

0 TRACY ROAD
LAKE TOWNSHIP, OH 43465



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VACANT LAND FOR SALE
54 Acres Available

FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$2,160,000 (\$40,000/acre)
Acreage:	54 acres per Auditor
Closest Cross Street:	Ayers Road
County:	Wood
Zoning:	Agricultural
Easements:	Of record
Curb Cuts:	TBD
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

ZACK LIBER, SIOR
(419) 249 6325 or (419) 367 4331
zliber@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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PROPERTY DESCRIPTION

Drainage:	Tiled
Restrictions:	Per zoning
Sign on Property:	Yes
Adjacent Land	
North:	Multi-family
South:	Multi-family
East:	Agricultural
West:	Multi-family

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Northwestern Water & Sewer
Sanitary Sewer:	Northwestern Water & Sewer
Storm Sewer:	Ditches

2022 REAL ESTATE TAXES

Parcel Number:	H28-712-070000031000
Total Taxes:	\$1,655.63

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,701	\$59,024
3 MILE	14,593	\$68,029
5 MILE	77,491	\$59,922

TRAFFIC COUNTS (TWO-WAY)

TRACY ROAD	3,793 (2021)
I-280	26,222 (2021)
I-80/90	39,423 (2021)
I-75	66,011 (2021)

Comments:

- Ideal multi-family development site.
- 3.5 miles from on/off ramp for I-75 and I-80/90.
- First Solar, Amazon, NSG, Home Depot, Jeep, FedEx, UPS and many other distribution/manufacturing employers within a 5-mile radius.
- Township tax incentives for working/living in the Township.
- There is a 60" trunk sanitary sewer and a 12" waterline on Tracy Road.

For more information, please contact:

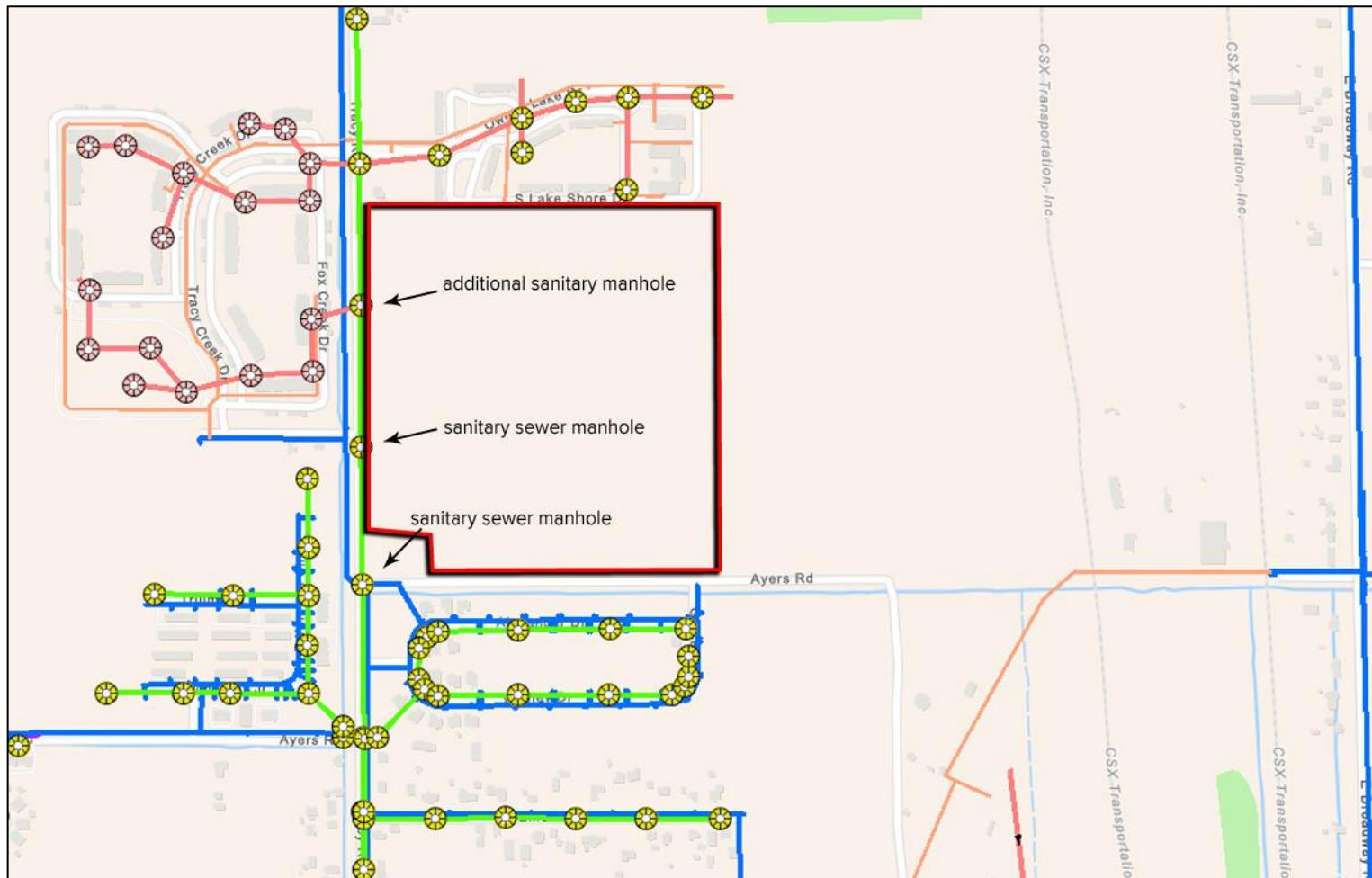
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