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exclusive listings

VACANT LAND

MAY 2012

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E-MAIL

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ALLIANCE

Address: 1700 State Street
Associate(s): Germano Bressan, CCIM
Park Name: N/A
Acres Avail: 0.62
Zoning: B-2
Sale Price: \$19,900
Price/Acre: \$32,097
Price/SqFt: \$0.74
Comments: Located in Alliance, Ohio's growth corridor. A car wash is situated in front on State Street. Mineral rights to be sold along with the property. Royalties in 2010 were approximately \$700.

**ARCHBOLD**

Address: County Road A
Associate(s): Megan Malczewski, CCIM
 Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 38.05
Zoning: Light Ind.
Sale Price: \$180,738
Price/Acre: \$4,750
Price/SqFt: \$0.11
Comments: Legal Description is 5E-6N-8E1/2W1/2SE EX Par 38.045 Ac
 Soil Type (per Fulton County Website):
 Ft A - Fulton County silty clay loam
 LC - Latty silty clay
 HKA - Haskins loam



Property is traversed by a creek.

Per Fulton County: 36.73 tillable acres, 0.225 raw acres and 1.09 waste acres.

BEDFORD TWP

Address: Lewis Avenue
Associate(s): Jason Sheppard
Park Name: N/A
Acres Avail: 35.71
Zoning: C-3
Sale Price: \$1,195,000
Price/Acre: \$33,464
Price/SqFt: \$0.77
Comments: Frontage on Lewis Avenue.



Address: Sterns Road
Associate(s): Robert P. Mack, CCIM, SIOR
 Megan Malczewski, CCIM
Park Name: N/A
Acres Avail: 14.00
Zoning: PUD
Sale Price: \$420,000
Price/Acre: \$30,000
Price/SqFt: \$0.69
Comments:



CRAWFORD TWP

Address: State Route 15
Associate(s): Robert P. Mack, CCIM, SIOR
 Steve Serchuk, CCIM
Park Name: N/A
Acres Avail: 5.80
Zoning: Agricultural
Sale Price: \$9,300
Price/Acre: \$1,603
Price/SqFt: \$0.04
Comments: Located on the south side of SR 15/US 23, 1/2 mile west of the SR 15/US 23 intersection with SR 103. Deep but narrow property with 50'+/- frontage on SR 15 that lies parallel and follows Spring Run Creek. Depth of the parcel is 1,400'+/- with the width of the site varying from 100' to 200'. The rear boundary line forms a point that terminates at a bend in the creek. Village of Carey is located to the north. The City of Findlay is located to the northwest. Site is located in a flood plain (Flood Zone A), per Wyandot County, Ohio, Community Panel Number 3907870025C, dated 9-18-87.



DELTA

Address: US 20A
Associate(s): Craig M. Herschel
Park Name: N/A
Acres Avail: 14.83
Zoning: Unzoned
Sale Price: \$100,000
Price/Acre: \$6,743
Price/SqFt: \$0.15
Comments: Unzoned acreage east of Delta. Public water available. Many possibilities. Great parcel for storage or recreational use. Frontage on US 20A and Fulton County Road 5-2.



DUNDEE

Address: Waterstradt Commerce Drive
Associate(s): Keenan Fields
Park Name: N/A
Acres Avail: 24.31
Zoning: B-2
Sale Price: \$2,065,500
Price/Acre: \$84,965
Price/SqFt: \$1.95
Comments: Excellent highway exposure just south of the interchange. North and southbound traffic counts of over 70,000 cars per day. Just south of the 220,000 square foot Cabela's retail development - Michigan's #1 tourist attraction with over 6 million visitors per year. 300 lot subdivision and 220 condos planned for west side of Waterstradt Commerce.



Address: 4724 Ann Arbor Road
Associate(s): Keenan Fields
 Steve Gordon
Park Name: N/A
Acres Avail: 11.43
Zoning: B-2 Commercial
Sale Price: \$725,000
Price/Acre: \$63,430
Price/SqFt: \$1.46
Comments: Excellent highway exposure - 685' frontage along US 23. 1/4 mile to expressway and traffic light, exit 17. Just south of the first of two Global Engine Manufacturing Alliance (GEMA) plants that are expected to create 530 new jobs. Directly across from Cabela's retail development - a Michigan tourism attraction with over 6 million visitors per year.



DUNDEE

Address: Helle Boulevard **Associate(s):** Keenan Fields
Park Name: N/A
Acres Avail: 11.10
Zoning: RM-2
Sale Price: \$675,000
Price/Acre: \$60,811
Price/SqFt: \$1.40
Comments: RM-2 zoning allows 20 units per acre, 3 stories, 40' high. Minimum floor area of 750 sf for a 1-bedroom unit and 950 sf for 2 bedrooms. Past plan approval was for a 119 unit condominium development.



Address: Village Square **Associate(s):** Keenan Fields
Park Name: N/A
Acres Avail: 8.00
Zoning: RA-2
Sale Price: \$400,000
Price/Acre:
Price/SqFt: \$1.15
Comments: 45 unit subdivision. Roads and improvements are in a "ready to build" site condominium. Lot sizes vary. Most are 63' x 115' for a total of 7,245 square feet. Located south of S. Custer Road (M-50) and east of First Street on the east side of Dundee.



Address: US 23 **Associate(s):** Keenan Fields
Park Name: N/A
Acres Avail: 5.81
Zoning: M-1
Sale Price: \$600,000
Price/Acre: \$103,270
Price/SqFt: \$2.37
Comments: Excellent highway exposure. 643' frontage along US-23. 1/4 mile to expressway and traffic light, exit 17. North and southbound traffic counts on US-23 are 34,000 vehicles (2006). Just south of the first of two Global Engine Manufacturing Alliance (GEMA) plants that are expected to create 500 new jobs. Directly across from Cabela's retail development - a Michigan tourism attraction with over 6 million visitors per year.



Address: 0 Waterstradt Commerce Drive **Associate(s):** Keenan Fields
Park Name: N/A
Acres Avail: 4.00
Zoning: B-2 Gen. Bus.
Sale Price: \$300,000
Price/Acre: \$75,000
Price/SqFt: \$1.72
Comments: Close to the 225,000 sf Cabela's - Michigan's #1 tourist attraction with over 6 million visitors annually. Traffic light at M-50 and Helle Boulevard. Easy access and visibility to US-23, Exit 17.



Address: Freedom Court **Associate(s):** Keenan Fields
Park Name: N/A
Acres Avail: 1.19
Zoning: B-4
Sale Price: \$250,000
Price/Acre: \$210,084
Price/SqFt: \$4.82
Comments: Fifth Third owns the front half of the property. This property has signage available with the Fifth Third sign on M-50. Access from Freedom Court in rear, through Tractor Supply drive on M-50 and through Fifth Third lot. Access to high growth residential area. Dundee projects 100% growth from 2005 through 2010. Proposed building - 8,500 sf (170' x 50') with 36 parking spaces.



DUNDEE

Address: 507 Tecumseh Street
Associate(s): Keenan Fields
 Jason Sheppard
Park Name: N/A
Acres Avail: 0.33
Zoning: B-3
Sale Price: \$75,000
Price/Acre: \$227,273
Price/SqFt: \$5.22
Comments: Access to high growth area. Dundee projects 100% growth from 2005 thru 2010. Located in the Tecumseh Street Overlay District. Proposed building - 7,150 sf 2-story building with 2 commercial units (1,788 sf each) on the first floor and 4 apartments (894 sf each) on the second floor.

