

0 TECHNOLOGY DRIVE
FINDLAY, OH 45840

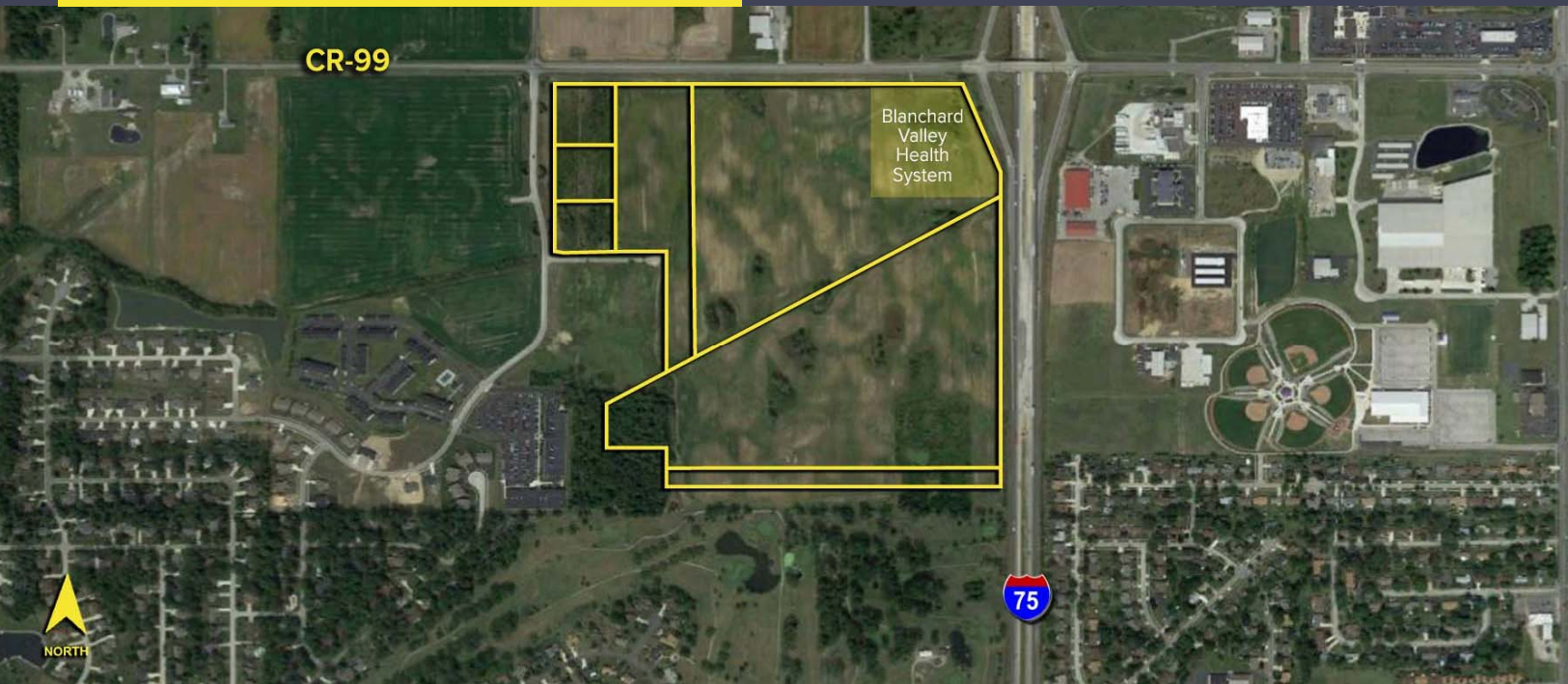
VACANT LAND FOR SALE
100± Acres Available



SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$80,000/acre along I-75 or CR-99 Lot 4 - \$250,000 per acre Lot 7 - \$200,000 per acre Lot 10 - \$200,000 per acre
Acreage:	100± acres
Dimensions:	Irregular
Closest Cross Street:	W. Bigelow Avenue
County:	Hancock
Zoning:	400 Commercial
Easements:	No
Curb Cuts:	None
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

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Vacant Land For Sale

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PROPERTY DESCRIPTION

Drainage:	None
Improvements:	None
Restrictions:	Per zoning
Sign on Property:	Yes

Adjacent Land

North:	Jeffrey's Antique Gallery
South:	Hill Crest Golf Club
East:	I-75
West:	Residential

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,627	\$94,130
3 MILE	22,950	\$52,683
5 MILE	49,166	\$58,289

UTILITIES

Electric:	AEP
Gas:	KNG
Water:	Available
Sanitary Sewer:	
Storm Sewer:	Yes

2020 REAL ESTATE TAXES

Parcels:	690001019427
	690001019424
	690001021913
	630001025149
	020001025344
	690001021914
	690001019430

Total Annual Taxes: \$9,456.36

TRAFFIC COUNTS (TWO-WAY)

I-75 – 48,822 (2017)

Comments:

- Van Buren School district.
- Blanchard Valley Health System recently acquired 20± acres on the northeast portion.
- Great visibility from I-75.
- Findlay is home to Marathon Petroleum, Pioneer Sugar, Ball Corporation, Lowe's Distribution Center, University of Findlay, Nissin Brake Ohio, Inc. and Sanoh America, Inc.

