



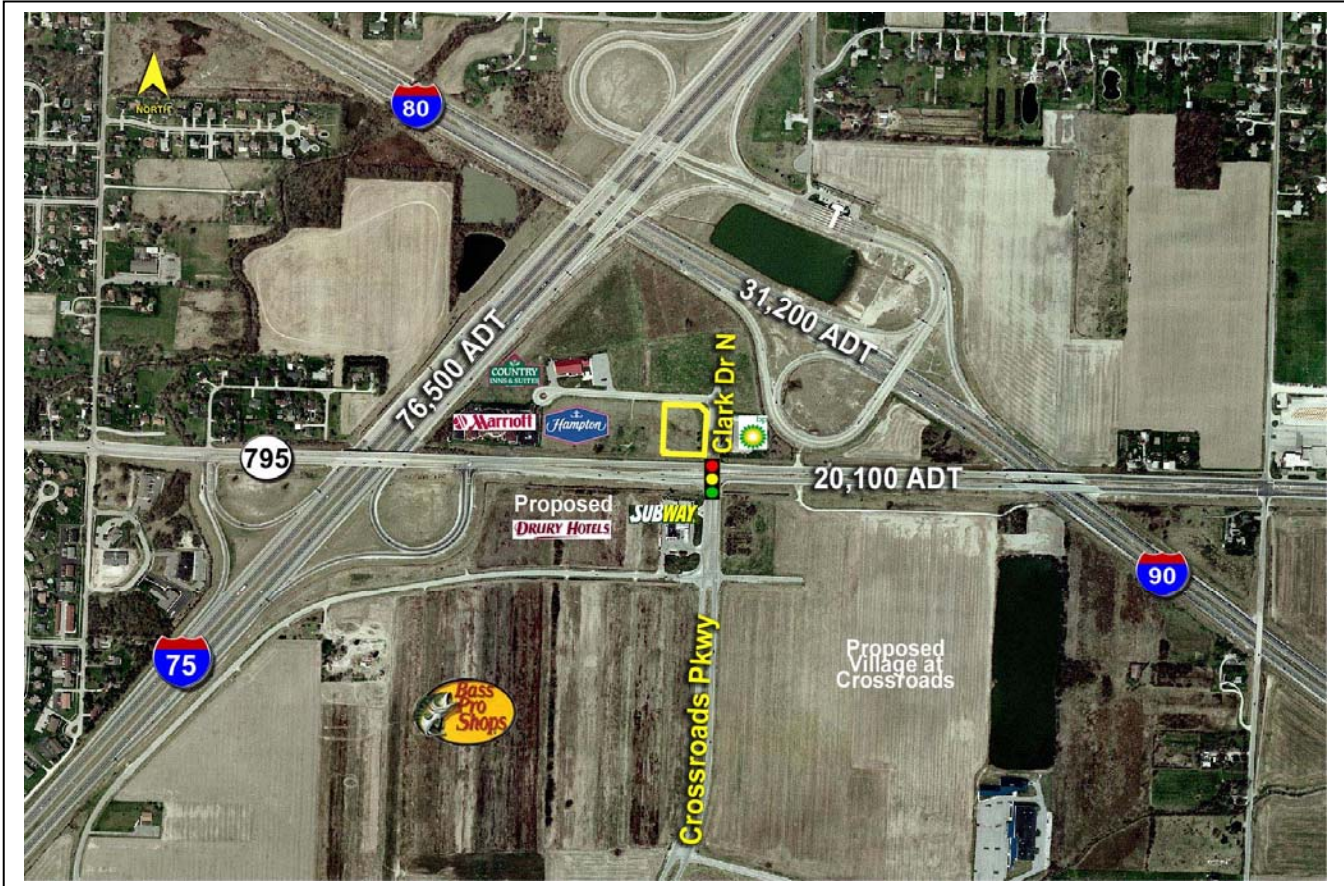
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VACANT LAND FOR SALE
CROSSROADS PARKWAY & SR 795
ROSSFORD, OH 43460

Commercial Real Estate Brokers/Advisors
 Property Management Consultants
 Four SeaGate Suite 608
 Toledo, Ohio 43604

PRICE: \$500,000



Property Description:

Acreage: 1.75 +/-
Dimensions: 239' frontage x 294'
Closest Cross Street: Clark Drive
County: Wood
Zoning: PC – Planned Commercial
Easements: Of record
Curb Cuts: None

Topography: Flat
Survey Available: Upon request
Soil Test Available: No
Drainage: Good
Improvements: None
Restrictions: Of record
Sign on Property: Yes

For more information, contact: 419/249-7070

Tanya Pipatjarasgit – ext. 6321

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Traffic Counts:

State Route 795 – 20,100 cars per day (2003)
 I-75 – 76,500 cars per day (2004)
 I-80/90 – 31,200 cars per day (2005)

Real Estate Taxes as of 2008:

Parcel: T68-300-340304005000
Total Annual Taxes: \$11,339.87

Remarks:

- One of the main entrances to **Crossroads of America** and the **Bass Pro** development.
- Located at a hard corner with traffic light access.
- Zoned with all utilities – ready to develop.
- Great location between I-75 and I-80/90 (Ohio Turnpike) aka the **“Golden Triangle”**.