**ELMORE**

Address: 4092 State Route 51
Associate(s): Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 87.60
Zoning: M-1
Sale Price: \$1,200,000
Price/Acre:
Price/SqFt: \$0.31
Comments:

**FAYETTE**

Address: 0 Gorham Street
Associate(s): Craig M. Herschel
Park Name: N/A
Acres Avail: 1.79
Zoning: M-1
Sale Price: \$49,500
Price/Acre: \$27,654
Price/SqFt: \$0.64
Comments: Bank owned industrial land. Contiguous to a major Fayette employer. Corner location with frontage on two roads. Land is level for development. Located close to other Fayette industrial operations.

**FINDLAY**

Address: 0 Timberstone Drive
Associate(s): Megan Malczewski, CCIM
 Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 14.18
Zoning: B-2 Gen. Bus.
Sale Price: \$429,900
Price/Acre: \$30,324
Price/SqFt: \$0.70
Comments: Receiver Directed Sale.



Located near a commercial corridor close to nearby shopping centers which include Meijer, Menards and Lowe's. National and local shops surround the site.

Property consists of 3 parcels:
 0 Timberstone Drive - 3.044 acres
 0 Milestone Drive - 1.225 acres
 0 Country Road 236 - 9.908 acres

FINDLAY

Address: 0 Glessner Avenue **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 6.75
Zoning: I-2-Gen. Ind.
Sale Price: \$100,000
Price/Acre: \$14,815
Price/SqFt: \$0.34
Comments: Located near I-75 and various Findlay industrial enterprises. Rail siding. Adjacent to a limestone quarry and a refinery. Property is accessed by a 20' easement from Lima Street. Documentation on file.



Address: 1700 Fostoria Avenue **Associate(s):** Robert P. Mack, CCIM, SIOR
Megan Malczewski, CCIM
Park Name: N/A
Acres Avail: 1.20-2.65
Zoning: PUD
Sale Price:
Price/Acre: \$135,000
Price/SqFt:
Comments: Commercial lots with proximity to Tiffin Avenue. Easy access to I-75. Adjacent to Tall Timbers Business Park. Survey available. Drainage. No soil test. Easements of record. No restrictions. Taxes subject to split.

**FREMONT**

Address: 1876 State Street **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 50.74
Zoning: B-2 & R-2
Sale Price: \$250,000
Price/Acre: \$4,927
Price/SqFt: \$0.11
Comments: Front 217' zoned B-2 General Commercial; remainder of property zoned R-2 Mixed Residential.

**HOLLAND**

Address: 1301 Mall Drive **Associate(s):** Steve Serchuk, CCIM
Park Name: N/A
Acres Avail: 14.00
Zoning: C-2 Gen Comm
Sale Price: \$2,700,000
Price/Acre: \$192,857
Price/SqFt: \$4.43
Comments: Unparalleled expressway visibility with over 1,000' on I-475. Excellent co-tenants include Target, Sam's Club, Wal-Mart, Best Buy, Kroger, T.J. Maxx and Dick's Sporting Goods. Two very large pylon signs. May consider splitting the property.



Address: 1660 Perrysburg-Holland Road **Associate(s):** Robert P. Mack, CCIM, SIOR
Megan Malczewski, CCIM
Park Name: N/A
Acres Avail: 4.97
Zoning: Gen. Commercial
Sale Price: \$100,000
Price/Acre: \$20,129
Price/SqFt: \$0.46
Comments: Concept plan drawn on utilities and grading plan. Plan shows development of 8 units (office/industrial) of 2,400 square feet each. General Commercial District permitted uses on file. Springfield Township zoning = No city income taxes currently levied. Less than 1/4 mile to traffic light at intersection of Perrysburg Holland and Airport Highway. 1 mile to US-23, Airport Highway exit.



HOLLAND

Address: 6440 Hamilton Drive East
Park Name: N/A
Acres Avail: 1.13
Zoning: M-1 Industrial
Sale Price: \$90,000
Price/Acre: \$79,505
Price/SqFt: \$1.83
Comments: Ready for development of approximately 10,000 square feet. See attached layout. Located in a Community Reinvestment Area (CRA) which runs with the property. Real estate taxes (building only) are abated for approximately 10 years. Subject to Village of Holland approval. Adjacent to 6450 Hamilton Drive East (11,740 square feet), which is also available for sale for \$695,000 and for lease at \$6.25 per square foot NNN. Building was constructed in 2000. Visible from US-23.



Address: 7330 International Drive
Park Name: N/A
Acres Avail: 1.11
Zoning: C-2
Sale Price: \$85,000
Price/Acre: \$76,715
Price/SqFt: \$1.76
Comments: Office park located near Spring Meadows Shopping Center, Orchard Center and several other professional offices and restaurants. Located in Springfield Township. NO LOCAL INCOME TAX LEVIED. Lots can be purchased individually. Legal description is Lot 9 Airport Executive Park.

**LAKE TOWNSHIP**

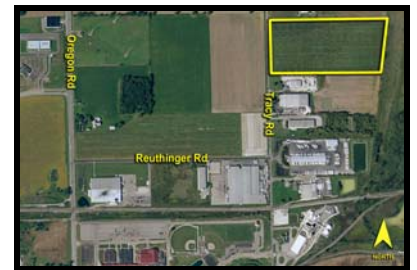
Address: Drouillard Road
Park Name: N/A
Acres Avail: 3.00-100.00
Zoning: M-2
Sale Price:
Price/Acre: \$25,000
Price/SqFt:
Comments: Convenient access to SR 795, I-280, Ohio Turnpike and I-75. The entire Toledo Executive Airport is part of a Joint Economic Development District between the City of Toledo and Lake Township in conjunction with the Toledo Lucas County Port Authority. The District theme is "Planes-Trains-Trucks = Jobs-Jobs-Jobs".



Address: 4511 Walbridge Road
Park Name: N/A
Acres Avail: 15.80
Zoning: R-2 Residential
Sale Price: \$275,000
Price/Acre: \$17,405
Price/SqFt: \$0.40
Comments: Work continues to level the site.

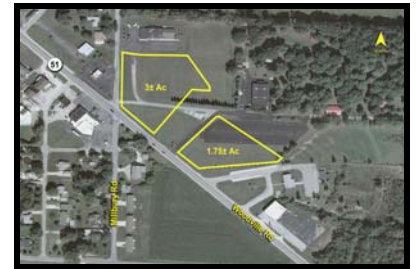
**LAKE TWP.**

Address: 30840 Tracy Road
Park Name: N/A
Acres Avail: 27.38-27.38
Zoning: M-2
Sale Price: \$1,163,650
Price/Acre: \$42,500
Price/SqFt: \$0.98
Comments: Payroll taxes are not currently levied in Lake Township.



LAKE TWP.

