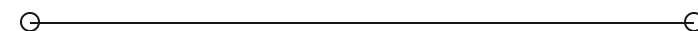


LAND SALE

5545 Keener Rd

MONCLOVA, OH 43542

18 or 48 Acres



PRESENTED BY:

RAMI SEBAI

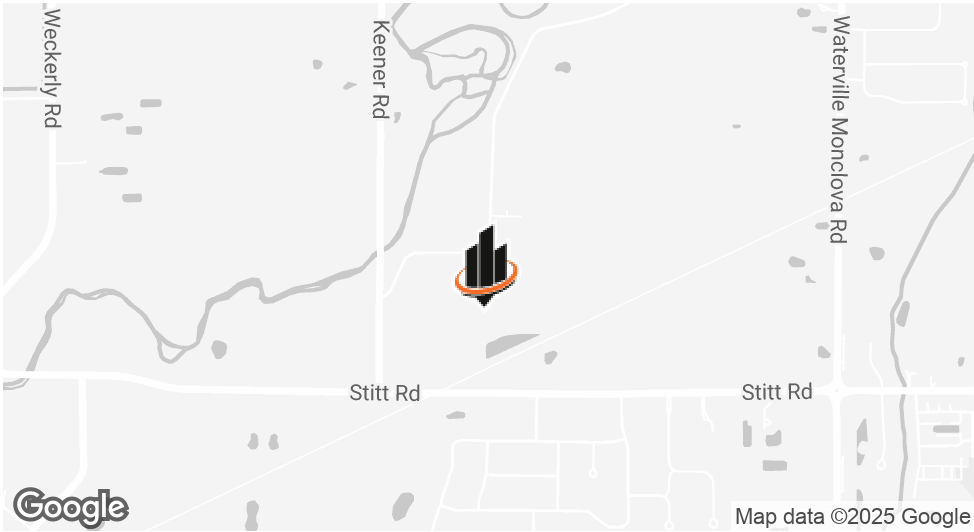
O: 419.540.8888

C: 419.377.0797

rami.sebai@svn.com

OH #SAL.2021006201

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	18 Acres: \$575,000
	48 Acres: \$1,575,000
LOT SIZE:	48 Acres
ZONING:	17AR - Agricultural/Residential
APN:	3808257
VIDEO:	View Here

PROPERTY OVERVIEW

Front 18 acres OR entire 48 acre site available, zoned Agricultural/Residential, within the Anthony Wayne School District. Located equidistance between The Shops at Fallen Timbers and Anthony Wayne High School.

PROPERTY HIGHLIGHTS

- 4 miles to the I-475 interchange and 7 miles from the Eugene F. Kranz Toledo Express Airport and the Ohio Turnpike
- Flat topography, with 2 ponds and 2,000 feet of frontage on the Wabash Trail
- Water, Gas, and Electric available on Keener Rd
- Sanitary sewer located along Stitt Rd

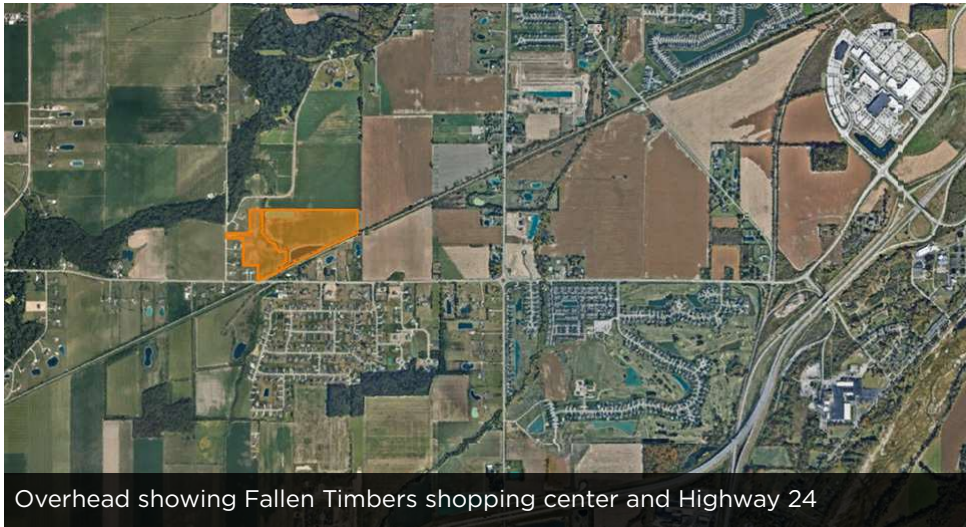
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ADDITIONAL PHOTOS



