



DANBERRY NATIONAL, LTD.

6.82 AC 795/TRACY-LAND FOR SALE

GENERAL INFORMATION:

LOCATION: STATE ROUTE 795
CLOSEST INTERSECTION: TRACY ROAD
TOWNSHIP/COUNTY: PERRYSBURG/WOOD
STATE/ZIP: OHIO/43551
ZONING: **UNINCORPORATED** – RESIDENTIAL

PRICING DETAILS:

PRICE PER ACRE: \$400,000/AC (1.82
AC CORNER PARCEL); \$200,000/AC (5
AC PARCEL)
PROPERTY PRICE: \$1,728,000.00



COMMENTS/FEATURES:

- 6.82 AC WITH 679.2' +/- FRONTAGE
- SIGNALIZED INTERSECTION
- ACROSS THE STREET FROM THE 2 NEW FIRST SOLAR MANUFACTURING FACILITIES
- EXCELLENT EXPOSURE/VISIBILITY TO ALL TRAFFIC BETWEEN THE I-75/80/90 (TO THE WEST) & I-280 (TO THE WEST)
- CLOSE TO WALGREENS/AMAZON

PARCEL INFORMATION:

PARCEL: P57-300-360401027000/28000/31000
TAXES: \$3,753.22 (2020/ANNUAL)

UTILITIES:

GAS: AVAILABLE – COLUMBIA GAS
WATER: AVAILABLE
ELECTRIC: AVAILABLE – TOLEDO EDISON
STORM SEWER: AVAILABLE
SANITARY SEWER: AVAILABLE

CONTACT:

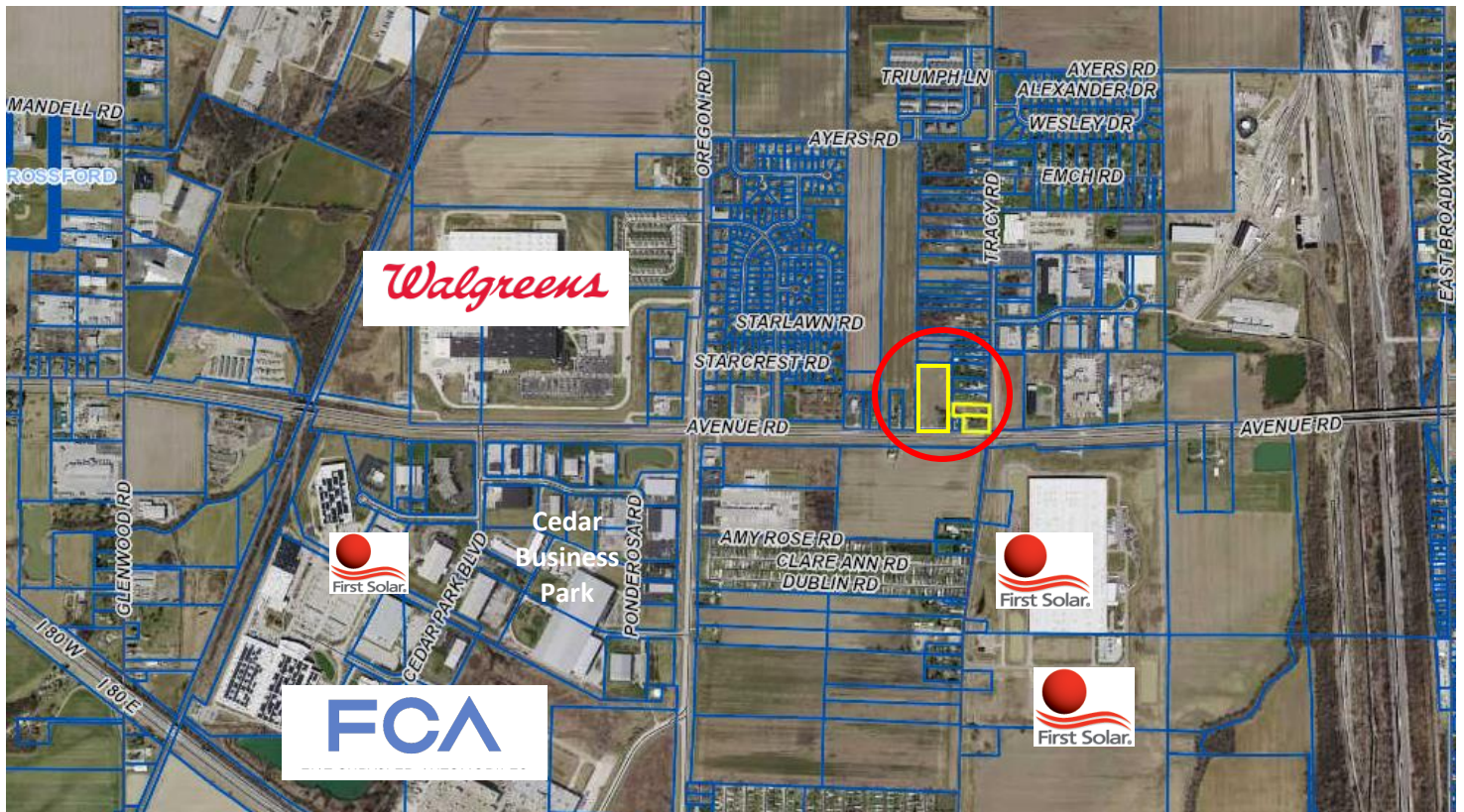
BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
BRITTANY CRAIG BRITTANY@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800

