innovation for over a century. Today, Mansfield holds a significant position in the sensor and plastics industry and is home to one of the leading developers of hydrogen fuel cells for power production and highly specialized manufacturers that make pipeline valves and controllers for oil and gas transmission. Along the Northwest outskirts of downtown lies North Central State College, Ohio State Mansfield Campus and Ashland University. There are also several parks for outdoor activities in the surrounding area including Mohican State Park, Malabar Farms, Kingswood Center Gardens, Snow Trails Ski Resort, Charles Mills Lake, Pleasant Hill Lake and Clear Fork Reservoir. It is a city made up of rural, suburban and urban neighborhoods that are diverse and unique but come together to make up a family of Midwest living at its finest, not to mention some of the countries most affordable housing.



Mansfield Public Library



Downtown Mansfield

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Akron Children's Hospital



Richland Carousel Park (Downtown Mansfield)



The Mansfield Reformatory



The Mansfield Art Center

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