STATE ROUTE 109
80/90 TURNPIKE
DELTA, OH 43515

VACANT LAND FOR SALE
16.285 Acres Available

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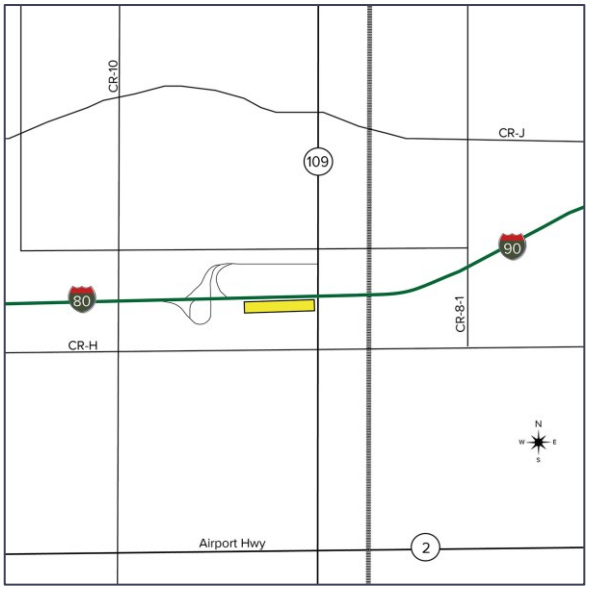
FULL-SERVICE COMMERCIAL REAL ESTATE

IOS DEVELOPMENT SITE



GENERAL INFORMATION

Sale Price:	$814,000 ($50,000 per acre)
Acreage:	16.285 ± Acres
Closest Cross Street:	At 80/90 Turnpike
County:	Fulton (Village of Delta)
Zoning:	B-2 highway and general business
Easements:	Yes – First Energy transmission lines
Topography:	Flat
Survey Available:	Yes – ALTA
Environmental Report:	No



For more information, please contact:
KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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PROPERTY DESCRIPTION	
Drainage:	Good
Improvements:	None
Restrictions:	Toledo Edison/First Energy easement
Sign on Property:	Yes
Adjacent Land:	
North:	80/90 Turnpike – Exit # 39 3B
South:	Industrial/Commercial
East:	State Route 109, Commercial
West:	Vacant land/Un-Zoned

2025 TRAFFIC COUNTS (TWO-WAY)	
4,890	State Route 109
1,578	County Road H at State Route 109
24,244	I-80/90
214,509	Delta-Lyons Ohio Turnpike Exit 39 (entering & exiting vehicles by Interchange) * Based on a 4-month collection period by the Ohio Turnpike And Infrastructure Commission. Information provided as of April 30, 2022.

UTILITIES	
Electric:	Toledo Edison/TRI Co. substation
Gas:	Ohio Gas Company
Water:	12” line – Village of Delta
Sanitary Sewer:	12” line – Village of Delta
Storm Sewer:	Retention Pond

2026 REAL ESTATE TAXES	
Parcel Numbers:	35-041116-02.000
Agricultural Land Use Rate:	CAUV Program
Total Annual Taxes:	TBD

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	136	$82,456
3 MILE	4,355	$71,919
5 MILE	7,490	$72,600

Comments:

- Ideal location for a truck, trailer, and maintenance storage yard; located just south of Turnpike Interchange Exit #39 (Gate 3 B).
- Prime industrial location at State Route 109 and 80/90 (Ohio Turnpike) with Michigan load limits in place.
- Access to the property off of State Route 109 with an access easement through the 6-acre parcel to the south.
- All roadway improvements completed for Love’s and future development along St. Rt. 109.
- The developer shall be responsible to obtain the consent agreement with First Energy and provide the consent agreement application information.

Businesses Near Site:

- Nature Fresh Farms, a commercial green house operation.
- North Star Steel/BlueScope Steel, a mini steel mill.
- Worthington Industries, a steel processing company.
- BlueScope Recycling, a scrap metal recycler.
- Fulton County Processing (FCP), a steel processing company.

