



DANBERRY NATIONAL, LTD.

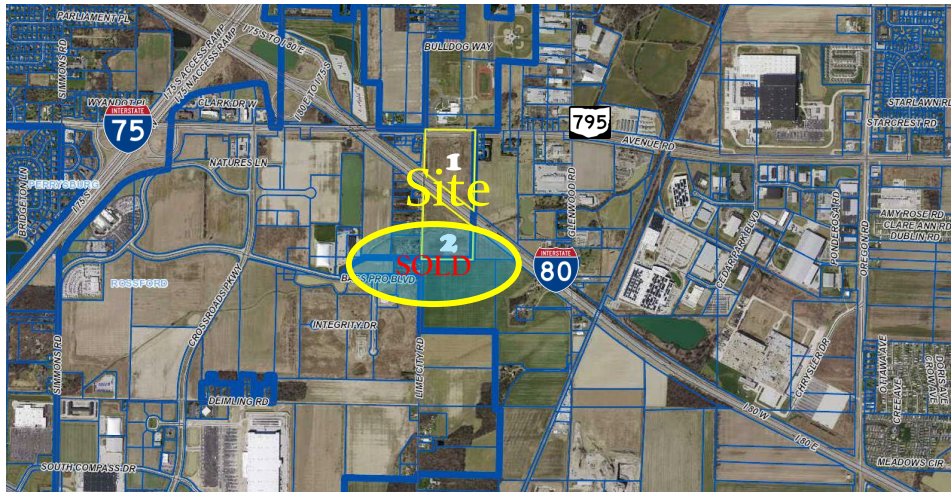
23.67 AC +/- LAND FOR SALE

GENERAL INFORMATION:

LOCATION: STATE ROUTE 795
CLOSEST INTERSECTION: LIME CITY ROAD
CITY/COUNTY: ROSSFORD/WOOD
STATE/ZIP: OHIO/43460
ZONING: PC – PLANNED COMMERCIAL;

PRICING DETAILS:

PARCEL 1 (23.67 AC): \$115,000/AC
PARCEL 2: (20.02 AC/SOLD)
TERMS – EXCHANGE: CASH - NO



PROPERTY INFORMATION:

DIMENSIONS: 879.2' FRONTAGE/IRREGULAR
SIZE: 23.67 AC +/-
SURVEY: AVAILABLE – IN FILE
PARCEL #: T68-400-020000041001
ANNUAL TAXES - \$855,79 (2022)

NOTE: LOCATED WITHIN AN EXISTING JOINT ECONOMIC DEVELOPMENT ZONE (JEDZ) BETWEEN CITIES OF TOLEDO AND ROSSFORD.

COMMENTS/FEATURES:

CLOSE TO THE NEW AMAZON FULFILLMENT CENTER/3 FIRST SOLAR FACILITIES/WALGREENS DISTRIBUTION -SIGNALIZED "HARD CORNER"

-EXCELLENT ACCESS TO I-75/OHIO TURNPIKE 80/90/ROUTE 20/STATE ROUTE 795
-EASY ACCESS TO OVER 3,000,000 SF RETAIL

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800

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.



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LOCATION MAP



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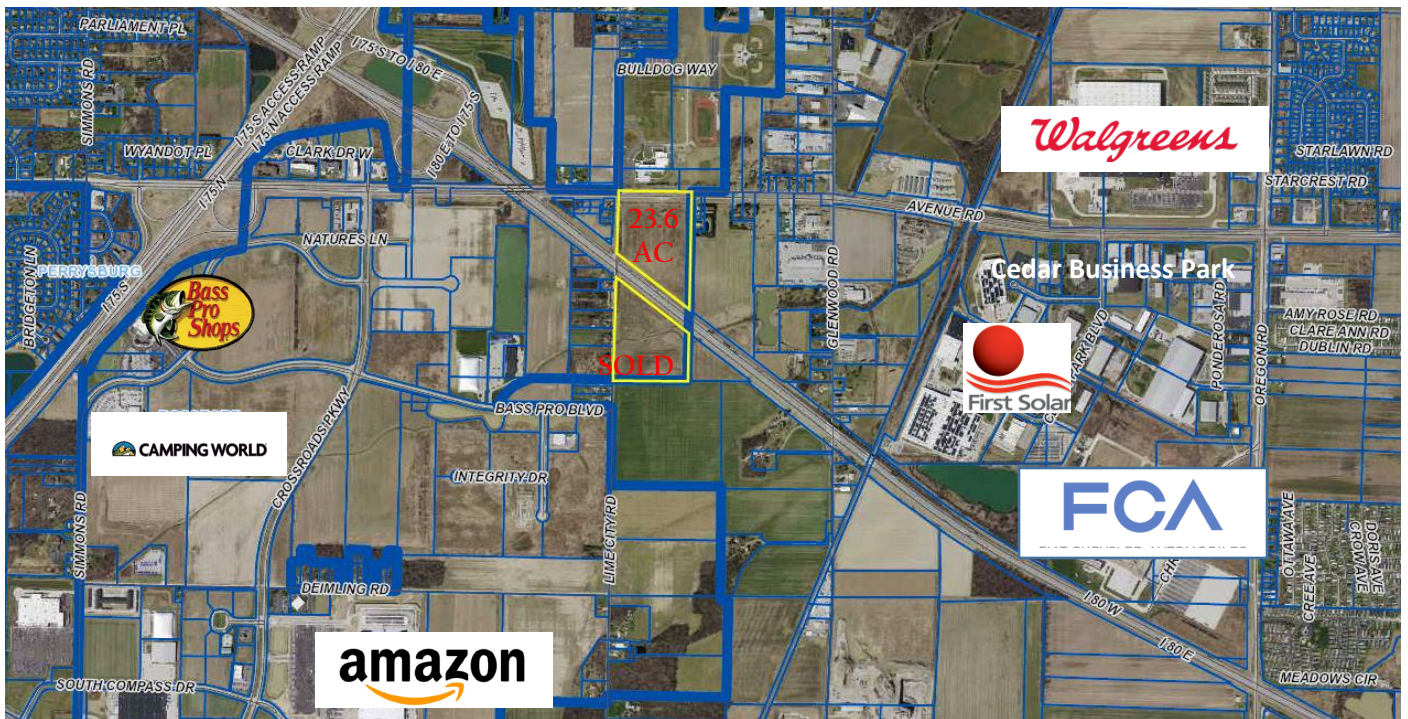
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PROPERTY/TAX EXHIBIT



