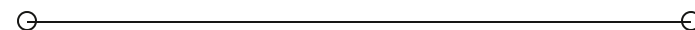


SALE

The Cove on The Bay

2965 SOUTH DANBURY ROAD

Port Clinton, OH 43452



PRESENTED BY:

JERRY FIUME, SIOR, CCIM*

C: 330.416.0501

jerry.fiume@svn.com

VICTOR S. VOINOVICH SR.

C: 216.235.2588

vic@vicvoinovich.com

TYLER ROBIN

C: 330.591.7974

tyler.robin@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	44.5 Acres
ZONING:	R-C Recreational Commercial
MARKET:	Toledo
SUBMARKET:	Ottawa County
VIDEO:	View Here

PROPERTY OVERVIEW

SVN is proud to present a first-class development opportunity in Vacationland Ohio that offers a slice of paradise for creating unforgettable memories and generating profitable returns. This rare Lake Erie-centric development opportunity is what the seller started and is ready to finish. All single-family homes & lots from the first development phase have been sold. This leaves an exciting and rare multi-family development opportunity. The property offers stunning bay views and serene private lakes. Nearby attractions such as Cedar Point, Marblehead, Kelly's Island, and Put-In-Bay provide abundant destinations.

PROPERTY HIGHLIGHTS

- Approximately 44.5 Acres for proposed condominium, dock slip, and Boat-storage development.
- Proposed development of approximately 120 condominium units; and 15 boat storage buildings.
- 20 dock slips in place with plans in place for 40 more. Subject to U.S. Army Corp of Engineers Approval.
- Condominium owners will enjoy access to a private beach, access to boat slips, and spectacular water views.
- Nearby 3-bedroom, multi-unit condominiums are selling in the \$450's
- 15-Min. from Marble Head, 25-Min. from Cedar Point, and 45 Minutes from Put-in-Bay & Kelly's Island

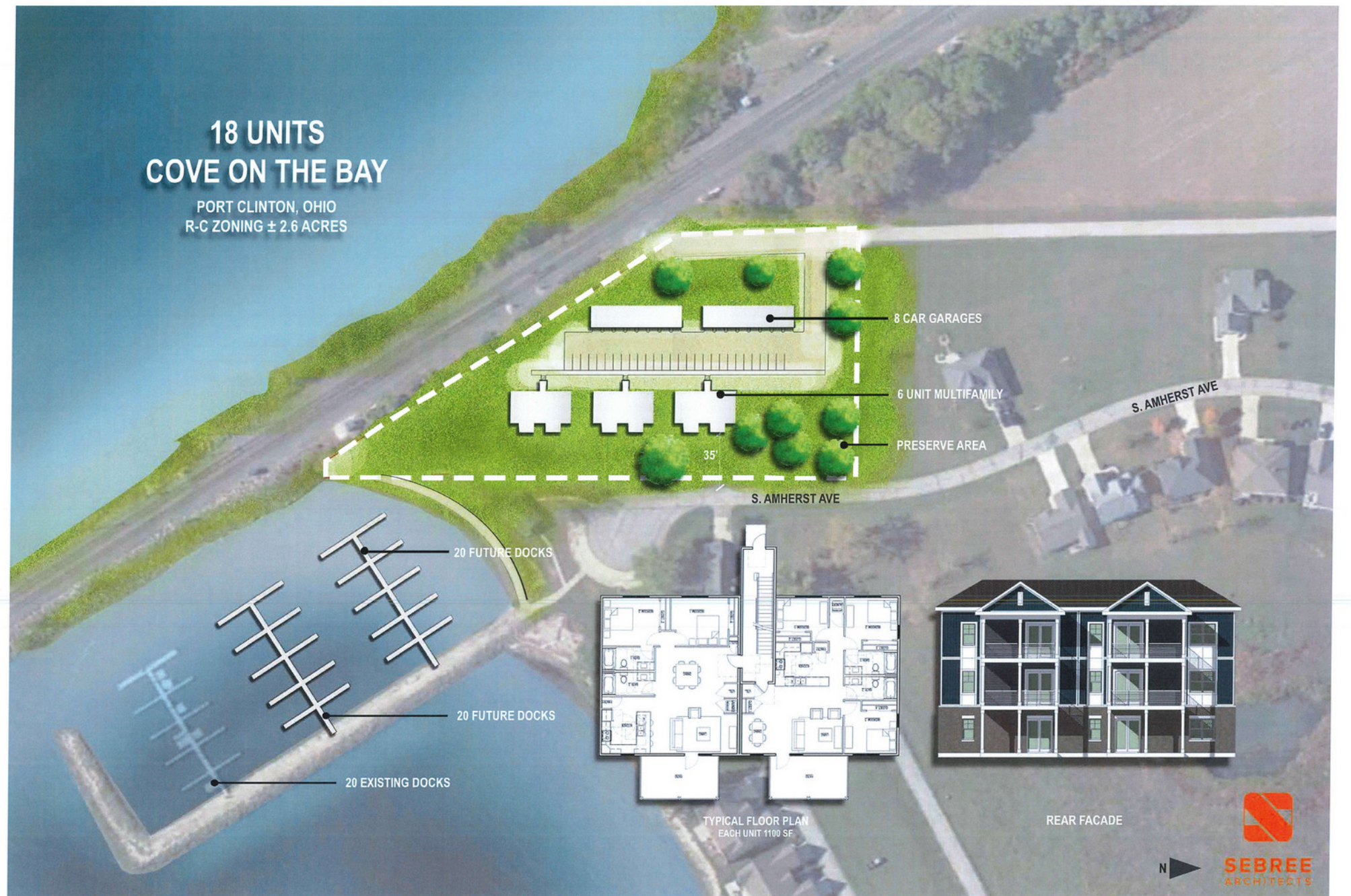
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18 UNITS COVE ON THE BAY

