



SALE

12.33 Acres of Land for Boat-Storage Buildings

2981 SOUTH DANBURY ROAD

Port Clinton, OH 43452

PRESENTED BY:

TYLER ROBIN
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$980,000
LOT SIZE:	12.33 Acres
PRICE PER ACRE:	\$79,500
ZONING:	Covered Boat Storage
MAXIMUM BUILD-OUT:	80,000 SF
BUILDING COUNT:	Up to 40 Buildings
MARKET:	Toledo, OH
SUBMARKET:	Ottawa County / Vacationland Ohio

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PROPERTY HIGHLIGHTS

- Clearly defined parcel separated from residential condominium phases within the larger Cove on the Bay master plan.
- Conceptual plans support scalable development with flexibility for phased delivery based on demand and absorption.
- Planned building concepts accommodate large boats, RVs, and specialty recreational vehicles, with specifications suitable for year-round protection and access.
- Site supports traditional lease-up storage, individual building sales, or a hybrid approach allowing owner-users and investors to participate.
- Immediate proximity to marinas, existing and planned dock slips, second-home communities, and seasonal tourism throughout the Lake Erie shoreline.
- Boat storage can be developed, sold, or operated independently from condominium approvals and residential construction timelines.
- Current owner has formed a condominium association for a planned development of approximately 40 boat storage units, creating a ready-made framework for an investor to assume and advance – see current website: www.Danburycovestorage.com
- Approximately 15 minutes to Marblehead, 25 minutes to Cedar Point, and under one hour to Put-in-Bay and Kelleys Island—supporting consistent seasonal and repeat storage demand.
- A key advantage of this development is its road-adjacent unit access,

PROPERTY DETAILS & HIGHLIGHTS



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ADDITIONAL PHOTOS

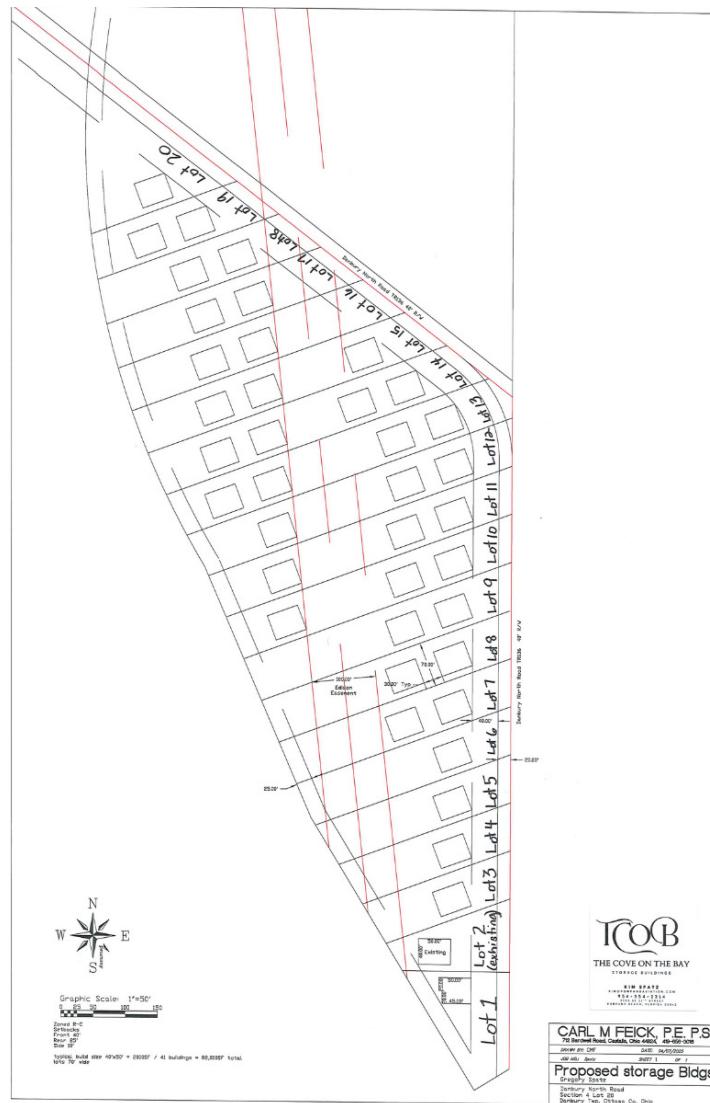


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ZONING & APPROVAL PROCESS CONTACT INFORMATION

Cove on the Bay is a proposed Condominium Project. Zoning is subject to the Danbury Township Zoning Approval Process, which requires public hearings for conditional use and special approval by the Township's Board of Zoning Appeals.

