

LAND FOR SALE

VACANT COMMERCIAL LAND--ALL UTILITIES PRESENT-- 24 ACRES

6788 North Ridge Road, Madison, OH 44057



PROPERTY DESCRIPTION

24 plus acres of commercially zoned land in Madison Township, Ohio. 500' of frontage along N. Ridge Road with 11 plus acres cleared and ready for development. Arcola Creek runs through the southern section of the property. Easement included allowing access to this property from the eastern curb cut used by DaVita Dialysis. Additional curb cuts can be obtained per development plan.

PROPERTY HIGHLIGHTS

- 24± acres of commercially zoned land with approximately 500 feet of frontage along North Ridge Road (US 20).
- Development-ready site with public water, sewer, electric, natural gas, cable, and telephone available.
- Located in Madison Township approximately 0.25 miles east of SR 528 (Hubbard Road), offering excellent accessibility.
- Three-parcel assemblage with an existing easement for access and the potential for additional curb cuts subject to development plan approval.

OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	24.2 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	67	386
Total Population	25	159	848
Average HH Income	\$87,998	\$68,576	\$67,459

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.

RICK OSBORNE JR.

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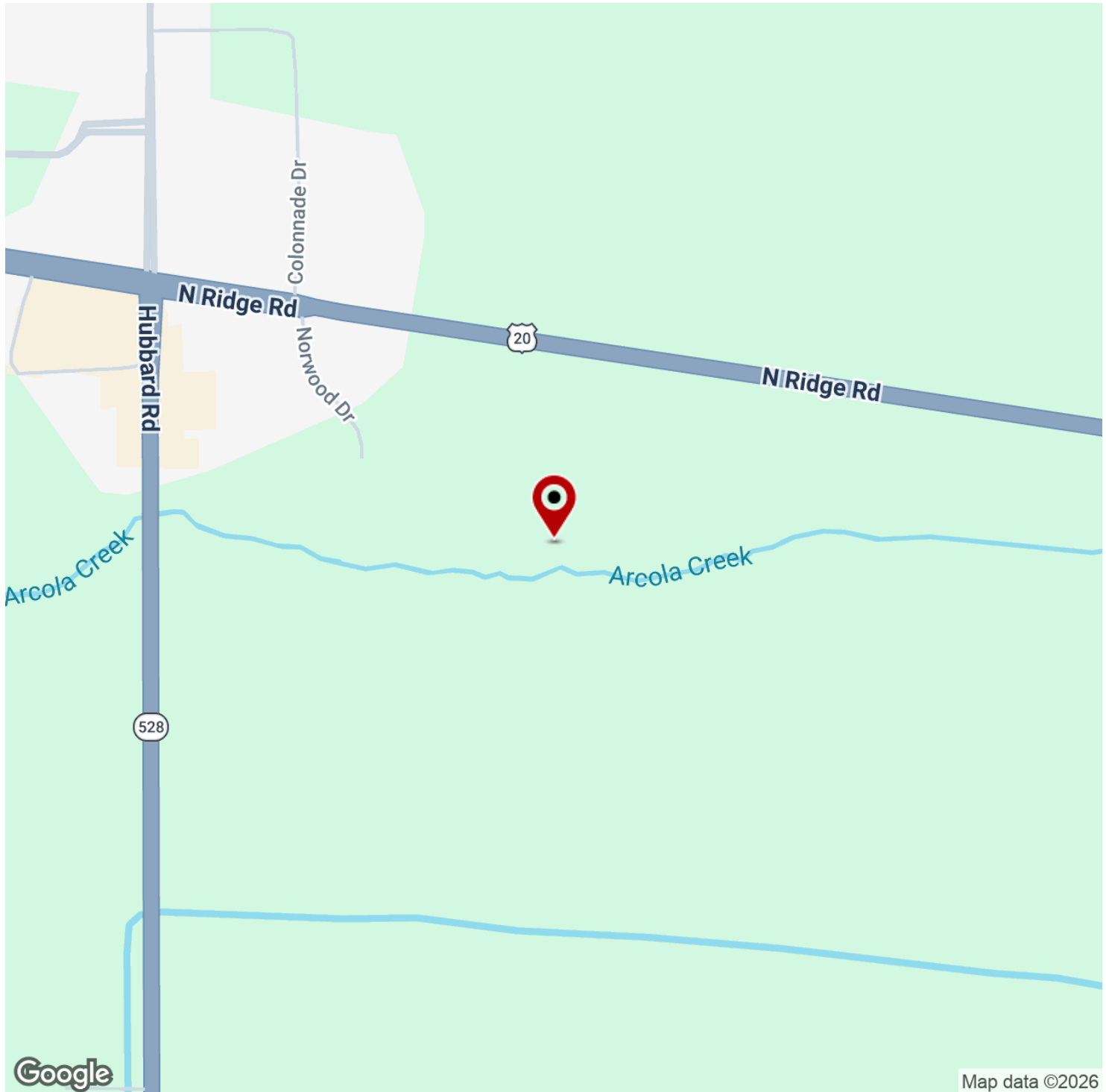
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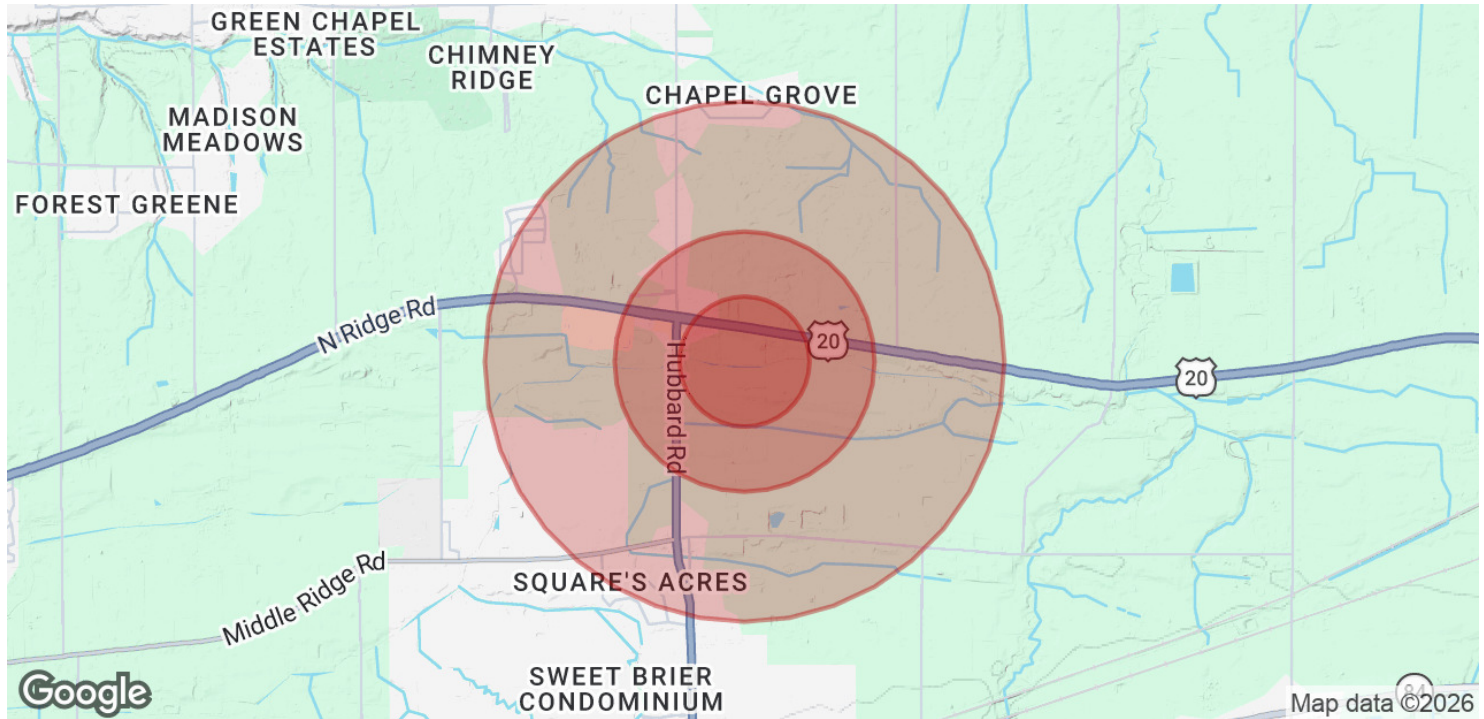
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	25	159	848
Average Age	47.6	45.6	47.9
Average Age (Male)	47.1	46.9	48.2
Average Age (Female)	49.0	45.8	48.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	67	386
# of Persons per HH	2.8	2.4	2.2
Average HH Income	\$87,998	\$68,576	\$67,459
Average House Value	\$242,354	\$148,064	\$150,569

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

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PROFESSIONAL BACKGROUND

Celeste joins the Osborne Group with over 20 years of high-level business management and ownership experience. Having served as the General Manager and owner of Swain Ski Resort in Western New York for 15 years, Celeste has a proven track record of navigating complex operations and driving growth in the hospitality and recreation sectors.

As a licensed realtor, Celeste brings a unique perspective to the team, combining her boots-on-the-ground market knowledge with her extensive background as a multi-state business owner. She remains invested in several other family-owned businesses across New York and Pennsylvania, providing her with a deep understanding of the operational excellence and strategic discipline required to support a premier real estate team. Celeste understands the intricacies of asset management and the importance of integrity-driven leadership in every transaction.

Outside of the office, Celeste is a passionate outdoors enthusiast who recently completed a 2,655-mile thru-hike of the Pacific Crest Trail, traveling from Mexico to Canada over the course of six months. She brings that same “long-trail” mindset to her real estate career—maintaining the endurance, adaptability, and unwavering focus required to navigate long-term projects and ensure the Osborne Group delivers exceptional results for its clients.

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