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Four SeaGate, Suite 608, Toledo, OH 43604

VACANT LAND FOR SALE

**7905 & 7941 PILLIOD ROAD
SPRINGFIELD TOWNSHIP, OH 43528**



Sale Price/Property Description:

7905 Pilliod: 11.87 acres (650' x 820') available for \$99,000 (\$8,340.35 per acre) **PRICE REDUCED**

7941 Pilliod: 11.67 acres (641' x 821') available for \$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

Soil Test Available: No

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

For more information, contact: 419/249-7070

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www.signatureassociates.com

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Utilities:

Electric: Toledo Edison

Gas: Columbia Gas

Water: City of Toledo

Sanitary Sewer: None

Storm Sewer: None

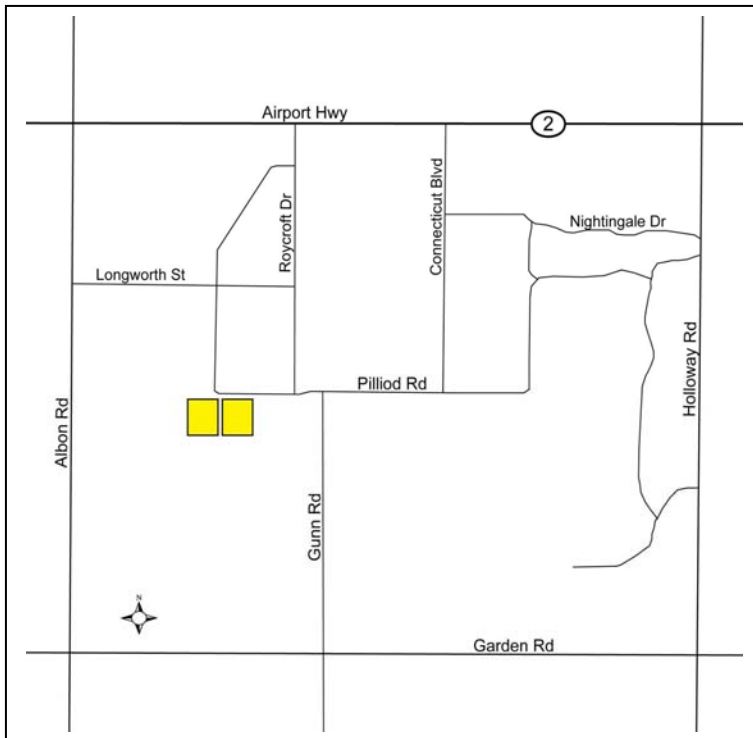
Real Estate Taxes as of 2015:

TD: 65

Parcel: 21788 and 22382

Assessor Number: 28-018-071.f and 072.f

Total Annual Taxes: \$1,903.00 (7905) and
\$570.74 (7841)



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VACANT LAND FOR SALE 7905 & 7941 PILLIOD ROAD SPRINGFIELD TOWNSHIP, OH 43528

Remarks:

- 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.

Demographics:

- 1 mile radius:
Population – 2,997
Average HH Income – \$95,215
- 3 mile radius:
Population – 32,195
Average HH Income – \$88,291
- 5 mile radius:
Population – 91,057
Average HH Income – \$72,653

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