Address: 1460 Woodville Road **Associate(s):** Bill Cosgrove, CCIM
 Craig M. Herschel
Park Name: N/A
Acres Avail: 1.75-3.00
Zoning: B-1
Sale Price: \$175,000
Price/Acre: \$58,333
Price/SqFt: \$1.34
Comments: 2 lots, approximately 1.75 and 3 acres, subject to approval of split from 1460 Woodville Road. 1.75 acre lot available for \$100,000. 3 acre lot available for \$175,000. Lake Township has requested ODOT to install a traffic control device at this corner. Intersection is the main entry point into the Village of Millbury. Site has great potential for development. 11,200 vehicles per day on Woodville Road. Adjacent to new Dollar General development. Shared access agreements for some driveways may be necessary.



Taxes to be determined upon parcel split.

LAMBERTVILLE

Address: 0 Sterns Road **Associate(s):** Robert P. Mack, CCIM, SIOR
 Megan Malczewski, CCIM
Park Name: N/A
Acres Avail: 1.86
Zoning: PBO
Sale Price: \$99,900
Price/Acre: \$53,710
Price/SqFt: \$1.23
Comments: BANK OWNED/DIRECTED SALE. Bedford Township location. Poised for office development. Proposed site plans available. Location is extremely desirable. Located along a well-known, well-traveled corridor where other service-related retailers already exist. Bedford Township plans to improve the site with sidewalks.



LIMA

Address: Ft. Shawnee Industrial Drive **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: Shawnee Industrial Center
Acres Avail: 2.52-11.52
Zoning: M-2
Sale Price: \$437,760
Price/Acre: \$38,000
Price/SqFt: \$0.87
Comments: Two lots available for sale. Lot 1 is 2.52 acres and Lot 5 is 9.0 acres. Located at Exit 120 off I-75 in established industrial park. All utilities available.



MAUMEE

Address: 1570 Holland Road **Associate(s):** Robert P. Mack, CCIM, SIOR
 Megan Malczewski, CCIM
Park Name: Arrowhead Park
Acres Avail: 14.09
Zoning: Commercial/Ind
Sale Price:
Price/Acre: \$100,000
Price/SqFt:
Comments: Arrowhead Park Development opportunity at a traffic signal. Attached preliminary site plan provides for split of land to 3 separate parcels. The preliminary site plan also provides a layout for several proposed uses such as a retail/office building, college/university or manufacturing/flex warehousing.



MAUMEE

Address: 833-921 Illinois Avenue **Associate(s):** Steve Serchuk, CCIM
Park Name: N/A
Acres Avail: 13.78
Zoning: M-2
Sale Price:
Price/Acre:
Price/SqFt:
Comments: 2 parcels with a total of 384" frontage (208' and 176'). Site can be used for office, industrial, or commercial businesses. (Maumee may consider commercial zoning.) Adjacent to Arrowhead Business Park but without design restrictions. Owners would consider a build-to-suit development.



Address: Longbow Drive **Associate(s):** Steve Serchuk, CCIM
 Robert P. Mack, CCIM, SIOR
Park Name: Arrowhead Park
Acres Avail: 7.81
Zoning: CM Comm/Ind
Sale Price:
Price/Acre: \$150,000
Price/SqFt:
Comments: Located in Arrowhead Business Park, northwest Ohio's premier office/industrial development. Close to 4-lane expressway interchange. The City of Maumee provides local incentives, such as the Job Creation and Retention Program, to businesses wanting to locate within the city limits. Land can be occupied as retail/office or industrial uses or as a combination.



Address: Ford Street **Associate(s):** Steve Serchuk, CCIM
 Robert P. Mack, CCIM, SIOR
Park Name: Arrowhead Park
Acres Avail: 3.67
Zoning: CM Comm/Ind
Sale Price:
Price/Acre: \$200,000
Price/SqFt:
Comments: Located in Arrowhead Business Park, northwest Ohio's premier office/industrial development. Close to 4-lane expressway interchange. The City of Maumee provides local incentives, such as the Job Creation and Retention Program, to businesses wanting to locate within the city limits. Land can be occupied as retail/office or industrial uses or as a combination.



Address: Longbow Drive **Associate(s):** Steve Serchuk, CCIM
 Robert P. Mack, CCIM, SIOR
Park Name: Arrowhead Park
Acres Avail: 2.41
Zoning: CM Comm/Ind
Sale Price:
Price/Acre: \$200,000
Price/SqFt:
Comments: Located in Arrowhead Business Park, northwest Ohio's premier office/industrial development. Close to 4-lane expressway interchange. The City of Maumee provides local incentives, such as the Job Creation and Retention Program, to businesses wanting to locate within the city limits. Land can be occupied as retail/office or industrial uses or as a combination.



MAUMEE

Address: 501 Dussel Drive **Associate(s):** Craig M. Herschel
Park Name: Arrowhead Park
Acres Avail: 1.00
Zoning: C-M Comm Ind
Sale Price: \$750,000
Price/Acre: \$750,000
Price/SqFt: \$17.22
Comments: Prime 1+/- acre parcel split in the heart of Arrowhead Park. Visibility from Dussel Drive and Ford Road. Owner may consider selling the entire parcel, including the service station. Sale will be deed restricted for fuel sales.



New parcel and assessor numbers will be assigned to the property following a split.

MILAN

Address: Redman Road **Associate(s):** Keenan Fields
 Steve Gordon
 Jay Chavey
Park Name: N/A
Acres Avail: 188.00
Zoning: R-1B (R-PUD)
Sale Price: \$4,700,000
Price/Acre: \$25,000
Price/SqFt: \$0.57
Comments: Site is currently zoned for 592 single family lots. Site plan has been approved through October, 2009. Milan would consider rezoning to I-L Light Industrial District or I-4 Industrial Research District. 100 acres on the north side of Redman also for sale. Norfolk Southern rail line has a vacated rail spur on the SE side of the property just off Platt Road



Address: Redman Road **Associate(s):** Keenan Fields
 Steve Gordon
 Jay Chavey
Park Name: N/A
Acres Avail: 100.00
Zoning: R-1B (R-PUD)
Sale Price: \$1,500,000
Price/Acre: \$15,000
Price/SqFt: \$0.34
Comments: Site is currently zoned for 252 single family lots. Site plan has been approved through October, 2009. Milan would consider rezoning to I-L Light Industrial District or I-4 Industrial Research District. 188 acres on the south side of Redman also for sale.



Address: 0 Plank Road **Associate(s):** Jason Sheppard
 Keenan Fields
Park Name: N/A
Acres Avail: 86.00
Zoning: C-4 and R-1A
Sale Price: \$4,800,000
Price/Acre: \$42,478
Price/SqFt: \$0.98
Comments: 86+/- gross acres; 43 +/- net buildable acres. The site lies between Exit 25 on the southeast side U-23 and Plank Road. There is 1,785' of frontage along the south side of Plank Road and 817' of frontage along the east side of US-23. Floodplain on south side of property. 86 acres are zoned C-4 Highway Service District; 27 acres are zoned R-1A.



Water and sewer can be extended to the site from the north along a utility easement on the east side of US-23.

MILAN TWP./SANDUSKY

Address: 4203 Milan Road **Associate(s):** Steve Serchuk, CCIM
Park Name: N/A
Acres Avail: 9.92
Zoning: C-2 & A
Sale Price: \$300,000
Price/Acre: \$30,239
Price/SqFt: \$0.69
Comments: 106' frontage on the east side of Milan Road (US 250) and 680' of frontage on the northwest side of Huron Avery Road (CR 123). Property is partially fenced. Stoplight to the south provides a break in traffic. Located 1 mile north of the Ohio Turnpike (I-80/90), 8 miles north of Norwalk, and 50 miles from Toledo and Cleveland.