PORT CLINTON, OHIO
R-C ZONING ± 2.6 ACRES



“Concept Plan – Not Approved”



"Concept Plan – Not Approved"



COVE ON THE BAY

PORT CLINTON, OHIO



108 UNITS
R-C ZONING ± 14.5 ACRES

PROPOSED STORAGE
CONDO BUILDING LOTS ± 20.7 ACRES

18 UNITS
R-C ZONING ± 2.6 ACRES

EXISTING METAL
STORAGE BUILDING

COVE ON THE BAY
MARINA



SEBREE
ARCHITECTS

“Concept Plan – Not Approved”

“CONCEPT PLAN - NOT APPROVED”



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“CONCEPT PLAN - NOT APPROVED”



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ZONING & APPROVAL PROCESS CONTACT INFORMATION

Cove on the Bay is a proposed Condominium Project of which only Phase I has been completed.

Zoning is subject to Danbury Township Zoning Approval Process which requires public hearings for conditional use and special approval by the Townships Board of Zoning Appeals.

For Zoning Information please contact:

Kathryn A. Dale, AICP
Danbury Township Zoning & Planning Administrator
5972 E Port Clinton Eastern Road
Marblehead, Ohio 43440
419-734-3137
Zoning@danburytownship.com

Zoning approvals are also subject to Ottawa County Regional Planning Commissions.

For Regional Planning Information please contact:

Mark Messa
Director
315 Madison Street
Room 107
Port Clinton, Ohio 43452
419-734-6780
mmessa@co.ottawa.oh.us

Approvals will be required for sewer & water service subject to Ottawa County Sanitary Engineers Office.

For Sewer and Water information please contact:

James Frey, P.E., P.S.
Sanitary Engineer
315 Madison Street
Room 105
Port Clinton, Ohio 43452
419-734-6780
ocse@co.ottawa.oh.us

Approvals will be required through the Ohio Environmental Protection Agency (Ohio EPA).

For Ohio EPA information please contact:

Brittany Brockmann
Construction Stormwater & MS4
347 N Dunbridge Road
Bowling Green, Ohio 43402
419-373-3021
Brittany.Brockmann@epa.ohio.gov

Approvals will be required for the dockage and marina expansion along with pump system, wetland and the Indian burial ground through the Army Corp of Engineers.

For U.S. Army Corp information please contact:

Keith Sendziak

Biologist

U.S. Army Corps of Engineers Buffalo District

1776 Niagara Street

Buffalo, New York 14207

719-879-4339

Keith.C.Sendziak@usace.army.mil

Other Contacts:

Diane Rozak

Danbury Township Trustee

3265 S Confederate Drive

Marblehead, Ohio 43440

419-340-9359

dianne@danburytownship.com

Jeffery M. Stopar

Counsel

Semro Henry Ltd.

