Reichle Klein Group

### LAND FOR SALE 996 South Main Street Bowling Green, OH 43402



### **PROPERTY HIGHLIGHTS**

Ideal for senior housing.

Fully wooded site.

Possible R3 zoning allowing 12 units of multi-family per acre. Adjoins Black Swamp Preserve, Wood County Parks.

BUILDING SF	0	SIGNAGE TYPE	yes
LAND SF	6.83 acres	1-MILE (POP.)	9,247
YEAR BUILT	land	3-MILE (POP.)	29,270
PARKING	Forested land	MED. INCOME	\$59,010
TRAFFIC COUNTS	1,200 VPD	SPACE USE	Multi-family

#### JEFF SCHEIDEGGER Account Contact

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### PERTINENT SITE INFO

Currently zoned RC (Recreation & Conservation) but adjoining acreage to the south is zoned R3.. Setting a precedent. If this parcel is rezoned R3 would allow 12 apartment units per acre. Both student & senior housing is in high demand, with under 5% vacancy rates.



### **LEGAL INFORMATION**

TAX PARCEL ID	Split of B08-510- 250401010000
2020 RE TAXES	Split TBD
ZONING	RC



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

#### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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