

1152 SHOOP AVE./N. GLENWOOD AVE.  
WAUSEON, OH 43567 (CLINTON TWP.)

VACANT LAND FOR SALE  
23± Acres Available



**SIGNATURE ASSOCIATES**  
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FULL-SERVICE COMMERCIAL REAL ESTATE

SHOVEL READY DEVELOPMENT LAND



## GENERAL INFORMATION

Price:	\$910,000 (\$40,800.00/acre)
Acreage:	23 acres
Closest Cross Street:	Wagner Drive/E. Linfoot Street
County:	Fulton
Zoning:	B-4 (Business Overlay)
Curb Cuts:	4+
Topography:	Flat agricultural
Survey Available:	None
Environmental Report:	None



For more information, please contact:

**ZACK LIBER**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

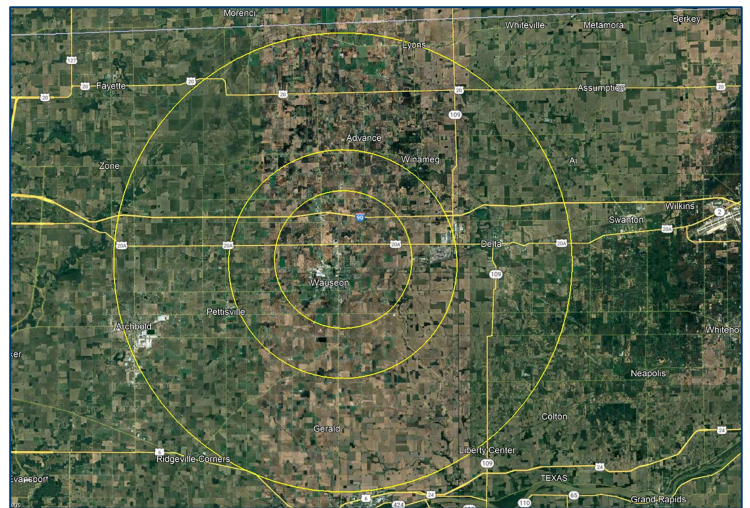
**KEENAN FIELDS, SIOR**  
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Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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PROPERTY DESCRIPTION	
Environment Report:	None
Drainage:	City/Ditch
Improvements:	Utilities on site
Restrictions:	Per B-4 zoning code
Sign on Property:	Yes
Adjacent Land	
North:	Agricultural
South:	Residential
East:	Sports Recreational Facility
West:	Residential/commercial

UTILITIES	
Electric:	Toledo Edison
Gas:	Ohio Gas
Water:	City of Wauseon
Sanitary Sewer:	City of Wauseon
Storm Sewer:	City of Wauseon
Internet:	Fiber existent

2024 REAL ESTATE TAXES	
Parcel Number:	06-015484-00.000
Total Annual Taxes:	\$2,954.80



**STRATEGIC PARTNERS**  
Click on the interactive links below to visit each website:

  
**Fulton County**  
FULTON COUNTY ECONOMIC DEVELOPMENT CORPORATION

  
**Fulton County**

  
**City of Wauseon**  
OHIO

  
**JobsOhio**  
Ohio's Economic Development Corporation

  
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
3 MILE	8,734	\$79,879
5 MILE	11,349	\$83,187
10 MILE	29,707	\$83,633

TRAFFIC COUNTS (TWO-WAY)	
5,147	Linfoot Street
10,681	Shoop Avenue

### Comments:

- Less than 3 miles from on/off ramp I-80/90.
- Fulton County Housing Study completed in 2024.
- Multiple uses are categorized under business – 4 zoning code district.
- All utilities at site.