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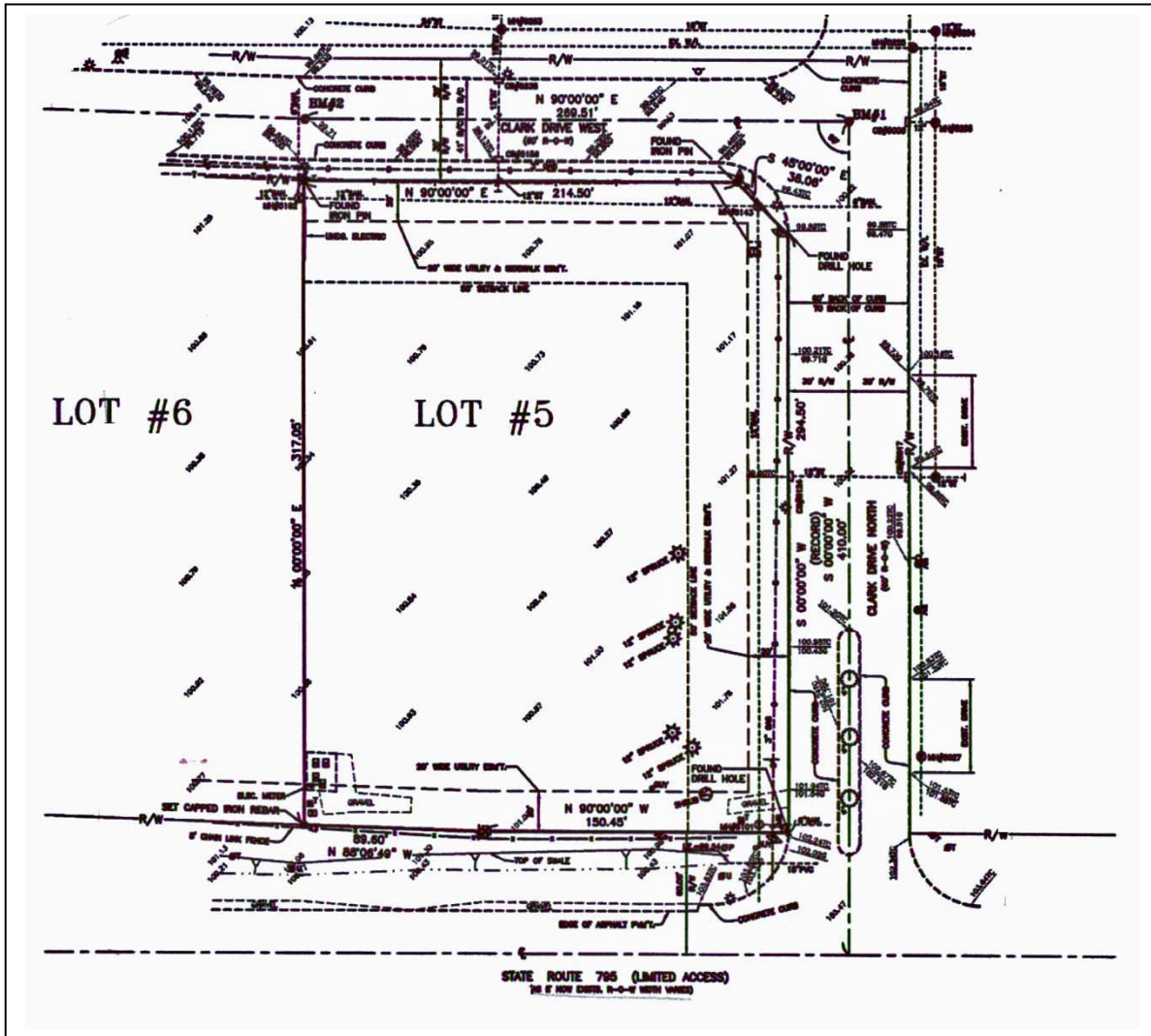
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Utilities:

- Electric:** Toledo Edison
- Gas:** Columbia Gas
- Water:** City of Rossford
- Sanitary Sewer:** City of Rossford
- Storm Sewer:** City of Rossford

Adjacent Land:

- North:** I-80/90 (Ohio Turnpike)
- South:** Commercial
- East:** Commercial
- West:** I-75/Commercial

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