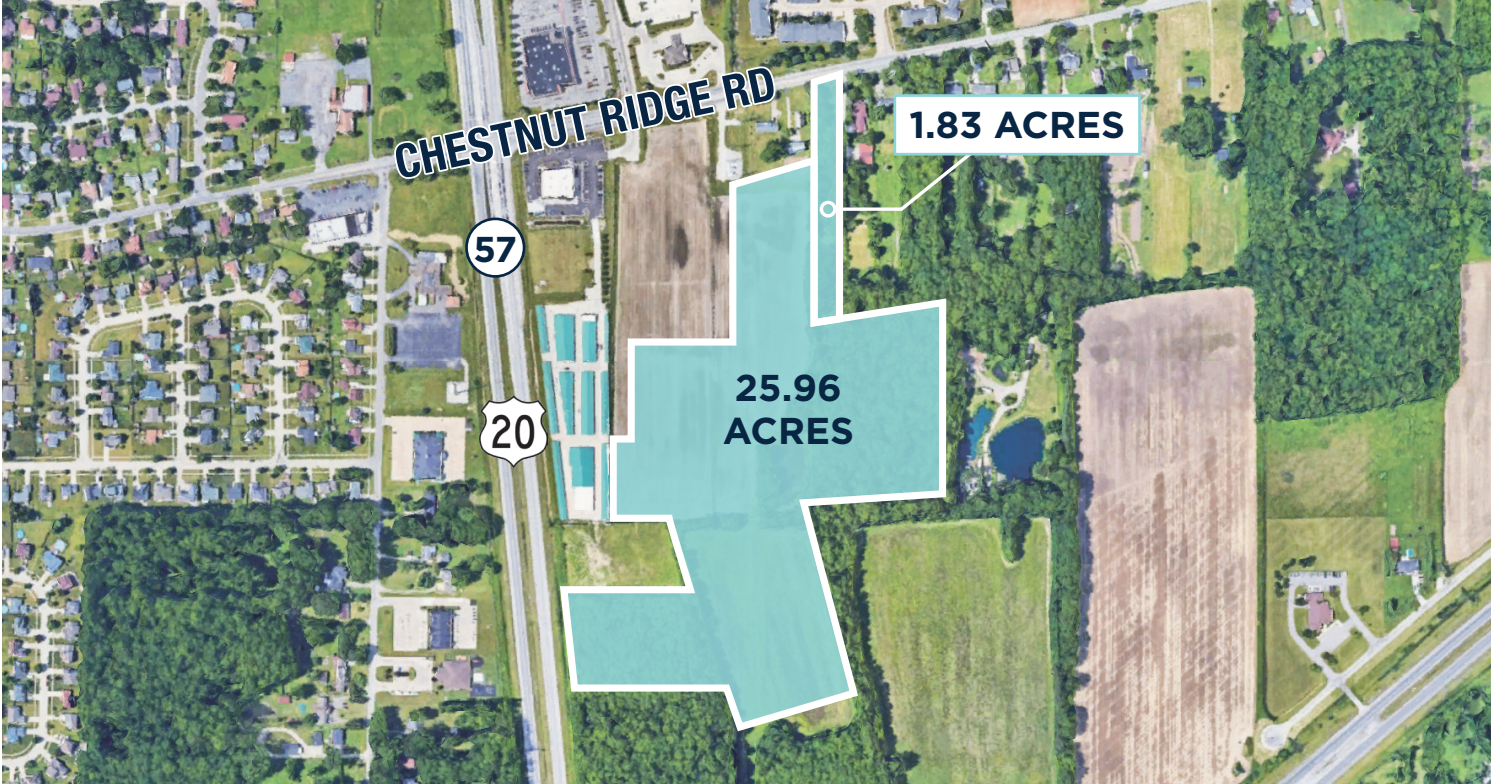


# FOR SALE

27.79 ACRES | Residential Development Land in Eaton Township



## Route 57 & Chestnut Ridge Road | Elyria, OH



### LOCATION HIGHLIGHTS:

- **Total Acreage:** 27.79 Acres
- **Zoning:** R-LD (Residential Low Density)
- **Location:** Eaton Township, Lorain County
- **Frontage:** Route 57 & Chestnut Ridge Road
- **Parcel Breakdown:**
  - 25.96 Acres
  - 1.83 Acres

A rare opportunity for residential development in desirable Eaton Township

CONTACT FOR PRICING & INQUIRIES:

**Jeffrey M. Kahn, President**  
216.375.8164  
JKahn@RealEstateCPP.com

**Gerilyn Gleason, CEO**  
216.210.5914  
GGleason@RealEstateCPP.com

BROKERAGE • CONSULTING • DESIGN • CONSTRUCTION MANAGEMENT [RealEstateCPP.com](http://RealEstateCPP.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

# FOR SALE

## 27.79 Acres | Residential Development Land in Eaton Township

Route 57 & Chestnut Ridge Road | Elyria, OH

The property consists of two parcels totaling approximately 27.79 acres, offering flexibility in planning and development. The site configuration allows for a variety of residential layouts including single-family homes or cluster-style developments.



Located at the intersection of Route 57 and Chestnut Ridge Road in Eaton Township. The surrounding area features established subdivisions, making this an ideal infill or expansion opportunity.

Surrounded by established neighborhoods and with convenient access to major corridors, this property is ideally suited for a thoughtfully planned residential community.

### LOCATION OVERVIEW

- Situated in a growing residential corridor, this site benefits from:
- Strong surrounding residential development
- Easy access to SR-57 (major north/south artery)
- Proximity to schools, retail, and daily amenities
- Convenient access to Elyria and greater Lorain County

### DEVELOPMENT POTENTIAL

- Single-family residential subdivision
- Estate-style home sites
- Cluster or conservation development
- Long-term land hold investment

## CONTACT US FOR PRICING & INQUIRIES

**Jeffrey M. Kahn, President**

216.375.8164

JKahn@RealEstateCPP.com

**Gerilyn Gleason, CEO**

216.210.5914

GGleason@RealEstateCPP.com



RealEstateCPP.com