**MONROE**

Address: 0 Kentucky Avenue **Associate(s):** Jason Sheppard
Park Name: N/A
Acres Avail: 21.00
Zoning: R-2
Sale Price: \$94,500
Price/Acre: \$4,500
Price/SqFt: \$0.10
Comments: Platted for a subdivision, but can be changed to a commercial use. Can be a site for manufactured housing. Beautiful 2 acre quarry full of water. Close to I-75 and the City of Monroe.



Address: 26 McMillan Street **Associate(s):** Jason Sheppard
Park Name: N/A
Acres Avail: 8.15
Zoning: R-1A
Sale Price: \$204,000
Price/Acre: \$25,031
Price/SqFt: \$0.58
Comments: 8 acres located along Raisin River. Close to the Port of Monroe, DTE Monroe plant, Mac Steel and Ventower Industries. Deepwater freighter access and dock.

**MONTPELIER**

Address: 1300 block County Road M-50 **Associate(s):** Craig M. Herschel
Park Name: N/A **Robert P. Mack, CCIM, SIOR**
Acres Avail: 56.31
Zoning: Agricultural
Sale Price: \$844,650
Price/Acre: \$15,000
Price/SqFt: \$0.34
Comments: Exceptional exposure to the Ohio Turnpike (I-80/90). Surrounded by hotels and gas stations. Within three miles of the new Menard's Distribution Center.

**NORTHWOOD**

Address: Oregon Road **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 30.03
Zoning: Commercial
Sale Price: \$1,501,500
Price/Acre: \$50,000
Price/SqFt: \$1.15
Comments:



NORTHWOOD

Address: 0 Caple Boulevard **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: Access Pointe
Acres Avail: 5.72
Zoning: M-1
Sale Price: \$343,200
Price/Acre: \$60,000
Price/SqFt: \$1.38
Comments: Located in Access Pointe. Situated within a pre-1994 Community Reinvestment Area and an Enterprise Zone.



Address: 7400 Wales Road **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 2.05
Zoning: NCO
Sale Price: \$275,000
Price/Acre: \$134,146
Price/SqFt: \$3.08
Comments: Ideal for office or retail. NCO District is Neighborhood Commercial and Office District.

**OREGON**

Address: 4180 Navarre Avenue **Associate(s):** Bill Cosgrove, CCIM
 Joe Francis
Park Name: N/A
Acres Avail: 26.88
Zoning: C-5
Sale Price: \$4,500,000
Price/Acre: \$167,411
Price/SqFt: \$3.84
Comments: Newer Walmart Superstore located approximately 1/3 mile to the west. Great development site. Small ice cream shop currently located on the site - contact Listing Agent for lease information.



Address: 150 Lallendorf Road **Associate(s):** Megan Malczewski, CCIM
Park Name: N/A
Acres Avail: 4.74
Zoning: C-1
Sale Price: \$59,250
Price/Acre: \$12,500
Price/SqFt: \$0.29
Comments: Water - 54" line
 Taxes reflect CAUV (Current Agricultural Use Value)



Address: Navarre Avenue **Associate(s):** Megan Malczewski, CCIM
 Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 4.36
Zoning: See Comments
Sale Price: \$725,000
Price/Acre: \$166,246
Price/SqFt: \$3.82
Comments: Zoned Medium Density Residential District. Primary retail corridor in Oregon. Located on the north side of Navarre Avenue near St. Charles Mercy Hospital, Bob Evans, Matthews Ford, Ralphie's Family Sports Eatery, Sonic and Wal-Mart.



Deed Restriction thru 2020: No development of "family" style restaurant which competes with Bob Evans. No restriction on fast food or neighborhood inspired eateries (i.e. Applebees, TGI Fridays, etc.).

OREGON

Address: 924 Wheeling **Associate(s):** Steve Serchuk, CCIM
 Craig M. Herschel
Park Name: N/A
Acres Avail: 0.98
Zoning: C-4
Sale Price: \$245,000
Price/Acre: \$250,000
Price/SqFt: \$5.74
Comments: Small parcel poised for commercial development. Zoning for commercial development has been approved. Superior location near St. Charles Hospital and within proximity to I-280. Plans in place and construction ready for a medical/office user.



Address: 2601 Navarre Avenue **Associate(s):** Ken Marciniak, SIOR
Park Name: N/A
Acres Avail: 0.85
Zoning: C-2 Gen Comm
Sale Price: \$299,000
Price/Acre: \$351,765
Price/SqFt: \$8.08
Comments: NFA Letter on file.



PERRYSBURG

Address: Five Point Road **Associate(s):** Robert P. Mack, CCIM, SIOR
 Megan Malczewski, CCIM
Park Name: Bay Shore Village
Acres Avail: 15.04-77.44
Zoning: R-4/CDP
Sale Price:
Price/Acre: \$69,900
Price/SqFt:
Comments: A community development project planned for 116 units. 1.5 miles to I-475/US-23. 1/2 mile to Levis Commons. 1/2 mile to Perrysburg High School. Located within the Joint Economic Development Zone. Subject property is located within a community of single family homes near schools, shopping, offices and expressway.



Address: 13015 Eckel Junction Road **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 36.98
Zoning: PBP
Sale Price: \$1,750,000
Price/Acre: \$47,323
Price/SqFt: \$1.09
Comments: Prime development parcel with excellent exposure to I-475/US-23. Improvements include:
 26' x 20' frame garage
 58' x 30' barn
 1,831 SF residence (1900)
 1,612 SF residence (1962)
 Approximately 32 acres are in the CAUV program resulting in lower taxes. Situated along an active rail line. Unparalleled highway exposure.



PERRYSBURG

Address: Dixie Highway
Associate(s): Germano Bressan, CCIM
 Joe Francis
Park Name: N/A
Acres Avail: 9.75
Zoning: See Comments
Sale Price: \$1,950,000
Price/Acre: \$200,000
Price/SqFt: \$4.59
Comments: Zoned Planned Business Park with Urban Village and Corridor Overlay District. Hard corner at traffic light with great visibility. Access from Douglas Guest Drive and Wilkinson Parkway. Part of Levis Commons Towne Center retail and residential development. Additional adjacent 0.83 acre available for a total of 10.58 acres (see survey).



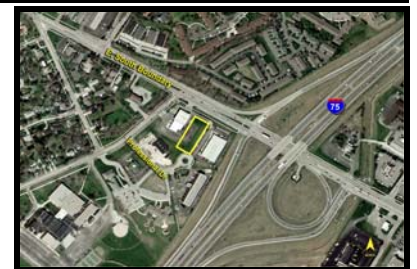
Address: 24736 Five Point Road
Associate(s): Robert P. Mack, CCIM, SIOR
 Megan Malczewski, CCIM
Park Name: N/A
Acres Avail: 3.00
Zoning: RM Multi-Family
Sale Price: \$300,000
Price/Acre: \$100,000
Price/SqFt: \$2.30
Comments: 1.5 miles to I-475/US-23. 1/2 mile to Levis Commons. 1/2 mile to Perrysburg High School. Located within the Joint Economic Development Zone and a community of single family homes near schools, shopping, offices and expressway.



