DANBERRY NATIONAL, LTD.
19.23 AC - LAND FOR SALE

General Information:

Location: 26879 Fremont Pike (U.S. 20)
Closest intersection I-75/Lake Due Drive
City/County: Perrysburg twp./Wood
State/Zip: Ohio/43551
Zoning: C-2/Commercial – vacant land

Pricing Details:

Price/AC: $100,000/AC
Property Price: $1,923,000.00
Terms: Cash at closing

Parcel Information:

-Great Visibility/exposure to I-75 Traffic/both directions
-In close proximity to over 3,000,000 SF of Retail/ Restaurants/both sit down & fast food (Bass Pro/Kroger Marketplace/Walmart Meijer/Bass Pro/Kohl's/Lowe's/Target Home Depot/Michael's/Hobby Lobby) & new Amazon Fulfillment Center

Parcel Information:

Parcel #s:P60-400-090104006000/ P60-400-090104005000/P60-400-09010003000

Taxes:

Annual Taxes - $17,637.24 (2020)

Source: Wood County, OH Auditor's Website:

https://auditor.co.wood.oh.us/real-estate-information/

Contact:

Brian W. McMahon brian@danberrynational.com
624 W. South Boundary, Suite B Perrysburg, Ohio 43551
Office: (419) 874-2800 website: www.danberrynational.com

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 tappability of all public utilities are subject to purchaser's confirmation of same.

DANBERRY NATIONAL, LTD.
19.23 AC - LAND FOR SALE

PROPERTY INFORMATION:

ELECTRIC: AVAILABLE - FIRST ENERGY
GAS: AVAILABLE - COLUMBIA GAS
WATER: AVAILABLE – NWWSD*
SANITARY SEWER: AVAILABLE – NWWSD*
STORM SEWER: AVAILABLE – NWWSD*

NOTE: *NORTHWESTERN WATER & SEWER DISTRICT

DEMOGRAPHICS:

