

## LAND FOR SALE

# KISTER CT, ASHTABULA, OH 44004

Kister Court, Saybrook Twp, OH 44004



### PROPERTY DESCRIPTION

Fully-improved industrial property for sale off SR 45 in Saybrook Township. Improvements include electric, sanitary sewer, gas, and water. Ashtabula County Port Authority is open to offers to any of the parcels. 8.75 acres of industrial land for sale in North Bend Industrial Park, Saybrook Township, Ashtabula County. The price is approximately \$30,000 per acre and can be sold per parcel or combined parcels. All utilities are present and site is ready for development. Incentives and abatements may be issued to buyers on a case by case basis. There are 4 parcels. See attached photos for North Bend Industrial Park layout. Great opportunity to buy industrial land and start new business in Ashtabula, Ohio. Incentives and flexible terms available for qualifying business that want to relocate to Ashtabula County. Easy accessibility right off of SR 45. Fully improved and shovel ready. Design build opportunities may exist for qualified companies and businesses. Parcels range in size from 1.6 acre to 2.6 acres.

### PROPERTY HIGHLIGHTS

- Prime Industrial Location
- Ready for Development

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.

### OFFERING SUMMARY

Sale Price:	\$48,510
Lot Size:	1.61 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	470	4,514	16,250
Total Population	758	8,557	31,649
Average HH Income	\$51,514	\$47,863	\$44,502

