

SALE / LEASE

PRIME 5.22-ACRE I-2 ZONED DEVELOPMENT OPPORTUNITY | AUSTINTOWN, OHIO
10 Victoria Road Austintown, OH 44515



SALE PRICE

Subject to Offer

LEASE RATE

\$2 SF/yr

Elvis A Amor, PA MSIRE

Vice President | Commercial Real Estate Investment Sales
(754) 248-8979

Gerry Brown

(330) 719-4105

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COMMERCIAL
REALTY**

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



Confidentiality & Disclaimer

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Sale Comps

Sale Comps Map & Summary

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Lease Comps

Lease Comps Map & Summary

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/25.

Presence in

**500+ OFFICES,
50+ COUNTRIES**

OVER 18,700

Transactions

\$9.32 BILLION

Sales Volume

\$1.06 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2025 – 12/31/2025.



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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Broker in State - John Doe, 2011
- Top Office in Region, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.



THE PROPERTY

Prime 5.22-Acre I-2 Zoned Development Opportunity | Austintown, Ohio
10 Victoria Road
Austintown, OH 44515

SCOPE OF SERVICE

Coldwell Banker Commercial to represent DAVIS FAMILY HERITAGE LLC in the sale of Prime 5.22-Acre I-2 Zoned Development Opportunity | Austintown, Ohio

MARKET INFO

An exceptional location both for business and life after-hours, Prime 5.22-Acre I-2 Zoned Development Opportunity | Austintown, Ohio is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Youngstown/Warren/Boardman Market, we recommend the property be sold for \$3,500,000.00.

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Austintown area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is please to present a prime 5.22-acre industrial development opportunity strategically located in the heart of Austintown, Ohio. Zoned I-2 (Industrial), the property offers an excellent opportunity for industrial, commercial, logistics, warehouse, distribution, flex-space, or other permitted uses, subject to applicable zoning and municipal approvals.

Positioned in a highly accessible area with convenient access to major transportation routes, the site provides an attractive location for businesses seeking a strategic presence in the Mahoning Valley. The property's substantial acreage offers flexibility for a variety of development concepts, including owner-user facilities, industrial projects, service-oriented businesses, or investment development.

Available for Sale or Ground Lease, providing flexibility for developers, investors, and businesses looking to secure a strategically positioned industrial site without necessarily acquiring the underlying land.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate:	\$2 SF/yr (Ground)
Available SF:	226,512 SF
Lot Size:	5.22 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	71	323	1,559
Total Population	153	702	3,422
Average HH Income	\$110,011	\$104,648	\$93,394



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Available for Sale or Ground Lease, providing flexibility for developers, investors, and businesses looking to secure a strategically positioned industrial site without necessarily acquiring the underlying land.

LOCATION DESCRIPTION

Strategically located in Austintown, Ohio, this 5.22±-acre I-2 zoned property offers excellent access to major transportation corridors throughout the Mahoning Valley and Northeast Ohio. The site benefits from its proximity to Interstate 80, Interstate 680, State Route 46, and State Route 11, providing convenient connectivity to Youngstown, Boardman, Canfield, Warren, and surrounding communities.

Austintown is an established commercial and industrial submarket with a strong mix of retail, service businesses, manufacturing, distribution, and residential development. The property's central location provides businesses with access to a broad labor pool, regional customers, and major markets throughout Ohio and western Pennsylvania. With its combination of industrial zoning, acreage, transportation access, and established surrounding infrastructure, the property presents an attractive location for industrial development, warehouse/distribution, flex space, service commercial uses, or other permitted uses. Its location near major highways makes it particularly well positioned for businesses requiring efficient regional logistics and accessibility.

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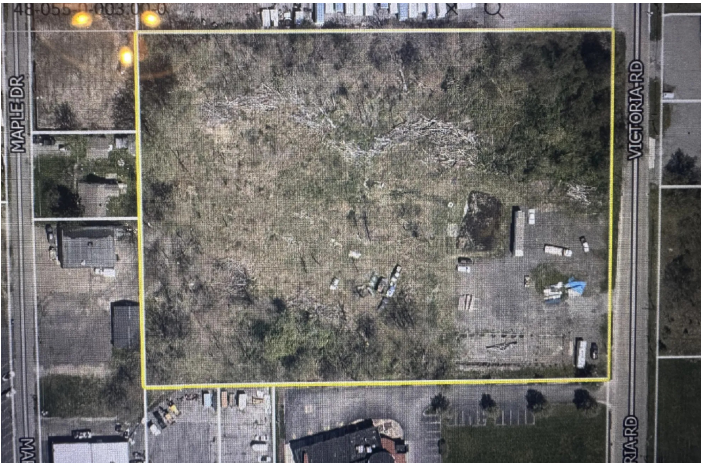
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PROPERTY HIGHLIGHTS