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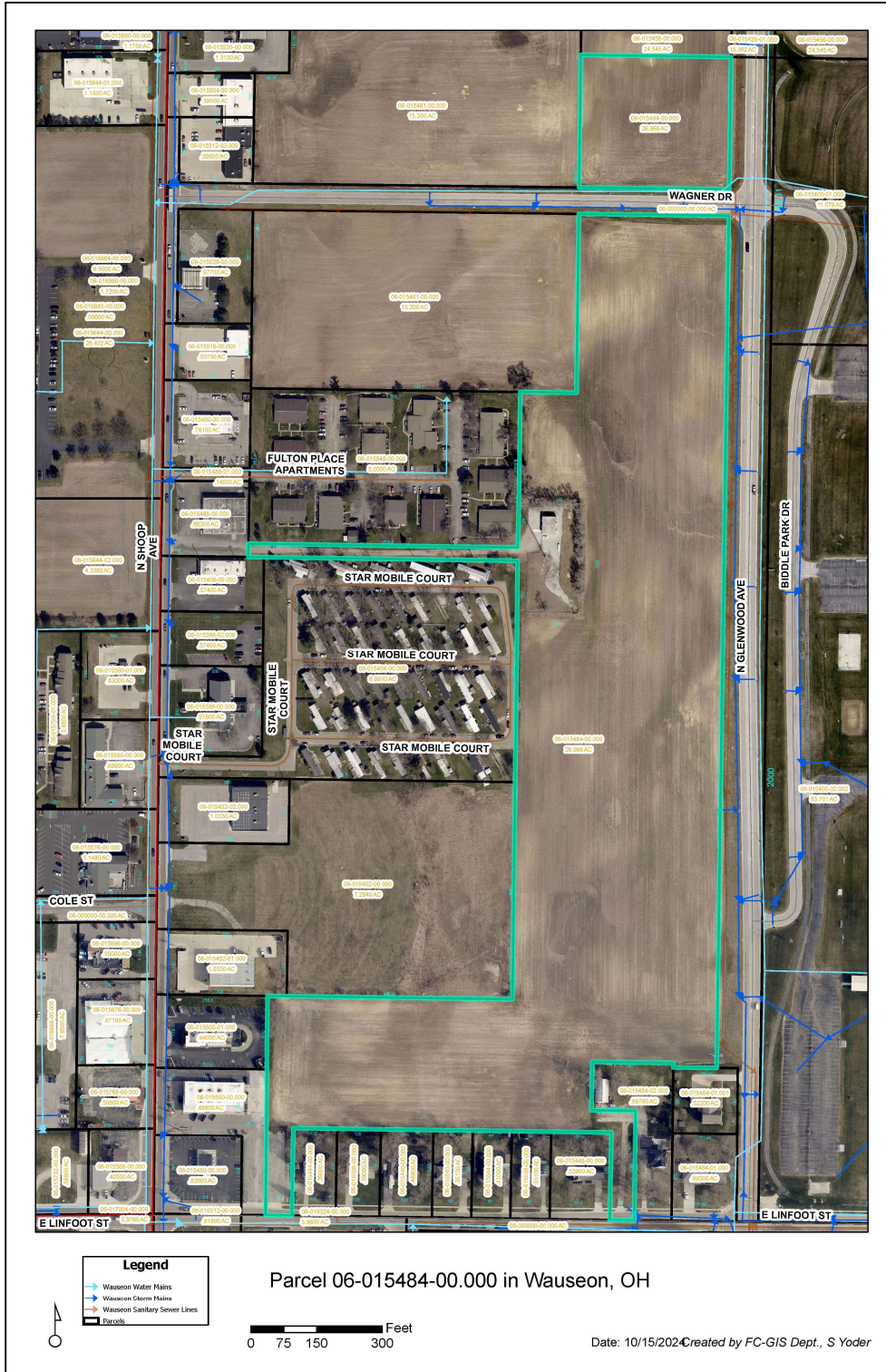
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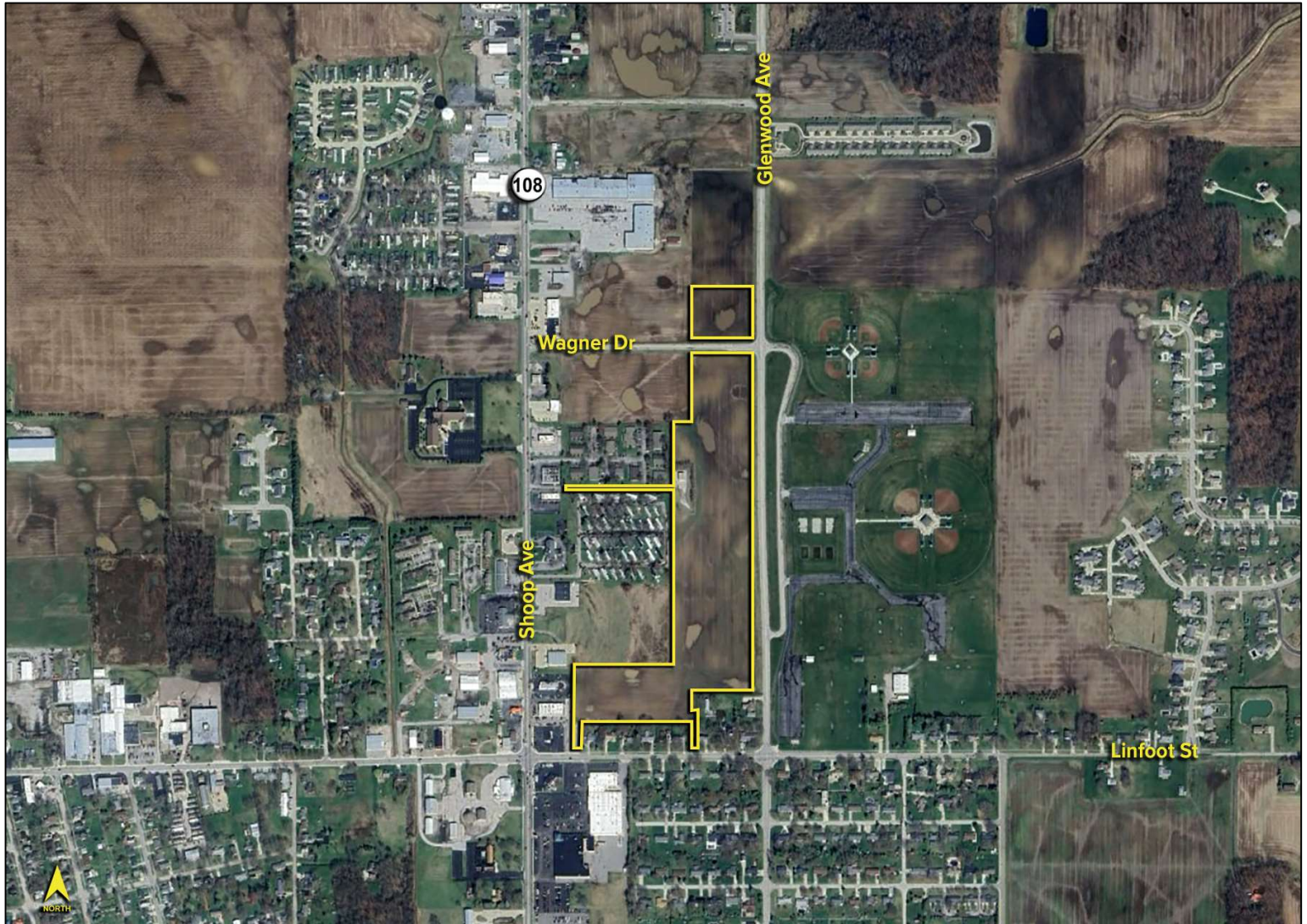