### RICK OSBORNE JR.

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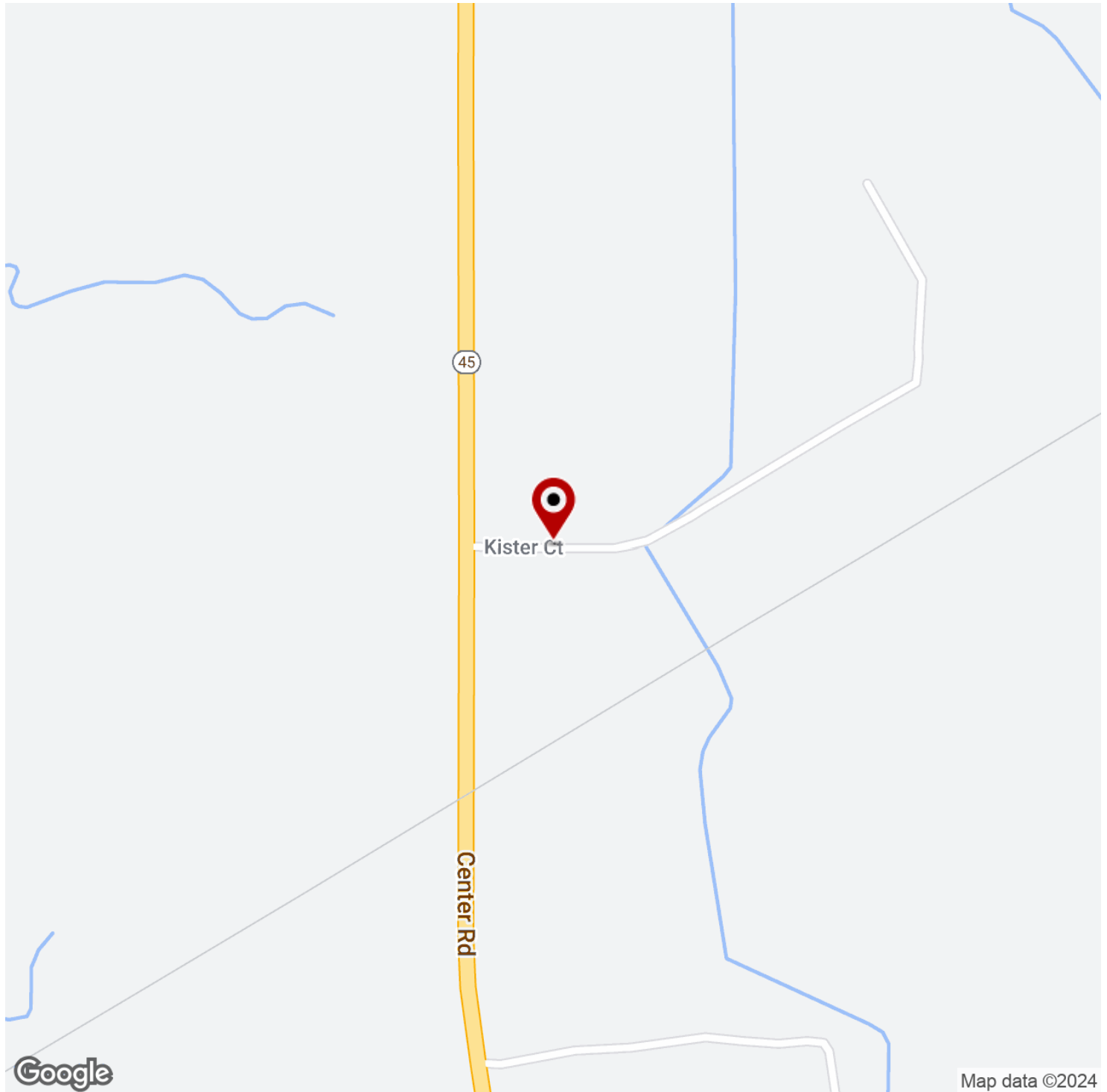
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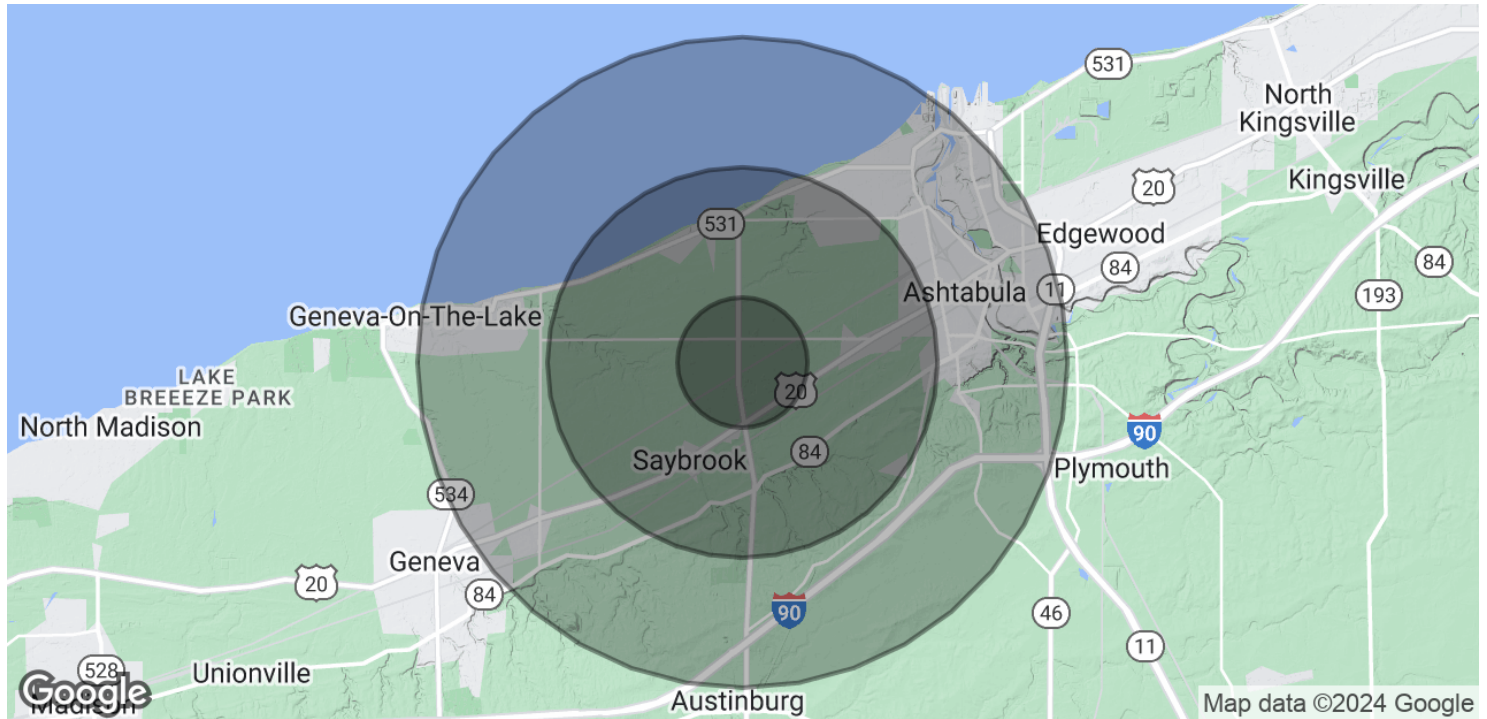
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	758	8,557	31,649
Average Age	61.0	48.7	44.0
Average Age (Male)	62.1	50.0	43.4
Average Age (Female)	60.9	47.8	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	470	4,514	16,250
# of Persons per HH	1.6	1.9	1.9
Average HH Income	\$51,514	\$47,863	\$44,502
Average House Value	\$234,471	\$128,850	\$96,840

\* Demographic data derived from 2020 ACS - US Census

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