

10415 AIRPORT HIGHWAY
SWANTON, OHIO 43558
(MONCLOVA TWP.)



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FULL-SERVICE COMMERCIAL REAL ESTATE

VACANT LAND FOR SALE
4.0 Acres Available



PRICE REDUCED

GENERAL INFORMATION

Price:	\$75,000
Acreage:	4.0 acres
Lot Dimensions:	See attached
Closest Cross Street:	Eber Road
County:	Lucas
Zoning:	C-2 and A-3
Easements:	Of record
Curb Cuts:	None
Topography:	Flat
Survey Available:	No
Environmental Report:	No
Drainage:	Ground



For more information, please contact:

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Toledo, Ohio 43604
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10415 Airport Highway, Swanton, Ohio 43558

Vacant Land For Sale

4.0
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AVAILABLE

ADJACENT LAND

North:	Vacant land
South:	Vacant land
East:	Vacant land
West:	Vacant land

ADDITIONAL INFORMATION

Land Value:	\$25,000
Improvements:	None
Restrictions:	Of record
Sign on Property:	Yes

DEMOGRAPHICS

	Population	Med. HH Income
1 Mile	395	\$60,629
3 mile	6,625	\$70,108
5 mile	35,700	\$86,016

2021 REAL ESTATE TAXES

TD:	38
Parcel:	46111
Assessor Number:	23-049.010
Total Taxes:	\$783.86

UTILITIES

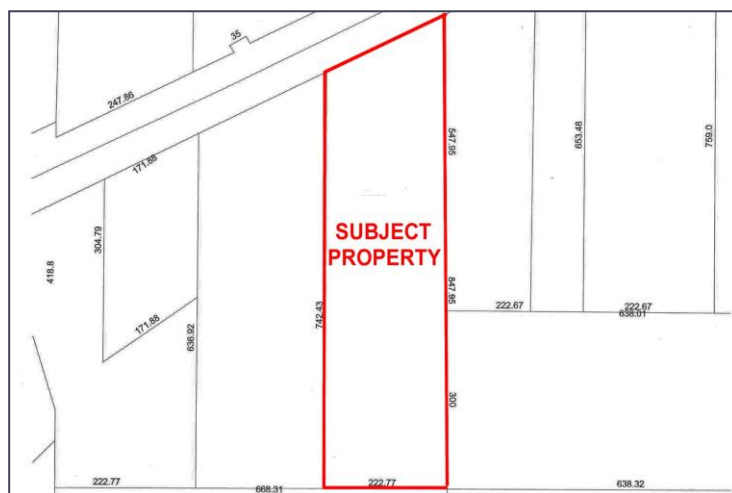
Electric:	Choice
Gas:	Choice
Water:	¼ mile east of South side of Airport Highway
Sanitary Sewer:	18" north side of Airport Highway; pay cash to tap
Storm Sewer:	City of Swanton

TRAFFIC COUNTS

Airport Highway	15,879 cars/day (2022)
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Comments:

- Zoned C-2 350' from centerline back.
- A-3 zoning is agricultural.



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