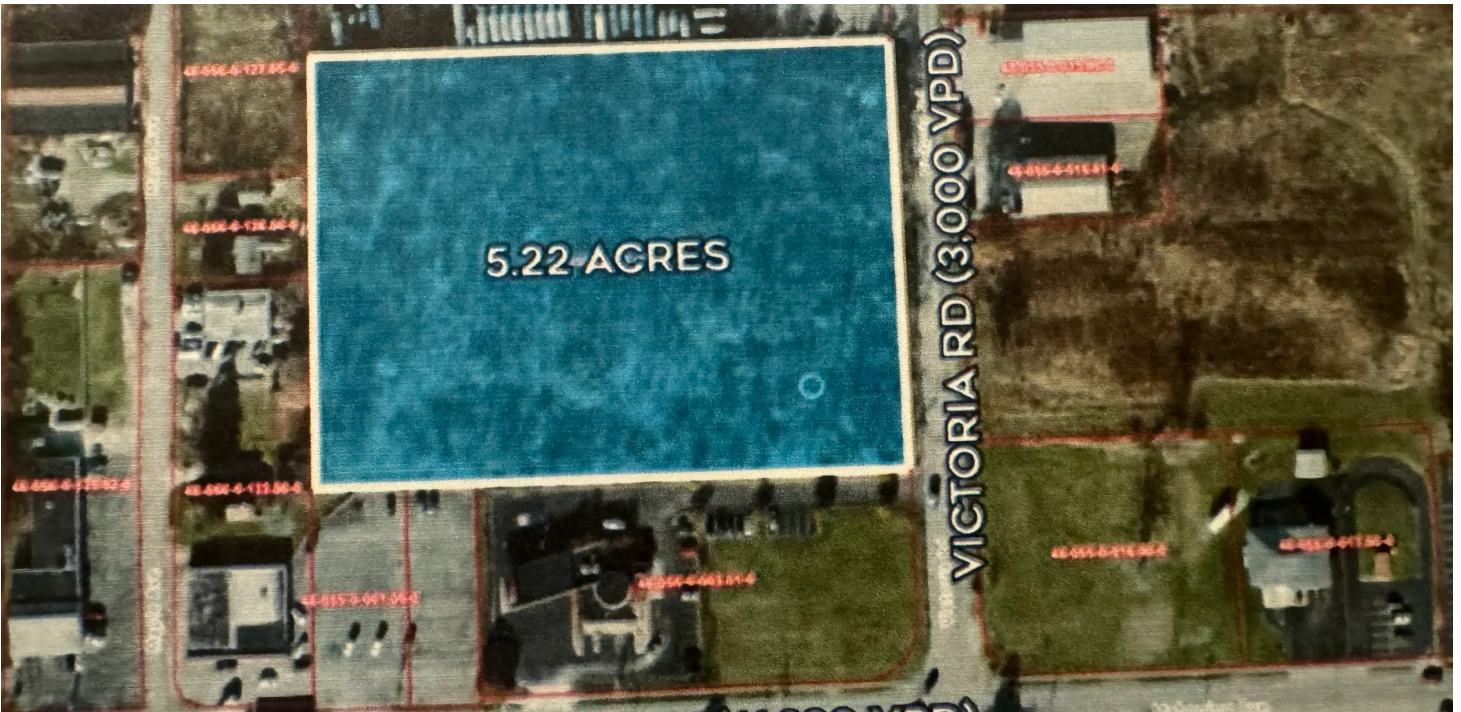
- 5.22± Acres of prime development land
- I-2 Industrial Zoning – broad range of potential industrial uses
- Ground Lease Opportunity – secure a strategic site without purchasing the land
- Prime location in Austintown, Ohio
- Excellent access to I-80, I-680, SR-11, and SR-46
- Ideal for industrial, warehouse, distribution, logistics, flex, and service uses, subject to zoning
- Large, flexible site suitable for build-to-suit development
- Strong regional connectivity throughout Northeast Ohio and Western Pennsylvania
- Established commercial and industrial surroundings
- Attractive opportunity for owner-users, developers, and national/regional operators
- Long-term ground lease structure available
- Lease terms negotiable based on proposed use, lease term, and development plans
- Tenant responsible for due diligence, site development, permitting, and approvals
- Sale and ground lease options available
- 5.22± acres of industrial land
- I-2 zoning supports multiple commercial uses
- Excellent site for industrial development
- Suitable for warehouse and distribution users
- Ideal for flex space opportunities
- Potential for service commercial development
- Strong logistics-oriented location
- Flexible layout for site planning
- Attractive investment and development opportunity
- Well positioned for future growth



