

LAND FOR SALE

6242-6260 Edgewater Drive
Toledo, Ohio 43611



15.75 +/- Acres Waterfront Land Available



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COMPANY**

Appraisal Brokerage Consulting Development

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Property Description

LAND BETWEEN OTTAWA RIVER AND MAUMEE BAY AVAILABLE!

3 land sites totaling 15.75 +/- ac land available with a stationary dock. Estimated 8-10 boat slips (small boat). The property includes two residential structures on separate parcels; however is being sold for its land value. The land is situated near Lost Peninsula between the Maumee Bay and Ottawa River. This landmark location is in a resort community of yacht clubs and marinas with more than 5,000 +/- slips within a 2 mile radius. Close to the Michigan State Line.

Address: 6242-6260 Edgewater Drive
Toledo, Ohio 43611

County: Lucas

PID: 18-55784
18-55531
18-55804

Location: Near Lost Peninsula between
Ottawa River and Maumee Bay

Acreage: 15.75 +/- ac

Taxes: \$7,324

Sale Price: \$950,000

Zoning: CR - Regional Commercial
RS6 - Single-Dwelling District
Maumee Riverfront Overlay



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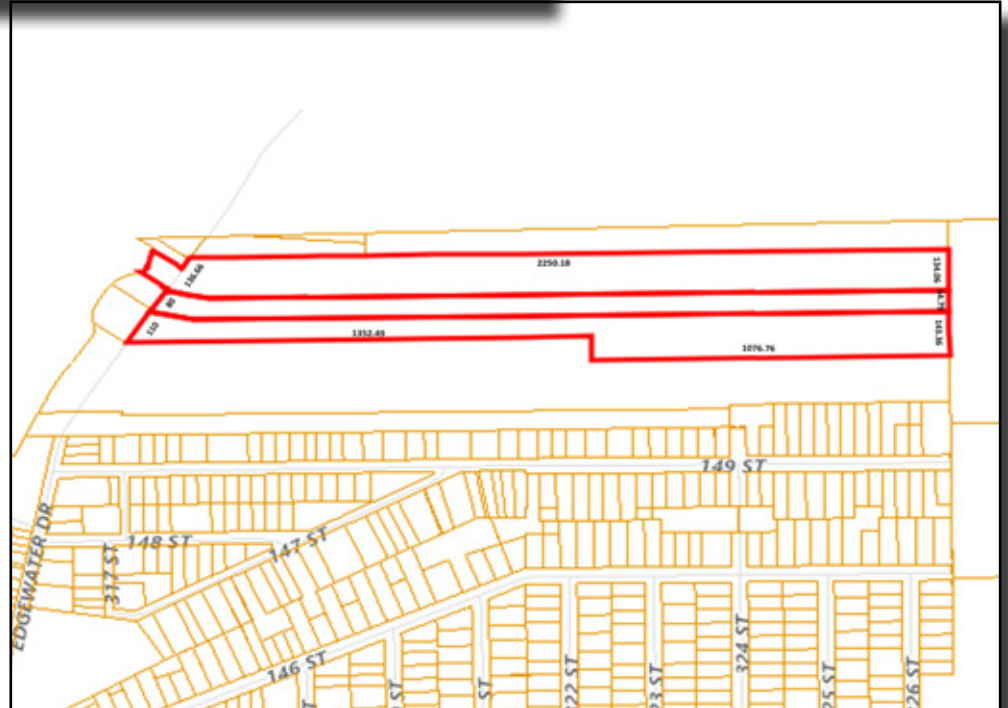
Photos