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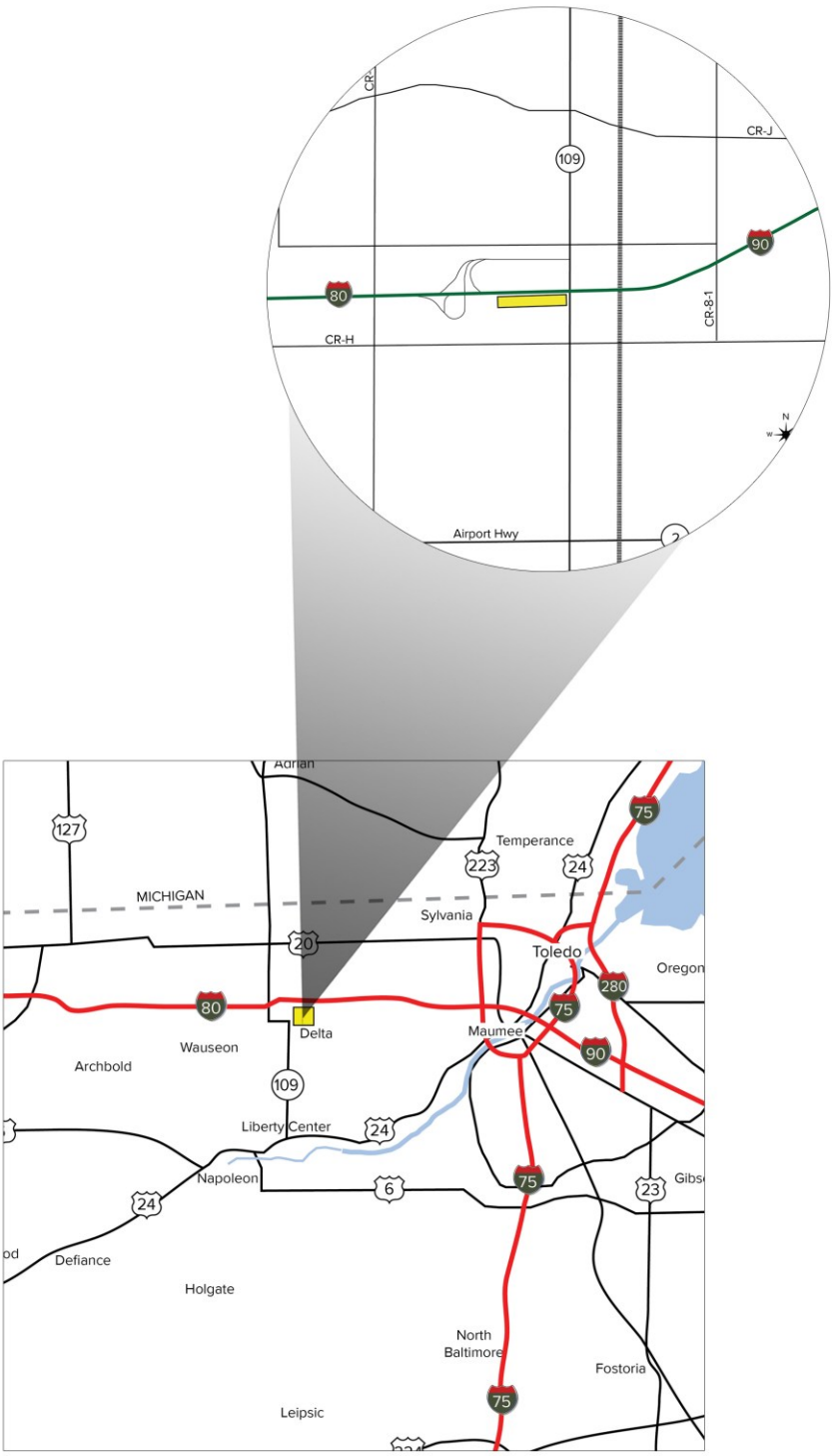
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