



## Harbor Town Place

Perrysburg, Ohio 43551

### Property Highlights

- All utilities in place
- Build-to-suit opportunity
- .25 Miles to Levis Commons
- .75 Miles south of I-475/US 23
- Tax incentives available

### Property Overview

Nestled in the heart of the rapidly developing Perrysburg, Ohio, Harbor Town Place offers a diverse range of acreage options, spanning from 0.6 to 9.67 acres, tailored to accommodate a variety of retail and office businesses. Boasting strategic positioning with high visibility from prominent Route 25 (N Dixie Hwy), this location promises an unparalleled opportunity for businesses to thrive in a dynamic and bustling environment.

### Offering Summary

|             |                            |
|-------------|----------------------------|
| Sale Price: | \$350,000-375,000 per acre |
| Lot Size:   | 0.6-9.67 acres             |

### For More Information



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### GENERAL INFORMATION

|                                      |                           |
|--------------------------------------|---------------------------|
| <b>Property:</b>                     | Harbor Town Place         |
| <b>Closest Intersection:</b>         | N Dixie Hwy & Roachton Rd |
| <b>City, State:</b>                  | Perrysburg, Ohio          |
| <b>County:</b>                       | Wood County               |
| <b>Zip:</b>                          | 43551                     |
| <b>Q61-400-190001005000 (0.7Ac)</b>  | \$ 350,000/Acre           |
| <b>Q61-400-190001006000 (0.6Ac)</b>  | \$ 350,000/Acre           |
| <b>Q61-400-190001008000 (9.67Ac)</b> | \$ 350,000/Acre           |
| <b>Q61-400-190001009000 (5.07Ac)</b> | \$ 350,000/Acre           |
| <b>8.55 Acre Parcel (Parcel TBD)</b> | \$ 375,000/Acre           |

### PROPERTY INFORMATION

|                         |               |
|-------------------------|---------------|
| <b>Land Size:</b>       | 0.6-9.67Acres |
| <b>Number of Lots:</b>  | 4             |
| <b>Land Dimensions:</b> | Rectangular   |
| <b>Zoning:</b>          | Commercial    |

### UTILITIES

|                        |                    |
|------------------------|--------------------|
| <b>Gas:</b>            | Columbia Gas       |
| <b>Electric:</b>       | Toledo Edison      |
| <b>Sanitary Sewer:</b> | City of Perrysburg |
| <b>Water:</b>          | City of Perrysburg |
| <b>Storm Sewer:</b>    | City of Perrysburg |



### REAL ESTATE TAX INFORMATION

|                             |             |              |              |
|-----------------------------|-------------|--------------|--------------|
| <b>Q61-400-190001005000</b> | Acres: 0.7  | Taxes (2022) | \$ 11,540.20 |
| <b>Q61-400-190001006000</b> | Acres: 0.6  | Taxes (2022) | \$ 5,510.00  |
| <b>Q61-400-190001008000</b> | Acres: 9.67 | Taxes (2022) | \$ 8,535.28  |
| <b>Q61-400-190001009000</b> | Acres: 5.07 | Taxes (2022) | \$ 1,339.75  |
| <b>8.55 Acre Parcel</b>     | Acres: 8.55 | Taxes (2022) | \$           |



