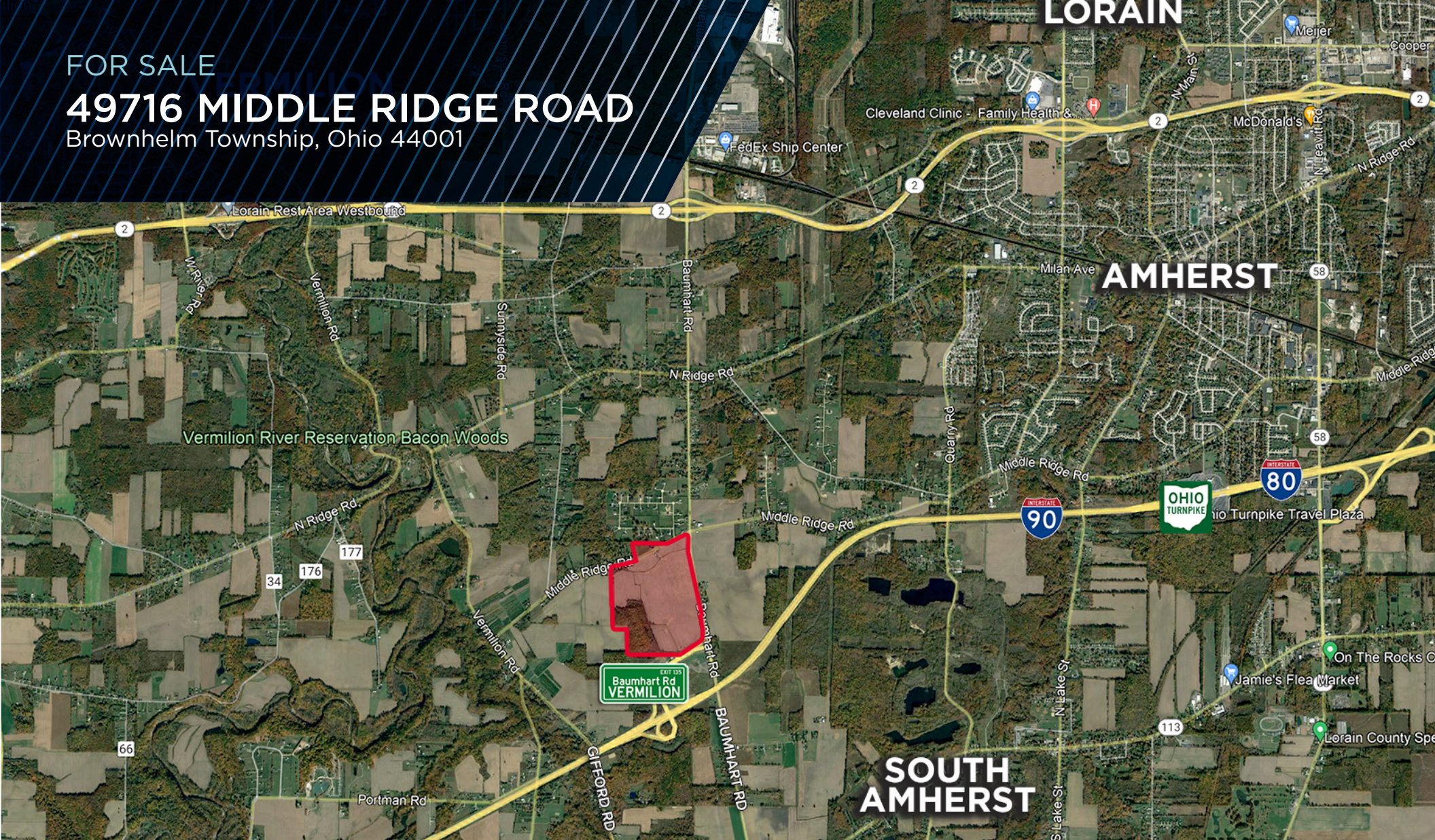


FOR SALE

49716 MIDDLE RIDGE ROAD

Brownhelm Township, Ohio 44001



213.75 ACRES

PRIME LAND FOR DEVELOPMENT

PROPERTY FEATURES



213.75 ACRES

TOTAL SITE SIZE

\$5,344,500
\$25,000/acre

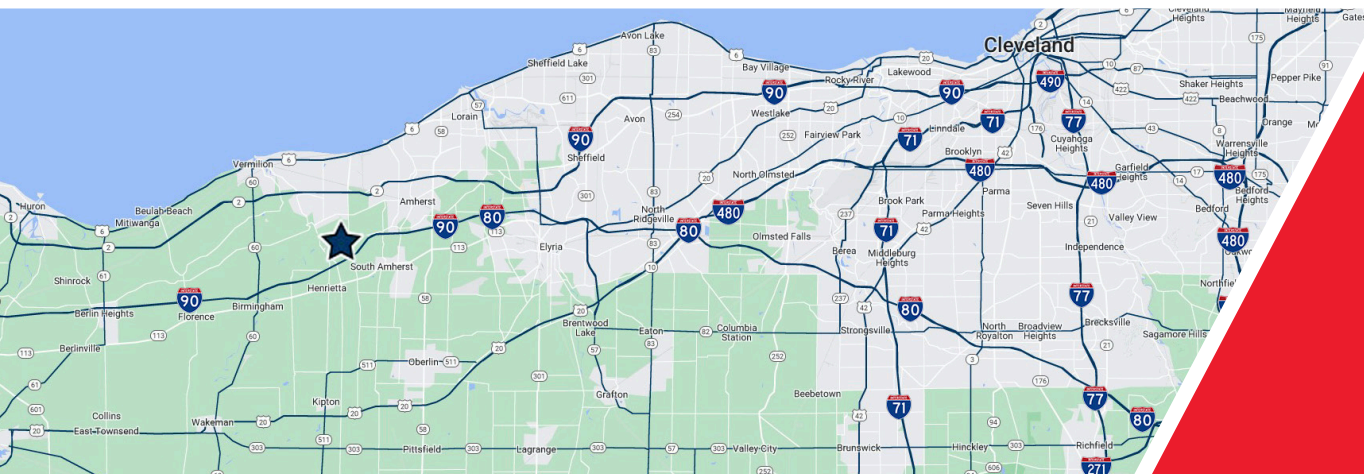
SALE PRICE

PROPERTY HIGHLIGHTS

- Present condition - flat, cleared and mostly farmed
- Immediate access and visibility from I-90 / I-80 (Ohio Turnpike)
- Ideal location for a new development
- Within 500 miles of 40% of the U.S. population

CLOSE PROXIMITY TO MAJOR ROADWAYS AND CITIES

- <1 mile to Interstate I-90 / I-80 (Ohio Turnpike)
- 2.5 miles to State Route 2
- 4.5 miles to Amherst
- 40 minutes to Downtown Cleveland
- 28 miles from Cleveland Hopkins International Airport



Easy access
to I-90 & I-80
(Ohio Turnpike)

PROPERTY AREA INFORMATION

AREA INFORMATION

LOCATION AND POPULATION

Brownhelm Township is located in Lorain County, 20 miles west of Cleveland. Figures show Lorain County with a population of 312,964 and Brownhelm Township with a population of 7,618.

TAX INFORMATION

Commercial: Real Property \$77.97 per 1,000 Valuation.

ZONING

Zoned R1-2 Low Density Agricultural Residential.

UTILITIES

Electric Power: Electrical power is provided by the Ohio Edison Company. There is adequate power available in the Brownhelm Township area for any type of business requirement.

Gas: Columbia Gas Ohio serves as the gas provider for the Brownhelm Township area.

Water: Northern Ohio Rural Water is the water provider for the Brownhelm Township area. Water capacity of 864,000 gallons available per day at site.

Telecommunications: Spectrum and Century Link are the providers of internet service in the Brownhelm Township area.

LABOR: The available workforce for Lorain County is approximately 146,382 with an unemployment rate of 4.4% (September 2021).

