

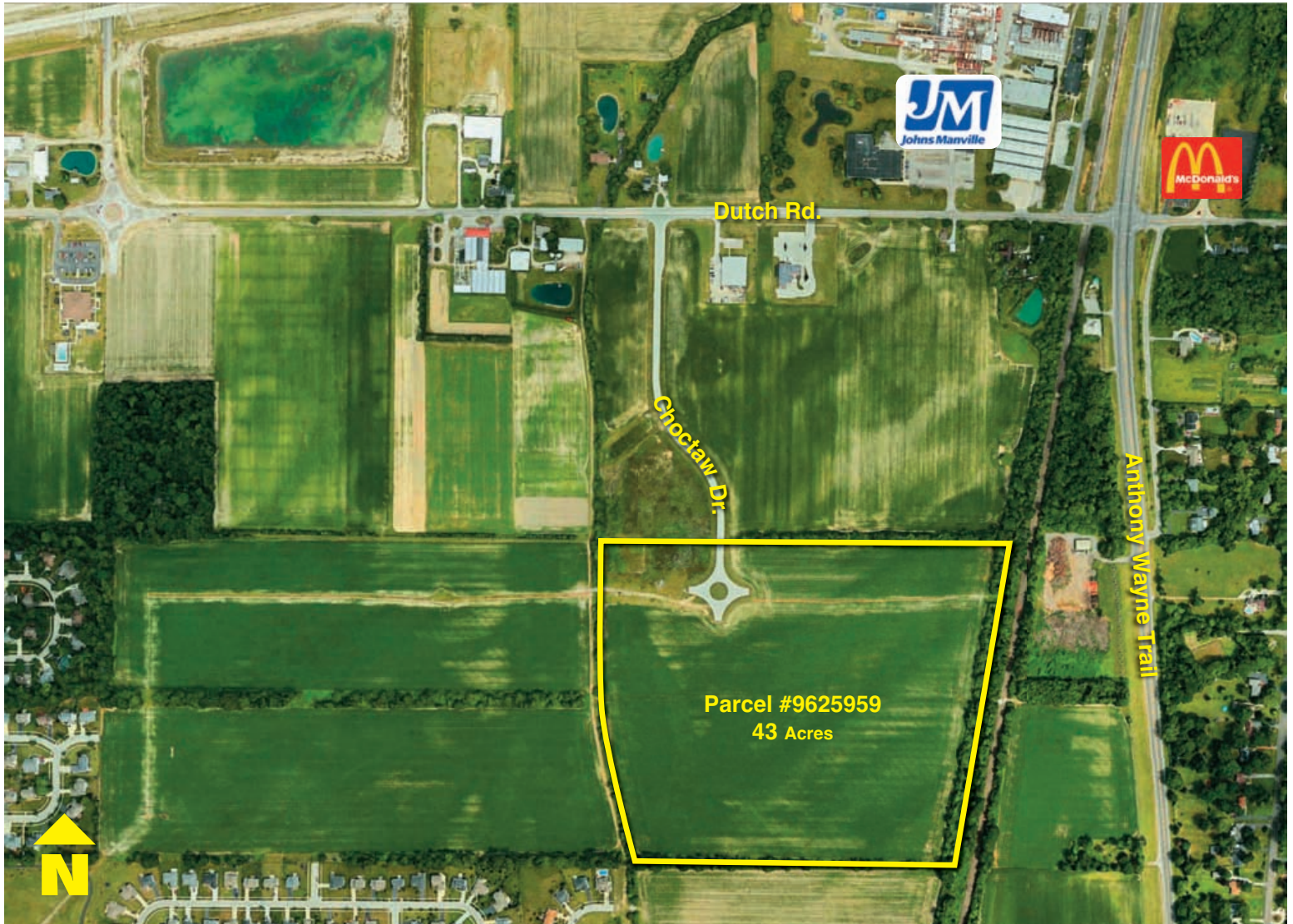


Available Commercial Property
In the
Waterville Area

Vacant Greenfield
Choctaw Drive
South of Choctaw Roundabout

Vacant Greenfield Land For Sale

43 Acres – May Be Split.

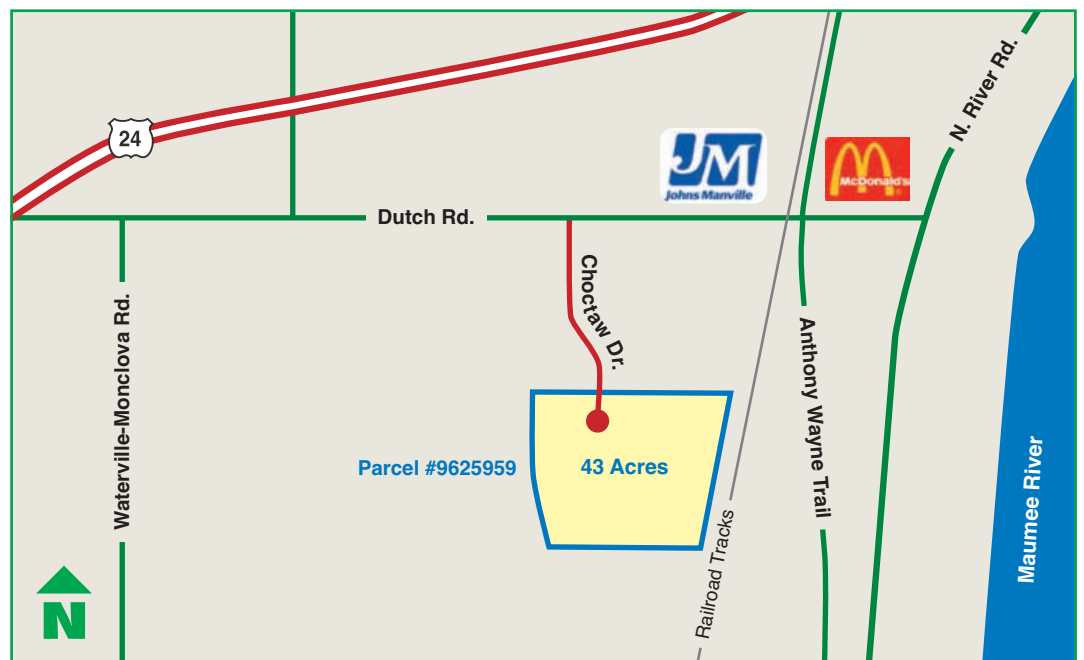


For more information,
please contact:

