

## LAND FOR SALE

# 9025 JACKSON ST, MENTOR, OH 44060

9025 Jackson St, Mentor, OH 44060



### PROPERTY DESCRIPTION

3 residential lots for sale in Mentor, Ohio. 390' of frontage along Jackson Street. House plans, survey, and soil report can be provided upon request. Seller is listing agent and has had preliminary discussions with the City of Mentor for development. R-2 zoning. Temp. electric pole already in place. 2.484 acres of land that has Heisley Creek running through the acreage. Property has multiple sanitary connections along Jackson Street. Looking for creative buyer to build their dream home or a developer with creative design experience. Will consider selling individual parcels.

### PROPERTY HIGHLIGHTS

- Zoned R-2 for residential development
- Prime location in the Mentor area
- Spacious lot size for potential housing development
- Utilities readily available for development purposes

### OFFERING SUMMARY

Sale Price:	\$155,000
Lot Size:	2.48 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	134	423	1,683
Total Population	288	909	3,763
Average HH Income	\$93,347	\$91,995	\$101,429

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

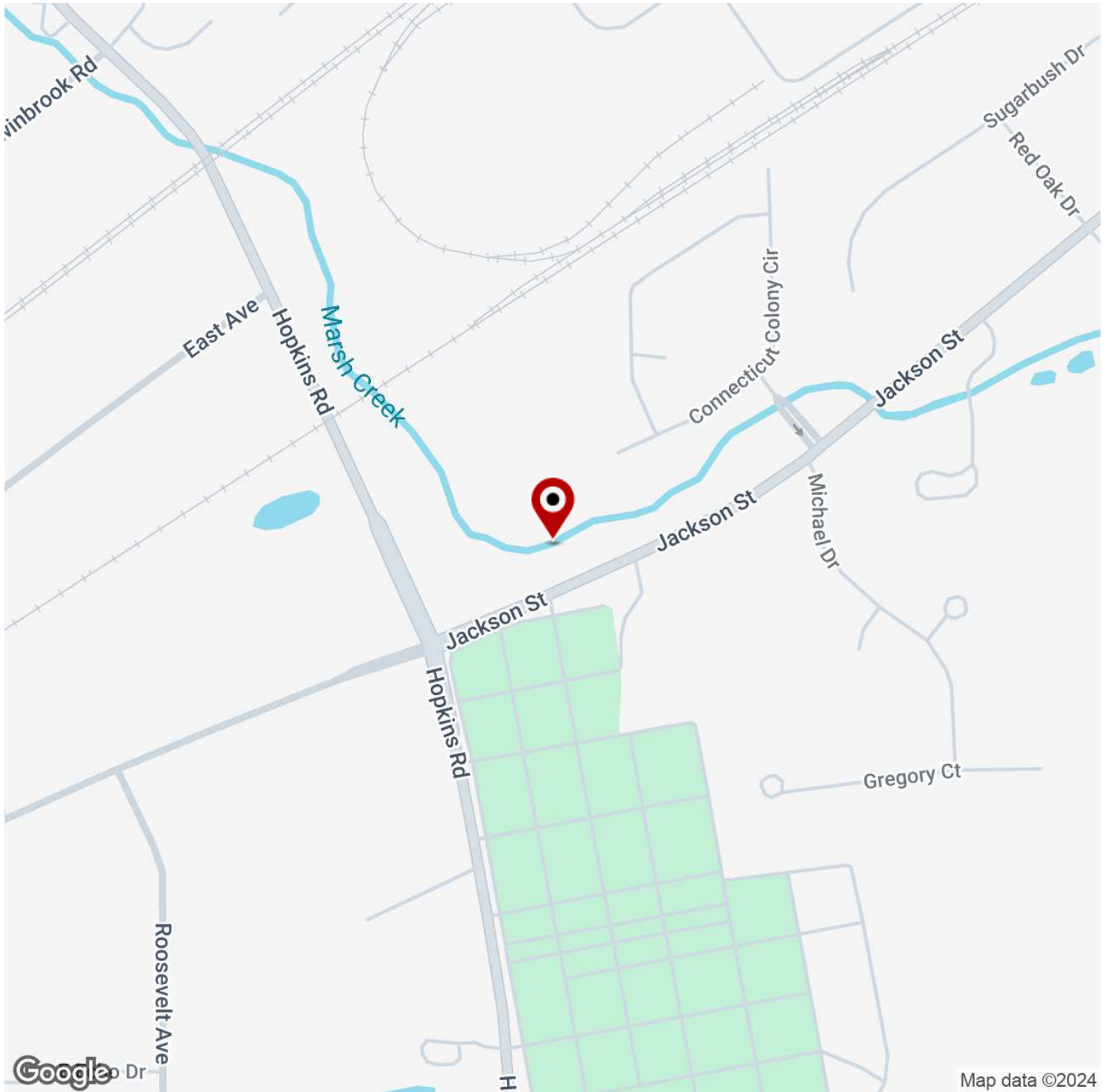
**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

