



## 5538 Navarre Ave 900 Stadium Rd

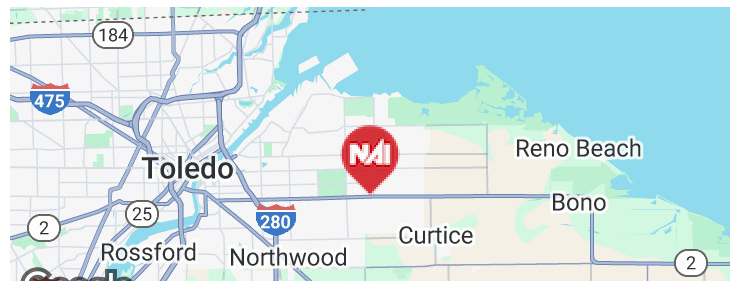
Oregon, Ohio 43616

### Property Highlights

- 900 Stadium Rd is 31.71 acres
- 5538 Navarre Ave is 10.61 acres
- 900 Stadium Rd abuts the Norfolk Southern rail
- Easy access to Navarre Ave and I-280
- The owner is willing to split the two parcels North and South

### Property Overview

Easy access to Navarre Ave and I-280 further enhances its strategic location. Ideal for residential development, supporting the ongoing investment and growth in the area. Oregon is continuing to invest in infrastructure, development and job creation.



### Offering Summary

<b>Sale Price:</b>	\$1,280,000
<b>Lot Size:</b>	42.32 Acres

### For More Information

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Sale Price	\$1,280,000
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#### Location Information

Street Address	900 Stadium Rd & 5538 Navarre Ave
City, State, Zip	Oregon, OH 43616
County	Lucas
Market	Toledo
Sub-market	Oregon
Cross-Streets	Stadium Rd and Navarre Ave
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 280
Nearest Airport	Toledo Express Airport

#### Zoning And Seller Participation

Future Use Zoning	Per the City of Oregon, the North side of Stadium can likely be rezoned commercial to match the zoning plan. The South side of Stadium is planned for low density residential. A variance may be possible for a higher density but is subject to approval by the zoning authority.
Seller Participation	Seller is willing to partner or participate in a structured sale with a qualified purchaser. Full financial review will be required for any non-traditional proposals

#### Property Information

Property Type	Agriculture
Zoning code	40-R1
Lot Size	42.31 Acres
APN #	4428971 & 4428831
Traffic Count	12,683 VPD
Traffic Count Street	Navarre Ave at Stadium Rd

