

OFFERING MEMORANDUM

55-ACRE DEVELOPMENT SITE LAND AVAILABLE FOR SALE WARNER ROAD – GARFIELD HEIGHTS, OH



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EXCLUSIVELY LISTED BY:



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Specializing In:

**Commercial, Land Development, Investment Real Estate,
and Multi-family buildings.**

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Confidentiality and Disclaimer

Home Equity Realty Group has been engaged as the exclusive listing Broker representative by the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or any other related entities. This Offering Memorandum is a confidential solicitation of interest, and the information provided herein is for the consideration of the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the lessee shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy or duplicate, forward or distribute, nor solicit third party interest without written permission and consent from Owner or Home Equity Realty Group. Home Equity Realty Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates by Home Equity Realty Group with respect to the projected future performance of the Property. These assumptions may or may not prove to be correct, and there can be no assurance that such estimates will be achieved. Further, Home Equity Realty Group and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered purchase Agreement between it and the Owner.

Equal Housing

Equal Housing Opportunity is a nation wide law regarding discrimination in the housing market. Not only is it against the law, it goes against Home Equity Realty Group's ethics and morals. Everyone benefits from an open housing market. Restrictions limit the pool of homes for sale and hinder those who are hoping to buy and sell.

Federal Law
The Right of Every Buyer



HIGHLIGHTS

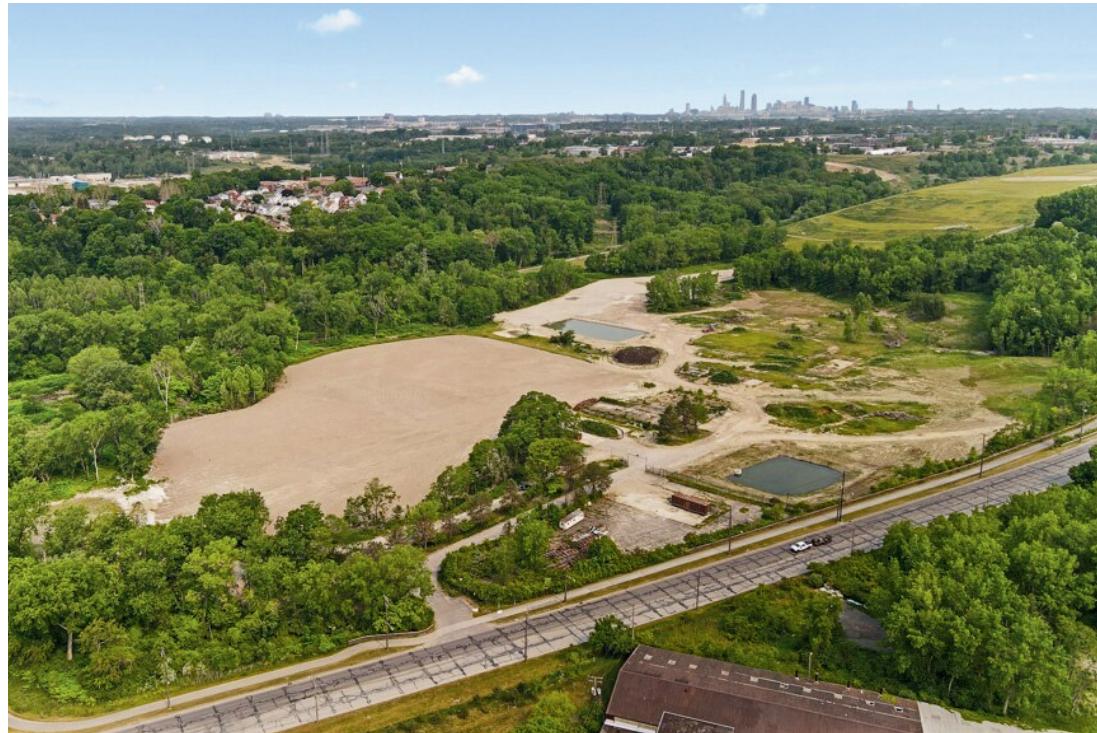


Location Information

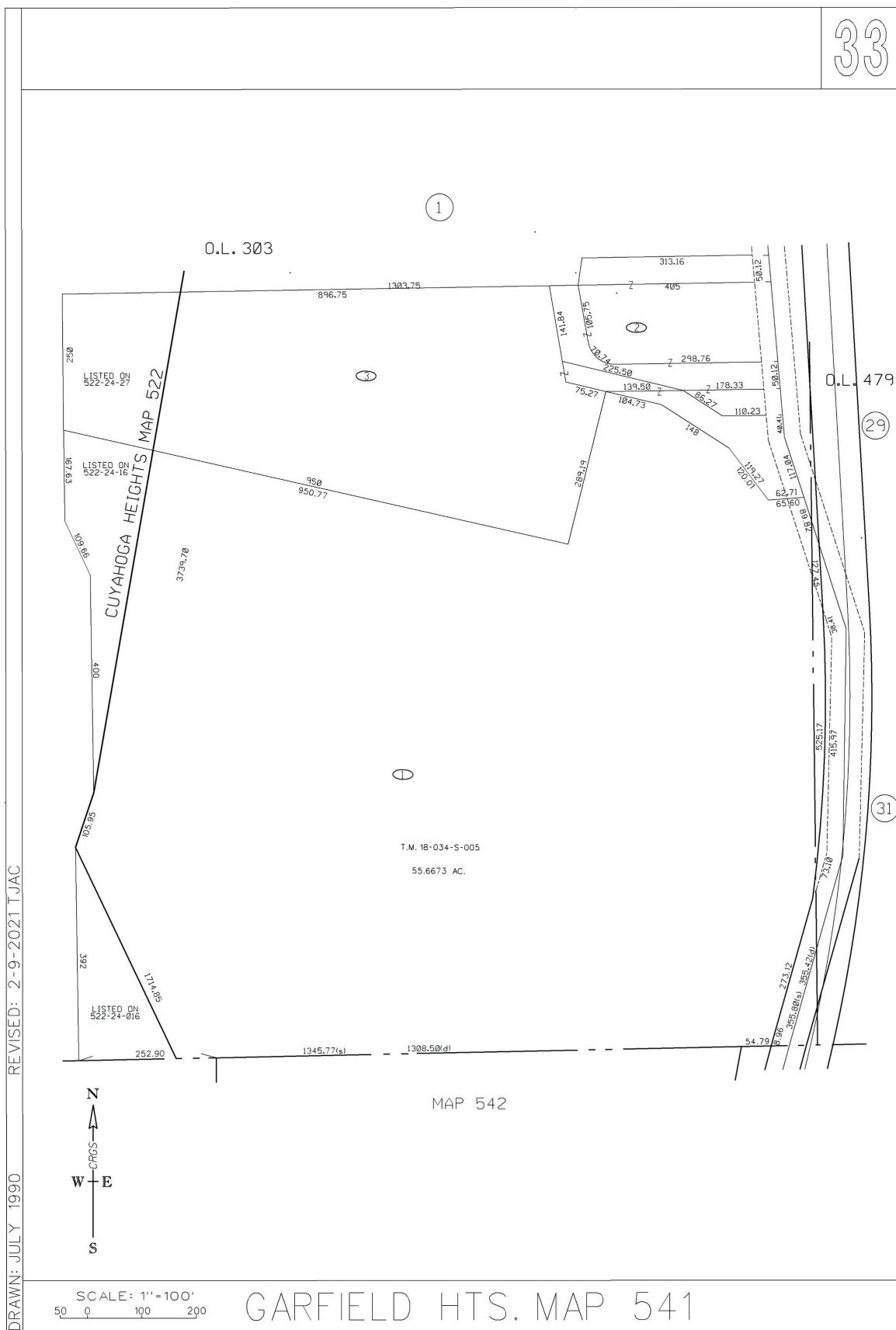
- List Price: \$9,000,000
- 55.36 acres
 - Parcel 541-33-001 (32.4 acres)
 - Parcel 542-01-001 (17 acres)
 - Parcel 522-20-017 (5.85 acres)
- Situated along Warner Road with close proximity to I-77 and I-480 interchange
- EPA-approved
- Zoned Industrial

