

7905 & 7941 PILLIOD ROAD  
SPRINGFIELD TWP, OH 43528

VACANT LAND FOR SALE  
11.87 & 11.67 Acres Available

**PRICE REDUCED**



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	
7905 Pilliod - 11.87 acres	\$99,000 (\$8,340.35 per acre)
7941 Pilliod - 11.67 acres	\$130,000 (\$11,140.00 per acre)
Closest Cross Street:	Huntley Drive
County:	Lucas
Zoning:	Mixed Zone Parcel
Easements:	Of record
Curb Cuts:	1
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

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**PROPERTY DESCRIPTION**

Drainage:	Good
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	\$72,129
3 MILE	32,195	\$61,548
5 MILE	91,057	\$41,043

**UTILITIES**

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

**2015 REAL ESTATE TAXES**

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

**Comments:**

- 2 large Springfield Township 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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