



# DANBERRY NATIONAL, LTD.

## ROUTE 25/FIVE POINT RD. ASSEMBLY

### 3 AC+ DEVELOPMENT OPPORTUNITY

#### GENERAL INFORMATION:

LOCATION: ROUTE 25 (DIXIE HIGHWAY)  
AVAILABLE LAND: 3.02 +/-  
CLOSEST INTERSECTION: FIVE POINT ROAD  
CITY/COUNTY: PERRYSBURG/WOOD  
STATE/ZIP: OHIO/43551  
ZONING: SEE PAGE 3  
FRONTAGE: 545' +/- (DEPTH VARIES)

#### PRICING DETAILS:

PRICE: \$308,000 - \$400,000/AC  
PURCHASE PRICE: \$1,045,150.00  
TERMS: PAYABLE AT CLOSING



#### PARCEL INFORMATION:

- SIGNALIZED INTERSECTION
- LOCATED WITHIN PERRYSBURG'S "JOB CORRIDOR"
- GREAT VISIBILITY
- TRAFFIC COUNTS – 22,501 + VEHICLES (BOTH DIRECTIONS)

#### PARCEL/TAX INFORMATION:

PARCEL #S: (1) 24477 N. DIXIE HWY. #Q61-400-300000007000 (1.77 AC) & (2) 24425 N. DIXIE HWY. #Q61-400-00000012000 & Q61-400-300000011000 (.31 AC & .94 AC)  
ANNUAL TAXES (2020):  
(1) 24477 N. DIXIE HWY. - \$3,511.74  
(2) 24425 N. DIXIE HWY. - \$3,631.30

#### CONTACT:

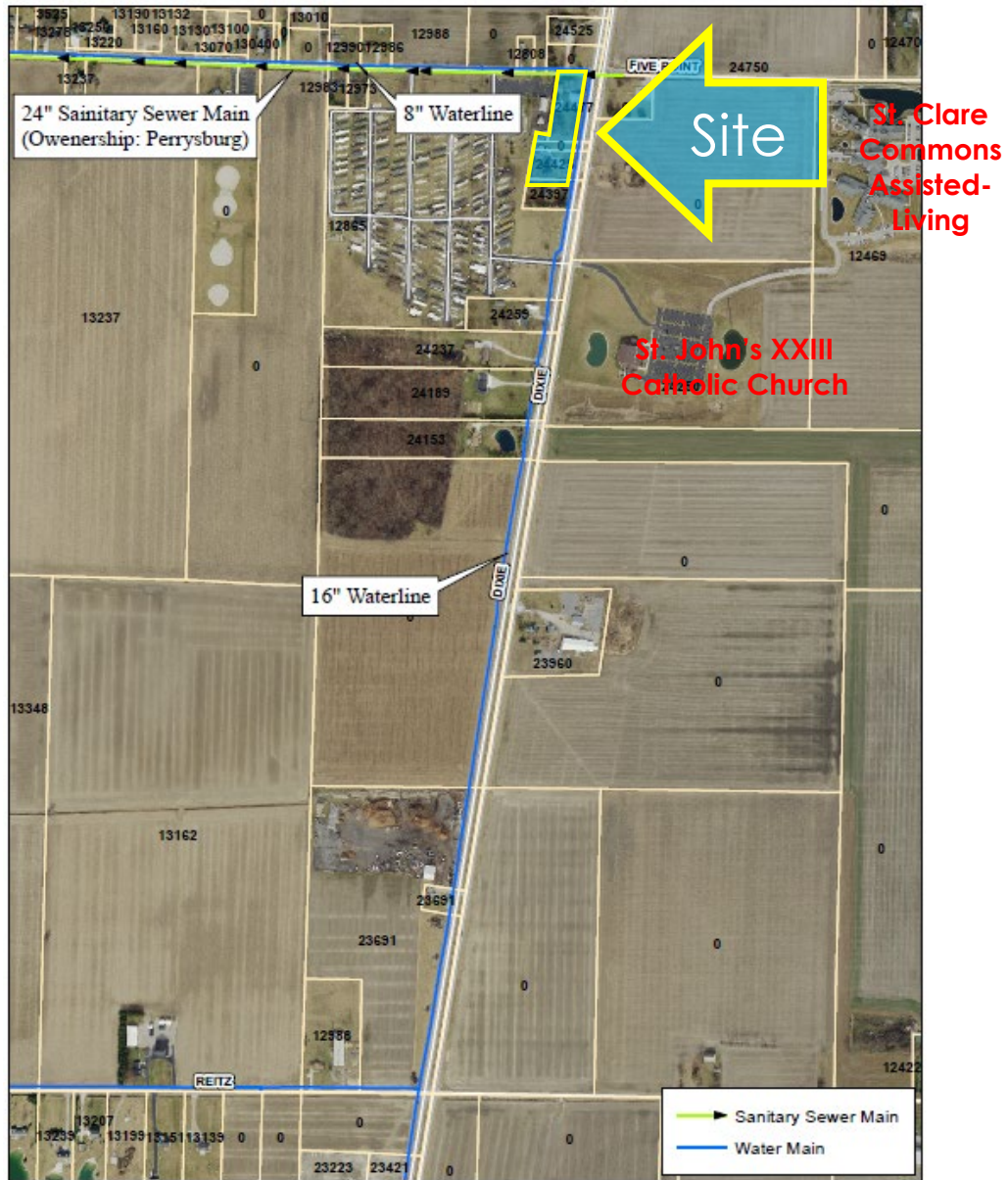
**BRIAN W. MCMAHON** [BRIAN@DANBERRYNATIONAL.COM](mailto:BRIAN@DANBERRYNATIONAL.COM)  
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551  
OFFICE: (419) 874-2800

