

2500 TRACY ROAD
NORTHWOOD, OH 43619

VACANT LAND FOR SALE
1 Acre Available



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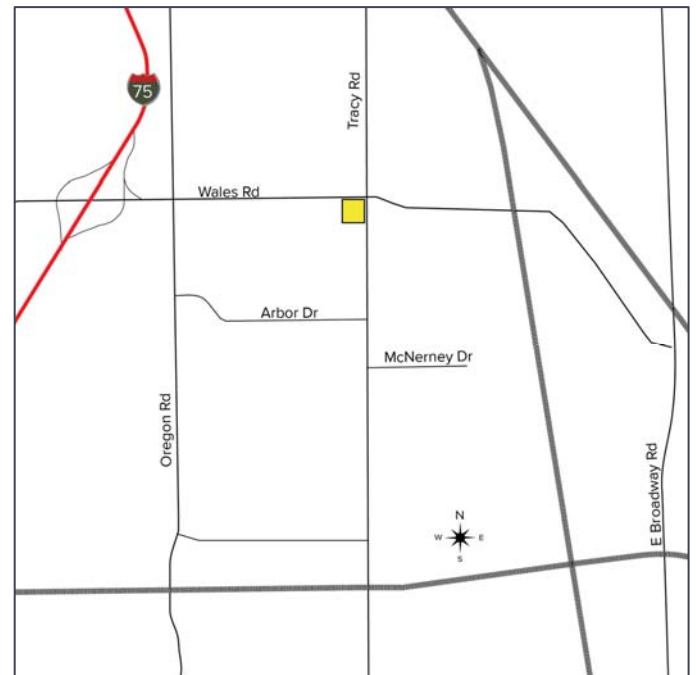
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$189,000
Acreage:	1 acre
Closest Cross Street:	Wales Road
County:	Wood
Zoning:	Commercial
Easements:	Of record
Curb Cuts:	Two
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

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PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Adequate
Improvements:	None
Restrictions:	None
Sign on Property:	Yes

Adjacent Land

North:	Vacant land/multi-family
South:	Vacant land
East:	Industrial park
West:	Vacant industrial land

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,573	\$46,706
3 MILE	54,363	\$42,152
5 MILE	148,384	\$42,338

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Northwestern Water & Sewer
Sanitary Sewer:	Northwestern Water & Sewer
Storm Sewer:	City of Northwood

2022 REAL ESTATE TAXES

Parcel Number:	M50-300-240000001000
Total Taxes:	\$1,842.40
Land valuation:	\$37,500

TRAFFIC COUNTS (TWO-WAY)

TRACY ROAD	5,630 (2019)
WALES ROAD	6,705 (2020)

Comments:

- Property has a 10-year tax abatement.
- Recent turn lane added along Wales Road.
- Currently curb cuts on both Wales Road and Tracy Road.
- Build to suit and land lease options available.

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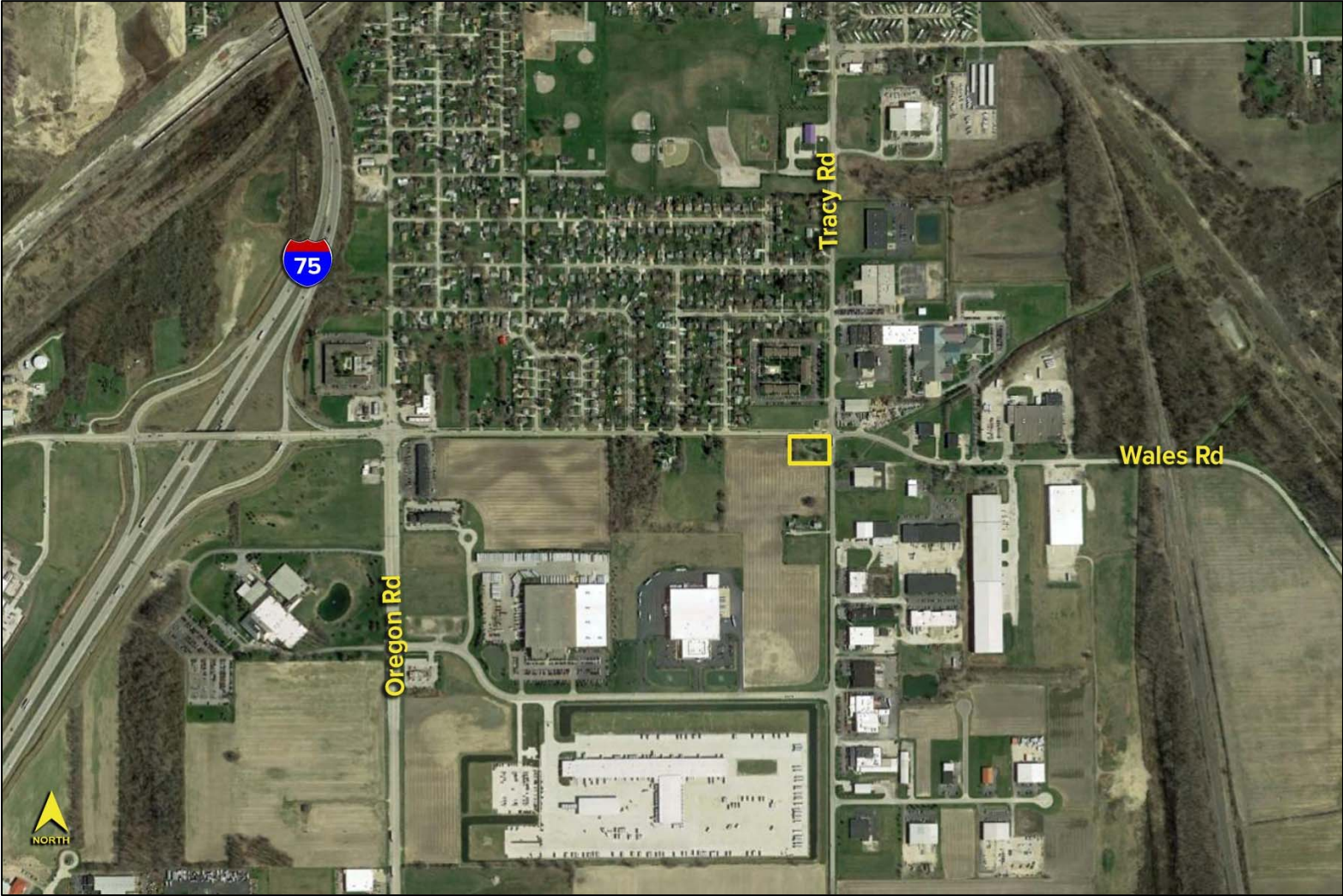
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.