

LAND FOR SALE

15136 LAKE AVE, MIDDLEFIELD, OH 44062

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PROPERTY DESCRIPTION

Development opportunity knocks! 80 acres of land in Middlefield Village and Middlefield Township. Commercial, residential, industrial, or a plan unit development (PUD) are possibilities. Farm fields ripe for development just south of Walmart and South High Street. Three parcels of land include 80 acres, two houses, and multiple out buildings. City water fronts along Lake Avenue and two active oil/gas wells are on the property for future earnings.

PROPERTY HIGHLIGHTS

- Prime Location
- Versatile Zoning
- Valuable Amenities
- Income Potential

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$1,500,000 |
| Lot Size: | 80 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 472 | 2,717 | 5,713 |
| Total Population | 1,191 | 7,238 | 15,814 |
| Average HH Income | \$61,339 | \$63,369 | \$70,656 |

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.

RICK OSBORNE JR.

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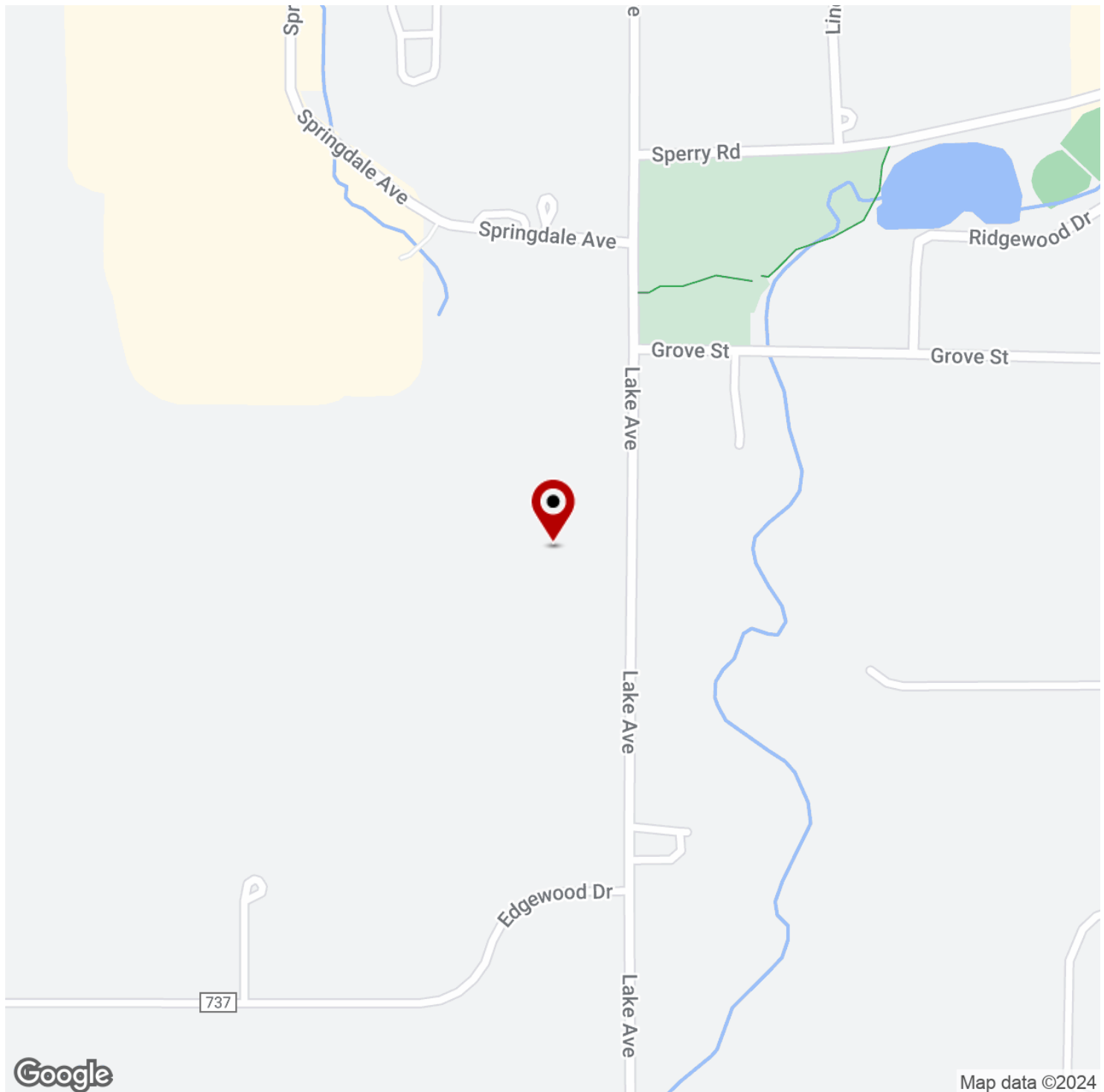
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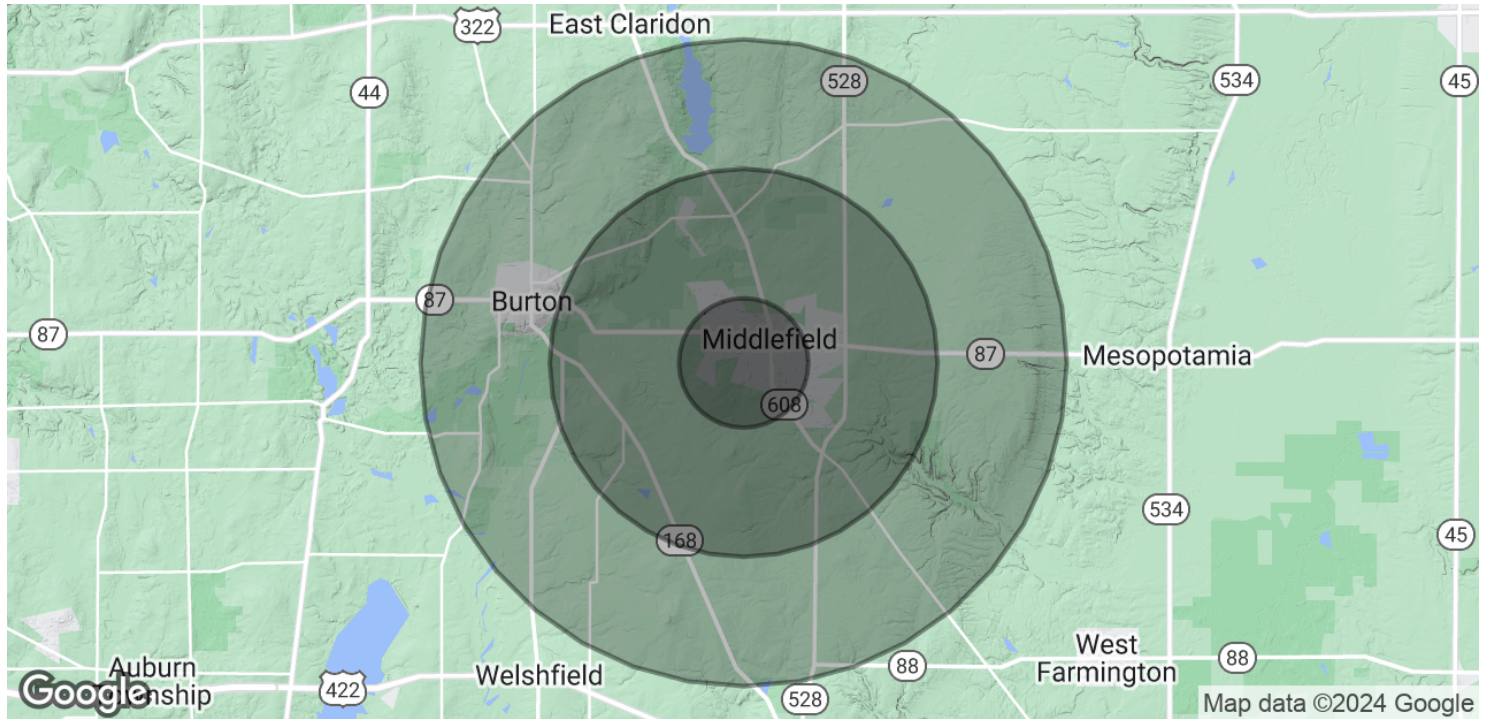
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,191 | 7,238 | 15,814 |
| Average Age | 40.9 | 35.5 | 34.0 |
| Average Age (Male) | 38.1 | 32.8 | 32.2 |
| Average Age (Female) | 43.0 | 37.3 | 35.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 472 | 2,717 | 5,713 |
| # of Persons per HH | 2.5 | 2.7 | 2.8 |
| Average HH Income | \$61,339 | \$63,369 | \$70,656 |
| Average House Value | \$170,575 | \$169,447 | \$179,982 |

* Demographic data derived from 2020 ACS - US Census

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