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SVN | ASCENSION COMMERCIAL REALTY 3

ADDITIONAL PHOTOS



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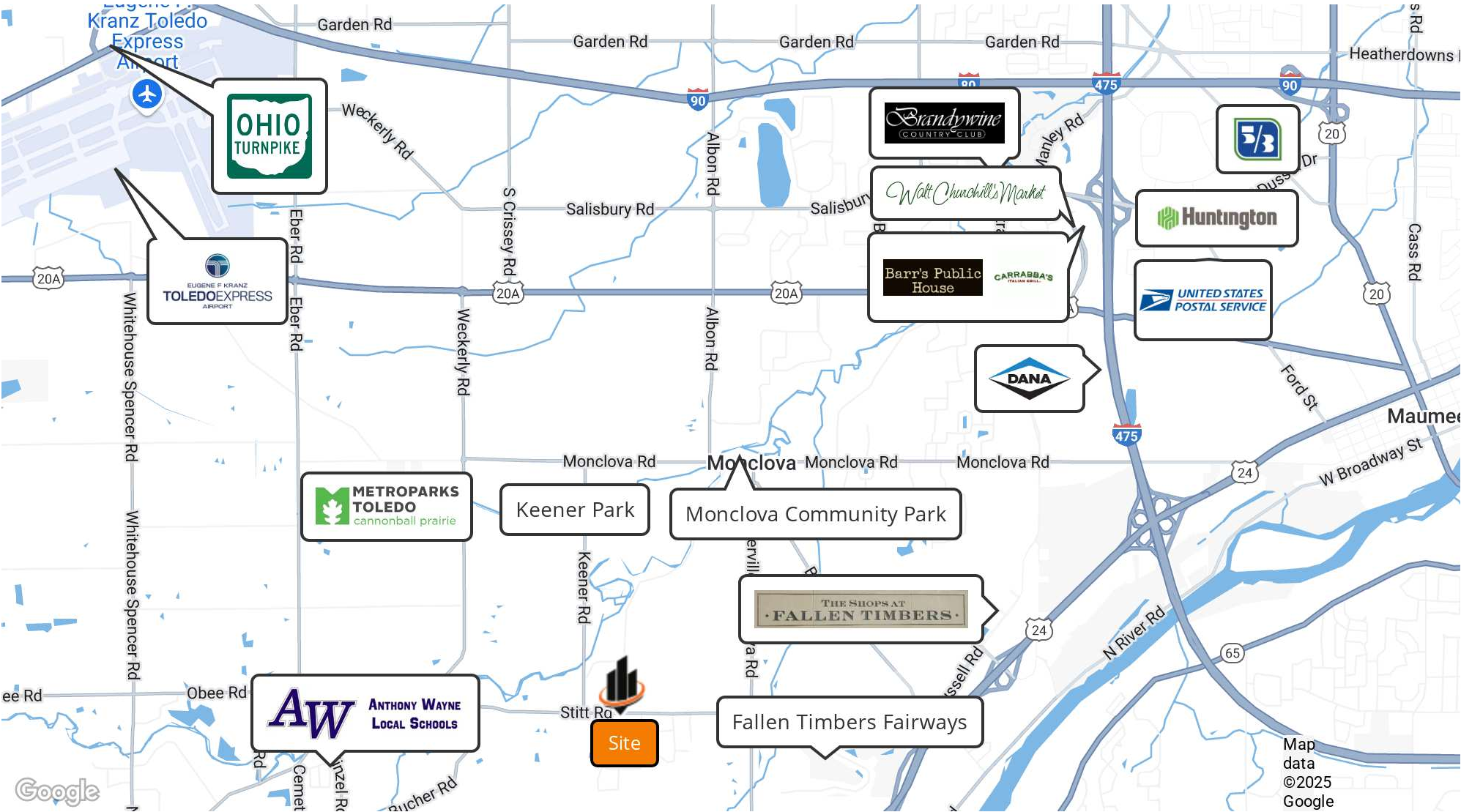
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SVN | ASCENSION COMMERCIAL REALTY 4

