

9060 WATERVILLE SWANTON (SR 64)  
WATERVILLE, OH 43566

VACANT LAND FOR SALE  
89.04 Acres Available



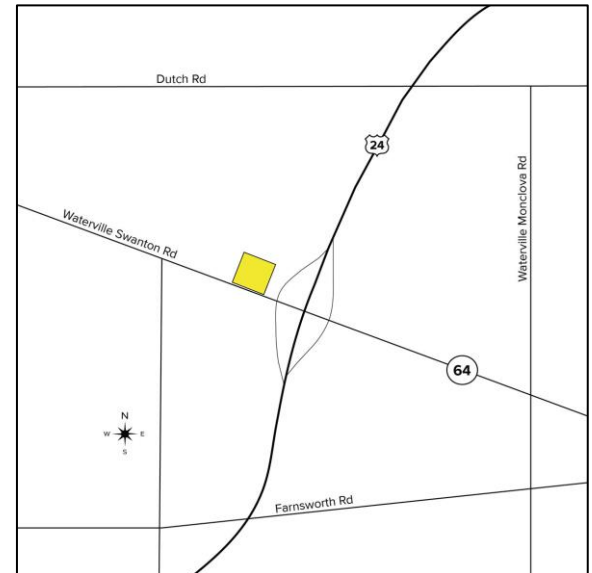
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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

|                              |   |
|------------------------------|---|
| <b>Price:</b>                | \$50,000 per acre                                 |
| <b>Acreage:</b>              | 89.04   |
| <b>Dimensions:</b>           | Irregular – 4 parcels                             |
| <b>Closest Cross Street:</b> | Adjacent to US-24                                 |
| <b>County:</b>               | Lucas   |
| <b>Zoning:</b>               | C-3 Commercial and<br>Agricultural (see Comments) |
| <b>Easements:</b>            | Of record   |
| <b>Curb Cuts:</b>            | 2 currently subject to Site Plan<br>review        |
| <b>Topography:</b>           | Flat  |
| <b>Survey Available:</b>     | No  |



For more information, please contact:

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## Vacant Land For Sale

## PROPERTY DESCRIPTION

|                       |  |
|-----------------------|--|
| Environmental Report: | No   |
| Drainage:             | Street   |
| Improvements:         | <b>Garage/Warehouse</b> – 9,000 sf<br><b>Office</b> – 256 sf<br><b>Warehouse</b> – 256 sf<br><b>Farmhouse</b> – 2,087 sf |

Restrictions: Per Code

Signage: Yes

## Adjacent Land

|        |                           |
|--------|---------------------------|
| North: | Agricultural              |
| South: | Agricultural              |
| East:  | US-24                     |
| West:  | Commercial & Agricultural |

## UTILITIES

|                 |                                  |
|-----------------|----------------------------------|
| Electric:       | Toledo Edison                    |
| Gas:            | 4" piped under US-64 to property |
| Water:          | City of Waterville               |
| Sanitary Sewer: | City of Waterville               |
| Storm Sewer:    | City of Waterville               |

## 2020 DEMOGRAPHICS

|          | POPULATION | MED. HH INCOME |
|----------|------------|----------------|
| 0.5 MILE | 25         | \$98,408       |
| 1.0 MILE | 484        | \$93,490       |
| 1.5 MILE | 3,683      | \$86,108       |

## TRAFFIC COUNTS (TWO-WAY)

11,650 US-24 @ State Route 64

## Comments:

- Site is visible from US-24. Located at the exit of the US-24 freeway and State Route 64 (exit 63).
- Population: City of Waterville – 5,533; total Anthony Wayne Community – 26,272; Lucas County – 441,815 and Toledo MSA – 650,266.
- Located across the expressway from Kroger and other retailers, Speedway, Farmers & Merchants Bank.
- Seller has applied to rezone 9160 Waterville Swanton Road (parcel 9500135, Assessor 46084004) consisting of 3.9910 acres to A-1 Agricultural use. For questions concerning rezoning call 419-878-8100. The other 3 lots are zoned A-1 Agricultural.
- Easily accessible to I-75 and I-475. 3 miles to I-75/I-475. 8 miles to I-80/90 (Ohio Turnpike).
- 12 miles to Toledo Express Airport.
- Mileage to major metropolitan areas: 12 miles to Toledo, 70 miles to Detroit, 120 miles to Cleveland, 135 miles to Columbus and 220 miles to Chicago - obtained from the Waterville Economic Development Corporation ([watervilleedc.org](http://watervilleedc.org)).