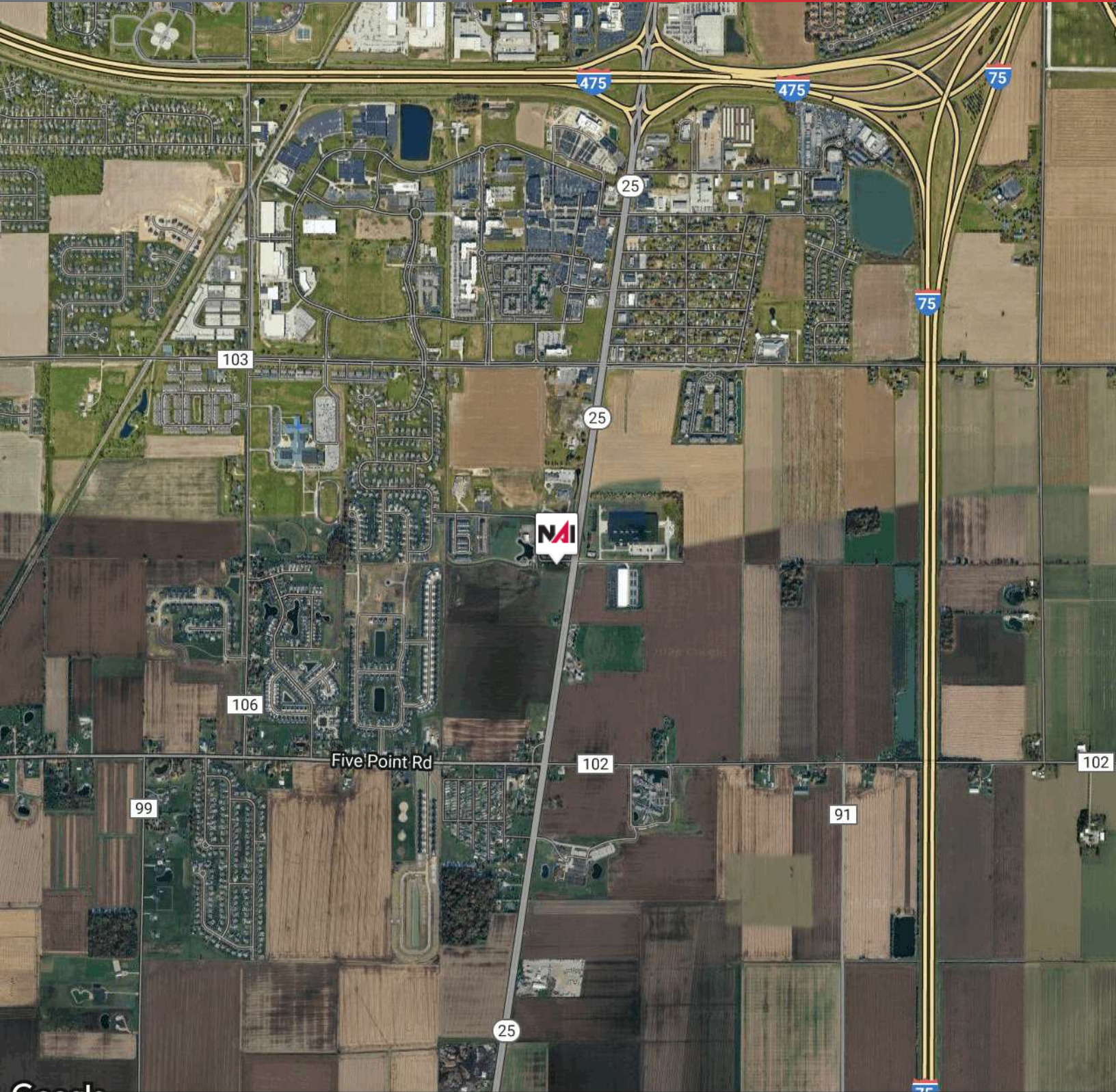
#### 1225.08 LAND USE AND BASE ZONING DISTRICT TABLE.

