

## GENERAL INFORMATION

**Location:** SE Corner Walbridge Rd & Lemoyne Rd  
**Closest Intersection:** I-280 & Walbridge Rd  
**City, State:** Walbridge, Lake Township  
**County:** Wood  
**Zip:** 43465  
**Parcel No:** H28-712-100000001000

## PROPERTY INFORMATION

**Land Size:** 131.39 Acres  
**Land Dimensions:** 2,550' Walbridge Rd x 2,700' deep Irregular  
**Zoning:** Residential  
**Topography:** Flat  
**Easements:** Of record  
**Drainage:** Creek on South Half of Property

## COMMENTS/FEATURES

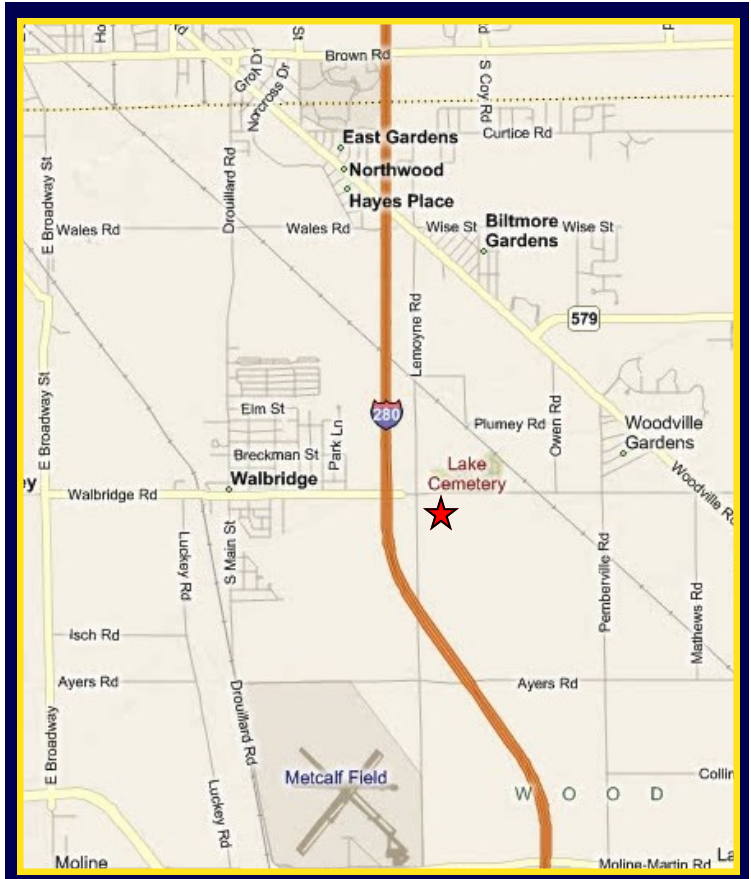
- Conveniently located just off I-280 near progressive and business friendly Village of Walbridge
- Visible from I-280
- Can be split
- Perfect for farmers, distribution warehouse, light industrial, or big box retail

## UTILITIES

**Gas:** Columbia Gas  
**Water:** Available at Walbridge & Lemoyne, 700 ft North  
**Sanitary Sewer:** Available at Walbridge & Lemoyne, 1,000 ft East  
**Electric:** Toledo Edison  
**Storm Sewer:** Creek on south half

## FARM LAND PRICES!

**Sale Price (Entire Parcel): \$1,642,375**  
 131.39 Acres (\$12,500/Acre)  
**North Half (79.11 Acres): \$1,305,315**  
 (\$16,500/Acre)  
**South Half (52.28 Acres): \$ 444,380**  
 (\$8,500/Acre)



