



Harbor Town Land (8.55 Acres)

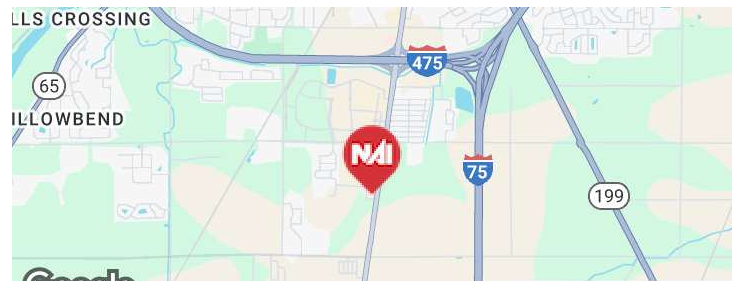
Perrysburg, Ohio 43551

Property Highlights

- Commercial Development Land for Sale
- Build-to-suit opportunity
- .25 Miles to Levis Commons
- .75 Miles south of I-475/US 23
- Tax incentives available

Property Overview

Acreage in fast developing Perrysburg, Ohio. Utilities are already in place at sites.



Offering Summary

Sale Price:	\$274,900 per Acre
Lot Size:	8.55 Acres

For More Information



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Sale Price	\$2,350,395
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Location Information

Building Name	Harbor Town Land (8.55 Acres)
Street Address	Harbor Town Land
City, State, Zip	Perrysburg, OH 43551
County	Wood
Market	Toledo
Cross-Streets	N. Dixie Hwy. & Roachton Rd.
Road Type	Paved
Nearest Highway	I-475
Nearest Airport	Toledo Express Airport

Building Information

Building Size	0 SF
Number of Lots	1

Property Information

Property Type	Land
Property Subtype	Retail
Zoning	Commercial
Lot Size	8.55 Acres
Corner Property	Yes
Traffic Count	13714 (2023)
Traffic Count Street	N. Dixie Hwy.





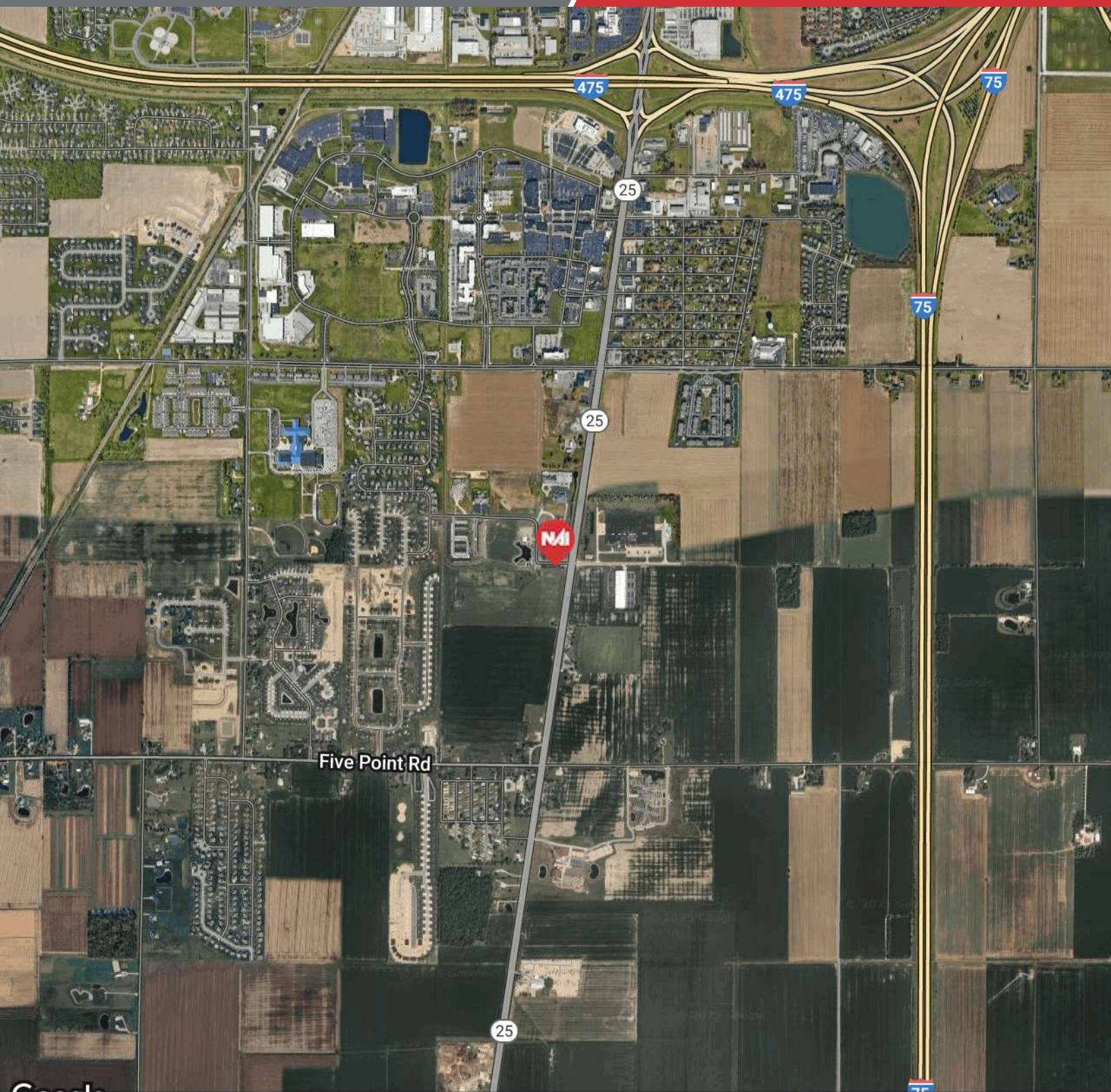
1225.08 LAND USE AND BASE ZONING DISTRICT TABLE.