For Zoning Information please contact:

Kathryn A. Dale, AICP

Danbury Township Zoning & Planning Administrator
5972 E Port Clinton Eastern Road
Marblehead, Ohio 43440
419-734-3137
Zoning@danburytownship.com

For Regional Planning Information please contact Traditional SF or TF Subdivision:

Mark Messa

Director
315 Madison Street , Room 107
Port Clinton, Ohio 43452
419-734-6780
mmessa@co.ottawa.oh.us

Approvals will be required for sewer & water service subject to Ottawa County Sanitary Engineers Office. For Sewer and Water information please contact:

Zach Mulder

Sanitary Engineer
315 Madison Street, Room 105
Port Clinton, Ohio 43452
419-734-6780
ocse@co.ottawa.oh.us

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ZONING & APPROVAL PROCESS CONTACT INFORMATION

Approvals will be required through the Ohio Environmental Protection Agency (Ohio EPA).
For Ohio EPA information please contact:

Britany Brockmann
Construction Stormwater & MS4
347 N Dunbridge Road
Bowling Green, Ohio 43402
419-373-3021
Britany.Brockmann@epa.ohio.gov

Approvals will be required for the dockage and marina expansion along with the pump system, wetland and the Indian burial ground through the Army Corp of Engineers.

For U.S. Army Corp information please contact:

Keith Sendziak
Biologist
U.S. Army Corps of Engineers Buffalo District
1776 Niagara Street
Buffalo, New York 14207
719-879-4339
Keith.C.Sendziak@usace.army.mil

Other Contacts:

Diane Rozak
Danbury Township Trustee
3265 S Confederate Drive
Marblehead, Ohio 43440
419-340-9359
dianne@danburytownship.com

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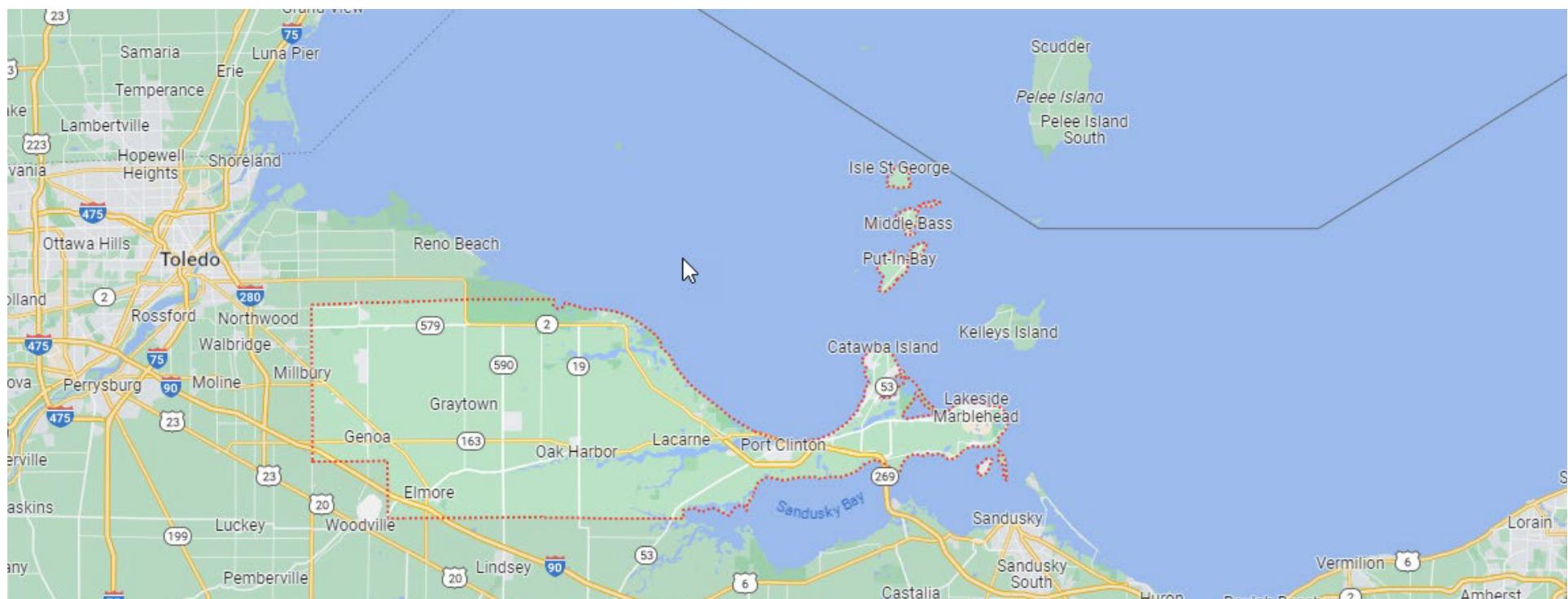
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VACATIONLAND, OTTAWA COUNTY & DANBURY TOWNSHIP

