

9005 JACKSON ST

Mentor, OH 44060



PROPERTY DESCRIPTION

Residential lot for sale in Mentor, Ohio. 100' of frontage along Jackson Street. House plans, survey, and soil report can be provided upon request. Seller is listing agent and has building permit from the City of Mentor for 4 bedroom, 2 1/2 bath Colonial with walkout basement and wraparound deck.. R-2 zoning. Temporary electric pole already in place. .57 acres of land that borders Marsh Creek. Property has sanitary connections along Jackson Street. Seller will construct permitted home per separate contract for a qualified buyer. Alternatively, looking for creative buyer to build their own dream home or a developer with creative design experience.

PROPERTY HIGHLIGHTS

- Zoned R-2
- Perfect for residential development
- Mentor area location
- Generous lot size
- Great investment opportunity

OFFERING SUMMARY

Sale Price:	\$85,000
Lot Size:	0.57 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	426	1,895
Total Population	291	915	4,197
Average HH Income	\$92,067	\$91,999	\$99,523

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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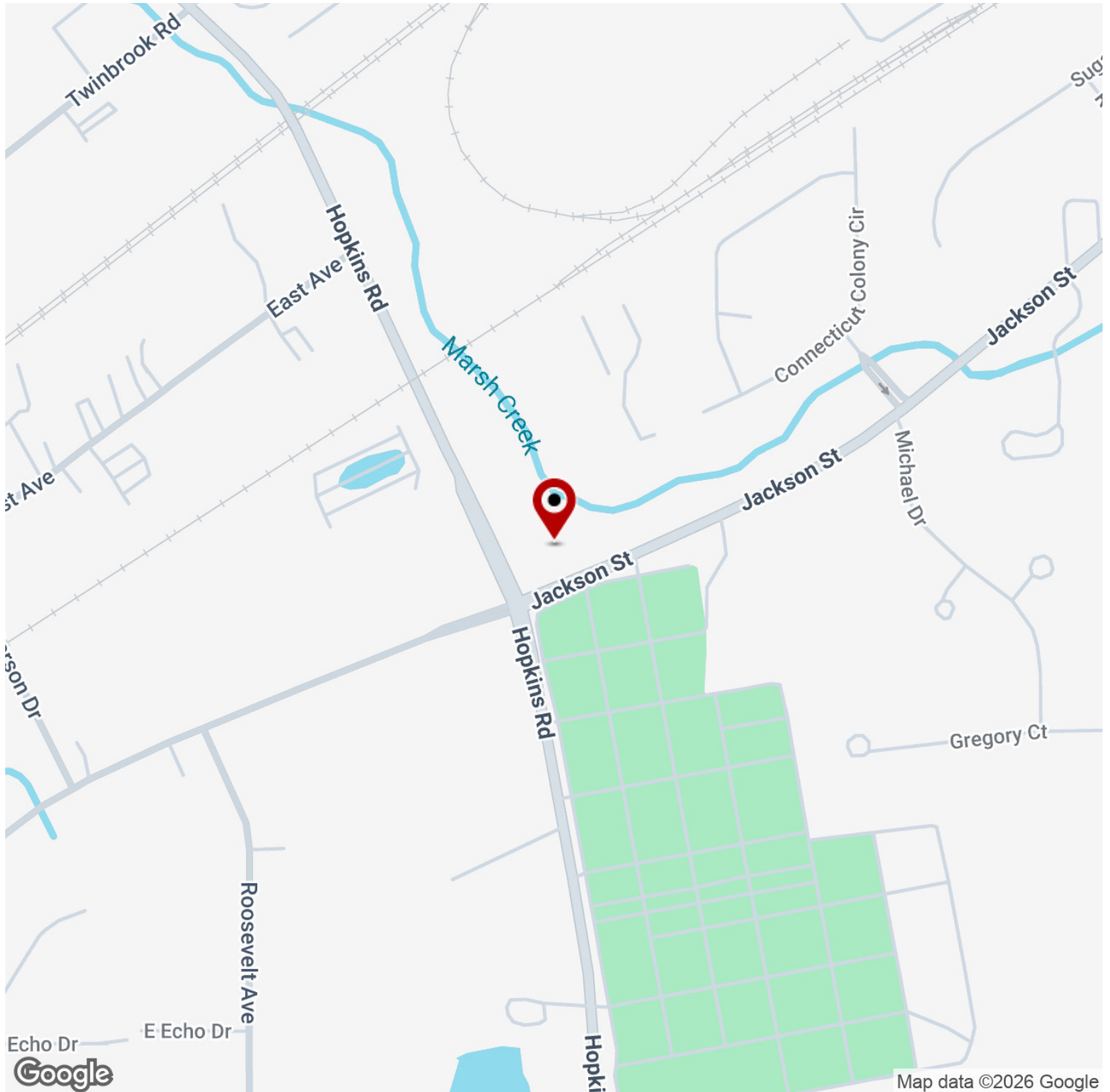
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7400 Center Street
Mentor, OH 44060

