

Antwerp Square

Antwerp, Ohio 45813

Property Highlights

- Announcing Antwerp Square, 86.8 total acres Mixed-Use development
- Multiple 6 to 12 acre sites for various uses
- Great location conveniently located off US-24 and State Route 49
- Allows for residential and commercial uses
- Ideal uses - Residential; Multi-Family, Senior housing
- Ideal uses - Commercial; Highway Commercial, Travel Center/ Convenience Store/ Food, Hospitality
- Zoned B-2 Gateway Commercial District
- Conceptual plan with maximum flexibility
- ODOT projects show significant increase in US 24 traffic projections through 20 year outlook

Offering Summary

Sale Price:

Contact Broker

For More Information

Mark Baringer

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Dallas Paul

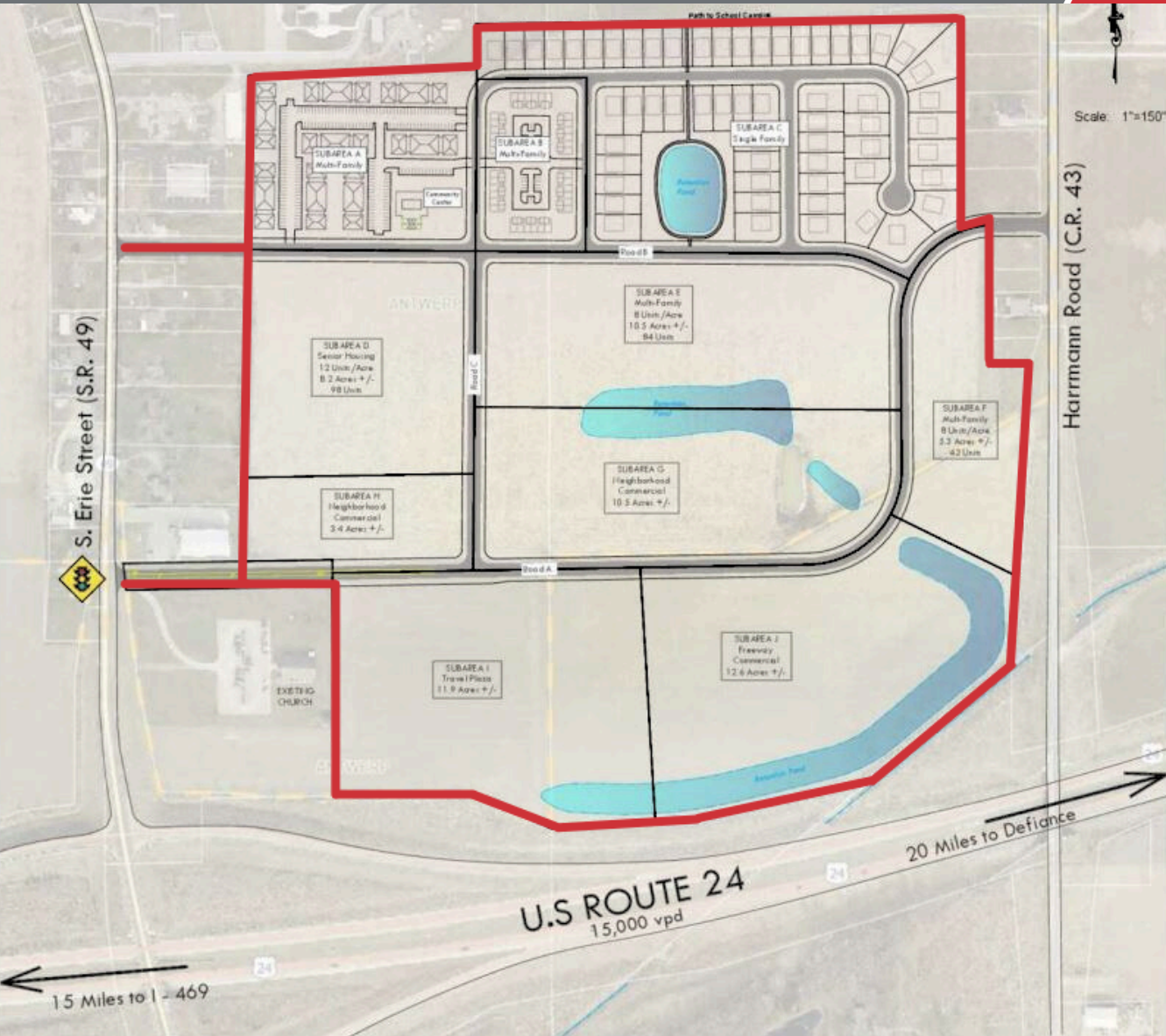
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PLANNED USES

