

2000 – 2040 S. REYNOLDS ROAD
TOLEDO, OH 43614

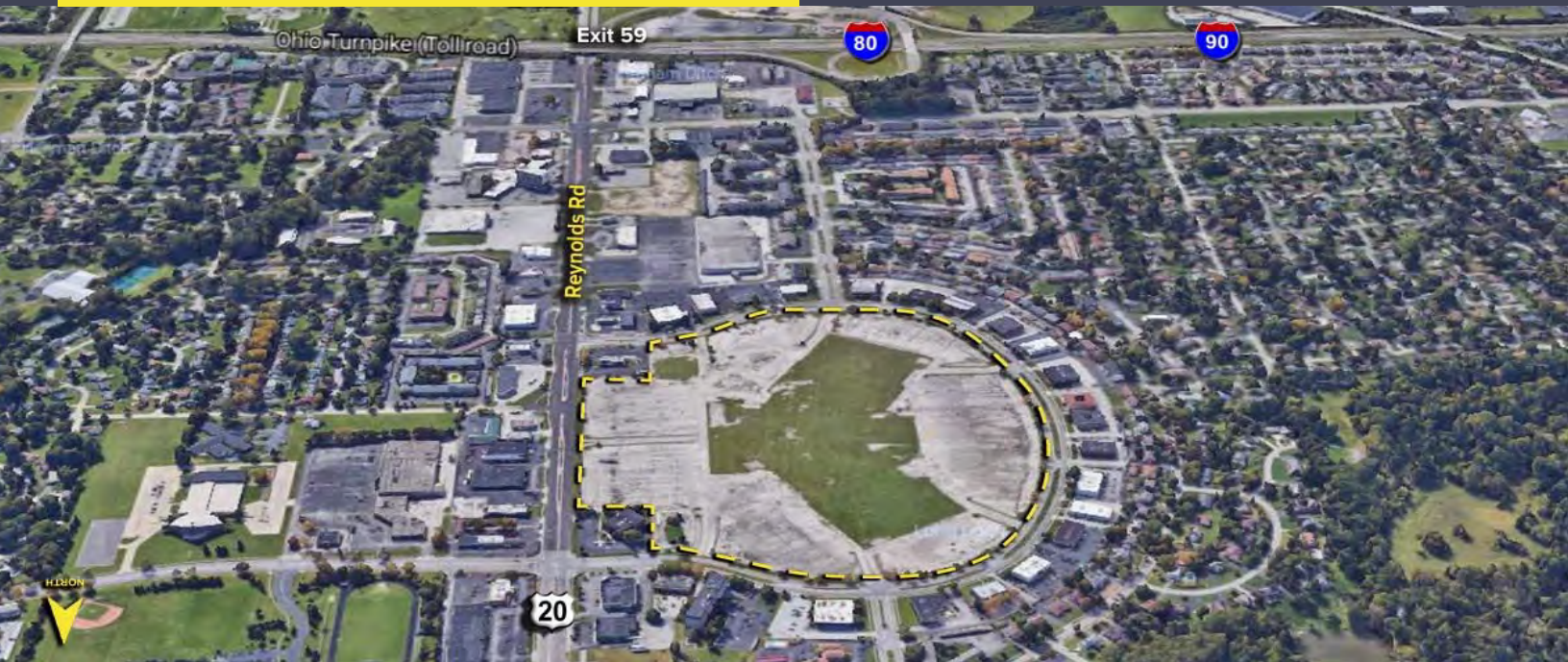
VACANT LAND FOR SALE
58.5 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