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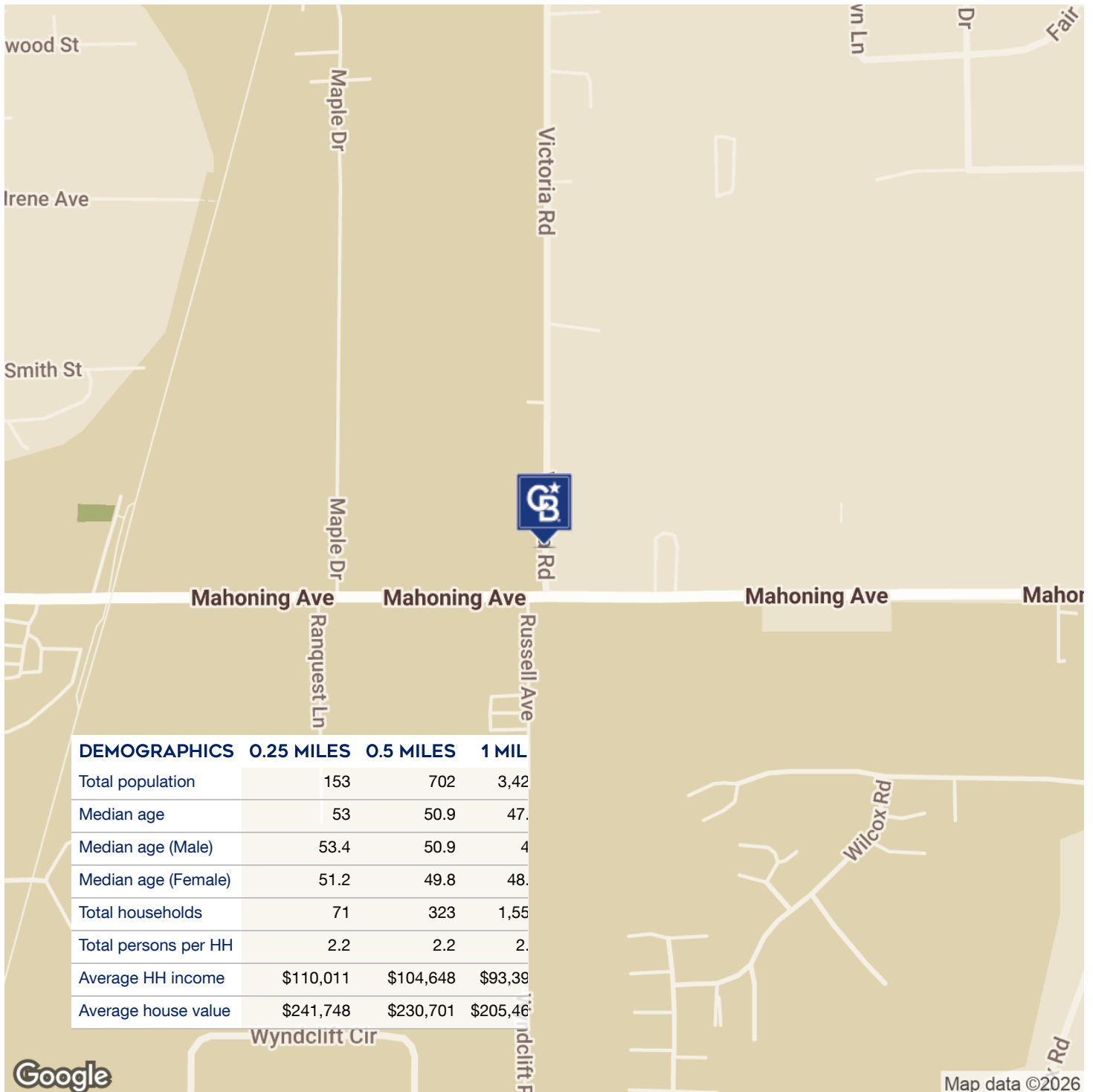


