



# Timberline Development Center

## 71.82 Acres

### I-75 & SR 18 (0 Deshler Rd)



#### PROPERTY OVERVIEW

71.82 acres presented for potential commercial / industrial mixed use opportunities. Approximately 15 acres available for commercial development with the remaining 56+ acres a strategic industrial site. Acreage can be customized to meet project requirements.

#### PROPERTY DETAILS

Parcel Numbers:	Acreage:
F23310360000019002	4.9 Acres
F23310360000019000	62.02 Acres
F23310360000020504	1.63 Acres
F23310360000020006	3.27 Acres*

\*Approximately 1.6 Acres Buildable

#### OFFER SUMMARY

##### ACREAGE

**Commercial - 15 +/- Acres**

**Industrial - 56 +/- Acres**

##### SALE PRICE

**Commercial - \$50,000 - \$100,000 / Acre**

**Industrial - \$25,000 - \$35,000 / Acre**

##### ZONING

**Commercial / Agriculture**

##### MARKET

**Toledo**

##### SUB MARKET

**Findlay & North Baltimore**





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#### PROPERTY HIGHLIGHTS

- Flat site, “shovel ready” with utilities at site
- Excellent access to I-75, on SR 18 for commercial user
- Superior logistics site only minutes away from CSX Inter modal site for industrial user
- Heavy haul permits available

#### UTILITIES

Water -	Village of North Baltimore @ site
Sanitary Sewer -	Village of North Baltimore @ site
Storm Sewer -	Ditch @ site
Natural Gas -	King Energy @ site
Internet -	Frontier @ site

#### WORKFORCE

614,000 within a 45 minute commute

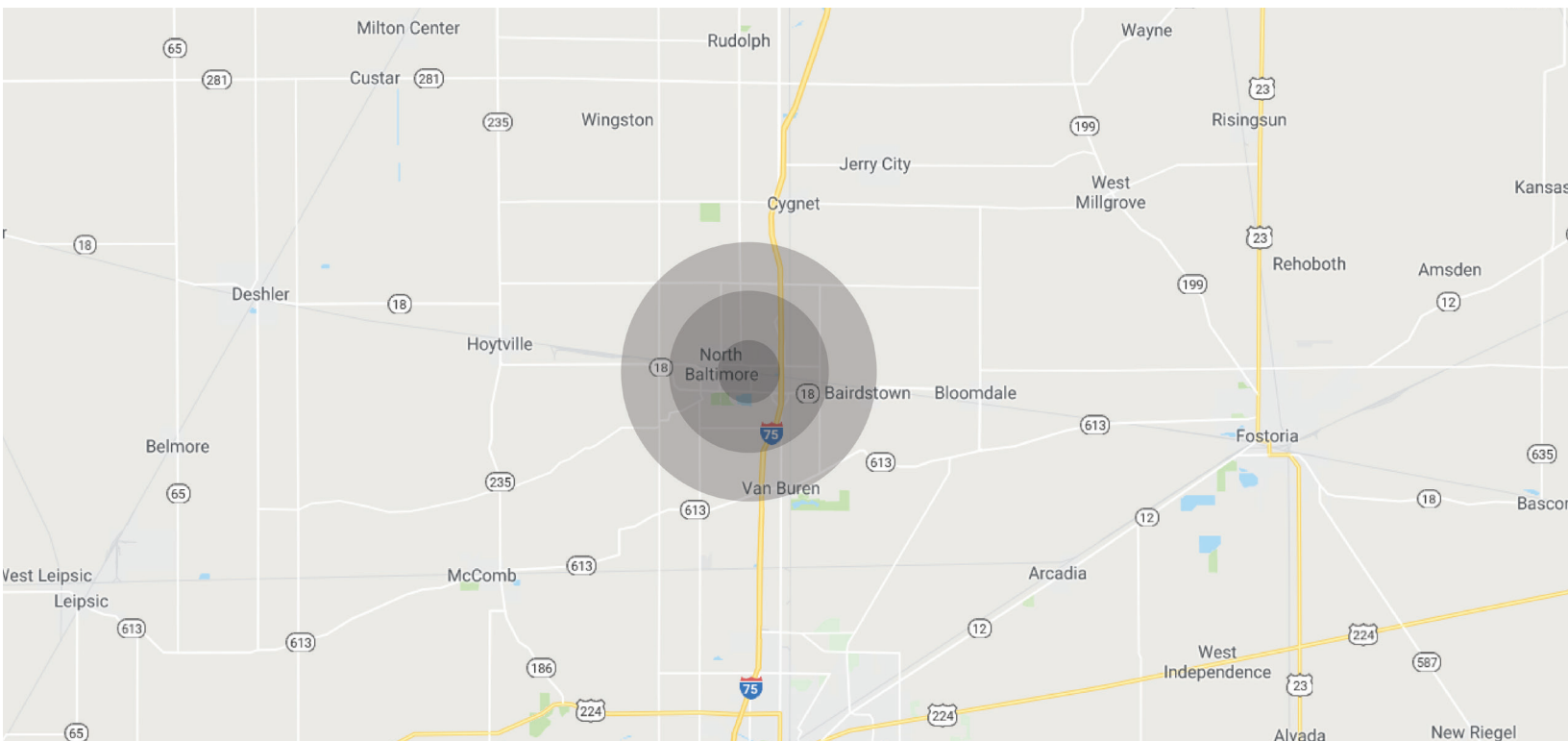


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<u>POPULATION</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Total Population	1,015	4,699	7,882
Median Age	37.9	37.8	37.9
Median Age (Male)	31.6	32.6	34.2
Median Age (Female)	44.1	43	41.6
<u>HOUSEHOLDS &amp; INCOME</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Total Households	373	1,721	2,875
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$52,385	\$53,778	\$56,044
Average House Value	\$147,878	\$143,967	\$142,935







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