



"Innovative Solutions at Work"

LAND FOR SALE

ARBOR & TRACY RD., NORTHWOOD, OH 43619

DOWNTOWN TOLEDO, OHIO



SALE PRICE: **\$45,000.00/acre**

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Location: Lot 11, Plat 1 Arbor Dr.

- 2 minutes from 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

City: Northwood

County: Wood

Zoning: Industrial M-2

Acreage: 10.4

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: 510' +/- Arbor Dr.
766' +/- Tracy Rd.
Splits Available: Yes (with approval)
Dimensions: Irregular 510' x 766'
Parcel #: M50-300-24000-4011000

UTILITIES

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

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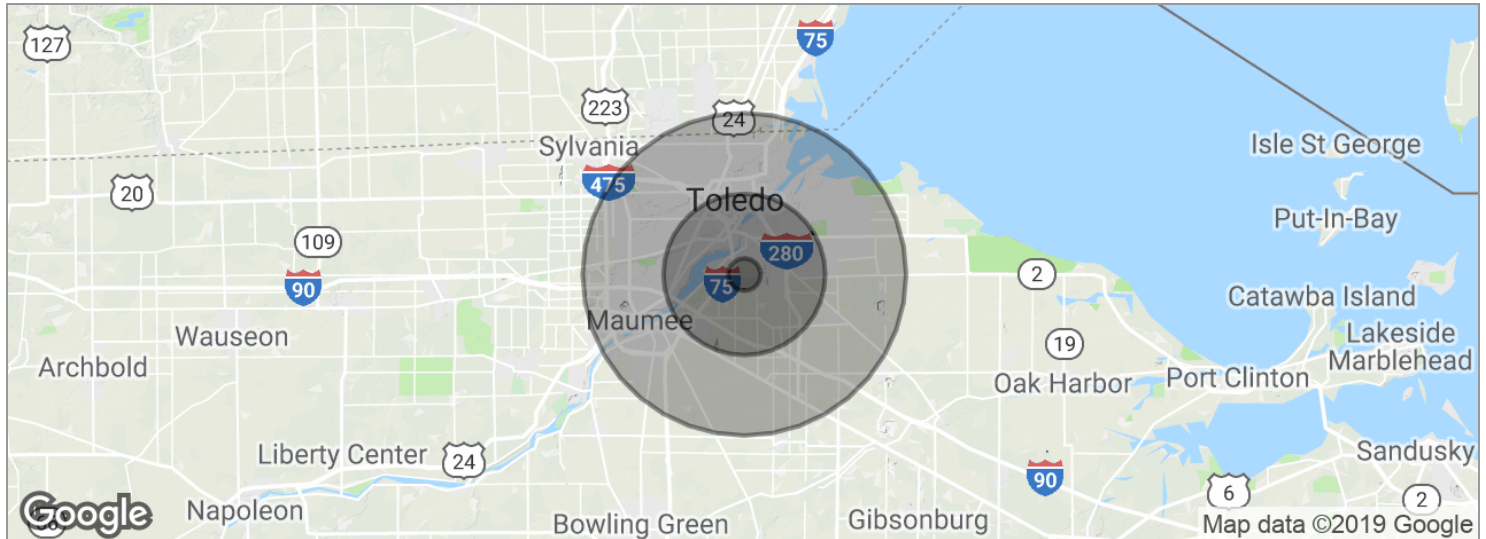
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,693	143,072	466,754
Median age	38.5	34.7	35.9
Median age (Male)	37.8	32.9	34.3
Median age (Female)	38.9	36.4	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	685	58,023	190,283
# of persons per HH	2.5	2.5	2.5
Average HH income	\$61,287	\$42,111	\$50,911
Average house value	\$115,946	\$125,386	\$133,987

* Demographic data derived from 2010 US Census

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