Source: U.S. Bureau of Labor Statistics

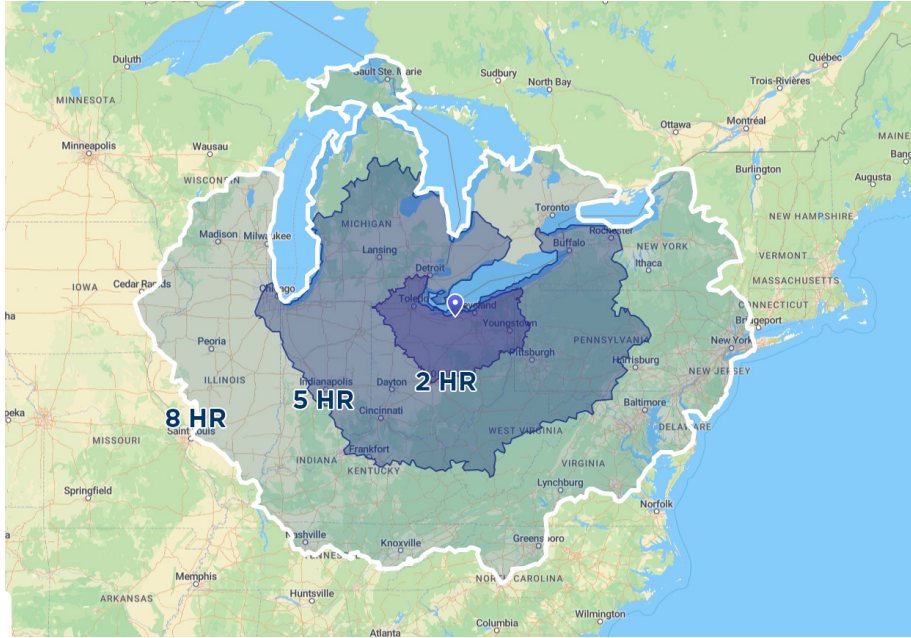


LORAIN COUNTY

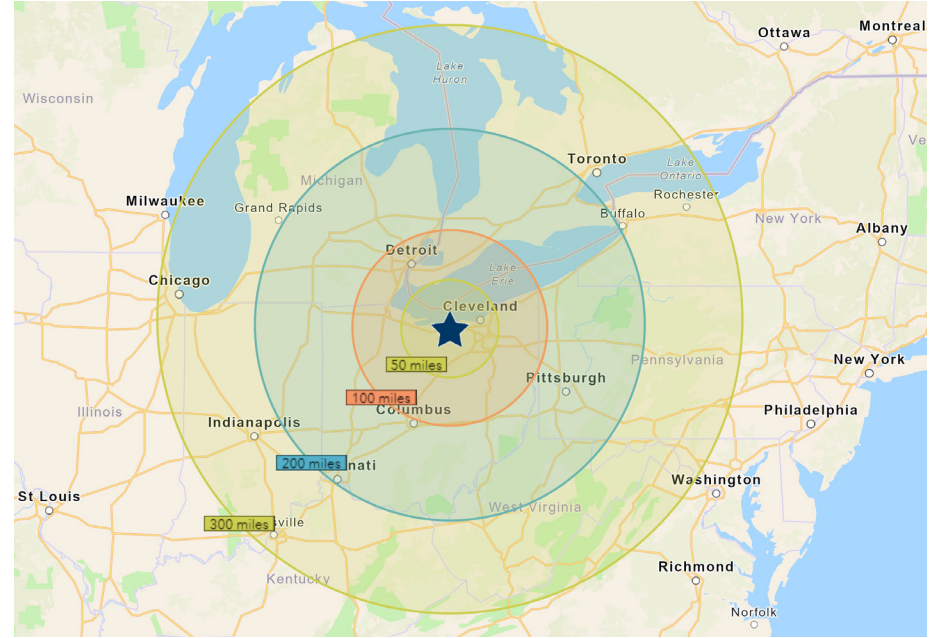
Lorain County is a county located in the northeastern portion of the U.S. State of Ohio. As of the 2020 census, the population was 312,964. The county has grown exponentially over the years since being founded in 1822 after merging portions of adjacent counties. Being the fourth largest county in Ohio by area with 923 square miles, multiple major interstates pass through including I-80 (Ohio Turnpike), I-90, and I-480.

