

FOR SALE

# 1 ACRE LAND TWINSBURG

## CREEKSIDE DRIVE

Twinsburg, OH 44087

**PRESENTED BY:**

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$225,000
<b>LOT SIZE:</b>	1 Acres
<b>PRICE / ACRE:</b>	\$225,000

## PROPERTY OVERVIEW

1 Acre of land with 290 feet of frontage on Creekside Drive near I 480. This property is adjacent to Comfort Inn & Suites and is across from Kent State University's Twinsburg Academic Center near a variety of dining options. Currently zoned C-3 Interchange Business District, this land is ready for development with utilities and water/sewer at the road. Perfect for office, retail, and many other projects.

## PROPERTY HIGHLIGHTS

- 1 ACRE LOT
- ZONED C-3 INTERCHANGE BUSINESS DISTRICT
- UTILITIES AVAILABLE
- WATER/SEWER AVAILABLE
- GREAT HIGHWAY ACCESSIBILITY

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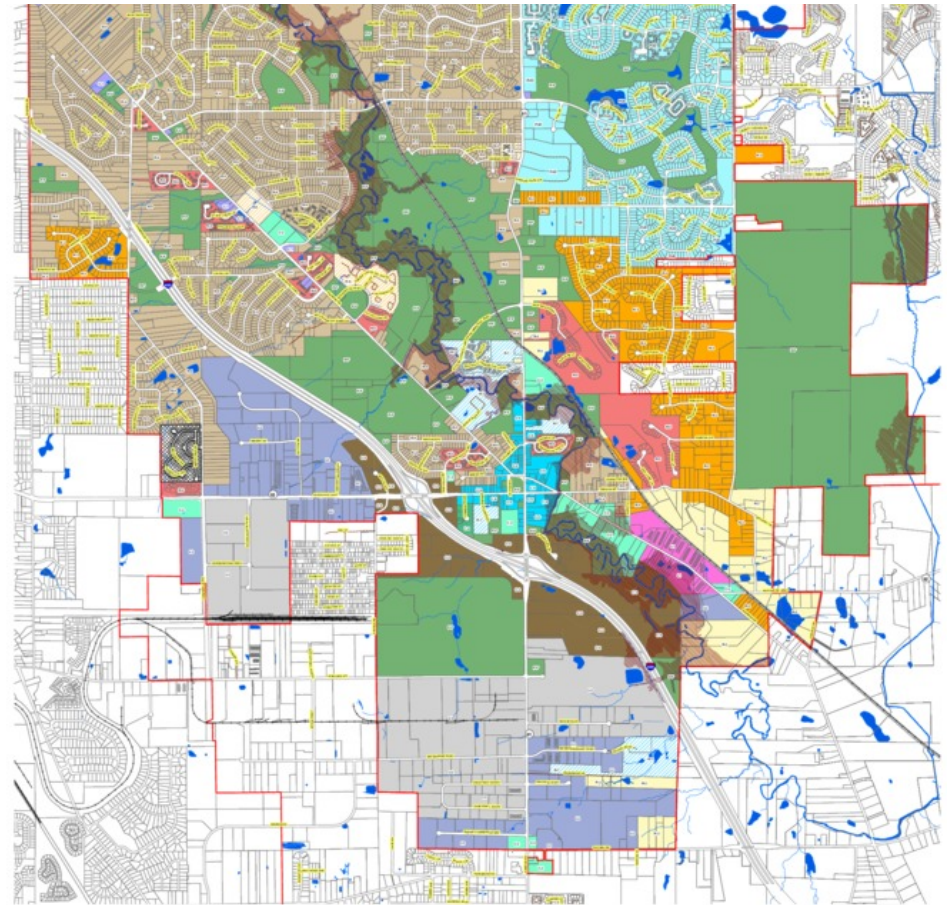
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*Twinsburg*  
NATURALLY BEAUTIFUL OHIO

**TED YATES - MAYOR**  
**AMY MOHR P.E. - CITY ENGINEER**

BASE MAP: 11/07/1989 BALLOT #34 ZONING BOOK AND MAP AS AMENDED.

