

OFFERING MEMORANDUM

**29-ACRE DEVELOPMENT SITE
LAND AVAILABLE FOR SALE
VALLEY VIEW, OH**



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EXCLUSIVELY LISTED BY:



Gina Pastuszynski
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Specializing In:

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

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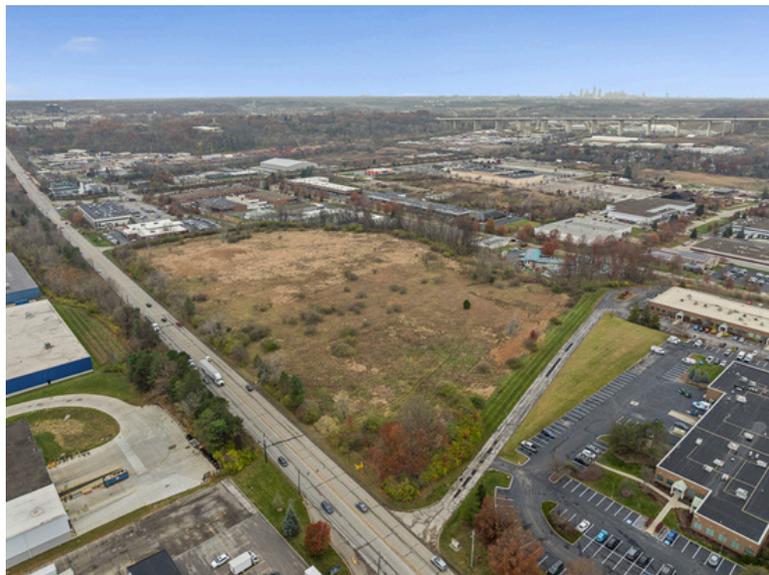
Equal Housing

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

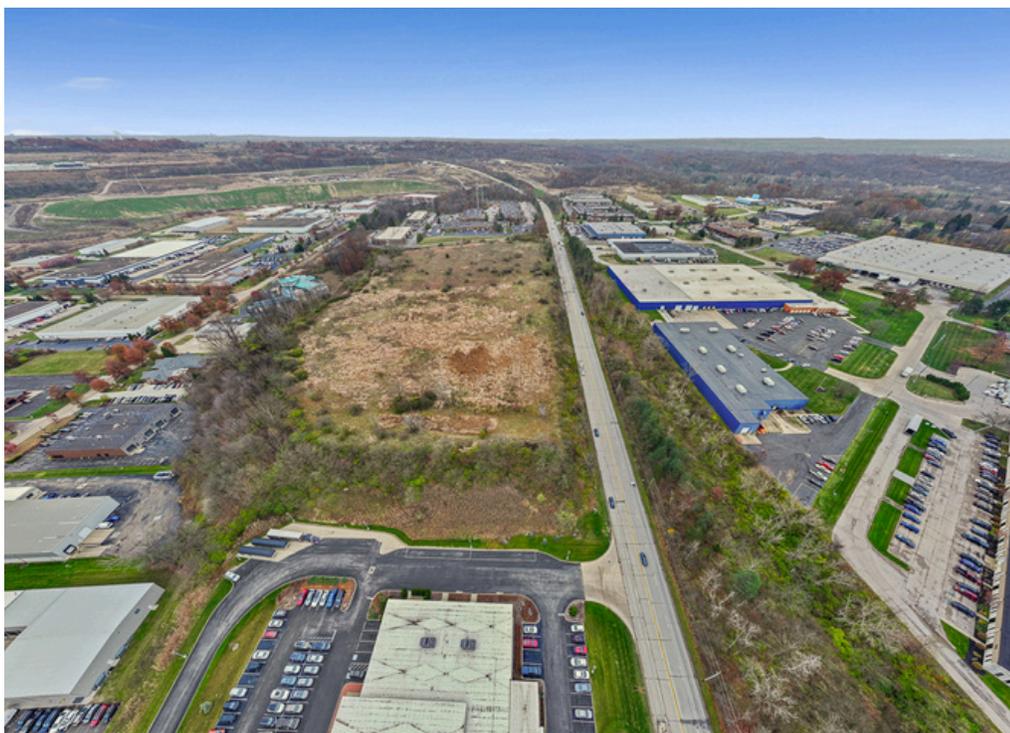


Location Information

- List Price: \$6,250,000
- 29.47 acres
 - Parcel 572-04-001 (22.86 acres)
 - Parcel 571-21-015 (6.79 acres)
- Situated along Rockside Road with close proximity to I-77 and I-480 interchange
- Vacant land
- No pre-existing structures on either parcel
- Zoned Industrial

