

0 INDEPENDENCE DRIVE
NAPOLEON, OH 43545

VACANT LAND FOR SALE
1.91 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

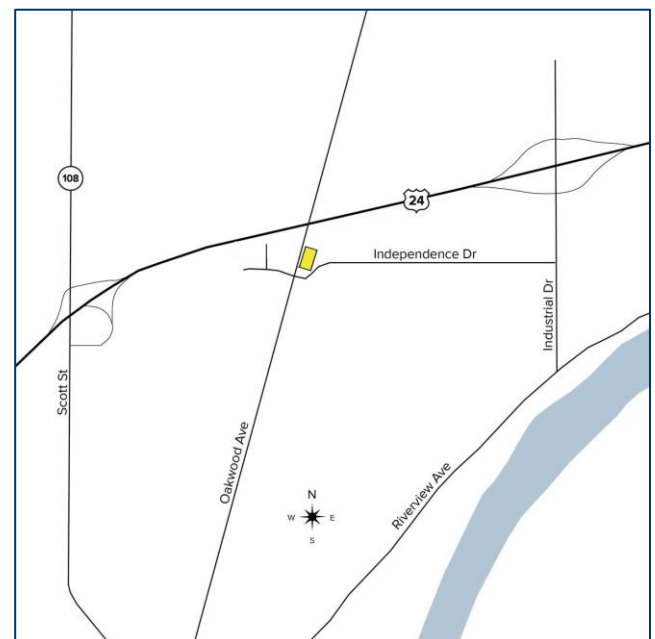
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$94,000
Acreage:	1.91 AC
Dimensions:	Irregular (Approx. 372.12' frontage on Oakwood Ave.)
Closest Cross Street:	Located at the Oakwood Ave. & Independence Dr. intersection
County:	Henry
Zoning:	C-4
Easements:	Of Record
Curb Cuts:	Per code
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

0 Independence Drive, Napoleon, OH 43545

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PROPERTY DESCRIPTION

Drainage:	Street
Improvements:	None
Restrictions:	Per City of Napoleon
Sign on Property:	Yes

Adjacent Land

North:	Commercial
South:	Commercial
East:	Commercial
West:	Commercial

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	487	\$38,860
1.5 MILE	1,853	\$42,076
2 MILE	4,813	\$53,850

UTILITIES

Electric:	City of Napoleon
Gas:	Ohio Gas
Water:	City of Napoleon
Sanitary Sewer:	City of Napoleon
Storm Sewer:	City of Napoleon

2021 REAL ESTATE TAXES

Parcel Numbers:	411295790060 (0.86 AC)
	411295790020 (1.05 AC)
100% Value:	\$33,430.00
Total Annual Taxes:	\$896.84

2020 TRAFFIC COUNTS (TWO-WAY)

1,478	Independence Drive
3,815	Industrial Drive
22,019	US 24

Comments:

- Located 0.96 miles from the US 24 at Independence Drive intersection.

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