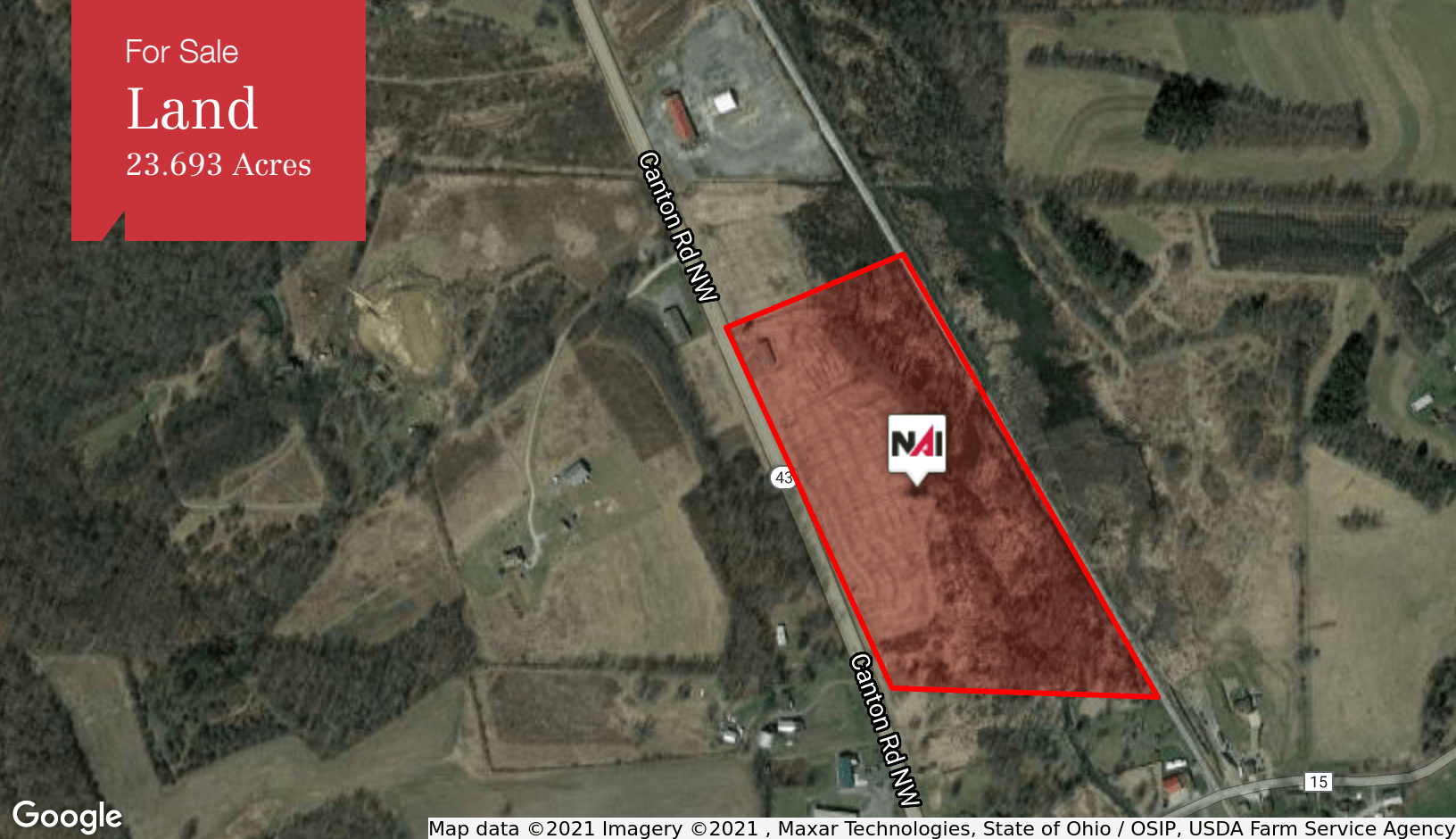


For Sale

Land

23.693 Acres



4240 Canton Rd NW

Carrollton, Ohio 44615

Property Description

Located on the Route 43 Corridor, less than 5 miles to Route 39 and minutes from downtown Carrollton

Ideal for commercial development

Property is flat with easy access

Income producing billboard and storage units onsite

Traffic count +/-7,000 vehicles per day

Additional land available

OFFERING SUMMARY

Sale Price	\$300,000
Lot Size	+/-23.69 Acres

DRIVE TIMES

Airport	Miles	Drive Time
Akron Canton	30	40 minutes
Cleveland Hopkins	81	1 hour 30 minutes
Pittsburgh International	60	1 hour 23 minutes

For more information

Bryce Custer

O: 330 418 9287 | C: 330 418 9287

bryce@naispring.com | OH #BRKM.2017004455

For Sale

Land

23.693 Acres | \$12,662 / AC





Bryce Custer

Broker, SIOR, CCIM

OH License #BRKM.2017004455

330.418.9287 tel

330.418.9287 cell

bryce@naispring.com

Memberships & Affiliations

Bryce is a CCIM and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

Professional Background

Specialties

Petrochemical and Energy Services

Scope of Service Experience

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In there spare time they enjoy boating on the Great Lakes from there home port in Vermilion, OH. Between them they have five children and five grandchildren.

Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development