- Travel Plaza
- Freeway Commercial Uses
- Hotel / Conference Center
- Neighborhood Commercial / Retail / Office
- Multi-family Housing
- Single-Family Housing
- Senior Housing

PROJECT STATISTICS

TOTAL SITE AREA: 86.8 Acres
 TOTAL COMMERCIAL AREA: 38.4 Acres
 TOTAL RESIDENTIAL AREA: 48.4 Acres

RESIDENTIAL SUBAREAS				
Subarea	Use	Acres	Density (un/acre)	No. of Units
A	Multi-Family	6.5	20	128
B	Multi-Family	3.0	12	36
C	Single Family	14.0	4	56
D	Senior Housing	8.2	12	98
E	Multi-Family	10.5	8	84
F	Multi-Family	5.3	8	42
TOTALS		48.4	9.2	447

COMMERCIAL SUBAREAS			
Subarea	Use	Acres	Building Area (sq ft)
G	Neighborhood Commercial	10.5	105,000
H	Neighborhood Commercial	9.4	94,000
I	Freeway Commercial	11.9	119,000
J	Freeway Commercial	12.6	126,000
TOTALS		38.4	384,000

ANTWERP SQUARE

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Date: 02/15/2013
 Scale: 1"=150'
 Author: JCB
 Checker: JCB
 Title: CONCEPT PLAN
 Project: ANTWERP SQUARE
 Client: NAI Harmon Group
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Location Description

Antwerp Square is located at the south edge of Antwerp, along SR 49/S Erie and US 24. Antwerp is located between Fort Wayne, IN and Defiance, OH, close to the Ohio-Indiana state line. This area of Northwest Ohio close to Northeast Indiana offers strong bases of both agriculture and manufacturing.

Antwerp manufacturers include Paragon Tempered Glass, with a recent \$10 million expansion, and New American Reel. BF Goodrich has a 1.9 million square feet manufacturing facility ten miles away. The Antwerp area also has a strong renewables energy industry, with both wind turbine farms and large solar fields nearby.

The proximity to Fort Wayne and the regional hub of Defiance, combined with the strength of surrounding communities, make Antwerp an excellent choice for investment and development.

Current VPD (per ODOT)

US 24 17,593 (2024)

Traffic Projections for US 24 (5, 10, and 20 years)

	<u>5 year (2030)</u>	<u>10 year (2035)</u>	<u>20 year (2045)</u>
West of SR 49	19,000	21,500	26,000
East of SR 49	17,500	19,500	23,000