7255 Crossleigh Court Suite 104, Toledo, Ohio 43617

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ADDITIONAL PHOTOS



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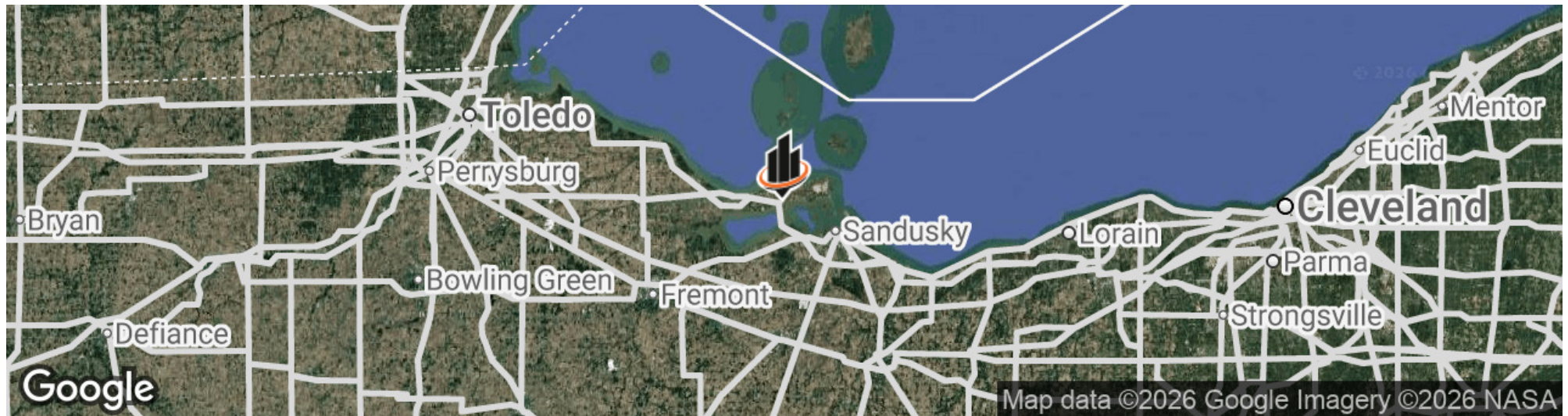


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LOCATION MAP



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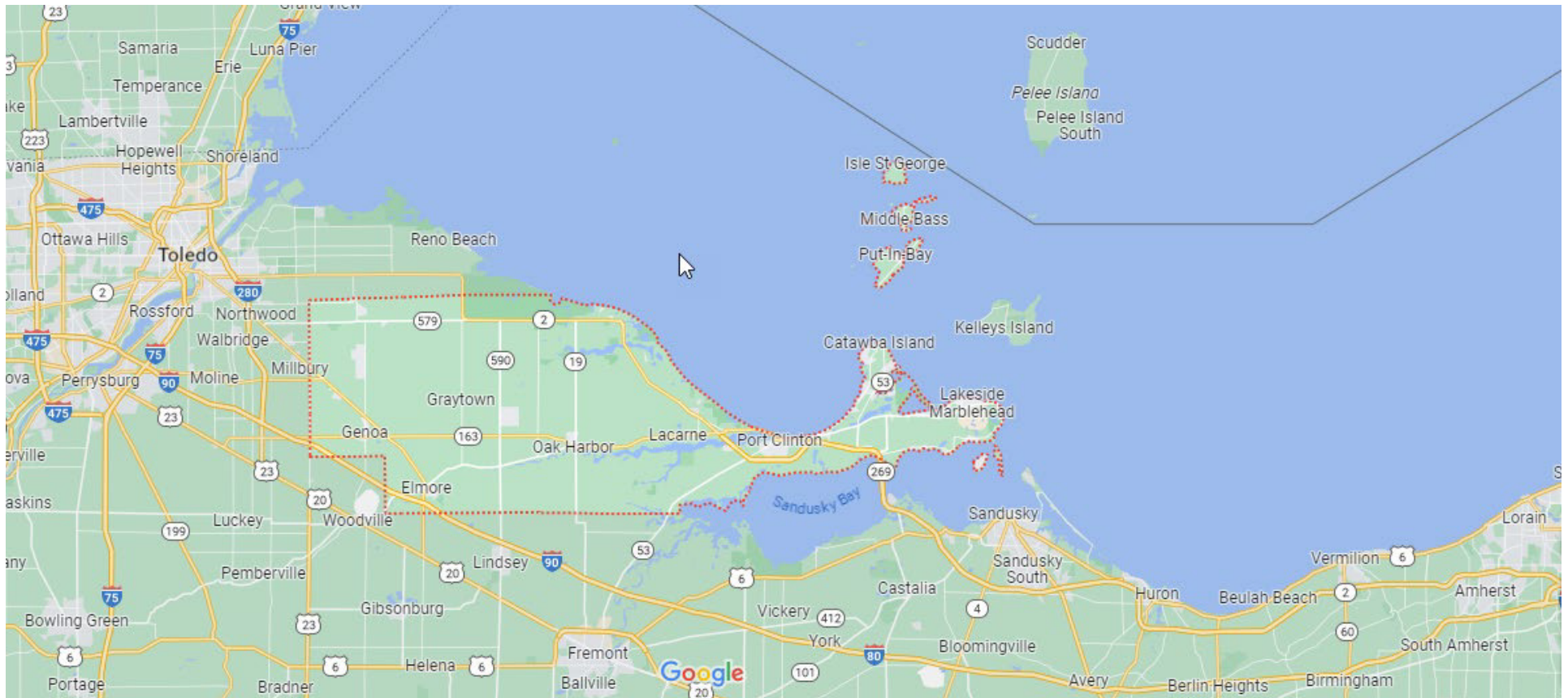
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Vacationland

