

Residential Land for Sale

6.59 Acres @ 0 Lemoyne Rd

GENERAL INFORMATION

Location: 0 Lemoyne Rd
Closest Intersection: Lemoyne Rd & Walbridge Rd
City, State: Walbridge, Ohio
County: Wood (Lake Township)
Zip: 43465
Parcel No: H28-712-030304010000

PROPERTY INFORMATION

Land Size: 6.59 Acre
Land Dimensions: 670' (Est.) Walbridge & 576' (Est.) Lemoyne
Zoning: R-2 Residential
Traffic Counts: 2,150 VPD - Lemoyne Rd
3,870 VPD - Walbridge Rd

COMMENTS/FEATURES

AFFORDABLE ACREAGE!

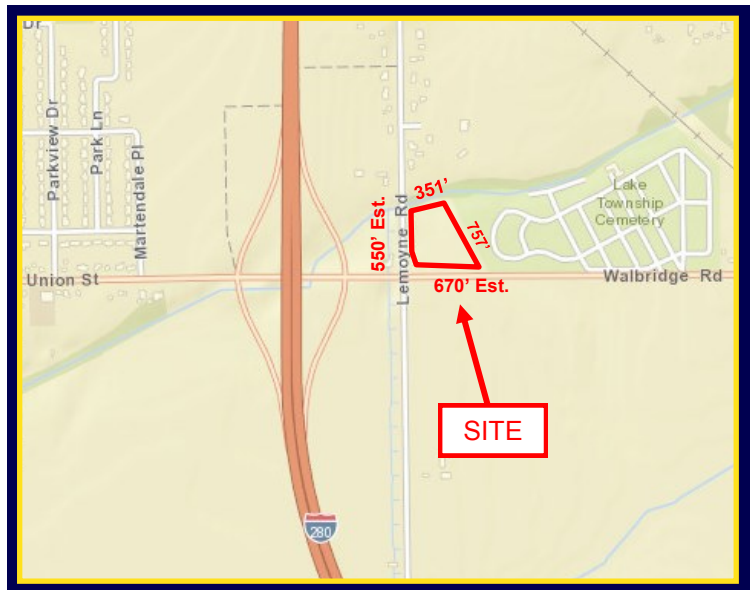
- ◆ Pristine land site adjacent to Lake Township Cemetery
- ◆ Convenient and easily accessible to I-280/Walbridge Road Interchange
- ◆ Perfect for a homesite with a small farm or garden and many other uses

UTILITIES

Gas: Columbia Gas
Water: Available on Lemoyne 700 Ft North of Walbridge
Sanitary Sewer: Available on Walbridge 1,000 Ft East of Lemoyne
Electric: Toledo Edison
Storm Sewer: Ditch drainage (Cedar Creek)

Sale Price:

\$59,000



REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2016
Total Annual Taxes: \$298.50

