



VACANT LOTS ON MAGNOLIA DRIVE

Magnolia Drive, Madison Twp, OH 44057



PROPERTY DESCRIPTION

Great opportunity for a residential build! Three wooded lots (.1561 acres each) or .47 acre total, on beautiful Magnolia Drive in Madison Township. Individual lots are 40'x170'. Paved road with existing houses on north side of the street. \$25,000 includes timber value. City water and sewer at the end of the street on Hubbard Road. Current homes have septic and well. Lots are on existing paved street. 1/2 mile from Lake Erie, Madison Township Park, restaurants and Vincent William Winery. Lots are three separate parcels, .46 acres each. Seller will combine parcels into one larger lot at closing. Buyer is responsible for any approvals.

PROPERTY HIGHLIGHTS

- Zoned Residential
- Located in Cleveland area
- Generous lot size
- Ideal for development
- Close to amenities

OFFERING SUMMARY

Sale Price:	\$25,000
Lot Size:	0.47 Acres
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	171	682	2,051
Total Population	462	1,726	4,949
Average HH Income	\$56,060	\$54,475	\$58,769

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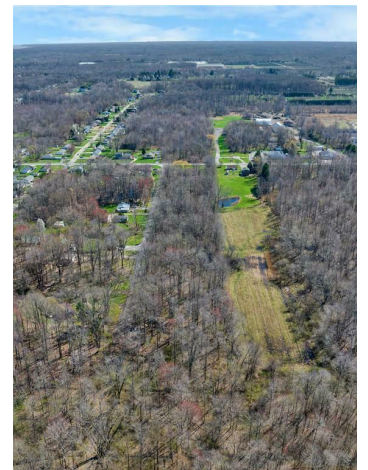
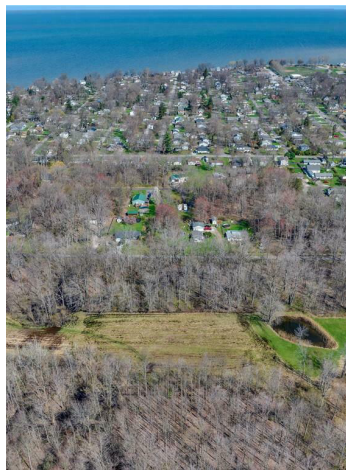
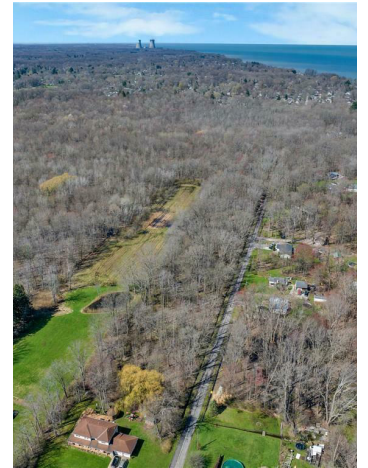
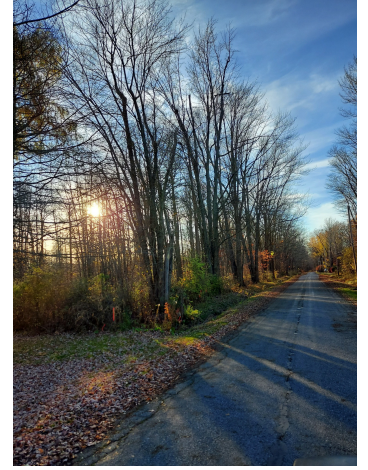
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LAND FOR SALE

