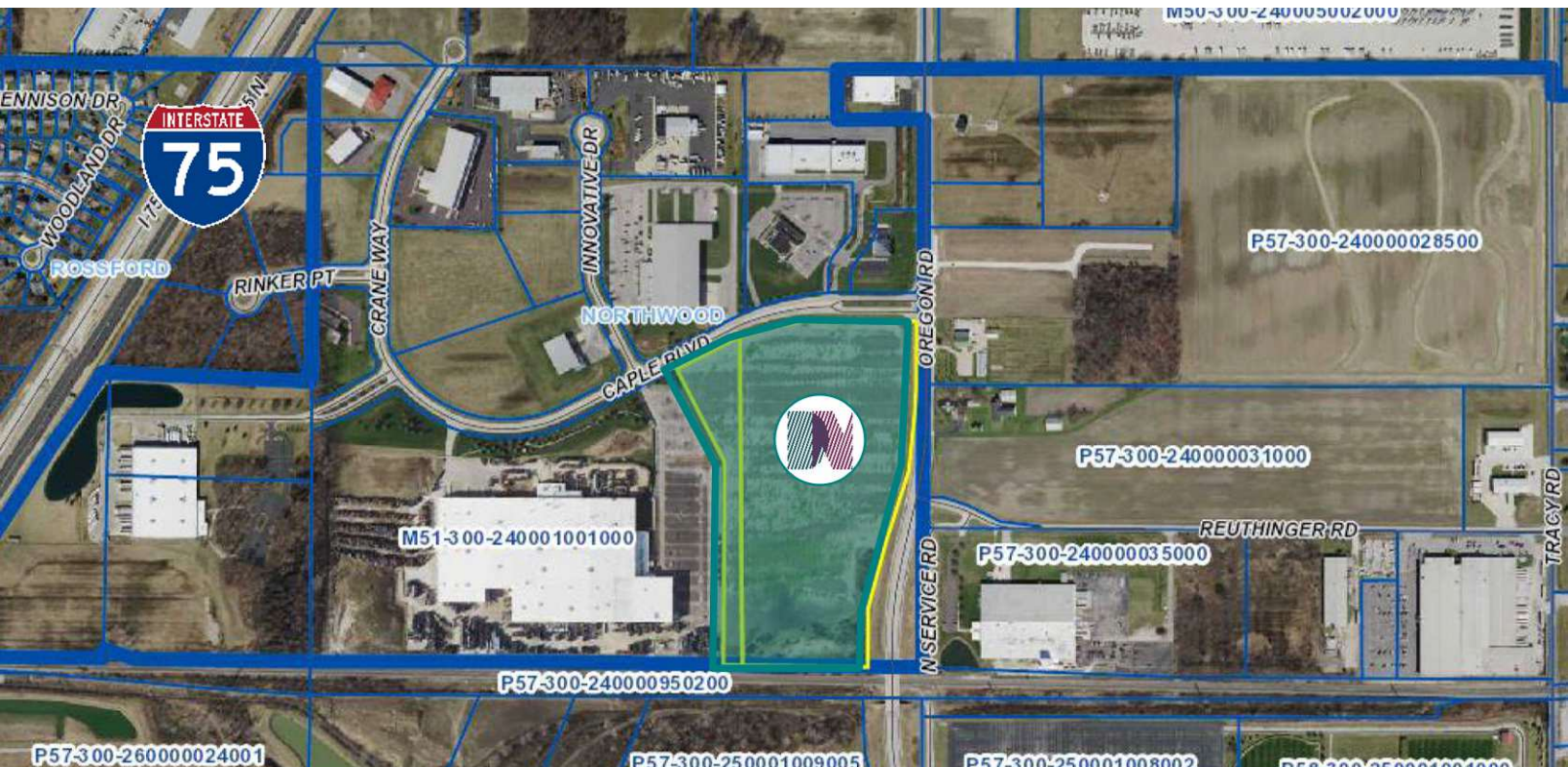


# 30841 OREGON ROAD

NORTHWOOD, OH 43619



## CUSTOM HEADER

- Minutes from I-75
- Near FedEx Freight, FedEx Ground, Johnson Controls, Buckeye Cablesystem Headquarters, Treu House Distributing, ThyssenKrupp Materials and Norplas Industries Inc.
- In proximity to Penta Career Center and Owens Community College
- Minutes to the Ohio 80-90 Turnpike
- Adjacent to Rail
- Additional 2.5 AC corner lot available. See image below.

