

11945 SAGER ROAD  
SWANTON TWP, OH 43558

VACANT LAND FOR SALE  
2.06 Acres Available



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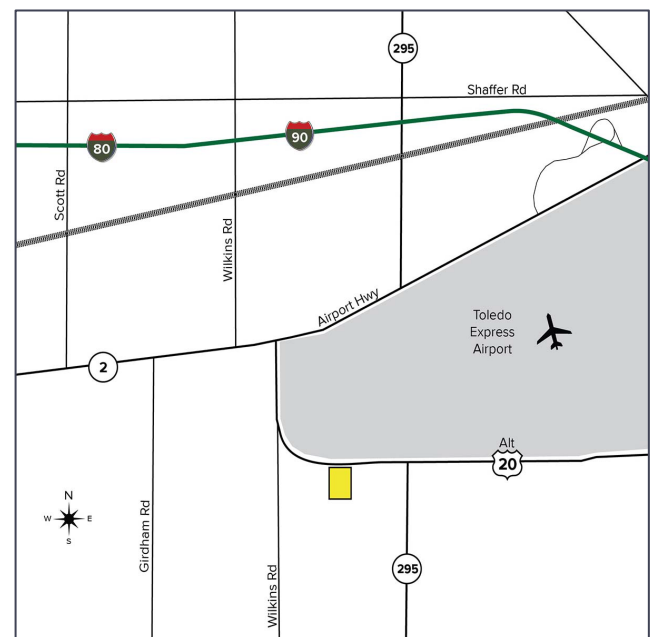
FULL-SERVICE COMMERCIAL REAL ESTATE

## DEVELOPMENT LAND



## GENERAL INFORMATION

Price:	\$109,900
Acreage:	2.06 acres
Dimensions:	179.78' x 499.47'
Closest Cross Street:	Berkey Southern Rd (SR-295)
County:	Lucas
Zoning:	M-1
Easements:	Of record
Curb Cuts:	One - shared
Topography:	Flat
Survey Available:	Yes



For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
(419) 215 1008  
mmalczewski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
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PROPERTY DESCRIPTION	
Environmental Report:	No
Drainage:	Street
Improvements:	None
Restrictions:	Per code
Sign on Property:	Yes
Adjacent Land	
North:	Industrial
South:	Vacant Land
East:	Industrial
West:	Vacant Land

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	110	\$94,642
3 MILE	4,620	\$83,644
5 MILE	20,569	\$96,880

UTILITIES	
Electric:	Toledo Edison – electrical transformer
Gas:	Ohio Gas
Water:	Well - constructed at Purchaser’s expense
Sanitary Sewer:	Leach field – constructed at Purchaser’s expense
Storm Sewer:	None

2025 REAL ESTATE TAXES	
Parcel Number:	72-14048
Assessor Number:	29008077
Total Taxes:	\$1,307.92
Total Valuation:	\$12,700

TRAFFIC COUNTS (TWO-WAY)	
SAGER ROAD	3,428 (2023)
AIRPORT HIGHWAY	21,460 (2023)