Can Accomodate

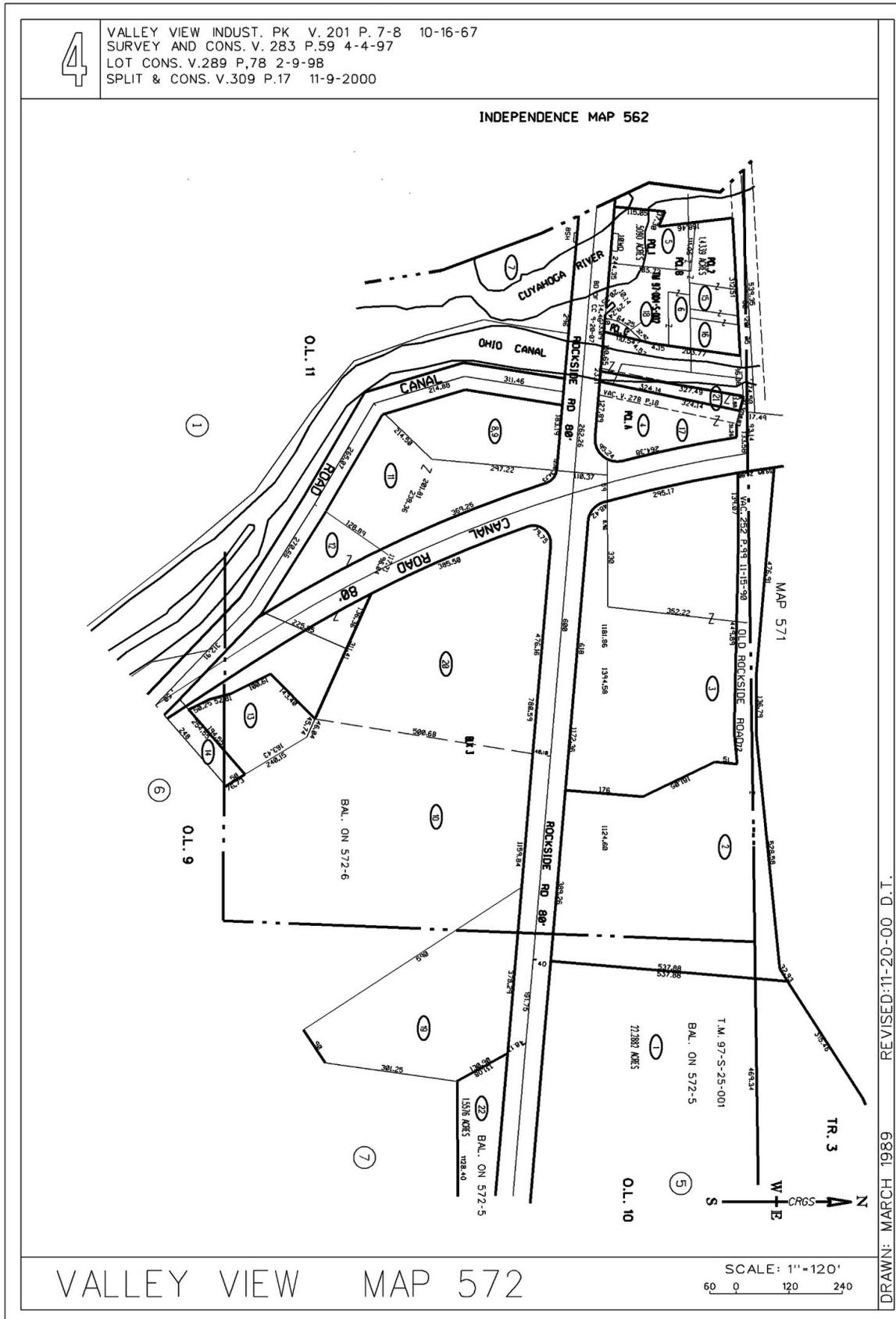
- Heavy Industrial
- Manufacturing
- Corporate
- Offices
- Flex Space
- Wholesale
- Retail
- Storage
- Warehouse
- Shipping
- Data Centers



