

# VACANT LOTS ON MAGNOLIA DRIVE

Magnolia Drive, Madison Twp, OH 44057



## PROPERTY DESCRIPTION

7.20 total acres includes 47 wooded lots on beautiful Magnolia Drive in Madison Township. Lots are platted .1561 acres and are 40 feet wide by 170 deep. Paved road with existing houses on north side of the street. \$139,500 includes timber value. City water and sewer at the end of the street on Hubbard Road. Current homes have septic and well. 23 of the lots are on existing paved street, 24 of the lots are on the balance of the platted unpaved extension. Can be sold individually. Close to Lake Erie, parks and restaurants.

## PROPERTY HIGHLIGHTS

- Over 7.20 acres combined includes 47 residentially zoned lots.
- Opportunity for new development.
- Can be sold individually.
- Great location near Lake Erie parks and restaurants.

## OFFERING SUMMARY

Sale Price:	\$139,500
Lot Size:	7.2 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	171	682	2,051
Total Population	462	1,726	4,949
Average HH Income	\$56,060	\$54,475	\$58,769

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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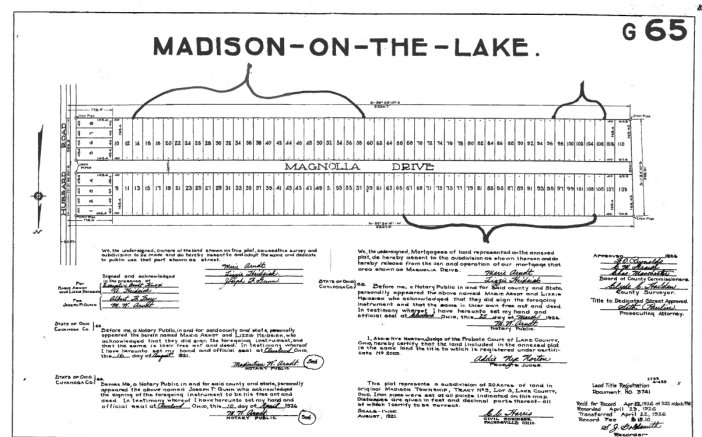
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# LAND FOR SALE