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



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WOOD COUNTY AUDITOR'S AERIAL



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3 NEW MULTI-FAMILY DEVELOPMENTS ON OREGON ROAD THAT WILL CREATE SEVERAL HUNDRED NEW APARTMENTS



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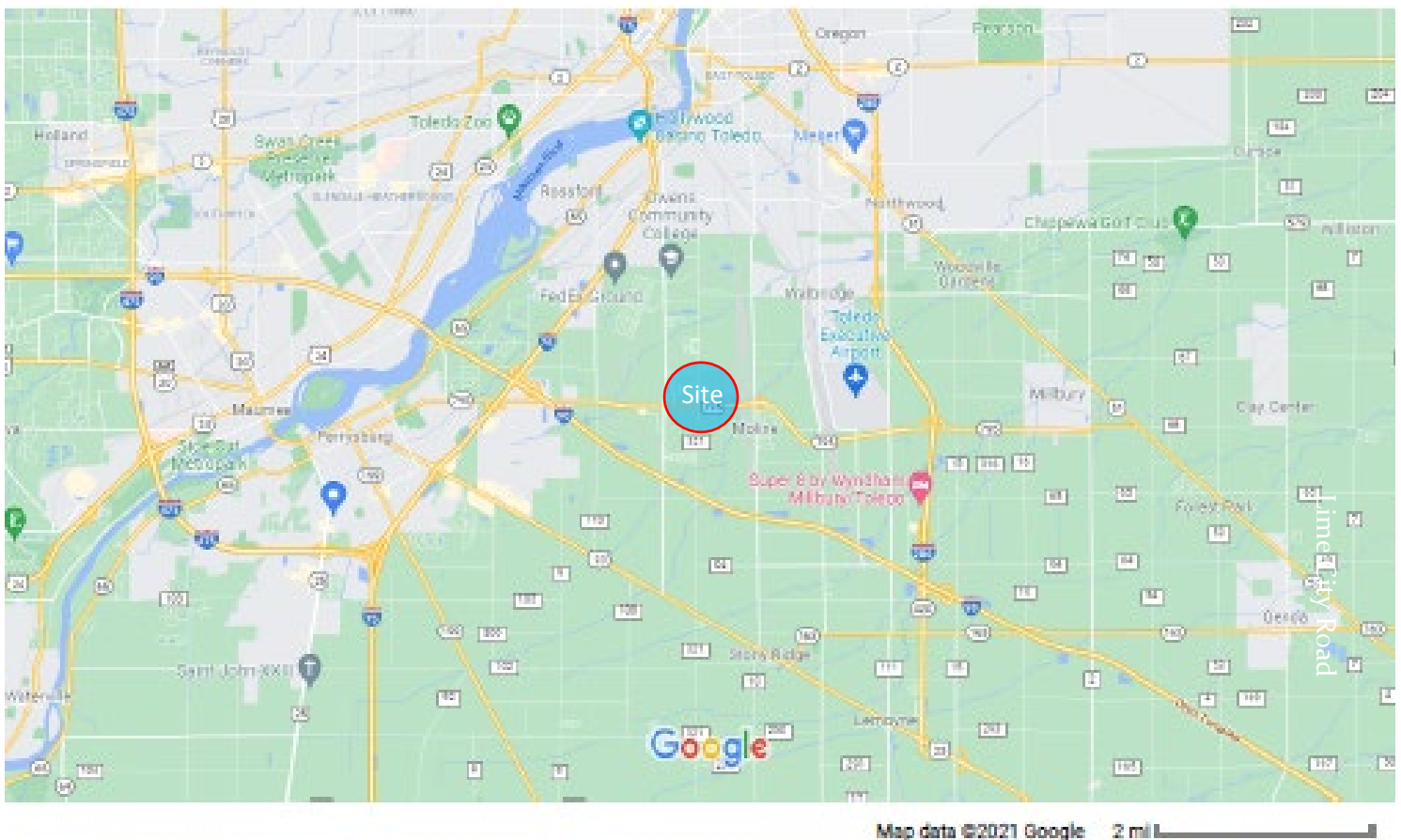
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MAP SHOWING SITE'S EASE OF ACCESS TO INTERSTATES/TURNPIKE SYSTEMS



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