FLOOD BOUNDARIES DERIVED FROM FLOOD INSURANCE RATE MAP (FIRM, EFFECTIVE DATE APRIL 19, 2016 BY FEMA.) UNINCORPORATED MAP AMENDMENTS AND REVISIONS HAVE BEEN ADDED TO REFLECT CURRENT

**Legend**

- CITY BOUNDARY
- ZONING CLASSIFICATION**
- C-1 - LOCAL COMMERCIAL DISTRICT
- C-2 - COMMUNITY COMMERCIAL DISTRICT
- C-3 - INTERMEDIATE BUSINESS DISTRICT
- C-4 - COMMERCIAL OFFICE DISTRICT
- C-5 - MIXED RESIDENCE / BUSINESS DISTRICT
- I-1 - INTENSIVE COMMERCIAL & LIGHT INDUSTRIAL DISTRICT
- I-2 - LIMITED INDUSTRIAL DISTRICT
- I-3 - HEAVY INDUSTRIAL DISTRICT
- R-1 - RESIDENTIAL DISTRICT - LOW DENSITY - SINGLE FAMILY - 0.75 UNITS PER ACRE
- R-2 - PLANNED RESIDENTIAL DISTRICT - MEDIUM DENSITY - SINGLE FAMILY - 1.0 UNITS PER ACRE
- R-3 - PLANNED RESIDENTIAL DISTRICT - MEDIUM DENSITY - SINGLE FAMILY - 1.2 UNITS PER ACRE
- R-4 - SINGLE FAMILY CLUSTER DISTRICT - 20 UNITS PER ACRE
- R-5 - SINGLE FAMILY CLUSTER DISTRICT - 30 UNITS PER ACRE
- R-6 - APARTMENT DISTRICT - MULTIFAMILY - 0.5 UNITS PER ACRE
- R-7 - SENIOR RESIDENCE DISTRICT - APARTMENT - 12.0 UNITS PER ACRE
- OR - SINGLE FAMILY CLUSTER - 50 UNITS PER ACRE
- R-8 - PLANNED RESIDENTIAL DISTRICT - TWO FAMILY - 1.2 UNITS PER ACRE
- PUD - PLANNED UNIT DEVELOPMENT
- R-9 - PLANNED FACTORY DISTRICT