The **Vacationland** region of Ohio-billed as such for being known primarily as a major summertime tourist destination-is the area that is generally considered to be in the north part of the state, and along the western half of the Lake Erie shoreline around Sandusky Bay, specifically the counties of Erie, Huron, Ottawa, and Sandusky.

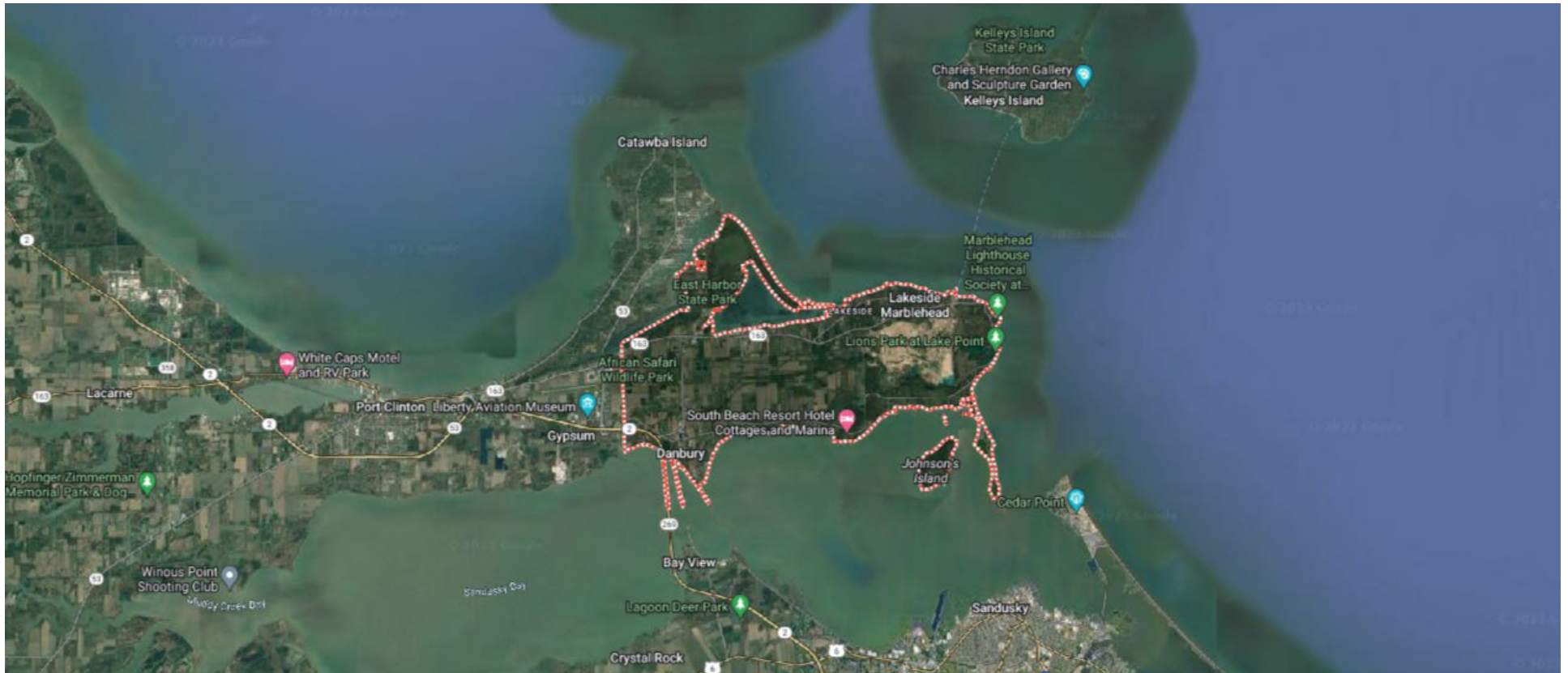
Ottawa County

Ottawa County is one of four counties that make up Vacationland, Ohio, and part of the Toledo, Ohio MSA.



Danbury Township

Danbury Township encompasses an area of 17.76 square miles which includes 32.75 miles of Lake Erie, Sandusky Bay and Harbor shoreline. The historic Village of Marblehead is located at the east end of the Township. The permanent population of Danbury is 4,924 with an additional 846 residing in the Village. Seasonal homes, condominiums, marina, campgrounds, cottages and recreational vehicle parks are home to a population of several thousand summer-only residents.



