



# Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

## LAND FOR SALE

CROSSROADS PKWY & BASS PRO DR. / ARENA DR., ROSSFORD, WOOD COUNTY, OHIO 43460

### General Information

**Location :** Bass Pro Drive just East of Crossroads Parkway  
**Closest Intersection :** ½ mile South of St. Rt. 795, ½ mile North of St. Rt. 20  
**City :** Rossford  
**County :** Wood  
**State :** Ohio  
**Zoned :** Planned Commercial  
**Acreage :** 18.33 +/- Ac.  
**Buildings:** None

### Price Details

**Price :** \$47,500/Acre  
**Terms :** Cash/Conventional  
**Real Estate Taxes & Assmt. :** \$ 13,043.65/half

### Utilities

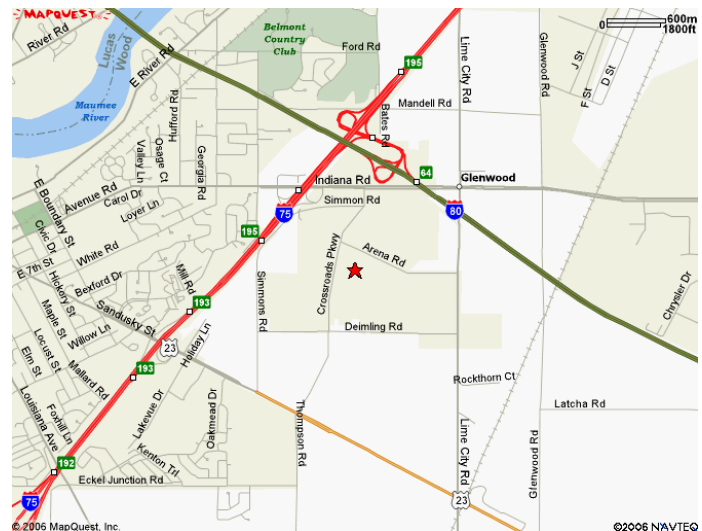
**Natural Gas :** Available  
**Electric :** Available  
**Water :** Available  
**Sewer:** Available  
**Storm:** Available

### Land Information

**Splits Available:** Approval of owner (pricing adjustment with splits)  
**Dimensions:** Irregular  
**Tax Parcel #:** T68-400-030000039500  
**Topography:** Level

### Comments

- Excellent development opportunity
- Minutes from Ohio Turnpike and I-75
- Minutes from major retailers Kohls, Home Depot, Target, Giant Eagle, Lowe's, Meijer, Wal-Mart, Best Buy and others
- Close proximity to **NEW BASS PRO SHOPS!**
- Additional adjacent acreage available



For More Information, Contact:

**Jerry Miller, CCIM**

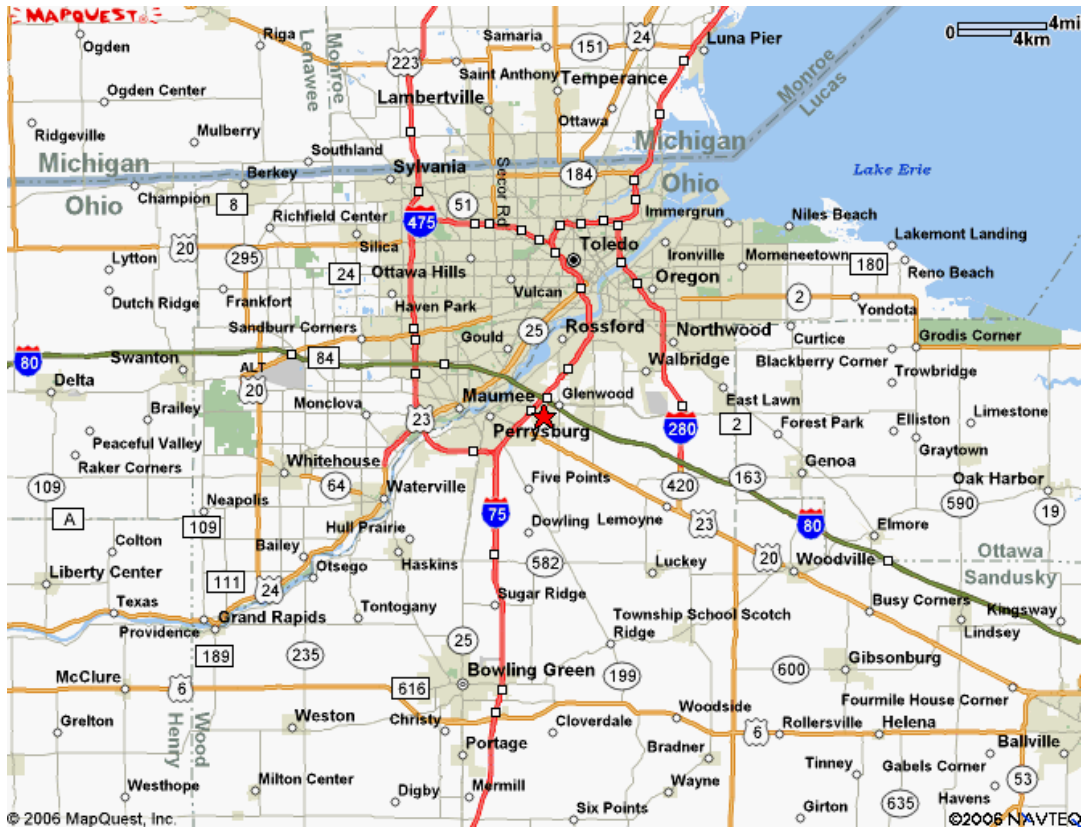
E-mail: [jerry@millerdiversified.com](mailto:jerry@millerdiversified.com)

P. 419.867.9119 Ext. 102 C. 419.392.6835



# Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924



All information as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.  
Last Updated: 6/23/11



# Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

