

NEC OF SR-795 & TRACY ROAD LAKE TOWNSHIP, OH 43465

VACANT LAND FOR SALE
5.5 Acres Available



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$1,150,000/\$209,000/ac
Acreage:	5.5 acres
Dimensions:	333.07' x 732.4'
Closest Cross Street:	Commodore Drive
County:	Wood
Zoning:	M-2 Heavy Ind.
Easements:	Of record
Curb Cuts:	Per Lake Twp & site plan approval
Topography:	Flat
Survey Available:	No



For more information, please contact:

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PROPERTY DESCRIPTION	
Environmental Report:	No
Drainage:	Street
Improvements:	None
Restrictions:	Of record
Sign on Property:	Yes
Adjacent Land	
North:	Rudolph Libbe Business Cntr
South:	First Solar
East:	Industrial
West:	Ind/Comm/Res

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	4,354	\$67,856
3 MILE	11,557	\$74,744
5 MILE	61,175	\$71,941

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Northwest Water/Sewer
Sanitary Sewer:	Northwest Water/Sewer
Storm Sewer:	Northwest Water/Sewer

2025 REAL ESTATE TAXES	
Parcel Number:	H28-712-180000022001
Total Taxes:	\$3,282.58
Land value:	\$120,600

TRAFFIC COUNTS (TWO-WAY)	
SR-795	21,281 (2024)
TRACY ROAD	4,586 (2024)
I-80/90	41,174 (2024)

Comments:

- Premier corner development site in Lake Township, Wood County located 3.04 miles off I-75, 2.34 miles from I-80/90, Exit 64.
- .95 miles from Cedar Business Park, 3 miles from Owens Community College and across from the newly constructed First Solar buildings.
- SR-795 is a major east/west route in the area.
- Located in an actively developed area in Northwest Ohio.

