

SALE

2.85 Acres at College St, Wadsworth

812 COLLEGE ST

Wadsworth, OH 44281

PRESENTED BY:

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2.85 Acres

VPD 8,000

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**IDEAL SITE FOR DUPLEX OR TOWNHOME
DEVELOPMENT- UTILITIES AVAILABLE, STRONG
MARKET FUNDAMENTALS, AND CITY BACKING FOR
HIGHER-DENSITY USE.**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$285,000
LOT SIZE:	2.85 Acres
PRICE PER ACRE:	\$100,000
ZONING:	R-1 & College Street Gateway District
UTILITIES:	Electric, Gas, City Water, & Sewer
FRONTAGE:	Approx. 425 Feet
DEPTH:	Approx. 250 Feet
TRAFFIC COUNT:	Approx. 8,000 Vehicles Per Day

PROPERTY DESCRIPTION

Offering strong potential for residential development. The property consists of multiple parcels with current zoning of R-1 and the College Street Gateway District. The City of Wadsworth has expressed willingness to support rezoning to R-3 or R-4, opening the door for duplexes, townhomes, or other higher-density residential options.

Public utilities are easily accessible. City water is located at the south end of the site, and city sewer runs directly across College Street. The site offers excellent connectivity, with quick access to I-76 and proximity to downtown Wadsworth, schools, retail, and other community amenities.

This is a rare infill opportunity with infrastructure in place, municipal support for increased density, and strong residential demand in one of Medina County’s fastest-growing submarkets.

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COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- City of Wadsworth is supportive of rezoning to R-3 or R-4 for multifamily development.
- Ideal site for duplexes, townhomes, or other higher-density residential uses.
- Minimal entitlement barriers with municipal support for redevelopment.
- Public water and sewer readily accessible—no major utility extensions required.
- Infill development opportunity with infrastructure in place.
- Located in one of Medina County's fastest-growing residential submarkets.
- Convenient proximity to downtown Wadsworth, schools, parks, and retail.
- Excellent connectivity to I-76, regional job centers, and commercial corridors.
- Direct access to College Street with strong visibility and frontage.

WADSWORTH CITY - WATER & SEWER



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TOPOGRAPHY



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OBLIQUE IMAGERY



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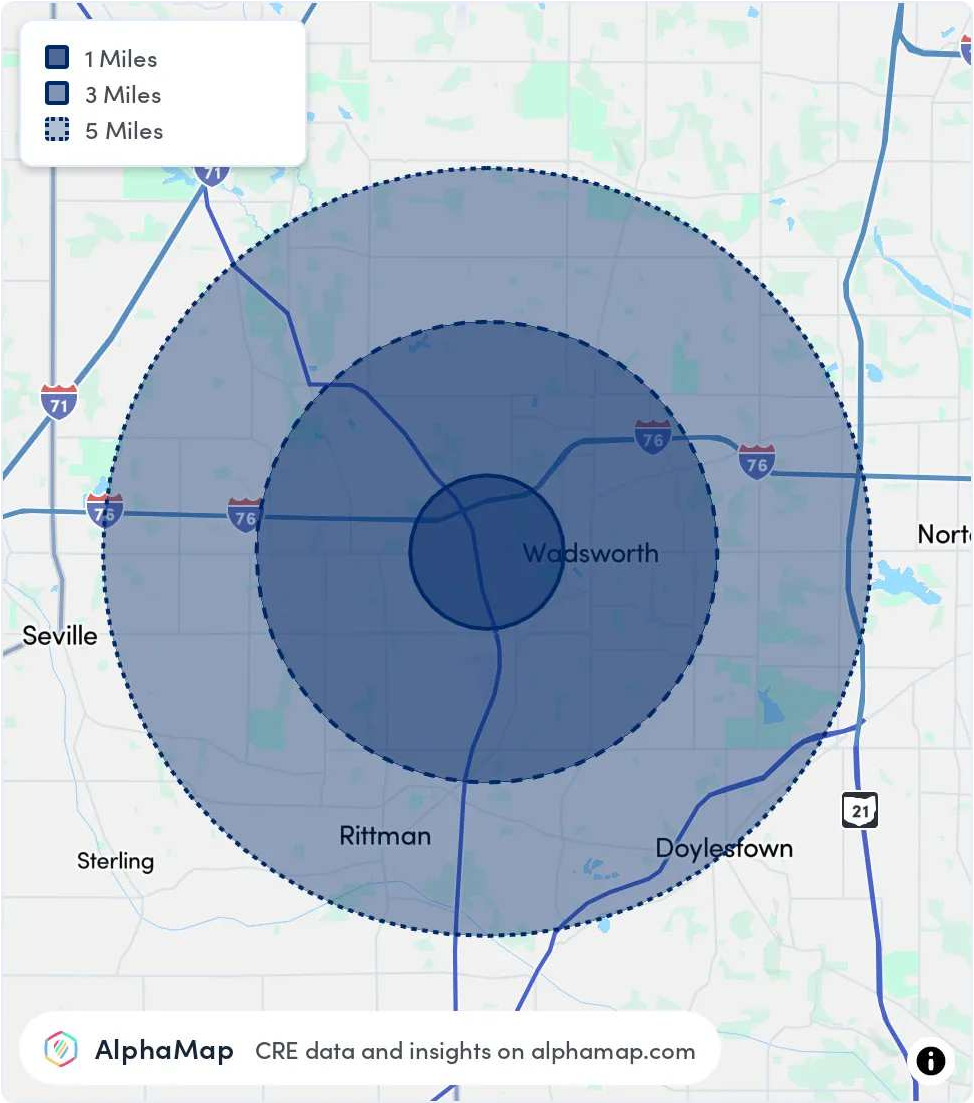
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POPULATION & INCOME DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,734	14,062	27,233
AVERAGE AGE	40	41	42
AVERAGE AGE (MALE)	39	40	41
AVERAGE AGE (FEMALE)	41	42	43

