

28431 LIME CITY ROAD
ROSSFORD, OHIO 43460

VACANT LAND FOR SALE
4.21 Acres Available



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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:

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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.

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AVAILABLE

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	<u>0.34</u>	<u>\$48.65</u>	<u>\$2,000</u>	<u>\$0</u>	<u>\$2,000</u>
Totals:	4.21	\$4,194.36	\$73,600	\$98,700	\$172,300



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