The **Vacationland** region of Ohio-billed as such for being known primarily as a major summertime tourist destination-is the area that is generally considered to be in the north part of the state, and along the western half of the Lake Erie shoreline around Sandusky Bay, specifically the counties of Erie, Huron, Ottawa, and Sandusky.

Ottawa County

Ottawa County is one of four counties that make up Vacationland, Ohio, and part of the Toledo, Ohio MSA.



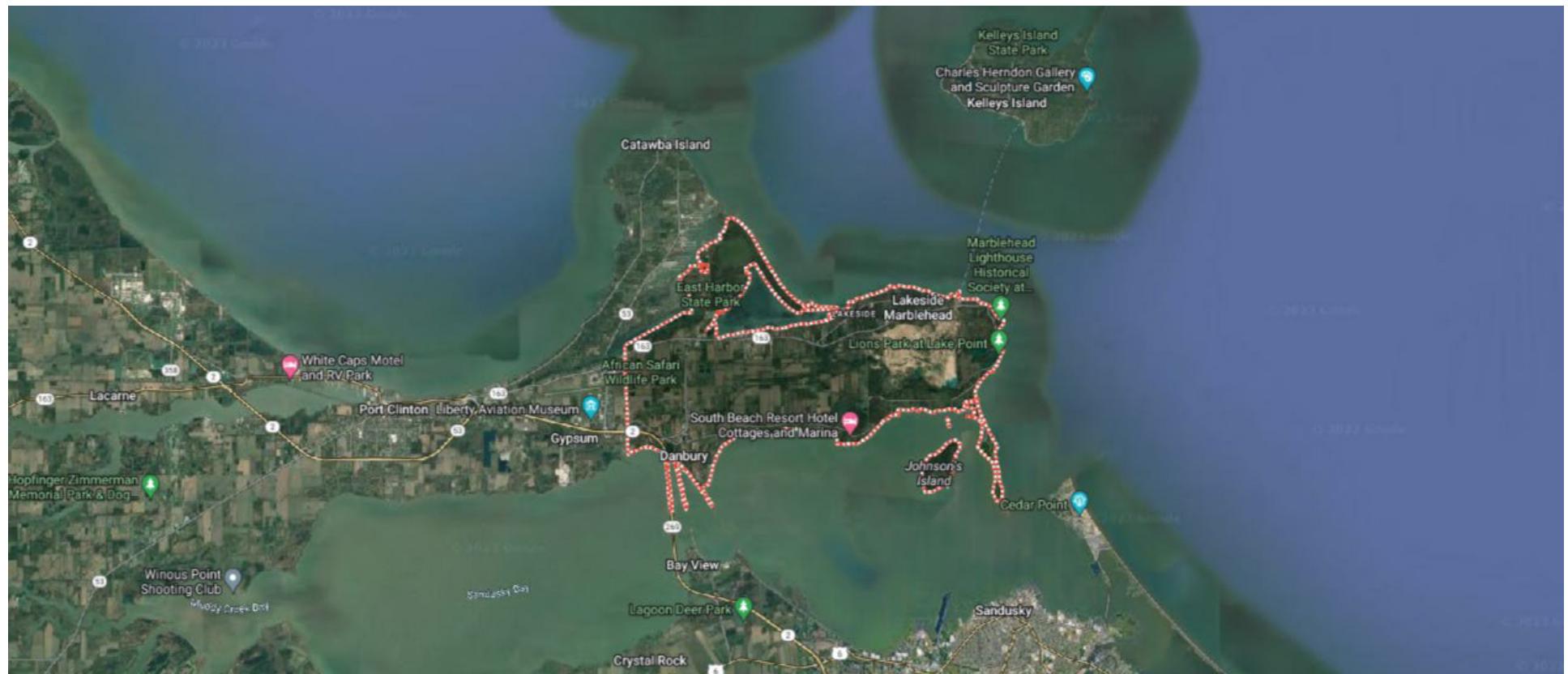
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VACATIONLAND, OTTAWA COUNTY & DANBURY TOWNSHIP