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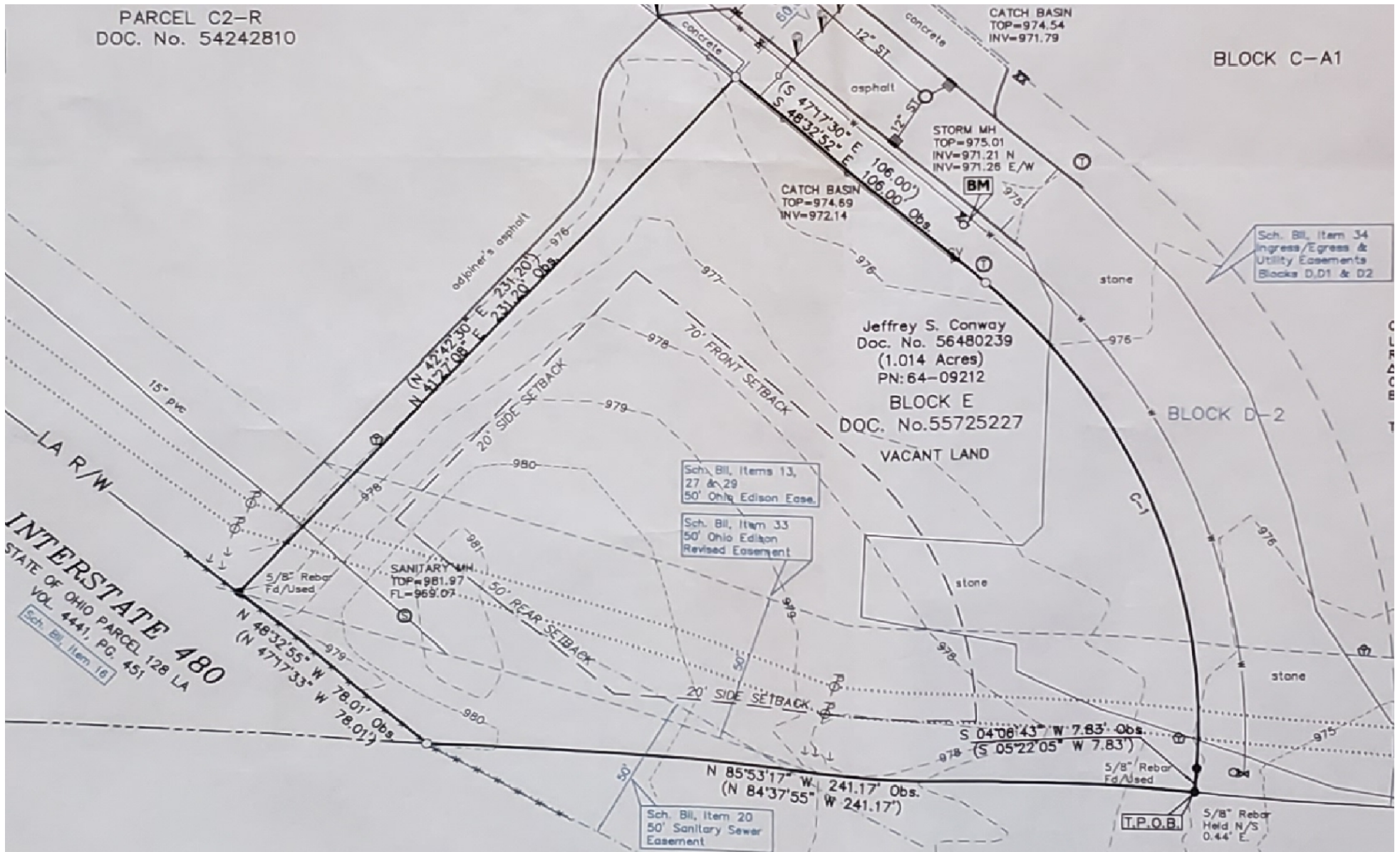
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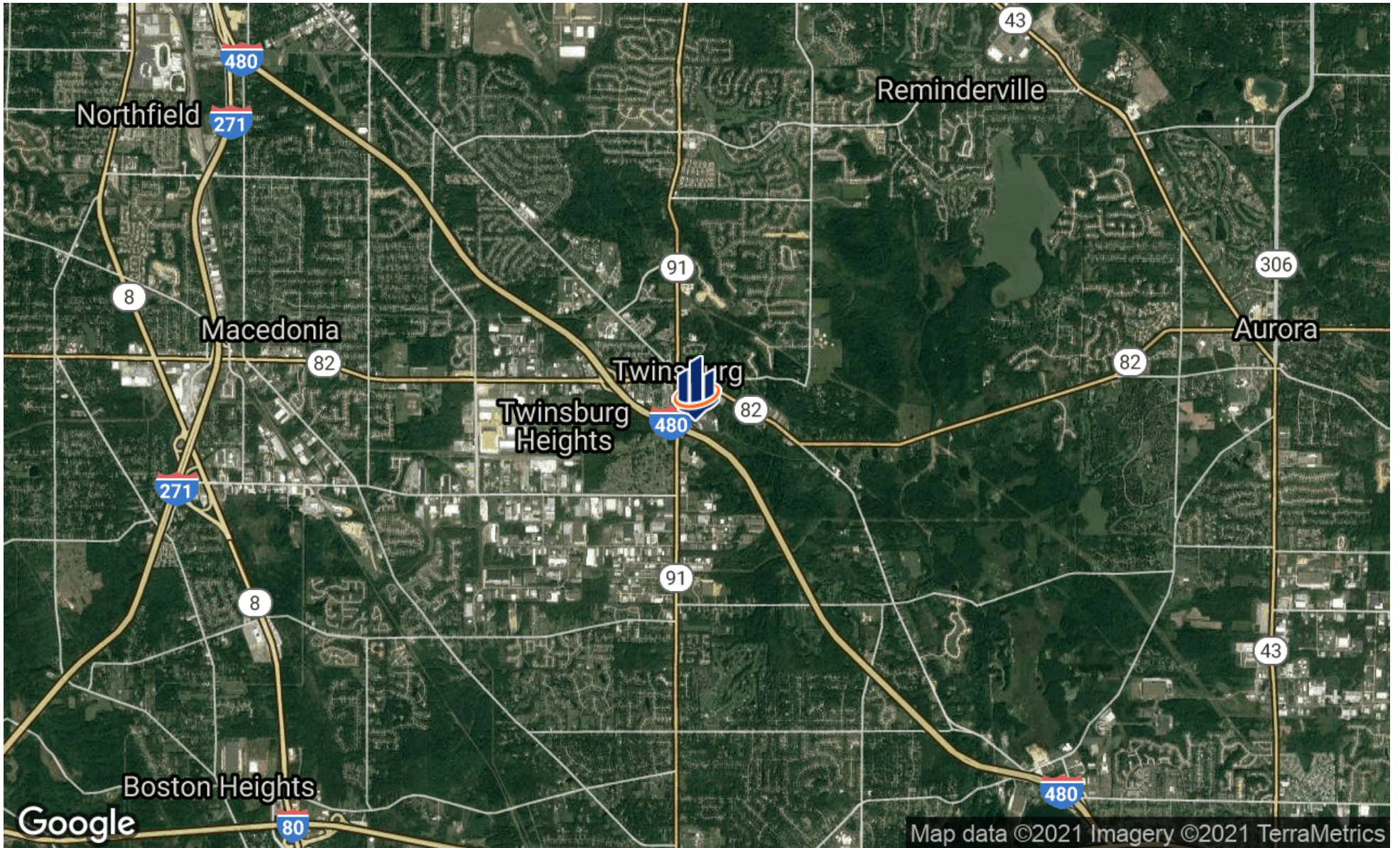
