

For Sale

Land

26 Acres | \$72,115 / AC



Navarre Ave / Lallendorf Rd

4050 Navarre Ave. Parcel 4424944, Parcel 4425051,
Parcel 4425064, Parcel 4425031
Oregon, Ohio 43616

Property Highlights

- 26 Acres current use as agricultural vacant land fully serviced infrastructure ready for development.
- Zoned C-4
- Ready at site electric, gas, water, sewer and fiber.
- Close to I-280
- All utilities
- Excellent access

Property Description

Prime opportunity for retail/ mixed-use development. Sale price \$1,875,000 / \$75,115 per acre.

OFFERING SUMMARY

Sale Price	\$1,875,000
Lot Size	26.0 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,192	\$71,420
5 Miles	70,565	\$47,700
10 Miles	265,777	\$45,380

For more information



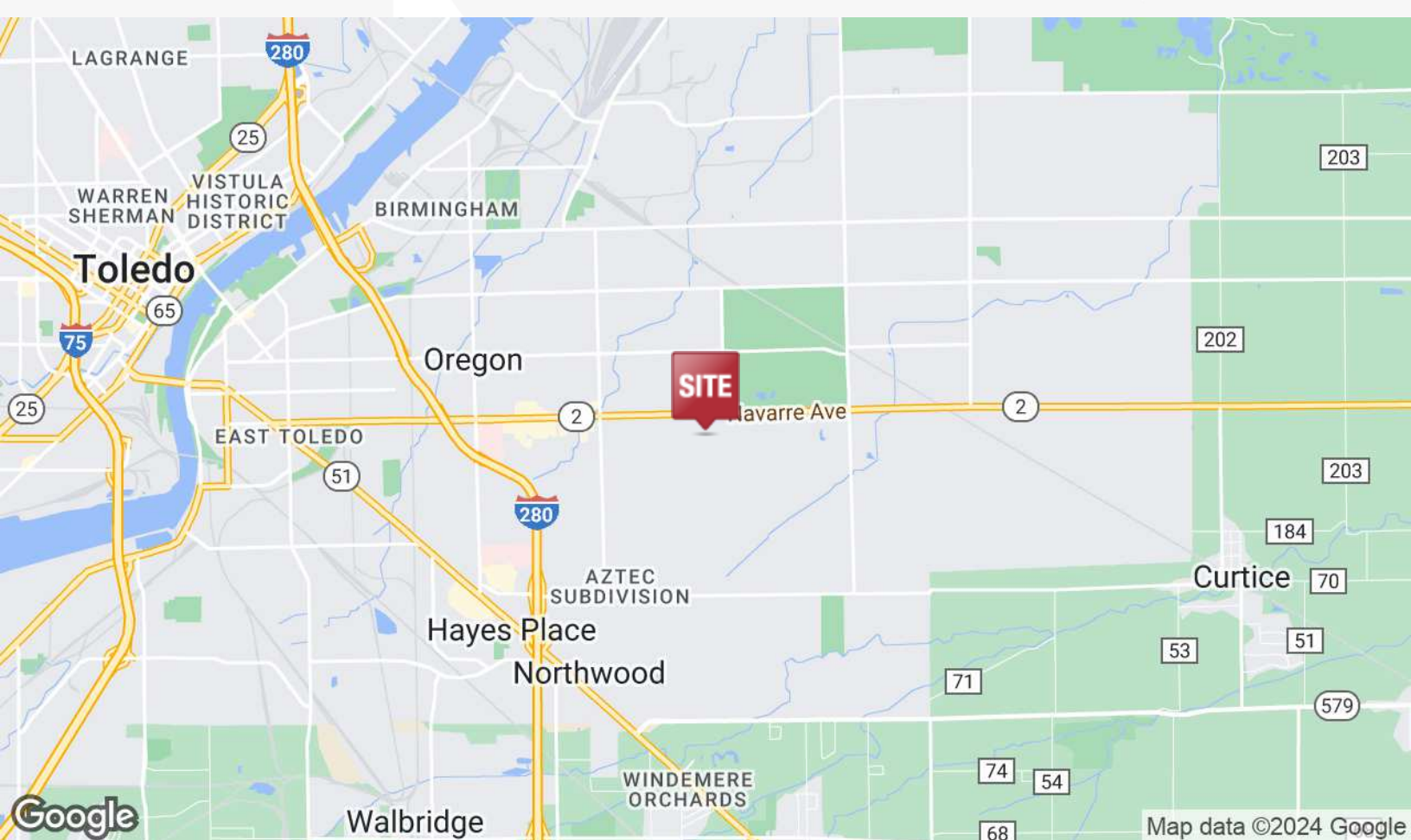
Dallas Paul

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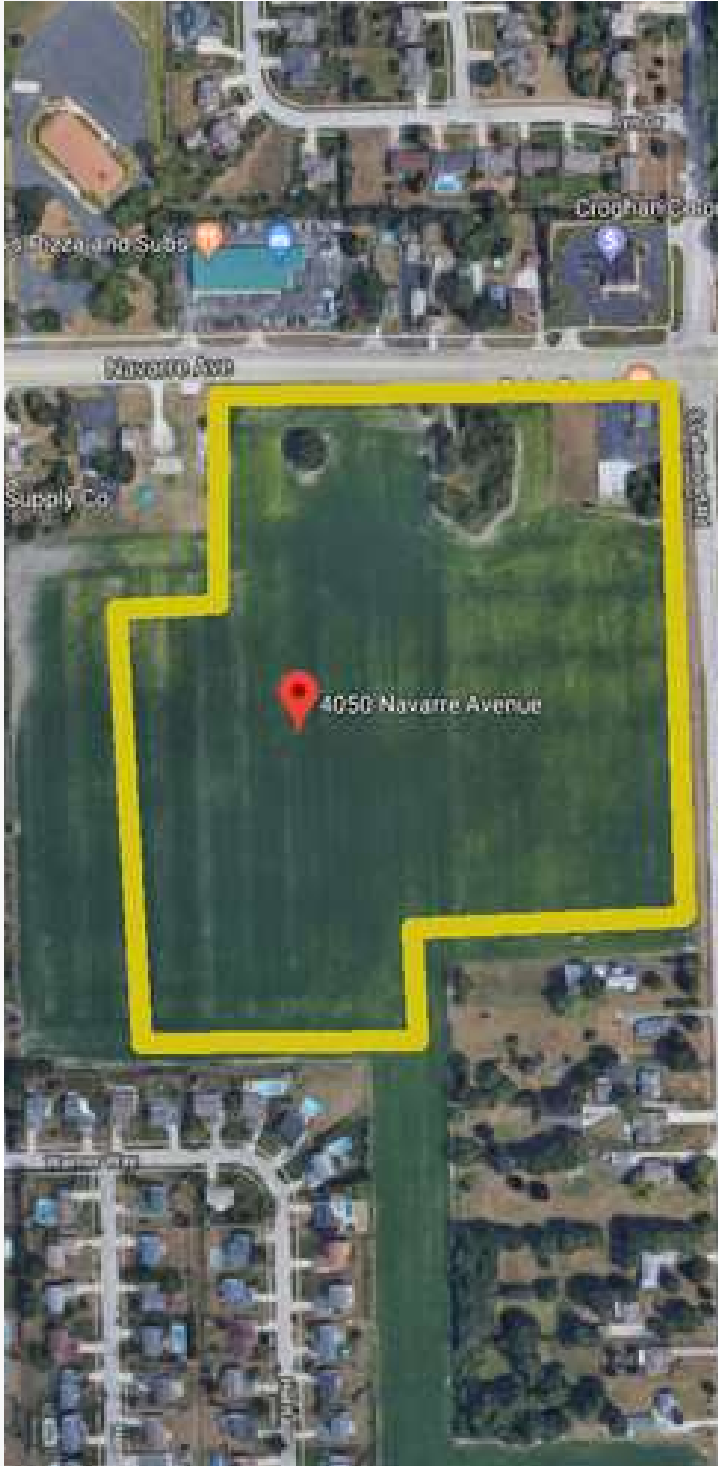
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Property Overview

Prime opportunity for retail/ mixed-use development. Sale price \$1,875,000 / \$75,115 per acre.

Location Overview

Located at the intersection of Navarre Ave. and Lallendorf Rd. in Oregon, Ohio. The land is ready for prime retail/mixed use. Located in Oregon Ohio's fastest growing area with high visibility and accessibility.

