

LAND FOR SALE

996 South Main Street
Bowling Green, OH 43402

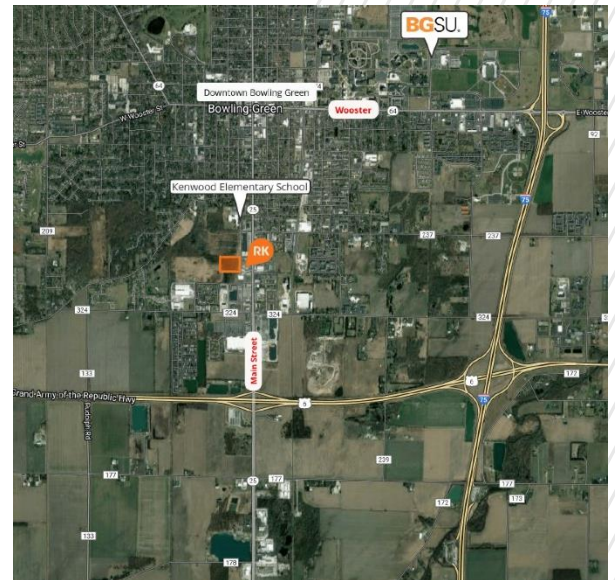


PROPERTY HIGHLIGHTS

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
LAND SF	6.83 acres
YEAR BUILT	land
PARKING	Forested land
TRAFFIC COUNTS	1,200 VPD

SIGNAGE TYPE	yes
1-MILE (POP.)	9,247
3-MILE (POP.)	29,270
MED. INCOME	\$59,010
SPACE USE	Multi-family



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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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