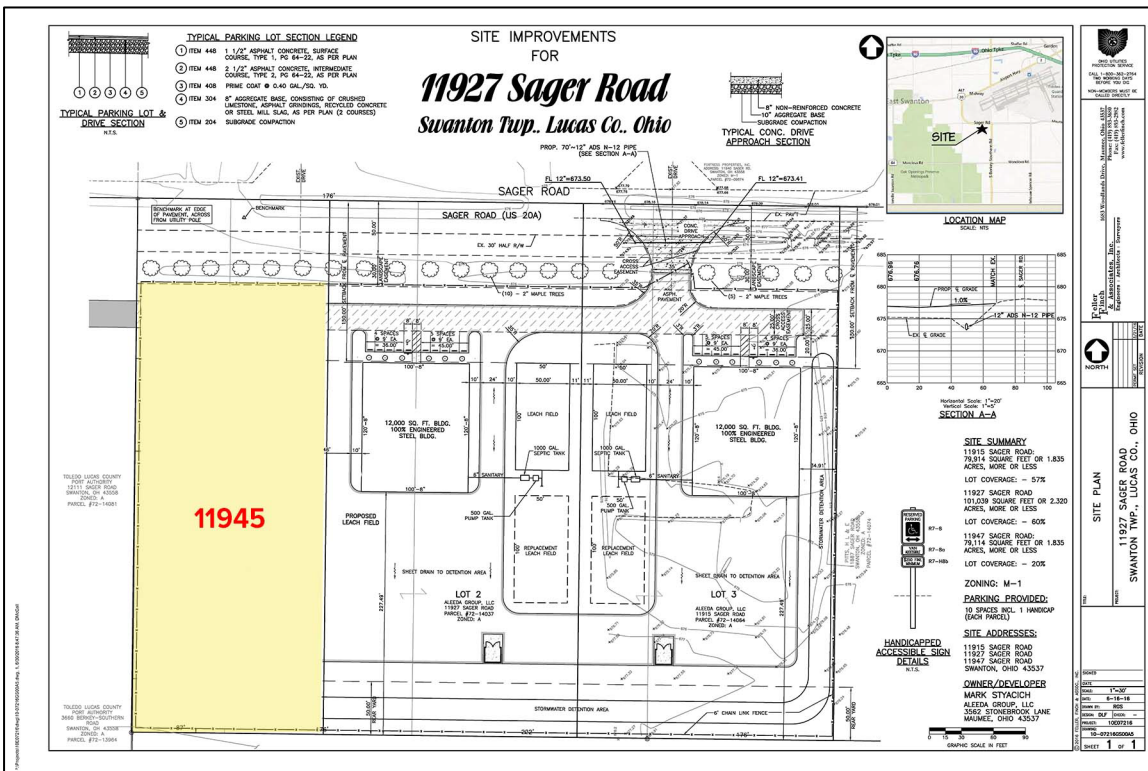
- Comments:**
- Located on the south side of Sager Road (US-20A) adjacent to two recently constructed 12,000 square foot buildings.
  - Curb cut entrance to the subject property is through the shared concrete driveway to the east.
  - The subject property driveway must be concrete to match the adjacent shared concrete driveway.
  - Leach field may be located to the west of the subject property. Subject to code and constructed at Purchaser’s expense.
  - Property is located in a Community Reinvestment Area (CRA). The new construction may be eligible for a 15-year 100% property tax abatement. Contact Lucas County for further details.
  - Located within Swanton Township across from the Toledo Express Airport.
  - 2.5 miles to I-80/90 (Ohio Turnpike) and 8 miles to I-475/US-23 and the new US-20A interchange (proposed completion December 2024).

