



Corduroy Rd At Blue Heron Dr.

Parcel #: 4411500
Oregon, Ohio 43616

Property Highlights

- Across from the new Oregon Industrial Park
- Utilities to site
- Topography is flat
- Easy access to I-280

Property Overview

The sale is for 24.38 Acres of land in Oregon, OH. This property is in close proximity to an industrial park and would be ideal for a manufacturing and warehousing development. Sale price is \$35,000 per acre.

Offering Summary

Sale Price:	\$853,300 (\$35,000/Acre)
Lot Size:	24.38 Acres

For More Information



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Sale Price	\$853,300 (\$35,000/Acre)
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Location Information

Street Address	0 Corduroy Rd
City, State, Zip	Oregon, OH 43616
County	Lucas
Market	Toledo
Sub-market	Oregon
Cross-Streets	Corduroy Rd and Blue Heron Dr
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 280
Nearest Airport	Toledo Express Airport

Property Information

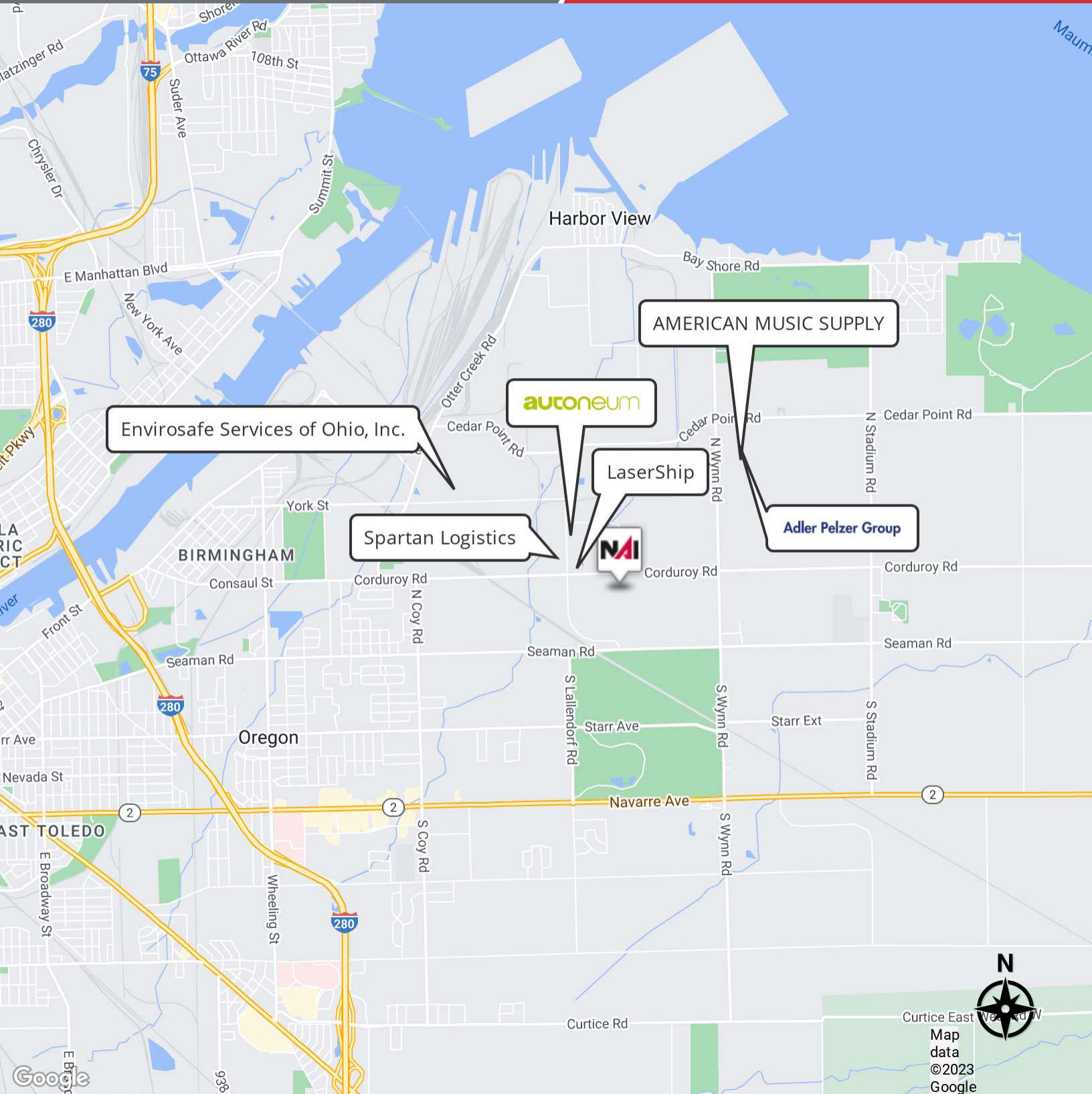
Property Type	Land
Property Subtype	Industrial
Zoning	40-CI
Lot Size	24.38 Acres
APN #	4411500
Corner Property	No
Traffic Count	2200
Traffic Count Street	Corduroy Rd
Power	Yes