	POPULATION	MEDIAN HH INCOME
1 MILE	6,377	$78,289
3 MILE	24,739	$88,232
5 MILE	79,118	$79,379

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
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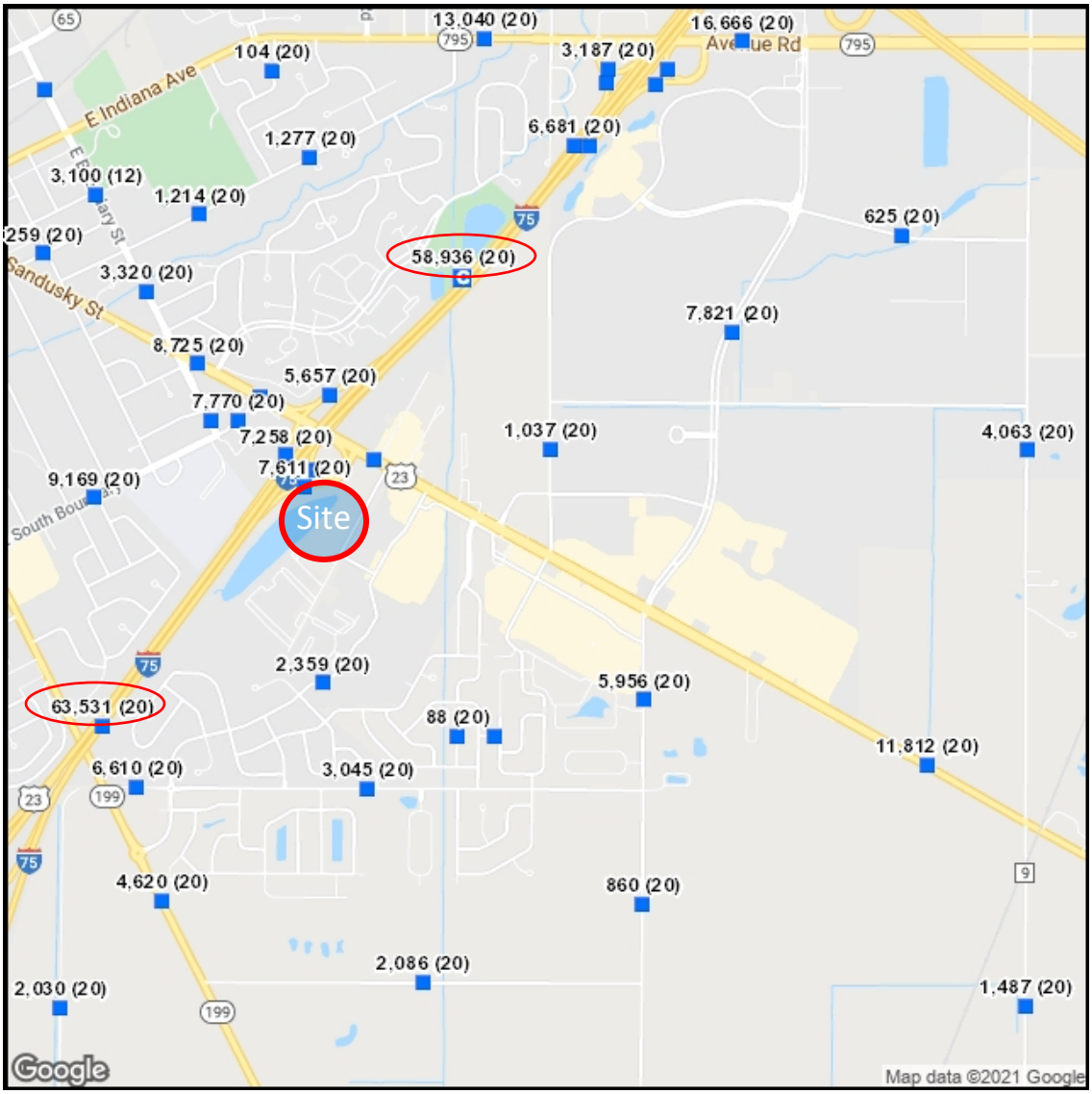
Traffic Counts (2020)



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19.23 AC - LAND FOR SALE

Major Employers/# of Employees in the Access Point/Rossford/Northwood/Crossroads/ Perrysburg/ Perrysburg Township, Ohio)

*The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof.

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Developments in the Crossroads/Rossford/Perrysburg Twp./Ohio