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PROPERTY DIMENSIONS
EXHIBIT



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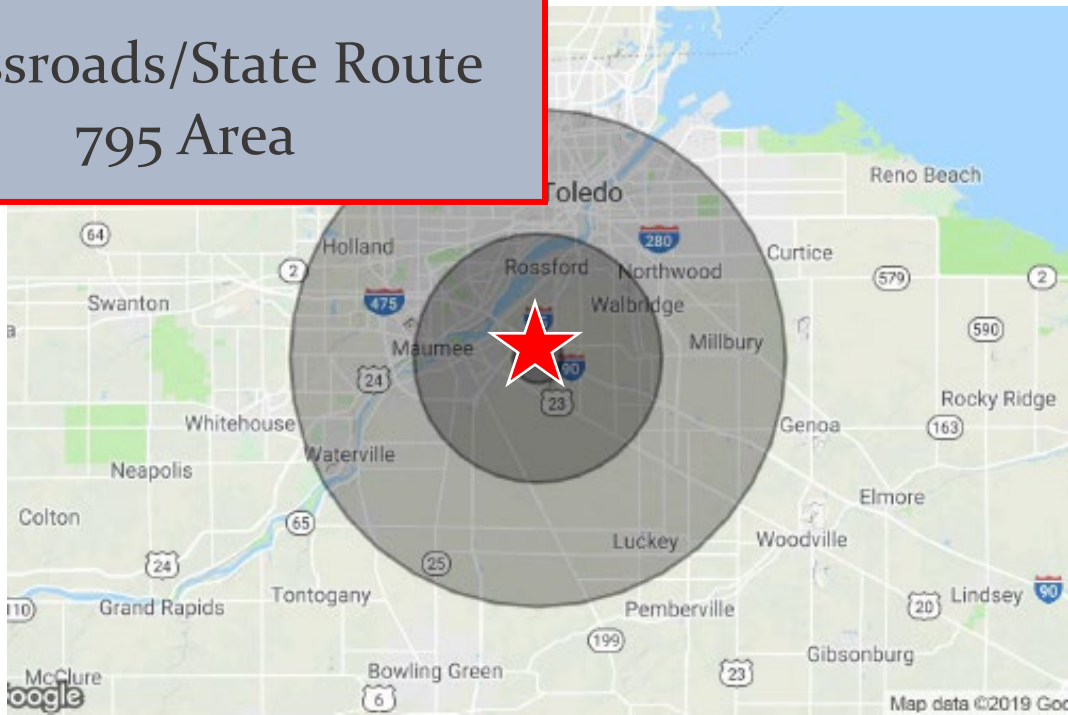


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AREA DEMOGRAPHICS

Crossroads/State Route
795 Area



	1 Mile	5 Miles	10 Miles
Population			
TOTAL POPULATION	638	79,854	415,421
MEDIAN AGE	39.8	40.4	35.7
MEDIAN AGE (MALE)	40.1	39.2	34.0
MEDIAN AGE (FEMALE)	38.1	41.2	37.1
Households & Income			
TOTAL HOUSEHOLDS	280	33,582	170,244
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$53,529	\$89,573	\$52,367
AVERAGE HOUSE VALUE	\$175,862	\$171,388	\$140,036

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