JIM BAGDONAS

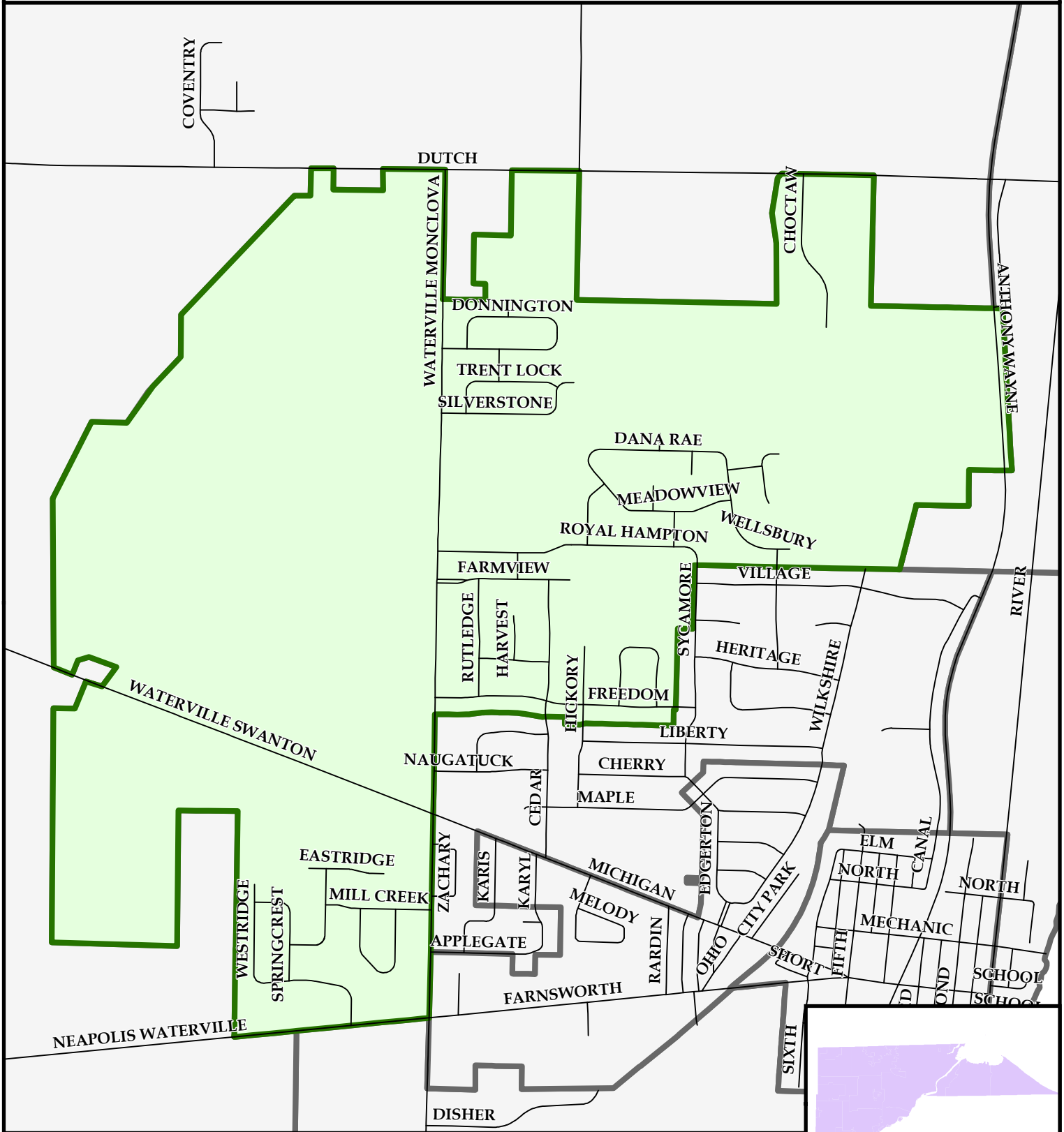
*Administrator,
City of Waterville*

(419) 878-8100

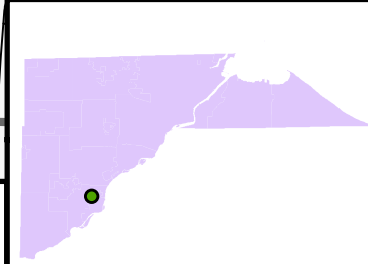




Lucas County Market Area 2903



 Market Area Boundary



Property Data	<i>Vacant Land Parcel #9625959</i>
Address	Choctaw Drive, Waterville, OH 43566, Lucas County
Current owner	City of Waterville
Realtor	None, Contact City of Waterville Administrator at 419-878-8100 or jbagdonas@waterville.org
Land description	Vacant greenfield; approximately 43 acres; located 1/2 mile from US 24, exit 66 and 3 miles to US 24 interchange with I-475/US 23.
Current Land Use	Agriculture
Topography / dimensions	Flat, irregular
Lot numbers and sizes	My be split into lots of irregular size
Adjacent lands	Agriculture, Business Park; John Mansville Office/Laboratory
Zoning	Currently A-1; Business Park envisioned with sale
Sale or lease	Sale
100 year flood plain	
Survey completed	No
Soil Test completed	No
Wetlands delineation	No
Air quality status attained	No
Easements	Utility easements
Deed Restrictions/Covenants	Yes; contact Jim Bagdonas, City of Waterville at 419-878-8100 jbagdonas@waterville.org
Access road	Partial access road, paved
Water, sanitary/storm sewer	City of Waterville -sewer main size: 24/27
Gas provider/ main size/psi	No; Provider: Waterville Gas Company, main size and psi:
Electric provider/amps/voltage	No; Provider: Toledo Edison, amps: voltage:
Telecom provider	No; Provider: Time Warner Cable; Buckeye Cable
Distance to expressway	Minutes to US-24, I-475, I-75, I-280, & Ohio Turnpike (I-80/90)
Area rail provider/s	CSX, NS, and CN; several rail yards and intermodal connections. Toledo is one of 5 top rail hubs in U.S.
Distance to airport/ name	Minutes to Toledo Express Airport
Distance to maritime port/name	Minutes to Port of Toledo with general cargo terminal, 4100' dock length, seaway draft, and Foreign Trade Zone (FTZ #8)
Lot pricing	Pricing set when lot size is determined
Total annual RE taxes	Will be determined by lot size
Local taxing authority/ies	City of Waterville, Lucas County (Anthony Wayne School District)
Tax incentives	CRA #3 (Community Reinvestment Area) with City of Wateville; contact Jim Bagdonas: 419-878-8100 or jbagdonas@waterville.org
Building/s description	