Address: Ft. Megis Road
Associate(s): Robert P. Mack, CCIM, SIOR
 Megan Malczewski, CCIM
Park Name: N/A
Acres Avail: 1.72
Zoning: OS Off/Services
Sale Price: \$150,000
Price/Acre: \$87,209
Price/SqFt: \$2.00
Comments: 1.5 miles to I-475/US-23. 1/2 mile to Levis Commons. Adjacent to Perrysburg High School, surrounded by residential subdivisions and commercial developments. Adjacent to 3 apartment complexes currently under development - The Arbors of Perrysburg, Barrington Place and Briarwood Cove Luxury Apartments. Shovel ready site.



Address: 11121 Fremont Pike
Associate(s): Tanya Pipatjarasgit
Park Name: N/A
Acres Avail: 0.94
Zoning: C-4 Hwy Comm.
Sale Price: \$495,000
Price/Acre: \$526,596
Price/SqFt: \$12.09
Comments: Prime commercial land with great visibility. Cross access with Speedway Gas Station (per Landlord). Join the growing commercial activity along Route 20/Fremont Pike.



Address: 0 Fremont Pike
Associate(s): Craig M. Herschel
Park Name: N/A
Acres Avail: 0.74
Zoning: C-4 Hwy Comm.
Sale Price: \$395,000
Price/Acre: \$531,485
Price/SqFt: \$12.20
Comments: Permitted uses include oil change facilities, vehicle repair, retail, drive-in and carry-out restaurants, offices and banks. Excellent exposure along Fremont Pike (State Route 20). Near I-75 interchange.



PERRYSBURG TOWNSHIP

Address: 30702 Oregon Road
Associate(s): Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 34.23
Zoning: A-1 & I-2
Sale Price:
Price/Acre: \$42,500
Price/SqFt:
Comments: The eastern portion of the parcel will be split to the Park District. The size has yet to be determined.



Address: Bates Road
Associate(s): Keenan Fields
 Ken Marciniak, SIOR
Park Name: N/A
Acres Avail: 9.50
Zoning: A-1 Agriculture
Sale Price: \$75,000
Price/Acre: \$7,895
Price/SqFt: \$0.18
Comments: Easement and agreement on file. Easement area is 20' x 1,512.79' off Bates Road through the northern portion of the FedEx parcels. FedEx Ground has located adjacent to the subject property. It is being used for a triple trailer parking lot to serve the Regional Hub Center at Ampoint.

**PORT CLINTON**

Address: 1200 Jefferson Street
Associate(s): Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 22.45
Zoning: R-4 Residential
Sale Price: \$750,000
Price/Acre: \$33,408
Price/SqFt: \$0.77
Comments: R-4 Residential zoning allows for single and multiple family dwellings, and requires a special use permit for uses such as manufactured home parks, bed and breakfasts, cemeteries, churches, doctor's offices/clinics, funeral homes, government buildings, assisted living facilities, libraries, schools and museums.



Address: Park Drive
Associate(s): Robert P. Mack, CCIM, SIOR
Park Name: Port Clinton Office Industrial Park
Acres Avail: 3.06
Zoning: M-2 (Heavy Ind)
Sale Price: \$76,500
Price/Acre: \$25,000
Price/SqFt: \$0.57
Comments: Located in the Port Clinton Office Industrial Park, a Class "A" commerce park in an Enterprise Zone. Tax abatement and other assistance programs available for qualifying businesses.

**RICHFIELD TWP**

Address: 12250 Central Avenue
Associate(s): Sam Zyndorf, CCIM
 Craig M. Herschel
Park Name: N/A
Acres Avail: 74.84
Zoning: AIR
Sale Price: \$475,000
Price/Acre: \$6,347
Price/SqFt: \$0.15
Comments: Former Toledo Trap & Skeet. Approximately 66 acres tillable. New farm lease in place. Includes buildings at 3300 N. Berkey Southern. Buildings are in good condition. Weapons range is not included in the sale price but could be purchased separately. Owner recently had lead reclaimed from the shooting area.



RICHFIELD TWP

Address: 2901 Berkey Southern **Associate(s):** Sam Zyndorf, CCIM
 Craig M. Herschel
Park Name: N/A
Acres Avail: 20.36
Zoning: AR
Sale Price: \$119,000
Price/Acre: \$5,845
Price/SqFt: \$0.13
Comments: Unique recreational/agricultural property in the Path of Progress. 1,485' frontage on Berkey-Southern; 582' frontage on Central Avenue. At a signalized intersection. 3.5 acre, 27' deep pond. 1,800 sf outbuilding with 6" floors. Access lane contains a base of recycled asphalt to accommodate heavier vehicles. 3 phase, 208V power available at electric pole.

**ROSSFORD**

Address: Crossroads Parkway **Associate(s):** Tanya Pipatjarasgit
Park Name: N/A
Acres Avail: 5.00
Zoning: Planned Comm.
Sale Price: **Lease Rate:** \$200,000.00 Annually
Price/Acre:
Price/SqFt:
Comments: The only large parcel available with exposure to I-80/90. Adjacent to Bass Pro Store and the Crossroads of America retail development. A new Hampton Inn (approximately 98 rooms) is under construction. Easy access to the Ohio Turnpike (I-80/90), State Route 795 and I-75.



Address: 9566 Clark Drive **Associate(s):** Sam Zyndorf, CCIM
 Craig M. Herschel
Park Name: N/A
Acres Avail: 1.73
Zoning: Planned Comm.
Sale Price: \$300,000
Price/Acre: \$173,410
Price/SqFt: \$3.98
Comments: Former fuel station/convenience store. Tanks and canopy have been removed. Property includes a 2,648 square foot building and a 798 square foot car wash structure constructed in 1997. Located in the Golden Triangle/Crossroads. Excellent site for redevelopment. Owner will deed restrict fuel sales.

**SPRINGFIELD TWP.**

Address: 7905 & 7941 Pilliod Road **Associate(s):** Joe Francis
 Craig M. Herschel
Park Name: N/A
Acres Avail: 11.67-23.54
Zoning: Mixed Zoned
Sale Price: \$260,000
Price/Acre: \$11,045
Price/SqFt: \$0.25
Comments: 2 large Springfield Township land site. Great for future development. Close to Airport Highway and Spring Meadows. 7905 Pilliod is approximately 40% wooded. Water is located at Pilliod Road. Sewer would need to be extended across frontage. Owner was compensated for cell tower on 7905 Pilliod in a lump sum payment. A narrow strip of land owned by a third party bisects the parcels.



SPRINGFIELD TWP.

Address: 9128 Airport Highway **Associate(s):** Ken Marciniak, SIOR
 Craig M. Herschel
Park Name: N/A
Acres Avail: 12.00
Zoning: Mixed Zoned
Sale Price: \$500,000
Price/Acre: \$41,667
Price/SqFt: \$0.96
Comments: Located in Springfield Township with a Holland mailing address. The SEC of Airport Highway and Crissey Road. Great location in the path of growth between Spring Meadows and Toledo Express Airport. Surrounded by various commercial uses. Sanitary sewer located at the NWC of Airport and Crissey.



