

# STATE ROUTE 109

80/90 TURNPIKE

DELTA, OH 43515

## VACANT LAND FOR SALE

55 Acres Available



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KNOW SIGNATURE | KNOW RESULTS

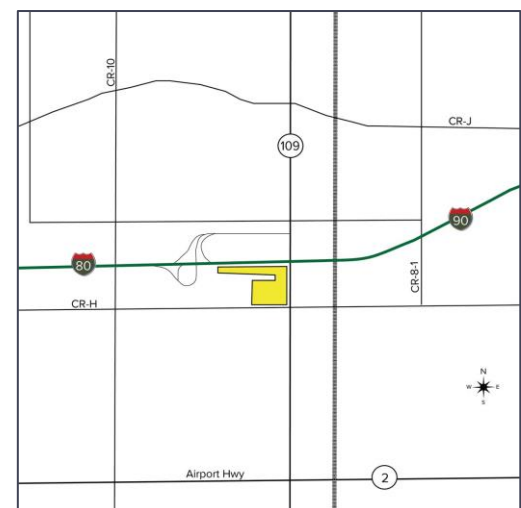
FULL-SERVICE COMMERCIAL REAL ESTATE

## COMMERCIAL DEVELOPMENT SITE



## GENERAL INFORMATION

Sale Price:	\$4,125,000 (\$75,000 per acre)
Acreage:	55 ± Acres
Closest Cross Street:	At 80/90 Turnpike
County:	Fulton (Village of Delta)
Zoning:	B-2 highway and general business
Easements:	Of Record
Topography:	Flat
Survey Available:	Yes – Alta
Environmental Report:	No



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

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### PROPERTY DESCRIPTION

Drainage:	Good
Improvements:	None
Restrictions:	9.09 AC Toledo Edison easement
Sign on Property:	Yes

### Adjacent Land:

North: 80/90 Turnpike – Exit # 39 3B

South: Industrial/Commercial

East: State Route 109, Commercial

West: Vacant land/Un-Zoned

### 2023 TRAFFIC COUNTS (TWO-WAY)

4,890	State Route 109
1,578	County Road H at State Route 109
24,244	I-80/90
214,509	Delta-Lyons Ohio Turnpike Exit 39 (entering & exiting vehicles by Interchange) <small>* Based on a 4-month collection period by the Ohio Turnpike And Infrastructure Commission. Information provided as of April 30, 2022.</small>

### UTILITIES

Electric:	Toledo Edison/TRI Co. substation 345 KVA immediate, main line
Gas:	Ohio Gas Company
Water:	12" line – Village of Delta – east side of SR-109
Sanitary Sewer:	12" line – Village of Delta – NEC of CR-H & SR-109 at site
Storm Sewer:	Village of Delta

### 2022 REAL ESTATE TAXES

Parcel Numbers:	20-041132-00.000 20-041128-00.000 20-041116-02.000
Agricultural Land Use Rate:	CAUV Program
2022 Total Taxes:	\$2,880.61

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	136	\$82,456
3 MILE	4,355	\$71,919
5 MILE	7,490	\$72,600

### Comments:

- Located just south of Turnpike Interchange Exit #39 (Gate 3 B).
- Prime commercial and/or industrial location at State Route 109 and County Road H with Michigan load limits in place.
- Access to the property off of County Road H and State Route 109.
- 25-minute drive to Toledo Express Airport from property.

### Businesses Near Site:

- Nature Fresh Farms, a commercial green house operation.
- North Star Steel/BlueScope Steel, a mini steel mill.
- Worthington Industries, a steel processing company.
- BlueScope Recycling, a scrap metal recycler.
- Fulton County Processing (FCP), a steel processing company.