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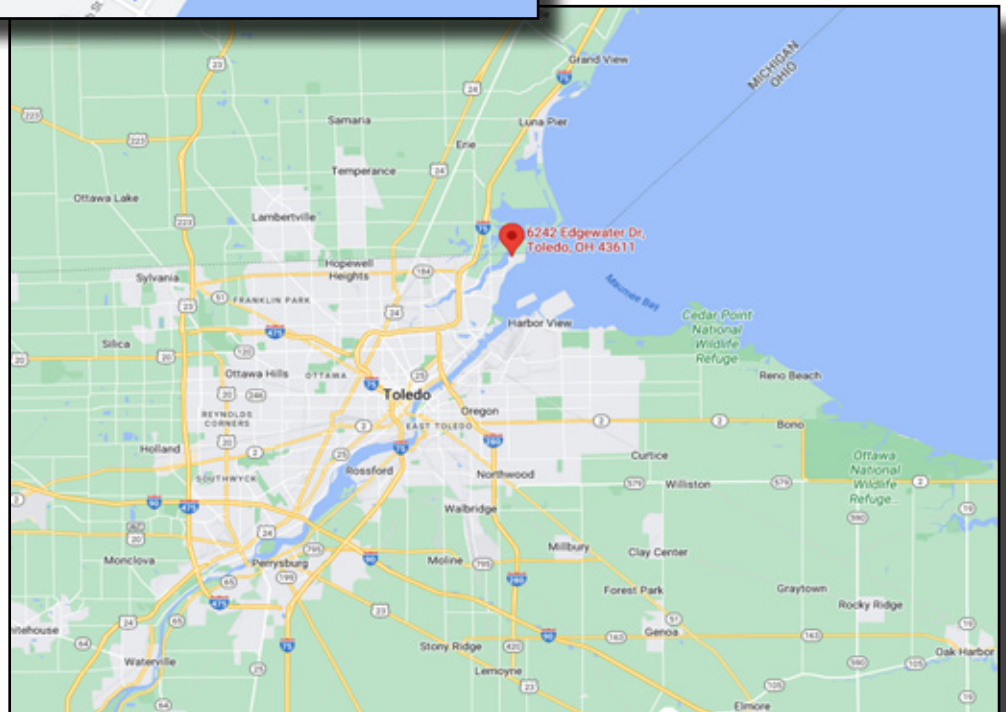
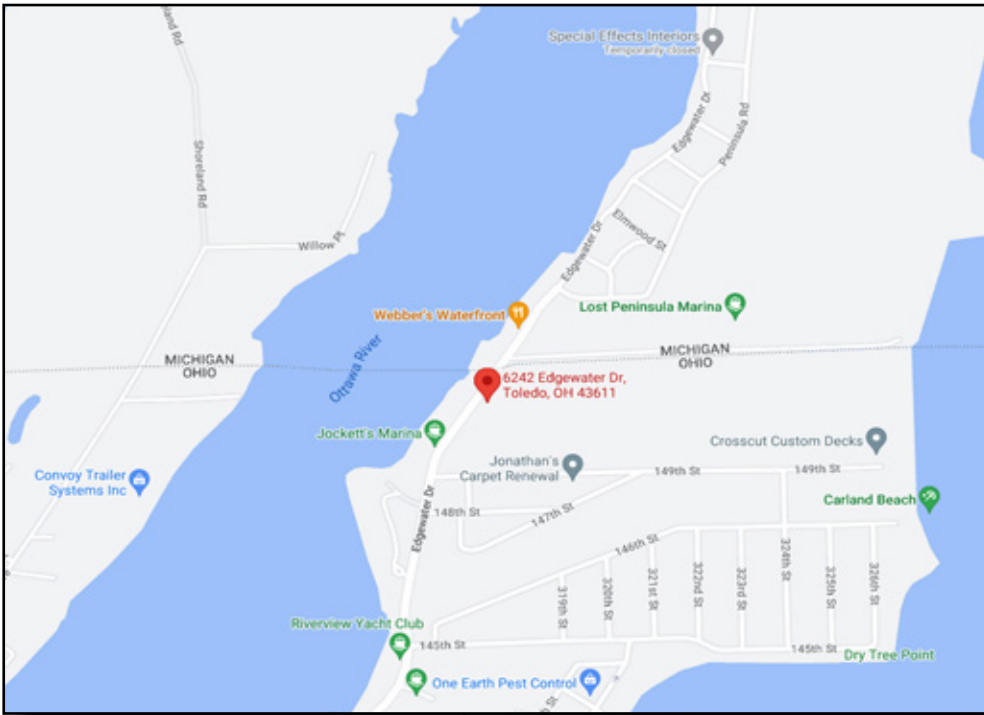
Aerial and Plat Map



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Street Maps



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Property Location



Great Location!