Can Accommodate

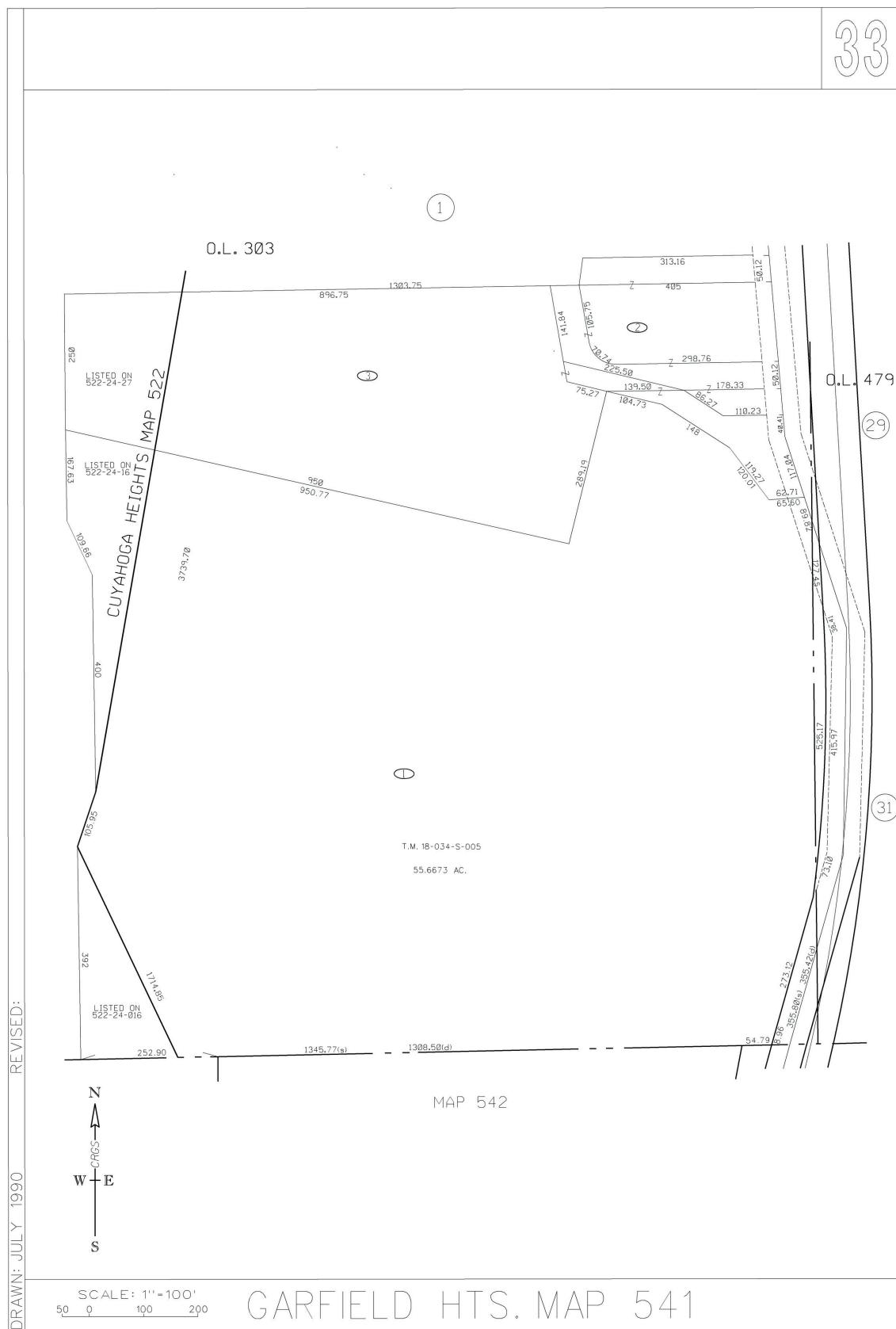
- Heavy Industrial
- Manufacturing
- Corporate
- Offices
- Flex Space
- Wholesale
- Retail
- Storage
- Warehouse
- Shipping
- Data Centers