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**South View**



**Northwest View**

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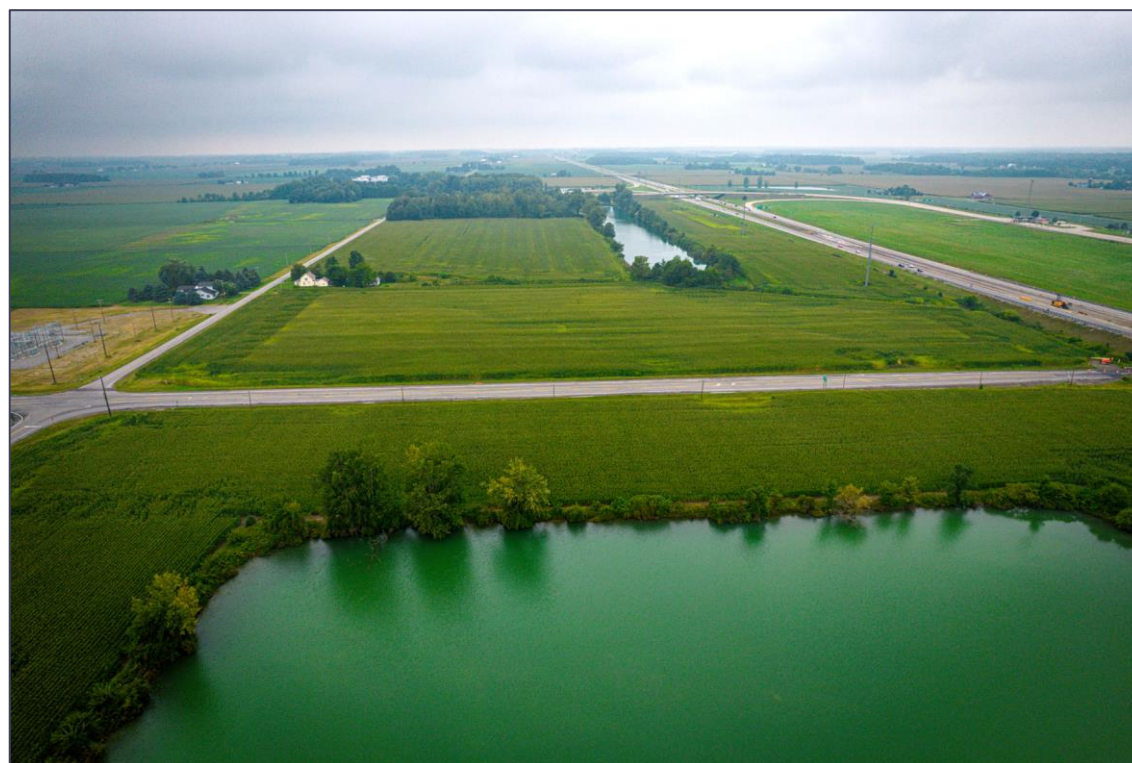
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**North View 109/ 80/90**



