

For Sale

Redevelopment Land



Near New Amazon Distribution Facility!

South Toledo Golf Course

3915 Heatherdowns Blvd.

Toledo, Ohio 43614

Property Highlights

- REDEVELOPMENT OPPORTUNITY Maumee School System
- 123 acre golf course with beautiful rolling topography, ponds and mature landscaping
- Several buildings currently on site
- 3 stub streets for future accessibility through neighboring subdivisions
- Conveniently located near shopping, medical, restaurants and highways
- Surrounded by established residential neighborhoods
- All utilities within site and and residential stub street
- 550' well at rear of property to feed sprinkler system
- 2 ponds on site - 20' deep and 8' deep

OFFERING SUMMARY

Sale Price	\$37,500 / acre
Lot Size	122.78 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,456	\$59,270
3 Miles	72,758	\$54,564
5 Miles	178,418	\$59,227

VIEW PROPERTY VIDEO

For more information



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Executive Summary



SALE PRICE: \$37,500 / acre

LOT SIZE: 122.78 Acres

APN #: 21-01722, 21-01732

ZONING: RS-12 Single Family Residential

TRAFFIC COUNT: 29,573

Property Overview

REDEVELOPMENT OPPORTUNITY! The site is currently home to an 18 hole golf course. The current zoning is residential single family. Located near highways, shopping, restaurants and medical facilities. Property is located in the City of Toledo and is served by the Maumee School District. All utilities are at/within the site. The property features mature landscaping, ponds, fl;at topography and several buildings.

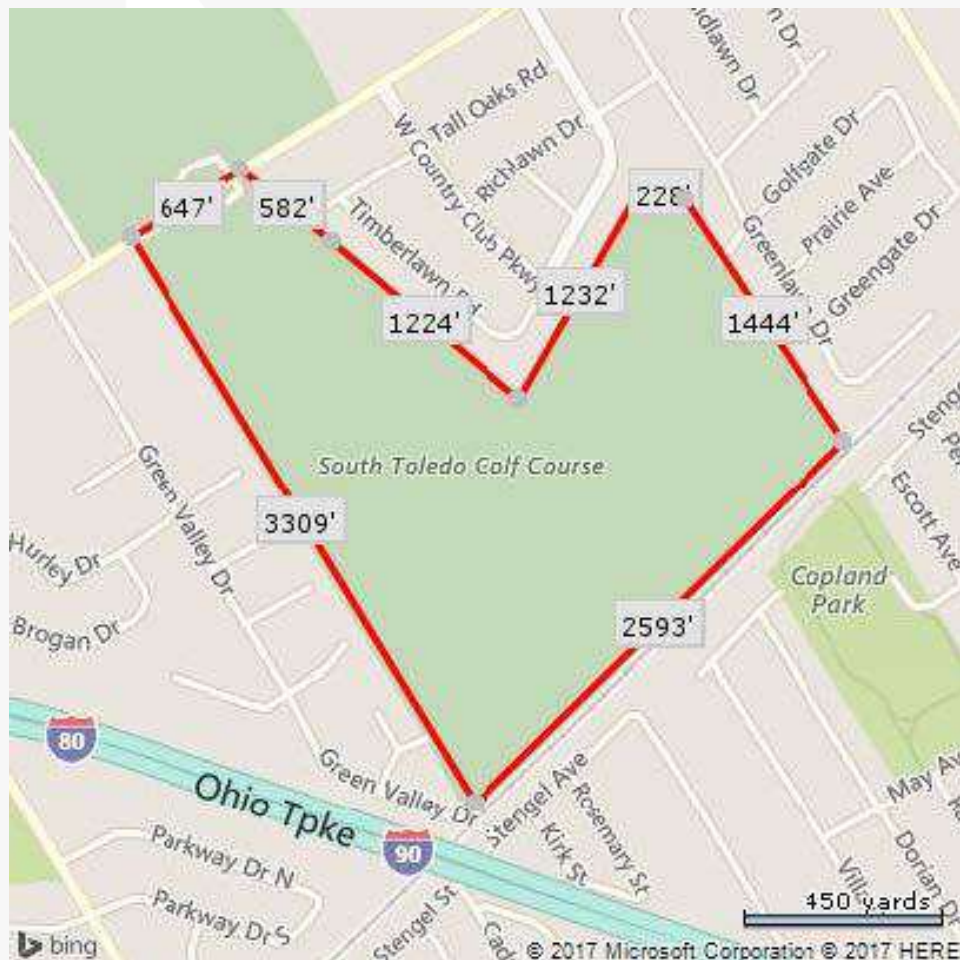
Location Overview

The South Toledo Golf Course property is located on Heatherdowns Blvd. In South Toledo, between Byrne and Eastgate. The site is 1.87 miles to the 80/90 Turnpike, 1.84 miles to Route 25 Anthony Wayne Trail, and 3.52 miles to the I-475/23 interchange. It is surrounded by several residential neighborhoods and close to shopping and restaurants and medical facilities. The site is located 2.6 miles from UTMCM, 4.5 miles to St Luke's Hospital, 6.7 miles to Fallen Timbers Mall and 10 miles to Levis Commons Shopping area. The site is one half mile from the newly announced Amazon Distribution Facility at the former Southwyck Mall.