Waterfront View

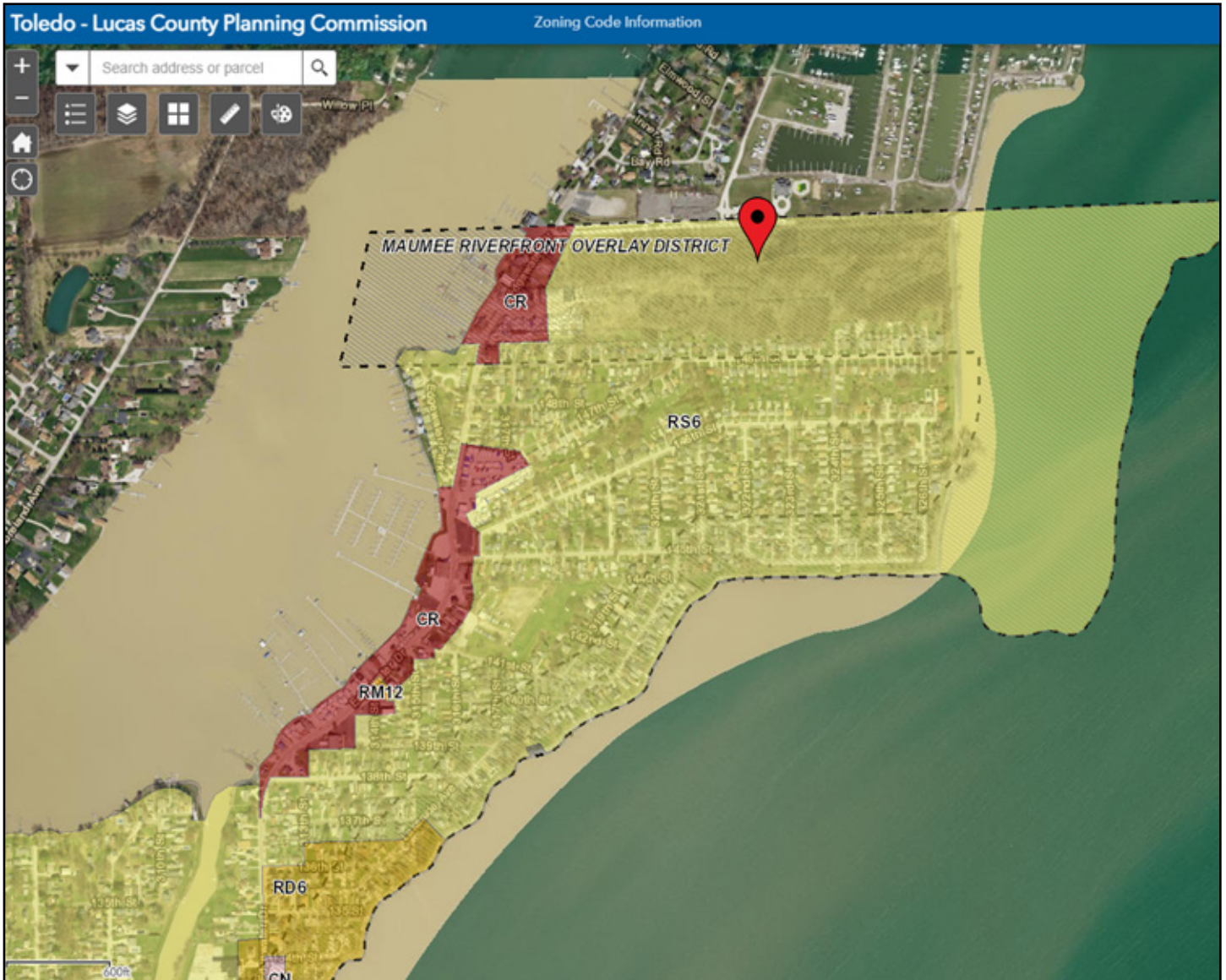
Easy access to main arteries

17 minutes to Downtown Toledo



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Zoning Map