## OFFERING SUMMARY

|                       |              |
|-----------------------|--------------|
| Sale Price:           | \$47,500/AC  |
| Lot Size:             | 26.78 Acres  |
| Additional 2.5 AC lot | \$200,000/AC |

# 30841 OREGON ROAD

## NORTHWOOD, OH 43619

SALE PRICE

**\$47,500/AC****PROPERTY INFORMATION**

|                  |                                 |
|------------------|---------------------------------|
| Property Type    | Land                            |
| Property Subtype | Other                           |
| Zoning           | M-1/Light Industrial/Commercial |
| Lot Size         | 26.78 Acres                     |
| Power            | Yes                             |
| Price Per Acre   | 47,500/AC                       |

**TAXES & VALUATION**

|                          |               |
|--------------------------|---------------|
| Taxes                    | \$985.97      |
| Foreclosure / Distressed | No            |
| Funding                  | 985.97 yearly |

**DUE DILIGENCE**

|        |     |
|--------|-----|
| Survey | Yes |
|--------|-----|

**LOCATION INFORMATION**

|                  |                        |
|------------------|------------------------|
| Street Address   | 30841 Oregon Road      |
| City, State, Zip | Northwood, OH 43619    |
| County           | Wood                   |
| Cross-Streets    | Caple Blvd.            |
| Nearest Airport  | Toledo Express Airport |

**BUILDING INFORMATION**

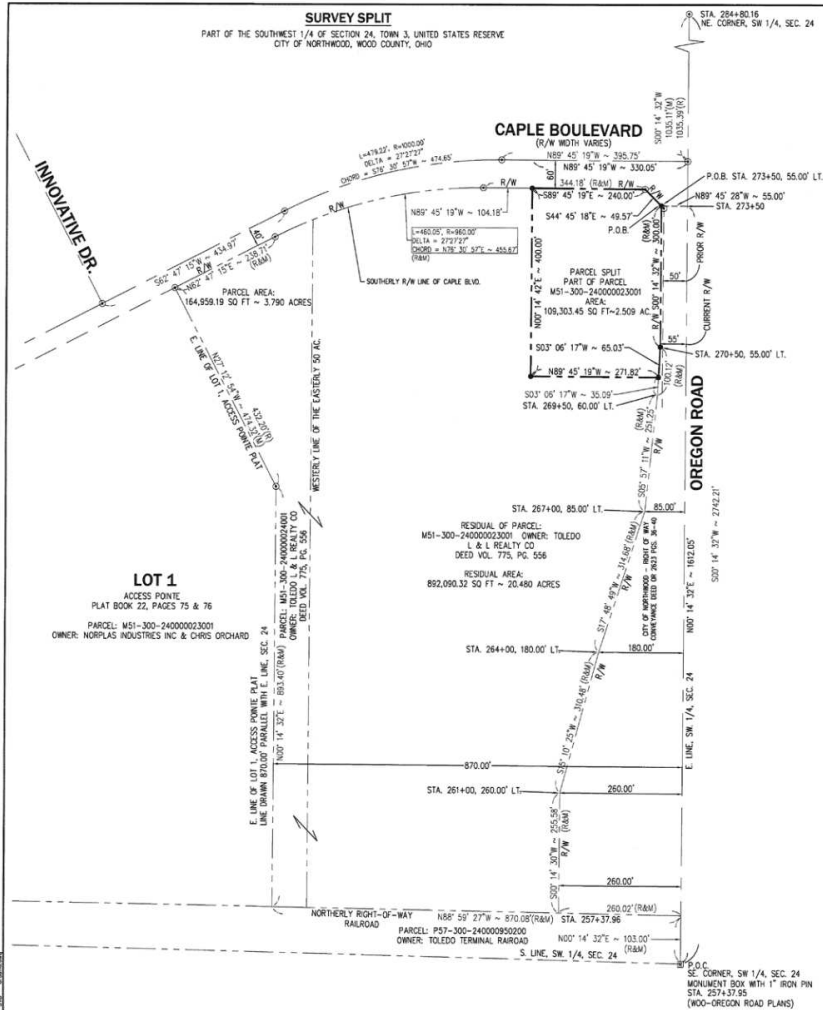
|                |   |
|----------------|---|
| Number of Lots | 2 |
|----------------|---|