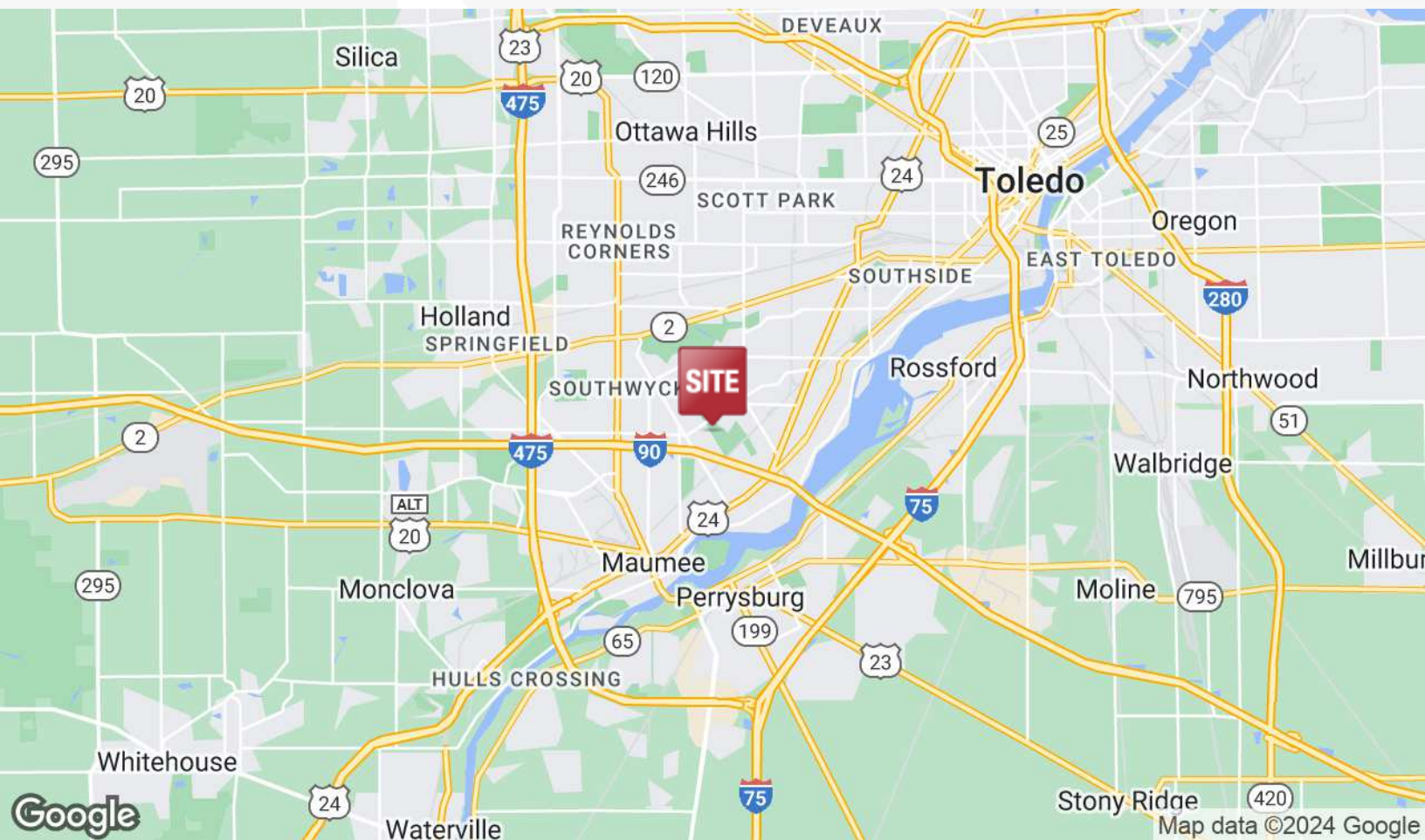
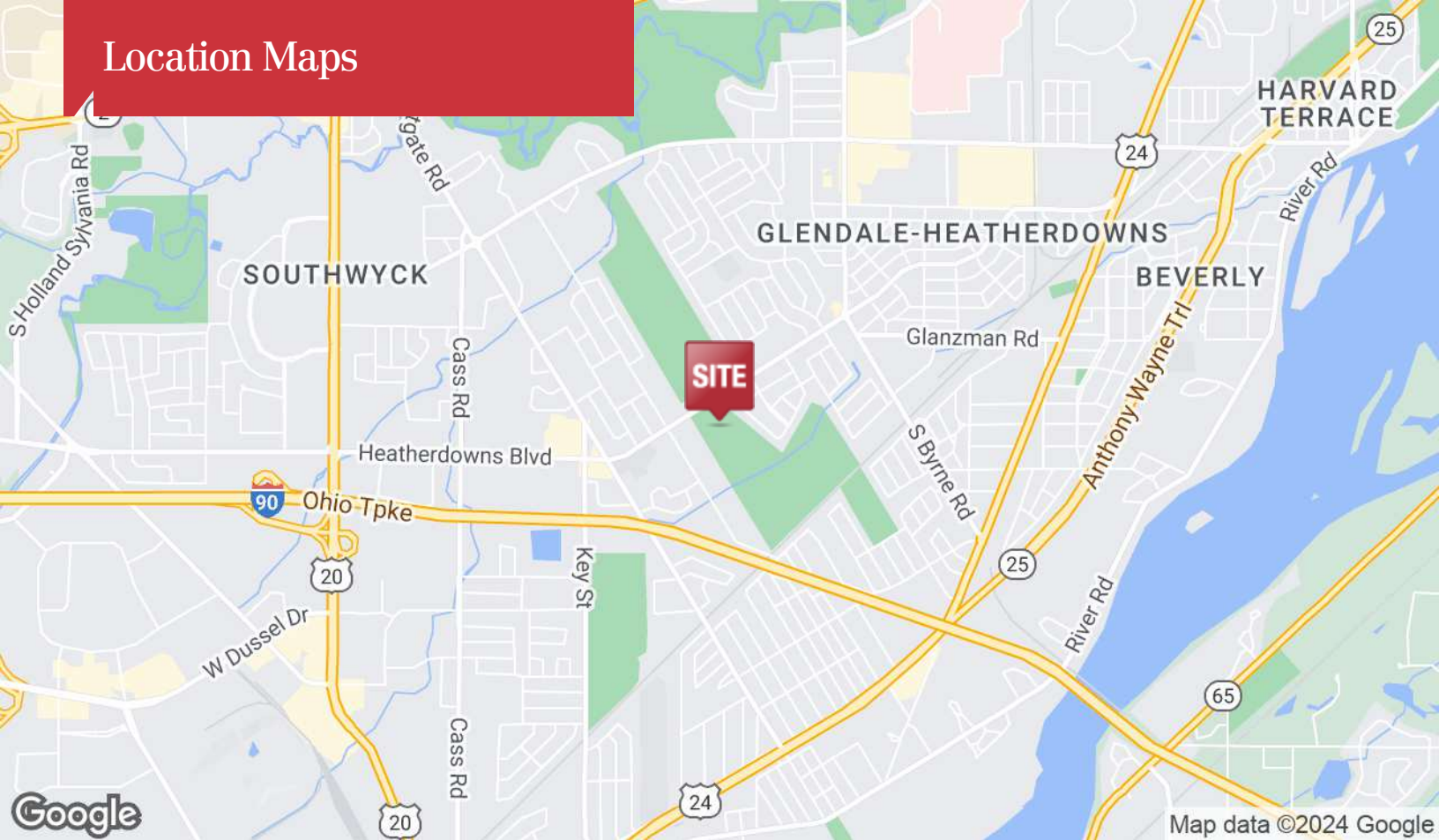
Property Details

