

LAND FOR SALE



11125 County Line Road, Chesterland, OH 44026



OFFERING SUMMARY

SALE PRICE: \$285,000

LOT SIZE: 14.16 Acres

PROPERTY OVERVIEW

14.16 acres of residential land on Chesterland, Geauga County. This land lies on the border of Lake County (Kirtland) to the north and Cuyahoga (Gate Mills), to the west along County Line Road. No sanitary sewers are available and property is served by septic. Existing house on property is vacant and should be razed. DO NOT ENTER. Zoning requires 5 acre minimum and property has 450' of frontage allowing two possible divisible and buildable lots. Existing septic system exists but needs inspected and updated for new home.

Re-Development Opportunity! Want to live adjacent to Gate Mills and not pay Cuyahoga County taxes? This property can be used for a new private single family residential dwelling on a large secluded lot (14.16 acres) close to all the city amenities. Ideal for a house builder, as well as, a developer looking to construct two new residential homes on a wooded lot. Country living with close proximity to SR 271, SR 6, , SR. 91, SR. 306, and I-90. Other close amenities are Gate Mills Environmental Learning Center, Cuyahoga Metroparks (Squire's Castle), Roger's Meadow, Patterson's Apple Orchard, and the Chagrin River parks!

KW COMMERCIAL
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7400 Center Street
Mentor, OH 44060