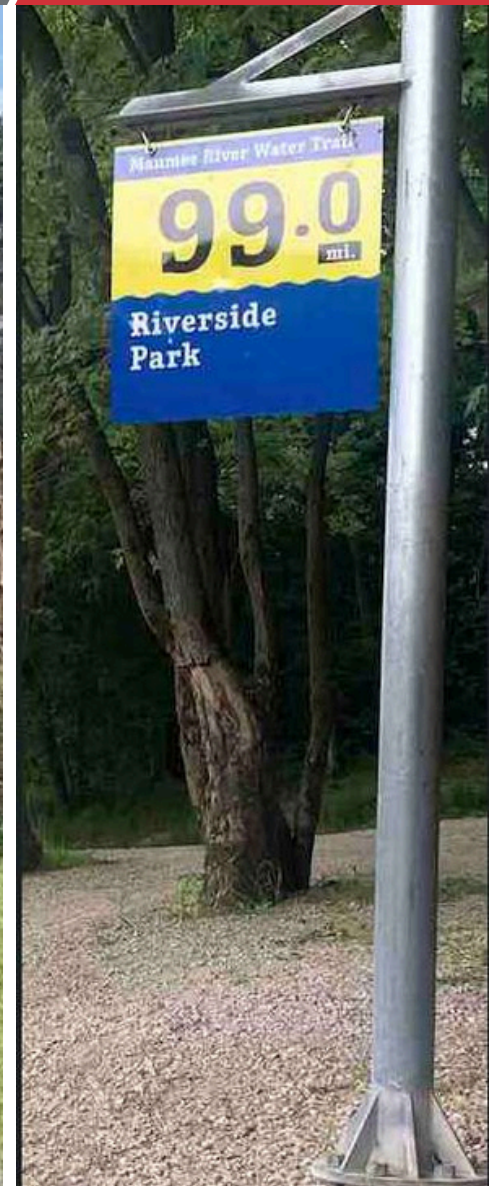




Google Earth
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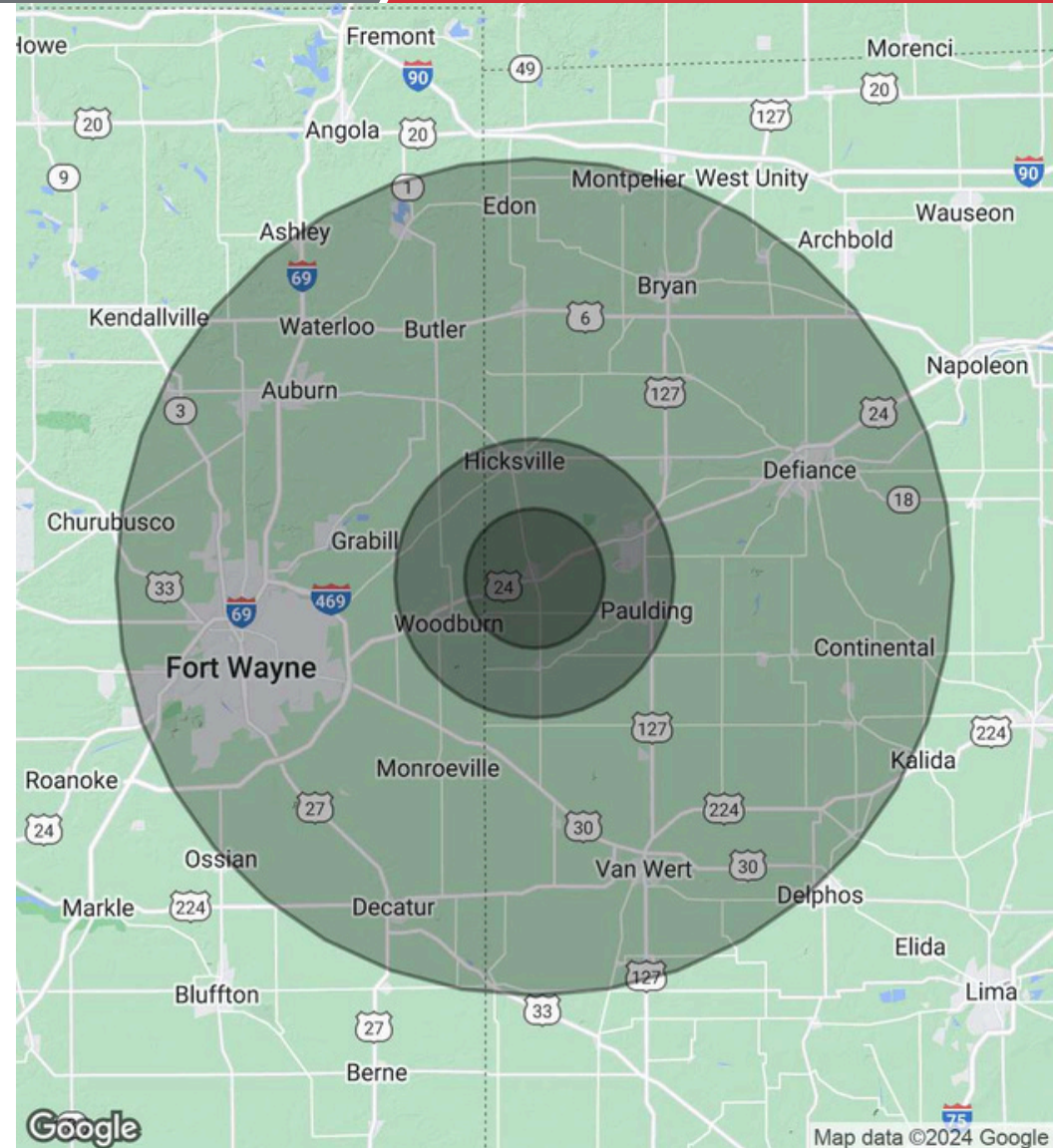
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4427 Talmadge Rd, Suite A
Defiance, OH
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Population	5 Miles	10 Miles	30 Miles
Total Population	3,788	21,388	545,457
Average Age	42.5	39.3	38.3
Average Age (Male)	41.3	37.5	37.0
Average Age (Female)	43.0	39.6	39.5