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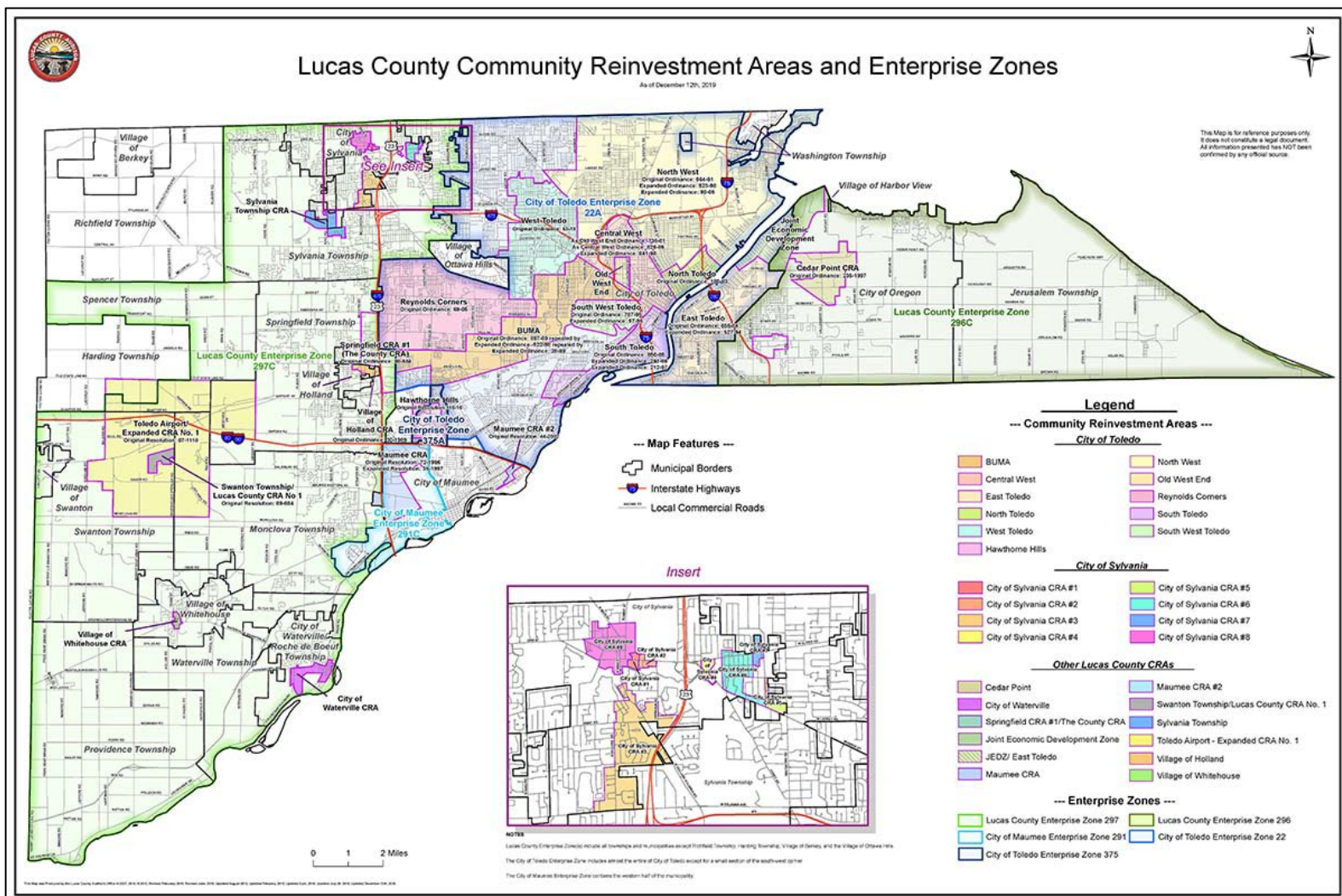
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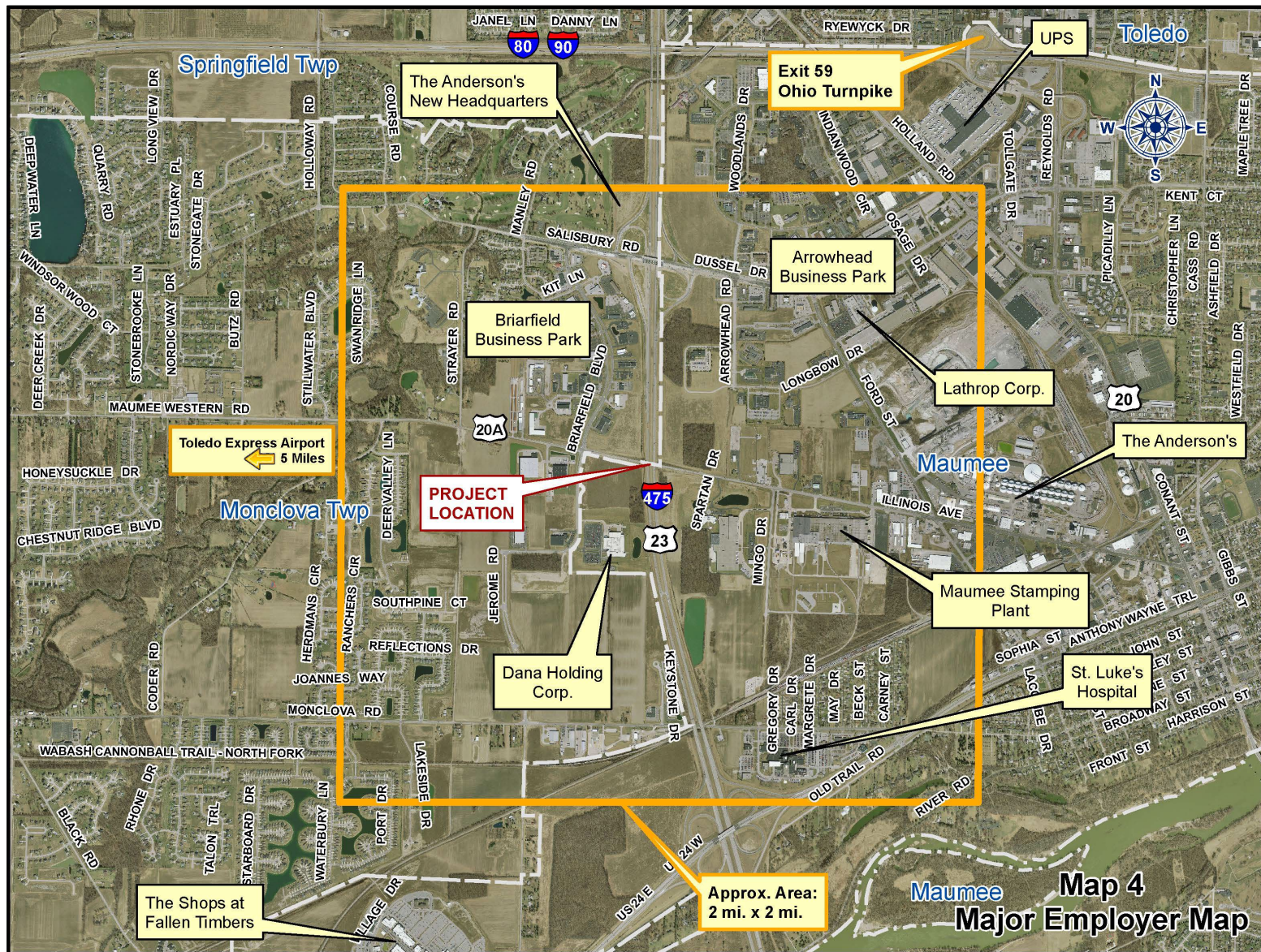
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