Location Description

The site is a short drive from Cedar Point. It sits at the southwestern tip of the Marblehead Peninsula, which divides Lake Erie from Sandusky Bay. Discover what quaint villages like Marblehead have to offer; specialty shops, casual restaurants, beaches, wineries, art galleries, museums, boat docks, and an iconic lighthouse.

Country-like roads lead people to a simpler, more authentic place that never feels touristy. Enjoy an eclectic mix of summer cottages, permanent homes, and lakefront condominiums.

The site is part of an area that is referred to regionally as Vacationland Ohio due to the large number of tourists who flock to the area in the summer months. It remains a popular vacation destination thanks to its lake frontage, ferry service to the Lake Erie Islands, the nearby Lakeside Chautauqua, and Cedar Point amusement park.

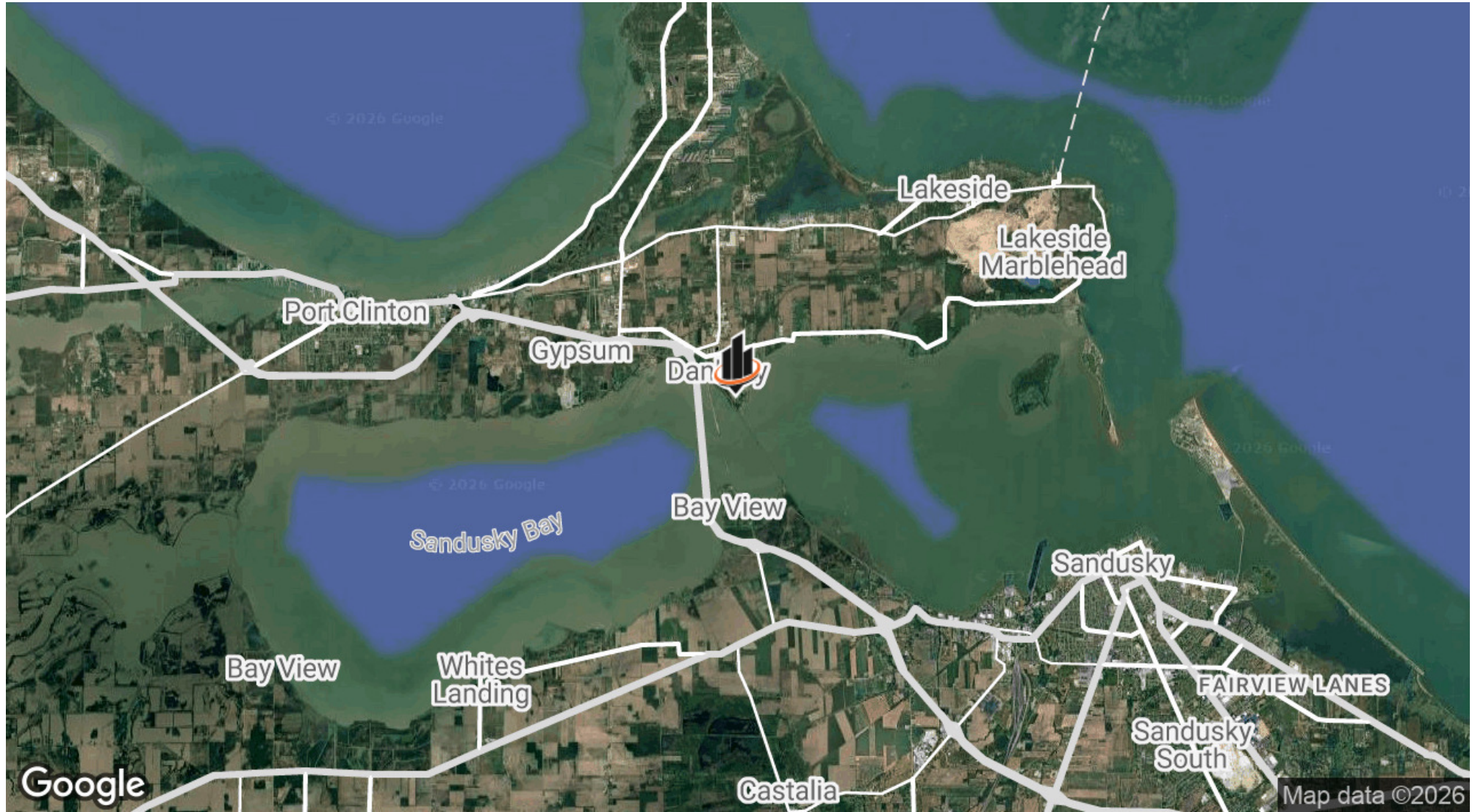
Nearby Marblehead Lighthouse is the oldest continuously operating lighthouse on the American side of the Great Lakes. The lighthouse is a part of the Marblehead Lighthouse State Park located within the village just northwest of the site.