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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## UTILITY INFORMATION



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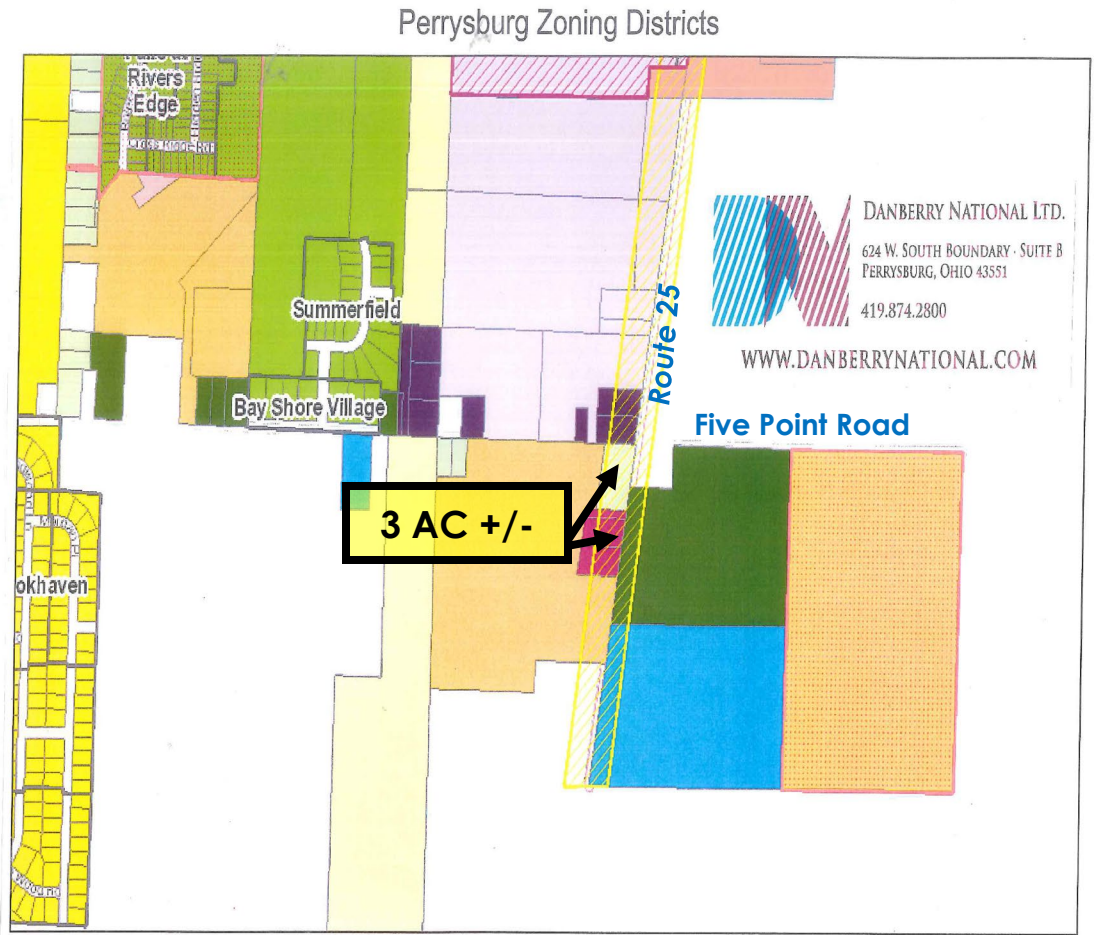




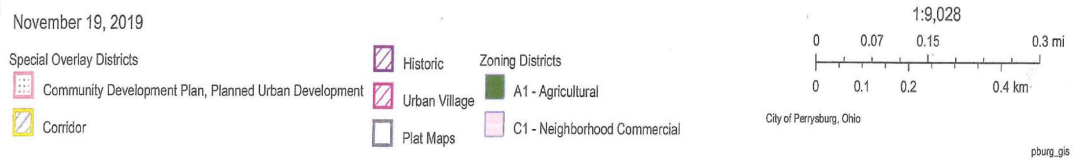
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## ZONING INFORMATION

- Zoning Districts**
- A1 - Agricultural
  - C1 - Neighborhood Commercial
  - C2 - Central Business
  - C3 - Community Shopping
  - C4 - Highway Commercial
  - I1 - Light Industrial
  - I2 - General Industrial
  - INS - Institutional Uses
  - OS - Office and Service
  - P - Park
  - PBP - Planned Business Park
  - S1 - Scenic and Open Space
  - R1 - Single Family Residential (22,000 sq ft)
  - R2 - Single Family Residential (16,500 sq ft)
  - R3 - Single Family Residential (11,600 sq ft)
  - R4 - Single Family Residential (9,500 sq ft)
  - R5 - Two Family Residential (10,000 sq ft)
  - RM - Multiple Family Residential (3 acres)



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# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Total population	3,283	27,285	69,275
Median age	41.1	40.3	40.5
Median age (Male)	38.1	39.0	39.3
Median age (Female)	41.6	40.5	40.9
Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,280	10,905	28,688
# of persons per HH	2.6	2.5	2.4
Average HH income	\$94,249	\$89,343	\$79,586
Average house value	\$168,608	\$186,387	\$185,112

\* Demographic data derived from 2010 US Census

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