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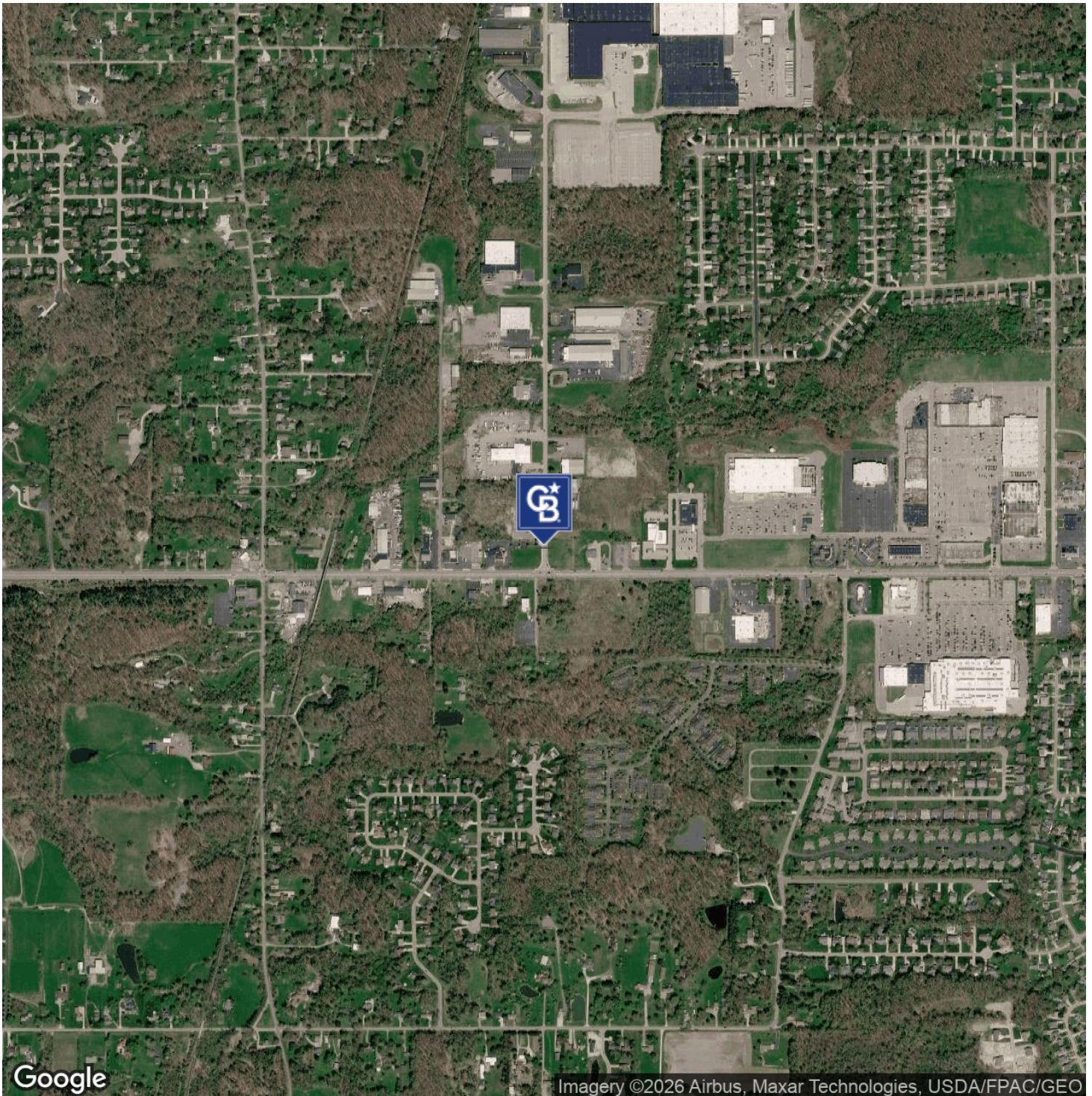


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INVESTMENT OVERVIEW

OPERATING DATA

FINANCING DATA

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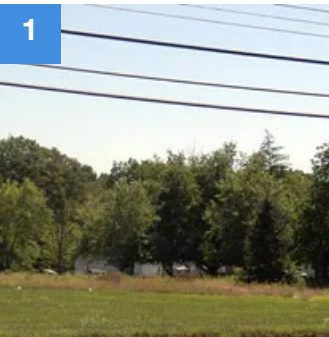
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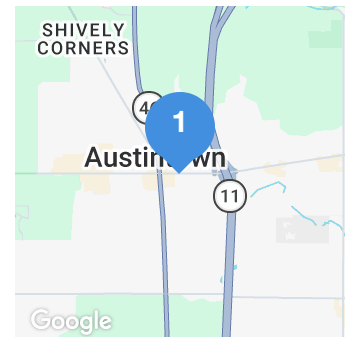
Price: Subject to Offer Lot Size: 5.22 Acres



