



# DANBERRY NATIONAL, LTD.

## 12.18 AC +/- LAND FOR SALE

### GENERAL INFORMATION:

LOCATION: CROSSROADS PARKWAY  
CLOSEST INTERSECTION: BASS PRO BLVD.  
CITY/COUNTY: ROSSFORD/WOOD  
STATE/ZIP: OHIO/43460  
ZONING: PC – PLANNED COMMERCIAL



### PRICING DETAILS:

PRICE PER ACRE: \$115,000/AC  
TOTAL PURCHASE PRICE: \$1,400,700  
TERMS – EXCHANGE: CASH - NO



### PROPERTY INFORMATION:

DIMENSIONS: IRREGULAR  
SIZE: 12.18 AC  
SURVEY: AVAILABLE – EXCERPT ATTACHED  
PARCEL #: T68-400-4000300000095000  
ANNUAL TAXES - \$27,300.16

NOTE: TIF PARCEL – 100% ABATEMENT 2001-2030 AND LOCATED WITHIN AN EXISTING JOINT ECONOMIC DEVELOPMENT ZONE (JEDZ) BETWEEN CITIES OF TOLEDO AND ROSSFORD.

### UTILITIES:

GAS: AVAILABLE – COLUMBIA GAS  
WATER: AVAILABLE – 16" NORTHWESTERN WATER & SEWER DISTRICT  
ELECTRIC: AVAILABLE – TOLEDO EDISON  
STORM SEWER: AVAILABLE – 24"/OHIO/OPEN DRAINAGE/WOOD COUNTY  
SANITARY SEWER: AVAILABLE – 15" – NORTHWESTERN WATER & SEWER DISTRICT

### COMMENTS/FEATURES:

**CLOSE TO THE NEW AMAZON FULFILLMENT CENTER (OPENING LATE SUMMER/2020)**  
48,000,000 VEHICLES PASS AREA YEARLY/133,400 CARS PER DAY  
EXCELLENT ACCESS TO I-75/OHIO TURNPIKE 80/90/ROUTE 20/STATE ROUTE 795  
ADJACENT TO OVER 3,000,000 SF RETAIL

### CONTACT:

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

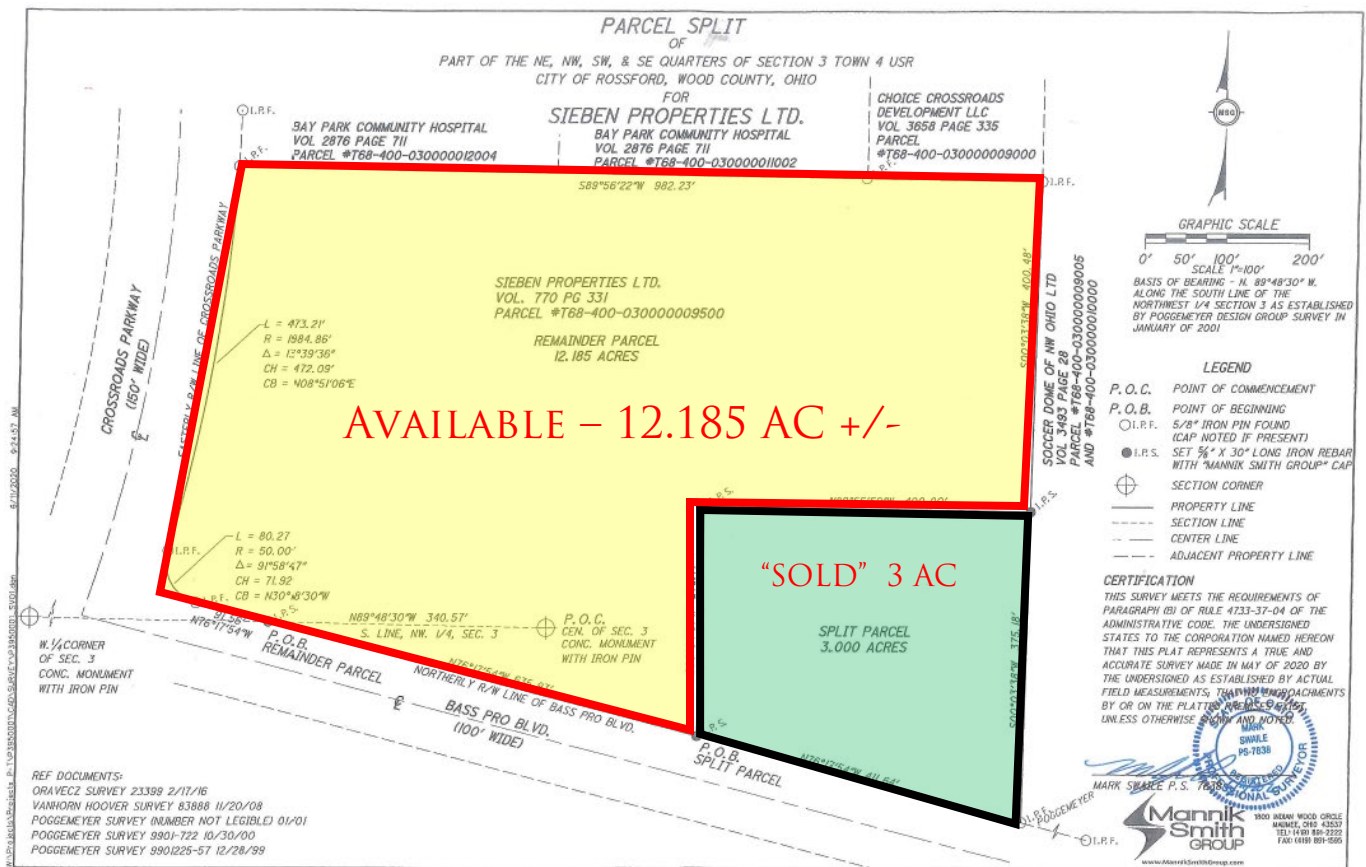
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# SURVEY



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### MAJOR EMPLOYERS/EMPLOYEES IN CROSSROADS AREA



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# AREA DEMOGRAPHICS

Crossroads Parkway/Bass  
Pro Drive/S.R. 795



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
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
<b>Households &amp; Income</b>			
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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