

# LAND FOR SALE

### 22690 PEMBERVILLE RD., LUCKEY, OH 43443



SALE PRICE:	\$35,000.00/acre	PROPERTY OVERVIEW
OFFERING SUMMARY		Access to Fiber Activity Hub (provided by Independent Fiber Network,
Lot Size:	28.9 Acres	Buckeye Cable System, One Community, Time Warner Cable and Amplex) Adjacent to new Home Depot distribution facility
Parcel #:	U69-612-616000012003	Possible split per development plan Only 4 minutes to the Ohio Turnpike at exit 81 A/B
Zoned:	B-PUD	UTILITIES
Splits Available:	Owner Approval	Natural Gas: Available - Dominion Energy (to be extended) Electric: Available - Toledo Edison
Dimensions:	Irregular	Water: Available - Northwestern Water & Sewer Dist 12" Sewer: Available - Northwestern Water & Sewer Dist 8"
Topography:	Level	Storm: Available - Ditch Drainage Internet: Available - Multiple Diverse Fiber Routes & Providers
Terms:	Cash, Land Lease	
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Property Taxes: \$763.70/half

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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17 4 S 89'13'11" E 1328.26' 340 420 538 EX. CONCRETE PAVEMENT 646 EX. 30' HALF RAV LANDSCAPE ESMT 50' BLDG. SETBACK 399 LOT 2 LOT 3 630.1% 3.115 Ac. ± 4.146 Ac. ± 513' 50 LOT 4 00,46,49 4 6.999 Ac. ± 12' UTIUTY & TOLEDO EDISON EASEMENT EX. EDGE ASPHALT PAVEMENT -340' -146'-371 115'-12" DRAINAGE, -UTILITY & TOLEDO EDISON EASEMENT 84 LOT 1 479' 3.020 Ac. ± 12' UTILITY & -TOLEDO EDISON EASEMENT N 65'10'5 LOT 6 5.693 Ac.  $\pm$ N 65 10'57 32.85 10' DRAINAGE EASEMENT-4 N 48'22'57" W 205.02' 555 TOP BANK TDE SLOPE ROAD TRACT 62 APPROXIMATE ZONE A PER FIRM 39173C01800 EFFECTME DATE 9-2-2011 APPROXIMATE FLOOD ELEV. - 642.0 00 LOT 5 536 7.240 Ac.  $\pm$ N 42'56'45" W 179.00 EXIST. DITCH PARCEL: 069-612-616000012001 SCHOBER REINTALS NO 4, LLC 8380 DEVILS HOLE ROAD AKE MAINT & BOWLING GREEN OH 43402 N 38'35'26" DRAINAGE EASEMENT EX. ZONING: 189.42 DETENTION POND X.BLDG. N 51"45'10" W 189.26' -SOUTH LINE OF ROAD TRACT 62 533 N 89'53'46" W 744.54'(M) N 89'53'46" W 585.36'

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#### 22690 PEMBERVILLE RD., LUCKEY, OH 43443

"Innovative Solutions at Work"



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	<b>10 MILES</b>
Total households	164	4,469	20,831
Total households # of persons per HH	164 2.5	4,469 2.6	20,831 2.5

\* Demographic data derived from 2010 US Census

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