Danbury Township encompasses an area of 17.76 square miles which includes 32.75 miles of Lake Erie, Sandusky Bay and Harbor shoreline. The historic Village of Marblehead is located at the east end of the Township. The permanent population of Danbury is 4,924 with an additional 846 residing in the Village. Seasonal homes, condominiums, marina, campgrounds, cottages and recreational vehicle parks are home to a population of several thousand summer-only residents.



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LOCATION DESCRIPTION

The site is a short drive from Cedar Point. It sits at the southwestern tip of the Marblehead Peninsula, which divides Lake Erie from Sandusky Bay. Discover what quaint villages like Marblehead have to offer; specialty shops, casual restaurants, beaches, wineries, art galleries, museums, boat docks, and an iconic lighthouse.

Country-like roads lead people to a simpler, more authentic place that never feels touristy. Enjoy an eclectic mix of summer cottages, permanent homes, and lakefront condominiums.

The site is part of an area that is referred to regionally as Vacationland Ohio due to the large number of tourists who flock to the area in the summer months. It remains a popular vacation destination thanks to its lake frontage, ferry service to the Lake Erie Islands, the nearby Lakeside Chautauqua, and Cedar Point amusement park.

Nearby Marblehead Lighthouse is the oldest continuously operating lighthouse on the American side of the Great Lakes. The lighthouse is a part of the Marblehead Lighthouse State Park located within the village just northwest of the site.

The peninsula is home to the busiest Coast Guard station on the Great Lakes. East Harbor State Park offers 2 miles of sandy beach, 10 miles of hiking trails, bird and wildlife watching, boating, swimming, picnicking, and camping. Lakeside Daisy State Nature Preserve protects the only natural United States population of the Lakeside Daisy, a threatened plant species and one of Ohio's most spectacular wildflowers.

From spring until fall, the area is bustling with tourists who enjoy Lake Erie and leisure time activities. Winter brings a peaceful stillness to the area. When a fresh snowfall gently descends, one can hardly resist taking a photograph of the picture-perfect scene of a small-town winter. The spring thaw brings welcome sunshine, Lakeside Daisies, and city-weary weekenders in search of a peaceful atmosphere.

