

0 OAKWOOD AVENUE
NAPOLEON, OH 43545

VACANT LAND FOR SALE
2.95 Acres Available



**SIGNATURE
ASSOCIATES**
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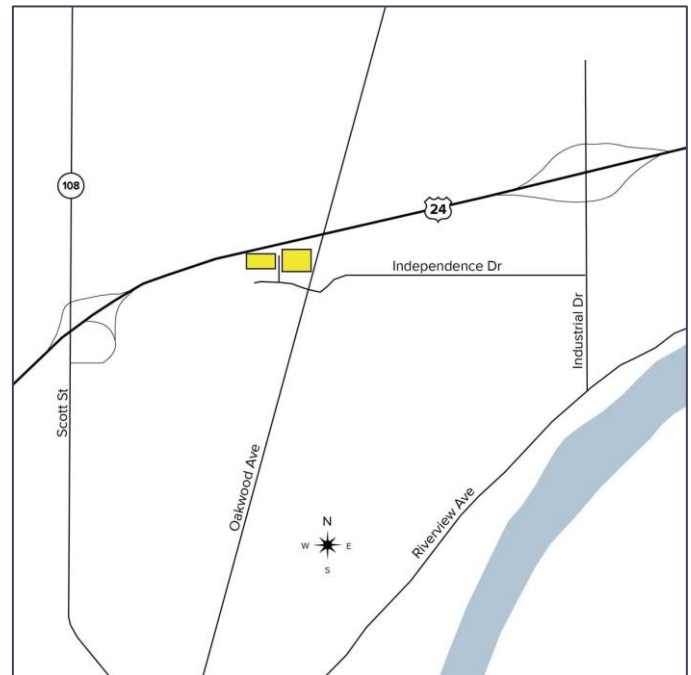
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$97,500
Acreage:	2.95 AC
Dimensions:	Irregular (approx. 689.26' visible on US 24)
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
mmalczewski@signatureassociates.com

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

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PROPERTY DESCRIPTION

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

Adjacent Land

North:	US 24
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:	411294210040 (1.91 AC)
	411294210060 (1.04 AC)
100% Value:	\$51,630.00
Total Annual Taxes:	\$1,385.10

2020 TRAFFIC COUNTS (TWO-WAY)

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

Comments:

- Located 1.10 miles from US 24 at Independence Drive intersection.

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Key:

Blue = waterline

Green = storm sewer

Orange = sanitary sewer

The sanitary sewers and waterlines shown at the back of the lots on the westerly side of Oakwood Avenue are privately owned and are under the control of Henry County who owns most of this complex.

For questions regarding water and sewer please contact the City of Napoleon Public Works Department 419-599-1235

For questions regarding zoning please contact the City of Napoleon and Code Enforcement 419-592-4010

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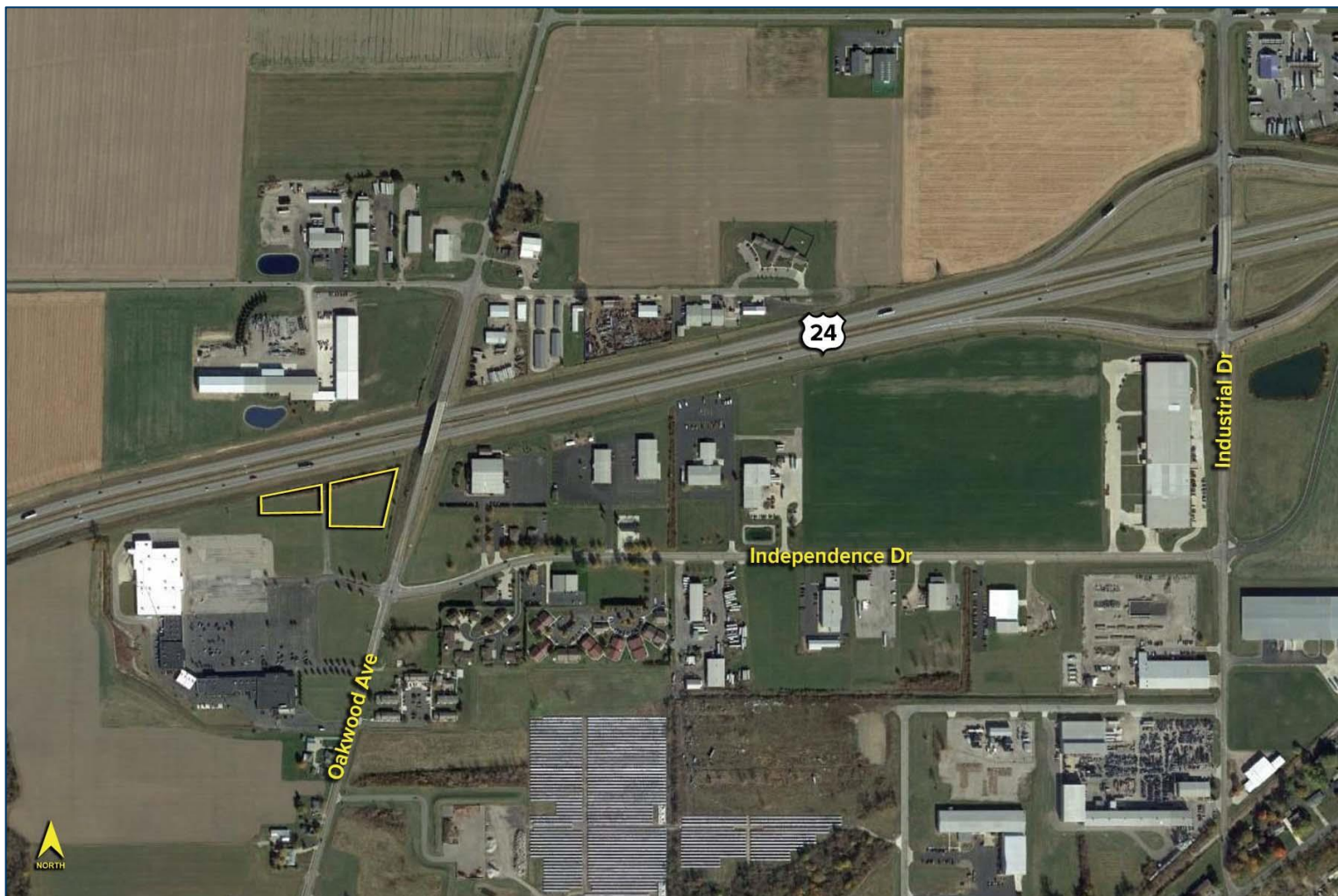
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.