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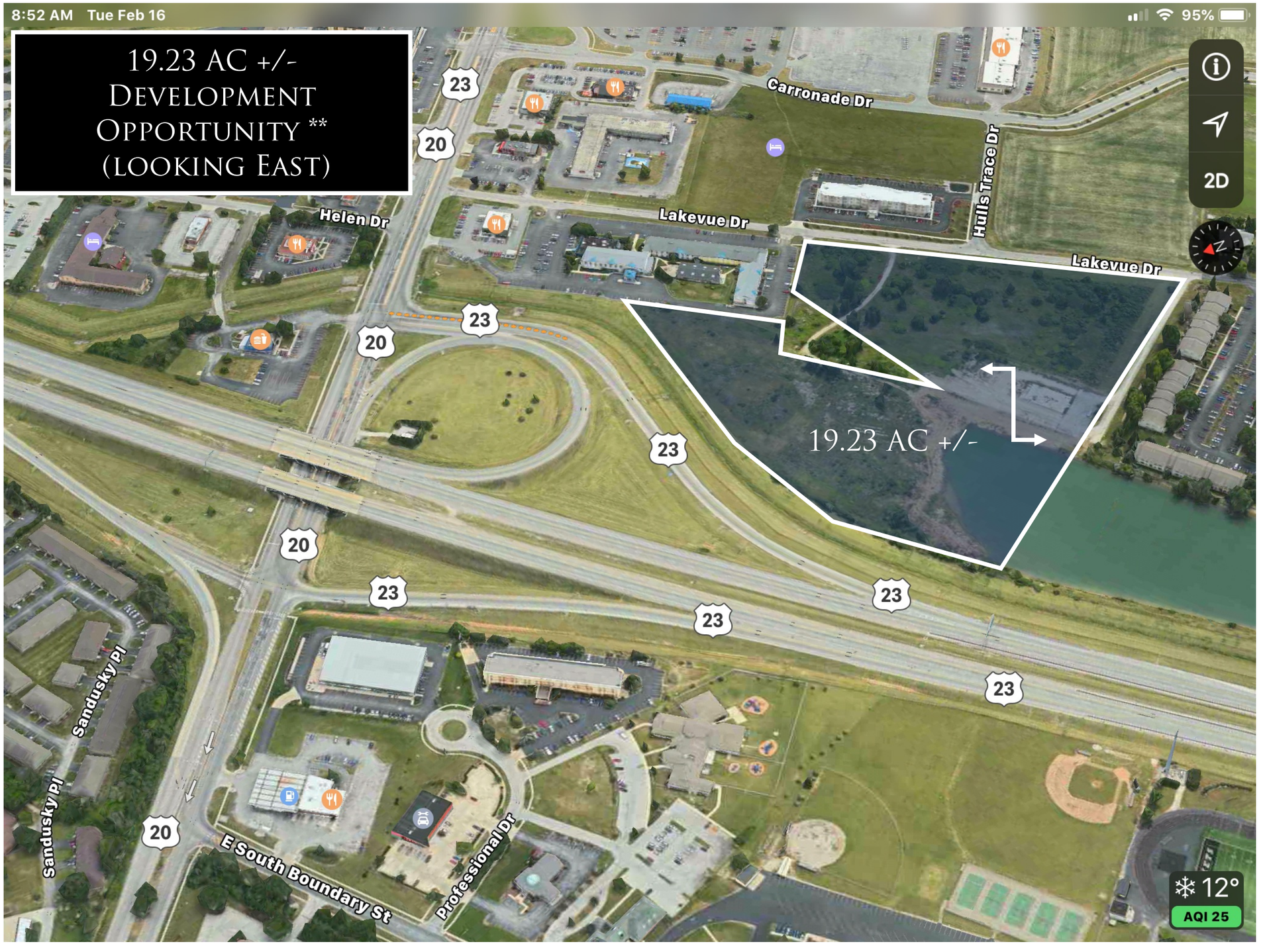
20 AC +/- Development Opportunity with excellent exposure/signage on I-75 . located in the City of Perrysburg . Wood County . Ohio



** NOTE: "For Discussion Purposes Only" -Site delineation is approximate.

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I-75/U.S. 20 – 19.23 AC Development Opportunity **

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DANBERRY NATIONAL, LTD.
1.32 AC - LAND FOR SALE

General Information:

Location: 26879 Fremont Pike (U.S. 20)
Closest intersection: I-75/Lake Due Drive
City/County: Perrysburg Twp./Wood
State/Zip: Ohio/43551
Zoning: Commercial – vacant land

Pricing Details:

Price/AC: $303,030/AC
Property Price: $400,000.00
Terms: Cash at closing

Parcel Information:

-Great Visibility/exposure to I-75 Traffic/both directions
-In close proximity to over 3,000,000 SF of Retail/ Restaurants/both sit down & fast food (Bass Pro/Kroger Marketplace/Walmart Meijer/Bass Pro/Kohl's/Lowe's/Target Home Depot/Michael's/Hobby Lobby) & new Amazon Fulfillment Center

NOTE: Adjacent 19.23 AC available creating a 20.55 AC Assembly.

