

0 DESHLER ROAD  
NORTH BALTIMORE, OH 45872

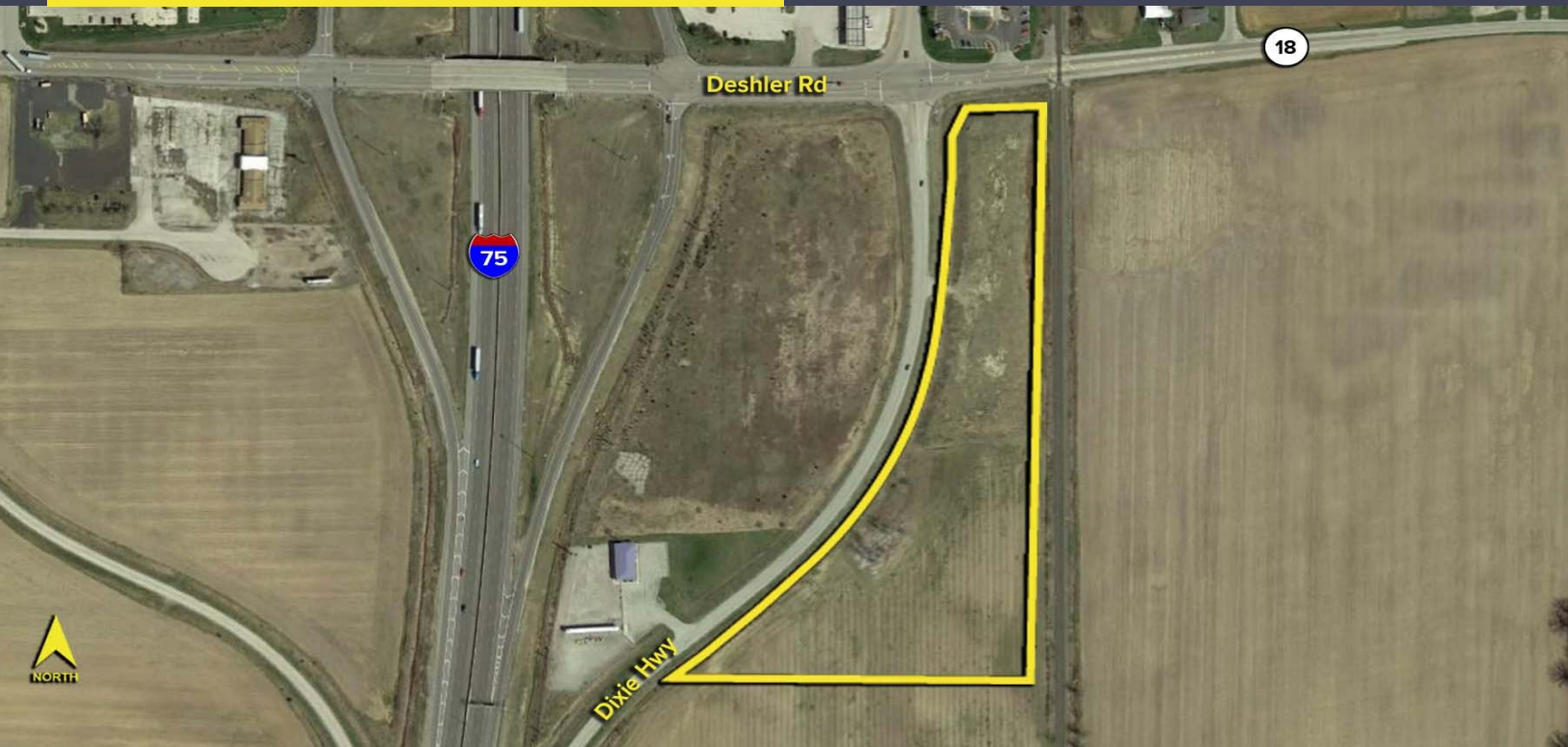
VACANT LAND FOR SALE  
9.14 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

|                       |                               |
|-----------------------|-------------------------------|
| Price:                | \$49,000 per acre             |
| Acreage:              | 9.14 acres                    |
| Dimensions:           | Irregular                     |
| Closest Cross Street: | Dixie Highway                 |
| County:               | Wood                          |
| Zoning:               | Agriculture                   |
| Easements:            | Yes                           |
| Curb Cuts:            | One                           |
| Topography:           | Elevated flat & southern hill |
| Survey Available:     | No                            |
| Environmental Report: | No                            |