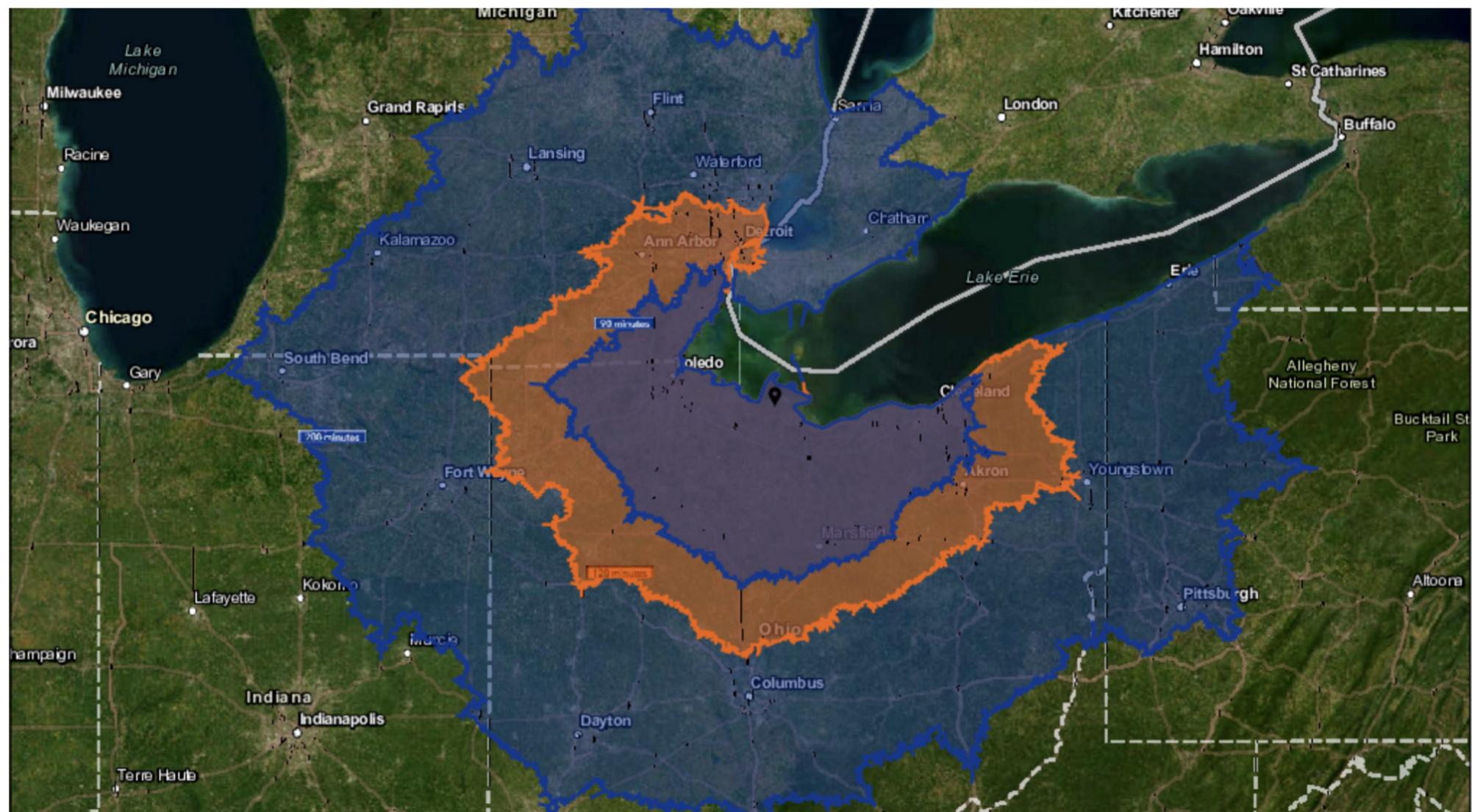
The same services, and more, that are found in much larger cities are available in the area. Excellent public water systems and sewer high-speed internet access, a ferry to Kelley's Island, a wealth of businesses catering to nearly every possible need, and attractive parks. The area enjoys a deep-rooted history fashioned by a community of neighbors.

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DRIVE TIME MAP - 90, 120 & 200 MINUTES



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DESTINATIONS MAP



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RETAILERS MAP



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AMUSEMENTS, WATERPARKS & WILDLIFE

Cedar Point Amusement Park

Cedar Point is known as "The Roller Coaster Capital of the World", and for good reason! With 18 roller coasters, plenty of other rides, delicious food, live shows, and hotel accommodations there is something for everyone at Cedar Point.

Cedar Point Shores Waterpark (formerly Soak City)

There are 11 slides and attractions designed for adults mostly at the Cedar Point Shores Waterpark, as well as 4 kid zones, including in here a toddler river and Lemmy's Lagoon. Refreshments and food can be found on the site.

