

Up to 113 Acres at Ohio Turnpike at SR 5 (Exit 209)



14 minutes to Warren

27 minutes to Youngstown

1 hour to Cleveland, Canton,
and Ashtabula

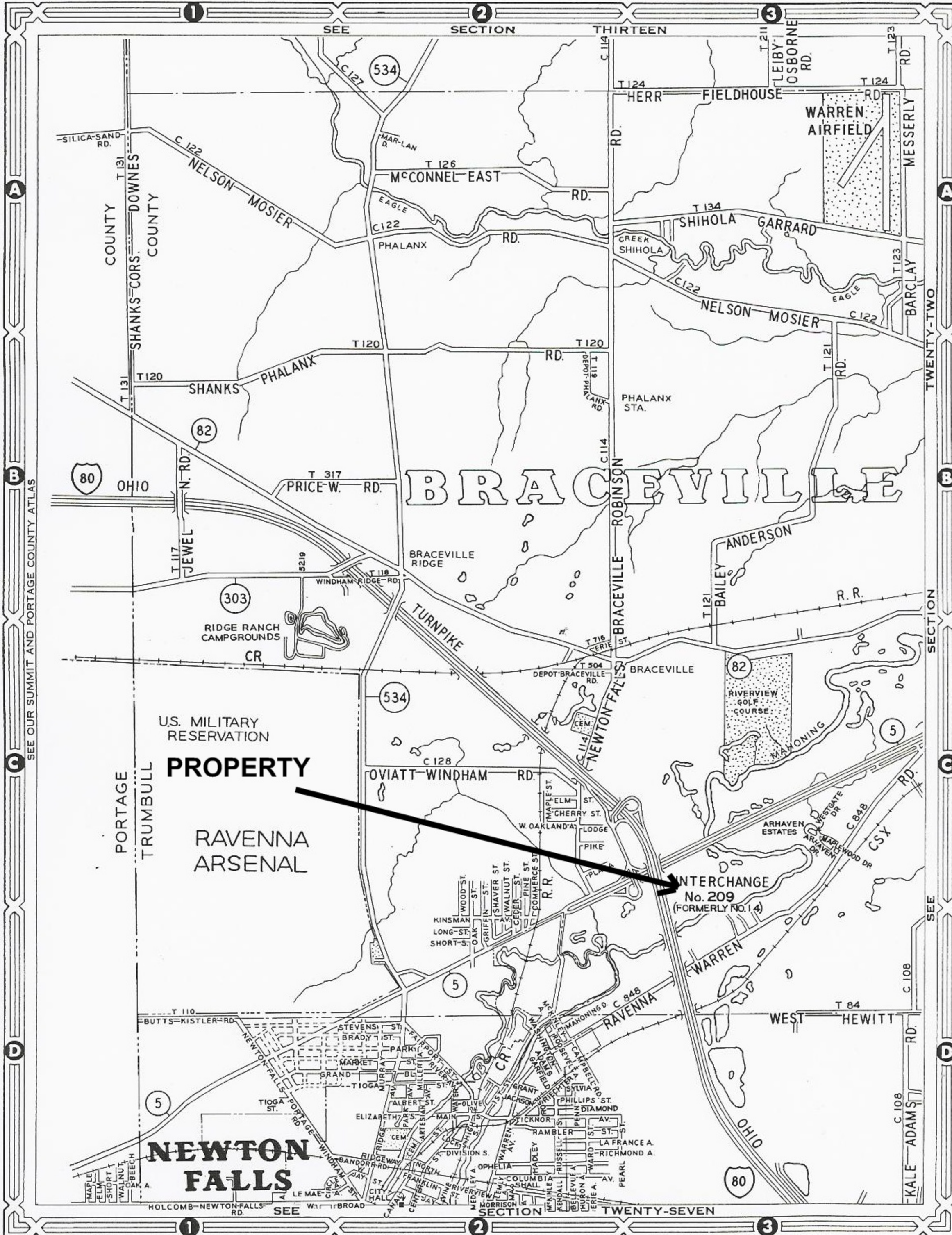
1 hr and 24 minutes
to Pittsburgh

- Located at exit 209, Ohio Turnpike (Warren-Newton Falls Exit)
 - 1.4 miles of frontage on the Mahoning River
 - 1785' frontage on Ohio Turnpike
 - 1587' frontage on S. R. 5
 - Sewer and water
 - Can be divided