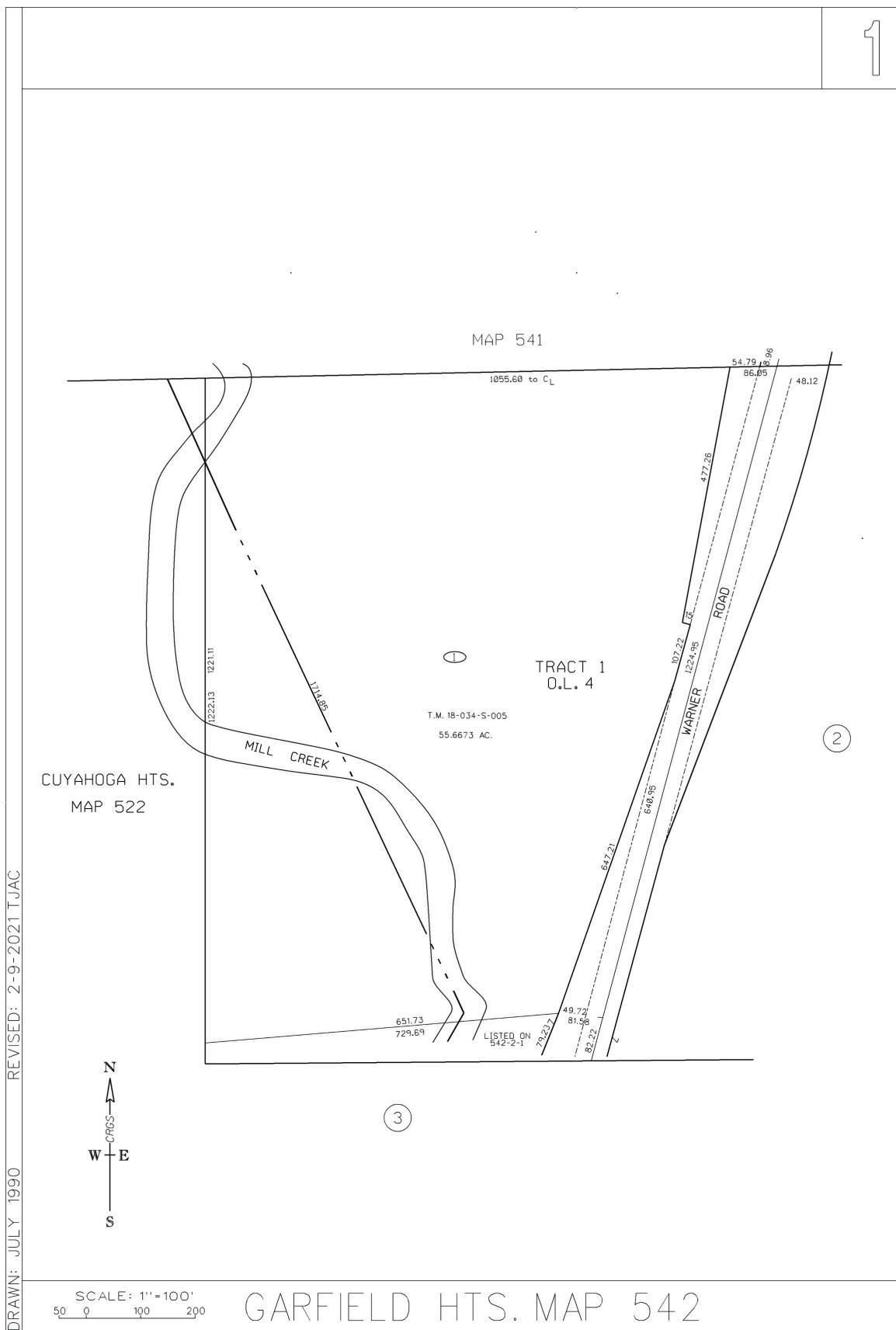
ASSESSOR MAP



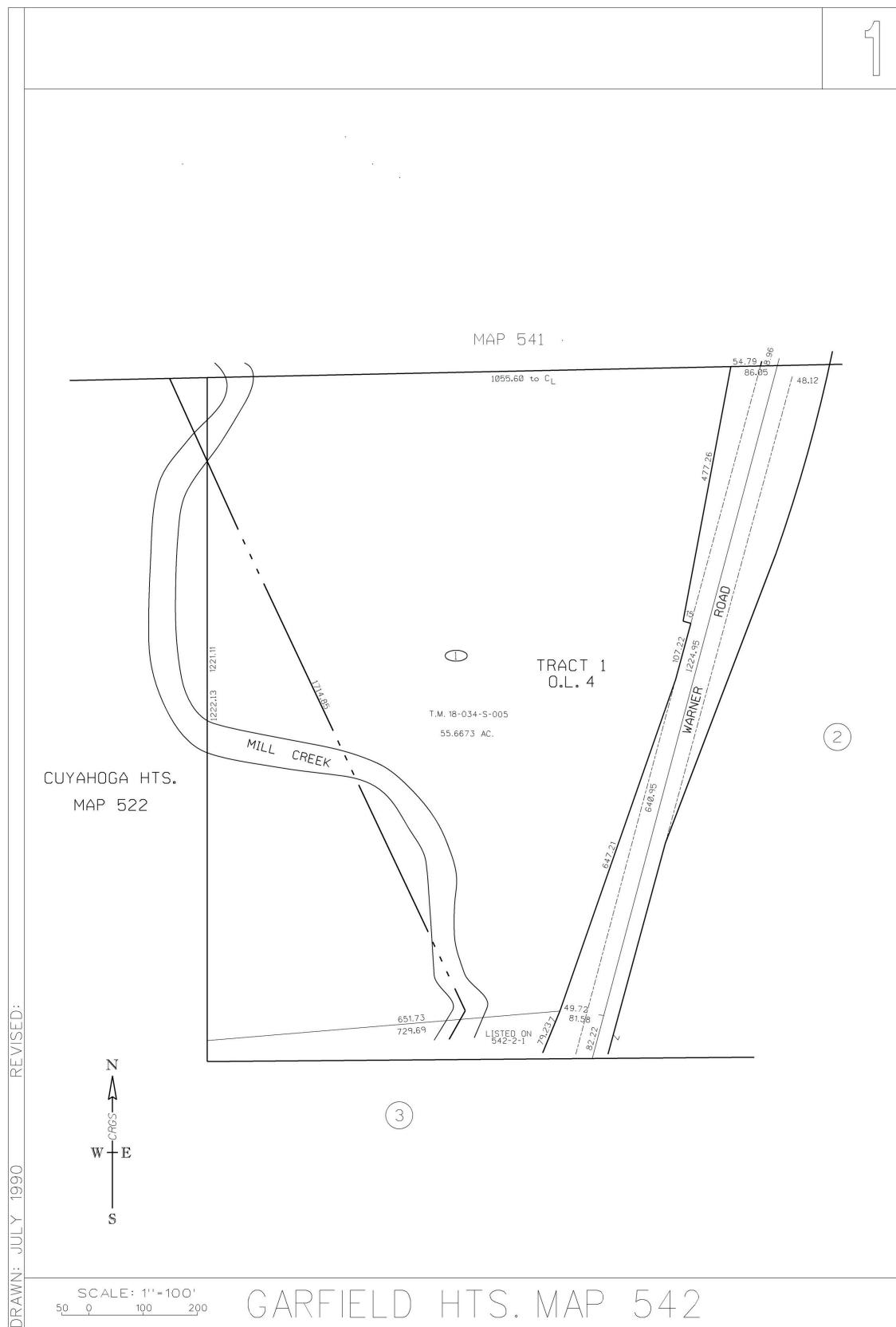
ASSESSOR MAP



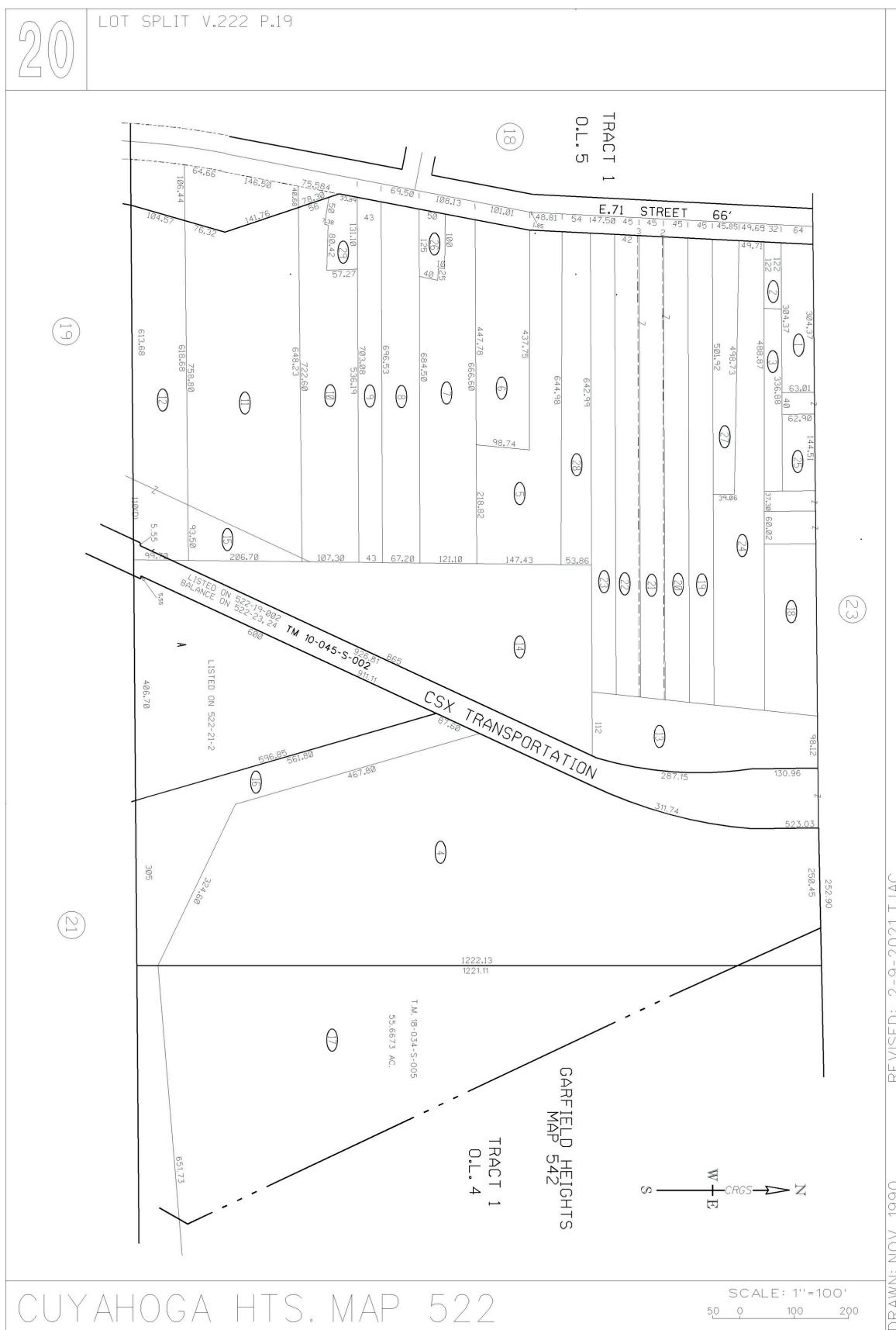
ASSESSOR MAP



ASSESSOR MAP



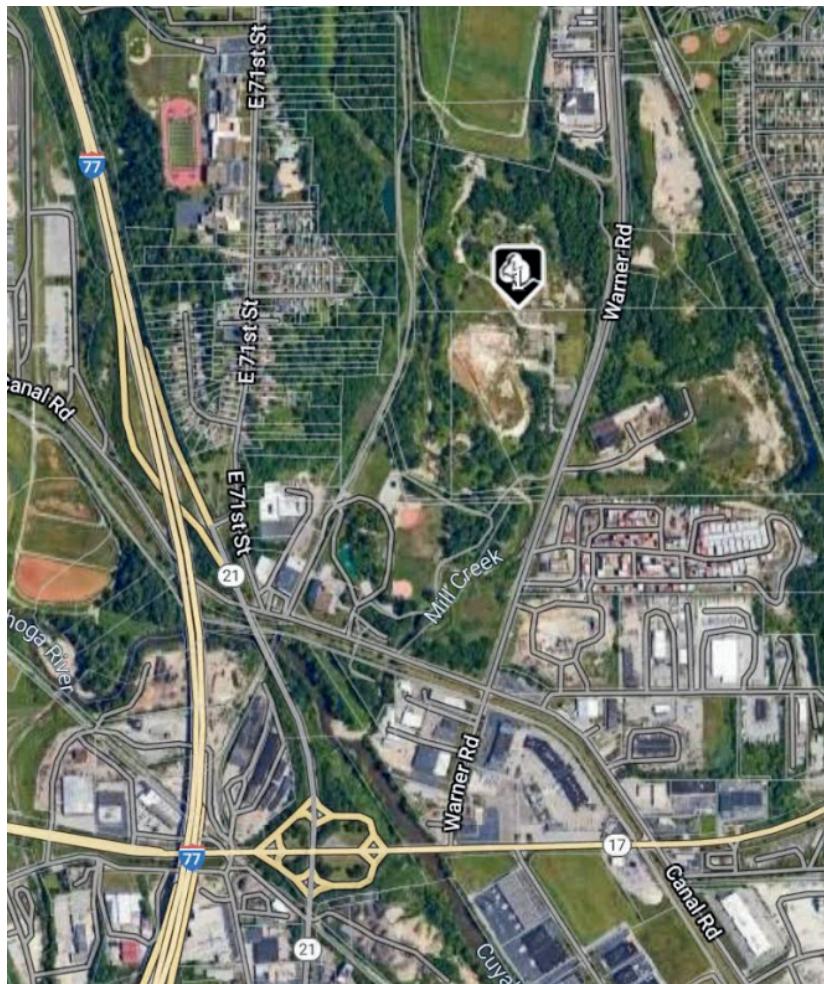
ASSESSOR MAP



GARFIELD HEIGHTS, OH AREA OVERVIEW + DEMOGRAPHICS

Garfield Heights is diverse in its residential, commercial, and industrial base. It is centrally located in Cuyahoga County near I-480 and I-77, just 15 minutes from downtown Cleveland, major attractions, and Cleveland Hopkins International Airport. One of the great advantages of living