The Watering Hole Safari & Water Park

1530 South Danbury Road, Port Clinton, OH 43452

Visit the Monsoon Lagoon Water Park and treat your family to a day filled with splash adventures and games. The park features water playgrounds, slides, Go-Karts, bumper boats and mini-golf.

African Safari Wildlife Park

267 South Lightner Road, Port Clinton, OH 43452

Located on a 100-acre preserve, African Safari Wildlife Park in Port Clinton, Ohio, is home to more than 400 exotic animals. Visitors can see and even feed the animals from the comfort of their car, and watch live entertainment shows seasonally.

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Marblehead Lighthouse State Park

Built in 1821, Marblehead Lighthouse is the oldest operating lighthouse on the Great Lakes. There is a museum on the grounds with displays and artifacts representing the colorful history of the lighthouse and the people who lived there.

Erie Spirit Sailing Adventures

8549 Northshore Blvd., Marblehead, OH 43440

Book a trip with Captain Jim and Erie Spirit Sailing Adventures and enjoy a family friendly day out on the waters of Lake Erie. Choose from standard tour packages or work out a custom plan with the Captain and let your adventure begin.

Miller Boat Line

5174 East Water Street, Port Clinton, OH 43452

Connecting the Ohio mainland with the islands of Lake Erie, Miller Boat Line, is the preferred choice for travelers. Whether transporting your vehicle back and forth, or just yourself, the Miller ferries are known for being on-time and their customer service.

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GOLF COURSES

Bay Point Golf Course, Bay Pointe Course

9 holes over 1,490 yards with a par of 27 (Public)

Catawba Island Club, Catawba Island Front 9 Course

9 holes over 2,665 yards with a par of 34 (Private Non-Equity)

Catawba Island Club, Catawba Island Back 9 Course

18 holes (Private Non-Equity)

The Islander Golf & Country Club, The Islander Course

18 holes over 5,572 yards with a par of 71 (Public)

Mills Creek Golf Course, Mills Creek Course

9 holes over 3,010 yards with a par of 36 (Municipal)

Saunders Golf Course, Saunders Course

9 holes over 1,235 yards with a par of 30 (Public)

Plum Brook Country Club, Plum Brook Course

18 holes over 6,344 yards with a par of 71 (Private Equity)

Keys Golf Course

9 holes over 3,081 yards with a par of 36 (Public)

Sawmill Creek Golf Club & Resort, Sawmill Creek Course

18 holes over 6,702 yards with a par of 71 (Public)

Wosusickett Golf Course, Woussickett Course

18 holes over 5,992 yards with a par of 70 (Public)

Erie Islands Resort, Little Nessie Par-3 Course

9 holes (Public)

Port Clinton Golf Course, Port Clinton Course

9 holes over 2,981 yards with a par of 36 (Public)

Thunderbird Hills Golf Course, North Course

18 holes over 6,347 yards with a par of 72 (Public)

Thunderbird Hills Golf Course, South Course

18 holes over 6,235 yards with a par of 72 (Public)

Sleepy Hollow Golf Course, Sleepy Hollow Course

18 holes over 6,371 yards with a par of 71 (Public)