VL MAHONING AVE

Austintown, OH 44515

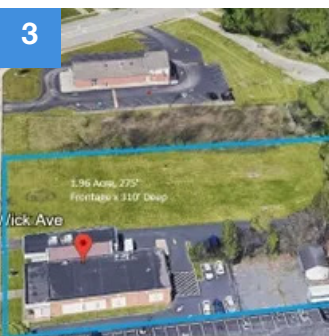
Price: \$978,800 Lot Size: 1.78 Acres



NORTH JACKSON LAND

1432 N Bailey Rd, North Jackson, OH 44451

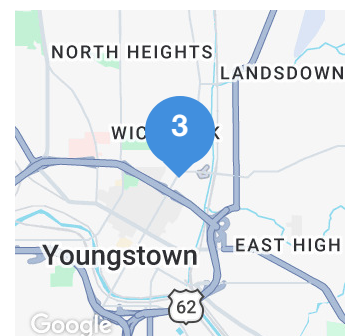
Price: \$600,000 Lot Size: 77.67 Acres



777 WICK AVE

Youngstown, OH 44505

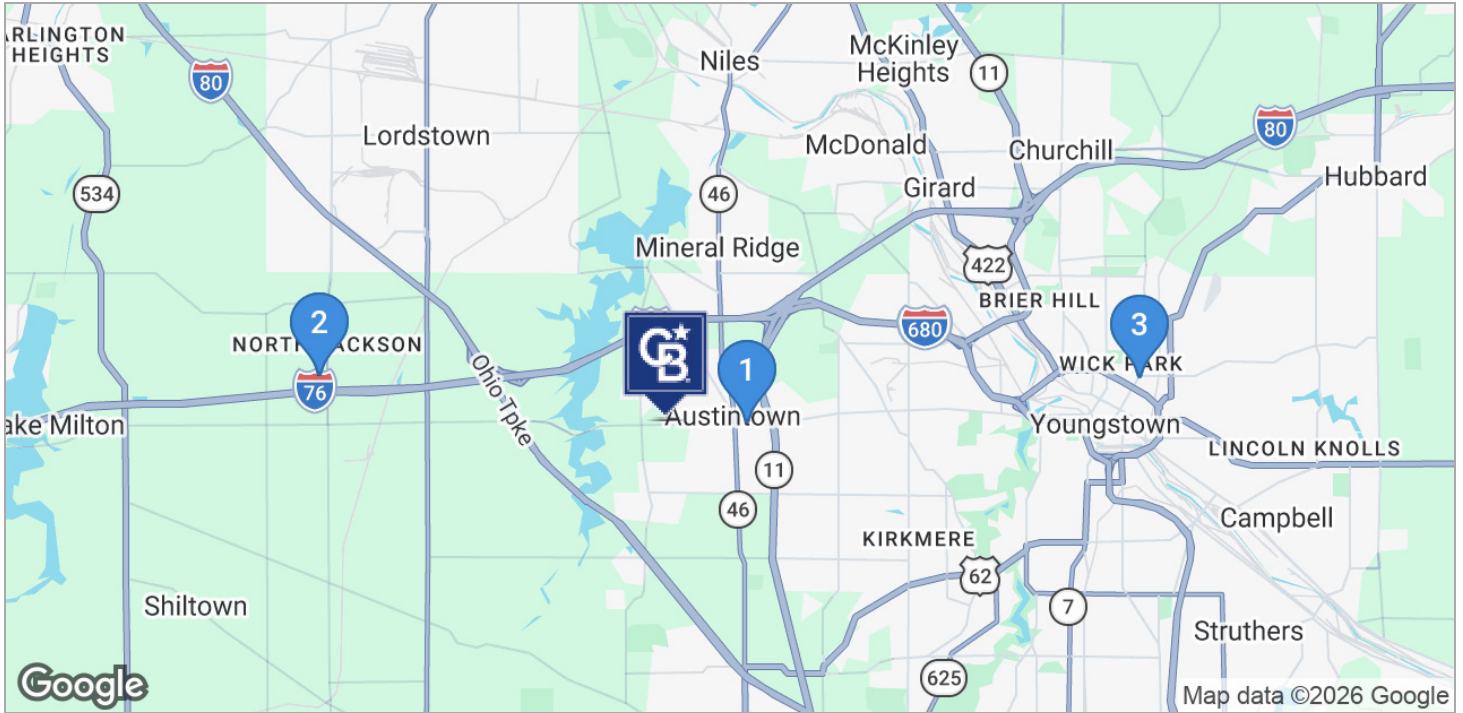
Price: \$550,000 Lot Size: 1.96 Acres



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	NAME/ADDRESS	PRICE	LOT SIZE
★	Prime 5.22-Acre I-2 Zoned Development Opportunity Austintown, Ohio 10 Victoria Road Austintown, OH 44515	Subject to Offer	5.22 Acres
