

# For Sale

1125 West High Ave.  
New Philadelphia, OH 44663

## Former Freestanding Pizza Hut with Drive-Thru

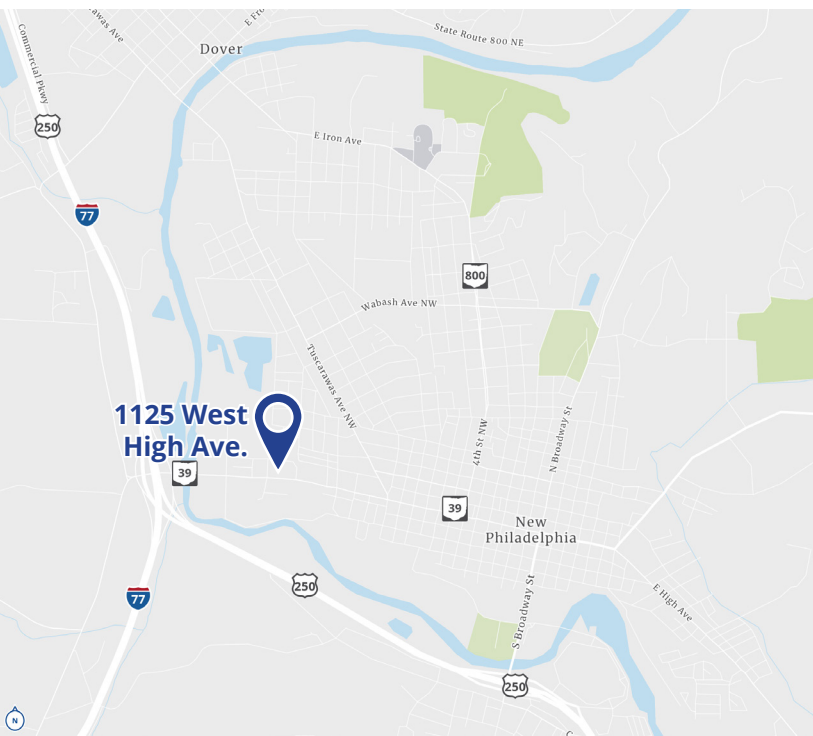
- Excellent frontage and easy access from West High Avenue
- Pylon signage
- Across from newly constructed tunnel car wash, Buffalo Wild Wings
- Close proximity to Interstate 77
- Listing in conjunction with Jan McInturf, McInturf Realty, OH licensee
- **Building Size:** 2,690 SF
- **Lot Size:** 0.69 Acres

Price: \$420,000

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	3 mile radius	5 mile radius	10 mile radius
<b>Population Summary</b>			
2000 Total Population	28,294	37,268	69,586
2010 Total Population	28,651	37,845	71,051
2020 Total Population	28,565	37,712	71,063
2020 Group Quarters	555	902	1,087
2025 Total Population	28,422	37,530	70,822
2020-2025 Annual Rate	-0.10%	-0.10%	-0.07%
2000 to 2010 Population Change	1.0%	2.0%	2.0%
2000 to 2020 Population Change	1.0%	1.0%	2.0%
2010 to 2025 Population Change	-1.0%	-1.0%	0.0%
2020 to 2025 Population Change	-1.0%	0.0%	0.0%
2020 Total Daytime Population	30,956	40,824	69,915
Workers	14,397	19,132	29,598
Residents	16,559	21,692	40,317
2020 Employees % of Daytime Population	47.0%	42.0%	42.0%
2020 Residents % of Daytime Population	53.0%	53.0%	58.0%
<b>Household Summary</b>			
2000 Households	11,969	15,335	27,710
2010 Households	11,996	15,627	28,812
2020 Households	12,038	15,692	29,086
2020 Average Household Size	2.33	2.35	2.41
2025 Households	12,007	15,657	29,073
2020-2025 Annual Rate	-0.05%	-0.04%	-0.01%
2000 to 2010 Household Change	0.0%	2.0%	4.0%
2000 to 2020 Household Change	1.0%	2.0%	5.0%
2010 to 2025 Household Change	0.0%	0.0%	1.0%
2020 to 2025 Household Change	0.0%	0.0%	0.0%
2010 Families	7,542	10,128	19,473
2020 Families	7,356	9,901	19,195
2025 Families	7,269	9,792	19,038
2020-2025 Annual Rate	-0.24%	-0.22%	-0.16%
<b>Housing Unit Summary</b>			
2020 Housing Units	13,182	17,122	31,706
Owner Occupied Housing Units	55.0%	58.0%	61.0%
Renter Occupied Housing Units	37.0%	34.0%	31.0%
Vacant Housing Units	9.0%	8.0%	8.0%
<b>Owner Occupied Median Home Value</b>			
2020 Median Home Value	\$128,909	\$139,265	\$139,170
2025 Median Home Value	\$136,227	\$147,816	\$150,918
<b>Income</b>			
2020 Per Capita Income	\$28,603	\$30,176	\$29,785
2020 Median Household Income	\$45,649	\$49,598	\$51,730
2020 Average Household Income	\$68,247	\$72,444	\$72,878
Household Income Base	12,038	15,692	29,086
<\$15,000	11.0%	9.0%	9.0%
\$15,000 - \$24,999	14.0%	12.0%	12.0%
\$25,000 - \$34,999	11.0%	11.0%	10.0%
\$35,000 - \$49,999	19.0%	18.0%	17.0%
\$50,000 - \$74,999	15.0%	15.0%	16.0%
\$75,000 - \$99,999	11.0%	12.0%	13.0%
\$100,000 - \$149,999	11.0%	12.0%	13.0%
\$150,000 - \$199,999	5.0%	6.0%	6.0%
\$200,000+	4.0%	4.0%	3.0%

Source: Esri, U.S. Census



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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