LOCATION MAP



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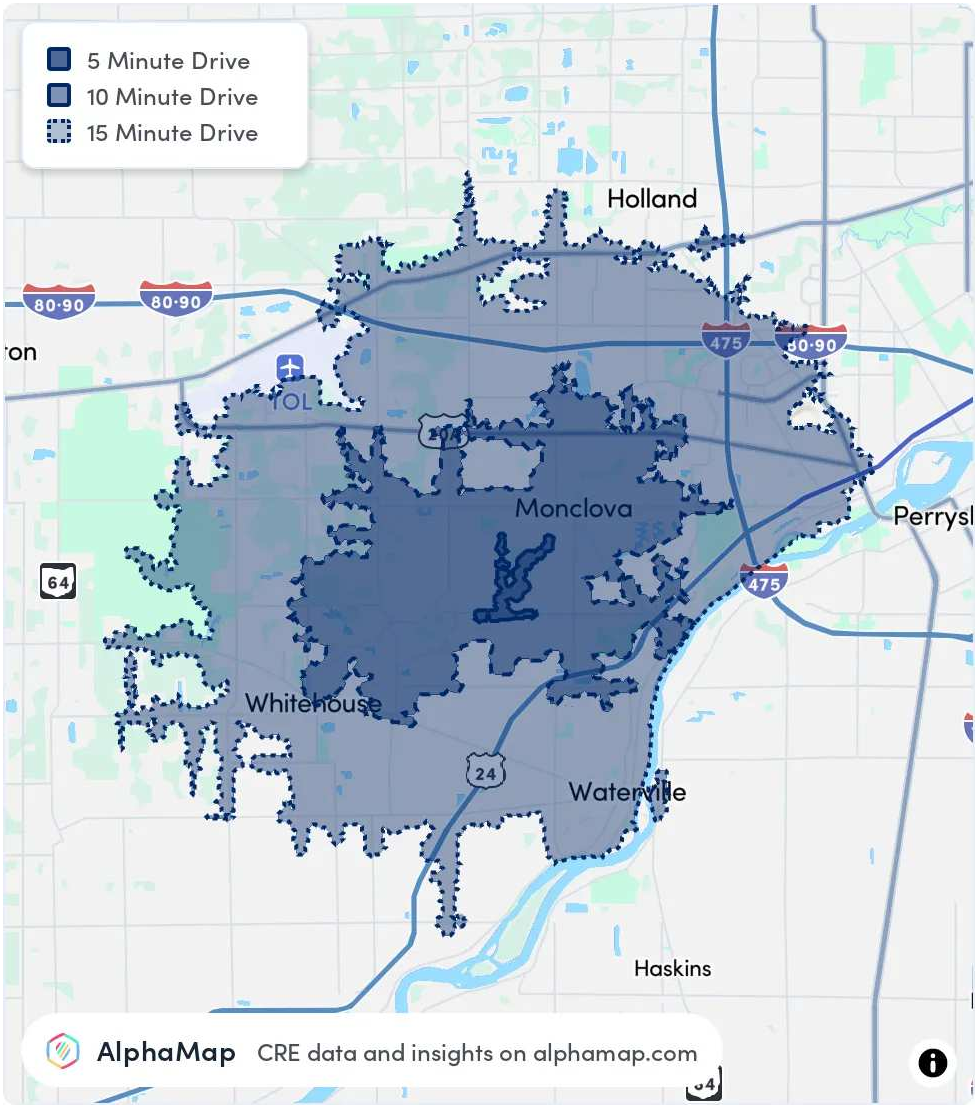
AREA ANALYTICS

POPULATION 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL POPULATION	114	12,571	39,165
AVERAGE AGE	40	45	44
AVERAGE AGE (MALE)	39	44	42
AVERAGE AGE (FEMALE)	41	46	45

HOUSEHOLD & INCOME 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL HOUSEHOLDS	38	4,841	15,559
PERSONS PER HH	3	2.6	2.5
AVERAGE HH INCOME	\$156,675	\$150,344	\$133,938
AVERAGE HOUSE VALUE	\$416,446	\$372,437	\$322,911
PER CAPITA INCOME	\$52,225	\$57,824	\$53,575



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