|   | Ag  | Residential |     |     |     |     |    | Commercial |     |     |     | Office Service | Industrial |     | Special |   |     | Institutional INS |
|---|-----|-------------|-----|-----|-----|-----|----|------------|-----|-----|-----|----------------|------------|-----|---------|---|-----|-------------------|
|   | A-1 | R-1         | R-2 | R-3 | R-4 | R-5 | RM | C-1        | C-2 | C-3 | C-4 | OS             | I-1        | I-2 | PBP     | P | S-1 |                   |
| <b>Agricultural</b>   | A-1 | R-1         | R-2 | R-3 | R-4 | R-5 | RM | C-1        | C-2 | C-3 | C-4 | OS             | I-1        | I-2 | PBP     | P | S-1 |                   |
| Farm Markets and Stands                                     | P   |             |     |     |     |     |    | S          | S   | S   |     |                |            |     |         |   |     |                   |
| Kennels   | P   |             |     |     |     |     |    |            |     |     |     |                | S          | S   |         |   |     |                   |
| Plant Cultivation   | P   |             |     |     |     |     |    |            |     |     |     |                |            |     |         | P | P   | P                 |
| Specialized Animal Raising                                  | P   | S           |     |     |     |     |    |            |     |     |     |                |            |     |         |   |     |                   |
| Chicken Keeping   | P   | P           | P   | P   | P   |     |    |            |     |     |     |                |            |     |         |   |     |                   |
|   | Ag  | Residential |     |     |     |     |    | Commercial |     |     |     | Office Service | Industrial |     | Special |   |     | Institutional INS |
|   | A-1 | R-1         | R-2 | R-3 | R-4 | R-5 | RM | C-1        | C-2 | C-3 | C-4 | OS             | I-1        | I-2 | PBP     | P | S-1 |                   |
| <b>Residential</b>  | A-1 | R-1         | R-2 | R-3 | R-4 | R-5 | RM | C-1        | C-2 | C-3 | C-4 | OS             | I-1        | I-2 | PBP     | P | S-1 |                   |
| One Family Dwelling   | P   | P           | P   | P   | P   | P   | P  |            | P   |     |     |                |            |     |         |   |     |                   |
| Two-Family Dwelling   |     |             |     |     |     | P   | P  |            | P   |     |     |                |            |     |         |   |     |                   |
| Multiple Family Dwellings                                   |     |             |     |     |     |     | P  |            |     |     |     |                |            |     |         |   |     |                   |
| Apartments Above 1st Floor                                  |     |             |     |     |     |     |    |            | P   |     |     | S              |            |     |         |   |     |                   |
| Bed & Breakfast   |     | S           | S   | S   | S   | S   |    |            | S   |     |     |                |            |     |         |   |     |                   |
| Assisted Living Units                                       |     |             |     |     |     |     | P  |            |     |     |     |                |            |     |         |   |     | S                 |
| Mobile Homes (1235.04w)                                     |     |             |     |     |     |     |    |            |     |     |     |                |            |     |         |   |     |                   |
|   | Ag  | Residential |     |     |     |     |    | Commercial |     |     |     | Office Service | Industrial |     | Special |   |     | Institutional INS |
|   | A-1 | R-1         | R-2 | R-3 | R-4 | R-5 | RM | C-1        | C-2 | C-3 | C-4 | OS             | I-1        | I-2 | PBP     | P | S-1 |                   |
| <b>Commercial</b>   | A-1 | R-1         | R-2 | R-3 | R-4 | R-5 | RM | C-1        | C-2 | C-3 | C-4 | OS             | I-1        | I-2 | PBP     | P | S-1 |                   |
| Agriculture, Construction, Semi- Truck Sales/Service        | S   |             |     |     |     |     |    |            |     |     |     |                | P          | P   |         |   |     |                   |
| Animal Services (outdoor)                                   |     |             |     |     |     |     |    | S          | S   | S   | P   |                |            |     |         |   |     |                   |
| Animal Services (indoor)                                    |     |             |     |     |     |     |    | P          | P   | P   | P   |                |            |     |         |   |     |                   |
| Automotive Oil & Lube Service Facilities                    |     |             |     |     |     |     |    |            |     | P   | P   |                |            |     |         | P |     |                   |
| Automotive Repair - General                                 |     |             |     |     |     |     |    |            |     |     | S   |                | P          | P   |         |   |     |                   |
| Automotive Repair - Light                                   |     |             |     |     |     |     |    |            |     |     | P   |                |            |     |         | P |     |                   |
| Automotive Sales or Lease for New and Used Vehicles-Outdoor |     |             |     |     |     |     |    |            |     |     | S   |                | S          | S   | S       |   |     |                   |
| Auto Wash   |     |             |     |     |     |     |    |            |     |     | S   |                |            |     |         | S |     |                   |
| Carry-Outs/Other Business, Alcoholic Beverages              |     |             |     |     |     |     |    |            | S   | S   | S   |                |            |     |         | S |     |                   |
| Commercial Recreational Facilities                          |     |             |     |     |     |     |    |            |     |     | S   |                | S          |     | S       |   |     |                   |
| Commercial Schools  |     |             |     |     |     |     |    |            | P   | P   | P   | P              |            |     |         | P |     |                   |