1	VL Mahoning Ave Austintown, OH 44515	\$978,800	1.78 Acres
2	North Jackson Land 1432 N Bailey Rd North Jackson, OH 44451	\$600,000	77.67 Acres
3	777 Wick Ave Youngstown, OH 44505	\$550,000	1.96 Acres
AVERAGES		\$709,600	27.14 ACRES

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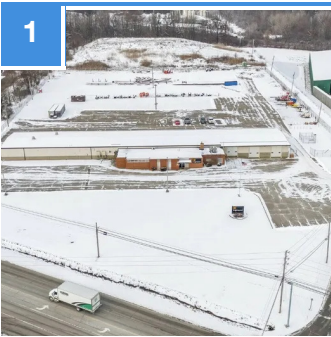
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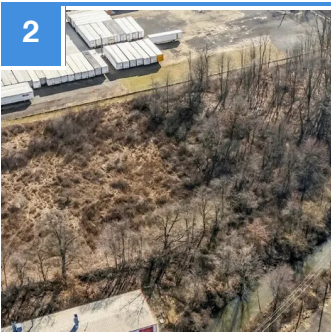
Lease Rate: \$2 /SF/yr Lease Type: Ground
Space Size: 226,512 SF Lease Term: 99 months



3801 ELM RD NE

Warren, OH 44483

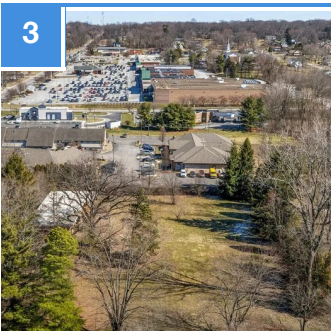
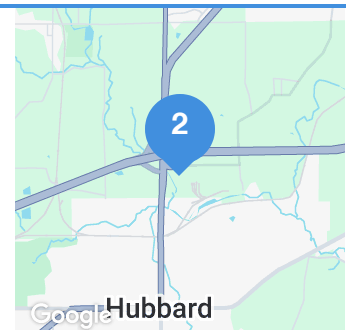
Lease Rate \$1.84 /SF/yr



