



PROPERTY DESCRIPTION

Prime Development Site of 52+ acres in growing Monclova and Waterville Townships.

PROPERTY HIGHLIGHTS

- Surrounded by 3 major Subdivisions with all public utilities
- Ideal location in the Waterville/Monclova area
- Potential for residential development
- 32+ acres in Waterville Twp. & 20 acres in Monclova Twp.
- Access to essential utilities and infrastructure
- Proximity to key amenities and services
- Opportunity for a lucrative land investment in growth area

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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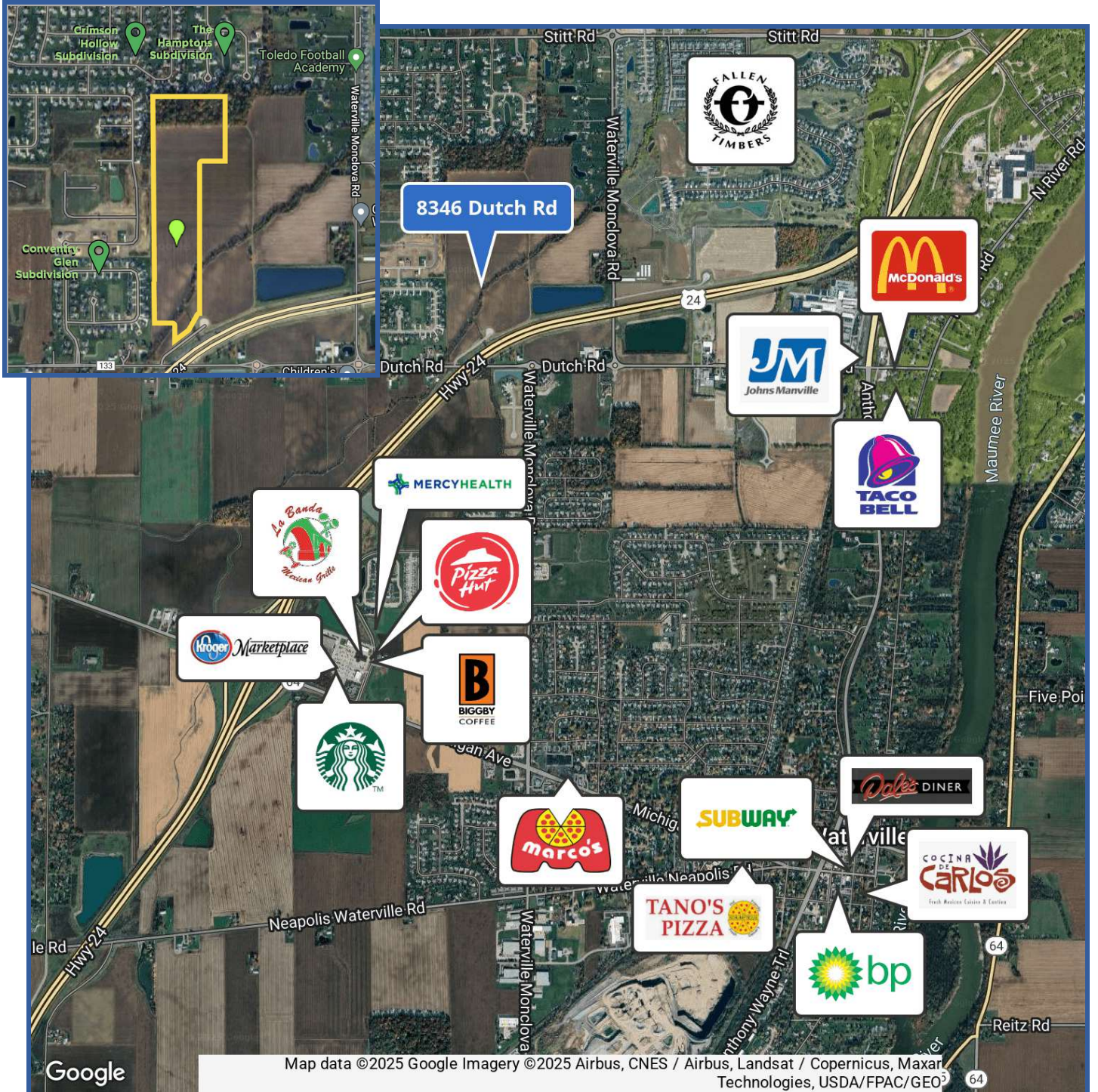
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OFFERING SUMMARY

Sale Price:	\$18,500 / acre
Lot Size:	52.52 Acres
Zoning:	22-A
Property Type:	Land/Residential
County:	Lucas
APN:	9101456 and 3815287
Annual Real Estate Taxes (2024):	\$2,665.72

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	789	7,130	16,070
Total Population	2,161	18,685	42,272
Average HH Income	\$158,830	\$142,564	\$148,374





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