Parcel Information:

Parcel #s:P60-400-090104004000

Taxes:

Annual Taxes - $1,331.86 (2020)

Source: Wood County, OH Auditor's Website:

https://auditor.co.wood.oh.us/real-estate-information/

Contact:

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1.32 AC - LAND FOR SALE

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SANITARY SEWER: AVAILABLE – NWWSD*
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	POPULATION	MEDIAN HH INCOME
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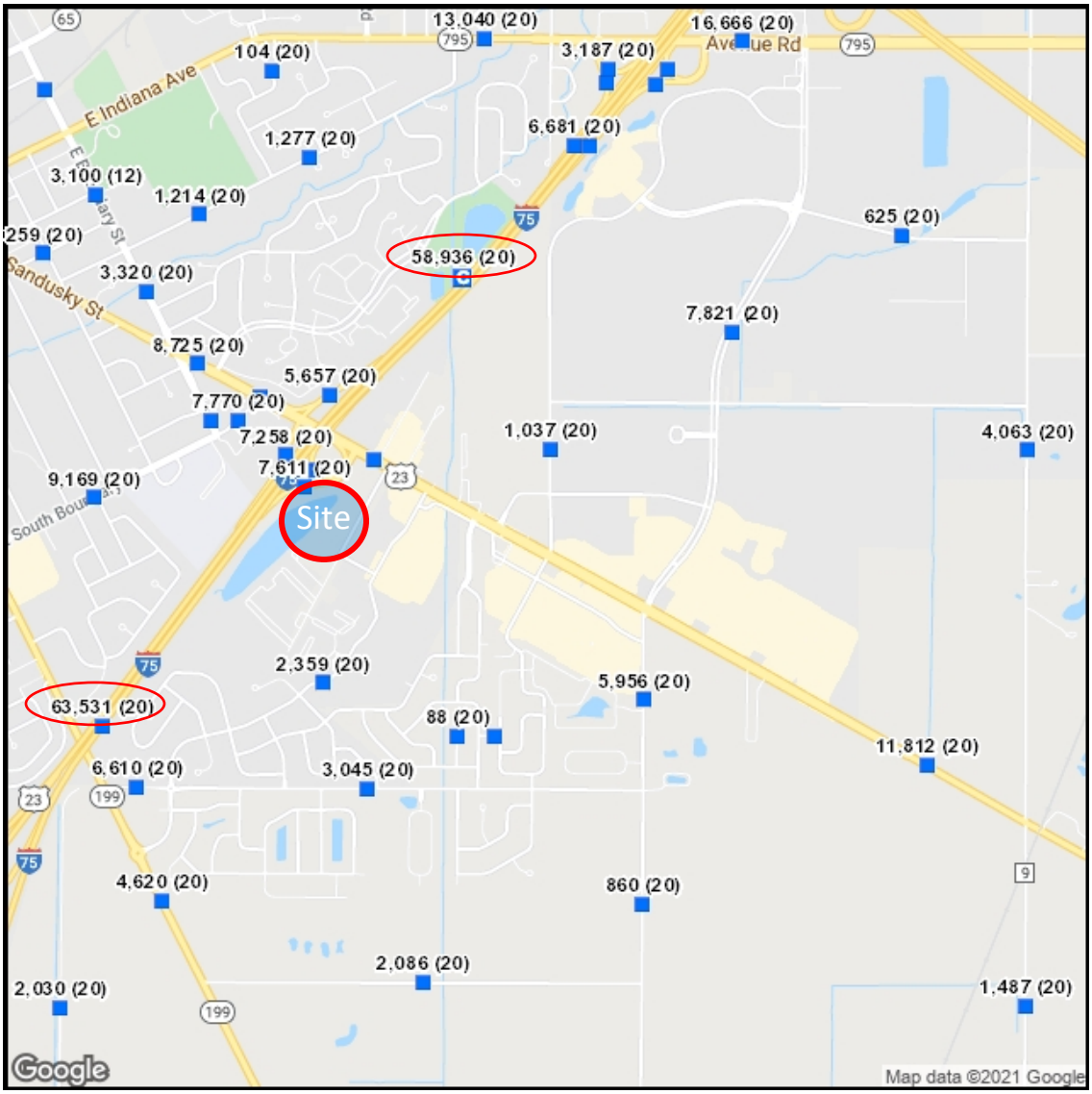
Traffic Counts (2020)