J.S. English Co (Owner Broker)
17800 Chillicothe Rd
Chagrin Falls, Ohio 44023
jeff@jsenglishco.com
Cell: (440) 537-8510
Office: 440-543-4000





Ohio Turnpike
Exit 209

Budget
Lodge

State Route 5 (200' R/W)
N 63°41'00" E
1587.35'

P. and S. Tessler
O.R. 492 - 318

D. Casale
O.R. 956 - 30/33

Mahoning River

Sec. 18 Sec. 17
Sec. 23 Sec. 24

117.1167 Acres Total
-3.7526 acres in R/W
113.3641 Acres Net

1.4 Miles (7384.5') River Frontage

J. and B. Barna
O.R. 561 - 876

R. and B. Best
800 - 494

H. Jr. and C. Green
O.R. 848 - 367

Holiday Inn Express

Ohio Turnpike (Interstate Route 80) 300' R/W

N 13°31'28" W
1785.74'

Mahoning River

D. and S. Stanley
O.R. 327 - 19

F. Mowen
O.R. 788 - 104

H. Smith
1070 - 861

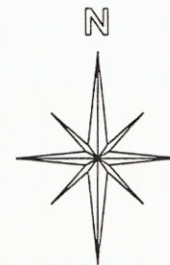
G. J. Marovich
O.R. 241 - 204

W. and H. Hall
O.R. 42 - 608

L. and J. Lucas
O.R. 785 - 1011

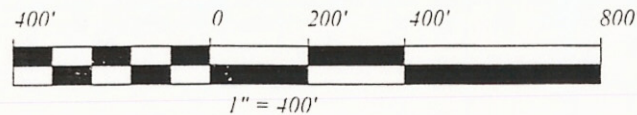
Ohio Edison Company
533 - 95

Mahoning River



Sections 17, 18, 23 and 24
Braceville Township
Trumbull County, Ohio

Graphic Scale



J. W. Daniel & Associates, Inc.
101 North Center Street
Newton Falls, Ohio 44444
January, 2004 Job No.02102



Cross Property Buyer Full

Land ML: 4131847 Status: **Active** List Price: **\$750,000**
 SR 5 Hwy #Parcel B, Braceville, OH 44444 Sold Price:
 Subdiv/Complex: Twp: **Braceville** Closing Date:
 Prop Subtype: **Land** County: **Trumbull**
 Parcel ID: **TBD OR NO APN ASSIGNED** Price/Acre: **\$10,135**
 Area: **TRU52-Braceville Twp**
 MLS Cross Ref #:
 Directions: **Just east of the Holiday Inn Express at the S.R.5 and Ohio Turnpike exit 209.**



General Information

Lot Size (Acres):	74.000	Number of Lots:	1	Annual Taxes:	TBD	School Dist:	LaBrae LSD
Lot Size Source:		Tillable Acres:		Homestead:	No	Avail for Auction:	No
Frontage Feet:	650	Wooded Acres:		Assessments:	Yes	Auction Date:	
Lot Front/Depth:		Pasture Acres:		CAUV Taxes:			
Irregular Lot:	Yes	Lake Area In Acres:		Fence:			
Divisible:	Yes	Easements YN:		Utilities Avail:			
Driveway:	Unpaved	Access:	US/State Highway	Water/Sewer:	Public Water, Public Sewer		
Lot Description:	Add'l Land Avail						
View Description:							
Topography:	Level, Wooded						
Improvements:	Curb Cuts, Electric						
Barns, Etc:							
Farm Equipment:							
Amenities:							
Environmental Issues:							
Natural Resource Rig:							
Existing Leases:							
Terms Conditions:							
Restrictions:							
Req Property Reports							
HOA:	No						

Remarks: **Industrial and commercial zoning! Spectacular location and visibility at Ohio Turnpike Exit 209 near Newton Falls. 74 acres is perfect for distribution/warehouse/trucking as well as hotel/travel centers. Nearly level property has water and sewer nearby with excellent frontage on SR 5. Near Turnpike exit with dual access going east and west. Holiday Inn Express Newton Falls is located nearby on the opposite side of the turnpike (see flyer). Excellent frontage on the Mahoning River. Broker owns property under Philo T Photon LLC. and English Land Company LLC. Conceptual plans for warehousing available upon request.**

