

Commercial Land- 35 Acres

US 23 & SR 6, Gibsonburg, OH 43431



Executive Summary



SALE PRICE: \$28,570 / acre

GRM:

LOT SIZE: 35 Acres

APN #: 25-31-00-0017-00

ZONING: Unzoned

MARKET: NW Ohio

Property Overview

35 acres of unzoned land for commercial use near the intersection of US 23 & SR 6, Gibsonburg, OH. Being unzoned allows for potentially any use. Ideal for warehousing, light manufacturing, and other commercial or industrial use.

Seller can be creative with sale, including possible owner financing.

Location Overview

The subject property is located in Sandusky County, at the intersection of US 23 & Ohio State Route 6. It is centrally located between Bowling Green, Fremont and Fostoria in NW Ohio, being 13 miles from each. An Exit to the Ohio Turnpike(I-80/90) is located at the intersection of I-280, also 13 miles away from the property. US 6 is a transcontinental interstate with strong trucking traffic, from California to Massachusetts. I-75 is 13 miles away at Bowling Green.

For Sale - Commercial Land

Gibsonburg OH

35 Acres | \$ 1 Million | \$28,570 / AC

23

+/- 35 acres

23

6

6

Commercial Land- 35 Acres

US 23 & SR 6

Gibsonburg, Ohio 43431

Property Highlights

- Unzoned Land
- Located near high traffic intersection
- Even topography
- Good drainage
- 11.5 miles to I-75 via Route 6

Property Description

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OFFERING SUMMARY

Sale Price	\$28,570 / acre
Lot Size	35.0 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	7,368	\$59,787
10 Miles	26,635	\$60,780
15 Miles	84,632	\$57,234