Click [here](#) to see zoning regulations



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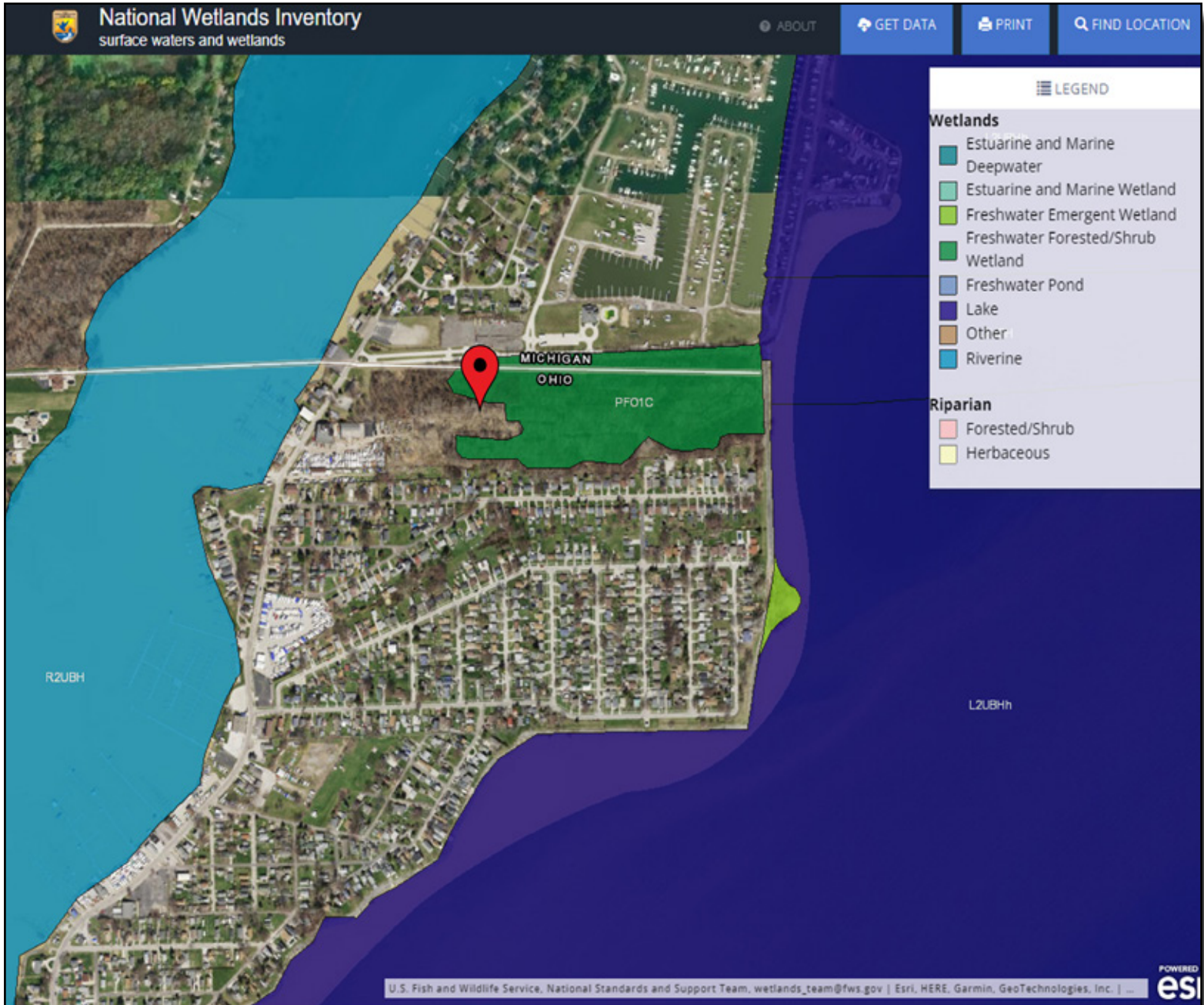
Flood Map



