

Land for Sale in Elyria



6.25 Acres

PPN: 06-24-035-102-077

**Zoning:
R-MD
Residential**

Price: \$195,000 (\$31,200/Acre)

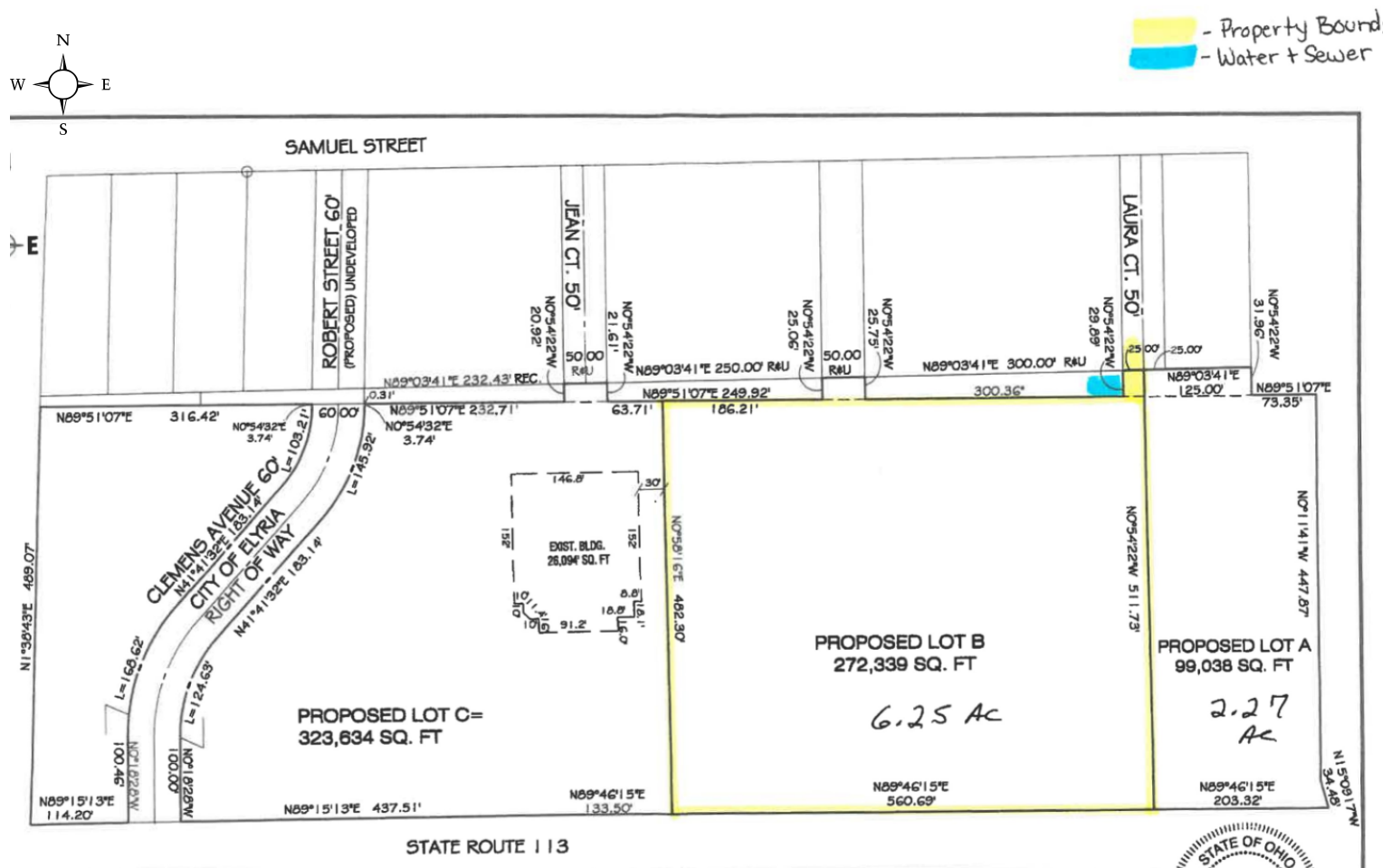
Parcel ID: 06-24-035-102-077

Size: 6.25 Acres

Gary Pescatrice (216) 402-8000
Gary@TrinityCREgroup.com

www.TrinityCREgroup.com

PLAT MAP



PROPERTY HIGHLIGHTS

ELYRIA OHIO

Elyria was founded in 1817 and named after the Greek word "Elyria," which means "from the land of the light." Initially, it was a small settlement on the banks of the Black River and grew rapidly during the 19th century due to its strategic location, connecting railroads, and the advent of manufacturing industries. It became known for producing iron, steel, and other goods, making it a key industrial hub in Ohio.

The city is home to a growing population of 53,597 residents, a strong education system, and a diverse economy. It remains an important regional center for business, industry, and culture in Northeast Ohio.

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>
Population	7,536	49,314
Households	3,158	21,577
Average Household Income	\$37,500	\$44,738

ZONING: R - MD Residential - Medium Density District

The purpose of this Density District is to establish and maintain high quality areas within the City for homes with a medium population density to preserve the existing residential neighborhoods characterized by single household residences.

Lot and Building Standards	
Minimum Lot Area	Single Household: 7,500 square feet Agricultural Use: 5 acres Other Use: 10,000 square feet
Minimum Lot Width	Single Household: 60 feet Agricultural Use: 300 feet Other Use: 70 feet
Minimum Lot Frontage	60 feet 38 feet on cul-de-sac lots and curvilinear streets
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	Single Household: 6 feet with minimum of 16 feet Other Use: 8 feet with minimum of 18 feet
Minimum Rear Yard Setback	30 feet
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 15 feet

This aerial map of Elyria, Ohio, provides a detailed view of the city's layout. The 'Subject Property' is highlighted with a white box on Lake Ave, just north of the I-80 interchange. The map shows the city's division into neighborhoods like Spring Valley, West End, Western Heights, Downtown, and Eastern Heights. Key features include the Black River winding through the city, Elywood Park, and several major commercial centers. Major roads such as I-80, I-90, and US-20 are clearly visible, along with local streets like Lake Ave, Loran Blvd, and Cleveland St. Various points of interest, including schools, parks, and businesses, are labeled throughout the map.

Lot B

LOT B = CONSOLIDATION OF PART OF 06-24-035-102-072 AND -073

Situated in the City of Elyria, County of Lorain, and State of Ohio and being known as part of Original Elyria Township Lot 35, West of Black River and further described as follows:

Beginning at an iron pin set at the southeast corner of subplot 10 in Salamash Proposed Subdivision as recorded in Plat Volume "00" Page "P" of Lorain County maps and records;

Thence S00°54'22"E a distance of 25.75 feet to an iron pin set;

Thence N89°51'07"E a distance of 300.03 feet to an iron pin set;

Thence N00°54'22"W a distance of 29.89 feet to an iron pipe found;

Thence N89°03'41"E a distance of 25.00 feet to the centerline of Laura Court;

Thence S00°54'07"E a distance of 511.73 feet to an iron pin set;

Thence S89°46'15"W a distance of 560.79 feet to an iron pin set;

Thence N00°58'16"W a distance of 482.31 feet to an iron pin set;

Thence N89°51'07"E 186.21 feet to an iron pipe found;

Thence N00°54'22"W a distance of 25.06 feet to an iron pipe found;

Thence N89°03'41"E a distance of 50.00 feet to the Principal Place of Beginning, containing within said bounds 6.253 acres of land, be the same more or less but subject to all legal highways, easements, and