For more information



Dallas Paul

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Location Maps

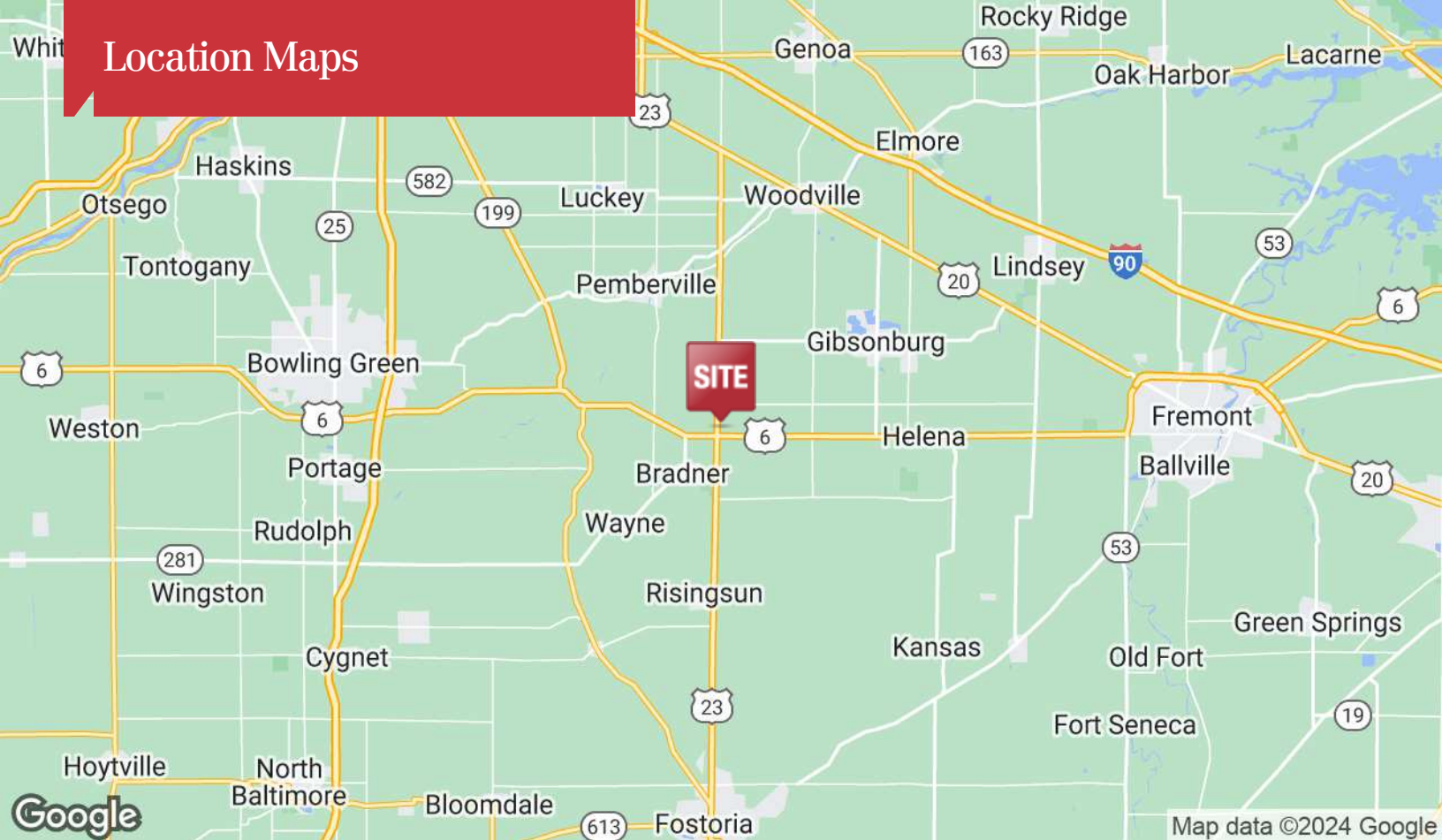


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Google Map data ©2024

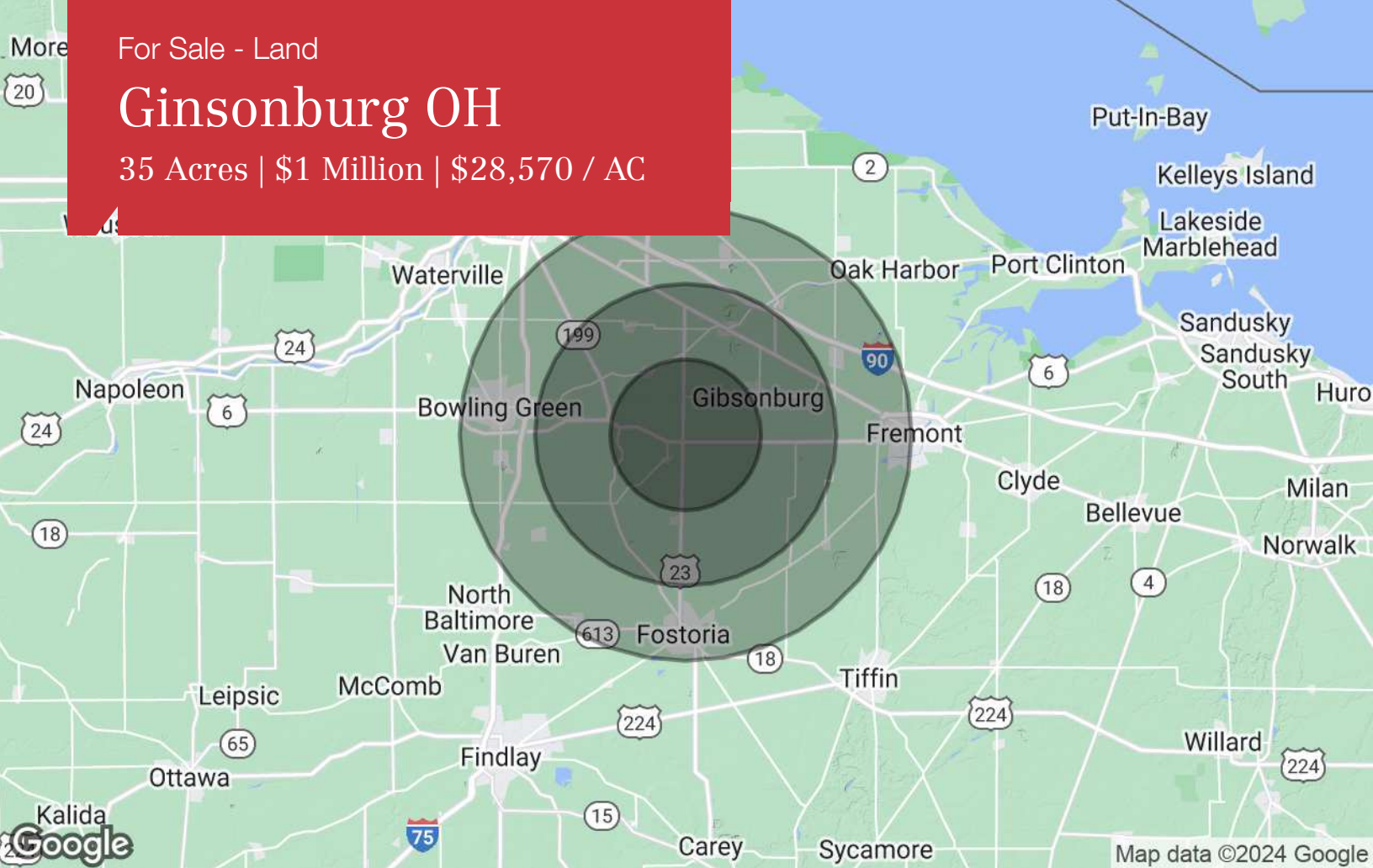
Location Maps



For Sale - Land

Ginsonburg OH

35 Acres | \$1 Million | \$28,570 / AC



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	7,368	26,635	84,632
MEDIAN AGE	40.0	40.5	38.0
MEDIAN AGE (MALE)	38.7	39.3	37.1
MEDIAN AGE (FEMALE)	40.5	41.3	38.7

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	2,766	10,224	31,358
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$59,787	\$60,780	\$57,234
AVERAGE HOUSE VALUE	\$136,522	\$134,283	\$126,484

* Demographic data derived from 2020 ACS - US Census

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Dallas Paul

Principal, Broker

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Memberships & Affiliations

Northwest Ohio REALTORS® (NWOR)

Ohio Association of REALTORS® (OAR)

National Association of REALTORS® (NAR)

International Council of Shopping Centers (ICSC)

Education

Bachelor of Science from Kansas State University

Professional Background

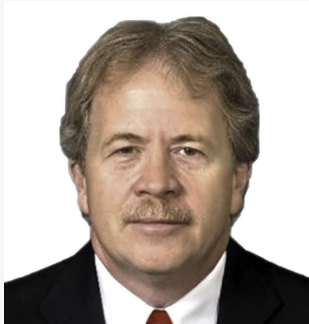
Dallas Paul has over 30 years of experience in commercial real estate and development. As the Senior Vice President of Dillin Corp, Dallas was instrumental in creating a joint venture between Dillin Development and Hill Partners. Working closely with Hill Partners to facilitate the leasing process, Dallas was vital in the launch of the Levis Commons Town Center. He also spearheaded the hotel and entertainment district projects at Levis Commons, valued at over \$50 million. As the Director