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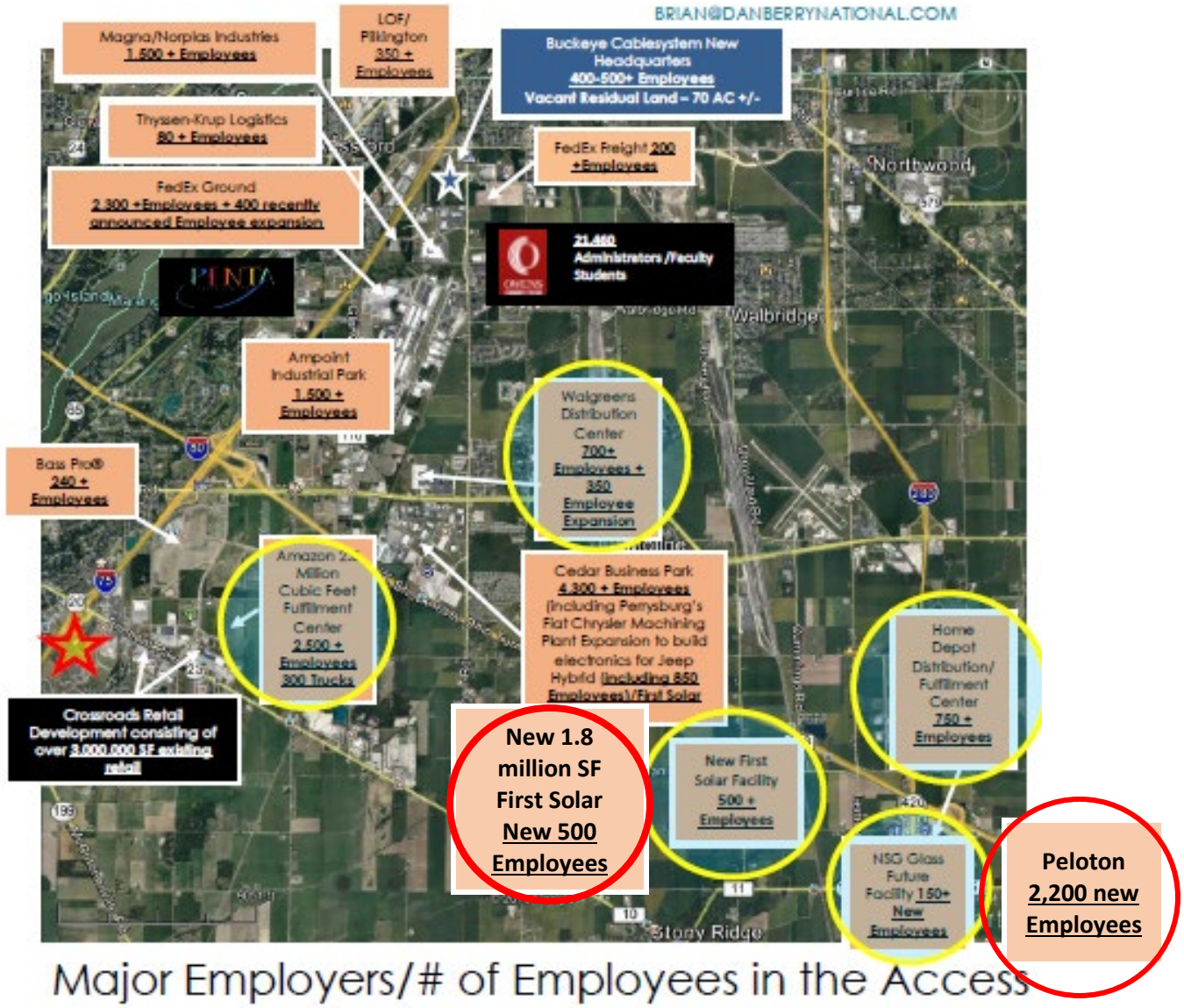

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