#### Parking & Transportation

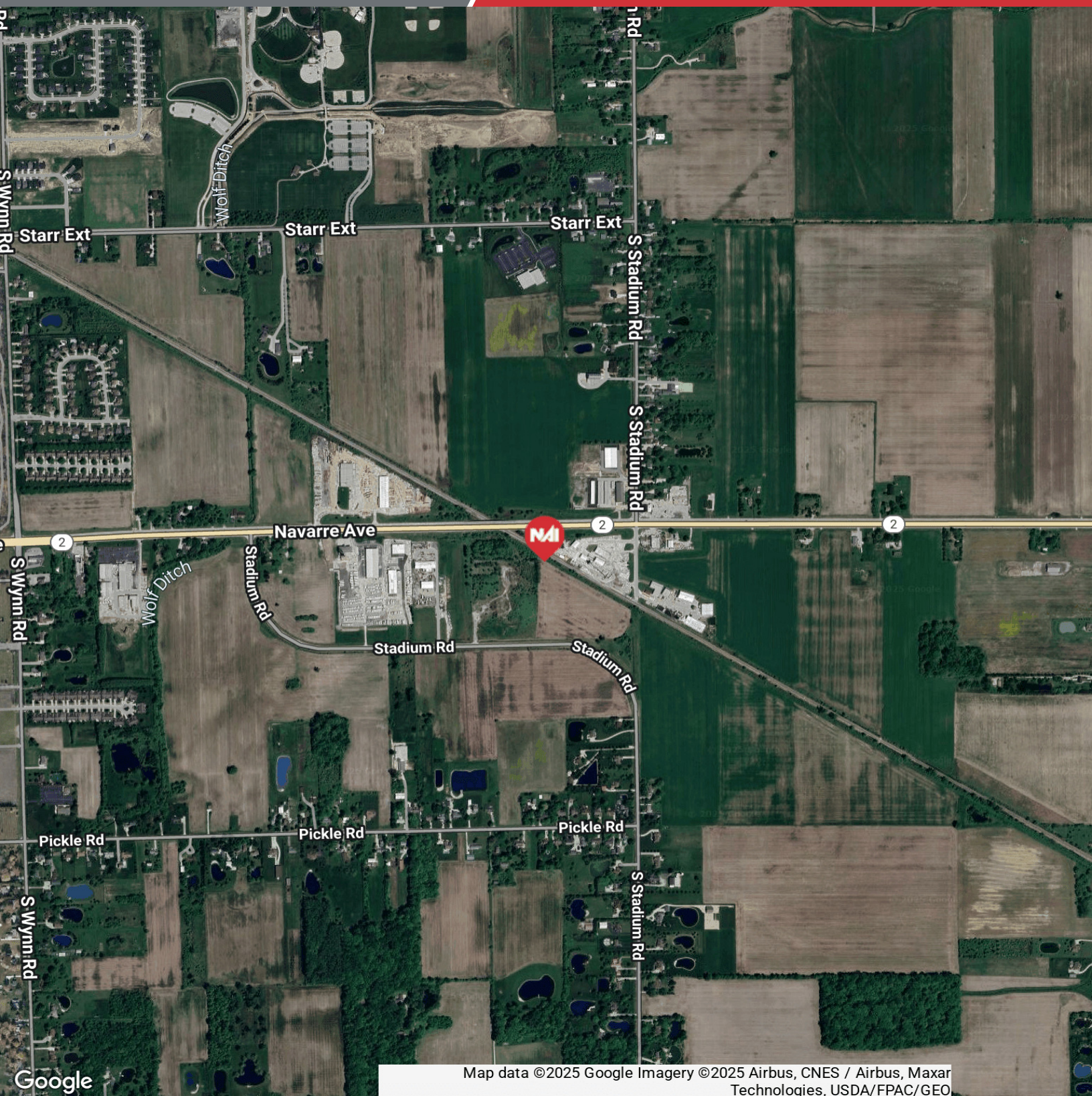
#### Utilities & Amenities

Sewer	(Required) City of Oregon - Currently at Navarre Road
Gas	Columbia Gas
Electric	Toledo Edison
Water	City of Oregon

#### Taxes

900 Stadium Rd	\$2,431.46
Estimated CAUV Recoupment	\$4,839.01
5538 Navarre Ave	\$585.45
Estimated CAUV Recoupment	\$1,780.34



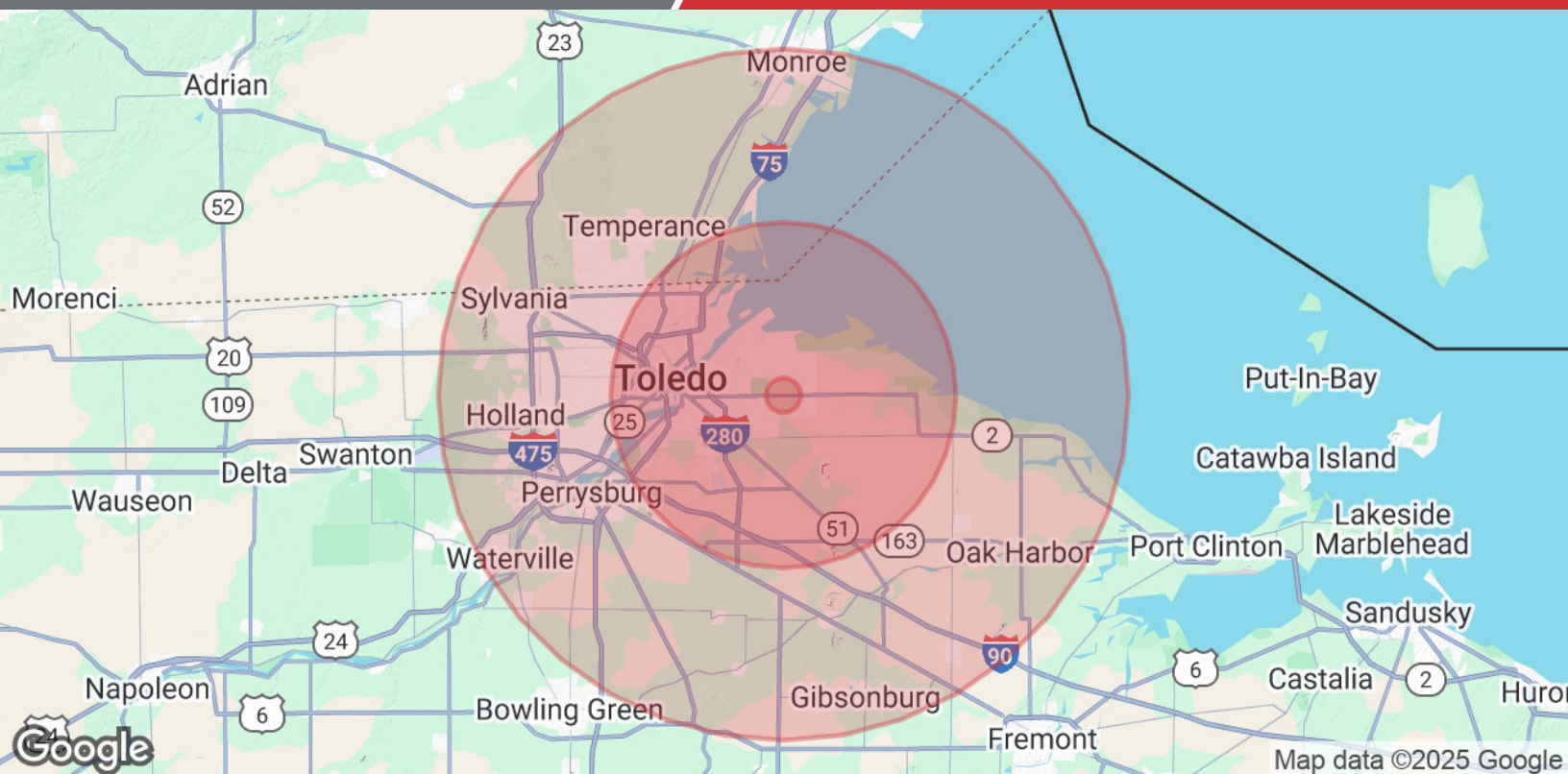


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Population	1 Mile	10 Miles	20 Miles
Total Population	1,086	176,608	607,826
Average Age	45	40	41
Average Age (Male)	44	39	40
Average Age (Female)	47	41	42
Households & Income	1 Mile	10 Miles	20 Miles
Total Households	441	74,456	256,341
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$140,562	\$66,847	\$87,961
Average House Value	\$286,937	\$138,720	\$205,359

Demographics data derived from AlphaMap