

CROSSROADS PARKWAY ROSSFORD, OH 43460

VACANT LAND FOR SALE
4.90 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$440,000
Acreage:	4.90
Lot Dimensions:	Approximately 278.20' (frontage on Crossroad Parkway) x 767.46' deep
Closest Cross Street:	SR 795 and US Route 20
County:	Wood
Zoning:	PC Planned Commercial District
Easements:	Of record – see survey
Curb Cuts:	Per code
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No
Drainage:	To street and catch basin on side



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

Crossroads Parkway, Rossford, OH 43460

Vacant Land For Sale

4.90
Acres
AVAILABLE

ADDITIONAL INFORMATION

Improvements:	None
Restrictions:	Per development (See Comments)
Sign on Property:	Yes

ADJACENT LAND

North:	Undeveloped land and Bass Pro
South:	Undeveloped land
East:	Undeveloped land and the NW Ohio Carpenter's Union
West:	Underdeveloped land and Camping World/I-75

DEMOGRAPHICS

	Population	Med. HH Income
0.5 Mile	472	\$44,126
1.0 mile	4,212	\$55,057
1.5 mile	8,154	\$62,338

2022 REAL ESTATE TAXES

Parcels:	T68-400-030000012004 (2.53 acres) T68-400-030000011002 (2.37 acres)
Total Taxes:	\$2,761.98

UTILITIES

Electric:	Toledo Edison
Gas:	Ohio Gas
Water:	Northwestern Water & Sewer District
Sanitary Sewer:	Northwestern Water & Sewer District
Storm Sewer:	Northwestern Water & Sewer District

TRAFFIC COUNTS

State Route 795 - 19,370 vehicle per day
US Route 20 (Crossroads Parkway) - 7,700 vehicles per day

Comments:

- Located within the Crossroads of America project which is a large scale proposed mixed use development project on several hundred acres of land.
- Crossroads Parkway is a 4-lane roadway which extends in a north/south direction connecting US Route 20 (south) with State Route 795 (north).
- Platted commercial land.
- The assessments expired in 2020.

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