**UTILITIES & AMENITIES**

|                      |                            |
|----------------------|----------------------------|
| Gas / Propane        | Yes                        |
| Water                | Yes                        |
| Gas Provider         | East Side of Oregon Road   |
| Gas Line Size        | 20" H.P.                   |
| Water Provider       | NWWSD                      |
| Water Line Size      | 8"                         |
| Electricity Provider | Toledo Edison/First Energy |

# 30841 OREGON ROAD

## NORTHWOOD, OH 43619



**esa**  
Engineers, Surveyors & Associates, LLC  
2525 State Pk., Toledo, Ohio 43623  
Phone (419) 475-9445

**PARCEL SPLIT**  
OREGON ROAD & CAPLE BOULEVARD  
NORTHWOOD, OHIO

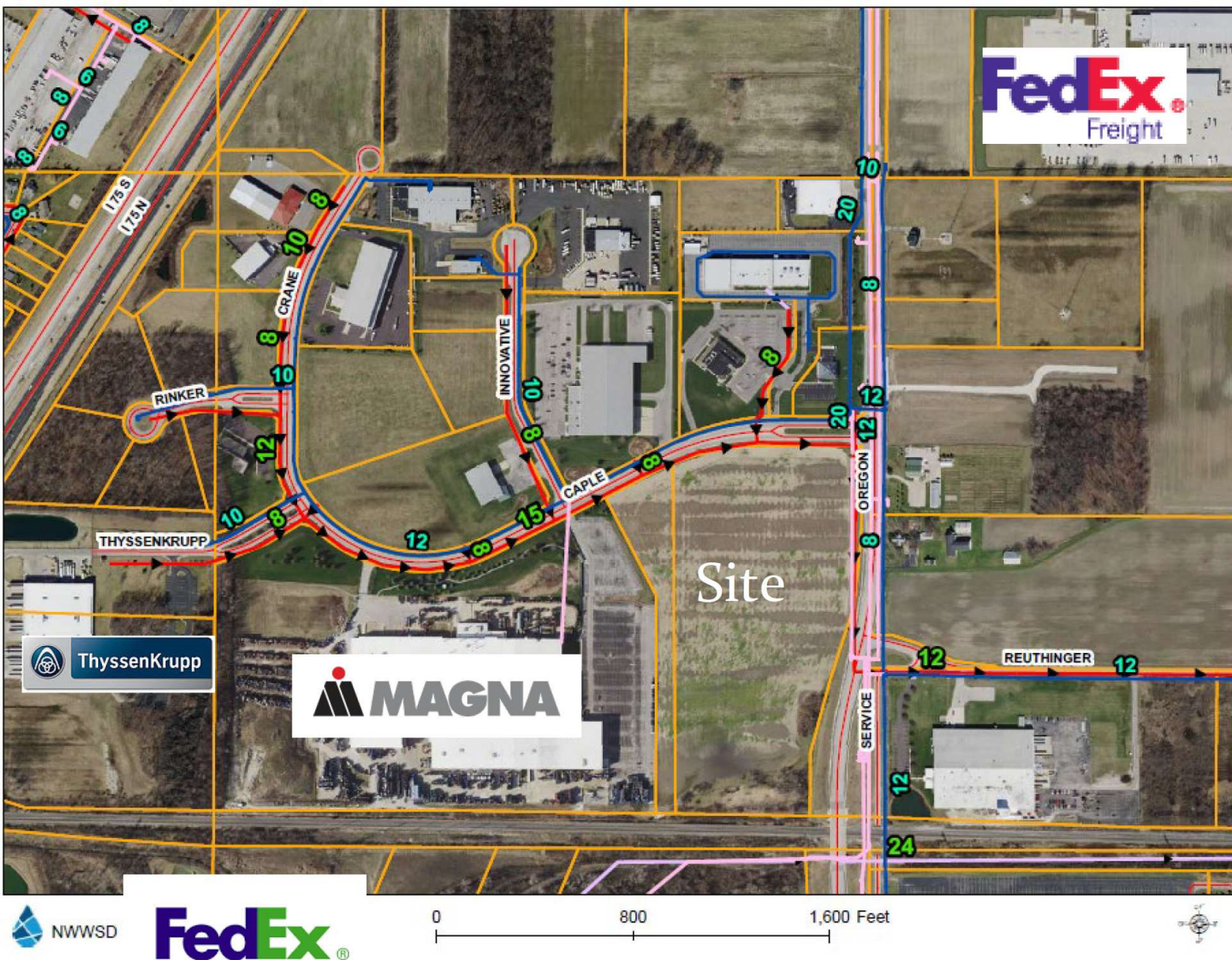
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JOB NUMBER: 211-06  
REVIEWED BY: GEB