PROPERTY NAME:	South Toledo Golf Course
PROPERTY ADDRESS:	3915 Heatherdowns Blvd. Toledo, OH 43614
ZONING:	RS-12 Single Family Residential
APN:	21-01722, 21-01732
LOT SIZE:	122.78 Acres
LOT FRONTAGE:	647 ft
LOT DEPTH:	3309 ft
TRAFFIC COUNT:	29,573 on Heatherdowns
BUILDING STRUCTURES:	There are 5 Buildings on site
EAST BUILDING/CLUBHOUSE:	The clubhouse building is a 2,000 sf cement block/brick building with 220 power and a full kitchen
WEST BUILDING:	The West building is a 2,700 sf cement block building with 480, 3-phase power, fully sprinkled with restroom. This would serve as a perfect sales/construction office
ANCILLARY BUILDINGS:	1,800 sf covered patio with power 70 X 30 pole barn 3,600 sf maintenance building
WELL:	550' deep well with new pump station. Irrigation system pumps 900 gallons of water per minute to 300 sprinkler heads
PONDS:	2 - 20' deep and 8' deep
POWER:	480 3 phase power in West building, 220 in East building
UTILITIES:	All public utilities in place. Columbia Gas, Toledo Edison/First Energy, City of Toledo water and sewer
GAS/PROPANE:	Columbia Gas 4" line coming into property, propane at rear maintenance building
WATER:	4" water line feeds sprinkler system
TAXES:	\$40,380.00 per year

