

0 CAPLE BOULEVARD
NORTHWOOD, OH 43619

VACANT LAND FOR SALE
5.72 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

| | |
|-----------------------|-------------------|
| Sale Price: | \$60,000 per acre |
| Acreage: | 5.72 |
| Dimensions: | Irregular |
| Closest Cross Street: | Innovative Drive |
| County: | Wood |
| Zoning: | M-1 |
| Easements: | Of record |
| Curb Cuts: | As needed |
| Topography: | Flat |
| Survey Available: | Yes |



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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 Caple Blvd, Northwood, OH 43619

Vacant Land For Sale

5.72
Acres
AVAILABLE

PROPERTY DESCRIPTION

| | |
|-------------------|-----------|
| Drainage: | Good |
| Improvements: | None |
| Restrictions: | Of record |
| Sign on Property: | Yes |

Adjacent Land

| | |
|--------|-------------|
| North: | Industrial |
| South: | Vacant land |
| East: | Industrial |
| West: | Vacant land |

DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 1,420 | \$66,589 |
| 3 MILE | 43,234 | \$44,349 |
| 5 MILE | 141,781 | \$44,313 |

UTILITIES

| | |
|-----------------|-------------------------------------|
| Electric: | Toledo Edison |
| Gas: | Columbia Gas |
| Water: | City of Rossford |
| Sanitary Sewer: | Northwestern Water & Sewer District |
| Storm Sewer: | City of Rossford |

2025 REAL ESTATE TAXES

| | |
|---------------------|-----------------------|
| Parcel: | M51-300-2400-01003000 |
| Total Annual Taxes: | \$5,035.30 |
| Land Valuation: | \$205,900 |

Comments:

- Located in Access Pointe.
- Located within a pre-1994 Community Reinvestment Area and an Enterprise Zone.

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

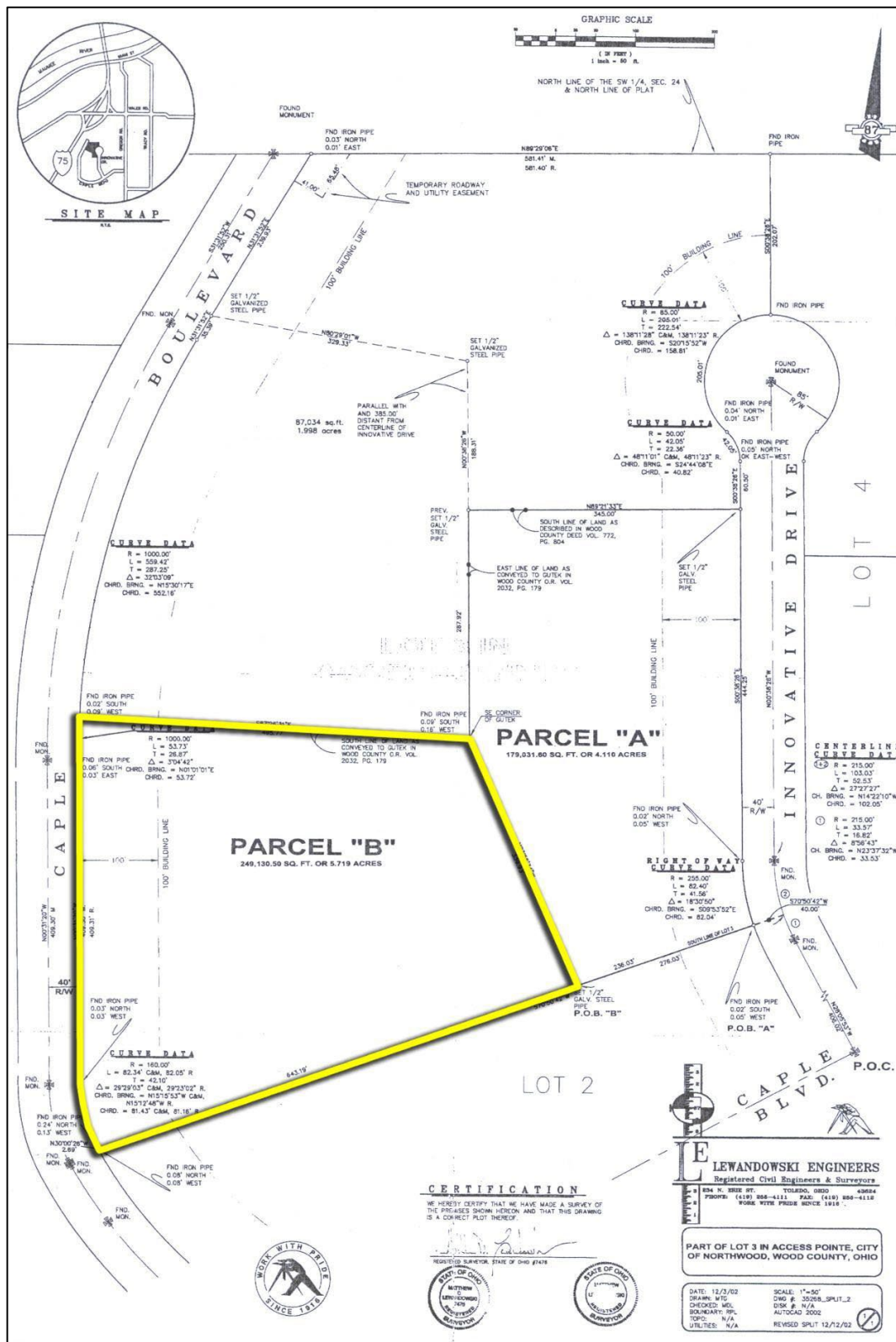
SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

0 Caple Blvd, Northwood, OH 43619

Vacant Land For Sale

5.72
Acres
AVAILABLE



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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