Address: 6203 Angola Road **Associate(s):** Keenan Fields
Park Name: N/A
Acres Avail: 5.00
Zoning: R-A and M-3
Sale Price: \$300,000
Price/Acre: \$60,000
Price/SqFt: \$1.38
Comments: Good visibility from I-475/US-23. Minutes from Airport Highway/I-475 US-23 interchange. Adjacent to Toledo Edison Service Center. 4 billboard signs on property generate \$4,000 per year income. Springfield Township Master Plan calls for this area on the south side of Angola to be General Commercial.



Address: 10127 & 10159 Airport Highway **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 2.66
Zoning: Mixed Use
Sale Price: \$125,000
Price/Acre: \$46,992
Price/SqFt: \$1.08
Comments: 2.66 acres on Airport Highway. 220' feet of frontage. Sewer line runs on north side of Airport Highway. Water line is located on Eber Road (at intersection of Eber and Airport Highway). Property is well located in fast growing Holland-Monclova area. Within 3 miles of Toledo Express Airport.



Address: 8939 Airport Highway **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 2.30
Zoning: C-2 Gen Comm
Sale Price: \$75,000
Price/Acre: \$32,580
Price/SqFt: \$0.75
Comments: Asphalt parking lot, 2 foundations and signage in place. Former Crest Homes. Exposure along Airport Highway between Holland and Toledo Express Airport/Ohio Turnpike. Shared access easement in place for a common drive.



Address: 6535 Airport Highway **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 1.13
Zoning: C-2
Sale Price: \$325,000
Price/Acre: \$286,596
Price/SqFt: \$6.58
Comments: Easement agreement will need to be negotiated with Wendy's allowing access to the traffic light. The development and site plan must conform to the Springfield Township/Airport Highway Overlay District. Great access to Airport Highway/I-475/US 23 and the Spring Meadows commercial corridor.



SPRINGFIELD TWP.

Address: 1900 Crissey Road **Associate(s):** Ken Marciniak, SIOR
 Craig M. Herschel
Park Name: N/A
Acres Avail: 1.00
Zoning: RA-4
Sale Price: \$50,000
Price/Acre: \$50,000
Price/SqFt: \$1.15
Comments: Located in Springfield Township with a Monclova mailing address. The SWC of Airport and Crissey. Great location in the path of growth between Spring Meadows and Toledo Express Airport. Also available - 12 acres at 9128 Airport Highway for \$500,000. Sanitary sewer located at the NWC of Airport and Crissey.



Address: 7327 International Drive **Associate(s):** Keenan Fields
Park Name: N/A
Acres Avail: 0.96
Zoning: C-2 Gen Comm
Sale Price: \$92,000
Price/Acre: \$95,833
Price/SqFt: \$2.20
Comments: Office park located near Spring Meadows Shopping Center, Orchard Center and several other professional offices and restaurants. Located in Springfield Township where there are no local income taxes levied. Wooded lot. Legal description is Lot 9 Airport Executive Park.



SWANTON

Address: 12455 Airport Highway **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 7.28
Zoning: C-2
Sale Price: \$250,000
Price/Acre: \$34,341
Price/SqFt: \$0.79
Comments: Property is located just west of Toledo Express Airport at the corner of Airport Highway and Wilkins Road. Newly installed traffic light at intersection. Subject property wraps around Charlie's Restaurant. Over 400' of frontage on Airport Highway and over 300' on Wilkins Road. Great investment for future development.



Address: 1593 Berkey Southern Road **Associate(s):** Robert P. Mack, CCIM, SIOR
 Steve Serchuk, CCIM
Park Name: N/A
Acres Avail: 6.32
Zoning: R-A
Sale Price: \$41,000
Price/Acre:
Price/SqFt: \$0.15
Comments: Mix of commercial development and some agricultural from the west of Holloway Road to the Toledo Express Airport. The property is located in a residential area and is mostly wooded.



Address: 10415 Airport Highway **Associate(s):** Ken Marciniak, SIOR
Park Name: N/A
Acres Avail: 4.00
Zoning: C-2
Sale Price: \$200,000
Price/Acre:
Price/SqFt: \$1.15
Comments:



SWANTON TWP

Address: 12321 Airport Highway
Associate(s): Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 1.57
Zoning: A-Residential
Sale Price: \$125,000
Price/Acre: \$79,618
Price/SqFt: \$1.83
Comments: Located at the hard corner of a signalized intersection. 170' frontage. 2 curb cuts on Airport Highway; 1 on US-20A.

**SYLVANIA**

Address: 5544 Alexis Road
Associate(s): Ken Marciniak, SIOR
 Craig M. Herschel
Park Name: N/A
Acres Avail: 0.55
Zoning: C-2
Sale Price: \$150,000
Price/Acre: \$275,229
Price/SqFt: \$6.32
Comments: Corner location in the City of Sylvania. Adjacent to newer In and Out Mart/Sunoco station. In and Out Mart would allow cross-access easements to this parcel. Close to expressway. Excellent location for small box user. Property may be deed restricted by Seller for uses such as alcohol and tobacco sales that may compete with In and Out Mart.

**SYLVANIA TWP.**

Address: 8026 Central Avenue
Associate(s): Sam Zyndorf, CCIM
Park Name: N/A
Acres Avail: 14.78
Zoning: C-2
Sale Price: \$3,800,000
Price/Acre: \$257,104
Price/SqFt: \$5.90
Comments: 496' frontage on W. Central Avenue. 2 miles west of I-475/US-23. Access to Silica Road. Existing Daycare if month-to-month. Entire parcel is zoned C-2. Survey and Environmental Report in file.



Address: 7950 Sylvania Avenue
Associate(s): Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 10.57
Zoning: Commercial/Ind
Sale Price: \$330,000
Price/Acre: \$31,215
Price/SqFt: \$0.72
Comments: There is a 600 square foot out building that was constructed in 1999 and served as an office for the mixing plant previously on the site. Property includes fencing.



Address: 3611 Holland Sylvania Road
Associate(s): Bill Cosgrove, CCIM
 Craig M. Herschel
Park Name: N/A
Acres Avail: 1.38
Zoning: PUD
Sale Price: \$329,000
Price/Acre: \$238,406
Price/SqFt: \$5.47
Comments: Located on N. Holland Sylvania midway between W. Central Avenue and Sylvania Avenue.



2 houses on the property are leased for \$400 and \$650 per month each plus utilities.

PUD zoning has been approved by Sylvania Township (February, 2012) for a one-story, 8,400 square foot office structure. Subject site plan on file.

SYLVANIA TWP.

Address: 7749 Central Avenue **Associate(s):** Joe Francis
Park Name: N/A Keenan Fields
Acres Avail: 1.29
Zoning: C-2
Sale Price: \$325,000
Price/Acre: \$251,938
Price/SqFt: \$5.78
Comments: 1 block west of King Road. 1 mile west of I-475/US-23. Growing retail corridor. Join other retailers such as Harley Davidson, Lowes, Tractor Supply, Giant Eagle, McDonald's, Panera, Burger King, Acura, 5/3 Bank, Tireman and Battery Wholesale.