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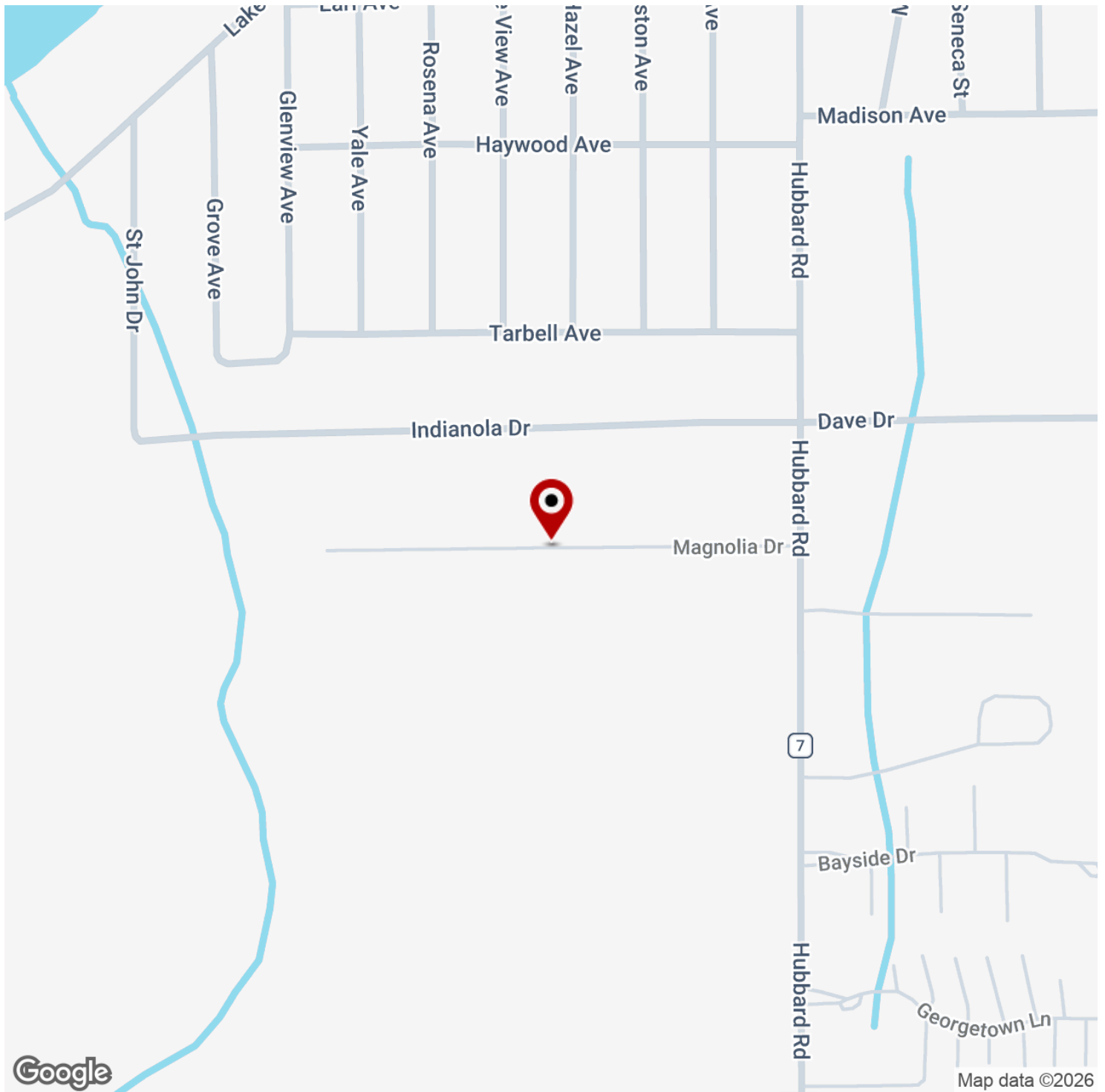
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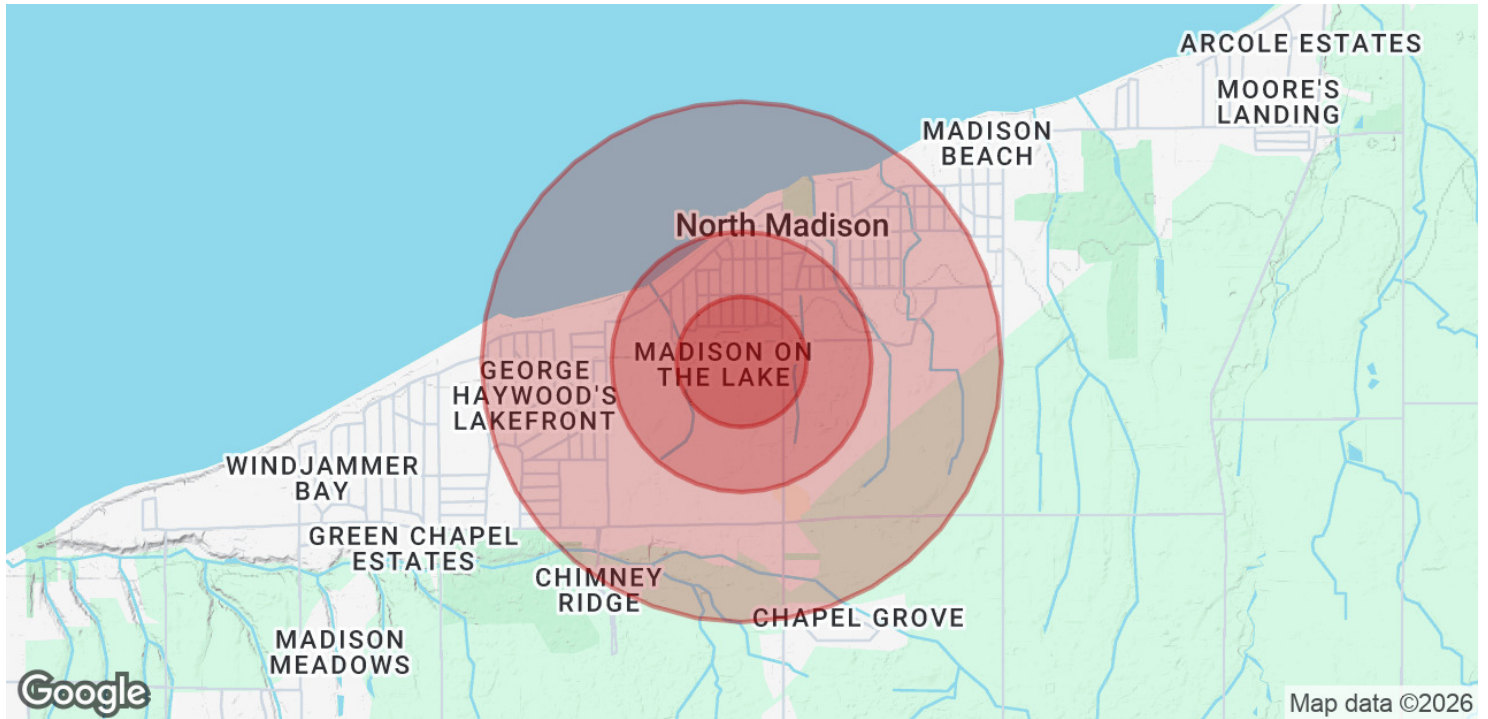
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	462	1,726	4,949
Average Age	28.8	30.7	37.0
Average Age (Male)	30.4	32.1	37.9
Average Age (Female)	26.3	28.6	35.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	171	682	2,051
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$56,060	\$54,475	\$58,769
Average House Value	\$120,063	\$115,347	\$129,469