of Real Estate for The Andersons, Dallas helped to pioneer what is now Arrowhead Park. Currently, the park occupies over 4 million square feet of office and warehouse space while employing over 23,000 people. Dallas took the Andersons General store concept (160,000 square feet) to the Columbus, Dayton and additional Toledo markets. In 2013, Dallas joined Industrial Developers LTD/NAI Harmon Group as a Principal, and Principal Broker.

Currently, as the Principal Broker for NAI Harmon Group, he is focusing on several major multi-use developments in the Northwest Ohio area. Dallas has been involved in over 200 million dollars in transactions.

For Sale

Unzoned Land

35 Acres | \$1 Million | \$28,570 / AC



Mark Baringer

Senior Investment Advisor

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Memberships & Affiliations

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR)
National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)
Lifewise Academy, Defiance/Ayersville- Leadership Council Member
Defiance Lifewise Property- Board Member

2022 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker

2021 CoStar Power Broker - Toledo Market- Top Sales Broker

2021 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker

2022 Ohio President's Sales Club Pinnacle of Performance

2021 Ohio President's Sales Club Pinnacle of Performance

2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries

Education

The University of Toledo, Majoring in Real Estate

Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owning and operating his own appraisal firm.

Mark was recognized by CoStar with a 2021 and 2022 "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer, out of 5,100 brokers in 43 countries.