Presented By:	Jeffrey S. English	J. S. English Company
	Primary: (440) 537-8510	17800 Chillicothe Rd-RM 285
	Fax: (440) 543-2000	Bainbridge, OH 44023
		(440) 543-4000
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02/15/2021	Web Page: http://www.jsenglishco.com	See our listings online:
		http://www.jsenglishco.com



Cross Property Buyer Full

Land ML: 4131100 Status: Active List Price: \$1,250,000
SR 5 Hwy #Parcel A, Braceville, OH 44444 Sold Price:
Subdiv/Complex: Land Twp: Closing Date:
Prop Subtype: Land County: Trumbull
Parcel ID: TBD OR NO APN ASSIGNED Price/Acre: \$29,762
Area: TRU52-Braceville Twp
MLS Cross Ref #:
Directions: Just east of the Holiday Inn Express at the S.R.5 and Ohio Turnpike exit 209.



General Information

Lot Size (Acres): 42.000 Number of Lots: 2 Annual Taxes: TBD School Dist: LaBrae LSD
Lot Size Source: Wooded Acres: No Homestead: No Avail for Auction: No
Frontage Feet: 937 Assessments: No Auction Date:
Lot Front/Depth: 937 x 1785 Pasture Acres: CAUV Taxes:
Irregular Lot: Yes Lake Area In Acres: Fences:
Divisible: Yes Easements YN: Utilities Avail:
Driveway: Unpaved Access: Water/Sewer: Public Water, Public Sewer
Lot Description: Add'l Land Avail
View Description:
Topography: Level, Wooded
Improvements:
Barns, Etc:
Farm Equipment:
Amenities:
Environmental Issues
Natural Resource Rig:
Existing Leases:
Terms Conditions:
Restrictions:
Req Property Reports
HOA: No

Remarks: Industrial and commercial zoning! Spectacular location and visibility at Ohio Turnpike Exit 209 near Newton Falls. Up to 113 acres zoned industrial/commercial is perfect for distribution/warehouse/trucking as well as hotel/travel centers. Nearly level property has water and sewer with excellent frontage on the Ohio Turnpike and SR 5. Turnpike exit has dual access going east and west. Property can be divided. Holiday Inn Express Newton Falls is located on the opposite side of the turnpike (see flyer). Frontage on the Mahoning River. Broker owns property under Philo T Photon LLC. and English Land Company LLC. Conceptual plans for warehousing available upon request.

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Cross Property Buyer Full

Land ML: 4131092 Status: Active List Price: \$1,900,000
State Route 5, Braceville, OH 44444 Sold Price:
Subdiv/Complex: Twp: Braceville Closing Date:
Prop Subtype: Land County: Trumbull
Parcel ID: 54-085766 54-124050 Price/Acre: \$16,814
Area: TRU52-Braceville Twp
MLS Cross Ref #:
Directions: Just east of the Holiday Inn Express at the S.R.5 and Ohio Turnpike exit 209.



General Information

Lot Size (Acres): 113.000 Number of Lots: 8 Annual Taxes: TBD School Dist: LaBrae LSD
Lot Size Source: Tillable Acres: No Homestead: No Avail for Auction: No
Frontage Feet: 1,587 Wooded Acres: Assessments: No Auction Date:
Lot Front/Depth: Irregular Lot: Yes Pasture Acres: CAUV Taxes:
Divisible: Yes Easements YN: Access: Interchange, US/State Highway Fence: Public Water, Public Sewer
Driveway: Unpaved Utilities Avail:
Lot Description: View Description: Topography: Wooded
Improvements:
Barns, Etc:
Farm Equipment:
Amenities:
Environmental Issues
Natural Resource Rig:
Existing Leases: Mineral
Terms Conditions:
Restrictions:
Req Property Reports
HOA: No

Remarks: Industrial and commercial zoning! Spectacular location and visibility at Ohio Turnpike Exit 209 near Newton Falls. Up to 113 acres zoned industrial/commercial is perfect for distribution/warehouse/trucking as well as hotel/travel centers. Nearly level property has water and sewer with excellent frontage on the Ohio Turnpike and SR 5. Turnpike exit has dual access going east and west. Property can be divided. Holiday Inn Express Newton Falls is located on the opposite side of the turnpike (see flyer). Over 1.4 miles of frontage on the Mahoning River. Broker owns property under Philo T Photon LLC. and English Land Company LLC. Conceptual plans for warehousing available upon request

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