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**2020 REAL ESTATE TAXES**

| Address                        | Parcel   | Assessor  | Acreage | 2020 Taxes  |
|--------------------------------|----------|-----------|---------|-------------|
| <b>8890 Waterville Swanton</b> | 95-00155 | 46-084008 | 32.382  | \$ 1,776.28 |
| <b>8890 Waterville Swanton</b> | 95-00150 | 46-084007 | 7.282   | \$ 425.04   |
| <b>9060 Waterville Swanton</b> | 95-00145 | 46-084006 | 45.387  | \$ 6,270.48 |
| <b>9160 Waterville Swanton</b> | 95-00135 | 46-084004 | 3.992   | \$ 1,565.47 |

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**Farmhouse and Garage**



**Outbuildings**



**Maintenance Garage & Office**

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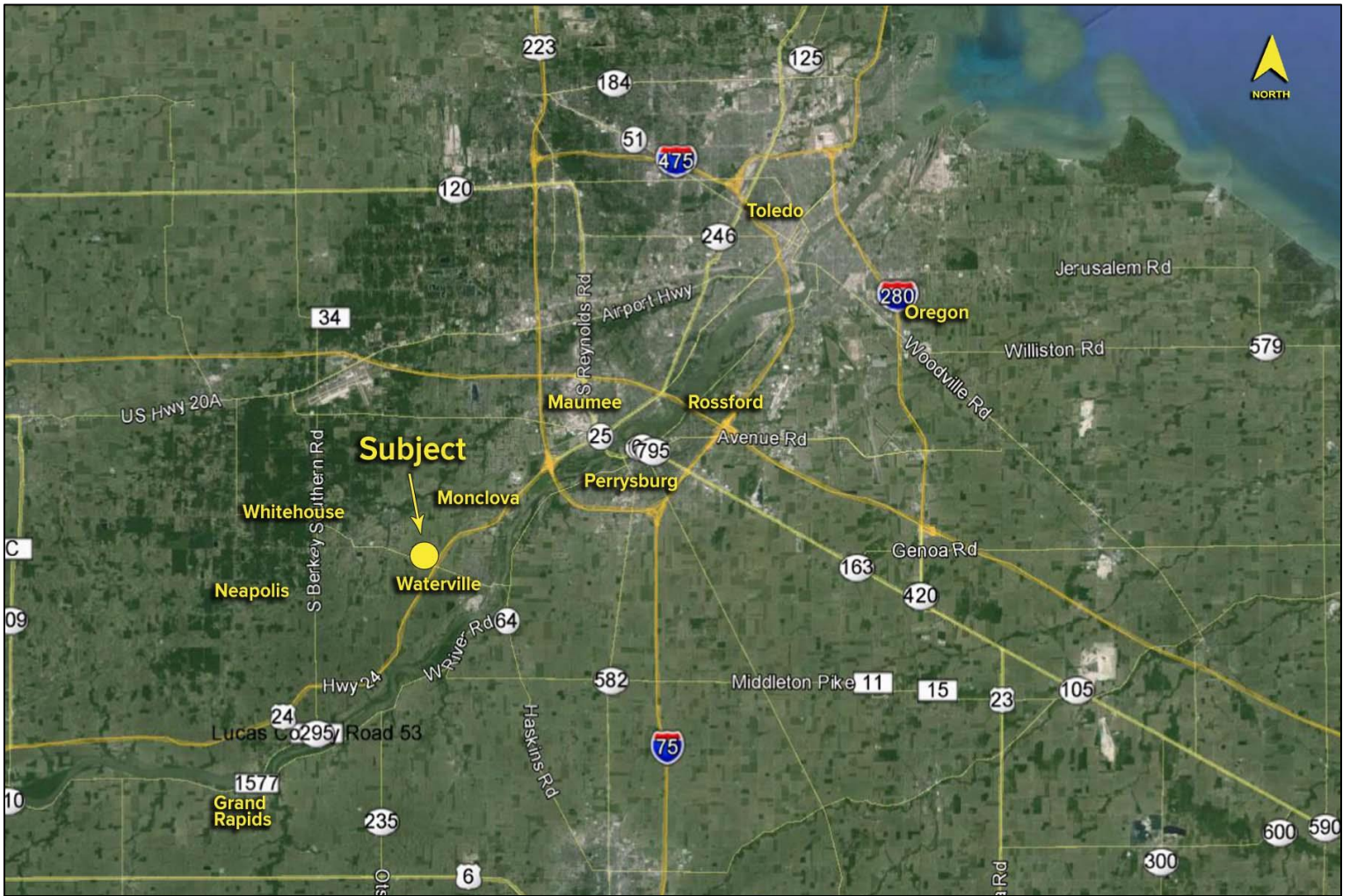
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