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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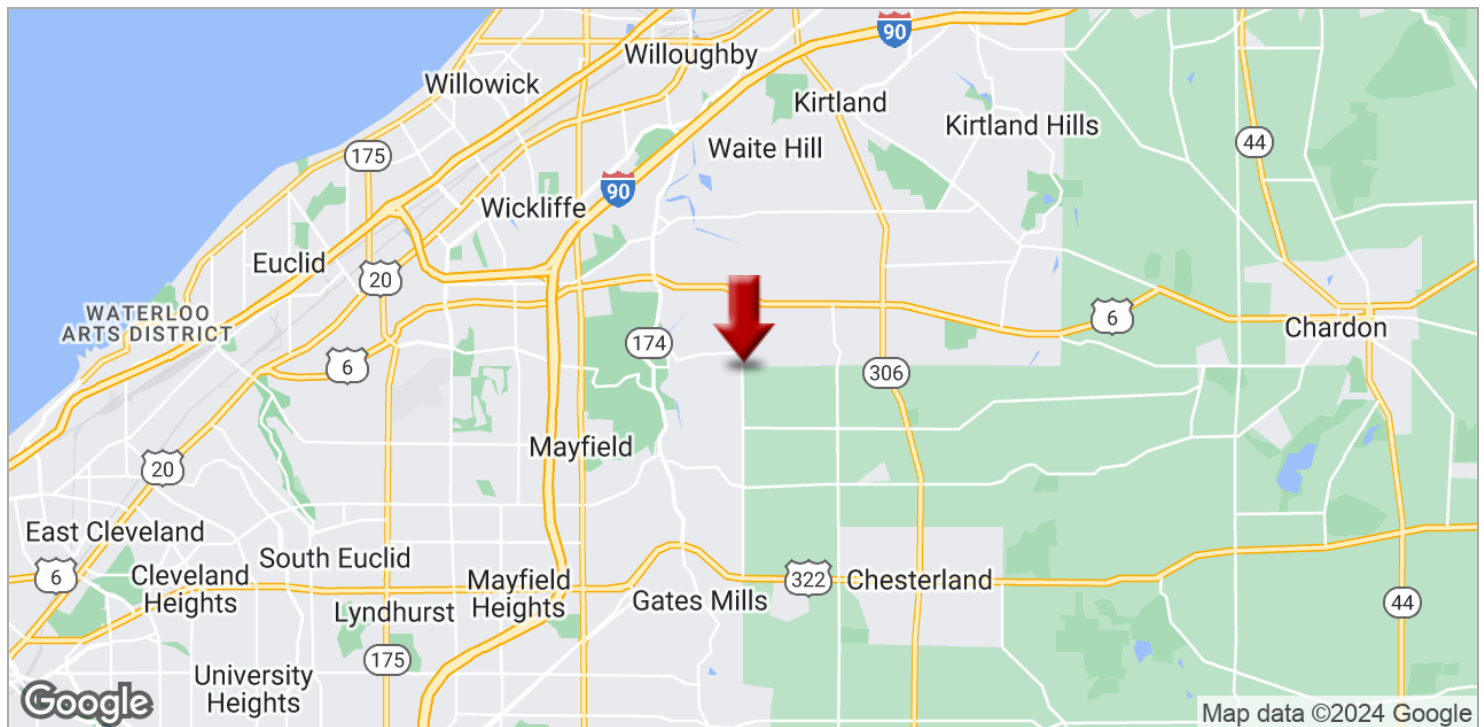
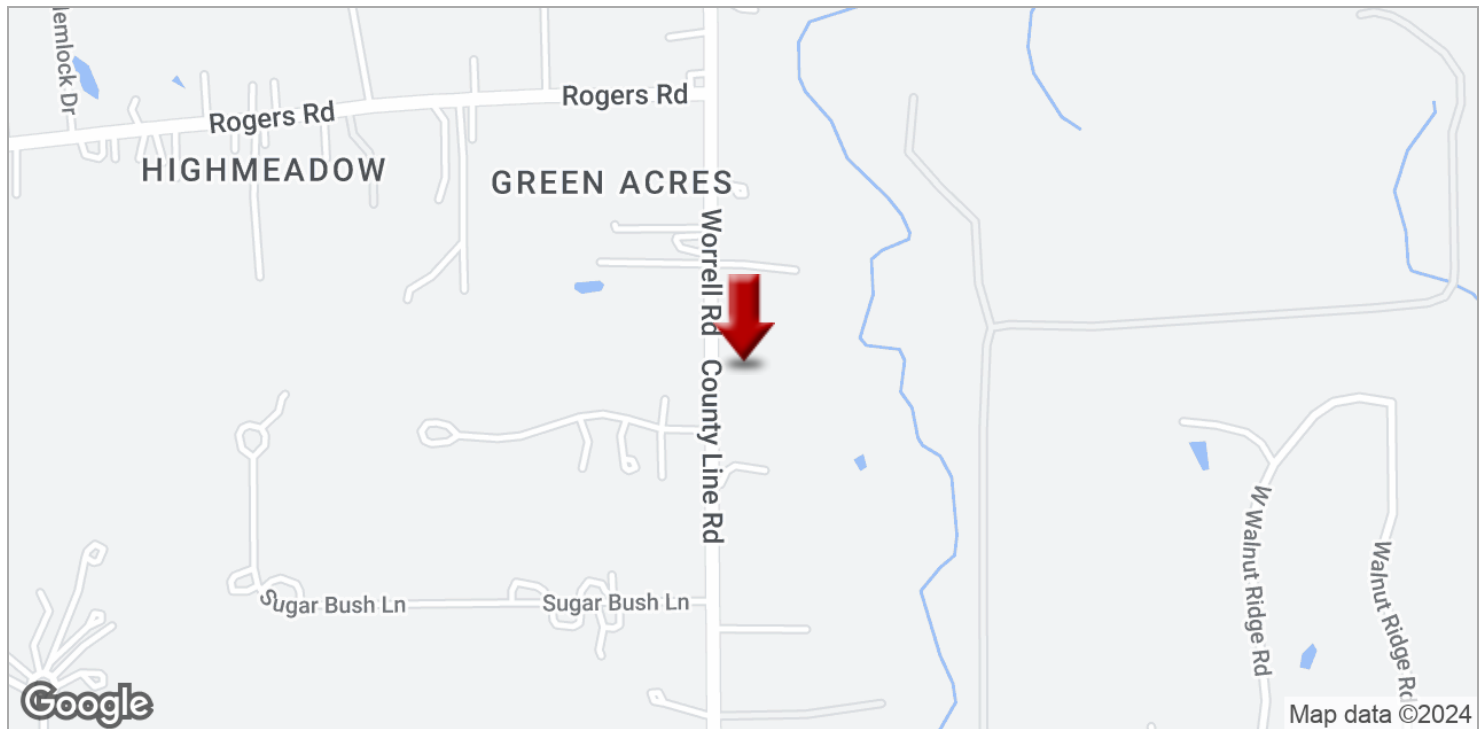
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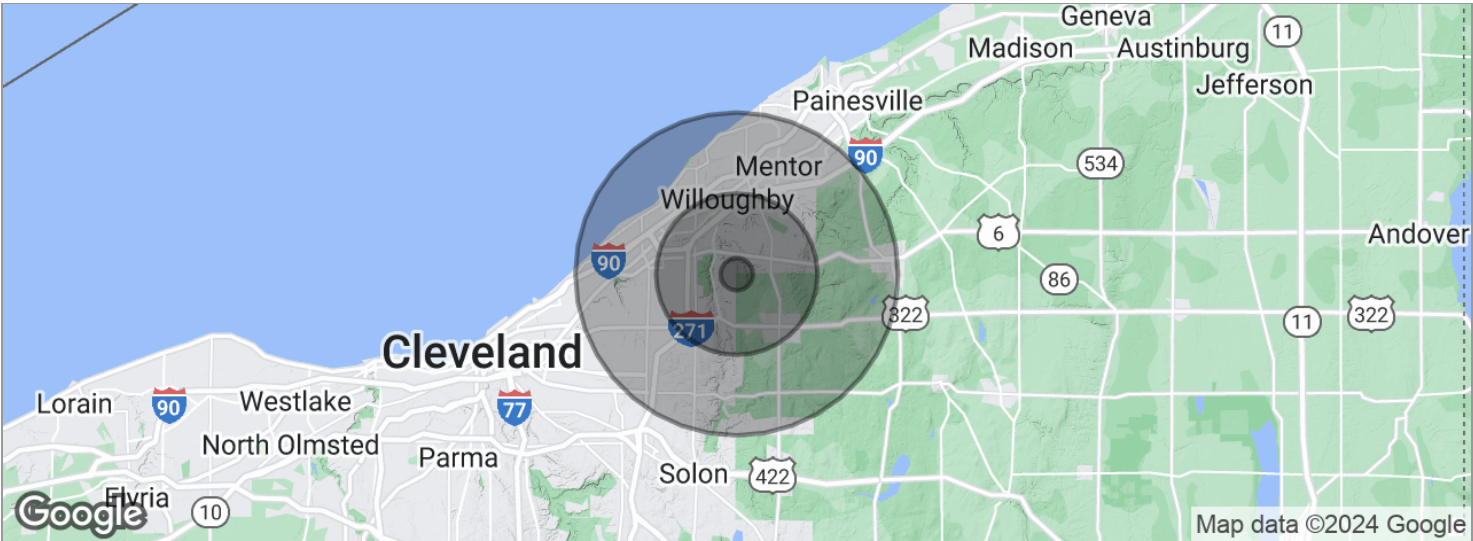
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,317	56,546	364,059
Median age	45.0	45.1	43.6
Median age (male)	44.1	43.8	41.7
Median age (Female)	45.8	47.4	45.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	527	24,845	155,414
# of persons per HH	2.5	2.3	2.3
Average HH income	\$108,139	\$80,752	\$76,270
Average house value	\$355,315	\$304,559	\$237,284

* Demographic data derived from 2020 ACS - US Census

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