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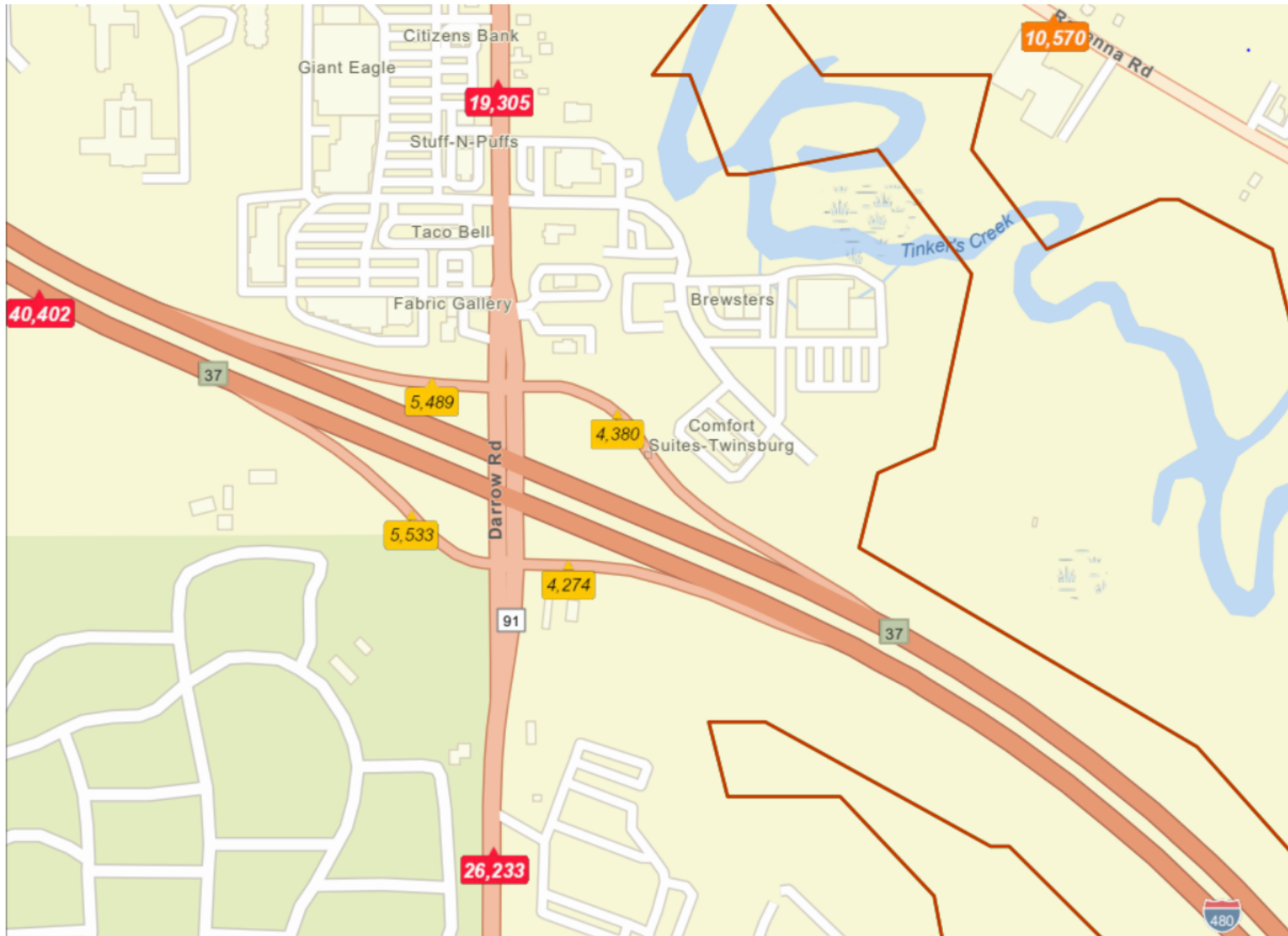
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SVN | SUMMIT COMMERCIAL REAL ESTATE GROUP, LLC 5



