



"Innovative Solutions at Work"

LAND FOR SALE

22690 PEMBERVILLE RD., LUCKEY, OH 43443



SALE PRICE: \$35,000.00/acre

OFFERING SUMMARY

Lot Size: 28.9 Acres

Parcel #: U69-612-616000012003

Zoned: B-PUD

Splits Available: Owner Approval

Dimensions: Irregular

Topography: Level

Terms: Cash, Land Lease

Property Taxes: \$763.70/half

PROPERTY OVERVIEW

Access to Fiber Activity Hub (provided by Independent Fiber Network, Buckeye Cable System, One Community, Time Warner Cable and Amplex)
Adjacent to new Home Depot distribution facility
Possible split per development plan
Only 4 minutes to the Ohio Turnpike at exit 81 A/B

UTILITIES

Natural Gas: Available - Dominion Energy (to be extended)
Electric: Available - Toledo Edison
Water: Available - Northwestern Water & Sewer Dist. - 12"
Sewer: Available - Northwestern Water & Sewer Dist. - 8"
Storm: Available - Ditch Drainage
Internet: Available - Multiple Diverse Fiber Routes & Providers

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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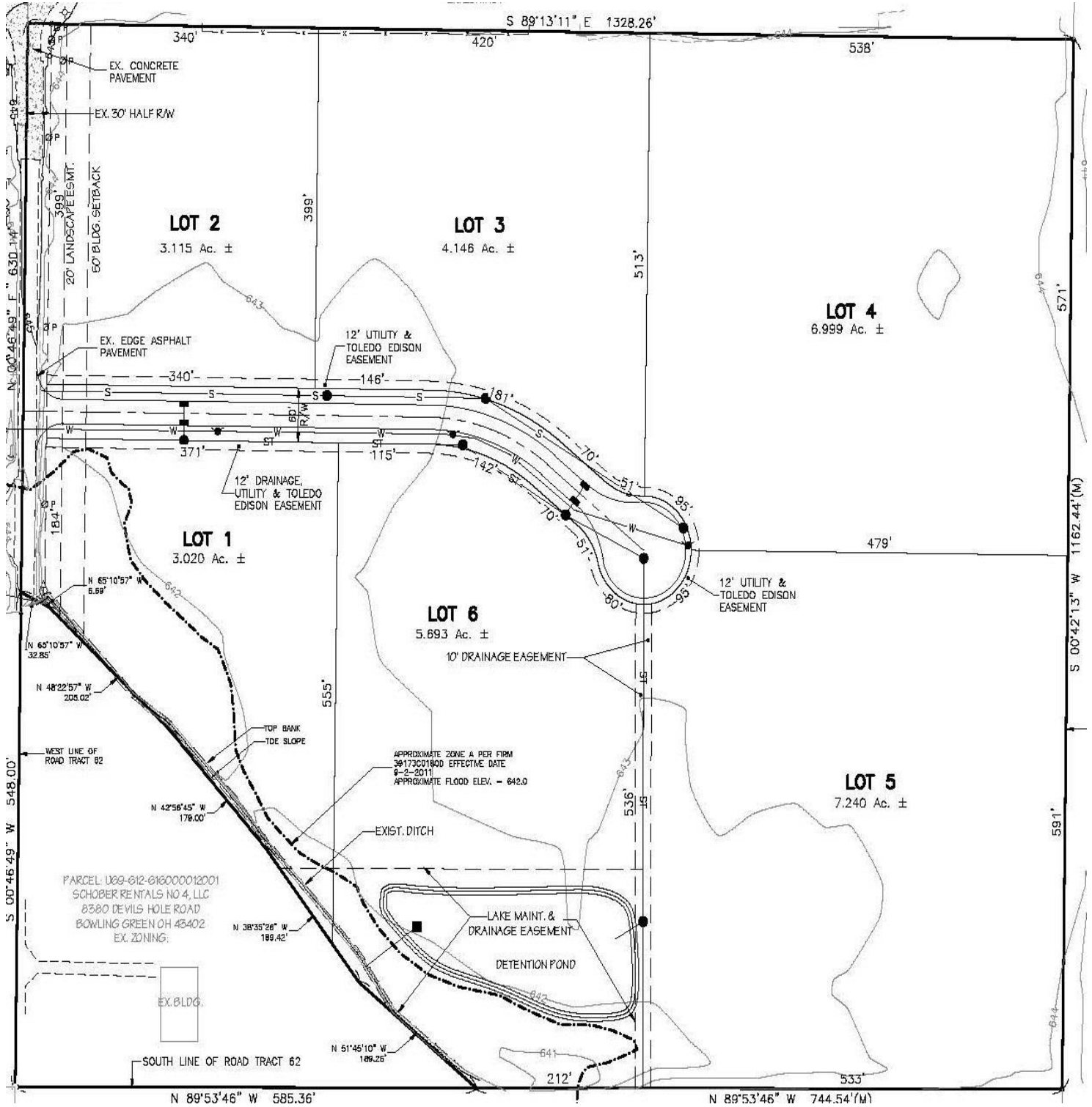
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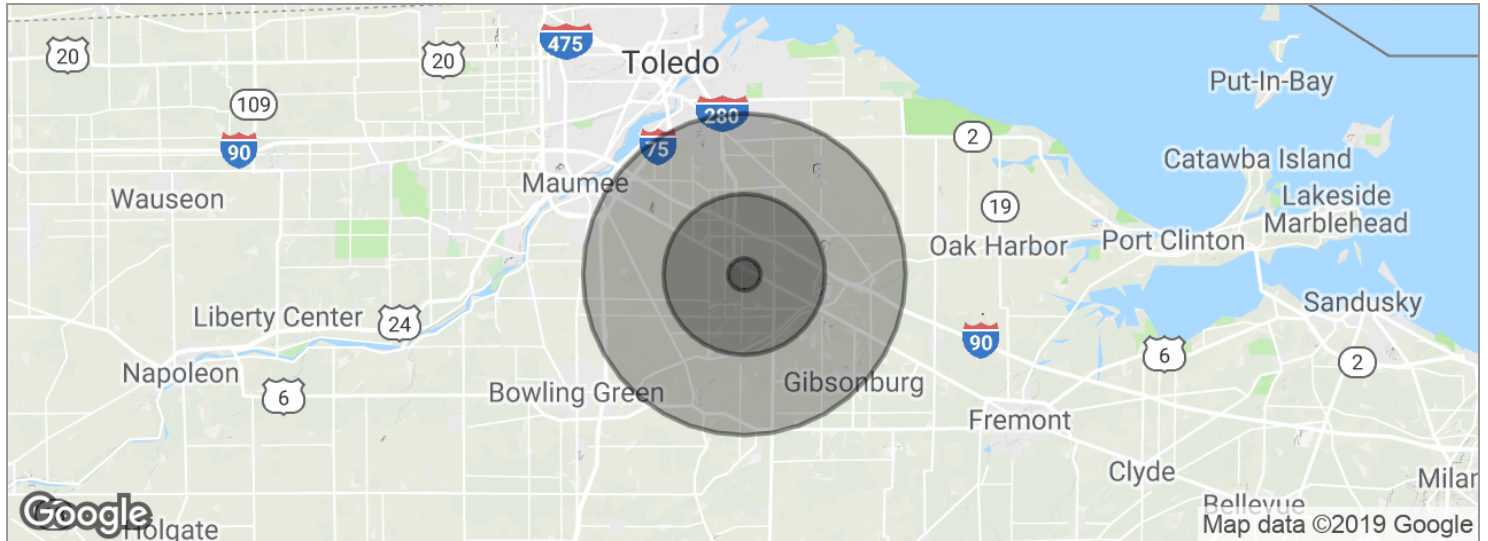
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	418	11,590	52,160
Median age	41.5	40.1	40.6
Median age (Male)	37.5	38.3	39.7
Median age (Female)	44.8	41.5	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	164	4,469	20,831
# of persons per HH	2.5	2.6	2.5
Average HH income	\$65,778	\$66,283	\$63,079
Average house value			\$139,291

* Demographic data derived from 2010 US Census

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