

# 20.76 AC HIGHWAY DEVELOPMENT SITE

1521 SR-61, GALION, OHIO 44833

FOR SALE



OPPORTUNITY ZONE DEVELOPMENT  
RARE HIGHWAY DEVELOPMENT OPPORTUNITY

EXCLUSIVE CONTACT

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# THE OPPORTUNITY

- 20.76 AC **Opportunity Zone** Highway Development Site
- For Sale: \$1,500,000
- Zoned Highway Commercial
- City water on site, currently no sewer
- US 30 Traffic Counts of 17,640 VPD (source ODOT TIMS)
- Strategically located on the US-30 corridor, with convenient access to Ontario/Mansfield



## QUICK STATS - 20 MINUTE DRIVE RADIUS



DAYTIME  
POPULATION

132,002



2024  
POPULATION

132,168



2024  
HOUSEHOLDS

85,121



2024  
POPULATION  
25 & OVER

94,716



2024  
AVG. HOUSEHOLD  
INCOME

\$72,952



# AERIAL VIEW





# AERIAL VIEW

PLANNED  
FUTURE  
DEVELOPMENT

**SITE**  
20.76 AC

SOLD - FUTURE  
COMMERCIAL  
DEVELOPMENT

61

4,682 VPD

±543'

±1,447'

17,640 VPD

30

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# DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2024 Population - Current Year Estimate	24,466	132,168	205,970
2024 Daytime Population	24,159	132,002	199,815
2024 Households - Current Year Estimate	10,615	54,982	85,121
2024 Average Household Income	\$75,408	\$72,952	\$77,564
2029 Average Household Income Projection	\$82,806	\$79,506	\$84,749
2024 Median Household Income	\$58,242	\$55,504	\$59,185
2024 Population Over 25	17,488	94,716	147,108

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