in Garfield Heights is its strategic location. It is situated close to major highways, making commuting to nearby cities like Cleveland quick and convenient. This opens up a vast range of opportunities for employment, entertainment, and cultural experiences. You can easily access shopping centers, restaurants, and recreational areas without having to travel long distances.

A full-service community with a diverse and growing business environment. The city's economy is diverse and offers a range of job opportunities to its residents. Garfield Heights hosts several industrial and commercial areas, contributing to its overall economic stability and growth. The presence of various businesses and service providers ensures that residents have easy access to essential goods and services without venturing far from home.



Demographics	
Total Population	29,369
Total Households	11,906
Median Age	39
Average Household Income	\$55,524

GARFIELD HEIGHTS, OH AREA OVERVIEW + DEMOGRAPHICS

Garfield Heights is known for its extensive park system, providing residents and visitors with plenty of opportunities for outdoor recreation. The city maintains multiple parks, including the popular Mill Creek Falls, Elmwood Park, and Garfield Park Reservation, which offer lush green spaces and walking trails. These parks serve as gathering places for community events, picnics, and outdoor sports throughout the year.

Garfield Heights, Ohio, is a city with a proud history, vibrant community, and a promising future. Its rich heritage, combined with its dedication to providing residents with a high quality of life, sets it apart as a desirable place to live, work, and operate a business.



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