Households & Income	5 Miles	10 Miles	30 Miles
Total Households	1,692	9,026	236,424
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$75,713	\$67,876	\$66,102
Average House Value	\$166,344	\$162,671	\$136,022

2020 American Community Survey (ACS)





Mark Baringer

Senior Investment Advisor

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Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owning and operating his own appraisal firm.

Mark was recognized by CoStar with a 2021 and 2022 “Best of the Best” Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer, out of 5,100 brokers in 43 countries.

Memberships

Northwest Ohio REALTORS® (NWOR)

Ohio Association of REALTORS® (OAR) and National Association of REALTORS® (NAR)

International Council of Shopping Centers (ICSC)

Lifewise Academy, Defiance/Ayersville- Leadership Council Member

2021, 2022 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker

2021 CoStar Power Broker - Toledo Market- Top Sales Broker

2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries

2021 and 2022 Ohio President's Sales Club Pinnacle of Performance



Dallas Paul

Ohio Principal Broker

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Professional Background

Dallas Paul has over 40 years of experience in commercial real estate and development. As the Senior Vice President of Dillin Corp, Dallas was instrumental in creating a joint venture between Dillin Development and Hill Partners. Working closely with Hill Partners to facilitate the leasing process, Dallas was vital in the launch of the Levis Commons Town Center. He also spearheaded the hotel and entertainment district projects at Levis Commons, valued at over \$50 million. As the Director of Real Estate for The Andersons, Dallas helped to pioneer what is now Arrowhead Park. Currently, the park occupies over 4 million square feet of office and warehouse space while employing over 23,000 people. Dallas took the Andersons General store concept (160,000 square feet) to the Columbus, Dayton and additional Toledo markets. In 2013, Dallas joined Industrial Developers LTD/NAI Harmon Group as a Principal, and Principal Broker.

Currently, as the Principal Broker for NAI Harmon Group, he is focusing on several major multi-use developments in the Northwest Ohio area. Dallas has been involved in over 300 million dollars in transactions.

Education

Bachelor of Science from Kansas State University

Memberships

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR)
National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)



Becky Beck

Commercial Sales and Leasing Agent

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Professional Background

Becky Beck joined NAI Harmon's leasing and brokerage firm in February of 2022. Her journey has been filled with working with people in various fields, concentrating on creating and building relationships, which made her a prime candidate for becoming a Commercial Real Estate Agent. Her excitement shows when hearing clients' visions for their future and can fulfill their goals, demonstrating her commitment to her clients. Additionally, Becky is pursuing the CCIM designation to be a Certified Commercial Investment Manager and was awarded the Ohio CCIM Chapter scholarship honoring those who have shown great dedication, commitment, outstanding achievement, and service to the commercial real estate industry.

Education

Ohio Real Estate License- Davis College
Ohio CCIM Chapter – Shad J. Phipps, CCIM Scholarship awardee
Bowling Green State University - Bachelors, Interior Design
University of Toledo - Masters, Speech Pathology

Memberships

Northwest Ohio REALTORS (NOR)
Ohio Realtors (OR)
National Association of Realtors (NAR)
CCIM Institute Member
Sylvania Area Chamber of Commerce
Dana Open Steering Team Committee, 2024
Dana Open Premier Experience Committee, 2024
NAI Global Women's Alliance