

# Industrial Land for Sale

2735 S. Eber Rd.

## GENERAL INFORMATION

**Location:** 2735 S. Eber Rd  
**Closest Intersection:** Eber and Weckerly  
**City, State:** Monclova, OH  
**County:** Lucas  
**Zip:** 43542  
**Parcel No:** 67-00134

## PROPERTY INFORMATION

**Land Size:** 5 Acres  
**Land Dimensions:** 171' x 1,342' Depth  
**Zoning:** M1- Limited Industrial  
**Traffic Counts:** 4,250 Vehicles per day

## COMMENTS/FEATURES

- Affordable industrial site conveniently located near Toledo Express Airport and Ohio Turnpike interchange
- Perfect for shipping business or other air/ground transportation business or as an addition to adjacent park
- Property has been surveyed

## UTILITIES

**Gas:** Ohio Gas\*  
**Water:** No - would need a well  
**Sanitary Sewer:** No - would need a septic system  
**Electric:** Toledo Edison\*  
**Storm Sewer:** No

\*Service must be brought to the site

## REAL ESTATE TAX INFORMATION

**Real Estate Tax Year:** 2014  
**General Taxes:** \$831.30  
**Special (mosquito control):** \$ 3.52  
**Total Annual Taxes:** \$834.82

**Sale Price:**

**\$99,000**



For more information contact:

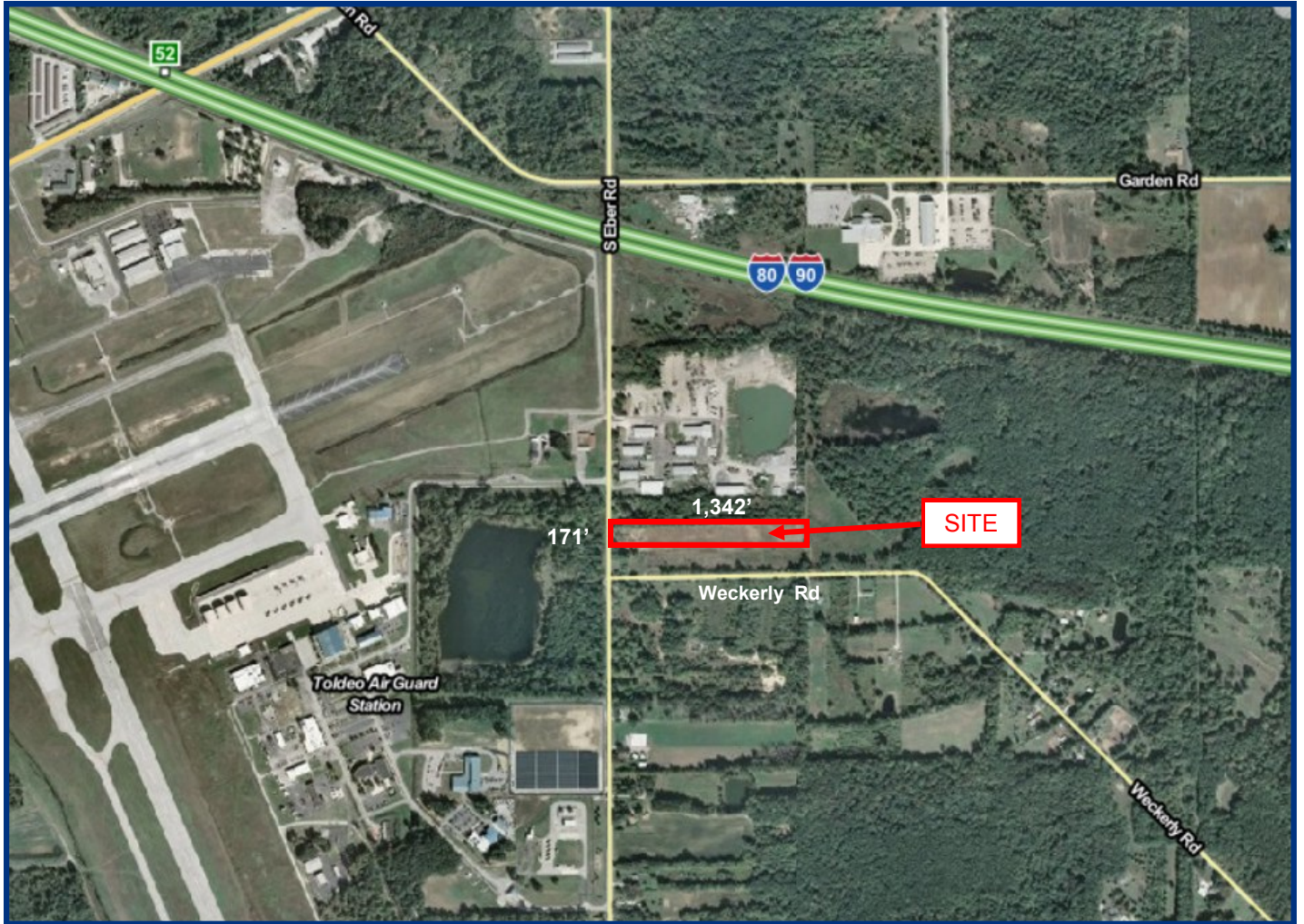
**STEVEN R. LENNEX, CCIM OR TERRY DECLERQ**