|   | Ag  | Residential |     |     |     |    | Commercial |     |     |     | Service        | Industrial |     | Special |   |     | itional INS       |
|---|-----|-------------|-----|-----|-----|----|------------|-----|-----|-----|----------------|------------|-----|---------|---|-----|-------------------|
| <b>Institutional</b>                                | A-1 | R-2         | R-3 | R-4 | R-5 | RM | C-1        | C-2 | C-3 | C-4 | OS             | I-1        | I-2 | PBP     | P | S-1 |                   |
| Accessory   | P   | P           | P   | P   | P   | P  | P          | P   | P   | P   | P              | P          | P   | P       | P |     | P                 |
| Cemetery  | S   | S           | S   |     |     |    |            |     |     |     |                |            |     |         |   | S   | S                 |
| Child Day Care Centers                              |     | S           | S   | S   | S   | S  | S          | S   | S   | S   | S              | S          |     | S       |   |     | S                 |
| Club, Lodges, Fraternal and Civic Assembly          |     |             |     |     |     |    |            |     | P   | P   |                |            |     | P       |   |     | S                 |
| College and Universities                            |     |             |     |     |     |    |            |     |     |     |                |            |     |         |   |     | S                 |
| Convalescent and Nursing Homes                      |     |             |     |     |     | S  |            |     |     |     |                |            |     |         |   |     | S                 |
| Essential Services                                  | P   | P           | P   | P   | P   | P  | P          | P   | P   | P   | P              | P          | P   | P       |   | S   | P                 |
| Hospital  |     |             |     |     |     |    |            |     |     |     |                |            |     | P       |   |     | S                 |
| Institutional Use                                   |     |             |     |     |     |    |            |     |     |     |                | S          | S   | P       |   |     | S                 |
| Mortuaries/Funeral Homes                            |     |             |     |     |     |    | S          | S   | S   | S   |                |            |     | P       |   |     |                   |
| Non-Commercial Recreation Facilities                | S   | S           | S   | S   | S   | S  |            |     |     |     |                | S          | S   | S       | S |     |                   |
| Parks and Recreation                                | S   | S           | S   | S   | S   | S  | S          | S   |     |     | S              |            |     | S       | S |     |                   |
| Part-Time Child Day Care Centers                    |     | S           | S   | S   | S   | S  | S          | S   | S   | S   | S              | S          |     | P       |   |     | S                 |
| Postal Service                                      |     |             |     |     |     |    |            |     |     |     |                |            |     | P       |   |     | S                 |
| Public and Private Schools                          |     |             |     |     |     |    | S          |     | S   | S   |                |            |     |         |   |     | S                 |
| Public Service Facility                             | S   | S           | S   | S   | S   | S  | S          | S   | S   | P   |                | P          | P   | P       |   |     | S                 |
| Public/Private Utility                              | S   | S           | S   | S   | S   | S  | P          | P   | P   | P   | P              | P          | P   | P       |   |     | S                 |
| Wireless Telecommunication Facility                 | S   |             |     |     |     |    |            |     |     | S   |                | S          | S   | S       |   |     | S                 |
|   | Ag  | Residential |     |     |     |    | Commercial |     |     |     | Office Service | Industrial |     | Special |   |     | Institutional INS |
| <b>Industrial</b>                                   | A-1 | R-2         | R-3 | R-4 | R-5 | RM | C-1        | C-2 | C-3 | C-4 | OS             | I-1        | I-2 | PBP     | P | S-1 |                   |
| Auto & Metal Salvage, Junk Yards                    |     |             |     |     |     |    |            |     |     |     |                |            | S   |         |   |     |                   |
| Excavation of Sand, Gravel, Clay, Stone and Topsoil | S   |             |     |     |     |    |            |     |     |     |                |            | S   |         |   |     |                   |
| Food Processing                                     |     |             |     |     |     |    |            |     |     |     |                | P          | P   | P       |   |     |                   |
| Laboratories  |     |             |     |     |     |    |            |     |     |     |                | P          | P   | S       |   |     |                   |
| Manufacturing, Sale/Storage Building Materials      |     |             |     |     |     |    |            |     |     |     |                | P          | P   |         |   |     |                   |
| Manufacturing: General                              |     |             |     |     |     |    |            |     |     |     |                |            | P   |         |   |     |                   |
| Manufacturing: Light                                |     |             |     |     |     |    |            |     |     |     |                | P          | P   | P       |   |     |                   |
| Oil & Gas Wells                                     |     |             |     |     |     |    |            |     |     |     |                | S          | S   |         |   |     | S                 |
| Outside Storage                                     | S   |             |     |     |     |    |            |     |     |     |                | S          | S   | **      |   |     | S                 |
| Publishing  |     |             |     |     |     |    |            |     |     |     |                | P          | P   | P       |   |     |                   |
| Research & Testing                                  |     |             |     |     |     |    |            |     |     |     |                | P          | P   | P       |   |     |                   |
| Transport & Trucking                                |     |             |     |     |     |    |            |     |     |     |                | S          | S   |         |   |     |                   |
| Warehousing   |     |             |     |     |     |    |            |     |     |     |                | P          | P   | P       |   |     |                   |
| Wholesale Business                                  |     |             |     |     |     |    |            |     |     | P   |                | P          | P   | P       |   |     |                   |
| Wind Generator (Turbine)                            | S   |             |     |     |     |    |            |     |     |     |                | S          | S   |         |   |     | S                 |

