



# DANBERRY NATIONAL, LTD.

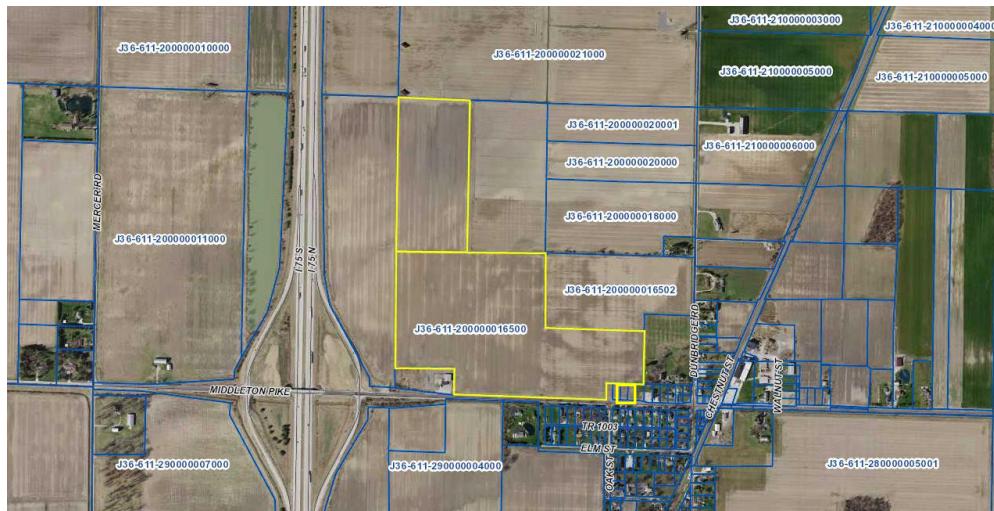
## 69.52 +/- LAND FOR SALE

### 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: \$47,500/AC  
TOTAL: \$3,302,200.00  
TERMS/TRADE: CASH AT  
CLOSING/NO TRADE



### COMMENTS/FEATURES:

DIMENSIONS – IRREGULAR\*\*  
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](mailto: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.

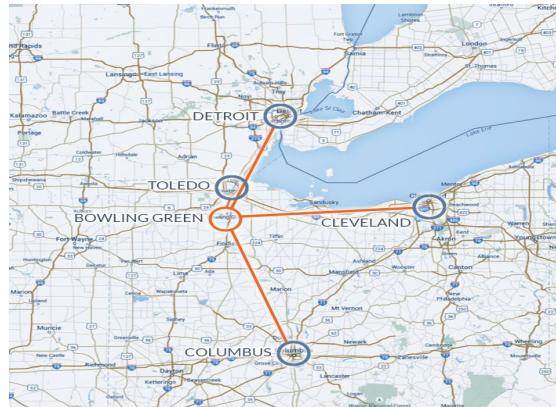
**WATER** – PROPOSED 16" LINE TO BE EXTENDED BY NWWSD (SEE BROKER)

**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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