Address: 7737 Central Avenue **Associate(s):** Joe Francis
Park Name: N/A Keenan Fields
Acres Avail: 1.29
Zoning: C-2
Sale Price: \$325,000
Price/Acre: \$251,938
Price/SqFt: \$5.78
Comments: 1 block west of King Road in a growing retail corridor. 1 mile west of I-475/US-23. Join other retailers such as Harley Davidson, Lowes, Tractor Supply, Giant Eagle, McDonald's, Panera, Burger King, Acura, 5/3 Bank, Tireman and Battery Wholesale.

**TECUMSEH**

Address: 0 Campus Parkway **Associate(s):** Keenan Fields
Park Name: Tecumseh Business/Technology Campus Jay Chavey
Acres Avail: 3.00-154.00
Zoning: Gen. Industrial
Sale Price:
Price/Acre: \$35,000
Price/SqFt:
Comments: Fully developed business park with roads, concrete curbs and gutters. Located 12 miles west of US-23.
 3 to 54 acres of improved land available at \$35,000 per acre.
 Up to 100 acres of unimproved land available at \$6,500 to \$10,000 per acre.
 Tax abatement and incentive friendly community. Low taxes and operating costs.



Address: 700 Bishop Reed Road **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: N/A Keenan Fields
Acres Avail: 39.49
Zoning: RA-1 One Family
Sale Price: \$780,000
Price/Acre: \$19,752
Price/SqFt: \$0.45
Comments: The Villas at Redmill Pond (conventional condominium) and Redmill Pond Estates (site condominiums) plans were fully approved and permitted for construction with site improvements in excess of \$1,100,000. A considerable amount of infrastructure is in place. This could service the development as designed or be modified to service a concept with larger lots and/or a multi-family theme. Current development as designed: Redmill Pond Estates - 51 units; The Villas at Redmill Pond - 48 units (32 attached dwelling units [16 duplex] and 16 single dwelling units. Earthwork and sanitary sewers are 90% complete; storm sewers are 95% complete. Parcels: XTO-128-2300-00 & 2851-00; XTO-590-0190-00



TEMPERANCE

Address: 7070 Crabb Road **Associate(s):** Keenan Fields
Park Name: Crabb Industrial Park **Ken Marciniak, SIOR**
Acres Avail: 3.83
Zoning: I-1
Sale Price: \$120,000
Price/Acre: \$31,332
Price/SqFt: \$0.72
Comments: Located in Bedford Township just north of the Ohio border. One of the last available vacant parcels in the area with all utilities available. A 51,000 sf structure can be built on this site. Close to Telegraph Road and I-75.



TOLEDO

Address: 2000 Seaman Street **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 21.44
Zoning: IL Limited Ind
Sale Price: \$95,000
Price/Acre: \$4,431
Price/SqFt: \$0.10
Comments: Industrial land with great exposure to I-280. Adjacent to an active rail line.



Address: 0 Cassandra Drive **Associate(s):** Ken Marciniak, SIOR
Park Name: N/A
Acres Avail: 18.60
Zoning: IL-MI Lim. Ind.
Sale Price:
Price/Acre: \$29,000
Price/SqFt:
Comments: CRA Enterprise Zone with tax abatement on improvements. All improvements are installed and paid for. Deed restrictions are on file. Full Environmental Report on file.



Additional acreage totalling 8.193 acres is available just south of this property at 0 Jason Street.

Address: 5706 Detroit Ave. **Associate(s):** Ken Marciniak, SIOR
Park Name: N/A
Acres Avail: 18.50
Zoning: M-2
Sale Price: \$555,000
Price/Acre: \$30,000
Price/SqFt: \$0.69
Comments:



Address: 4705 Heatherdowns Boulevard **Associate(s):** Joe Francis
Park Name: N/A **Keenan Fields**
Acres Avail: 8.00-17.00
Zoning: RS 12
Sale Price:
Price/Acre: \$135,000
Price/SqFt:
Comments: Parcel A is 8 acres @ \$135,000 per acre.
 Parcel B is 9 acres @ \$40,000 per acre.



Hard corner opportunity in well established area. Great street exposure with over 700' of frontage. Located at traffic light. 0.6 mile to Ohio Turnpike (I-80/90). Easy to enter and exit with curb cuts on both Heatherdowns and Cass Road.

TOLEDO

Address: 5415 Telegraph Road **Associate(s):** Ken Marciniak, SIOR
Park Name: N/A
Acres Avail: 16.73
Zoning: IG, IL and RS6
Sale Price: \$250,000
Price/Acre: \$15,000
Price/SqFt: \$0.34
Comments: Toledo Edison property splits this property into 2 parcels consisting of 14.04 acres and 2.687 acres.



* Real estate taxes are covered by a CAUV.

Address: 3436 Secor Road **Associate(s):** Steve Serchuk, CCIM
Park Name: N/A
Acres Avail: 13.00
Zoning: CR Commercial
Sale Price: \$3,650,000
Price/Acre: \$280,769
Price/SqFt: \$6.45
Comments: Only large development site available in the Westgate/Franklin Park Mall area. Great accessibility to region just off 4-way expressway interchange. Property already zoned regional commercial.



Address: 0 Jason Street **Associate(s):** Ken Marciniak, SIOR
Park Name: N/A
Acres Avail: 8.19
Zoning: IL-MI Lim. Ind.
Sale Price:
Price/Acre: \$29,000
Price/SqFt:
Comments: CRA Enterprise Zone with tax abatement on improvements. All improvements are installed and paid for. Deed restrictions are on file. Full Environmental Report on file.



Additional acreage totalling 18.599 is available just north of this property at 0 Cassandra Drive.

Address: 6300 American Road **Associate(s):** Ken Marciniak, SIOR
Park Name: Toledo Industrial Park
Acres Avail: 6.78
Zoning: Industrial
Sale Price: \$150,000
Price/Acre: \$22,111
Price/SqFt: \$0.51
Comments: Toledo Industrial Park Plat 3 plus additional acreage. Over 6 acres located in Michigan with utilities from Ohio. 3 miles from Jeep plant. No tracks or bridges. Size and location of all utilities in file. Enterprise Zone.



Address: 3322 Schneider Road **Associate(s):** Mark Zyndorf, CCIM
Park Name: N/A
Acres Avail: 4.06
Zoning: C-O Office Comm
Sale Price: \$275,000
Price/Acre: \$67,772
Price/SqFt: \$1.56
Comments: Rare 4 acre "infill" site in one of the best Toledo neighborhoods. Close to University of Toledo Medical Center Campus.



Any use under C-O (Office Commercial) zoning can be accommodated including: Offices, multi-family housing, churches, Fraternal organizations, sit-down restaurants.

TOLEDO

Address: 5720 Secor Road **Associate(s):** Ken Marciniak, SIOR
 Craig M. Herschel
Park Name: N/A
Acres Avail: 3.33
Zoning: Mixed Zoned
Sale Price: \$615,000
Price/Acre: \$184,962
Price/SqFt: \$4.25
Comments: Site of former Trilby School. Excellent redevelopment site just south of Alexis Road intersection. Frontage on all four sides - Secor Road, Cherokee Road, Rulo Road and Gay Street. Exposure along Secor Road surrounded by numerous rooftops. The Secor/Alexis Road intersection has recently experienced redevelopment from national retailers including Walgreens and Rite Aid.



* Taxes are reflective of the property being owned by the Washington Local School District Board of Education.

Address: Advantage Drive **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 3.29
Zoning: Gen. Industrial
Sale Price: \$131,760
Price/Acre: \$40,000
Price/SqFt: \$0.92
Comments: Two miles from I-75 (exit 210).