|   | Ag  | Residential |     |     |     |     |     | Commercial |     |     |     | Office Service | Industrial |     | Special |     |     | Institutional INS |
|---|-----|-------------|-----|-----|-----|-----|-----|------------|-----|-----|-----|----------------|------------|-----|---------|-----|-----|-------------------|
| Commercial                                    | A-1 | R-1         | R-2 | R-3 | R-4 | R-5 | RM  | C-1        | C-2 | C-3 | C-4 | OS             | I-1        | I-2 | PBP     | P   | S-1 |                   |
| Commercial semi-truck sales/service           |     |             |     |     |     |     |     |            |     |     |     |                | P          | P   |         |     |     |                   |
| Drive-in commercial uses                      |     |             |     |     |     |     |     |            |     |     | P   | S              |            |     | S       |     |     |                   |
| Entertainment and spectator sport facilities  |     |             |     |     |     |     |     |            | P   | P   | P   |                |            |     | P       | S   |     | S                 |
| Grocery stores                                |     |             |     |     |     |     |     |            | P   | P   | P   |                |            |     | P       |     |     |                   |
| Gym/Fitness Facility (< 5,000 GSF)            |     |             |     |     |     |     |     | P          | P   | P   | P   | P              |            | S   | S       |     |     |                   |
| Gym/Fitness Facility (>5,000 GSF)             |     |             |     |     |     |     |     |            |     | P   | P   |                |            | S   | S       |     |     |                   |
| Massage establishment                         |     |             |     |     |     |     |     |            | S   |     |     |                |            | S   | S       |     |     |                   |
| Medical marijuana                             |     |             |     |     |     |     |     |            |     |     |     |                |            |     |         |     |     |                   |
| Motels and hotels                             |     |             |     |     |     |     |     |            |     | P   | P   |                |            |     | P       |     |     |                   |
| Neighborhood business less than 10,000 sq.ft. |     |             |     |     |     |     |     | P          | P   | P   | P   | S              |            |     | P       |     |     |                   |
| Office and Banks                              |     |             |     |     |     |     |     | P          | P   | P   | P   | P              |            |     | P       |     |     |                   |
| Personal services                             |     |             |     |     |     |     |     | P          | P   | P   | P   | S              |            |     | P       |     |     |                   |
| Printing                                      |     |             |     |     |     |     |     |            | P   | P   | P   | P              | P          | P   | P       |     |     |                   |
| Recreational vehicles/equipment outdoor sales |     |             |     |     |     |     |     |            |     |     |     |                | S          | S   |         |     |     |                   |
| Restaurant carry-out only                     |     |             |     |     |     |     |     |            | P   | P   | P   |                |            |     | P       |     |     |                   |
|   | Ag  | Residential |     |     |     |     |     | Commercial |     |     |     | Office Service | Industrial |     | Special |     |     | Institutional INS |
| Commercial                                    | A-1 | R-2         | R-3 | R-4 | R-5 | RM  | C-1 | C-2        | C-3 | C-4 | OS  | I-1            | I-2        | PBP | P       | S-1 |     |                   |