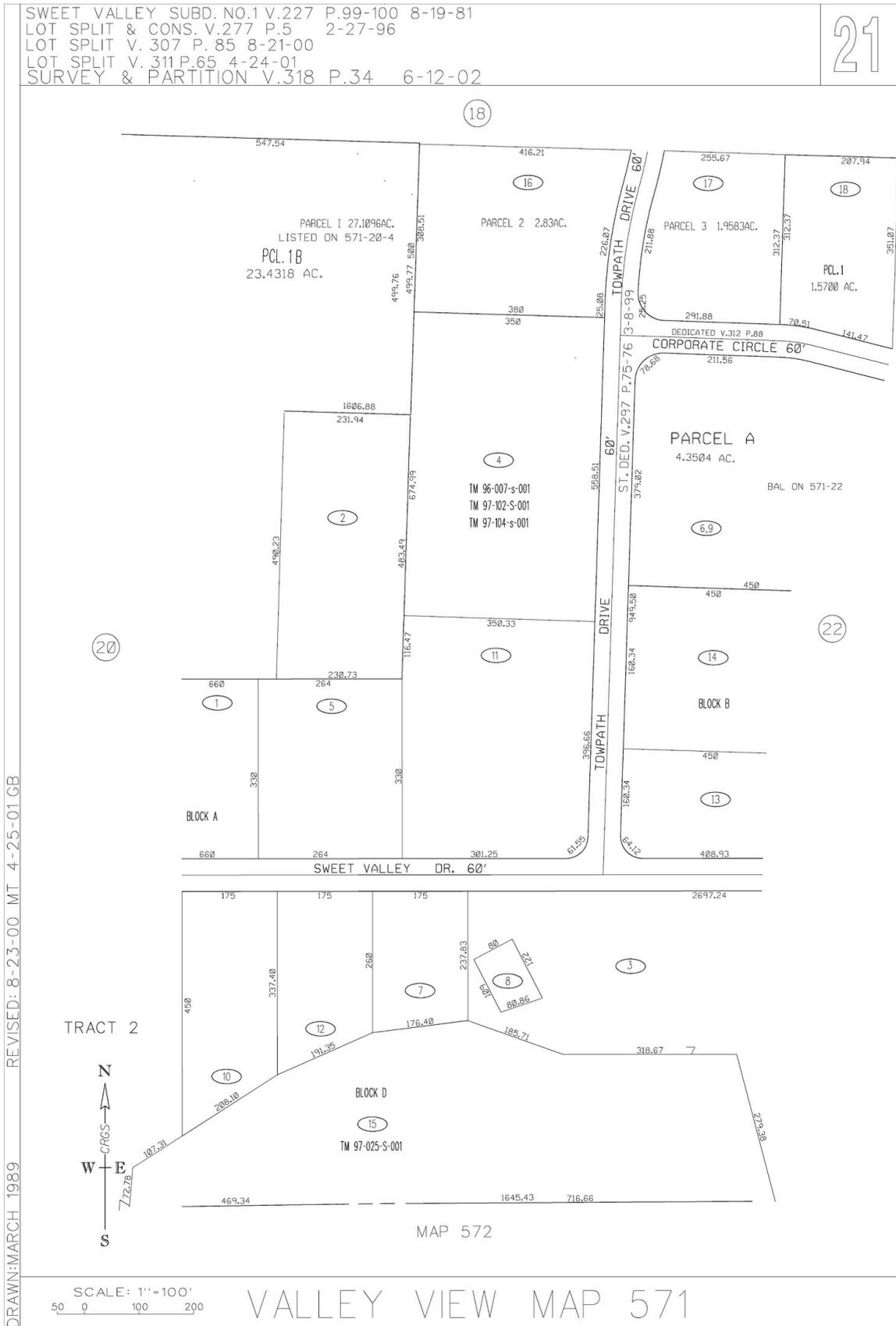
ASSESSOR MAP



ASSESSOR MAP



ASSESSOR MAP



VALLEY VIEW, OH AREA OVERVIEW + DEMOGRAPHICS

Valley View is an economically diverse village in Cuyahoga County, that is home to a variety of large businesses that contribute to the local economy. Businesses and individuals alike enjoy the area, as it's close to major highways, boasts plenty of green space, an excellent school district, and has some of the most affordable taxes in the state of Ohio.

Valley View has been a significant part of Ohio's history. Running through the main stretch of the village, the Ohio & Erie Canal was hand-dug using shovels and wheelbarrows in the 1830s. The Ohio & Erie Canal subsequently played an instrumental role in the industrialization of Northeast Ohio, allowing boats to get from the Ohio River in Portsmouth to Lake Erie in Cleveland with the assistance of mules.

While the canal is no longer in use, it remains a prominent fixture in the Valley View landscape. Today, cyclists, walkers, joggers, and tourists use the Towpath Trail, which replaces the unpaved land the mules would trek through to pull the boats. The Towpath Trail that runs alongside the Ohio & Erie Canal was constructed in a joint effort between the Cuyahoga Valley National Park, Cleveland Metroparks, Cuyahoga Valley Scenic Railway, and Canalway Partners.



Demographics		
Total Population	Median Age	Average Household Income
2,006	44	\$100,179

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