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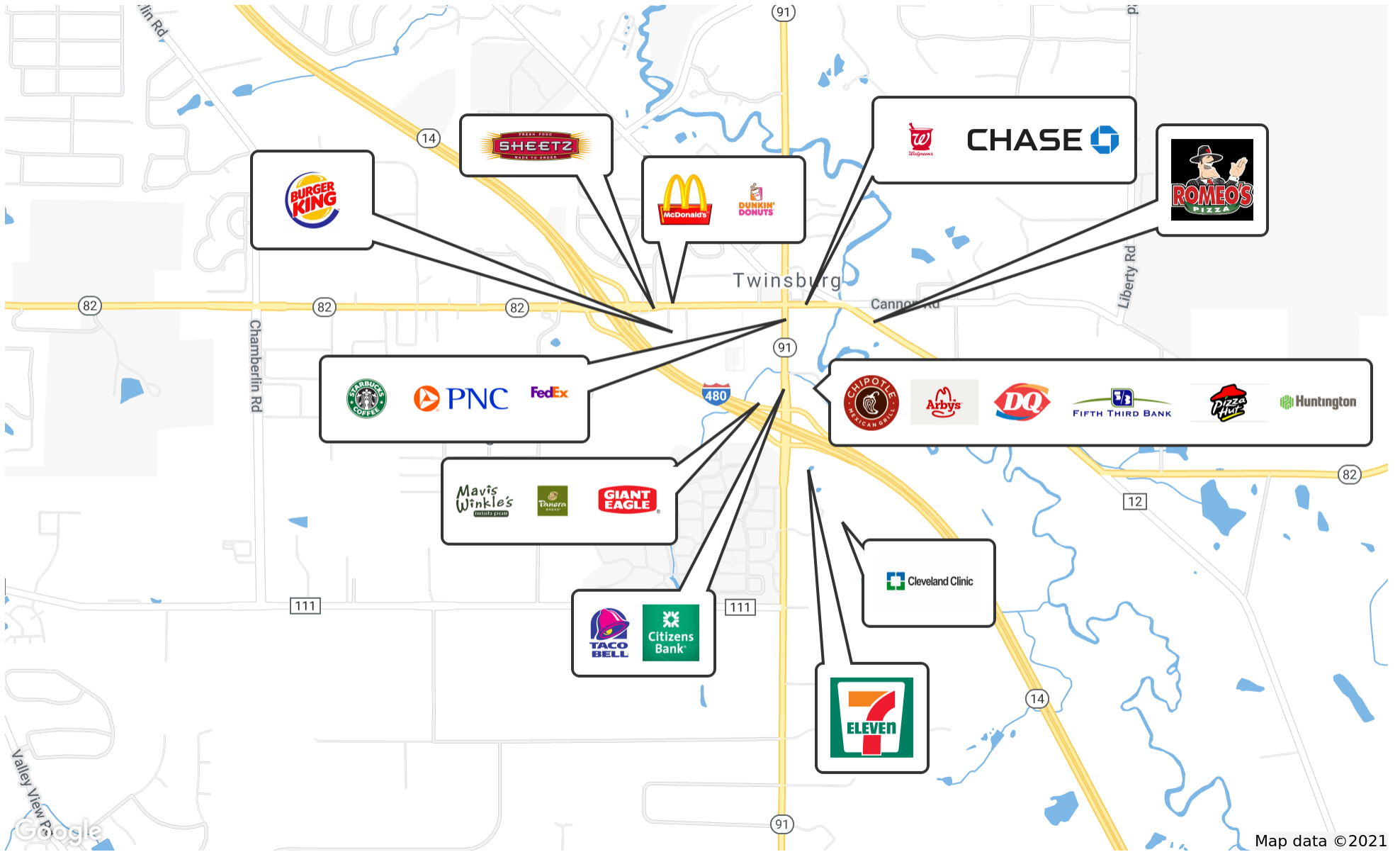
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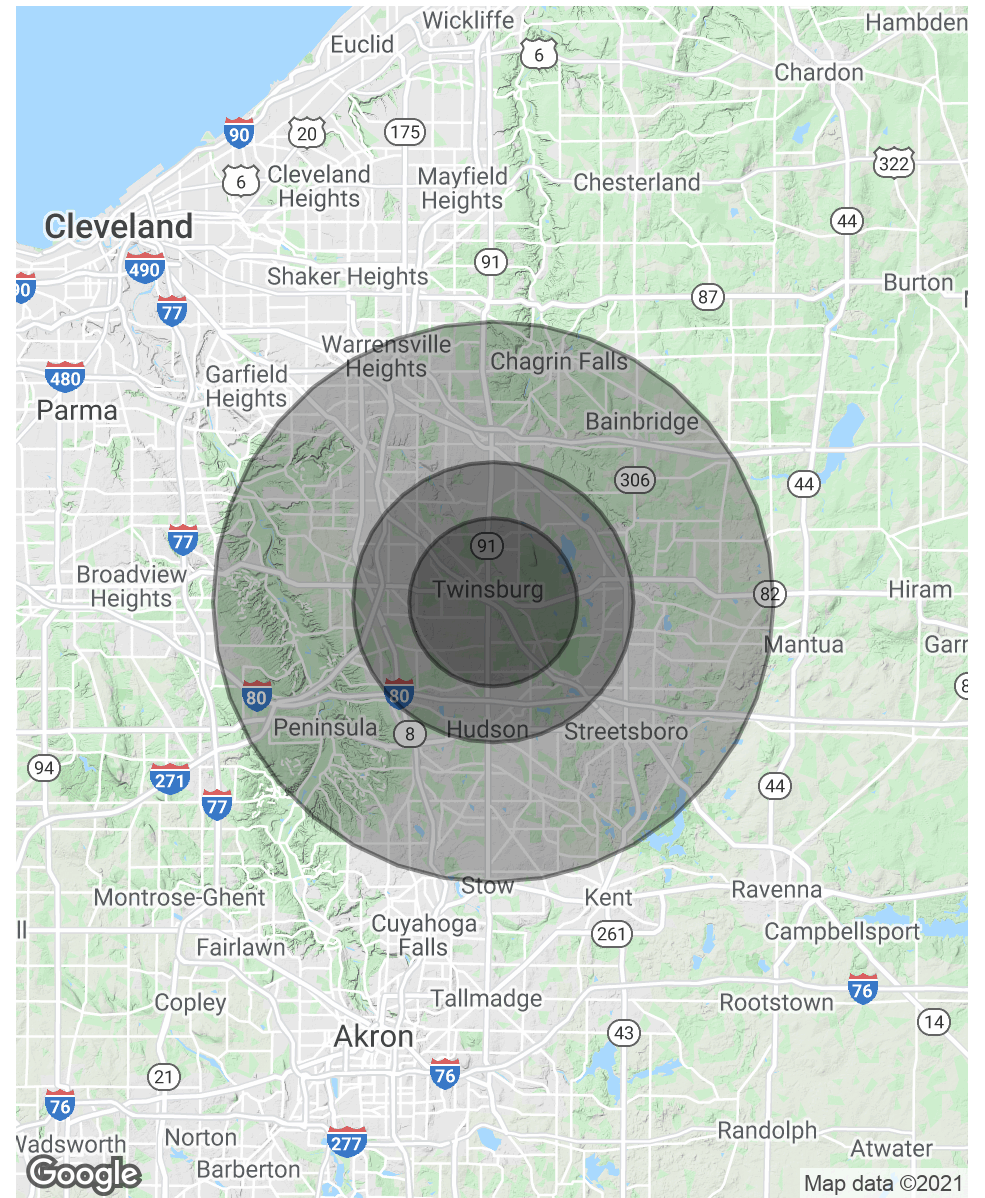
## POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	28,833	83,464	280,431
AVERAGE AGE	39.1	40.2	40.8
AVERAGE AGE (MALE)	36.3	38.1	39.6
AVERAGE AGE (FEMALE)	41.7	42.1	41.9

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,152	31,031	109,878
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$89,877	\$103,115	\$92,163
AVERAGE HOUSE VALUE	\$234,390	\$269,667	\$250,948

\* Demographic data derived from 2010 US Census



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