



DANBERRY NATIONAL, LTD.

60.72 AC Vacant Land For Sale

General Information

Location: Route 25
Closest Intersection: Five Point Road
City: Perrysburg
County: Wood
State, Zip: Ohio – 43551
Zoning: PBP (Planned Business Park)

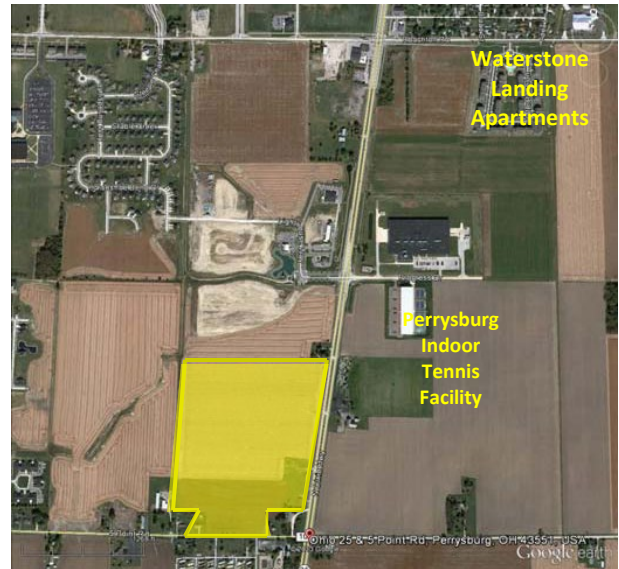
Pricing Details

Price per Acre: Depending on Size/Location
Terms/Exchange: Cash at closing

Property Information

Dimensions: Irregular
Acres: 60.72 AC +/-
Traffic Count: 30,000 vehicles per day
Easements: Of record

Demographics: Within 5-Mile Radius – 54,324 +/-
Avg. Household Income - \$81,636 +/-



Comments/ Features

- Substantial frontage on Route 25
- In close proximity to all the new residential & commercial development

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappable of all public utilities are subject to purchaser's confirmation of same.

Utilities

Gas: Available – 20" – Columbia Gas
Water: Available – 24" on West side of Route 25 (Northwestern Water & Sewer District)
Electric: Available – Toledo Edison/First Energy
Storm Sewer: Available – 66" center of Route 25 – 6-8" east/west of Route 25
Sanitary Sewer: In progress – 12" on west side as development warrants

Parcel Information

Parcel #: Q61-400-190000026000/25000/24000/23000/22000/21000/20000/19000

Contact

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Perrysburg Area Utility Drawing

STATE ROUTE 25 Corridor

- City Water currently in place covering a 9 square mile area
- Waterline in place running from Perrysburg to Bowling Green (10+ miles)
- State Route 25 4 lanes from Perrysburg to Bowling Green

- City Waterline and manholes in Place

New Perrysburg High School

Residential growth area for Perrysburg, centered by the newly constructed Perrysburg High School

Site

3 miles

3 miles

State Route 25

State Route 20

Area Designated as Perrysburg's "Jobs Corridor" in Perrysburg Master Plan

Lime City Road and State Route 20

- Utilities currently terminate at SR 20 and Lime city. Existing quarrying operations and shallow surface rock at the intersection make it unlikely utilities will be extended in the near future.
- State Route 20 narrows from 4 lanes to 2 lanes at this intersection

PERRYSBURG

Planned traffic signal

0 1 mile

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Five Point Road traffic light gets OK
(8/29/25)8/29/2015)

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