

5235 AYERS ROAD
LAKE TOWNSHIP, OH 43465

VACANT LAND FOR SALE
69.68 Acres Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$2,100,000 (\$30,138/acre)
Acreage:	69.68 acres (per Auditor)
Closest Cross Street:	Luckey Road
County:	Wood
Zoning:	Agricultural
Easements:	Per ALTA & title work
Curb Cuts:	TBD
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

ZACK LIBER, SIOR
(419) 249 6325 or (419) 367 4331
zliber@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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PROPERTY DESCRIPTION	
Drainage:	Deep ditch East side of property
Improvements:	Barn/house
Restrictions:	Per zoning
Sign on Property:	Yes
Adjacent Land	
North:	Residential
South:	Residential/agricultural
East:	Industrial
West:	Agricultural

TRAFFIC COUNTS (TWO-WAY)	
AYERS ROAD	450
E. BROADWAY ST.	2,150
ST. RT. 795	15,853
I-280	30,742
I-80/90	40,606
I-75	69,108

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Northwest Water & Sewer
Sanitary Sewer:	None
Storm Sewer:	None

2023 REAL ESTATE TAXES	
Parcel Number:	H28-712-170000001000
Total Annual Taxes:	\$6,471.44

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	1,204	\$78,700
3 MILE	11,995	\$73,381
5 MILE	56,854	\$69,397

Comments:

- In path of future development right off SR-795.
- 5.5 miles from on/off ramp for I-75 and I-80/90.
- First Solar, Amazon, NSG, Home Depot, Jeep, FedEx, UPS and many other distribution/manufacturing employers within a 5-mile radius.
- Township tax incentives for working/living in the Township.

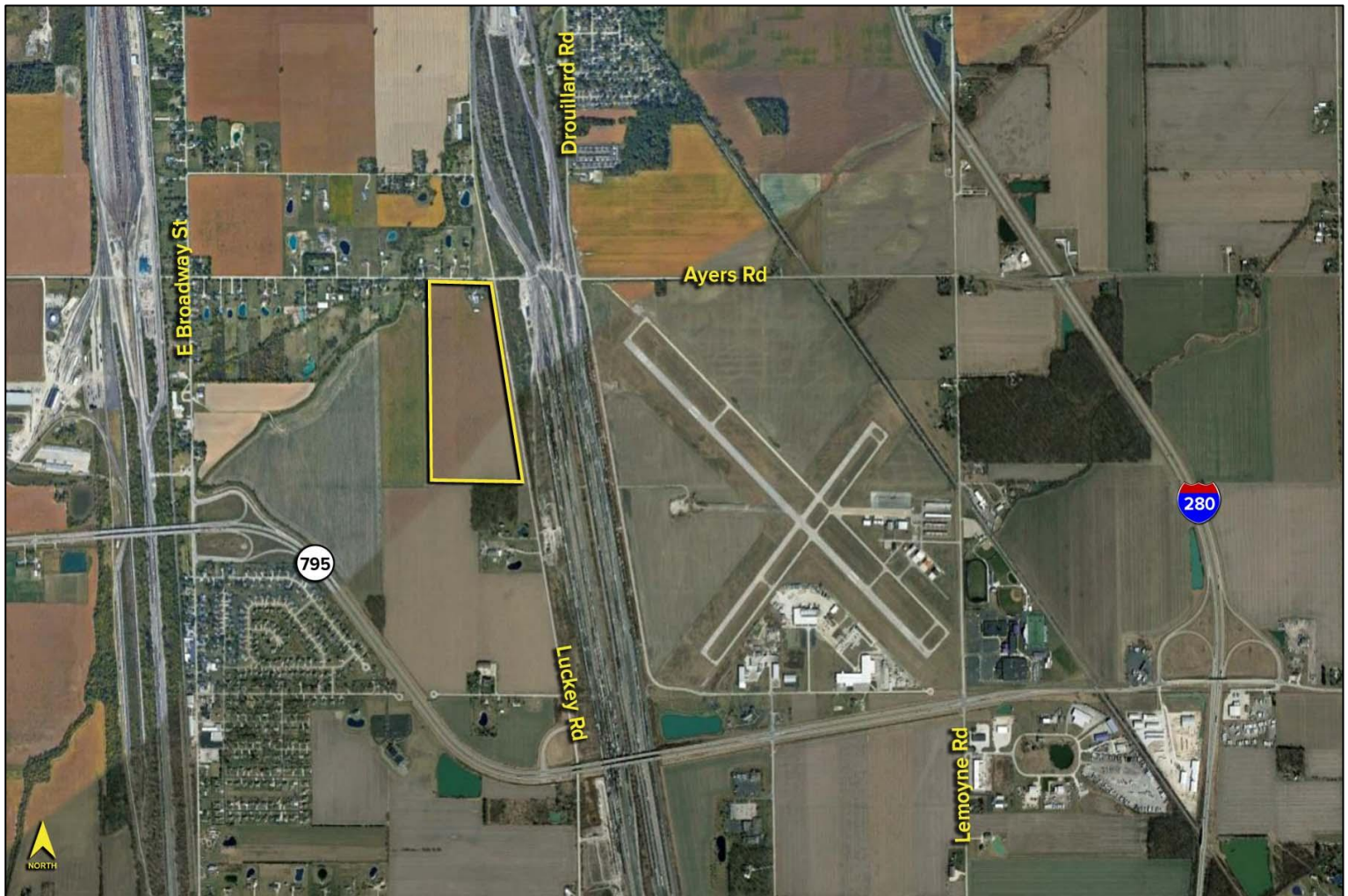
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