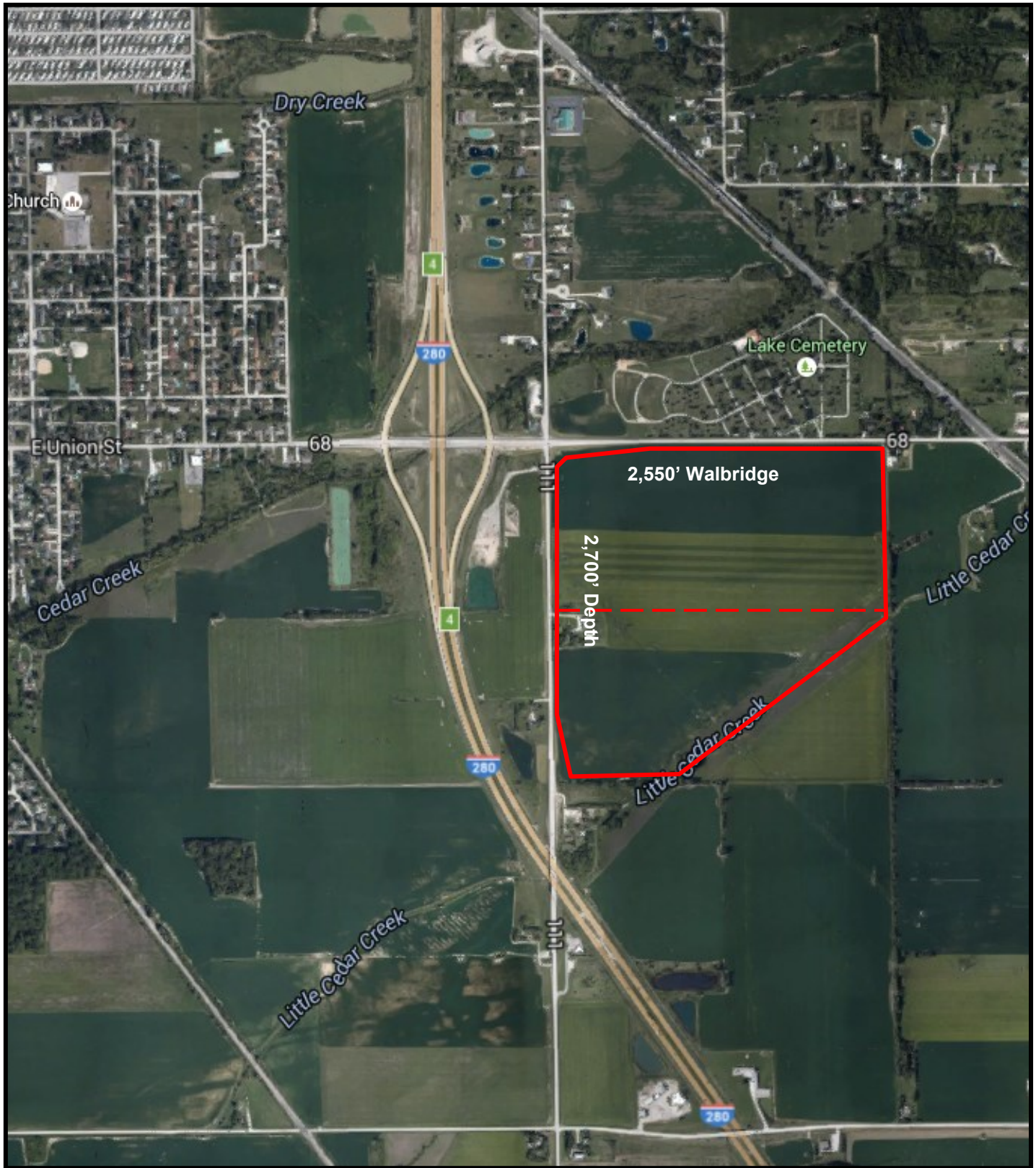
## REAL ESTATE TAX INFORMATION

**Real Estate Tax Year:** 2015  
**General Taxes:** \$10,248.56  
**Special Assessments:** \$ 514.33  
**Total Annual Taxes:** \$10,762.89

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



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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.

## DEMOGRAPHICS

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
<b>Population</b>						
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%			
<b>Households</b>						
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%			
<b>Income- 2015</b>						
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%			
<b>Households by Income - 2015</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
< \$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%
<b>Race and Ethnicity - 2015</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
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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