9500 W. CENTRAL AVENUE
SYLVANIA TWP., OH 43560

DEVELOPMENT LAND FOR SALE
29.7 Acres Available

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

PUD DISTRICT



GENERAL INFORMATION

Sale Price:	TBD
Acreage:	29.7 acres
Dimensions:	Irregular
Closest Cross Street:	Crissey Road
County:	Lucas (Sylvania Twp.)
Zoning:	(PUD) Planned Unit Development
Easements:	Per zoning/building regulations
Curb Cuts:	1 (From Waterside Sylvania)
Topography:	Flat
Survey Available:	Yes



For more information, please contact:

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

9500 W. Central Avenue, Sylvania Twp, OH 43560

Residential Land For Sale

29.7 Acres AVAILABLE

PROPERTY DESCRIPTION	
Environmental Report:	Yes
Drainage:	Per development
Improvements:	Just sewer line N & E boundary
Restrictions:	Per zoning (PUD)
Sign on Property:	Yes
Adjacent Land	
North:	PUD/A-3 – Waterside Sylvania
South:	Central Avenue/Metroparks
East:	A-3 Vacant Land
West:	PUD Vacant Land

UTILITIES	
Electric:	First Energy
Gas:	Columbia Gas
Water:	Lucas County
Sanitary Sewer:	Lucas County
Storm Sewer:	Public – per development

2026 REAL ESTATE TAXES	
Parcel Number:	77-00601
Assessor Number:	30032014
Total Annual Taxes:	$4,366.86

SIGNIFICANT IMPROVEMENTS TO PROPERTY:

- **Sanitary sewer that comes from Waterside Sylvania. It connects to the Central Avenue pump station and can be connected and utilized.**
- **The water main in Waterside Sylvania can also be extended South through these properties for development purposes with the understanding that eventually this water main will be connected to a new water main on Central Avenue.**
- 2,500 linear feet of sewer laid on eastern boundary of property. 8” to 12” gravity mains connect to pump station on Central Avenue.
- 2,500 linear feet of sewer laid on the northern boundary of the property. 8” to 12” gravity mains connect to the pump station on Central Avenue.
- Property has been raised with fill dirt with contract for additional fill forthcoming.
- 80% of property FEMA certified out of floodplain, seller commits to certifying remaining 20%.
- Certification from Lucas County that sufficient dirt resides onsite to bring the property up to Lucas County building standards.
- Access to private sewer/lift station capable of servicing 2,000+ residents. Sanitary and water line locations can be viewed from the Lucas County Sanitary Engineer GIS program; the link is Public Utility View.
- Access to Central Avenue (Service Drive only).
- Nearby thriving communities by Waterside Sylvania/Gulfstream Development and by Redwood.
- Great opportunity for development with zoning and infrastructure in place in Sylvania Township and **Evergreen Local School District**.

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Residential Land For Sale

29.7
Acres
AVAILABLE



DEMOGRAPHICS	POPULATION	MED. HH INCOME
1 MILE	795	$186,718
3 MILE	16,072	$162,911
5 MILE	60,621	$119,268

TRAFFIC COUNTS (TWO-WAY)	
8,484	W. Central Avenue
1,750	Herr Road
2,650	Crissey Road

Zoning:

Refer to the Sylvania Township Zoning Resolution for additional requirements for the PUD District. The PUD may consist of residential, commercial, industrial, or a combination of those uses.

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