

0 TRACY ROAD  
LAKE TOWNSHIP, OH 43465

VACANT LAND FOR SALE  
54 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

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  
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.

# 0 Tracy Road, Lake Township, OH 43465

## Vacant Land For Sale

54  
Acres  
AVAILABLE

### PROPERTY DESCRIPTION

Drainage:	Tiled
Restrictions:	Per zoning
Sign on Property:	Yes

#### Adjacent Land

North:	Multi-family
South:	Multi-family
East:	Agricultural
West:	Multi-family

### DEMOGRAPHICS

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

### 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

### 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:

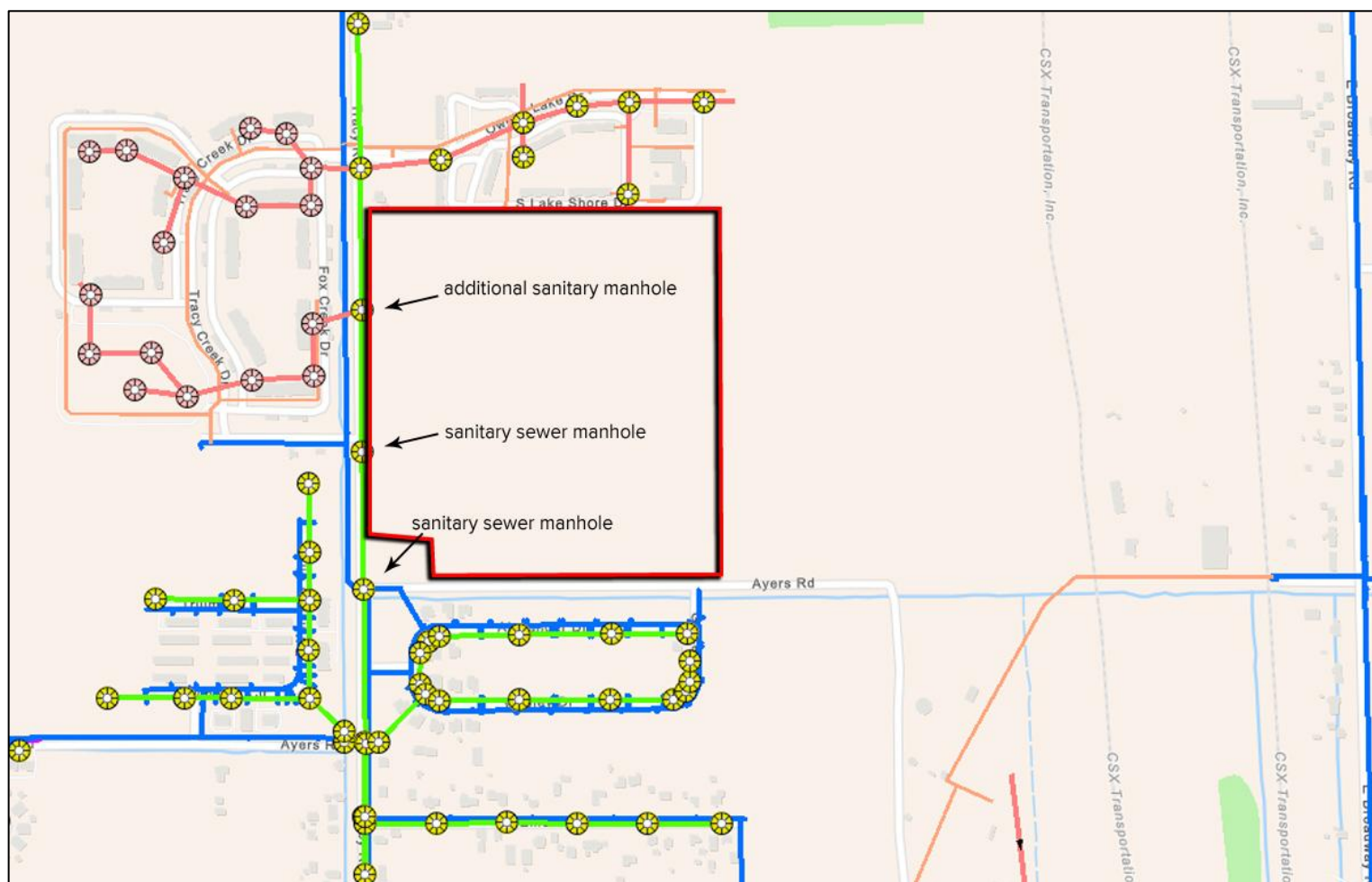
**ZACK LIBER, SIOR**  
(419) 249 6325 or (419) 367 4331  
zliber@signatureassociates.com

