

GENERAL INFORMATION

Location: South of Union St. Between Tyler Dr & I-280
Closest Intersection: Walbridge Rd & I-280
City, State: Walbridge, OH
County: Wood
Zip: 46465

<u>Parcel No:</u>	<u>Address</u>	<u>Acres</u>
H28-712-090000015000	508 E. Union Street	0.30
H28-712-090000016000	0 Union Street	0.38
H28-712-090000011000	0 Union Street	1.00
H28-712-090000012000	0 Walbridge Road	29.21
H28-712-090101009000	0 Union Street	<u>39.38</u>
		<u>70.27</u>

PROPERTY INFORMATION

Land Size: 70.27
Land Dimensions: Various - See Aerial/Irregular
Zoning: Residential
Topography: Flat
Easements: Of Record

COMMENTS/FEATURES

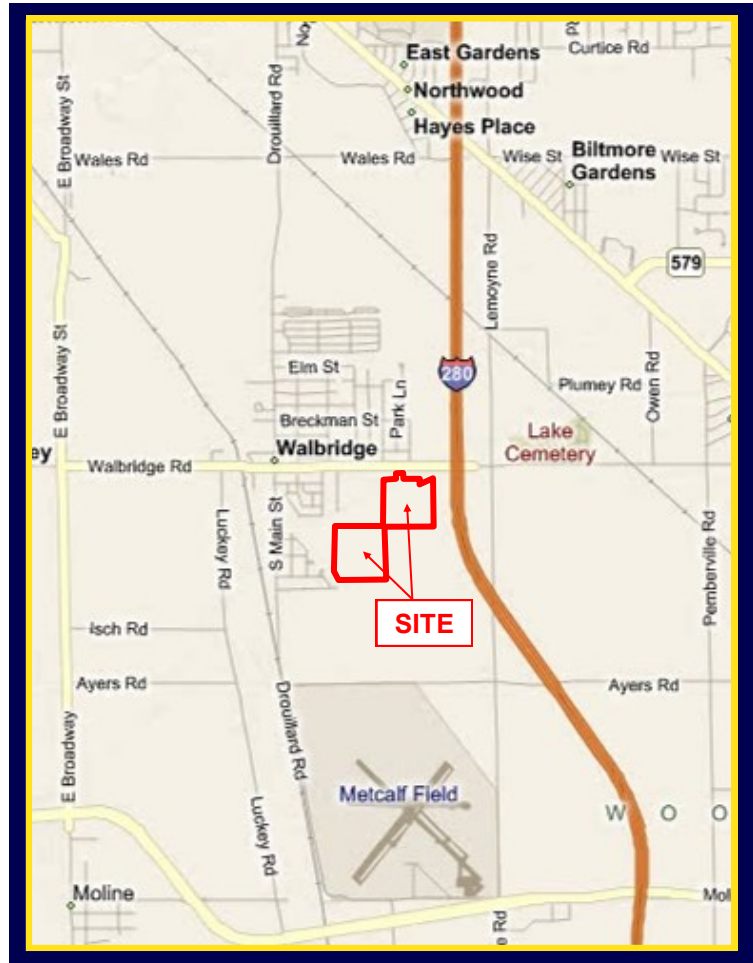
- Conveniently located off I-280 near progressive and business friendly Village of Walbridge
- Can be split into two sections
- Perfect for farmers or homeowners who desire acreage

REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2016
Total Annual Taxes: \$5,057.12

LOWEST PRICE YET!

Sale Price: **\$527,025**
 (\$7,500/Acre)