**LENNEX REALTY COMPANY, LLC**

3178 N. Republic Blvd., Suite 4 ♦ Toledo, OH ♦ 43615 ♦ p: 419.517.5045 ♦ f: 419.517.5042

[www.LennexRC.com](http://www.LennexRC.com)

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.



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## DEMOGRAPHICS

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
<b>Population</b>						
2010 Total Population	455	6,693	37,229			
2014 Total Population	442	6,759	38,254			
2019 Total Population	432	6,769	38,623			
2014-2019 Annual Rate	-0.46%	0.03%	0.19%			
<b>Households</b>						
2010	188	2,430	14,245			
2014	184	2,473	14,744			
2019	180	2,485	14,939			
2014-2019 Annual Rate	-0.44%	0.10%	0.26%			
<b>Income- 2014</b>						
Median Household Income	\$75,325	\$62,744	\$69,391			
Average Household Income	\$95,618	\$90,763	\$94,037			
Per Capita Income	\$36,004	\$32,642	\$36,372			
2014 Median HH Income	\$75,325	\$62,744	\$69,391			
2019 Median HH Income	\$87,382	\$77,071	\$81,510			
2014-2019 Annual Rate	3.01%	4.20%	3.27%			
<b>Households by Income - 2014</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
< \$15,000	6	3.3%	151	6.1%	1,134	7.7%
\$15,000 - \$24,999	16	8.7%	235	9.5%	1,244	8.4%
\$25,000 - \$34,999	27	14.7%	286	11.6%	1,345	9.1%
\$35,000 - \$49,999	21	11.4%	295	11.9%	1,410	9.6%
\$50,000 - \$74,999	21	11.4%	447	18.1%	2,689	18.2%
\$75,000 - \$99,999	28	15.2%	337	13.6%	2,375	16.1%
\$100,000 - \$149,999	31	16.8%	294	11.9%	2,099	14.2%
\$150,000 - \$199,999	22	412.0%	248	10.0%	1,254	8.5%
\$200,000+	11	6.0%	180	7.3%	1,195	8.1%
<b>Race and Ethnicity - 2014</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
White Alone	412	93.2%	6,065	89.7%	33,730	88.2%
Black Alone	9	2.0%	368	5.4%	2,355	6.2%
American Indian Alone	1	0.2%	17	0.3%	69	0.2%
Asian Alone	4	0.9%	103	1.5%	961	2.5%
Pacific Islander Alone	0	0.0%	0	0.0%	6	0.0%
Some Other Race Alone	9	2.0%	77	1.1%	365	1.0%
Two or More Races	7	1.6%	130	1.9%	767	2.0%
Hispanic Origin (Any Race)	16	3.6%	270	4.0%	1,399	3.7%

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