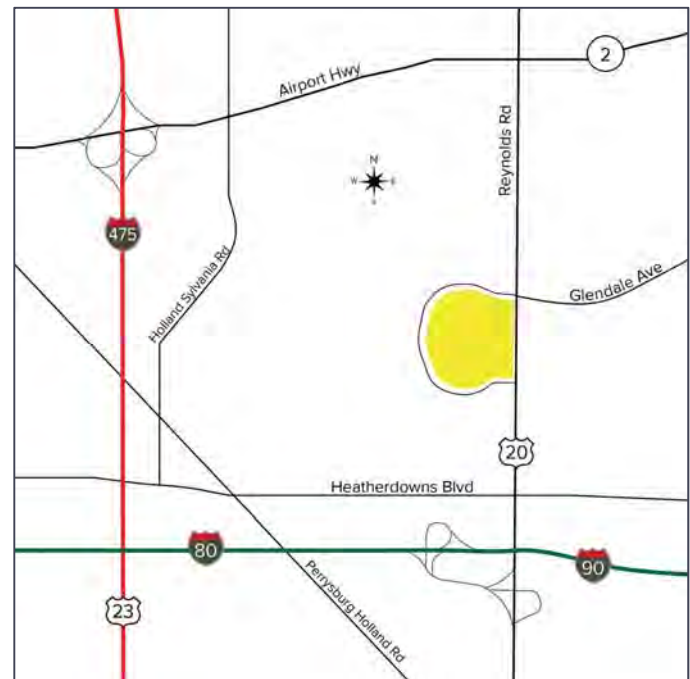
FULL-SERVICE COMMERCIAL REAL ESTATE

HAWTHORNE HILLS DEVELOPMENT LAND



GENERAL INFORMATION

Ownership:	City of Toledo
Sale Price:	\$2,800,000
Acreage:	58.5 acres
Dimensions:	Irregular (925' of frontage on Reynolds)
Closest Cross Street:	Heatherdowns Blvd
County:	Lucas
Zoning:	CRSO – Regional Commercial Sign Overlay*
Easements:	Of record
Curb Cuts:	Seven
Topography:	Flat
Survey Available:	ALTA & geophysical
Environmental Report:	Phase I
Street:	4 lane, 2 way with center turn and deceleration lane



*City receptive to rezoning

For more information, please contact:

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Conceptual layouts



Distribution center



Research & development



Office park



Athletic facility with hotel/entertainment component

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PROPERTY DESCRIPTION

Drainage:	Storm & sanitary – City of Toledo
Improvements:	All utilities on site
Restrictions:	Easements of record
Sign on Property:	Yes

Adjacent Land

North:	Retail
South:	Office park
East:	Retail
West:	Office park

LUCAS COUNTY AUDITOR INFORMATION

TD:	07
Parcel:	71411, 71421, 71471
Assessor Number:	06319263, 06319015, 06319262

TRAFFIC COUNTS (TWO-WAY)

Reynolds Road – 28,600 (2017)
Heatherdowns Blvd – 25,600 (2017)

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,153	\$45,064
3 MILE	63,463	\$55,429
5 MILE	153,308	\$60,747

Comments:

- Shovel ready development site.
- Located within the I-75/I-475/I-80/90 loop.
 - Less than 1 mile from Ohio Turnpike (I-80/90).
 - Less than 2 miles from I-475.
- Current zoning is Regional Commercial Sign Overlay. City will be receptive to rezoning.
- Heavy utility infrastructure.
- Numerous financial and economic development incentives available for qualified purchasers.
- <https://rgp.org/key-industries/logistics-transportation/>
- <https://www.facebook.com/ToledoPortAuthority/videos/1805586849466240/?t=1>