UTILITIES

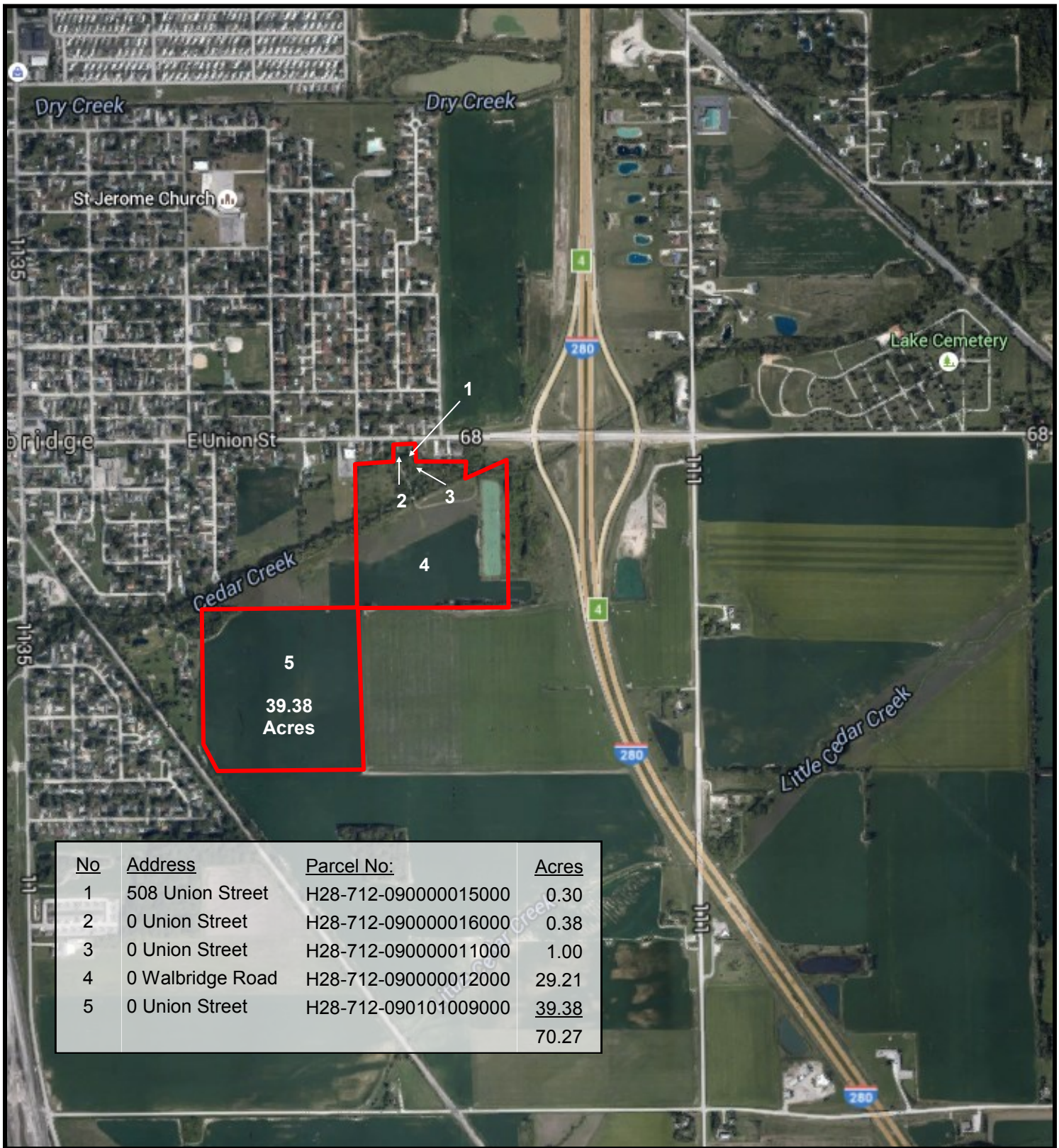
Gas: Columbia Gas
Water: Available from Union St
Sanitary Sewer: Available from Union St
Electric: Toledo Edison
Storm Sewer: Available from Union St

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.



No	Address	Parcel No:	Acres
1	508 Union Street	H28-712-090000015000	0.30
2	0 Union Street	H28-712-090000016000	0.38
3	0 Union Street	H28-712-090000011000	1.00
4	0 Walbridge Road	H28-712-090000012000	29.21
5	0 Union Street	H28-712-090101009000	<u>39.38</u>
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DEMOGRAPHICS

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
Population						
2010 Total Population	3,209	18,668	75,068			
2015 Total Population	3,354	18,841	73,689			
2020 Total Population	3,519	19,187	73,501			
2015-2020 Annual Rate	0.97%	0.38%	-0.05%			
Households						
2010	1,558	7,645	29,502			
2015	1,653	7,801	29,243			
2020	1,742	7,980	29,262			
2015-2020 Annual Rate	1.05%	45.00%	0.01%			
Income- 2015						
Median Household Income	\$37,120	\$46,135	\$38,269			
Average Household Income	\$48,020	\$57,469	\$51,178			
Per Capita Income	\$23,311	\$24,028	\$20,328			
2015 Median HH Income	\$37,120	\$46,135	\$38,269			
2020 Median HH Income	\$46,653	\$53,578	\$44,187			
2015-2020 Annual Rate	4.68%	3.04%	2.92%			
Households by Income - 2015						
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	188	11.4%	857	11.0%	5,358	18.3%
\$15,000 - \$24,999	329	19.9%	1,007	12.9%	4,281	14.6%
\$25,000 - \$34,999	270	16.3%	1,001	12.8%	3,729	12.8%
\$35,000 - \$49,999	216	13.1%	1,294	16.6%	4,444	15.2%
\$50,000 - \$74,999	352	21.3%	1,590	20.4%	4,934	16.9%
\$75,000 - \$99,999	133	8.0%	914	11.5%	2,931	10.0%
\$100,000 - \$149,999	150	9.1%	867	11.1%	2,680	9.2%
\$150,000 - \$199,999	15	0.9%	204	2.6%	621	2.1%
\$200,000+	1	0.1%	67	0.9%	264	0.9%
Race and Ethnicity - 2015						
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,189	95.1%	17,029	90.4%	61,288	83.2%
Black Alone	32	1.0%	477	2.5%	4,807	6.5%
American Indian Alone	10	0.3%	79	0.4%	381	0.5%
Asian Alone	9	0.3%	233	1.2%	624	0.8%
Pacific Islander Alone	0	0.0%	8	0.0%	26	0.0%
Some Other Race Alone	42	1.3%	482	2.6%	3,373	4.6%
Two or More Races	71	2.1%	533	2.8%	3,179	4.3%
Hispanic Origin (Any Race)	223	6.6%	1,774	9.4%	9,817	13.3%

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