



Land **FOR SALE**

"City of Green" 15 Acre Development Site

3039-3075 Massillon Road

Akron, OH 44312 - Summit County



Property Details

- **Sale Price:** \$1,020,000
- **Price Per Acre:** \$68,000
- **Taxes:** \$7,932.34 / Annually
- **Acres:** 15 +/-
- **Zoning:** R-1, B-1,
Residential / Commercial
- **Property Sub-Type:**
Development Opportunity
- **Sub-Market:** City of Green
- **Interchange:** I-77
- **Distance:** 1 Mile



FOR MORE INFORMATION:

Bob Raskow, SIOR

330 535 2661 x 127 • braskow@naicummins.com

Scott Raskow

330 535 2661 x 146 • sraskow@naicummins.com

NO WARRANTY OR REPRESENTATION, EXPRESSED 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 NOR ARE ANY TO BE IMPLIED.

787 White Pond Drive • Suite A

Akron, Ohio 44320

+1 330 535 2661

naicummins.com



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Property Notes

15 Acres - City of Green. Currently zoned a mix of R-1 Single Family, and B-1 General Business. Sewer and water nearby 1,000 feet approximately. Site is north of intersection of SR-619 and Massillon Rd. Call Bob or Scott Raskow for more details.

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|------------------------------------|----------|----------|
| Population: | 3,236 | 29,099 | 88,281 |
| Households: | 1,251 | 11,630 | 36,079 |
| Median Age: | 42.3 | 44.2 | 42.3 |
| Average Household Income: | \$83,152 | \$78,471 | \$67,416 |
| Traffic Count: | 16,690 (Massillon Rd. @ Stein Rd). | | |

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1/4 Mile North of SR-619 / Massillon Road

| | | |
|-------------------------|--------------------------------|------------------------------------|
| Property Details | ACRES: | 15 +/- |
| | FRONTAGE: | 660' |
| | DEPTH: | 1,320' |
| | PARCEL#: | 2806219, 2800303, 2800318 |
| | HIGHEST & BEST USE: | Commercial Development |
| | ZONING: | R-1, B-1, Residential / Commercial |
| | PREVIOUS USE: | Residential |
| | PROPERTY SUB-TYPE: | Development Opportunity |
| | WELL: | Yes |
| | SEWER: | Septic |
| | ELECTRIC: | First Energy |
| | GAS: | Dominion East Ohio Gas |

| | | |
|----------------------|----------------------|-----------------------|
| Price Details | SALE PRICE: | \$1,020,000.00 |
| | TAXES: | \$7,932.34 / Annually |
| | PRICE / ACRE: | \$68,000.00 |

| | | |
|-------------------------|-----------------------------|------------------------------------|
| Location Details | INTERCHANGE: | I-77 |
| | DISTANCE: | 1 Mile |
| | DAILY TRAFFIC COUNT: | 16,690 (Massillon Rd. @ Stein Rd). |
| | SUB-MARKET: | City of Green |

Notes 15 Acres - City of Green. Currently zoned a mix of R-1 Single Family, and B-1 General Business. Sewer and water nearby 1,000 feet approximately. Site is north of intersection of SR-619 and Massillon Rd. Call Bob or Scott Raskow for more details.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.