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

# 0 Tracy Road, Lake Township, OH 43465

## Vacant Land For Sale

54  
Acres  
AVAILABLE



For more information, please contact:

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

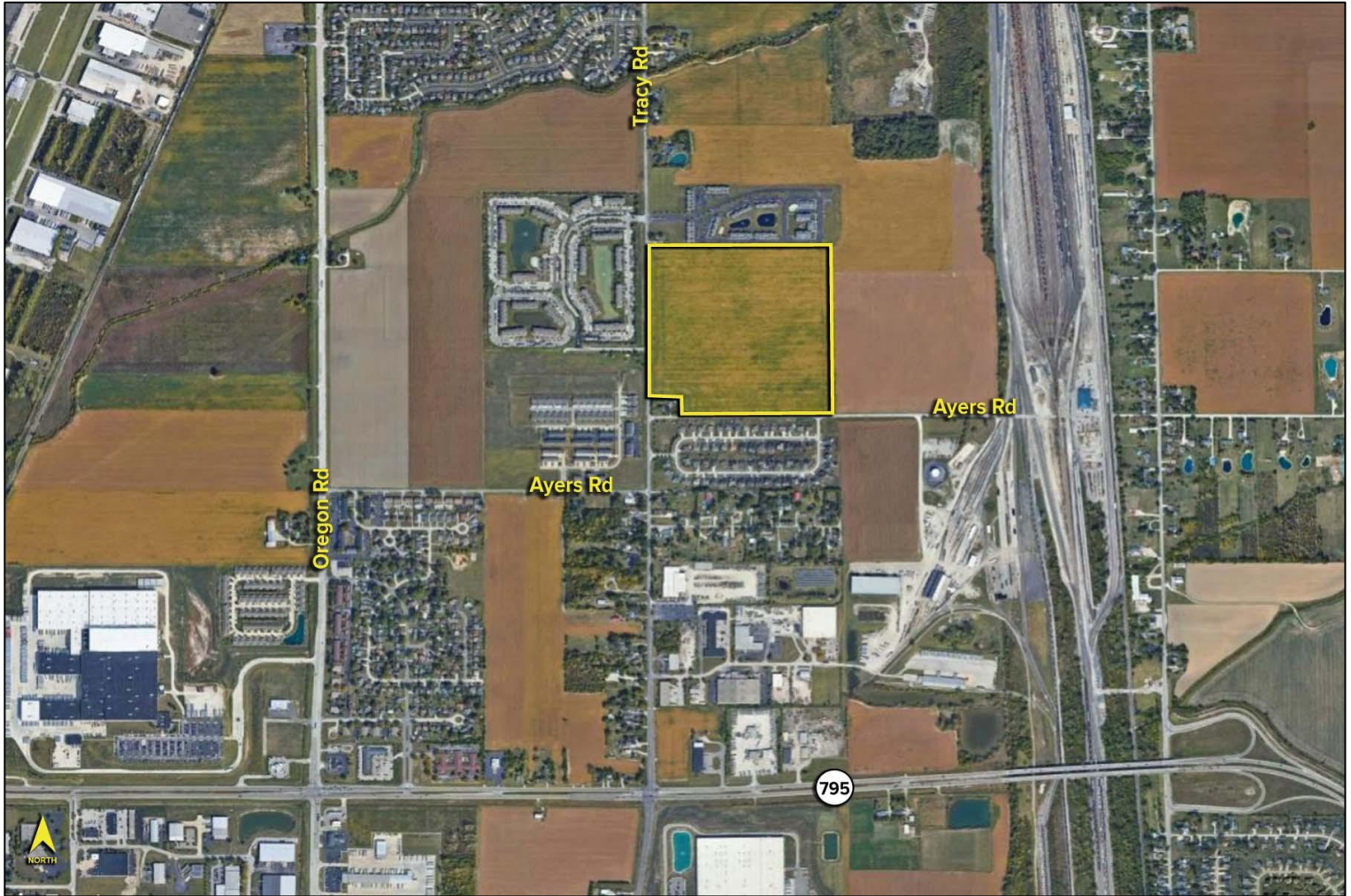
**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com



# 0 Tracy Road, Lake Township, OH 43465

## Vacant Land For Sale

54  
Acres  
AVAILABLE



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  
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.