HOUSEHOLD & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,455	5,813	11,134
PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$106,101	\$91,965	\$106,310
AVERAGE HOUSE VALUE	\$268,672	\$236,723	\$273,990
PER CAPITA INCOME	\$40,808	\$38,318	\$44,295

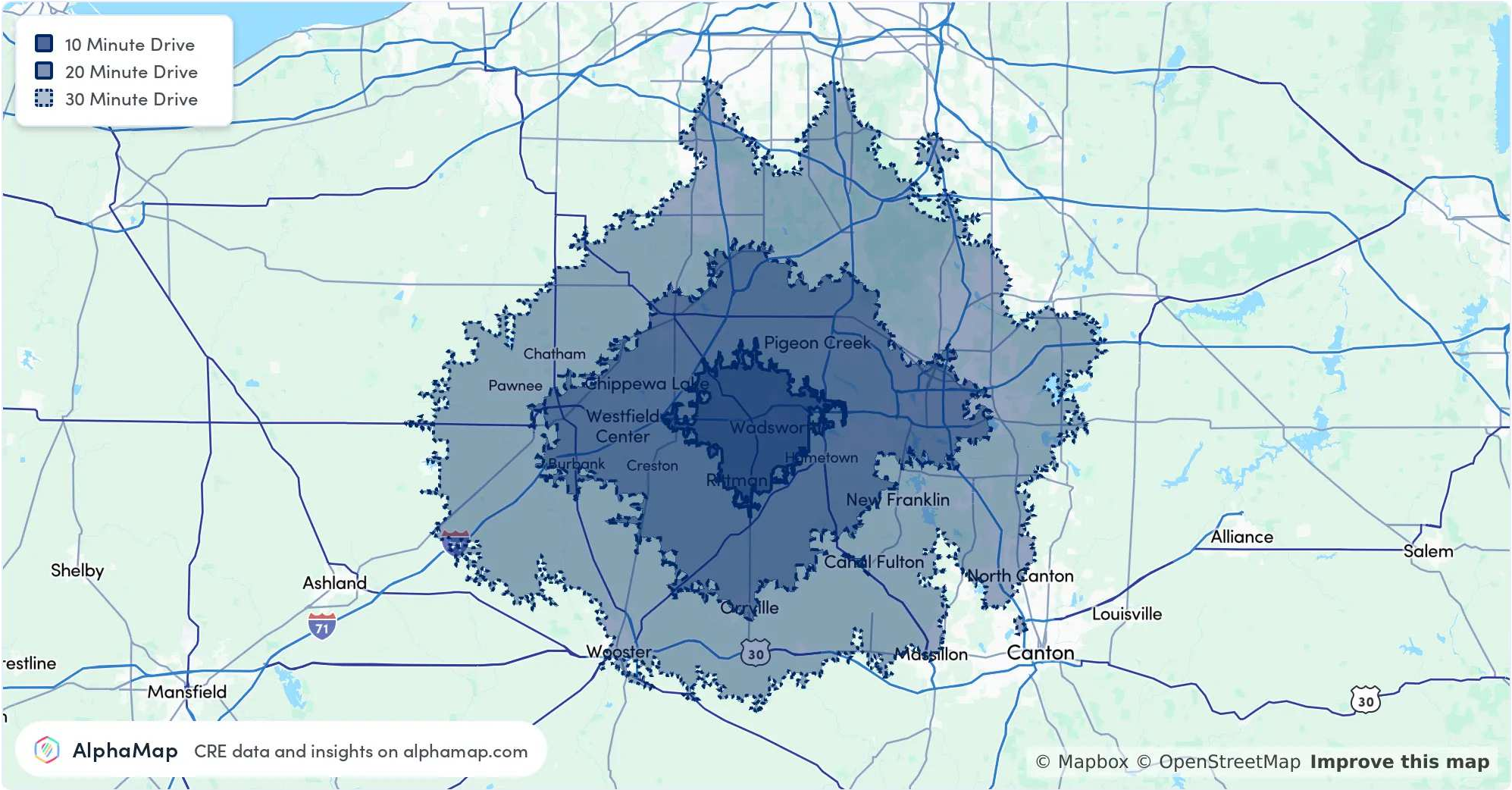
Map and demographics data derived from AlphaMap



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AREA ANALYTICS



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