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Lake County GIS



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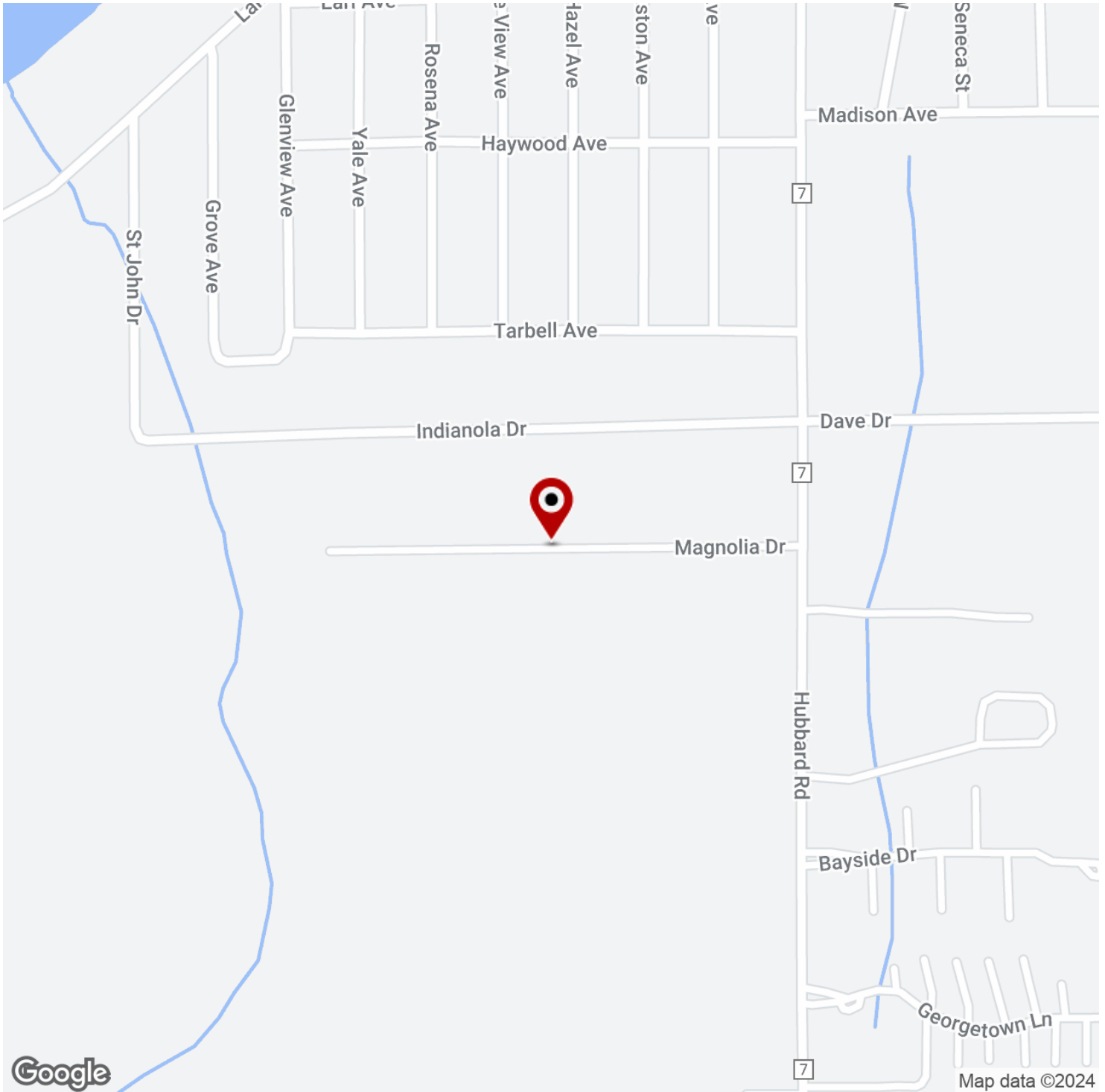
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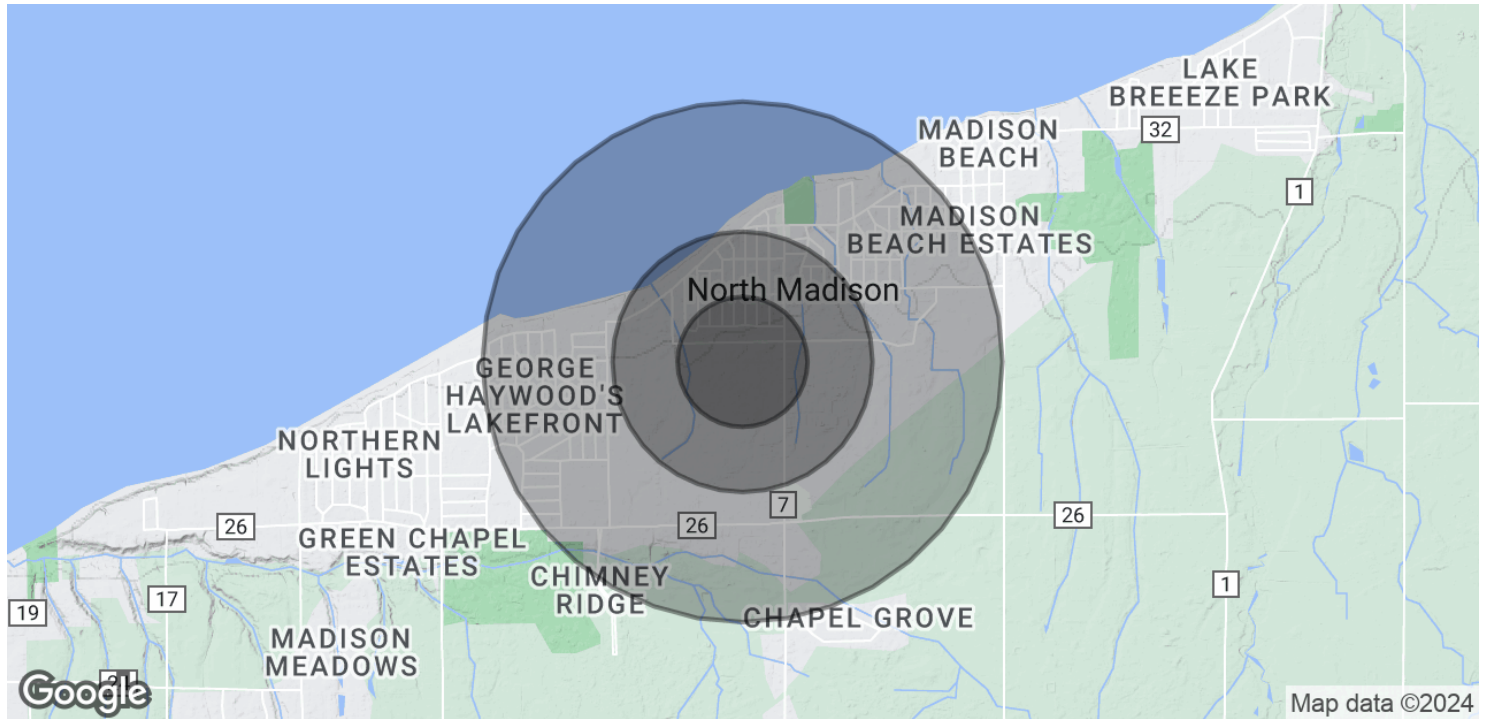
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	462	1,726	4,949
Average Age	28.8	30.7	37.0
Average Age (Male)	30.4	32.1	37.9
Average Age (Female)	26.3	28.6	35.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	171	682	2,051
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$56,060	\$54,475	\$58,769
Average House Value	\$120,063	\$115,347	\$129,469