	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	
Agricultural	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	
Residential	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	
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	
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				Office Service	Industrial		Special			Institu- tional 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			Institu- tional 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			Institu- tional 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

	Ag	Residential					Commercial				Office Service	Industrial		Special			Institutional INS
Institutional	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
Industrial	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

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Five Point Rd

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475

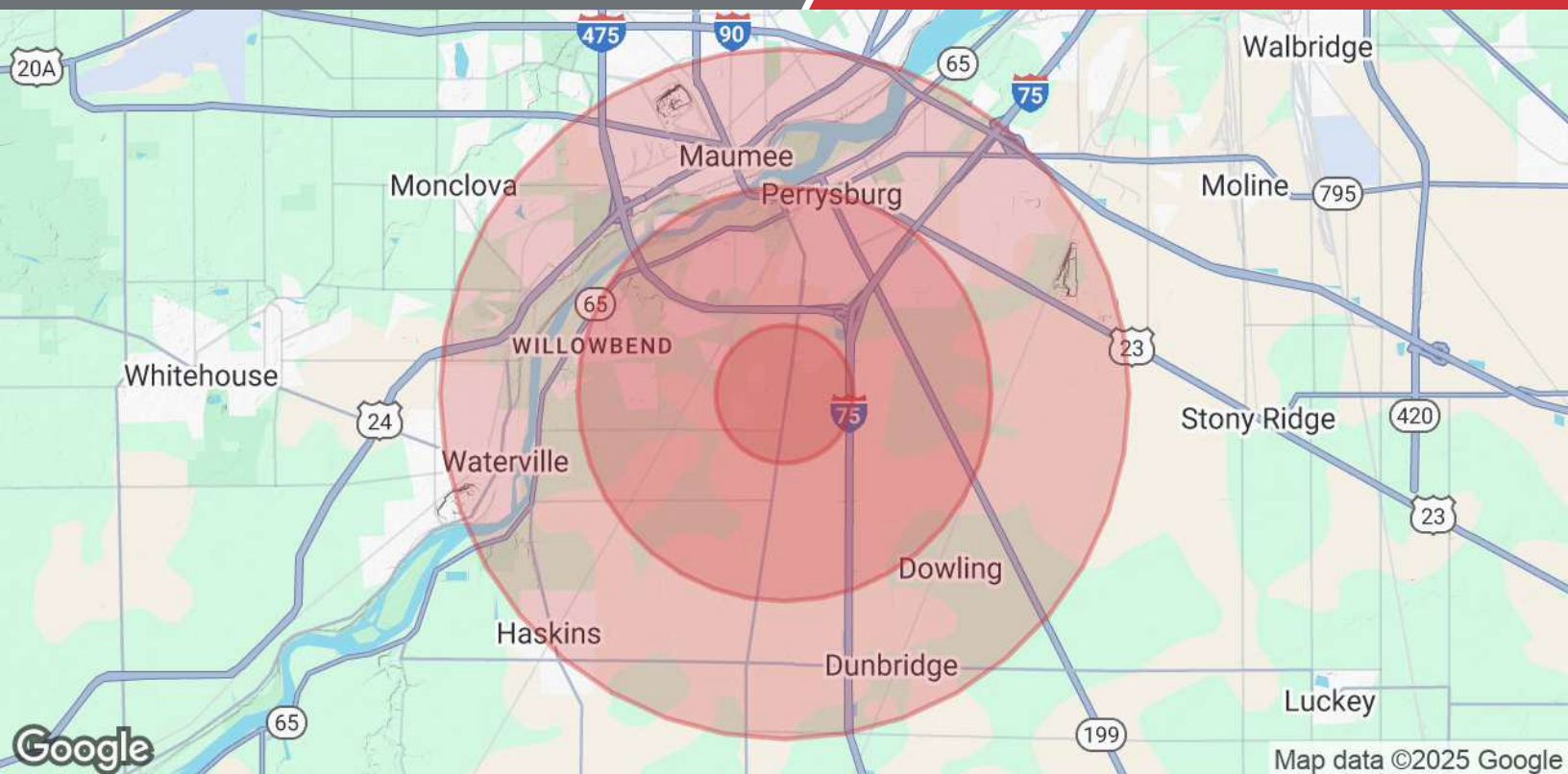
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25





Population	1 Mile	3 Miles	5 Miles
Total Population	3,775	25,414	59,231
Average Age	39	39	42
Average Age (Male)	38	38	41
Average Age (Female)	41	41	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,535	9,922	24,396
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$122,941	\$134,403	\$120,326
Average House Value	\$332,853	\$330,333	\$307,308

Demographics data derived from AlphaMap