| Restaurant drive-in                           |     |             |     |     |     |     |     |            | S   | P   |     |                |            | P   |         |     |     |                   |
| Restaurant fast food                          |     |             |     |     |     |     |     | S          | P   | P   |     |                |            | P   |         |     |     |                   |
| Restaurant outdoor cafe                       |     |             |     |     |     |     |     | S          | P2  | S   |     |                |            | P   |         |     |     |                   |
| Restaurant full service                       |     |             |     |     |     |     |     | P          | P   | P   |     | S              |            | P   |         |     |     |                   |
| Retail business: less than 60,000 GSF         |     |             |     |     |     |     |     | P          | P   | P   |     |                |            | P   |         |     |     |                   |
| Retail business: more than 60,000 GSF         |     |             |     |     |     |     |     |            | S   | S   |     |                |            | S   |         |     |     |                   |
| Sale and storage of building materials        | S   |             |     |     |     |     |     |            |     | S   |     | P              | P          | S   |         |     |     |                   |
| Self-service storage                          |     |             |     |     |     |     |     |            |     | S   |     | P              | P          | P   |         |     |     |                   |
| Service station                               |     |             |     |     |     |     |     | S          | S   | P   |     |                |            | P   |         |     |     |                   |
| Sexually oriented business                    |     |             |     |     |     |     |     |            |     |     |     | S              | S          |     |         |     |     |                   |
| Shopping center                               |     |             |     |     |     |     |     |            | P   | P   |     |                |            |     |         |     |     |                   |
| Hospitality Facilities                        |     |             |     |     |     |     |     | S          |     | S   |     |                |            | P   |         |     |     |                   |
| Rooming House                                 |     | S           | S   | S   | S   | S   |     | S          |     |     |     |                |            |     |         |     |     |                   |
| Transient Habitation                          |     |             |     |     |     |     |     | S          |     | S   |     |                |            | P   |         |     |     |                   |
| Repair Services, Consumer                     |     |             |     |     |     |     | P   | P          | P   | P   | P   |                |            | P   |         |     |     |                   |
| Nursery/green house                           | § 1 |             |     |     |     |     |     |            |     | P   |     | P              | P          |     |         |     |     |                   |
|   | Ag  | Residential |     |     |     |     |     | Commercial |     |     |     | Office Service | Industrial |     | Special |     |     | Institutional INS |
| Office  | A-1 | R-2         | R-3 | R-4 | R-5 | RM  | C-1 | C-2        | C-3 | C-4 | OS  | I-1            | I-2        | PBP | P       | S-1 |     |                   |
| Medical Offices                               |     |             |     |     |     |     | S   | P          | P   | P   | P   |                |            | P   |         |     | S   |                   |
| Medical Urgent Care Facilities                |     |             |     |     |     |     |     |            |     | P   |     | P              | P          | P   |         |     | S   |                   |