The peninsula is home to the busiest Coast Guard station on the Great Lakes. East Harbor State Park offers 2 miles of sandy beach, 10 miles of hiking trails, bird and wildlife watching, boating, swimming, picnicking, and camping. Lakeside Daisy State Nature Preserve protects the only natural United States population of the Lakeside Daisy, a threatened plant species and one of Ohio's most spectacular wildflowers.

From spring until fall, the area is bustling with tourists who enjoy Lake Erie and leisure time activities. Winter brings a peaceful stillness to the area. When a fresh snowfall gently descends, one can hardly resist taking a photograph of the picture-perfect scene of a small-town winter. The spring thaw brings welcome sunshine, Lakeside Daisies, and city-weary weekenders in search of a peaceful atmosphere.

The same services, and more, that are found in much larger cities are available in the area. Excellent public water systems and sewer high-speed internet access, a ferry to Kelley's Island, a wealth of businesses catering to nearly every possible need, and attractive parks. The area enjoys a deep-rooted history fashioned by a community of neighbors.

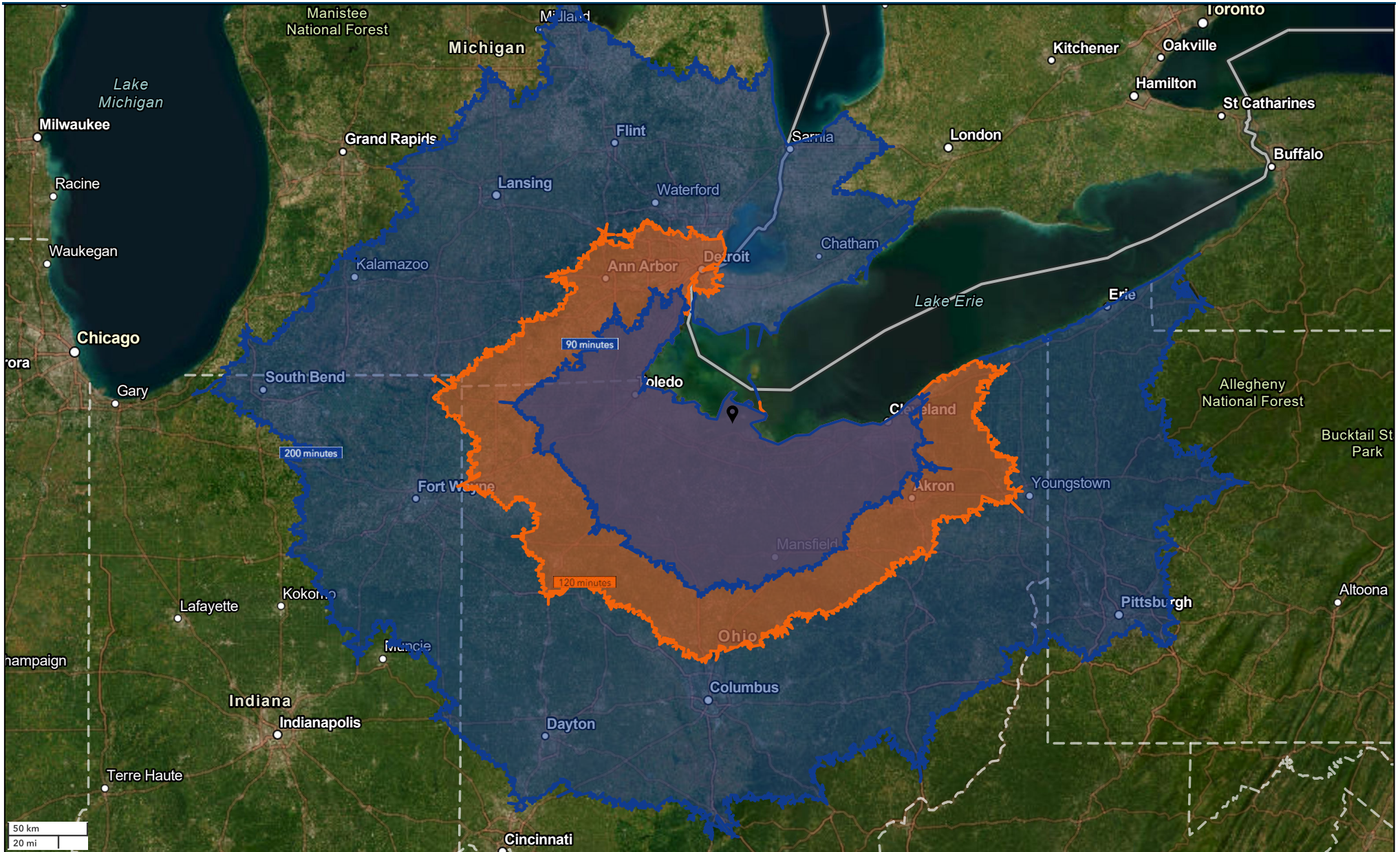
LOCATION MAP



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DESTINATIONS MAP



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RETAILER MAP



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Amusements, Waterparks & Wildlife

Cedar Point Amusement Park

Cedar Point is known as “The Roller Coaster Capital of the World”, and for good reason! With 18 roller coasters, plenty of other rides, delicious food, live shows, and hotel accommodations there is something for everyone at Cedar Point.

Cedar Point Shores Waterpark (formerly Soak City)

There are 11 slides and attractions designed for adults mostly at the Cedar Point Shores Waterpark, as well as 4 kid zones, including in here a toddler river and Lemmy’s Lagoon. Refreshments and food can be found on the site.

The Watering Hole Safari & Water Park

1530 South Danbury Road, Port Clinton, OH 43452

Visit the Monsoon Lagoon Water Park and treat your family to a day filled with splash adventures and games. The park features water playgrounds, slides, Go-Karts, bumper boats and mini-golf.

African Safari Wildlife Park

267 South Lightner Road, Port Clinton, OH 43452

Located on a 100-acre preserve, African Safari Wildlife Park in Port Clinton, Ohio, is home to more than 400 exotic animals. Visitors can see and even feed the animals from the comfort of their car, and watch live entertainment shows seasonally.