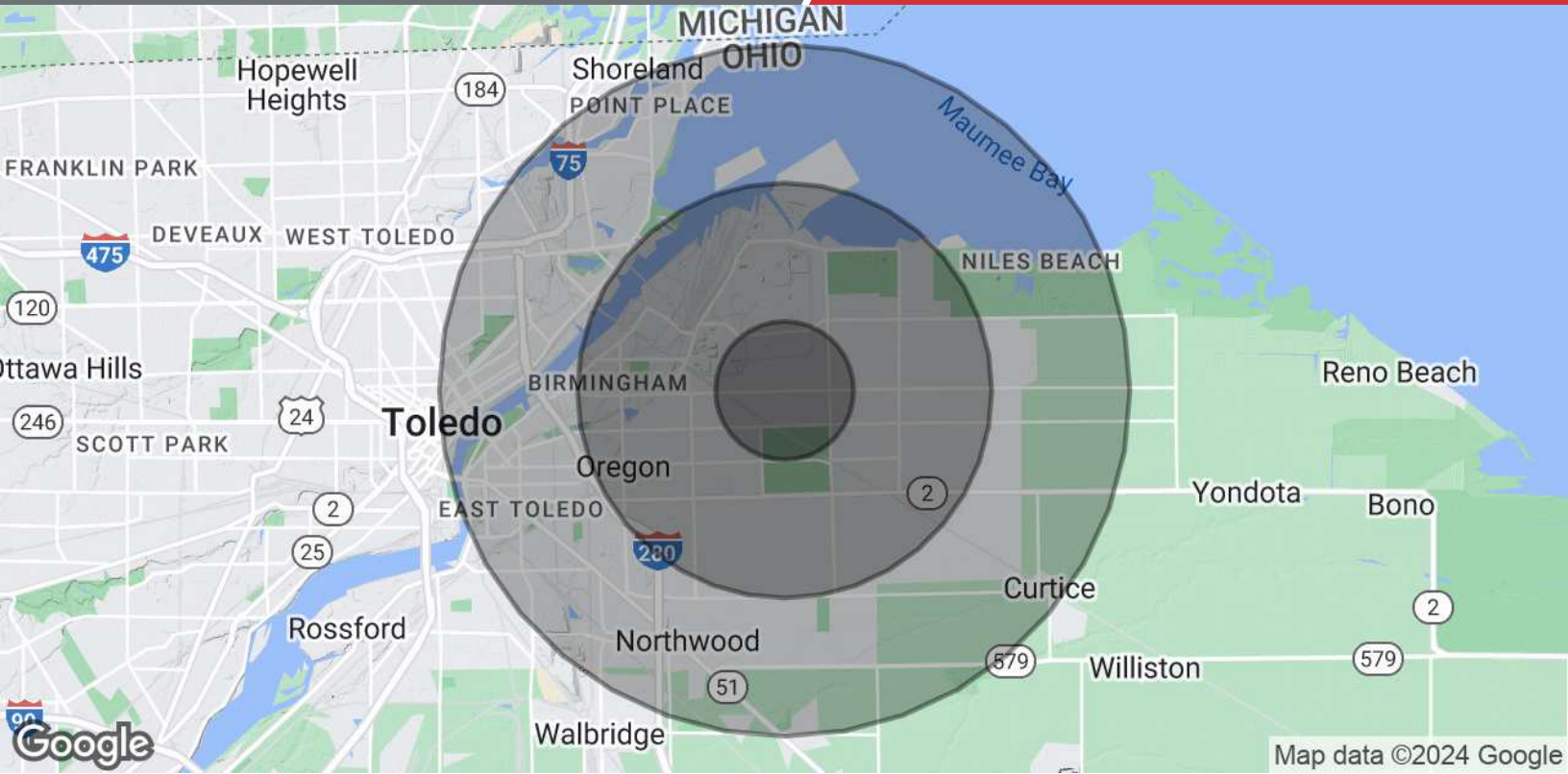
Parking & Transportation

Street Parking	No
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Utilities & Amenities

Gas / Propane	Yes
All utilities at site	





Population	1 Mile	3 Miles	5 Miles
Total Population	640	20,393	80,162
Average Age	41.4	45.7	39.2
Average Age (Male)	30.1	43.3	37.4
Average Age (Female)	47.5	47.5	40.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	214	9,266	38,434
# of Persons per HH	3.0	2.2	2.1
Average HH Income	\$89,887	\$64,660	\$47,150
Average House Value	\$190,838	\$133,780	\$83,493

2020 American Community Survey (ACS)