PROPERTY DRIVE-TIME

DRIVE-TIME FROM NE OHIO

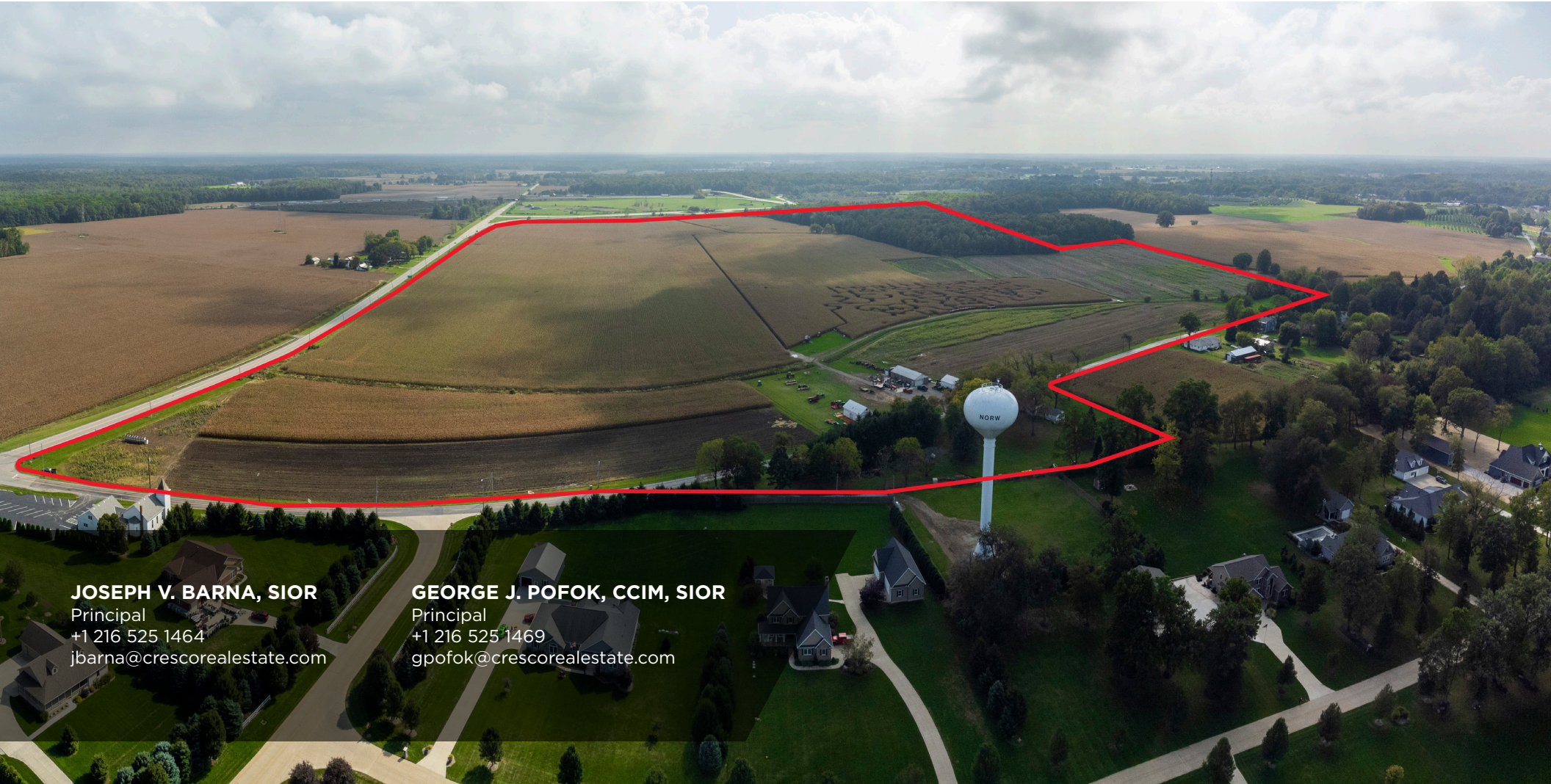


RADIUS MAP



REGIONAL ACCESSIBILITY

CITY	POPULATION	DISTANCE	DRIVE TIME
Cleveland	1,763,000	39 miles	41 m
Columbus	922,223	118 miles	2 h 3 m
Detroit	3,548,000	134 miles	2 h 3 m
Pittsburgh	1,702,000	155 miles	2 h 25 m
Cincinnati	1,746,000	224 miles	3 h 44 m
Indianapolis	1,807,000	293 miles	4 h 28 m
Louisville	624,890	324 miles	5 h 21 m
Chicago	8,865,000	309 miles	5 h 21 m
Toronto	6,197,000	329 miles	5 h 44 m
Washington D.C.	6,200,000	390 miles	6 h 25 m
Philadelphia	5,717,000	453 miles	7 h 9 m
New York	8,323,340	484 miles	7 h 38 m
Charlotte	2,054,000	537 miles	8 h 10 m



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