

7905 & 7941 PILLIOD ROAD
SPRINGFIELD TWP, OH 43528



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FULL-SERVICE COMMERCIAL REAL ESTATE

VACANT LAND FOR SALE
11.87 & 11.67 Acres Available



GENERAL INFORMATION

Price: 7905—11.87 ac-\$99,000 (\$8,340.35/ac) **PRICE REDUCED**
7941-11.67 ac-\$130,000 (\$11,140.00/ac)

Closest Cross Street: Huntley Drive

County: Lucas

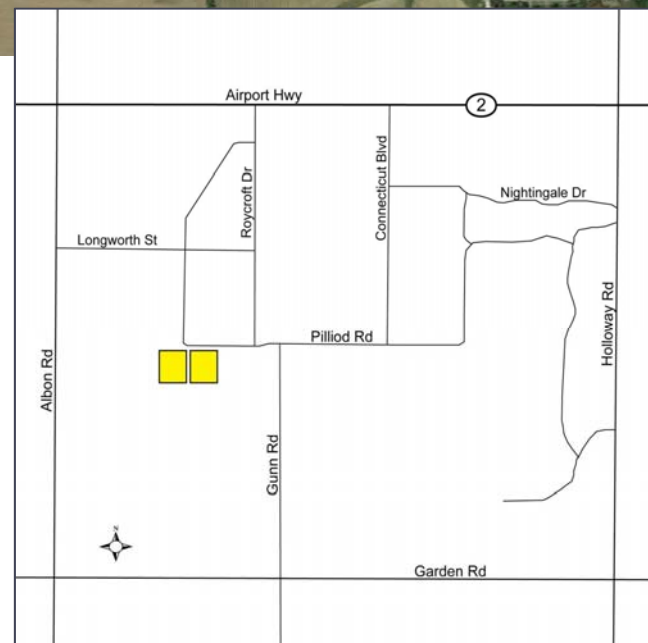
Zoning: Mixed Zone Parcel

Easements: Of record

Curb Cuts: One

Topography: Flat

Survey Available: No



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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PROPERTY DESCRIPTION

| | |
|-------------------|----------------------------|
| Drainage: | Flat |
| Improvements: | Cell tower on 7905 Pilliod |
| Restrictions: | Per zoning |
| Sign on Property: | Yes |

Adjacent Land

| | |
|--------|---------------------------|
| North: | Residential |
| South: | Agricultural |
| East: | Single family residential |
| West: | Agricultural |

DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 2,997 | \$95,215 |
| 3 MILE | 32,195 | \$88,291 |
| 5 MILE | 91,057 | \$72,653 |

UTILITIES

| | |
|-----------------|----------------|
| Electric: | Toledo Edison |
| Gas: | Columbia Gas |
| Water: | City of Toledo |
| Sanitary Sewer: | None |
| Storm Sewer: | None |

2015 REAL ESTATE TAXES

| | |
|------------------|--------------------------------------|
| TD: | 65 |
| Parcel Number: | 21788, 22382 |
| Assessor Number: | 28-018-071.f, 072.f |
| Total Taxes: | \$1,903.00 (7905) \$570.74 (7941) |

Comments:

- 2 large Springfield Twp land sites. Can be purchased separately or together.
- Great for future development.
- **SALE PRICE REDUCED** – 7905 Pilliod is approximately 40% wooded.
- Close to Airport Highway and Spring Meadows.
- Water is located at Pilliod Road.
- Sewer would need to be extended across frontage.
- Owner was compensated for cell tower on 7905 Pilliod in a lump sum payment.
- A narrow strip of land owned by a third party bisects the parcels.

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