6984 HUBBARD-MASURY RD. RD

Hubbard, OH 44425

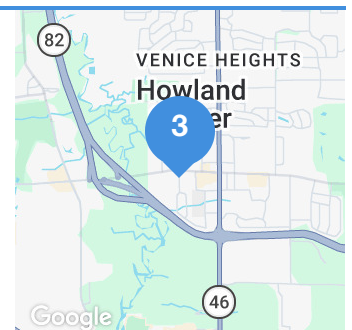
Lease Rate \$0.96 /SF/yr



415 LAURELWOOD DR SE

Warren, OH 44484

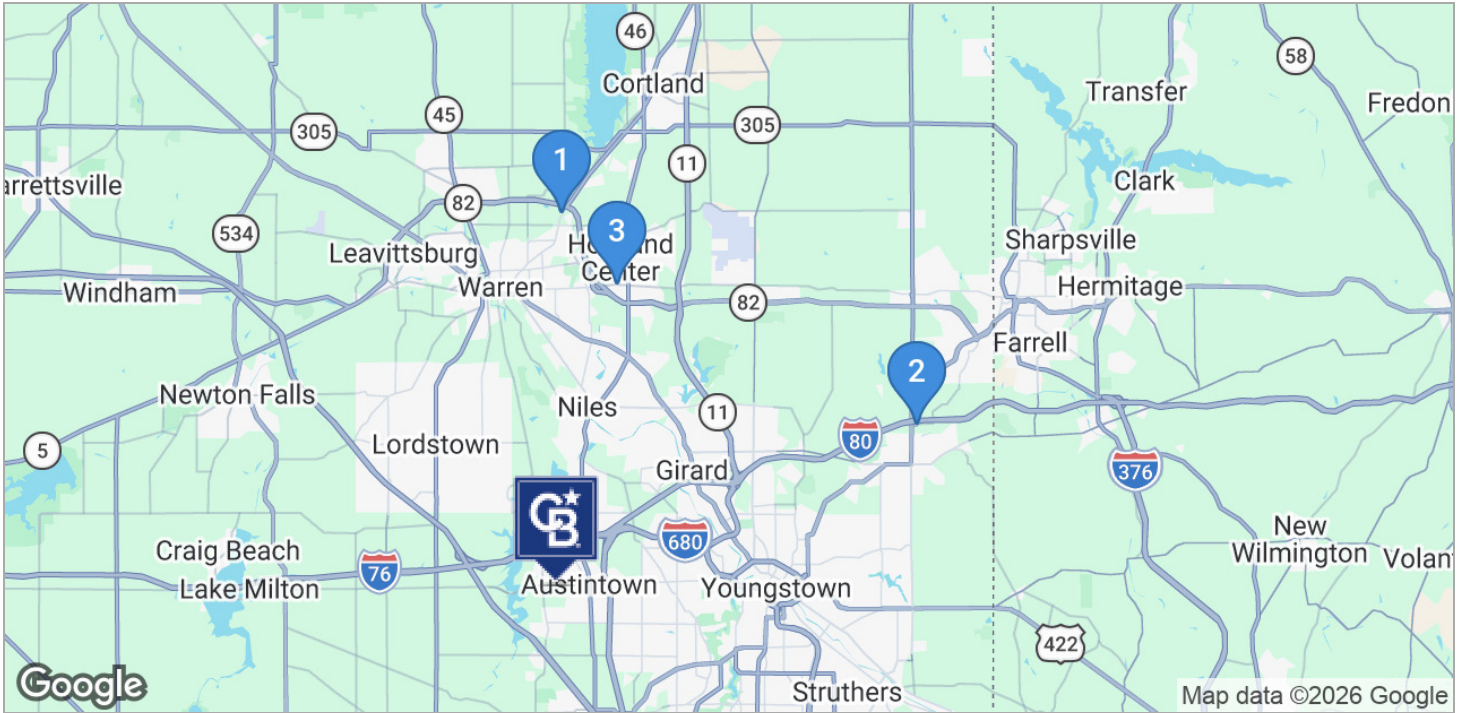
Lease Rate \$1.53 /SF/yr



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	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	LEASE TERM
★	Prime 5.22-Acre I-2 Zoned Development Opportunity Austintown, Ohio 10 Victoria Road Austintown, OH 44515	\$2.00 /SF/yr	Ground	226,512 SF	99 months
1	3801 Elm Rd NE Warren, OH 44483	\$1.84 /SF/yr	-	-	-
2	6984 Hubbard-Masury Rd. Rd Hubbard, OH 44425	\$0.96 /SF/yr	-	-	-
3	415 Laurelwood Dr SE Warren, OH 44484	\$1.53 /SF/yr	-	-	-
	AVERAGES	\$1.44 /SF/YR		NAN SF	NAN MONTHS

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Metric	Retail	Industrial	Hotel
Site acres	1.74	1.74	1.74
Building SF / Keys	15000	30000	75000
Gross potential revenue	\$171,600	\$156,900	\$3,562,944
Operating expenses	\$120,000	\$150,000	\$2,137,766
NOI	\$51,600	\$6,900	\$1,425,178
Development hard cost	\$2,850,000	\$3,900,000	\$35,000,000
Soft costs	\$427,500	\$585,000	\$5,250,000
Contingency	\$142,500	\$195,000	\$1,750,000
Land allocation	\$1,166,667	\$1,166,667	\$1,166,667
Total development cost	\$4,586,667	\$5,846,667	\$43,166,667
Yield on cost	1.1%	0.1%	3.3%
Indicated value at exit cap	\$5,489	\$575	\$11,976,282
Development value surplus / (gap)	-\$4,581,177	-\$5,846,092	-\$31,190,385

