



"Innovative Solutions at Work"

# LAND FOR SALE

WALES RD., NORTHWOOD, OH 43619



**SALE PRICE: \$50,000.00/acre**

### PROPERTY HIGHLIGHTS

#### OFFERING SUMMARY

Location: Wales Rd.

City: Northwood

County: Wood

Zoning: Commercial

Acreage 11.04

- Adjacent to I-75 interchange at Wales Road Exit
- 2 minutes from Owens Community College
- 12 minutes to downtown Toledo and new Jeep plant
- Job creation tax incentives possible for qualified employers
- **ADDITIONAL ADJACENT LAND AVAILABLE!**

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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## LAND INFORMATION

Frontage: 1100' +/- Wales Rd.  
Splits Available: Yes (pricing adjustment)  
Dimensions: 1110' x 410' (unsurveyed estimates)  
Parcel #: M50-300-240000007000  
Real Estate Taxes: \$586.06/half

## UTILITIES

Natural Gas: Available  
Electric: Available  
Water: Available  
Sewer: Available  
Storm: Available

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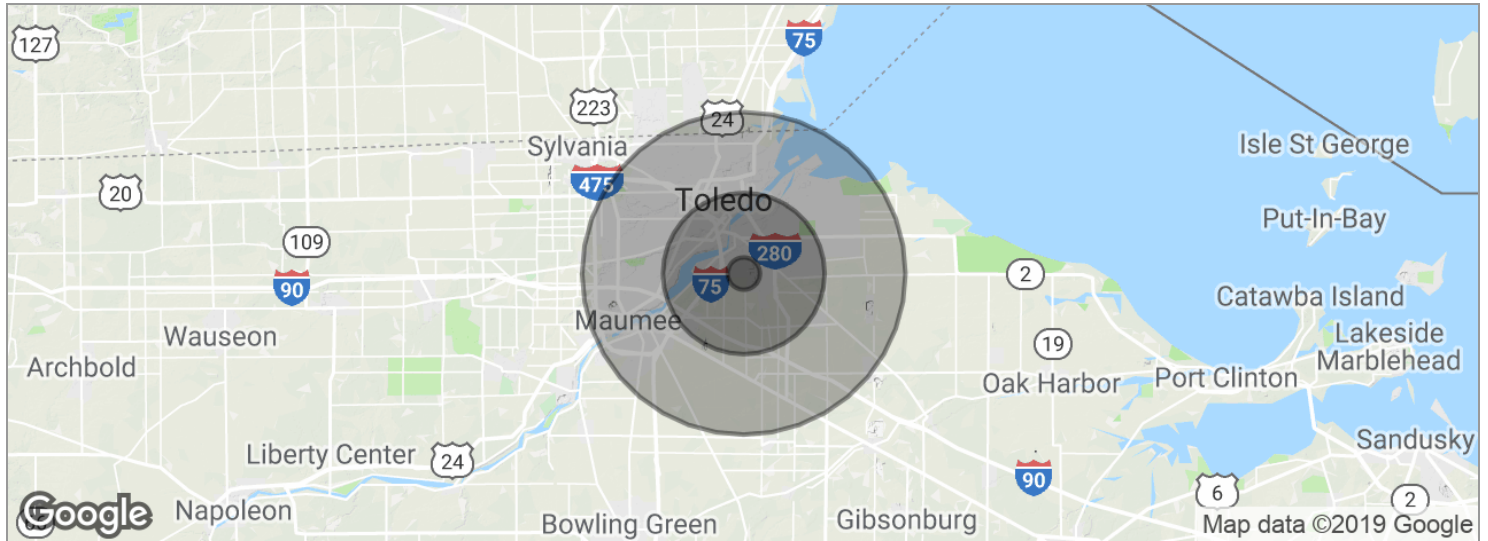
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,511	136,464	447,167
Median age	37.5	34.3	36.0
Median age (Male)	36.3	32.8	34.4
Median age (Female)	38.9	36.0	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,017	55,096	181,513
# of persons per HH	2.5	2.5	2.5
Average HH income	\$54,610	\$40,929	\$50,406
Average house value	\$90,504	\$125,974	\$133,176

\* Demographic data derived from 2010 US Census

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