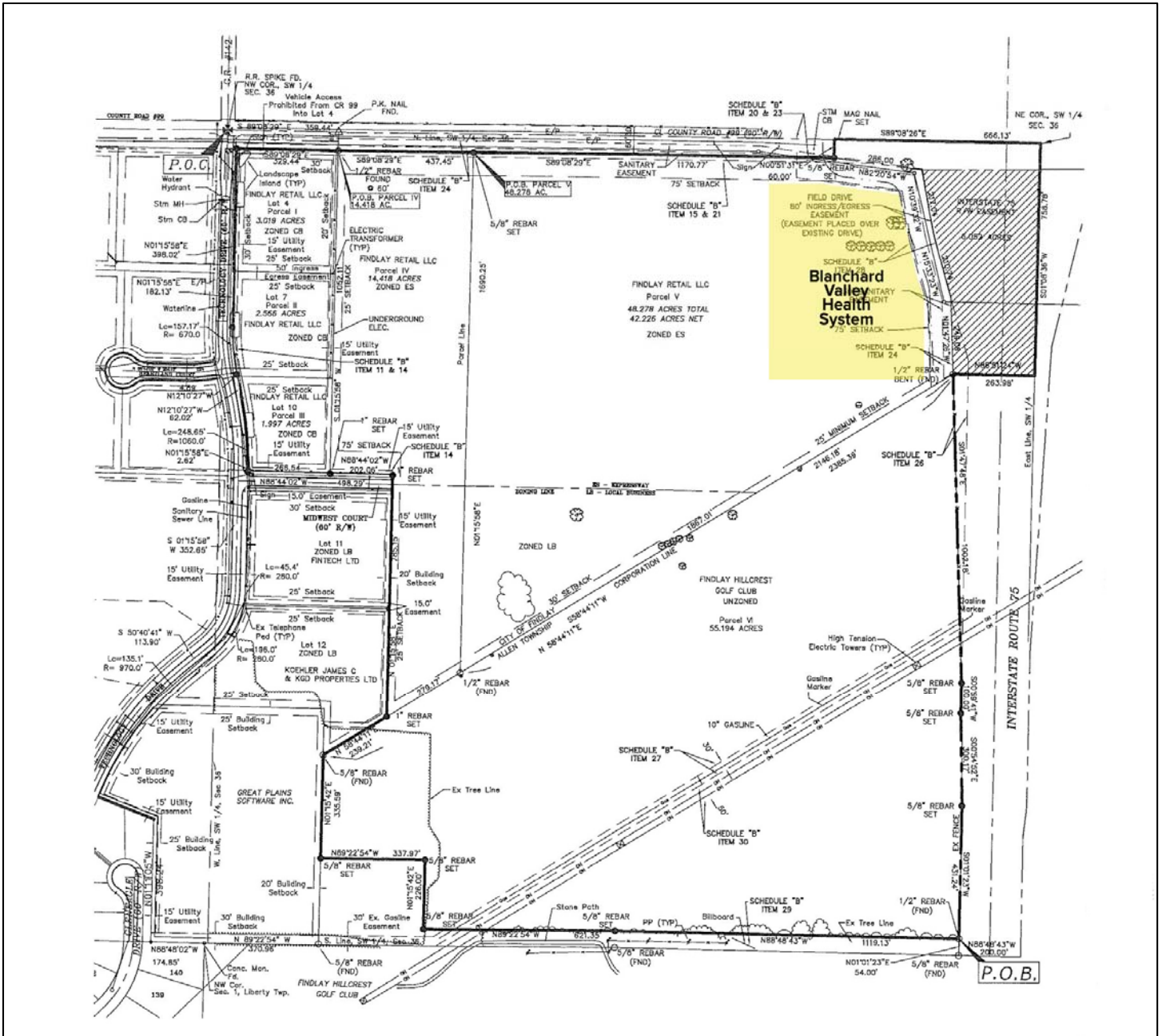
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