1 OF 1



# 30841 OREGON ROAD

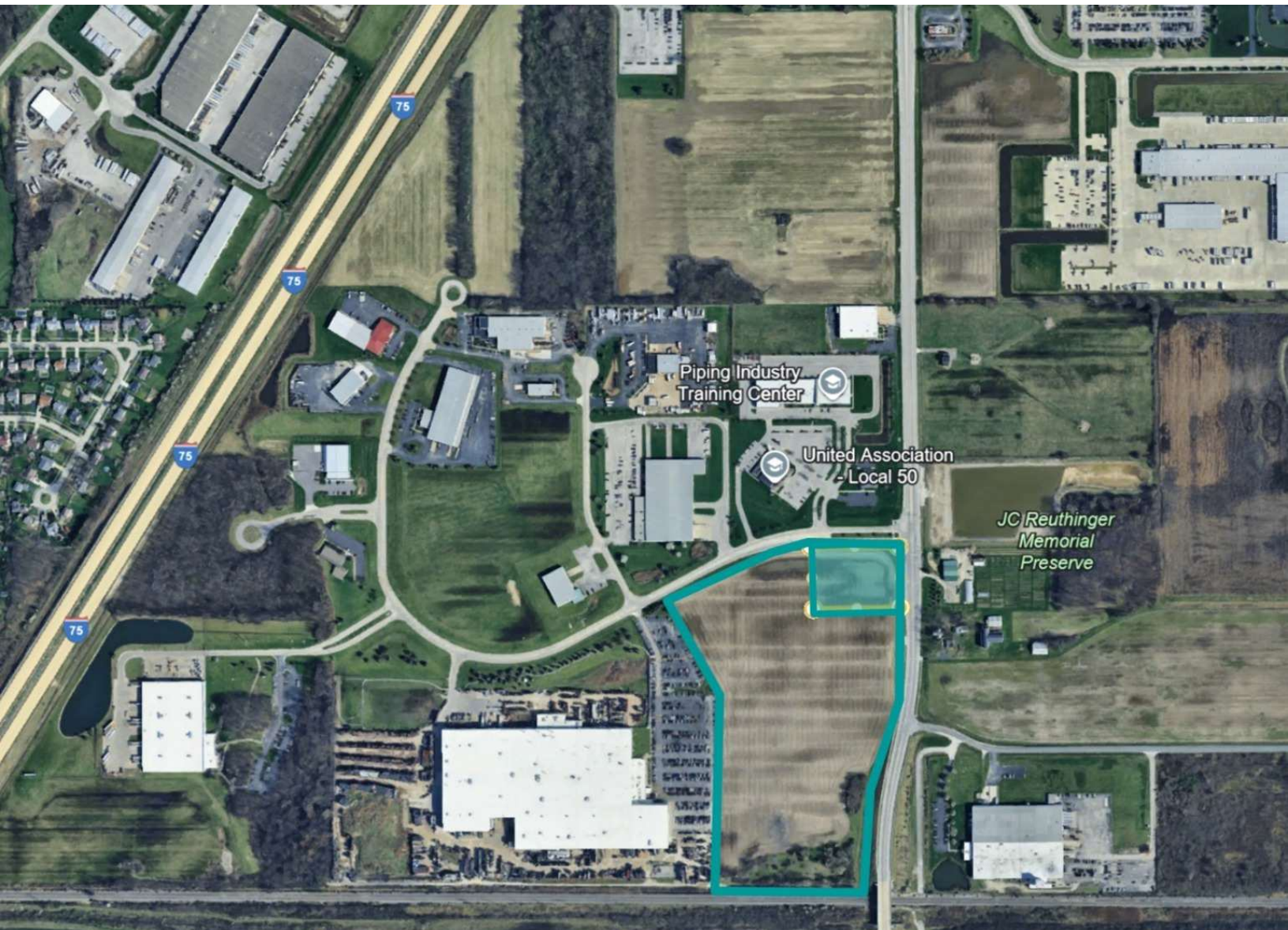
NORTHWOOD, OH 43619





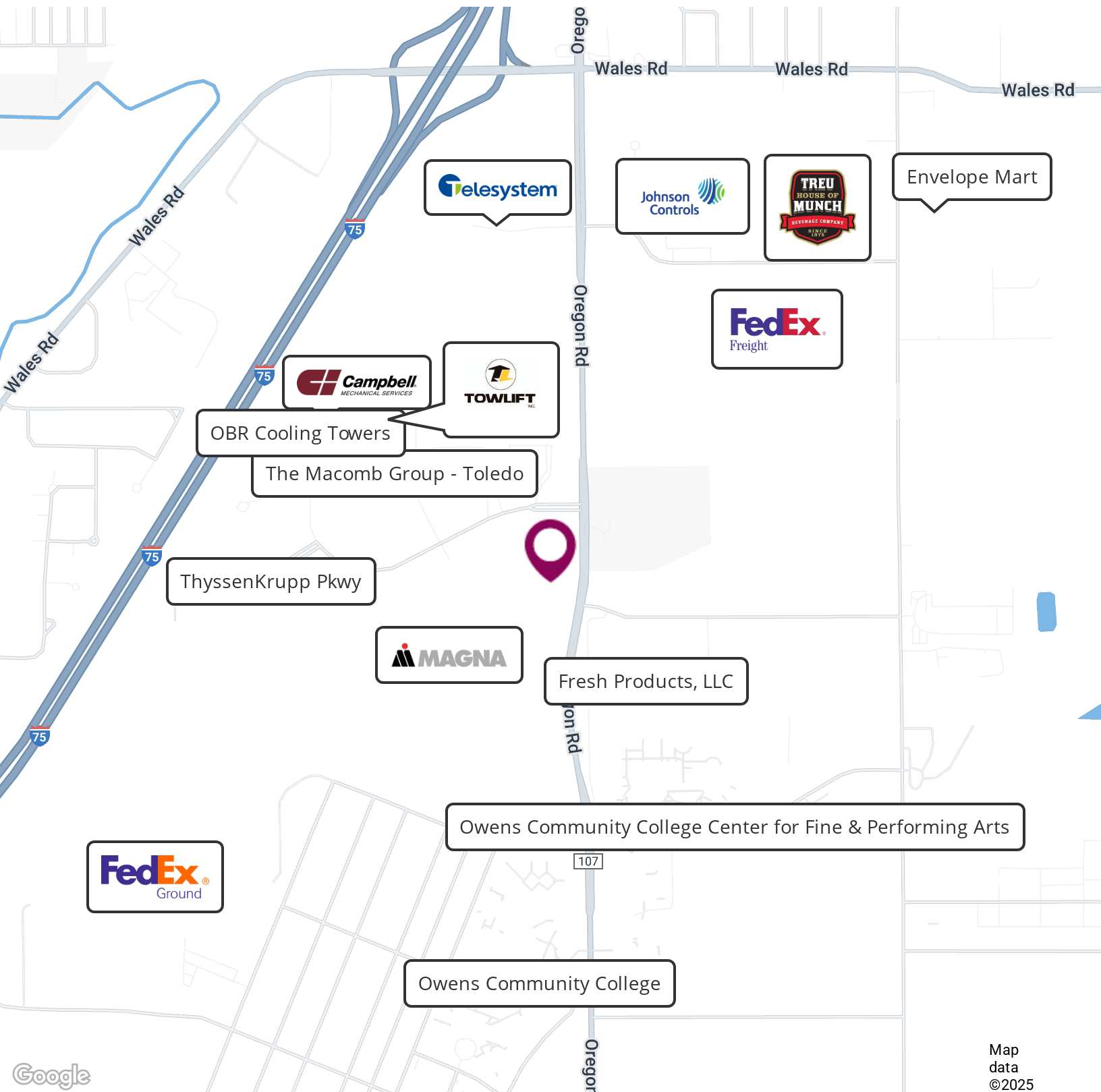
# 30841 OREGON ROAD

NORTHWOOD, OH 43619



# 30841 OREGON ROAD

NORTHWOOD, OH 43619

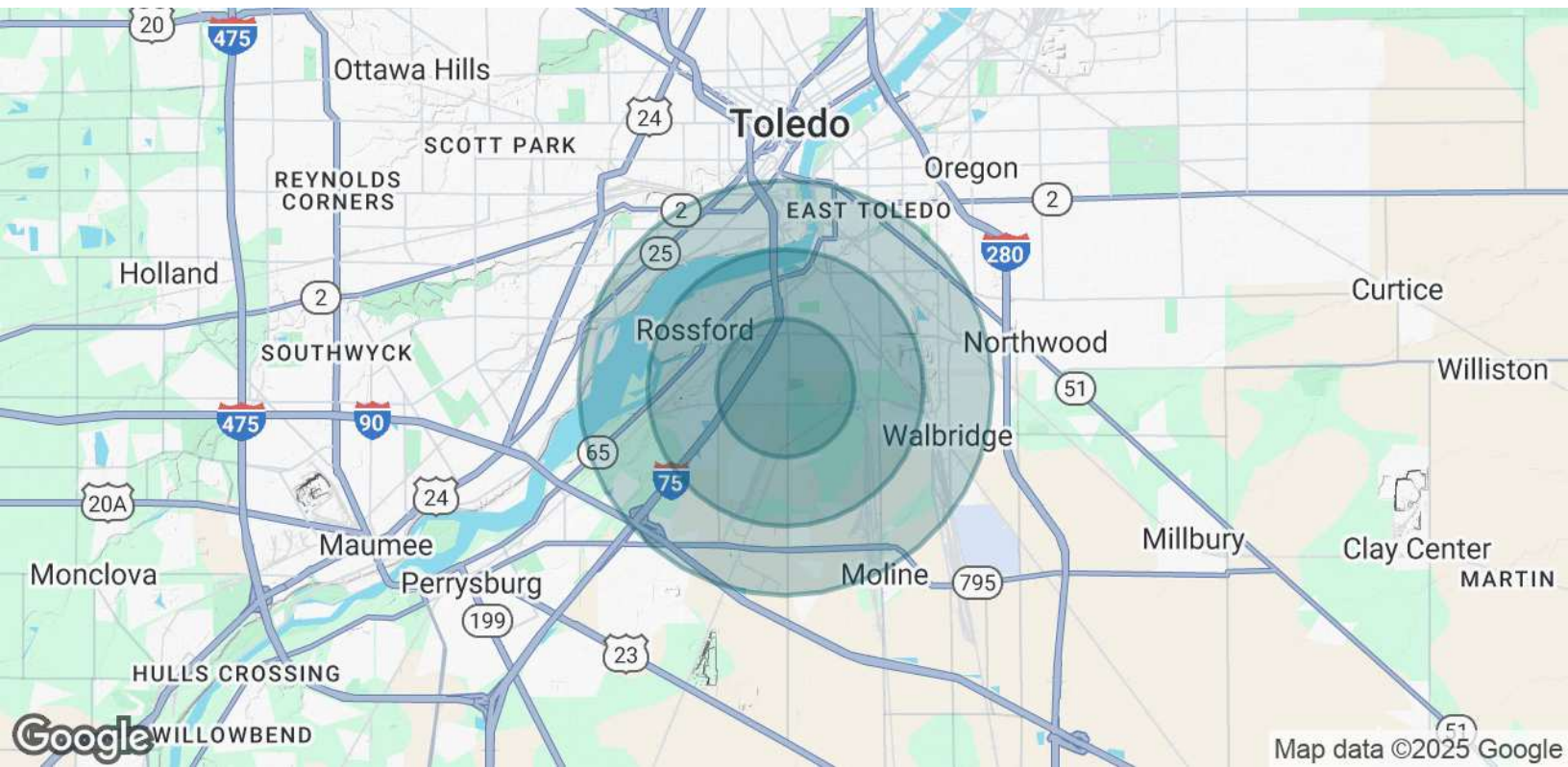


Map  
data  
©2025



# 30841 OREGON ROAD

NORTHWOOD, OH 43619



## POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,743  | 14,148  | 42,572  |
| Average Age          | 37.6   | 37.2    | 36.5    |
| Average Age (Male)   | 37.2   | 34.8    | 34.5    |
| Average Age (Female) | 36.6   | 37.6    | 37.2    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES  |
|---------------------|-----------|-----------|----------|
| Total Households    | 1,129     | 6,007     | 20,074   |
| # of Persons per HH | 2.4       | 2.4       | 2.1      |
| Average HH Income   | \$96,937  | \$71,061  | \$51,903 |
| Average House Value | \$128,566 | \$111,965 | \$83,658 |

2020 American Community Survey (ACS)