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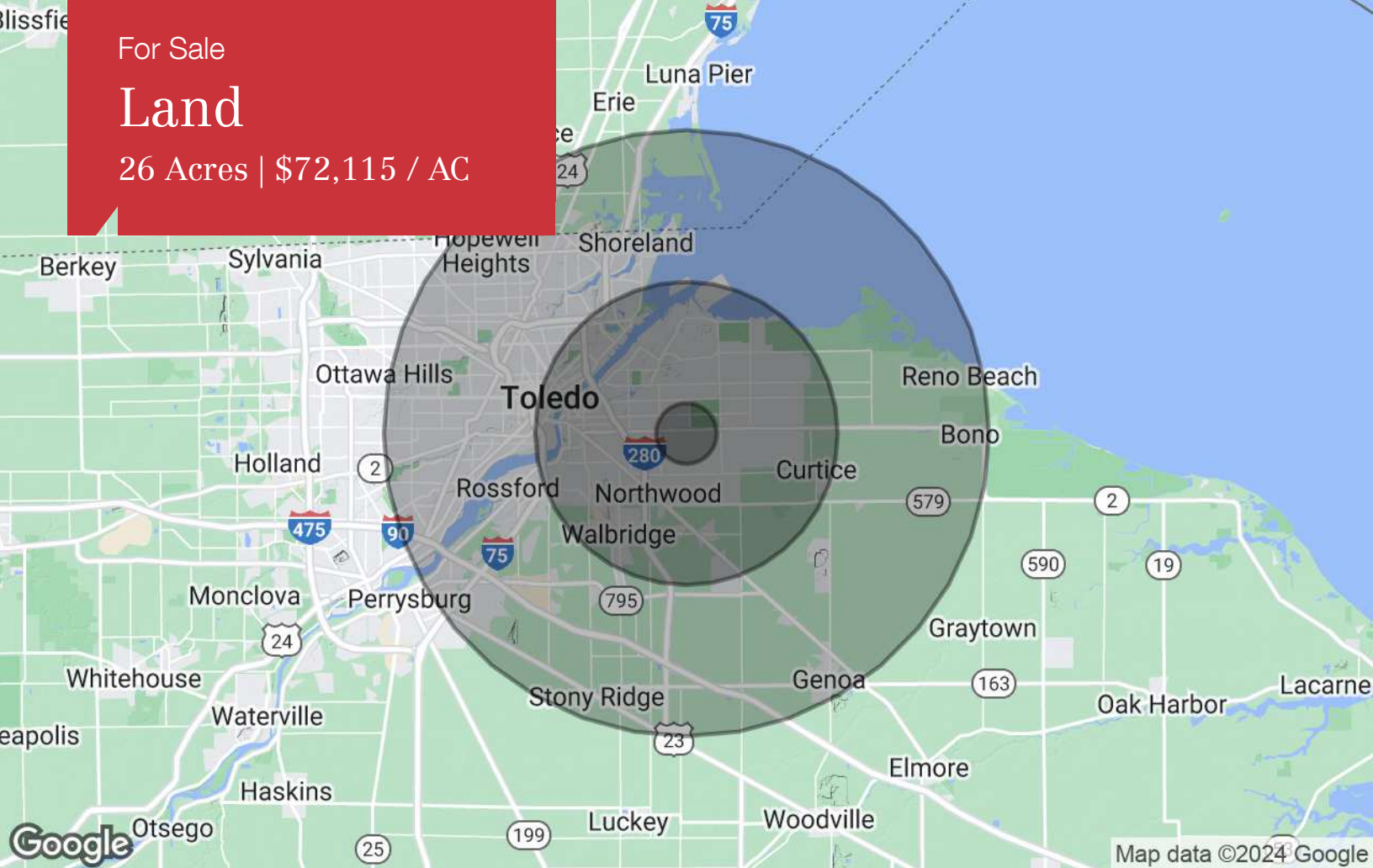
Property Information

- Parcel: 4424944, 4425051, 4425064, 4425031
- Navarre Ave traffic counts: 16,255 vehicles per day
- Electric
- Natural Gas- Columbia Gas Co.
- Water- City of Oregon
- Sewer- City of Oregon

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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,192	70,565	265,777
MEDIAN AGE	47.3	37.4	35.3
MEDIAN AGE (MALE)	46.8	35.9	33.7
MEDIAN AGE (FEMALE)	48.3	39.0	36.9

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	424	28,052	105,117
# OF PERSONS PER HH	2.8	2.5	2.5
AVERAGE HH INCOME	\$71,420	\$47,700	\$45,380
AVERAGE HOUSE VALUE	\$188,829	\$132,091	\$118,577

Race

	1 Mile	5 Miles	10 Miles
% WHITE	98.7%	90.4%	70.4%
% BLACK	0.4%	6.5%	26.2%
% ASIAN	0.6%	0.4%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.4%	0.4%
% OTHER	0.3%	2.3%	2.3%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	2.6%	11.9%	8.2%

* Demographic data derived from 2020 ACS - US Census

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Dallas Paul

Principal, Broker

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Memberships & Affiliations

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR)
National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)

Education

Bachelor of Science from Kansas State University

Professional Background

Dallas Paul has over 30 years of experience in commercial real estate and development. As the Senior Vice President of Dillin Corp, Dallas was instrumental in creating a joint venture between Dillin Development and Hill Partners. Working closely with Hill Partners to facilitate the leasing process, Dallas was vital in the launch of the Levis Commons Town Center. He also spearheaded the hotel and entertainment district projects at Levis Commons, valued at over \$50 million. As the Director of Real Estate for The Andersons, Dallas helped to pioneer what is now Arrowhead Park. Currently, the park occupies over 4 million square feet of office and warehouse space while employing over 23,000 people. Dallas took the Andersons General store concept (160,000 square feet) to the Columbus, Dayton and additional Toledo markets. In 2013, Dallas joined Industrial Developers LTD/NAI Harmon Group as a Principal, and Principal Broker.

Currently, as the Principal Broker for NAI Harmon Group, he is focusing on several major multi-use developments in the Northwest Ohio area. Dallas has been involved in over 200 million dollars in transactions.