

10180 FREMONT PIKE

(SIMMONS RD @ S. COMPASS DR)

ROSSFORD, OH 43460

VACANT LAND FOR SALE

14.40 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

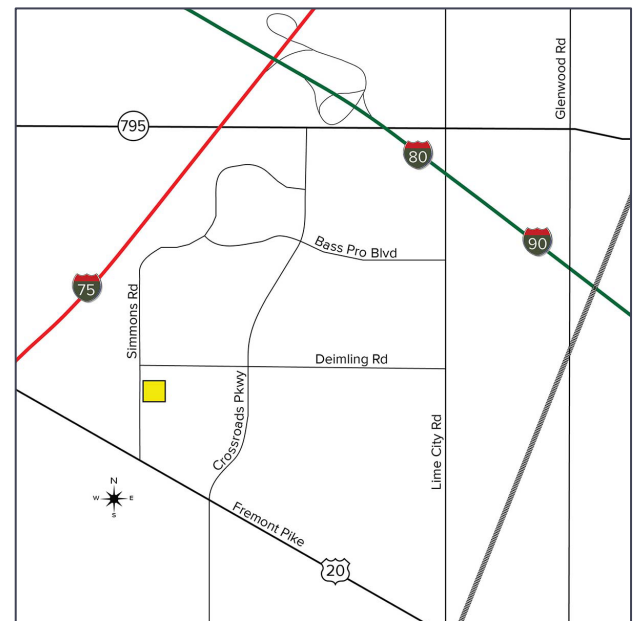
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$1,000,000 (\$69,444.44/ac)
Acreage:	14.40 acres
Dimensions:	815' x 765'
Closest Cross Street:	Simmons Road
County:	Wood
Zoning:	Planned Comm. District
Easements:	Of record
Curb Cuts:	Per development site plan approval
Topography:	Flat
Survey Available:	No



For more information, please contact:

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PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Street
Improvements:	None
Restrictions:	Of record
Sign on Property:	Yes

Adjacent Land

North:	Multi-family
South:	Meijer/retail
East:	Total Sports Rossford/retail
West:	Wal-Mart/retail

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,702	\$74,944
3 MILE	26,280	\$91,672
5 MILE	82,648	\$87,775

TRAFFIC COUNTS (TWO-WAY)

FREMONT PIKE	34,482 (2023)
I-75	76,166 (2024)

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Northwest Water & Sewer
Sanitary Sewer:	Northwest Water & Sewer
Storm Sewer:	Northwest Water & Sewer

2025 REAL ESTATE TAXES

Parcel Number:	T68-400-026101004000
Total Taxes:	\$1,849.72
100% Land value:	\$263,000
CAUV value:	\$48,300
Improvement value:	\$0
Total value appraised:	\$263,000
Land value:	\$2,050
Improvement value:	\$0
Total value (assessed 35%):	\$16,910

Comments:

- Premier development site in the City of Rossford, Wood County located .20 miles off US-20 adjacent to the City of Perrysburg and Perrysburg Township.
- Fremont Pike (US-20) is a major east/west route in the area.
- .50 miles to I-75 to the west, 1.5 miles to I-80/90 to the north with access from I-75, .20 miles to US-20 to the south.
- Located in the epicenter of the Crossroads Center development, which is a heavy concentration of retail and restaurants, along with some multi-family residential, recreational, office and light industrial uses.
- Site is serviced with all public utilities.

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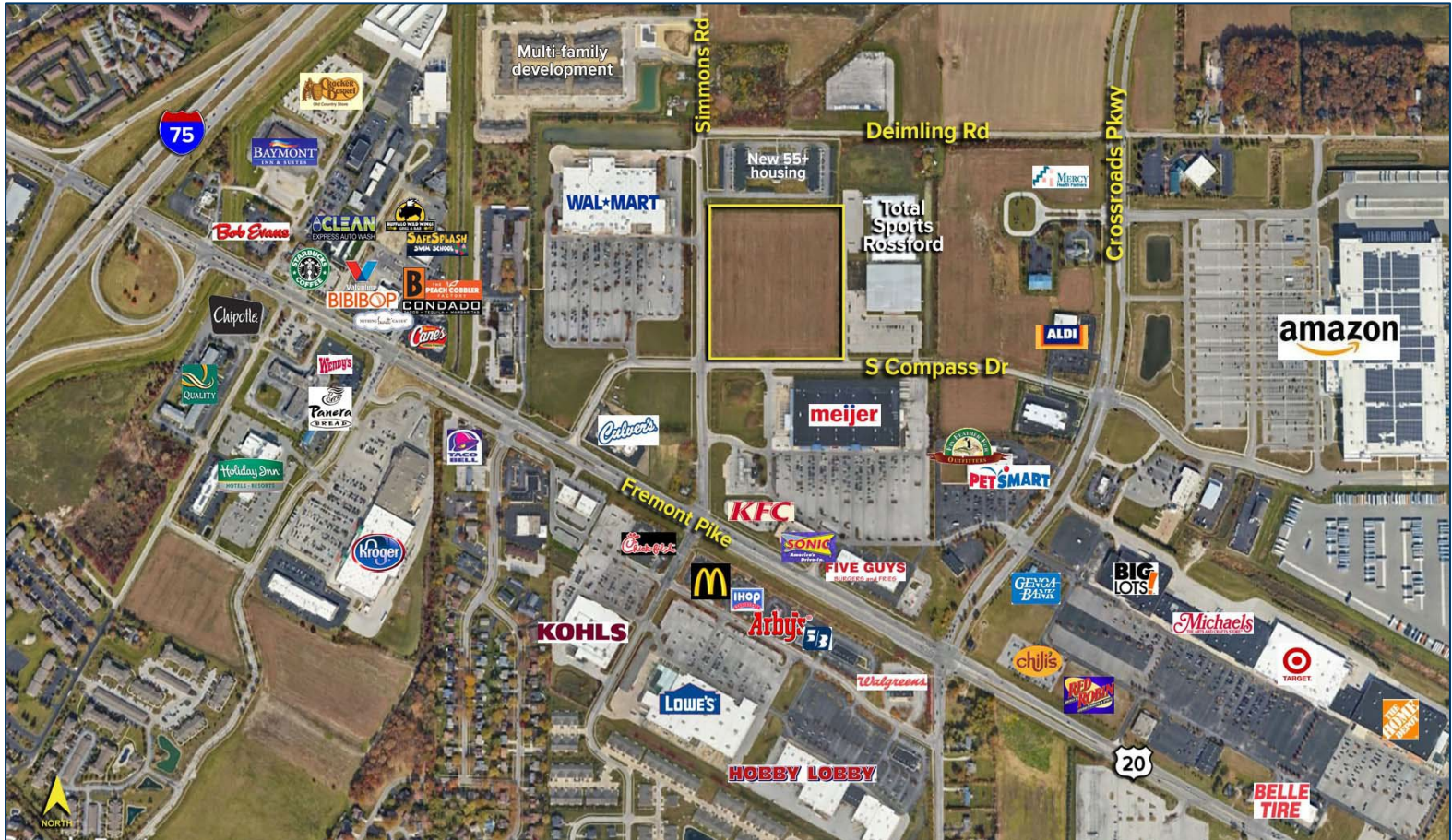
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- Per Wood County Site to Do Business (STDB), the number of families in the current year is 12,011 near the subject property. There are 20,258 housing units in the area.

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