\* Demographic data derived from 2020 ACS - US Census

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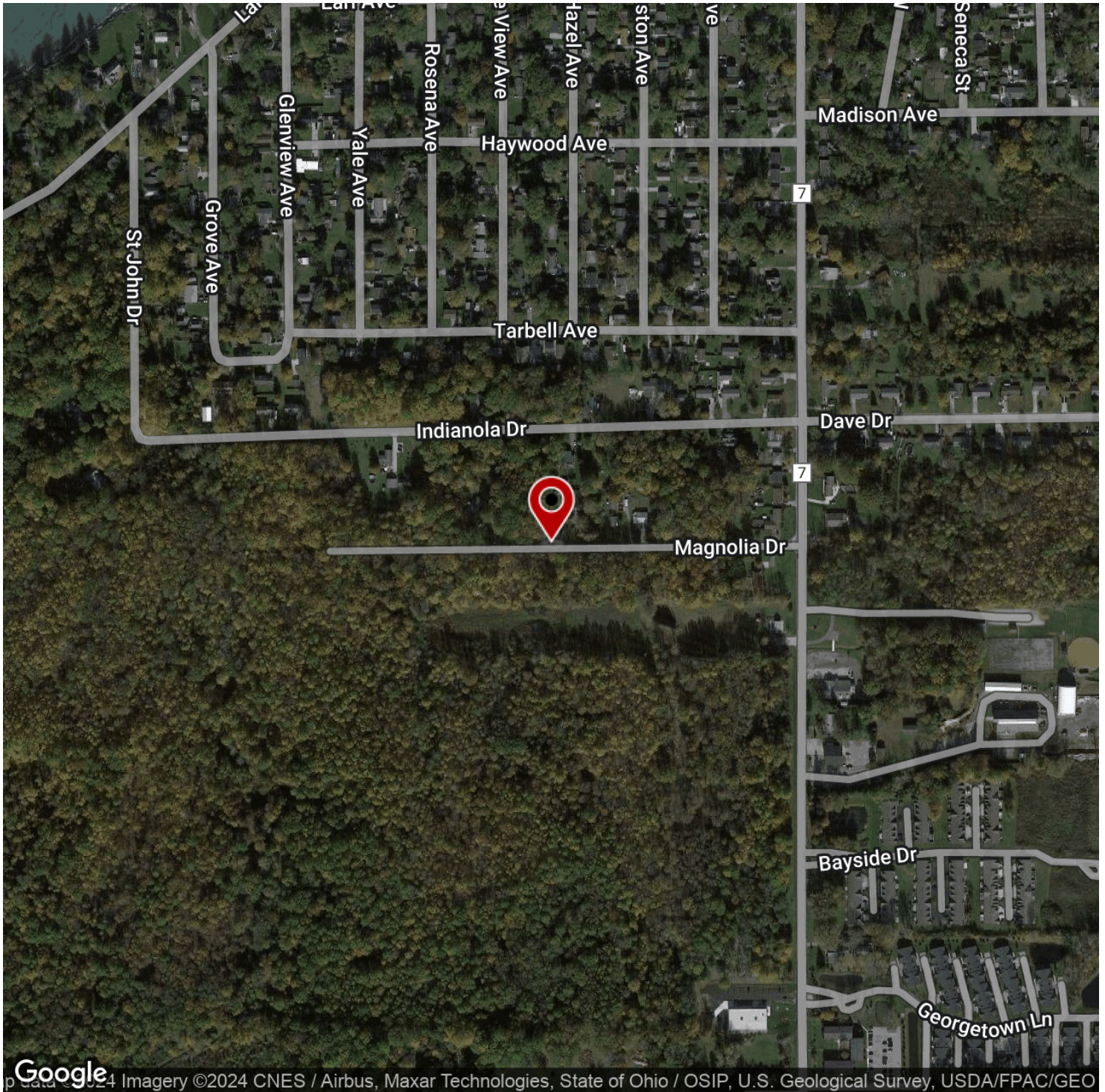
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