2020 American Community Survey (ACS)

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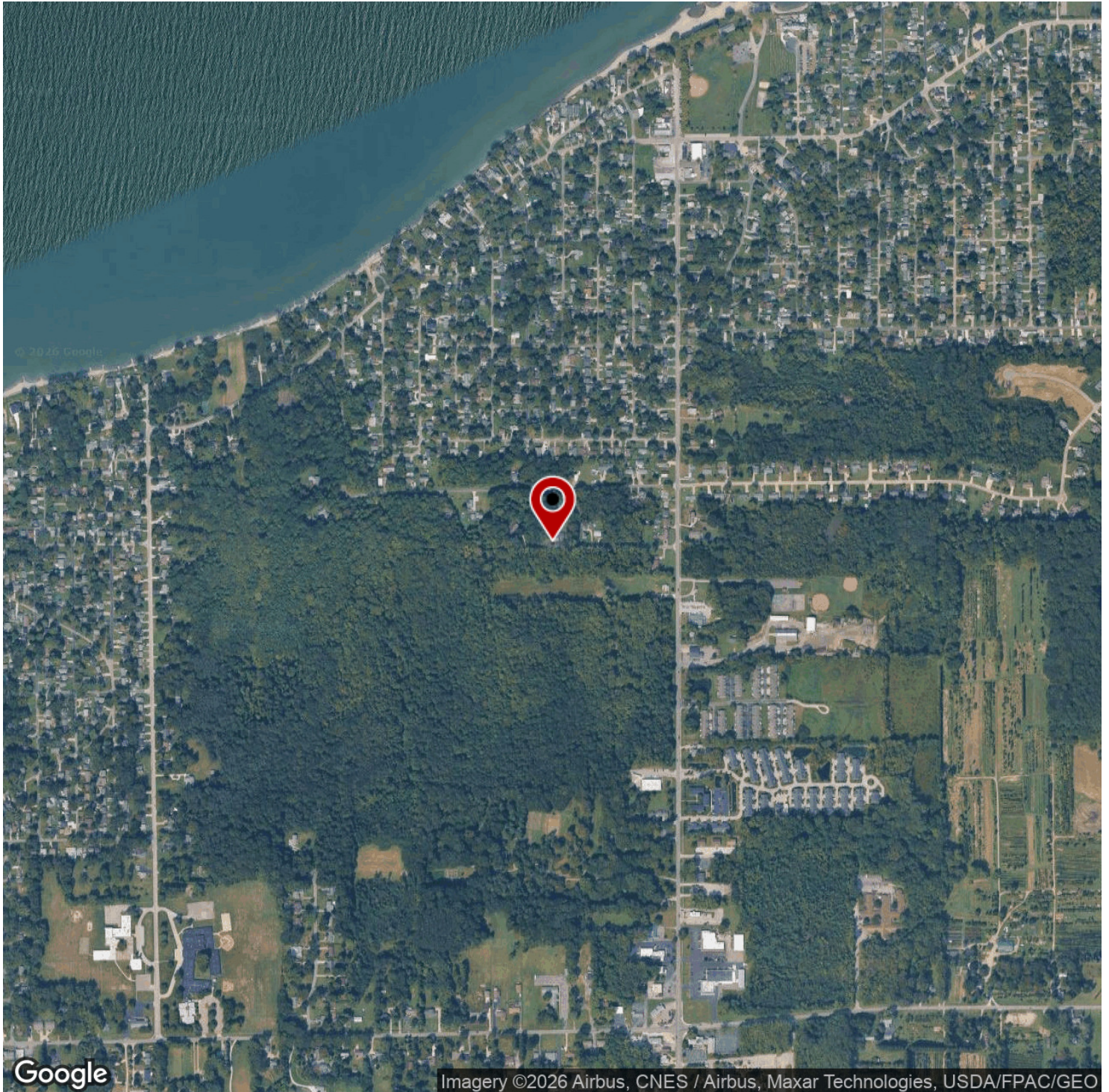
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