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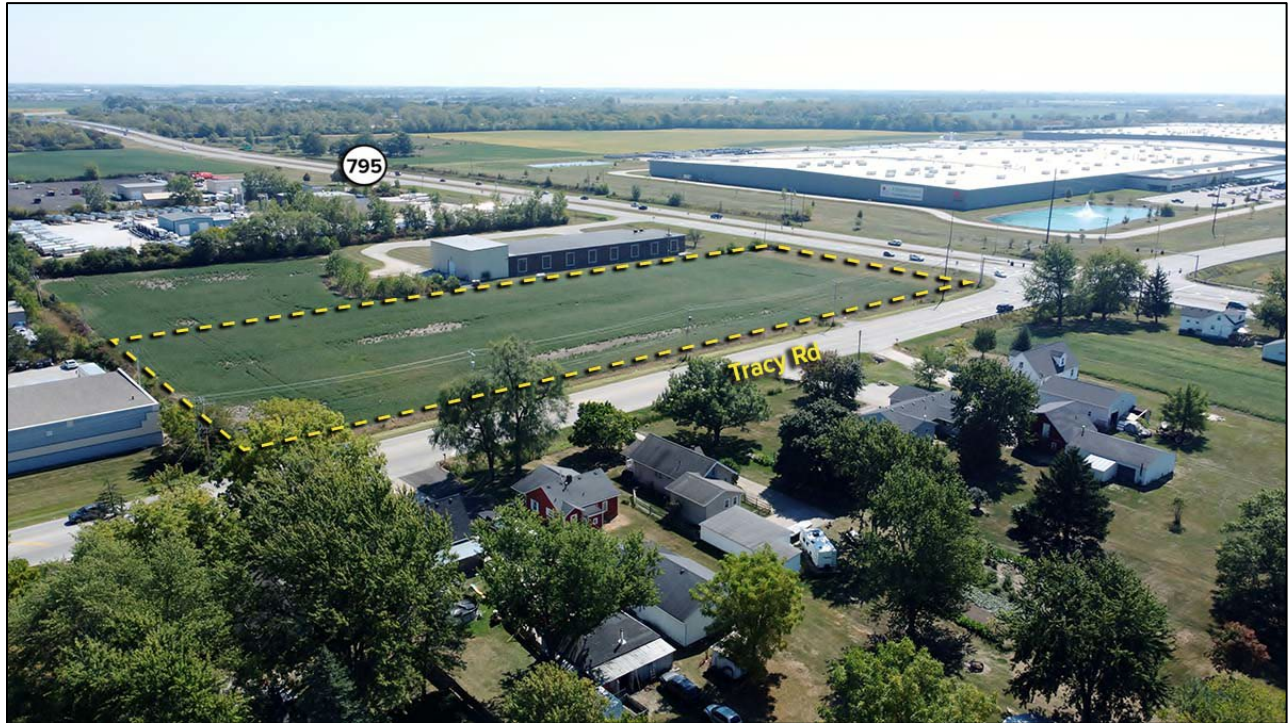
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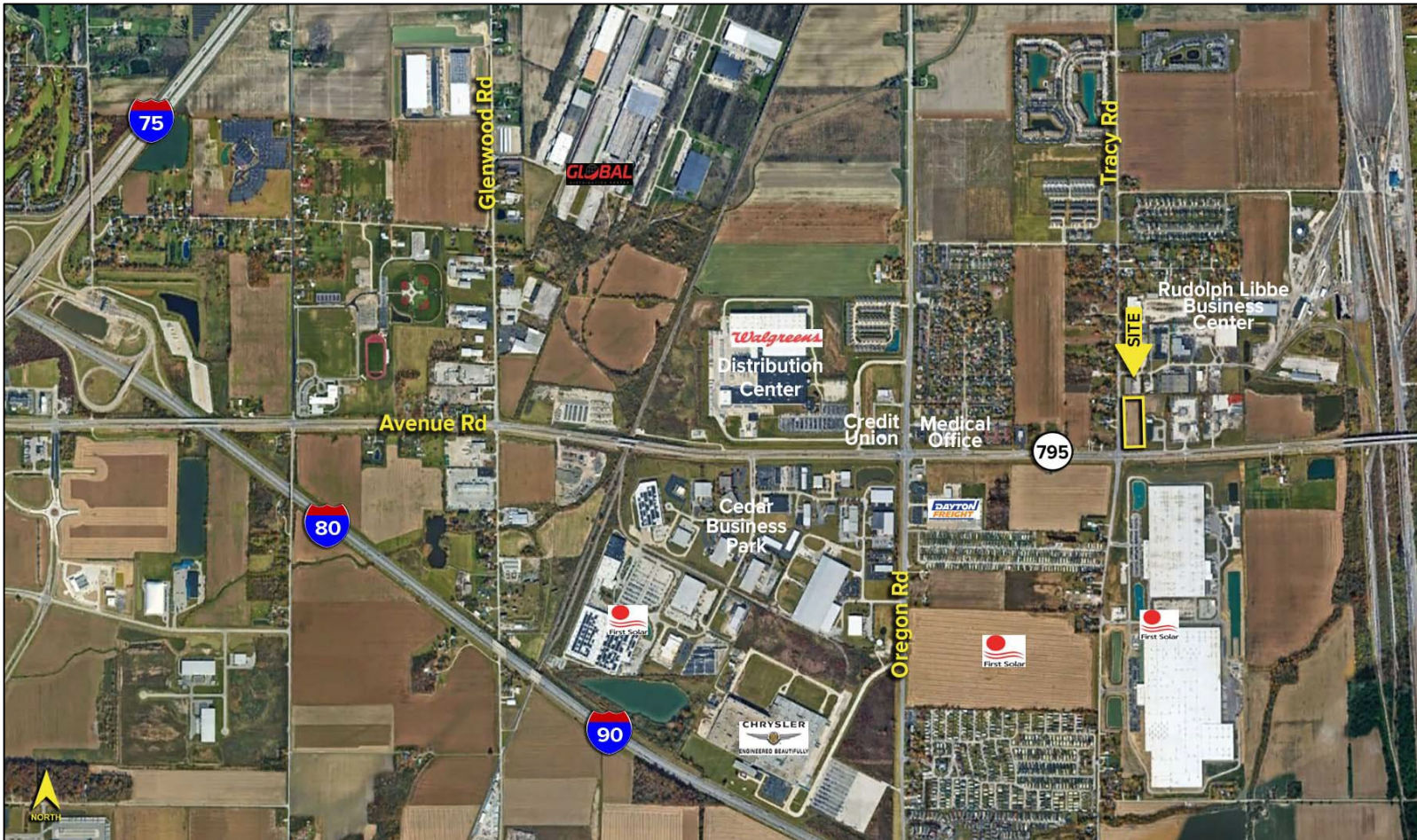