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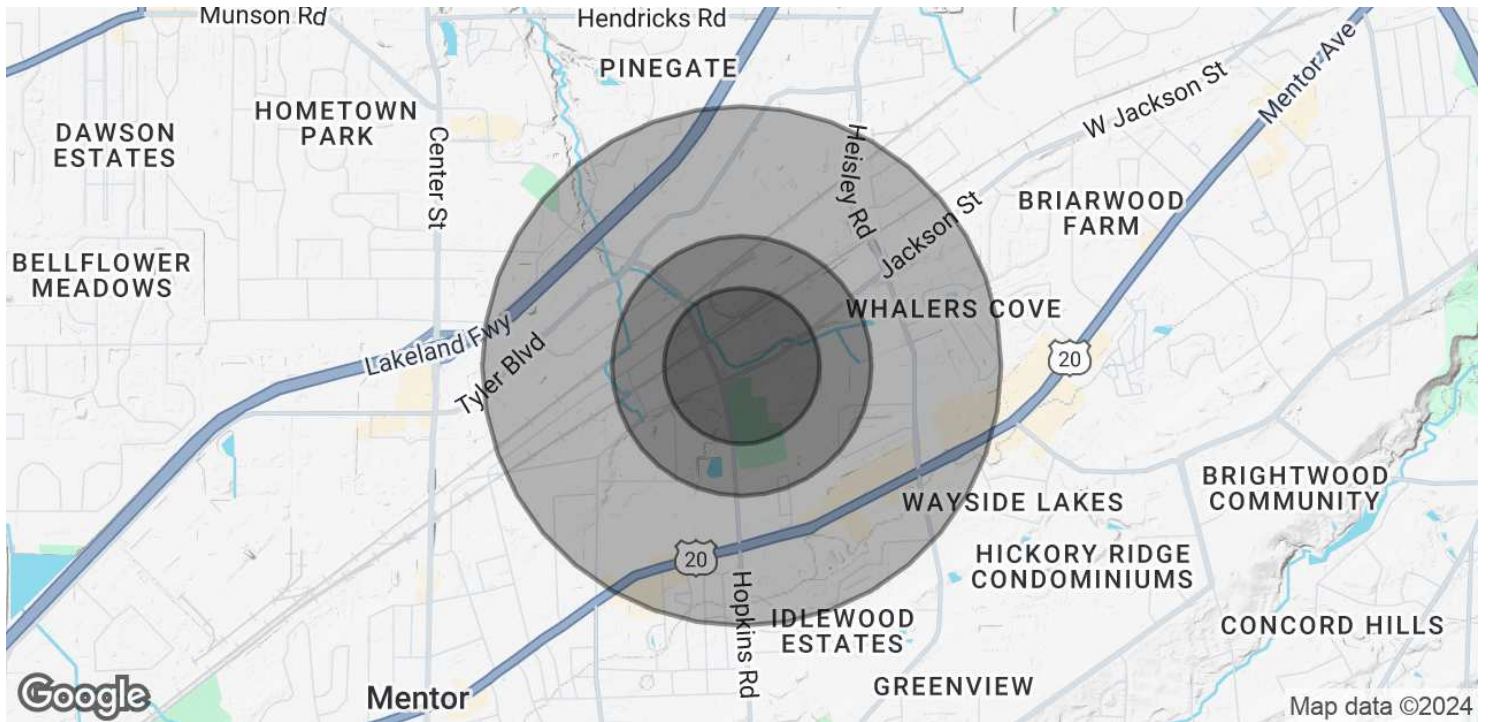
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	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	288	909	3,763
Average Age	48	49	48
Average Age (Male)	47	47	47
Average Age (Female)	50	50	50
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	134	423	1,683
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$93,347	\$91,995	\$101,429
Average House Value	\$223,313	\$214,577	\$240,016

Demographics data derived from AlphaMap

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