

0 ECKEL JUNCTION ROAD
PERRYSBURG, OH 43551

VACANT LAND FOR SALE
Up to 2.1 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$350,000 per acre
Acreage:	Up to 2.1 acres
Dimensions:	Irregular
Closest Cross Street:	Dixie Hwy (Rt. 25)
County:	Wood
Zoning:	C-3
Easements:	45' County drainage easement on eastern side
Curb Cuts:	One
Topography:	Flat
Survey Available:	Site plan available
Environmental Report:	No



For more information, please contact:

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

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

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PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Ditch along east, detention area along northern boarder
Improvements:	None
Restrictions:	None
Sign on Property:	Yes
Adjacent Land	
North:	Black Diamond Nursery
South:	Costco
East:	Residential
West:	Shopping plaza

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,000	\$79,442
3 MILE	34,735	\$90,263
5 MILE	70,575	\$77,395

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Perrysburg
Sanitary Sewer:	City of Perrysburg
Storm Sewer:	City of Perrysburg

2022 REAL ESTATE TAXES

Parcel Number:	Q61-400-070404030002 Q61-400-070404031002
Total Taxes:	\$14,351.99
Valuation:	\$539,400

TRAFFIC COUNTS (TWO-WAY)

ECKEL JUNCTION ROAD	7,657 (2019)
DIXIE HIGHWAY (SR-25)	32,393 (2019)

Comments:

- Prime hard corner site at the only entrance light for Costco from Eckel Junction Road.
- Apron and entry drive already installed for Black Diamond Nursery, which also services the subject site creating inherent savings.
- Predicated on traffic load, the City of Perrysburg may impose an assessment for a contribution for the intersection upgrades for Eckel Junction and State Route 25, which directly benefits this property.

For more information, please contact:

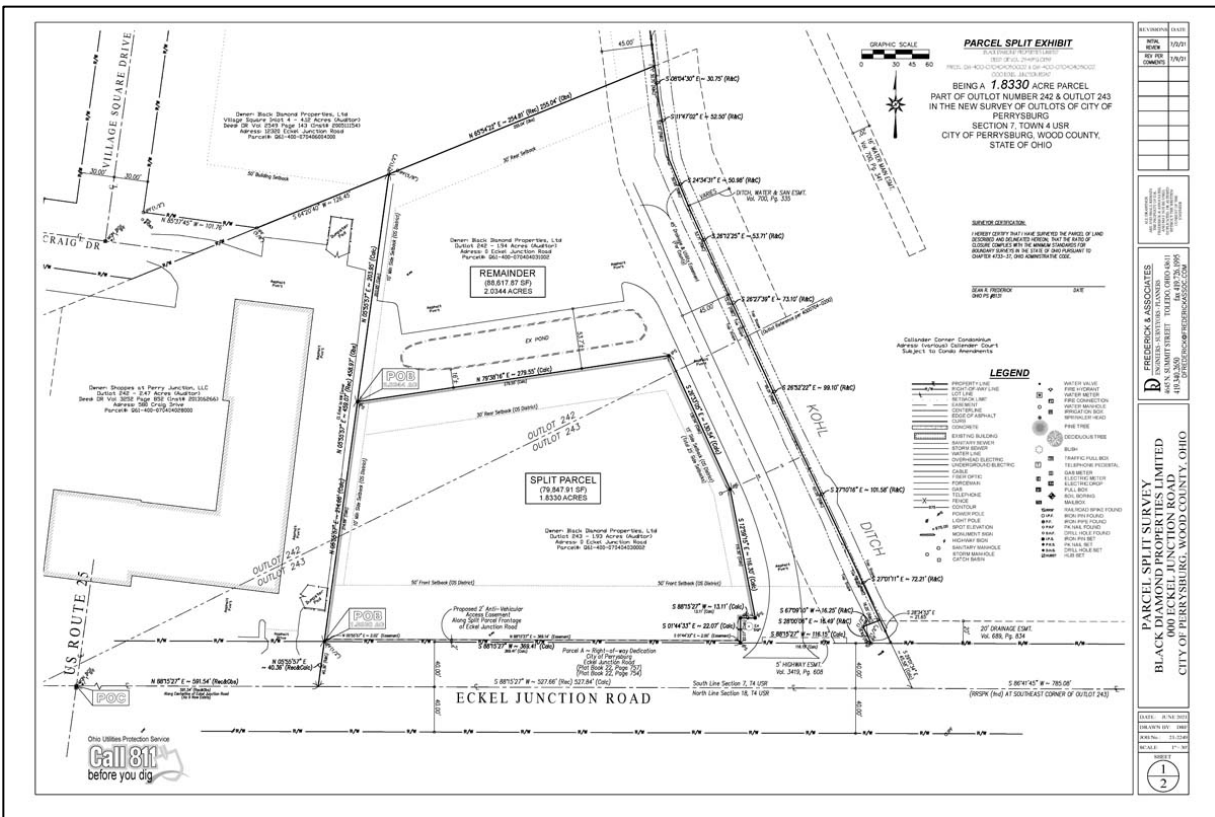
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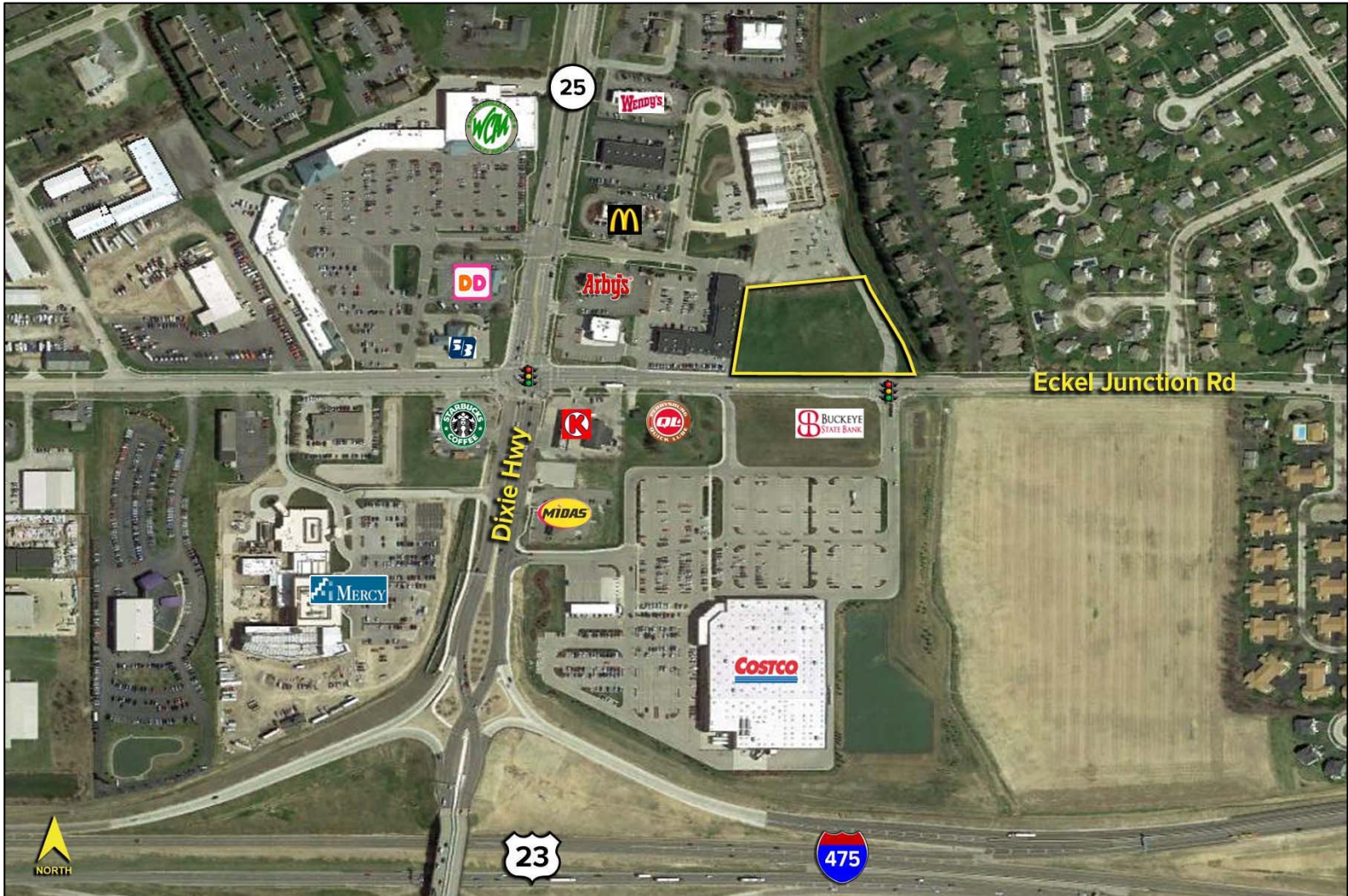
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