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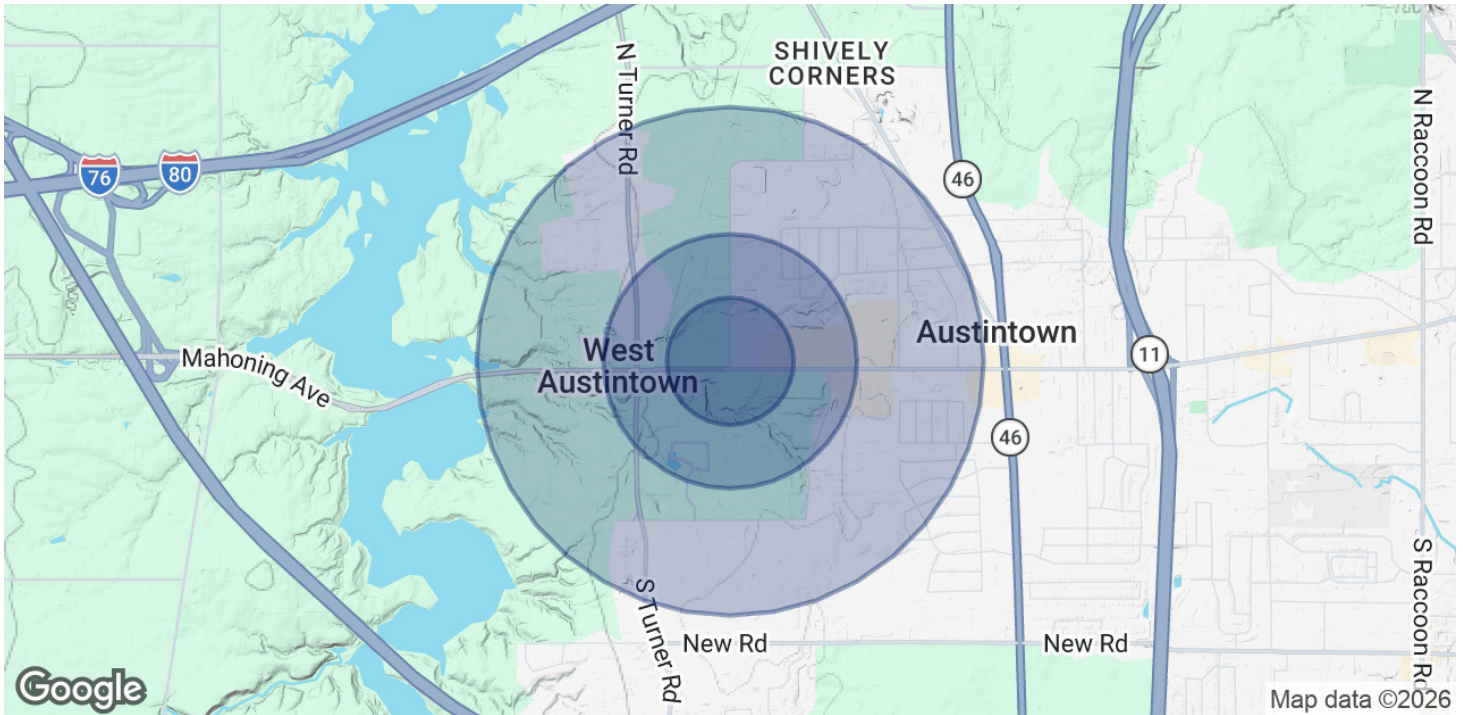


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	153	702	3,422
Average Age	53	50.9	47.8
Average Age (Male)	53.4	50.9	47
Average Age (Female)	51.2	49.8	48.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	71	323	1,559
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$110,011	\$104,648	\$93,394
Average House Value	\$241,748	\$230,701	\$205,466

2023 American Community Survey (ACS)

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elvis.amor@cbcnrt.com

Direct: (754) 248-8979 | Cell: (754) 248-8979

FL #SL3468786

PROFESSIONAL BACKGROUND

Elvis A. Amor is a Commercial Real Estate Investment Sales Advisor at Coldwell Banker Commercial Realty, dedicated to helping corporations, investors, and developers maximize returns through strategic acquisitions, dispositions, and leasing.

With a Master of International Real Estate from Florida International University and a proven record of success, Elvis leverages data-driven strategies, underwriting expertise, and deep market insight to help clients build wealth and long-term legacy through commercial real estate investments.

As a trusted Commercial Advisor, Elvis focuses on identifying high-performing opportunities, analyzing market trends, and negotiating deals that deliver exceptional results. His mission goes beyond transactions; he partners with clients to expand portfolios, preserve capital, and achieve sustainable growth.

Elvis approaches every relationship with transparency, insight, and a commitment to helping clients make informed, profitable decisions in today's competitive commercial real estate market.

EDUCATION

His educational foundation includes a Master of International Real Estate from Florida International University, where he specialized in leasing, acquisition, valuation, and disposition strategies. During his academic career, Elvis actively participated in industry-leading organizations such as the International Council of Shopping Centers (ICSC) and CoreNet Global. He also had the opportunity to be mentored by John Harmon of the Publix Real Estate Department, gaining invaluable real-world insights into corporate real estate practices.

Elvis A. Amor's dedication, knowledge, and holistic experience make him a trusted and invaluable resource for commercial real estate investors seeking a knowledgeable and results-driven advisor.

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