

The Enclave

0 Woodville Road | Northwood, OH 43619



OFFERING SUMMARY

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|-----------------------|---|
| Sale Price: | Starting at \$15,000/acre to \$100,000/acre splits |
| Lot Size: | 120.0 Acres |
| Zoning: | Mixed Use Residential |
| Market: | Toledo |
| Submarket: | Northwood |
| Traffic Count: | 15,628 |
| Price / Acre: | - |

PROPERTY OVERVIEW

- The Enclave is a city of Northwood initiative to redevelop the former site of the Woodville Mall into an 'Age in Place' development with commercial/office/service amenities and a mixture of new single-family homes, villas, senior housing and apartments at various price points
- 100% 15-year CRA tax abatement on new construction in north (rear), TIF in south (frontage)
- Flexible zoning handled by five-member review committee of which the developer has two seats on the committee
- City of Northwood infrastructure will include entry points and roads via a Tax Increment Financing (TIF) estimated to be more than \$7.5 million
- Property taxes of 1.6 mills are lowest rates in Wood County
- Located within easy distance to the new Northwood school complex that houses Wood County's newest elementary, middle and high school
- Income tax of only 1.8% with full reciprocity
- 18,000 existing daytime employees currently working in Northwood
- Within a few miles of the new NSG-Pilkington plant and First Solar expansion project
- Clean environmental reports, phases I and II
- City of Northwood Economic Development offers numerous incentive programs see Northwood's website: <http://www.ci.northwood.oh.us/>

For More Information Contact:

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