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Wetlands Map




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Demographics

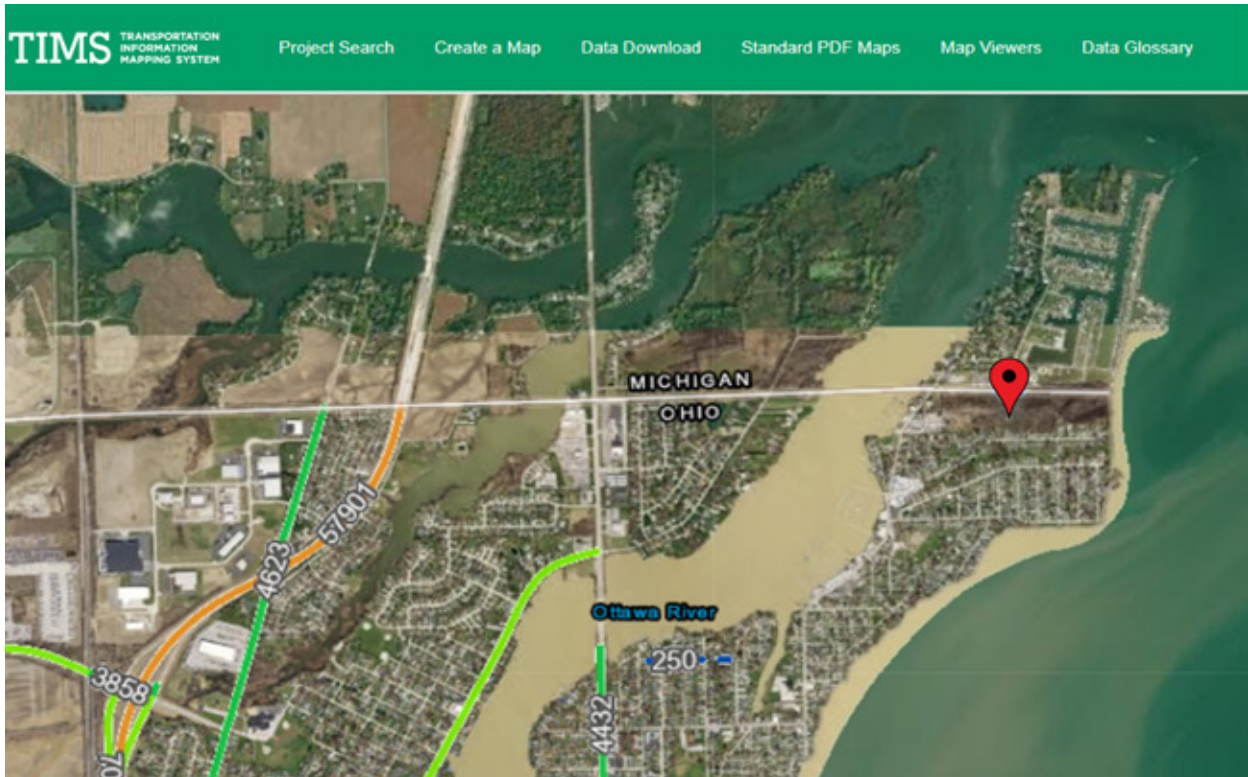
Demographic Summary Report

6238 Edgewater Dr, Toledo, OH 43611						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	2,852		14,444		36,615	
2022 Estimate	2,883		14,623		36,919	
2010 Census	3,082		15,670		38,961	
Growth 2022 - 2027	-1.08%		-1.22%		-0.82%	
Growth 2010 - 2022	-6.46%		-6.68%		-5.24%	
2022 Population by Hispanic Origin						
2022 Population	134		877		3,082	
White	2,750	95.39%	13,530	92.53%	29,060	78.71%
Black	46	1.60%	602	4.12%	6,261	16.96%
Am. Indian & Alaskan	14	0.49%	64	0.44%	178	0.48%
Asian	11	0.38%	70	0.48%	218	0.59%
Hawaiian & Pacific Island	0	0.00%	7	0.05%	12	0.03%
Other	61	2.12%	349	2.39%	1,190	3.22%
U.S. Armed Forces	2		35		47	
Households						
2027 Projection	1,231		6,130		14,562	
2022 Estimate	1,245		6,212		14,688	
2010 Census	1,333		6,678		15,514	
Growth 2022 - 2027	-1.12%		-1.32%		-0.86%	
Growth 2010 - 2022	-6.60%		-6.98%		-5.32%	
Owner Occupied	963	77.35%	4,876	78.49%	10,455	71.18%
Renter Occupied	283	22.73%	1,336	21.51%	4,233	28.82%
2022 Households by HH Income						
Income: <\$25,000	225	18.07%	1,179	18.98%	3,548	24.15%
Income: \$25,000 - \$50,000	471	37.83%	1,735	27.93%	4,473	30.45%
Income: \$50,000 - \$75,000	188	15.10%	1,200	19.32%	2,643	17.99%
Income: \$75,000 - \$100,000	189	15.18%	852	13.72%	1,709	11.63%
Income: \$100,000 - \$125,000	76	6.10%	618	9.95%	1,152	7.84%
Income: \$125,000 - \$150,000	18	1.45%	222	3.57%	491	3.34%
Income: \$150,000 - \$200,000	26	2.09%	275	4.43%	425	2.89%
Income: \$200,000+	52	4.18%	131	2.11%	248	1.69%
2022 Avg Household Income	\$64,626		\$67,369		\$59,401	
2022 Med Household Income	\$45,961		\$53,232		\$45,429	



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Traffic Map



Traffic Count Report

6238 Edgewater Dr, Toledo, OH 43611

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Edgewater Dr	315th St	0.04 NE	2022	1,807	MPSI	.42
2 Edgewater Dr	315th St	0.04 NE	2020	1,912	MPSI	.42
3 Edgewater Drive	140th St	0.00 NE	2022	1,875	MPSI	.46
4 135th St	Edgewater Dr	0.05 W	2022	205	MPSI	.67
5 135th Street	Edgewater Dr	0.05 W	2020	211	MPSI	.67
6 North Summit Street	Jasik Dr	0.02 N	2022	4,148	MPSI	.80
7 SUMMIT ST	Jasik Dr	0.02 N	2020	4,104	AADT	.80
8 Summit St	Shoreland Ave	0.07 S	2018	6,685	MPSI	.83
9 Summit St	Coveview Dr	0.05 N	2020	4,363	MPSI	.83
10 Summit St	Coveview Dr	0.05 N	2022	4,164	MPSI	.83



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Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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