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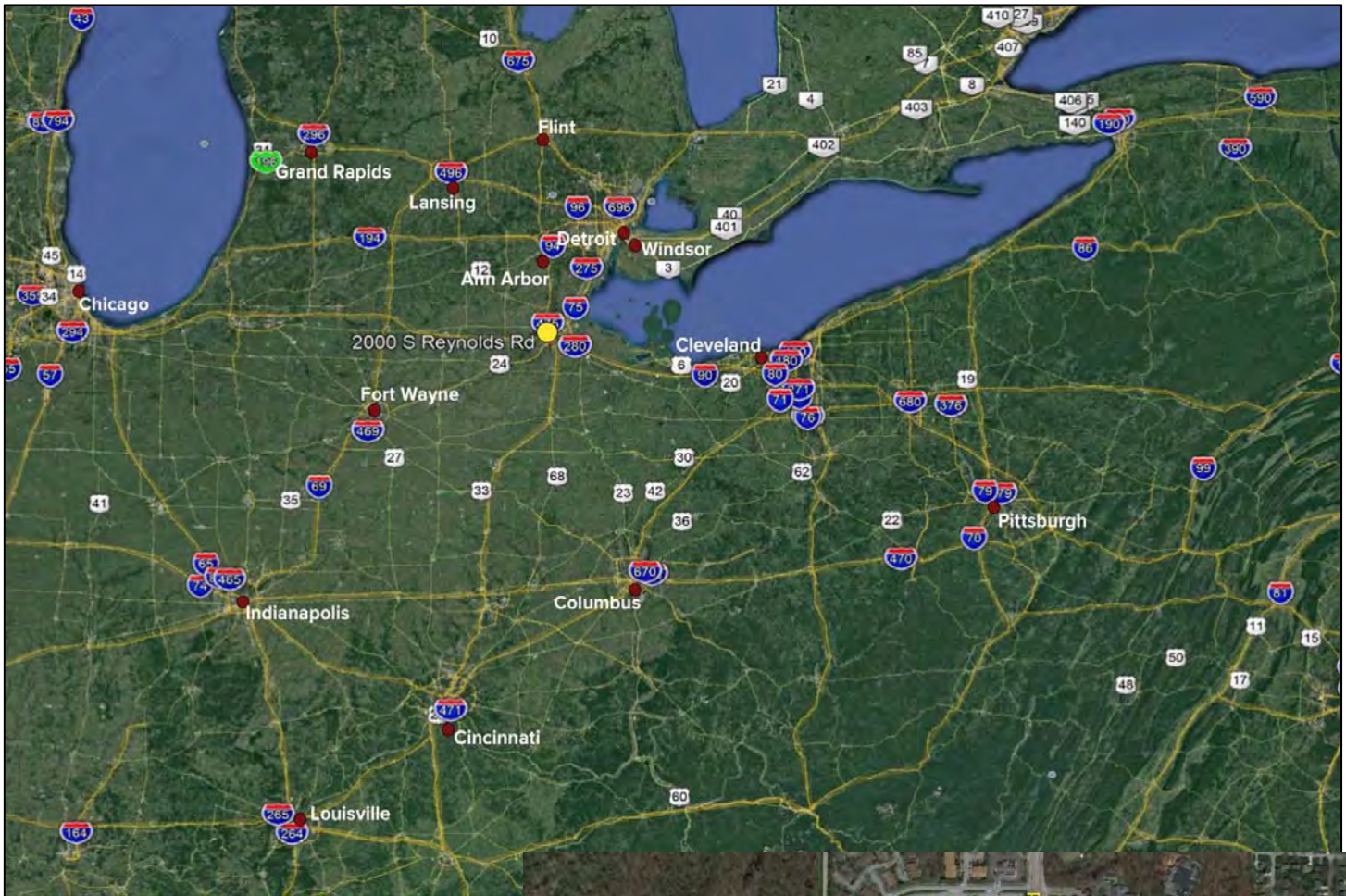
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City	Distance to 2000 Reynolds
Ann Arbor	45 miles
Chicago	232 miles
Cincinnati	200 miles
Cleveland	115 miles
Columbus	140 miles
Detroit	55 miles
Flint	95 miles
Fort Wayne	93 miles
Grand Rapids	165 miles
Indianapolis	217 miles
Lansing	110 miles
Louisville	300 miles
Pittsburgh	230 miles
Windsor	60 miles



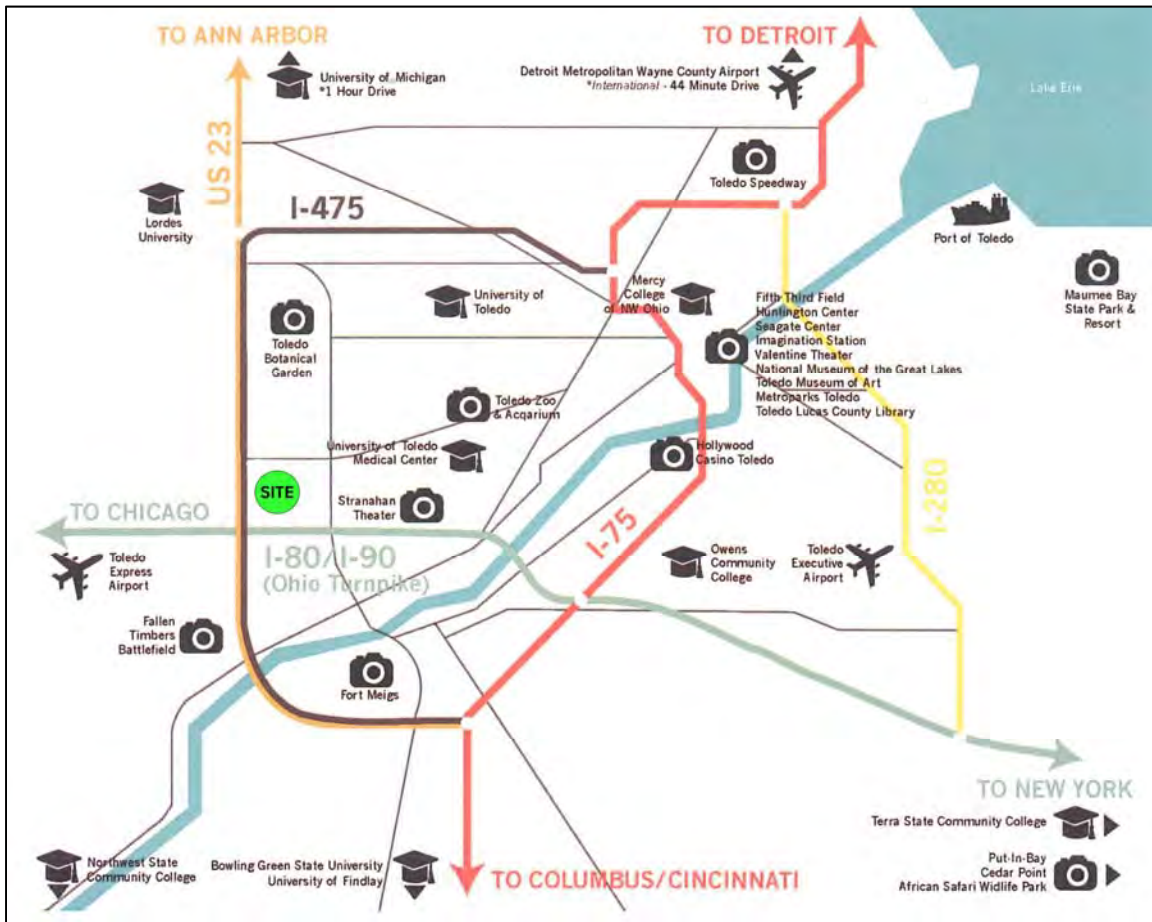
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AIRPORT