Boating & National Parks

Marblehead Lighthouse State Park

Built in 1821, Marblehead Lighthouse is the oldest operating lighthouse on the Great Lakes. There is a museum on the grounds with displays and artifacts representing the colorful history of the lighthouse and the people who lived there.

Erie Spirit Sailing Adventures

8549 Northshore Blvd., Marblehead, OH 43440

Book a trip with Captain Jim and Erie Spirit Sailing Adventures and enjoy a family friendly day out on the waters of Lake Erie. Choose from standard tour packages or work out a custom plan with the Captain and let your adventure begin.

Miller Boat Line

5174 East Water Street, Port Clinton, OH 43452

Connecting the Ohio mainland with the islands of Lake Erie, Miller Boal Line, is the preferred choice for travelers. Whether transporting your vehicle back and forth, or just yourself, the Miller ferries are known for being on-time and their customer service.

Golf Courses

Bay Point Golf Course, Bay Pointe Course

9 holes over 1,490 yards with a par of 27 (Public)

Catawba Island Club, Catawba Island Front 9 Course

9 holes over 2,665 yards with a par of 34 (Private Non-Equity)

Catawba Island Club, Catawba Island Back 9 Course

18 holes (Private Non-Equity)

The Islander Golf & Country Club, The Islander Course

18 holes over 5,572 yards with a par of 71 (Public)

Mills Creek Golf Course, Mills Creek Course

9 holes over 3,010 yards with a par of 36 (Municipal)

Saunders Golf Course, Saunders Course

9 holes over 1,235 yards with a par of 30 (Public)

Plum Brook Country Club, Plum Brook Course

18 holes over 6,344 yards with a par of 71 (Private Equity)

Keys Golf Course

9 holes over 3,081 yards with a par of 36 (Public)

Sawmill Creek Golf Club & Resort, Sawmill Creek Course

18 holes over 6,702 yards with a par of 71 (Public)

Wosusickett Golf Course, Woussickett Course

18 holes over 5,992 yards with a par of 70 (Public)

Erie Islands Resort, Little Nessie Par-3 Course

9 holes (Public)

Port Clinton Golf Course, Port Clinton Course

9 holes over 2,981 yards with a par of 36 (Public)

Thunderbird Hills Golf Course, North Course

18 holes over 6,347 yards with a par of 72 (Public)

Thunderbird Hills Golf Course, South Course

18 holes over 6,235 yards with a par of 72 (Public)

Sleepy Hollow Golf Course, Sleepy Hollow Course

18 holes over 6,371 yards with a par of 71 (Public)

