

OFFERING MEMORANDUM

**11.79-ACRE DEVELOPMENT SITE
LAND AVAILABLE FOR SALE
VALLEY VIEW, OH**

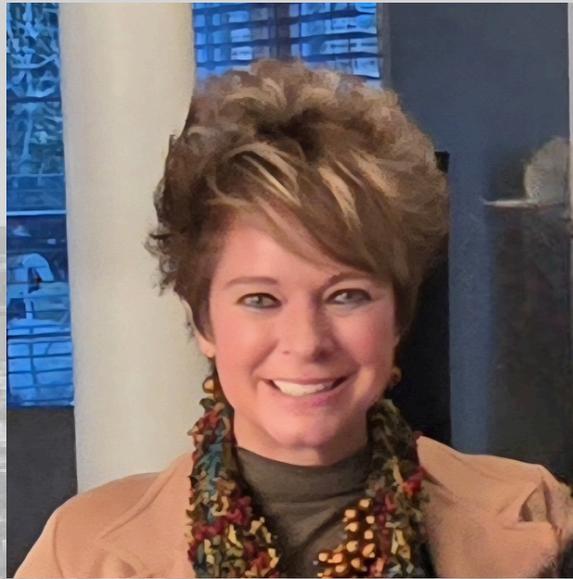


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EXCLUSIVELY LISTED BY:



Gina Pastuszynski
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Specializing In:

**Commercial, Land Development, Investment Real Estate,
and Multi-family buildings.**

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Equal Housing

Equal Housing Opportunity is a nation wide law regarding discrimination in the housing market. Not only is it against the law, it goes against Home Equity Realty Group's ethics and morals. Everyone benefits from an open housing market. Restrictions limit the pool of homes for sale and hinder those who are hoping to buy and sell.

Federal Law
The Right of Every Buyer



HIGHLIGHTS



Location Information

- List Price: \$3,000,000
- Parcel: 571-17-007
- Property Highlights:
- 11.79 acres
- Vacant land
- Zoned Industrial
- No easements or environmental issues
- No pre-existing structures
- Situated along Canal Road on the north side of Heinton Road
- Easy access to Rockside Road
- Within 5 minutes to I-77 and I-480 interchange
- Minutes from Downtown Cleveland
- Close proximity to Metroparks and Towpath Trail
- Approximately 30 minutes from the greater Akron area
- Versatile site can accommodate

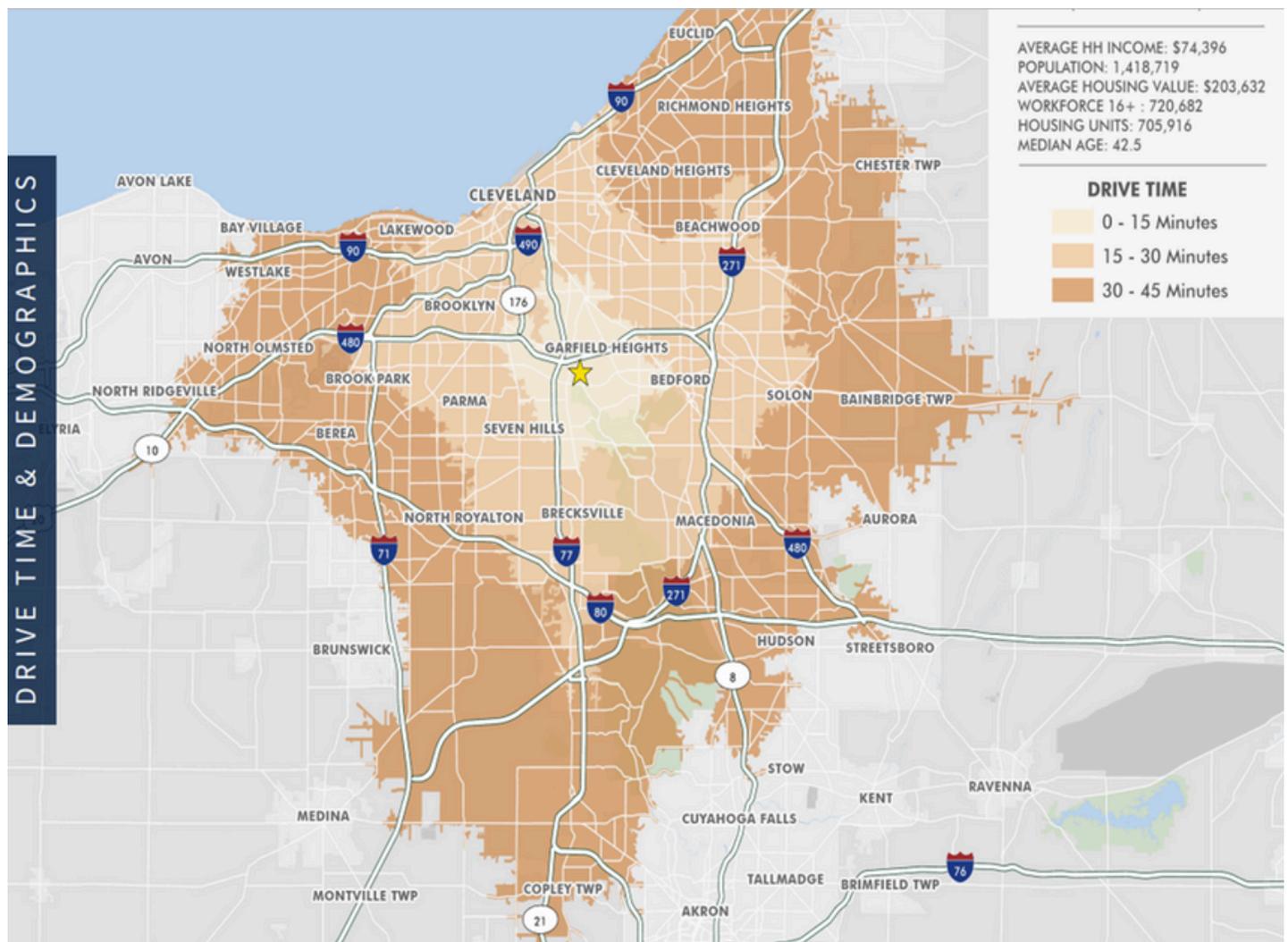
Can Accomodate

- Heavy Industrial
- Manufacturing
- Corporate
- Offices
- Flex Space
- Wholesale
- Retail
- Storage
- Warehouse
- Shipping
- Data Centers

VALLEY VIEW, OH AREA OVERVIEW + DEMOGRAPHICS

Valley View is an economically diverse village in Cuyahoga County, that is home to a variety of large businesses that contribute to the local economy. Access to skilled, quality labor force due to central location. Businesses and individuals alike enjoy the area, as it's close to major highways, boasts plenty of green space, an excellent school district, and has some of the most affordable taxes in the state of Ohio.

While the Canal is no longer in use, it remains a prominent fixture in the Valley View landscape. Today, cyclists, walkers, joggers, and tourists use the Towpath Trail. The Towpath Trail runs alongside the Ohio & Erie Canal was constructed in a joint effort between the Cuyahoga Valley National Park, Cleveland Metroparks, Cuyahoga Valley Scenic Railway, and Canalway Partners.



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