Detroit Metropolitan Wayne County Airport located just 44 miles north of Toledo, is one of the largest air transportation hubs in the United States. The airport serves 160+ destinations and offers copious daily flights to first-tier markets including Seattle, New York, San Francisco/Bay Area and Washington D.C. Toledo Express Airport offers a crowd-free and easy alternative to larger, less convenient airports with service from American Airlines, Allegiant, and American Eagle.



HIGHWAY

Interstate 75 is a major north-south highway that provides a direct route from the Upper Peninsula and Detroit, MI to Tampa, FL. Interstate 80/90 is a major east-west highway that provides a direct route from New York, NY to Chicago, IL and San Francisco, CA. US 23 is a north-south highway that provides a direct route from Jacksonville, FL to Detroit and Mackinaw City, MI.



RAIL

Amtrak provides passenger rail service in Toledo at the Dr. Martin Luther King, Jr. Plaza. Hundreds of passengers travel daily via Toledo to get to destinations such as Chicago, Buffalo and Washington D.C. making the plaza Ohio's busiest passenger rail hub. Norfolk Southern, CN, and CSX Railroads move freight through the region. Toledo ranks as one of the top five rail hubs in the United States.



SEAPORT

Port of Toledo provides a modern, convenient, and well-connected maritime facility for the transport of heavy industrial equipment and product. The Port offers multi-modal services because of its proximity to Interstate 75, 280 and major railroads.

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The City of Toledo and its partners provide competitive resources that can assist in the redevelopment of the property:

➤ **Business Incentives**

- Tax credits
- Grants
- Financing
- Foreign Trade Zone
- Workforce training grants

➤ **Real Estate Incentives**

- Acquisition price
- Real property tax exemption
- Brownfield redevelopment loans and grants
- Phase 1 & 2 environmental site assessment grants
- Capital lease
- Bond financing

➤ **Infrastructure Incentives**

- Bond financing
- Loans
- Grants
- Financing

The City of Toledo's Strategic Hawthorne Hills Partnership

Click on the interactive links below to visit each website



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CITY OF TOLEDO: SITE UTILITY INFORMATION			
WATER			
Provider: City of Toledo, Department of Public Utilities			
Location of Line	Southwyck Blvd	Reynolds Rd	Reynolds Rd
Size of Line (inches)	8	8	24
Static Pressure (psi)	45-50	45-50	45-50
Excess Capacity of Line (GPD)	700,000	1,000,000	Fire flow only (domestic not permitted)
Available Fire Flow of Line (gpm @ 20psi)	2,000-3,000	3,500	>5,000
SANITARY SEWER			
Provider: City of Toledo, Department of Public Utilities			
Location of Line	Southwyck Blvd	Reynolds Rd	Reynolds Rd
Size of Line (inches)	8	18	--
Excess Capacity of Line (GPD)	170	850	--
Total Capacity to Site (GPD)	340	1,700	--
ELECTRIC			
Provider: First Energy			
Location of Line	Reynolds Rd and Southwyck Blvd		
Size of Line	12.5kV distribution		
Excess Capacity of Line (MW or KWh)	2 mW		
Total Capacity to Site (MW or KWh)	2 mW		
Distance to Substation	3,800 feet		
Type of Feed	Customer's choice, radial feed is standard		
Redundant	Possible		
NATURAL GAS			
Provider: Columbia Gas			
Location of Line	Southwyck Blvd and Reynolds Road		
Size of Line	4" & 6" medium pressure		
Available PSI at site	TBD – main operates at less than 55 psig		