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WINERIES

Chateau Tebea

525 S R 635
Helena, OH 43435
P: 419-638-5411

D&D Smith Winery

401 W Main St.
Norwalk OH 44857
P: 419-577-0242

Firelands Winery

917 Bardshar Rd.
Sandusky, OH 44870
P: 419-625-5474 or 800-548-WINE

Gideon Owen Restaurant & Historic Winery

3845 East Wine Cellar Rd.
Port Clinton, OH 43452
P: 419-797-4445

Heineman Winery

978 Catawba Avenue
Put-In-Bay, Ohio 43456
P: (419) 285-2811

Wine Trail Attractions – Goodtime-Lake Erie Island Cruises

Jackson St Pier, PO Box 60
Sandusky, OH 44870
P: 419-625-9692

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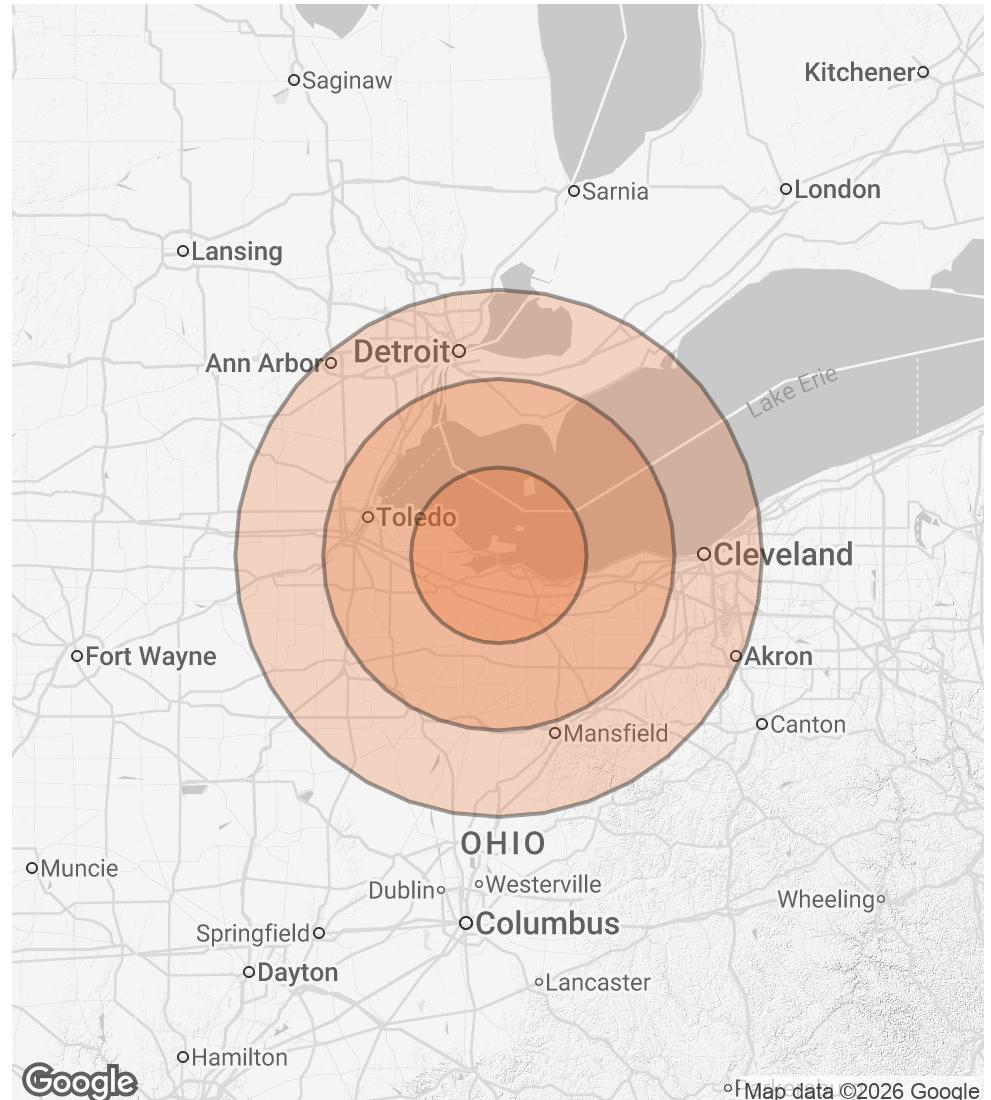
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DEMOGRAPHICS MAP & REPORT

POPULATION	25 MILES	50 MILES	75 MILES
TOTAL POPULATION	181,574	1,595,027	7,494,375
AVERAGE AGE	44	42	41
AVERAGE AGE (MALE)	43	41	40
AVERAGE AGE (FEMALE)	45	43	42
HOUSEHOLDS & INCOME	25 MILES	50 MILES	75 MILES
TOTAL HOUSEHOLDS	77,780	663,411	3,113,506
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$83,479	\$91,203	\$93,391
AVERAGE HOUSE VALUE	\$213,871	\$226,870	\$244,580

Demographics data derived from AlphaMap



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