



# Miller Diversified Realty Corporation

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

## LAND FOR SALE

**CROSSROADS PARKWAY AND BASS PRO/E. ARENA DR., ROSSFORD, WOOD COUNTY, OHIO 43460**

### General Information

**Location :** Southeast corner of Crossroads Parkway and Arena Dr.  
**Closest Intersection :** ½ mile South of St. Rt. 795  
**City :** Rossford  
**County :** Wood  
**State :** Ohio  
**Zoned :** Planned Commercial  
**Acreage :** 54.57  
**Buildings :** None

### Price Details

**Price :** \$175,000/Acre  
**Terms :** Cash, Land Lease  
**Real Estate Taxes & Assmt. :** \$ 22,748.65/half

### Utilities

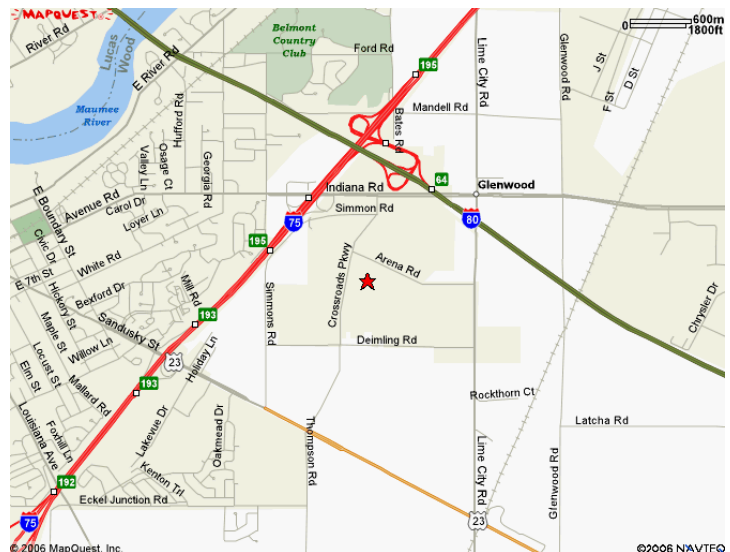
**Natural Gas :** Available  
**Electric :** Available  
**Water :** Available  
**Sewer :** Available  
**Storm :** Available

### Land Information

**Frontage:** 1600' +/- on Crossroads Parkway  
**Splits Available:** Approval of owner (pricing adjustment with splits)  
**Dimensions:** Irregular

### Comments

- Excellent development property with extensive frontage
- 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
- Across street from new **BASS PRO!**
- Additional acreage available



For More Information, Contact:

**Jerry Miller, CCIM**

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**Kurt Miller**

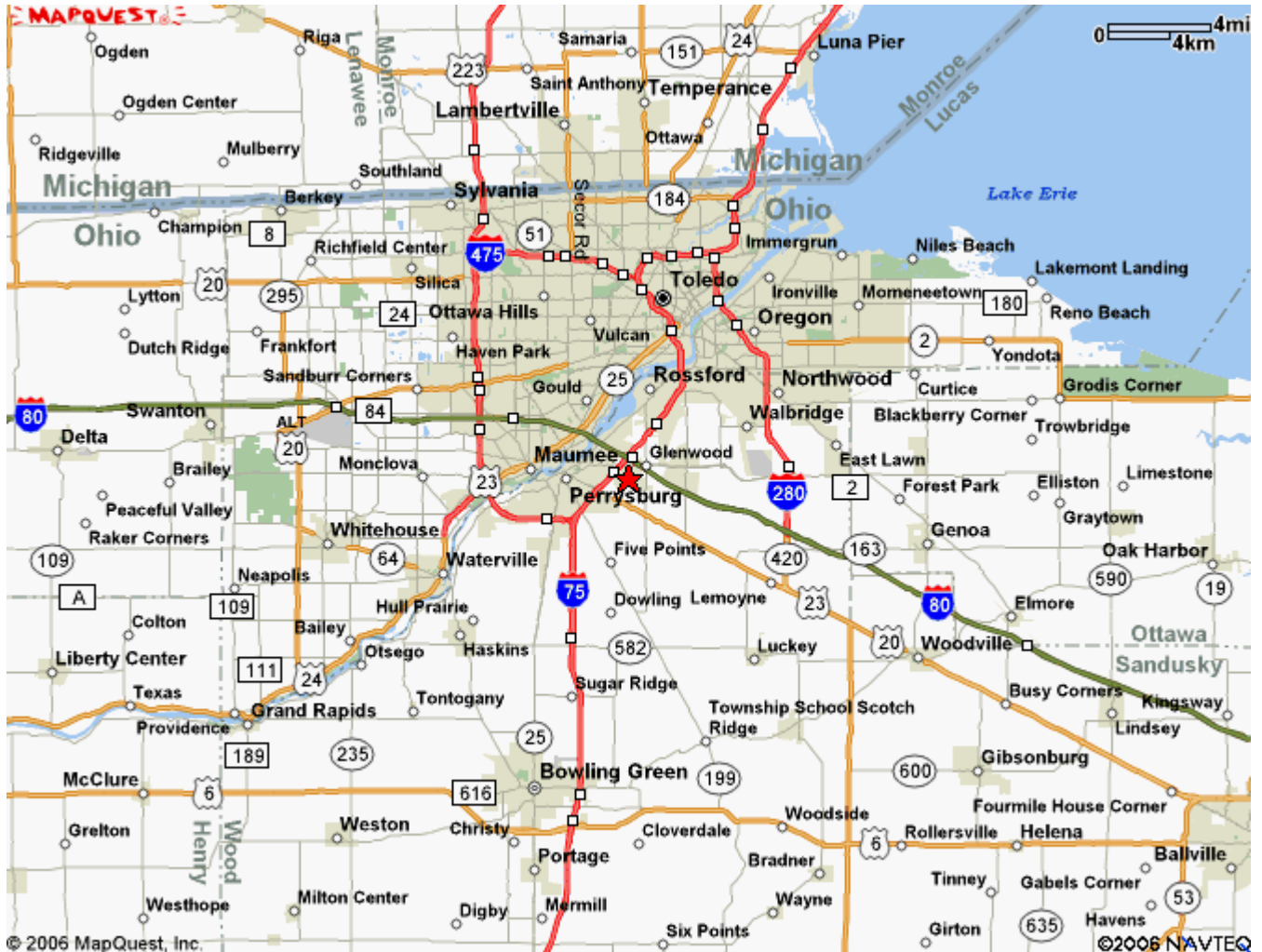
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## SITE DEVELOPMENT CONCEPT PLAN