LAND FOR SALE

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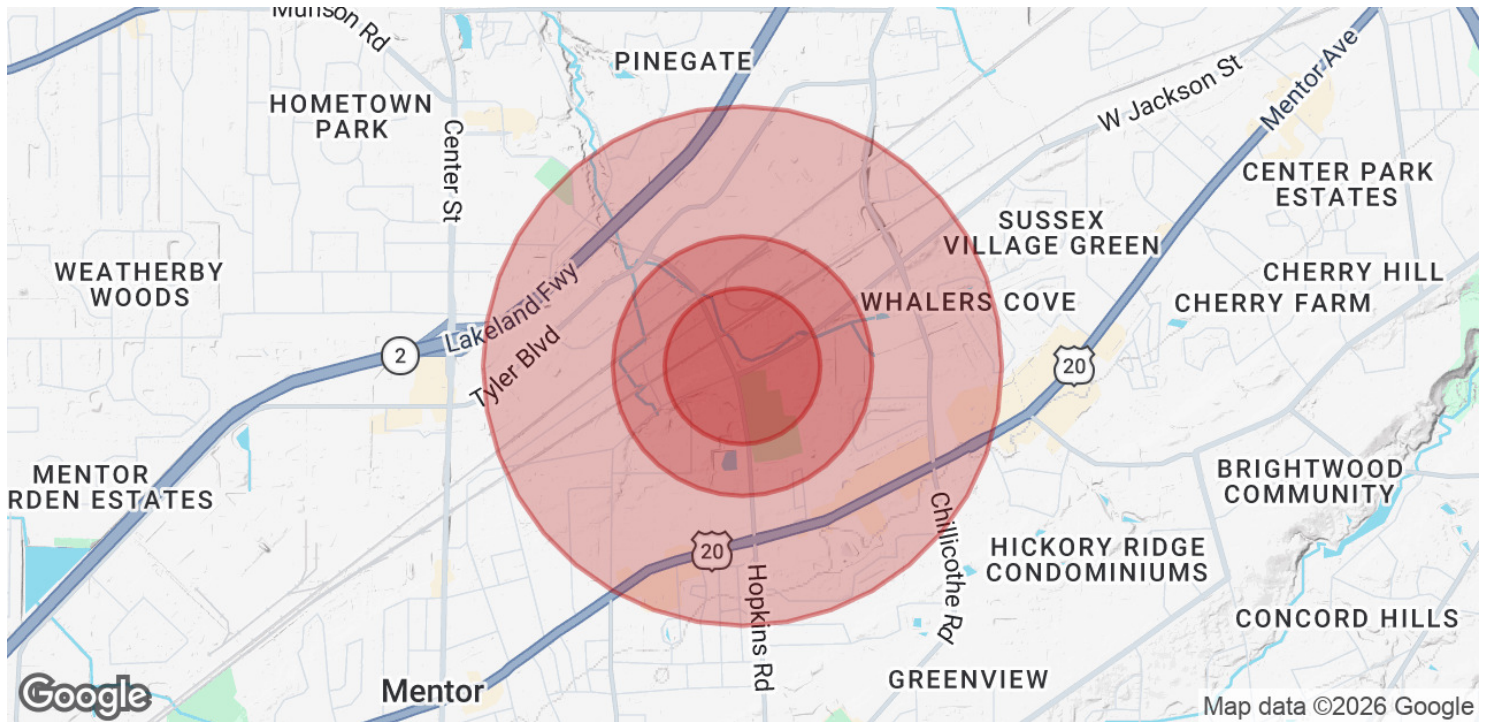
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LAND FOR SALE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	291	915	4,197
Average Age	48	49	48
Average Age (Male)	47	47	47
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	426	1,895
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$92,067	\$91,999	\$99,523
Average House Value	\$219,026	\$214,684	\$237,296

2020 American Community Survey (ACS)

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