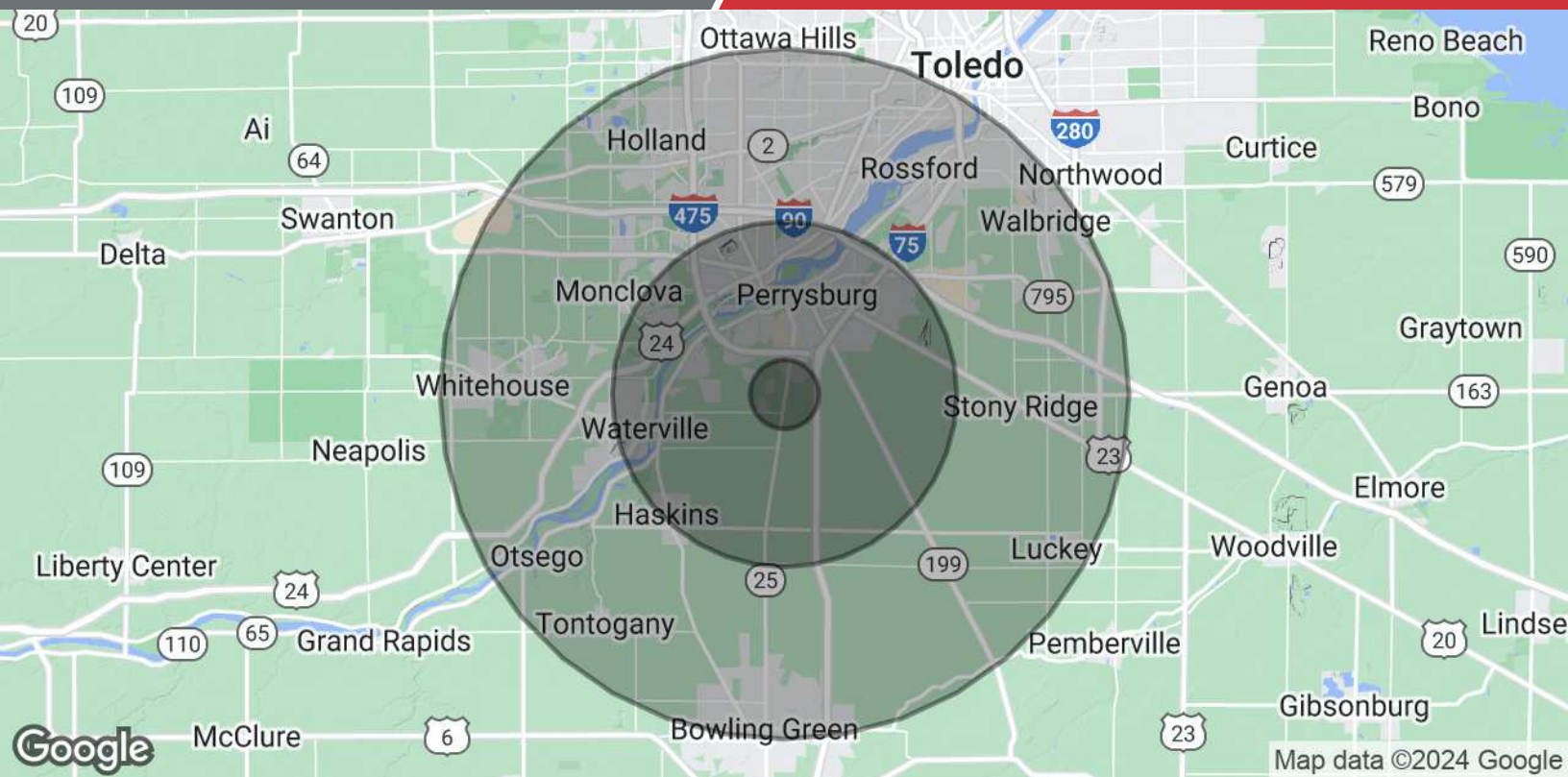


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| <b>Population</b>              | <b>1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Population               | 1,506         | 50,859         | 237,783         |
| Average Age                    | 40.2          | 41.7           | 39.2            |
| Average Age (Male)             | 39.4          | 40.8           | 37.9            |
| Average Age (Female)           | 40.6          | 42.6           | 40.3            |
| <b>Households &amp; Income</b> | <b>1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
| Total Households               | 664           | 22,206         | 106,305         |
| # of Persons per HH            | 2.3           | 2.3            | 2.2             |
| Average HH Income              | \$110,721     | \$100,000      | \$69,865        |
| Average House Value            | \$230,829     | \$223,941      | \$145,386       |

2020 American Community Survey (ACS)