Wineries

Chateau Tebea

525 S R 635
Helena, OH 43435
P: 419-638-5411

D&D Smith Winery

401 W Main St.
Norwalk OH 44857
P: 419-577-0242

Firelands Winery

917 Bardshar Rd.
Sandusky, OH 44870
P: 419-625-5474 or 800-548-WINE

Mon Ami Restaurant & Historic Winery

3845 East Wine Cellar Rd.
Port Clinton, OH 43452
P: 419-797-4445

Heineman Winery

978 Catawba Avenue
Put-In-Bay, Ohio 43456
P: (419) 285-2811

Wine Trail Attractions –

Goodtime-Lake Erie Island Cruises

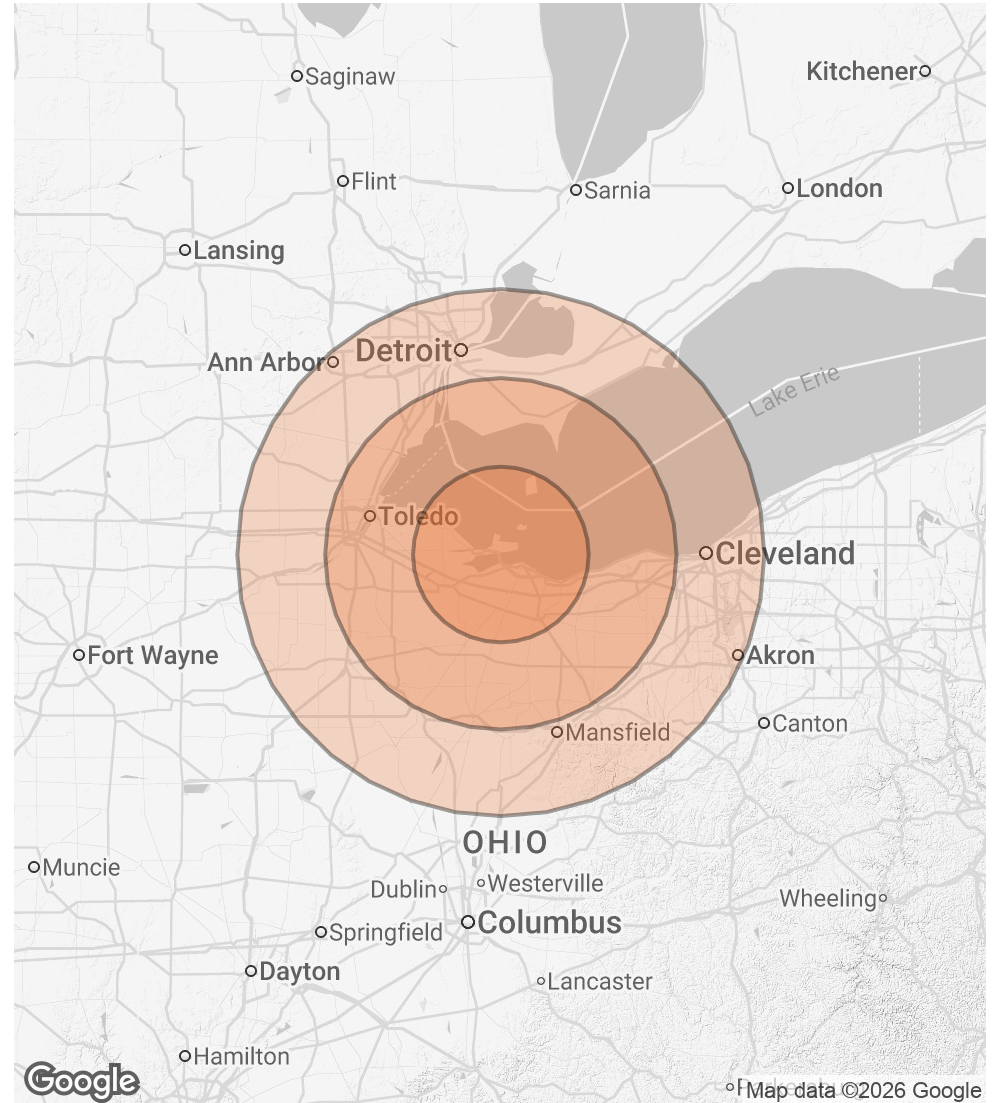
Jackson St Pier, PO Box 60
Sandusky, OH 44870
P: 419-625-9692

DEMOGRAPHICS MAP & REPORT

POPULATION 25 MILES 50 MILES 75 MILES

	25 MILES	50 MILES	75 MILES
TOTAL POPULATION	187,191	1,542,118	6,721,377
AVERAGE AGE	44.3	41.6	40.3
AVERAGE AGE (MALE)	42.2	40.0	38.7
AVERAGE AGE (FEMALE)	45.9	42.9	41.7

2020 American Community Survey (ACS)



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