For more information, please contact:

**AARON LEWANDOWSKI**  
(419) 249 6326  
alewandowski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

**PROPERTY DESCRIPTION**

|                       |       |
|-----------------------|-------|
| Environmental Report: | No    |
| Drainage:             | Ditch |
| Improvements:         | None  |
| Restrictions:         | None  |
| Sign on Property:     | Yes   |

**Adjacent Land**

|        |                           |
|--------|---------------------------|
| North: | Petro Stopping/McDonald's |
| South: | ODOT                      |
| East:  | Railway/agricultural land |
| West:  | I-75 & Pennington Gas     |

**DEMOGRAPHICS**

|        | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 916        | \$56,411       |
| 3 MILE | 5,135      | \$61,623       |
| 5 MILE | 8,269      | \$67,308       |

**UTILITIES**

|                 |                         |
|-----------------|-------------------------|
| Electric:       | Hancock/Wood Co-op      |
| Gas:            | Columbia Gas            |
| Water:          | City of North Baltimore |
| Sanitary Sewer: | City of North Baltimore |
| Storm Sewer:    | City of North Baltimore |

**2021 REAL ESTATE TAXES**

|                |                    |
|----------------|--------------------|
| Parcel Number: | A02311310000013000 |
| Total Taxes:   | \$1,397.48         |

**TRAFFIC COUNTS (TWO-WAY)**

|      |               |
|------|---------------|
| I-75 | 41,713 (2020) |
|------|---------------|

**Comments:**

- Utility easement on southwest corner along CR-588 (on file).
- Zoning possibly can be changed to commercial or industrial. Use based on zoning change.
- Railroad borders eastern property line.

For more information, please contact:

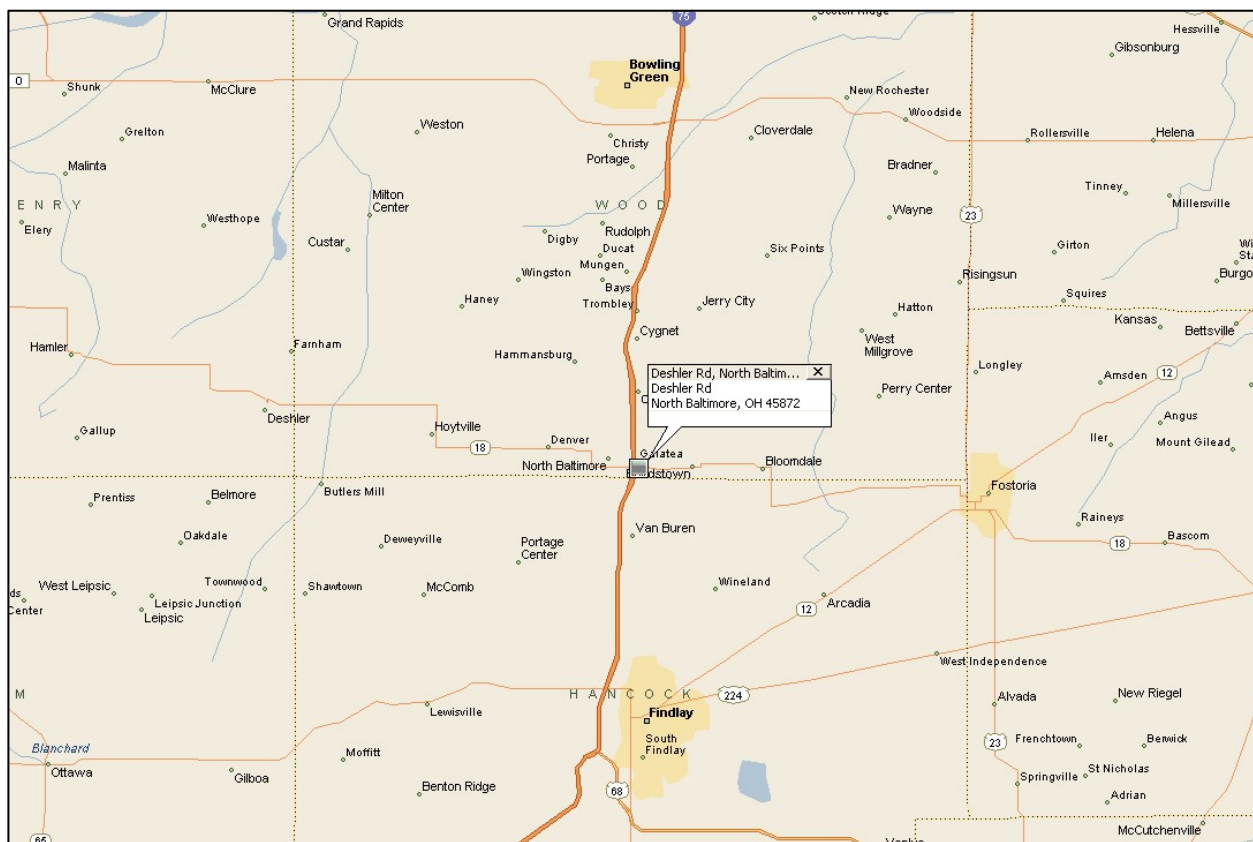
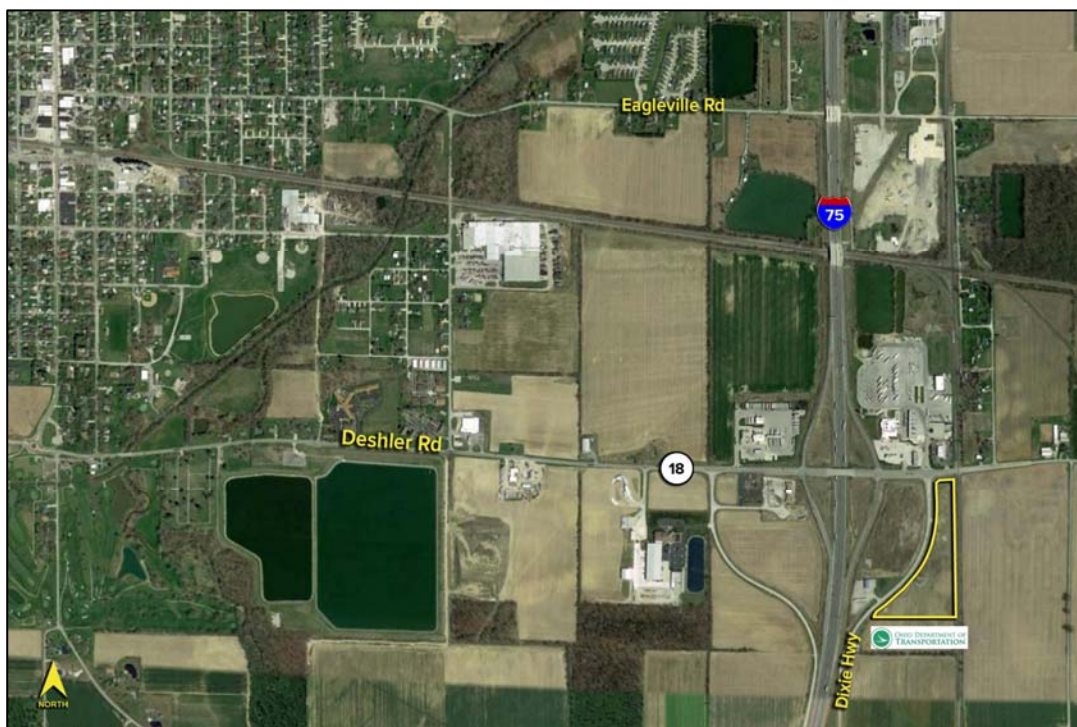
**AARON LEWANDOWSKI**  
(419) 249 6326  
alewandowski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 0 Deshler Road, North Baltimore, OH 45872

## Vacant Land For Sale

9.14  
Acres  
AVAILABLE



For more information, please contact:

**AARON LEWANDOWSKI**  
(419) 249 6326  
alewandowski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com