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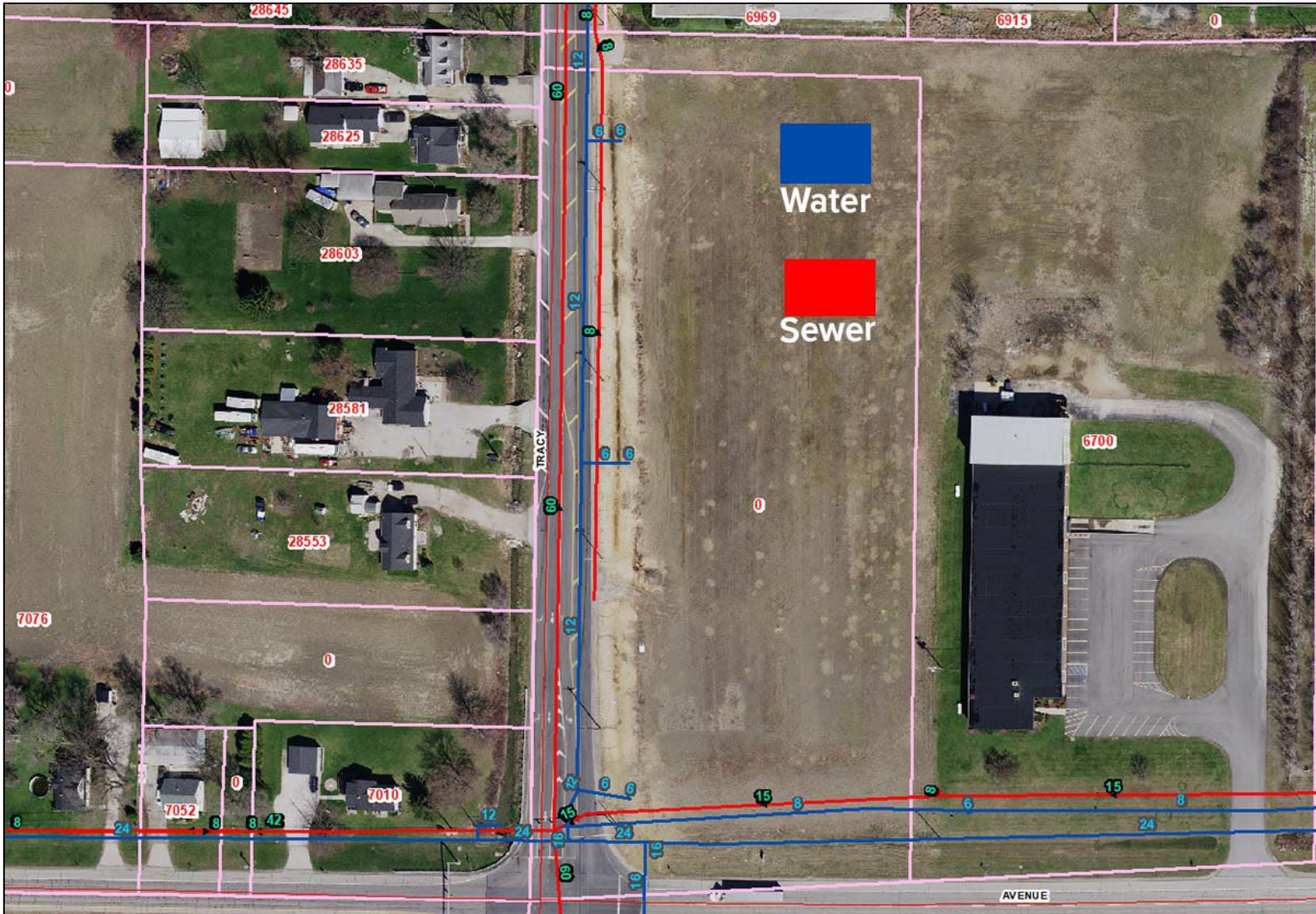
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