

9482 COUNTY ROAD H  
80/90 TURNPIKE  
DELTA, OH 43515



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FULL-SERVICE COMMERCIAL REAL ESTATE

## VACANT LAND FOR SALE

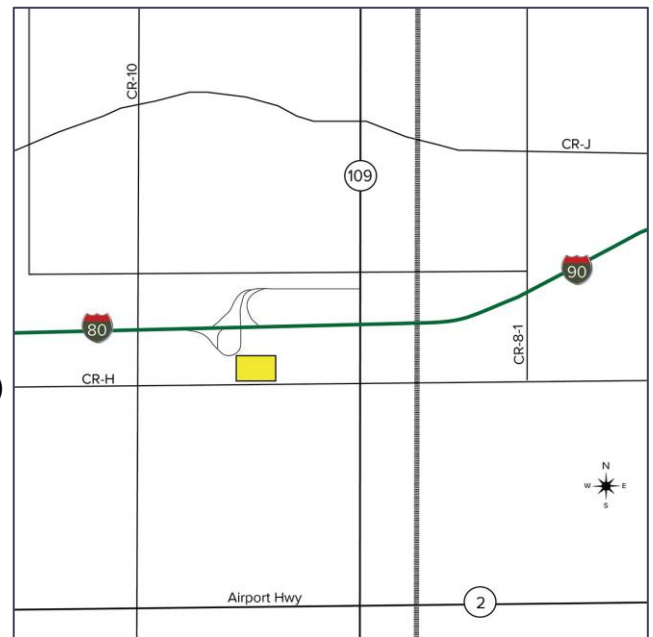
30.3 ± Acres (Formerly Camping and Outdoor Recreation)

## RV PARK DEVELOPMENT SITE



### GENERAL INFORMATION

Sale Price:	TBD
Acreage:	30.3 ± Acres (21 ± AC usable + 9 AC water) See Features/Comments
Closest Cross Street:	At 80/90 Turnpike   St. Rt. 10
County:	Fulton (Village of Delta)
Zoning:	TBD (per intended development use)
Easements:	Of Record
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

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# 9482 County Road H, Delta, OH 43515

## Vacant Land For Sale

30.3 ±  
Acres  
AVAILABLE

### PROPERTY DESCRIPTION

Drainage:	Good
Improvements:	None
Restrictions:	None
Sign on Property:	Yes
Adjacent Land:	
North:	80/90 Turnpike – Exit # 39 3B (Village of Delta) B-2 Hwy/General Commercial
South:	Industrial/Commercial (Village of Delta) M1-20
East:	State Route 109, Commercial (Village of Delta) Love's
West:	Vacant land/Un-Zoned (Pike Township)

### 2025 TRAFFIC COUNTS (TWO-WAY)

4,246	State Route 109
5,387	County Road H at State Route 109
25,815	I-80/90
214,509	Delta-Lyons Ohio Turnpike Exit 39 (entering & exiting vehicles by Interchange) <small>* Based on a 4-month collection period by the Ohio Turnpike And Infrastructure Commission. Information provided as of April 30, 2024.</small>

### Redevelopment Features:

- 30 full hook-ups RV campsites
- 130 ± open campsites including 30 waterfront campsites with water views
- Wash/shower house with restrooms
- Picnic pavilion/covered shelter area
- 25' x 40' maintenance barn
- 3,000 sf clubhouse on site
- 2 lakes – 7 ± acre recreational lake & 2 ± acre secondary lake
- 12-14 acres of wooded walking trails and national recreation space

### UTILITIES

Electric:	Toledo Edison/TRI Co. substation 345 KVA immediate, main line
Gas:	Ohio Gas Company
Water:	12" line – Village of Delta – NWC Co. Rd. H & SR-109 • Distance 1,970'
Sanitary Sewer:	12" line – Village of Delta – N. side of Co. Rd. H – 600' distance to west side of Love's
Storm Sewer:	Village of Delta

### 2025 REAL ESTATE TAXES

Parcel Numbers:	21.3 AC – 20-041140-00.000 9.0 AC – 20-041112-06.000
2025 Total Taxes:	\$2,672.51

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	40	\$107,265
3 MILE	4,406	\$76,259
5 MILE	8,613	\$77,250

### Comments:

- **Former use was The Izaak Walton League Environmental Conservation and Outdoor Recreation Area**
- **Site was recently annexed into the Village of Delta (Zoning will be assigned per intended use)**
- Located just south of Turnpike Interchange Exit #39 (Gate 3 B)
- Access to the property off County Road H

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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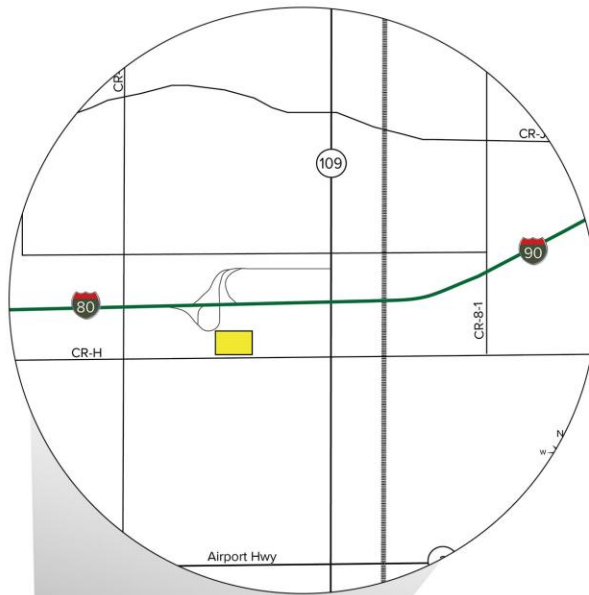
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