



DANBERRY NATIONAL, LTD.

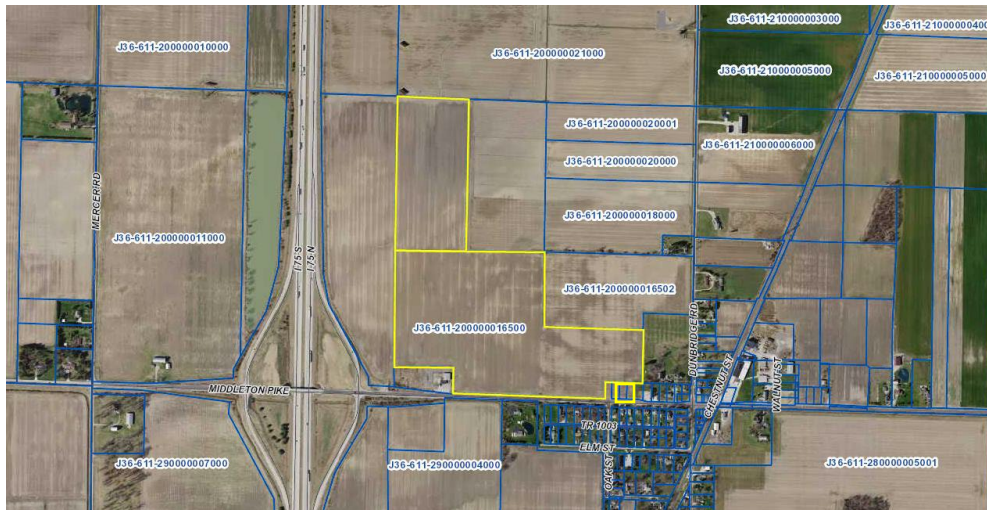
69.52 +/- LAND FOR SALE

GENERAL INFORMATION:

LOCATION: MIDDLETON PIKE (582)
CLOSEST INTERSECTION:
DUNBRIDGE/I-75/582 INTERCHANGE
CITY/TOWNSHIP: MIDDLETON TWP.
COUNTY/STATE/ZIP:
OHIO/WOOD/43402 **UNINCORPORATED**
ZONING: B-1 (NEIGHBORHOOD
BUSINESS DISTRICT)

PRICING DETAILS:

PRICE/AC: \$47,5000/AC
TOTAL: \$3,302,200.00
TERMS/TRADE: CASH AT
CLOSING/NO TRADE



COMMENTS/FEATURES:

DIMENSIONS – IRREGULAR^{1**}
ACRES – 69.52 AC +/-
- LESS THAN A ¼ MILE TO I-75/582
INTERCHANGE
- BOWLING GREEN ELECTRICITY/TOLEDO
EDISON/FIRST ENERGY
- CLOSE TO STATE HIGHWAY PATROL POST
- EXPOSURE/VISIBILITY FROM I-75
- EASE OF ACCESS TO/FROM INTERSTATE

PARCEL INFORMATION:

PARCEL #: J36-611-20000006500/15000/
J36-611-200401012000/11000/10000

TAXES: \$2,067.70– FULL YEAR (2020)
INFORMATION IN FILE – WOOD COUNTY
AUDITOR'S OFFICE

([HTTPS://AUDITOR.CO.WOOD.OH.US/](https://auditor.co.wood.oh.us/))

** EXACT DIMENSIONS TO BE
DETERMINED BY A SURVEY

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappability of all public utilities are subject to purchaser's confirmation of same.



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UTILITY INFORMATION:

GAS: AVAILABLE – SUBURBAN NATURAL GAS CO.

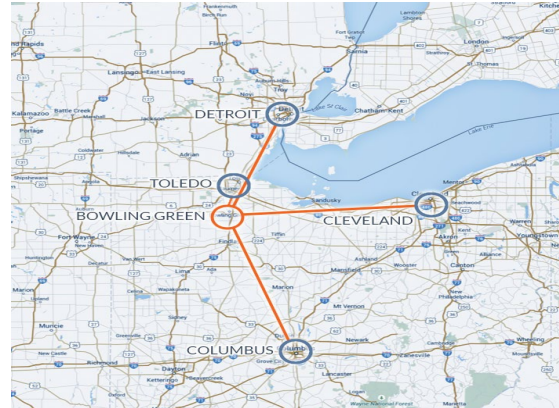
WATER – PROPOSED 16" LINE TO BE EXTENDED BY NWWSD (SEE BROKER)

ELECTRIC: 3-PHASE /BOWLING GREEN

STORM SEWER: OPEN DITCH ON S.R. 582

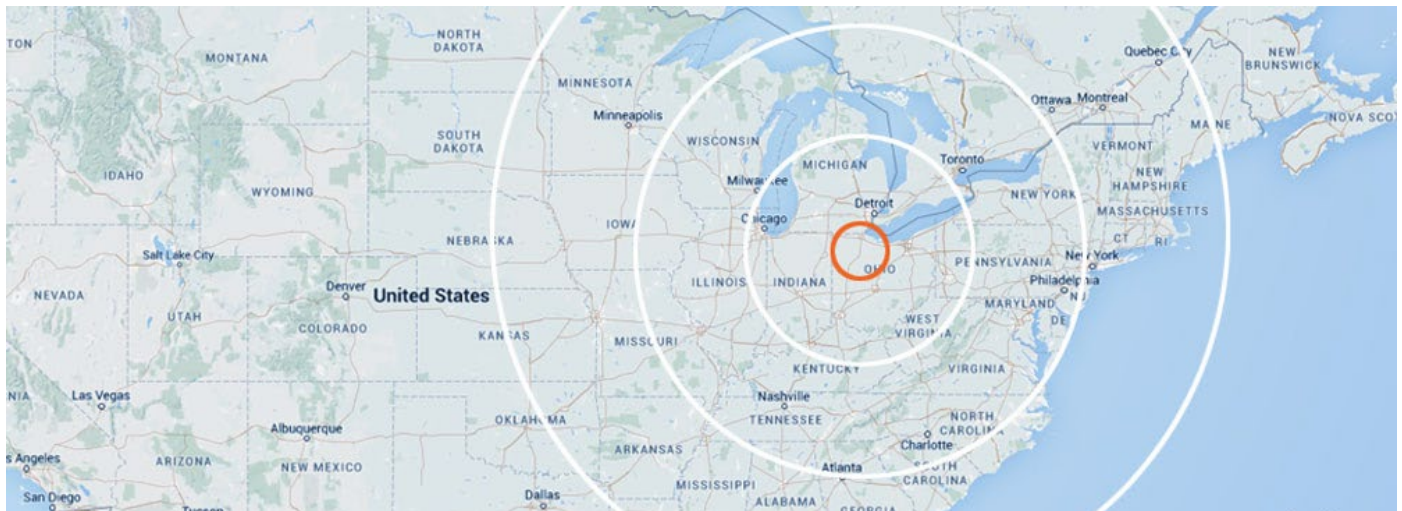
SANITARY SEWER: TO BE EXTENDED BY NORTHWEST WESTER & SEWER DISTRICT

I-75/582 Interchange is located less than two hours from Cleveland and Columbus. Detroit, Ann Arbor, and Toledo also provide many opportunities within a short drive.



SOURCE: <https://bowlinggreen-oh.com/community/>

Reach 60% of the North American market within 1 day's drive.



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Site Location Map



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Utility Map – Route 25/582



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