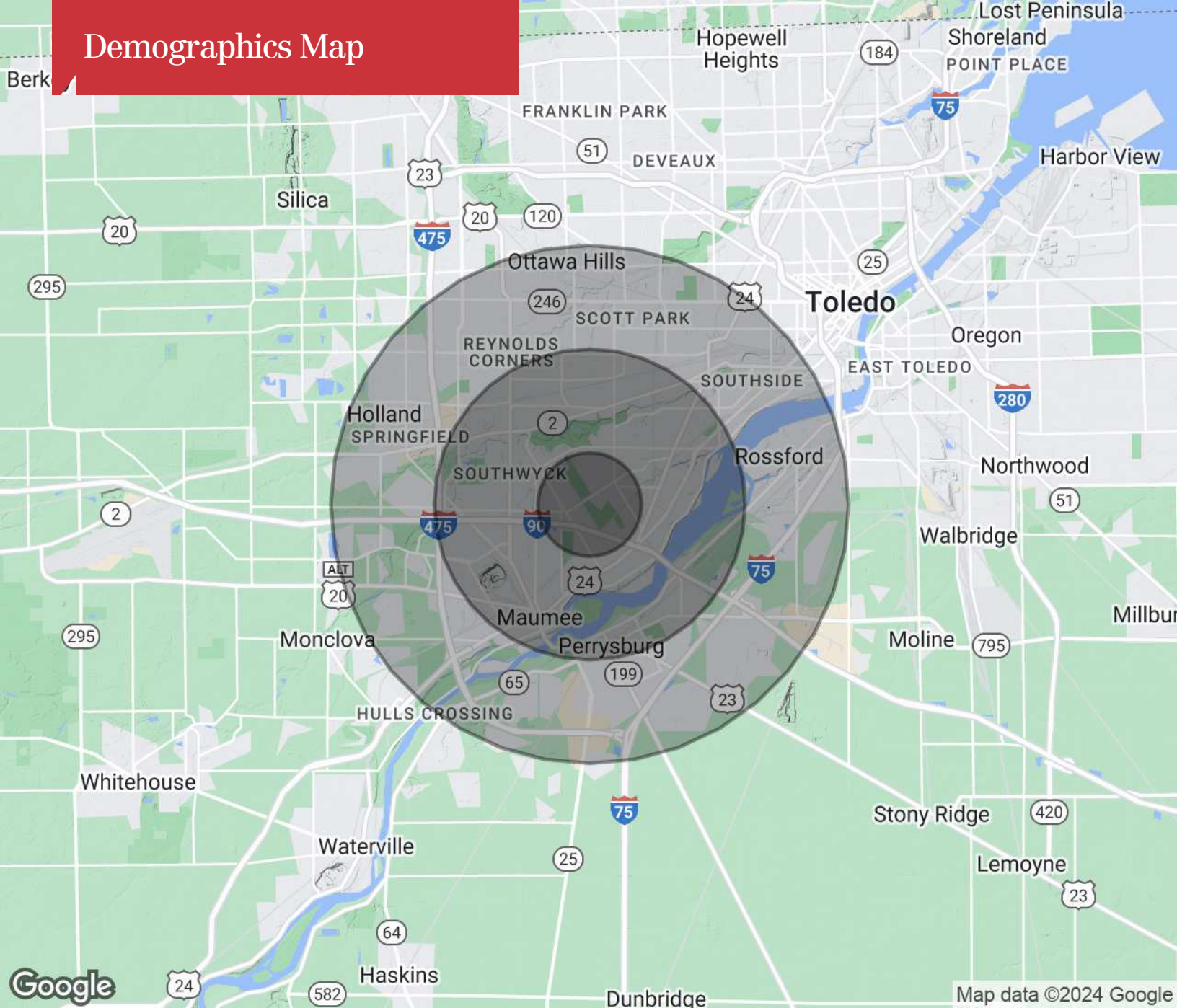
Site Layout



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,456	72,758	178,418
MEDIAN AGE	44.0	37.1	36.8
MEDIAN AGE (MALE)	41.9	35.8	35.2
MEDIAN AGE (FEMALE)	45.1	38.1	38.0

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,101	32,025	74,650
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$59,270	\$54,564	\$59,227
AVERAGE HOUSE VALUE	\$149,680	\$158,982	\$154,181

* Demographic data derived from 2020 ACS - US Census