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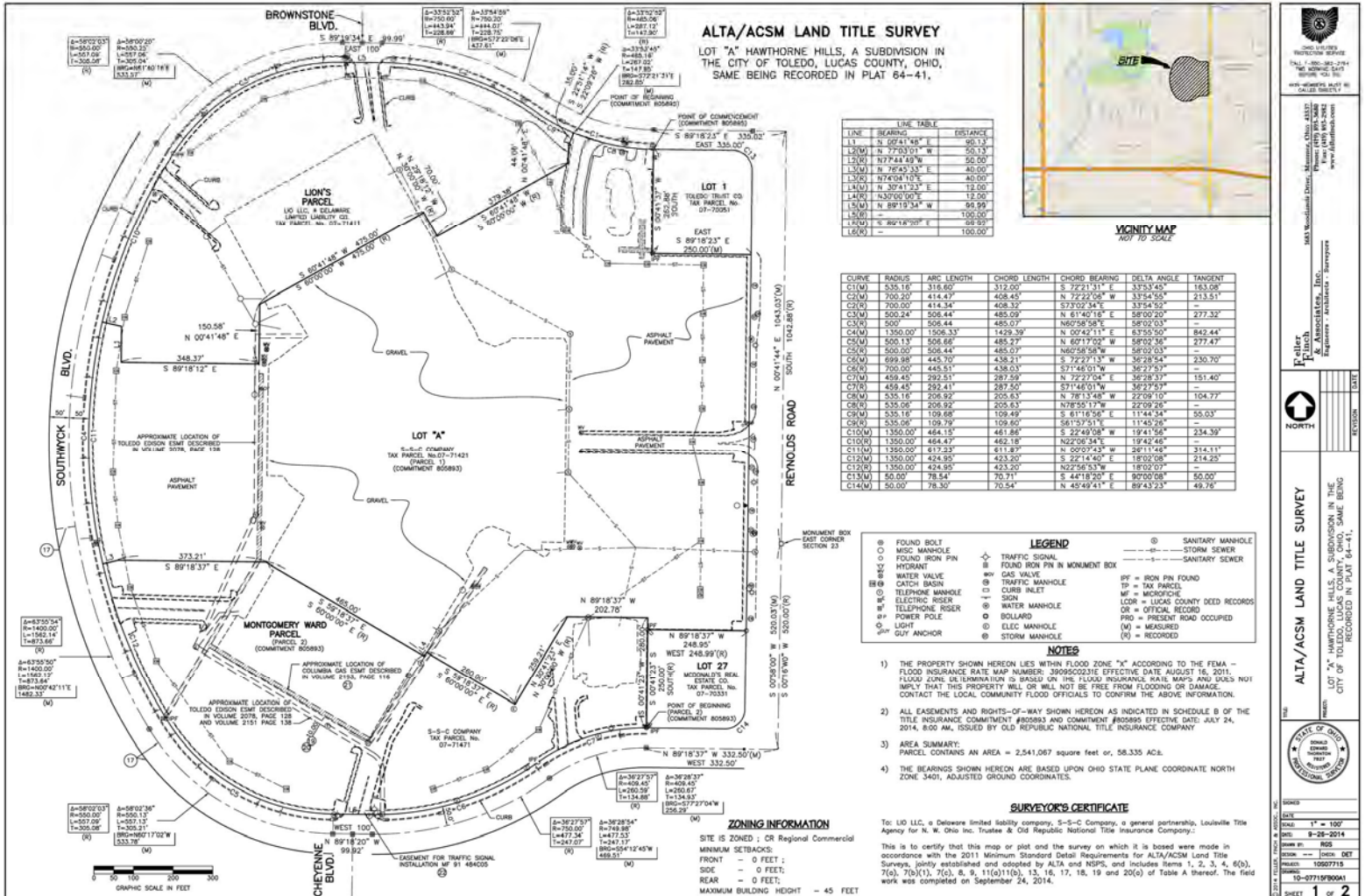
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ALTA/ACSM LAND TITLE SURVEY
 LOT "A" HAWTHORNE HILLS, A SUBDIVISION IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO, SAME BEING RECORDED IN PLAT 64-41.

STATE OF OHIO
DEPARTMENT OF REVENUE
TOLEDO OFFICE
 10-077139/80641
 SHEET 1 of 2

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