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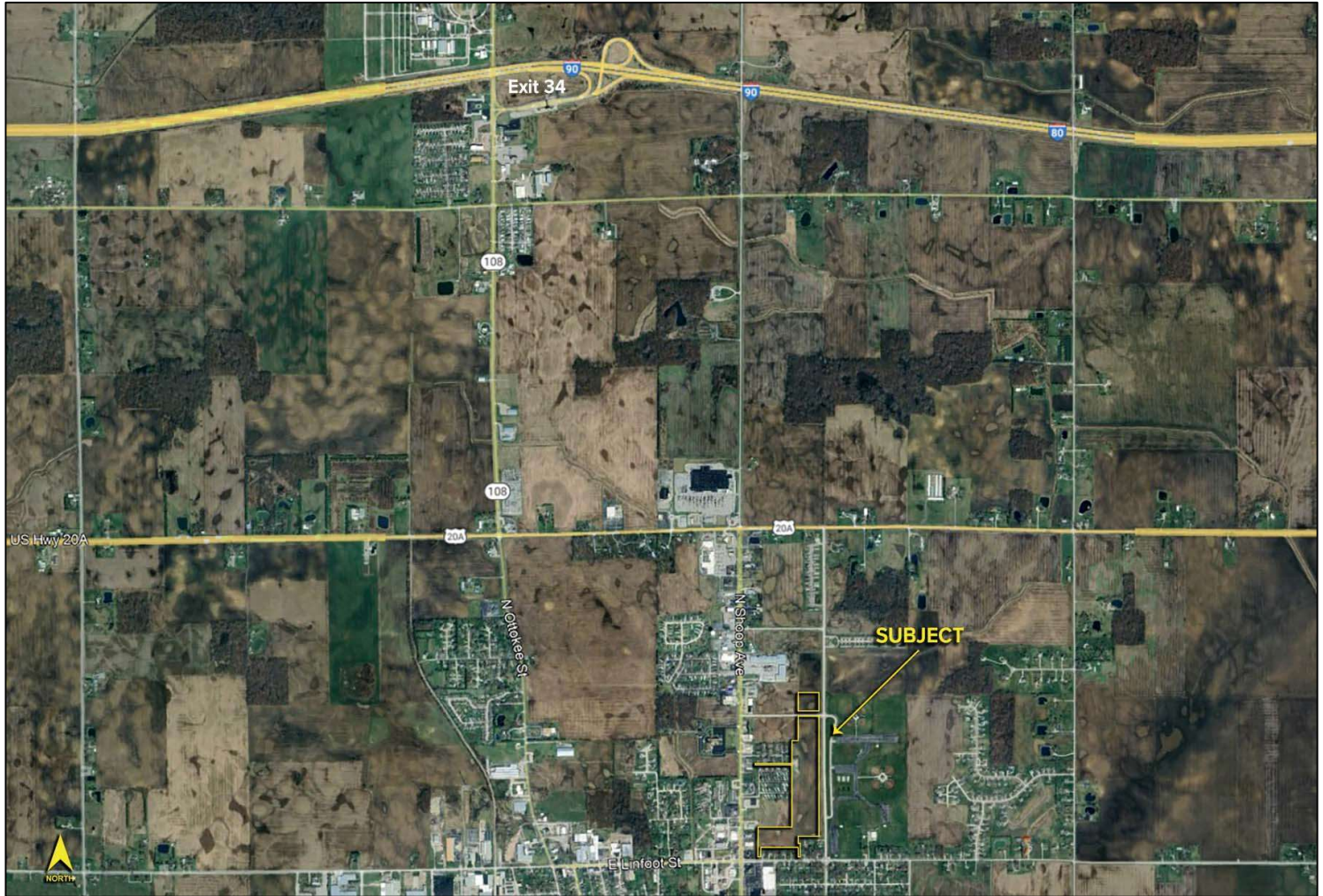
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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