# 28431 LIME CITY ROAD ROSSFORD, OHIO 43460

VACANT LAND FOR SALE 4.21 Acres Available



FULL-SERVICE COMMERCIAL REAL ESTATE

## **DEVELOPMENT LAND**



### **GENERAL INFORMATION**

 Sale Price:
 \$500,000

 Acreage:
 4.21 acres

**Dimensions:** Triangular – 473' turnpike frontage

Closest Cross Street: At State Route 795

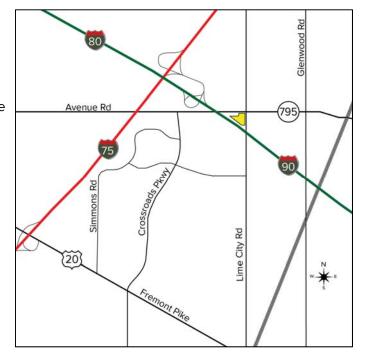
County: Wood

**Zoning:** Planned Commercial

**Easements:** Of record

Curb Cuts: 1 on Lime City

Topography: Flat
Survey Available: Yes
Environmental Report: No



For more information, please contact:

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

SIGNATURE ASSOCIATES

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

# 28431 Lime City Road, Rossford, OH 43460

## Vacant Land For Sale

4.21 Acres AVAILABLE

PROPERTY DESCRIPTION					
Drainage:	Excellent				
Improvements:	See remarks				
Restrictions:	Per Development*				
* Located within the Crossroads of America project which is a large scale proposed mixed use development project on several hundred acres of land.					
Sign on Property: Yes					
Adjacent Land					
North:	Fed Ex Ground parking lot & Glenwood School				
South:	Carpenter's Union Hall across Turnpike				
East:	Vacant land				
West:	Turnpike Exchange				

UTILITIES	
Electric:	First Energy
Gas:	Columbia Gas
Water:	Northwestern Water & Sewer
Sanitary Sewer:	Northwestern Water & Sewer
Storm Sewer:	Northwestern Water & Sewer

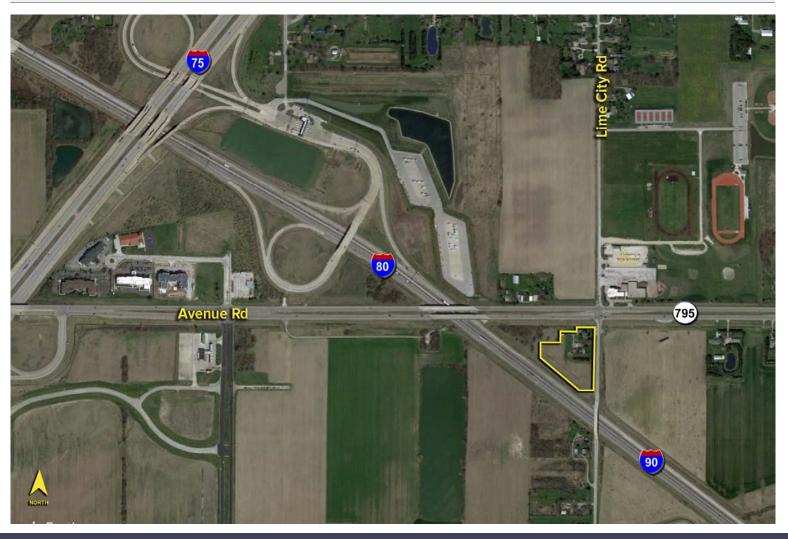
TRAFFIC COUNTS (TWO-WAY)				
State Route 795	19,040 cars per day (2009)			
Lime City Road	5,217 cars per day (2016)			

DEMOGRAPHICS						
	POPULATION	MED. HH INCOME				
1 MILE	3,824	\$63,225				
3 MILE	32,022	\$63,383				
5 MILE	94,744	\$57,060				

#### **Comments:**

- Property is part of the Joint Economic Zone between Rossford and the City of Toledo.
- Hard corner parcel can be purchased separately.
- System development fees apply for water and sewer (\$2,000 per acre).
- 1914 sf 3 bedroom home currently rented with 22' x 23' garage. Built in 1948.
- 1109 sf 3 bedroom home currently rented. Partial basement and 30' x 20' Garage. Built in 1936.

2019 REAL ESTATE TAXES					
Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
T68-400-030000001000	0.51	\$1,876.46	\$17,900	\$59,200	\$77,100
T68-400-030000002000	0.40	\$1,302.19	\$14,000	\$39,500	\$53,500
T68-400-030000004000	0.06	\$9.73	\$400	\$0	\$400
T68-400-030000005000	0.34	\$289.93	\$11,900	\$0	\$11,900
T68-400-030000006000	0.26	\$143.89	\$5,900	\$0	\$5,900
T68-400-030000007000	2.30	\$523.51	\$21,500	\$0	\$21,500
T68-400-030000008000	0.34	<u>\$48.65</u>	<u>\$2,000</u>	<u>\$0</u>	\$2,000
Totals:	4.21	\$4,194.36	\$73,600	\$98,700	\$172,300



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