For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

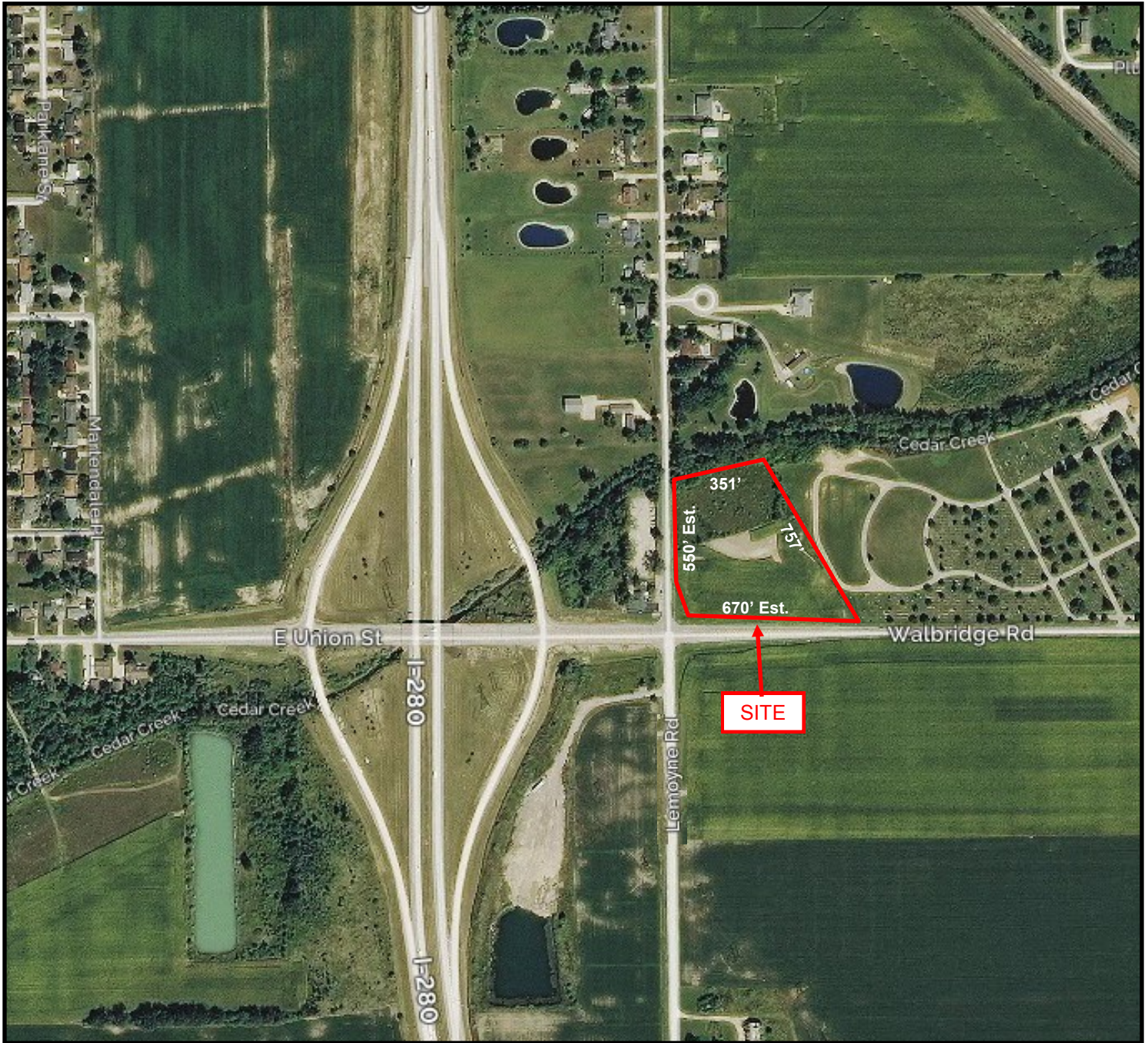
3178 N. Republic Blvd., Suite 4 ♦ Toledo, OH ♦ 43615 ♦ p: 419.517.5045 ♦ f: 419.517.5042

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:	
Population						
2010 Total Population	2,275		15,817		69,653	
2016 Total Population	2,437		16,239		68,932	
2021 Total Population	2,563		16,621		68,914	
2016-2021 Annual Rate	1.01%		0.47%		-0.01%	
Households						
2010	1,046		6,515		27,318	
2016	1,135		6,708		27,253	
2021	1,197		6,881		27,360	
2016-2021 Annual Rate	1.07%		0.51%		0.08%	
Income- 2016						
Median Household Income	\$36,767		\$49,033		\$39,861	
Average Household Income	\$48,985		\$59,722		\$52,550	
Per Capita Income	\$23,681		\$24,823		\$20,925	
2016 Median HH Income	\$36,737		\$49,033		\$39,861	
2021 Median HH Income	\$34,325		\$53,674		\$42,505	
2016-2021 Annual Rate	-1.35%		1.83%		1.29%	
Households by Income - 2016						
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	186	16.4%	883	13.2%	5,012	18.4%
\$15,000 - \$24,999	140	12.3%	728	10.9%	3,543	13.0%
\$25,000 - \$34,999	216	19.0%	795	11.9%	3,305	12.1%
\$35,000 - \$49,999	164	14.4%	996	14.8%	4,373	16.0%
\$50,000 - \$74,999	183	16.1%	1,354	20.2%	4,658	17.1%
\$75,000 - \$99,999	114	10.0%	802	12.0%	2,872	10.5%
\$100,000 - \$149,999	123	10.8%	923	13.8%	2,692	9.9%
\$150,000 - \$199,999	7	0.6%	147	2.2%	472	1.7%
\$200,000+	2	0.2%	80	1.2%	325	1.2%
Race and Ethnicity - 2016						
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,336	95.9%	15,082	92.9%	56,724	82.3%
Black Alone	14	0.6%	243	1.5%	4,309	6.3%
American Indian Alone	4	0.2%	64	0.4%	349	0.5%
Asian Alone	5	0.2%	118	0.7%	696	1.0%
Pacific Islander Alone	0	0.0%	4	0.0%	27	0.0%
Some Other Race Alone	34	1.4%	305	1.9%	3,414	5.0%
Two or More Races	44	1.8%	419	2.6%	3,395	4.9%
Hispanic Origin (Any Race)	170	7.0%	1,357	8.4%	10,335	15.0%

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