**West View 109/80/90 – County Road H**

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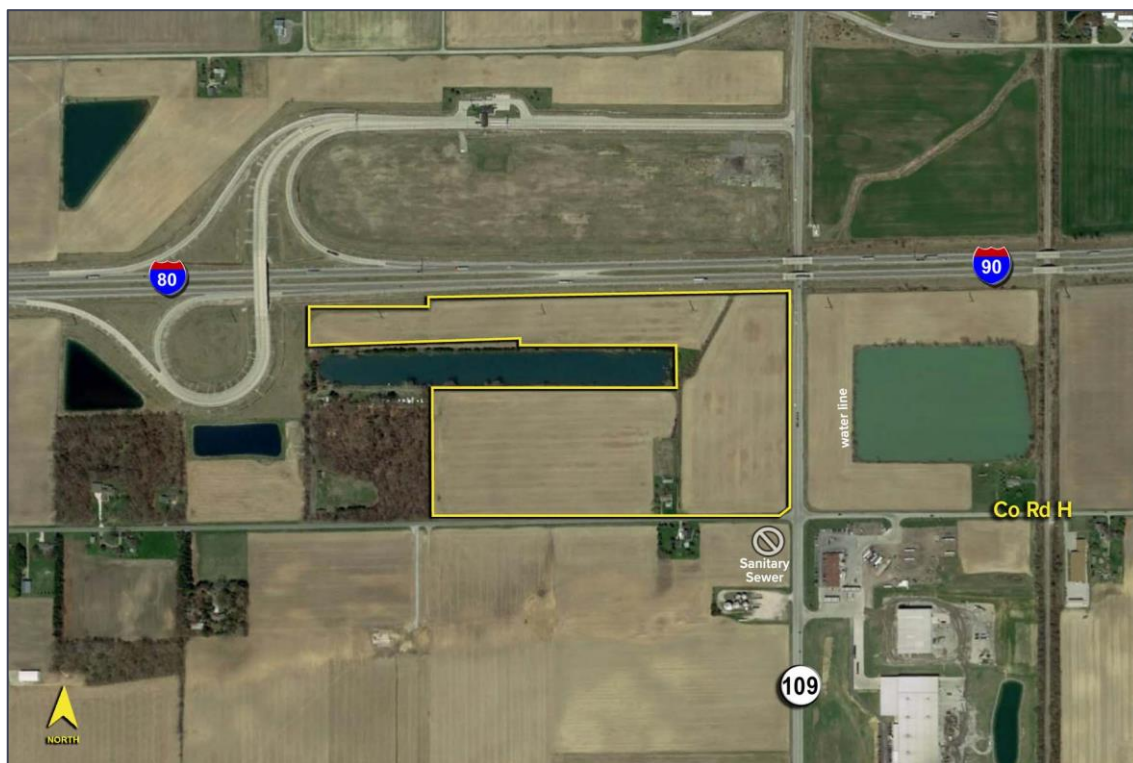
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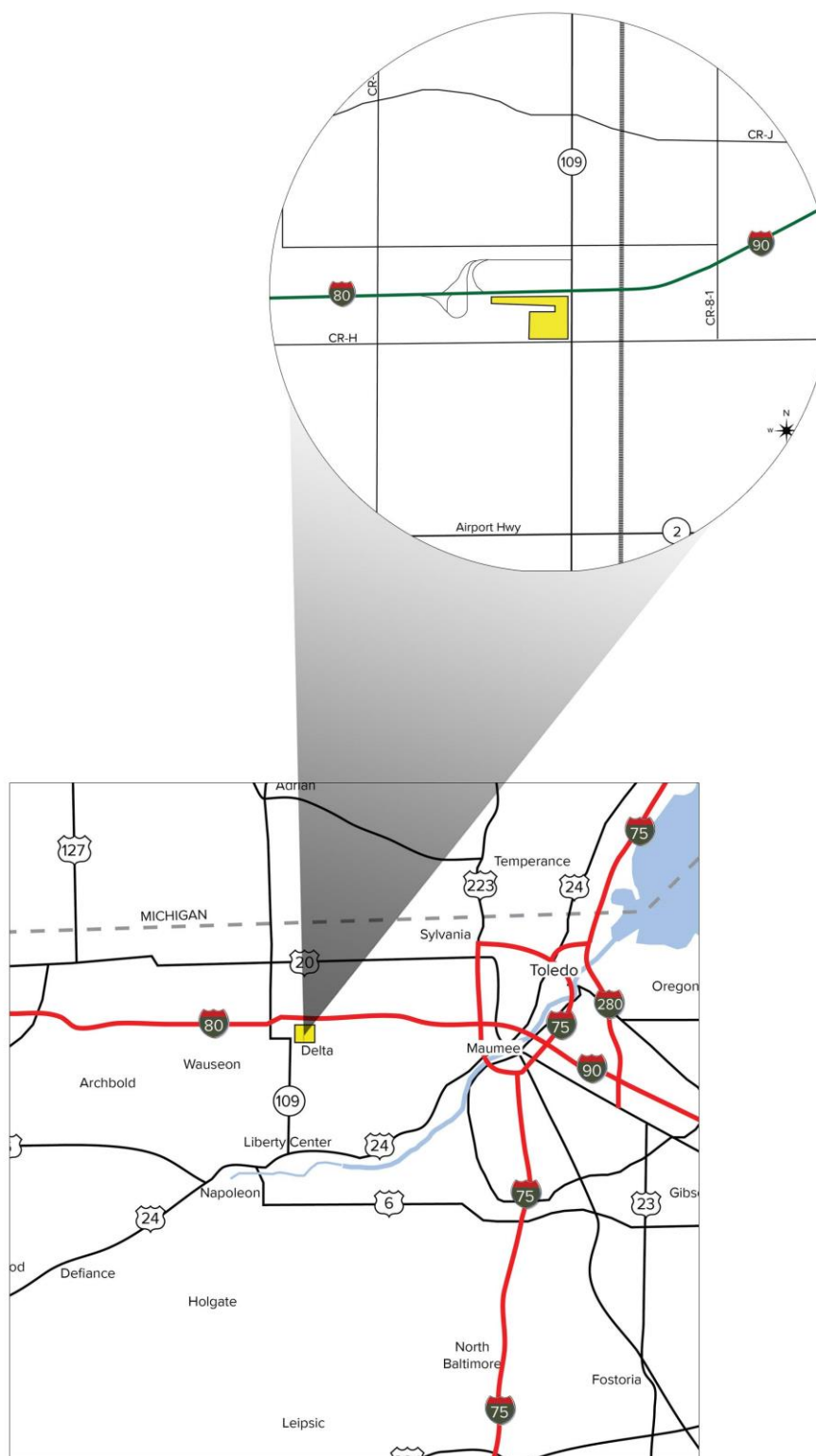
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