Address: 1850 Reynolds Road **Associate(s):** Steve Serchuk, CCIM
Park Name: N/A
Acres Avail: 3.00
Zoning: Regional Comm.
Sale Price: \$750,000
Price/Acre: \$250,000
Price/SqFt: \$5.74
Comments:



Address: 1050 Miami Street **Associate(s):** Keenan Fields
Park Name: N/A
Acres Avail: 2.26
Zoning: IG (Gen. Ind.)
Sale Price: \$75,000
Price/Acre: \$33,186
Price/SqFt: \$0.76
Comments: Parcel 04-03597 at Miami (east side of street) and Wilmot is 1.45 acres with 110' frontage on Miami.



Parcel 18-77517 at Miami and the Maumee River is 0.61 acres with 170.7' frontage.

Parcel 18-77461 at Miami and the Maumee River is 0.2 acres with 59.9' frontage.

Address: 2835 Tremainsville Road **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 1.55
Zoning: MX - Mixed Use
Sale Price: \$98,000
Price/Acre: \$63,226
Price/SqFt: \$1.45
Comments: Large west Toledo parcel along the Tremainsville corridor. Property consists of 1.55 acres with an 876 sf single family residence and a 1,165 sf outbuilding. Zoned CR (C-5) back on north property line and 157' on south property line. Balance of property to the west is zoned R-4 per the Lucas County Planning Commission. House is currently rented for \$700 per month plus utilities. 36" drainage line runs through the middle portion of the property.



TOLEDO

Address: 6272 American Road **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 1.52
Zoning: Industrial
Sale Price: \$52,000
Price/Acre:
Price/SqFt: \$0.79
Comments: Two lots zoned industrial. Close to I-75 off Alexis Road. All utilities. Numerous incentives available from the City of Toledo.



Address: 5915 American Road East **Associate(s):** Ken Marciniak, SIOR
 Craig M. Herschel
Park Name: Toledo Industrial Park
Acres Avail: 1.47
Zoning: IG General Ind.
Sale Price: \$55,000
Price/Acre: \$37,364
Price/SqFt: \$0.86
Comments: North Toledo development site located in the Toledo Industrial Park. Can accommodate a building up to 20,000 square feet (per owner). Near I-75, Chrysler North Toledo Assembly plant and various other industrial users. Located on a cul-de-sac.



Address: 3745 Airport Highway **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 1.38
Zoning: CR
Sale Price: \$70,000
Price/Acre: \$50,725
Price/SqFt: \$1.16
Comments: Nice parcel for development. Paved section in front is used as shared parking with Parkcrest Medical Forum. Conveniently located between Byrne Road and Reynolds Road, and close to University of Toledo Health Science Campus. Parkcrest Medical Forum building at 3175 Airport Highway is also available for sale or lease.



Address: 3002 Manhattan Boulevard **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 1.25
Zoning: IG General Ind.
Sale Price: \$25,000
Price/Acre: \$20,000
Price/SqFt: \$0.46
Comments:



Address: 0 Lewis Avenue **Associate(s):** Mark Zyndorf, CCIM
Park Name: N/A
Acres Avail: 1.07
Zoning: CR Regional
Sale Price: \$75,000 **Lease Rate:** \$75,000.00 Annually
Price/Acre:
Price/SqFt: \$1.62
Comments: All utilities available. High traffic counts. Excellent visibility from both Alexis Road and Lewis Avenue. Excellent co-tenants in area including Home Depot, O'Reilly's, and Payless. Kroger, Target and TJ Maxx are located across the street.



TOLEDO

Address: Phillips Avenue **Associate(s):** Ken Marciniak, SIOR
Park Name: N/A
Acres Avail: 1.03
Zoning: CR Regional
Sale Price: \$275,000
Price/Acre: \$266,990
Price/SqFt: \$6.13
Comments: Ideal fast-food site. 128' frontage on Sylvania Avenue; 135' on Phillips Avenue. Traffic lights at both streets. Burger King is located to the west. Property consists of 7 parcels containing 3 residences and 3 commercial buildings. Income and expense information on file.



Address: 5290 Monroe Street **Associate(s):** Tanya Pipatjarasgit
Park Name: N/A
Acres Avail: 0.91
Zoning: CR
Sale Price: **Lease Rate:** \$42,000.00 Annually
Price/Acre:
Price/SqFt:
Comments: Build to suit opportunity close to 1.2 million square foot Westfield/Franklin Park Mall. Flanders Road is key connector street serving the residential area north of Monroe Street. May have access to Flanders Road through adjacent Sakura Japanese steakhouse.



Address: 3468 Dorr Street **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 0.55
Zoning: CR, Regional
Sale Price: \$250,000 **Lease Rate:** \$1,500.00 Monthly
Price/Acre: \$454,545
Price/SqFt: \$10.43
Comments: Located near the University of Toledo.



Address: 4023 Talmadge Road **Associate(s):** Craig M. Herschel
Park Name: N/A
Acres Avail: 0.54
Zoning: CR
Sale Price: \$350,000
Price/Acre: \$645,756
Price/SqFt: \$14.83
Comments: Prime development site located across from Westfield Franklin Park Mall near the intersection of Sylvania Avenue and Talmadge Road. Less than 1 mile to I-475. Great demographics. Perfect for a user with a smaller footprint.



TROY TWP

Address: 22690 Pemberville Road **Associate(s):** Robert P. Mack, CCIM, SIOR
Park Name: N/A
Acres Avail: 31.94-31.94
Zoning: C-1 Commercial
Sale Price: \$270,000
Price/Acre: \$8,453
Price/SqFt: \$0.19
Comments: Proposed Ohio "Jobs Ready Site" is located on the west side of Pemberville Road. Located 20 minutes from the City of Toledo, 2 miles from Gate 71 of the Ohio Turnpike and just south of the new \$18 million US 20/SR 420/Pemberville Road interchange.



TROY TWP

Address: Fostoria Road
Associate(s): Robert P. Mack, CCIM, SIOR
 Steve Serchuk, CCIM
Park Name: N/A
Acres Avail: 20.00
Zoning: Agricultural
Sale Price: \$20,000
Price/Acre:
Price/SqFt: \$0.02
Comments: The parcel does not have access to a public right of way.



WAUSEON

Address: State Highway 108
Associate(s): Craig M. Herschel
Park Name: N/A
Acres Avail: 2.17
Zoning: Unzoned
Sale Price: \$75,000
Price/Acre: \$34,562
Price/SqFt: \$0.79
Comments: 2.17 acres across from Ohio Turnpike exit in Wauseon, Ohio. Located just south of Fulton County Fairgrounds. Property is situated between the Ohio Turnpike and a motel. Unzoned acreage.



WOODVILLE

Address: State Route 20
Associate(s): Germano Bressan, CCIM
Park Name: N/A
Acres Avail: 2.66
Zoning: C-2
Sale Price: \$230,000
Price/Acre: \$86,466
Price/SqFt: \$1.99
Comments: Highly visible commercial land next to Sunoco gas station. State Route 20 is the main route between Toledo and Fremont. Sewer is located at the property line and water is located one block away. Adjacent 1.92 acres also for sale (by a different owner) and can be combined.

