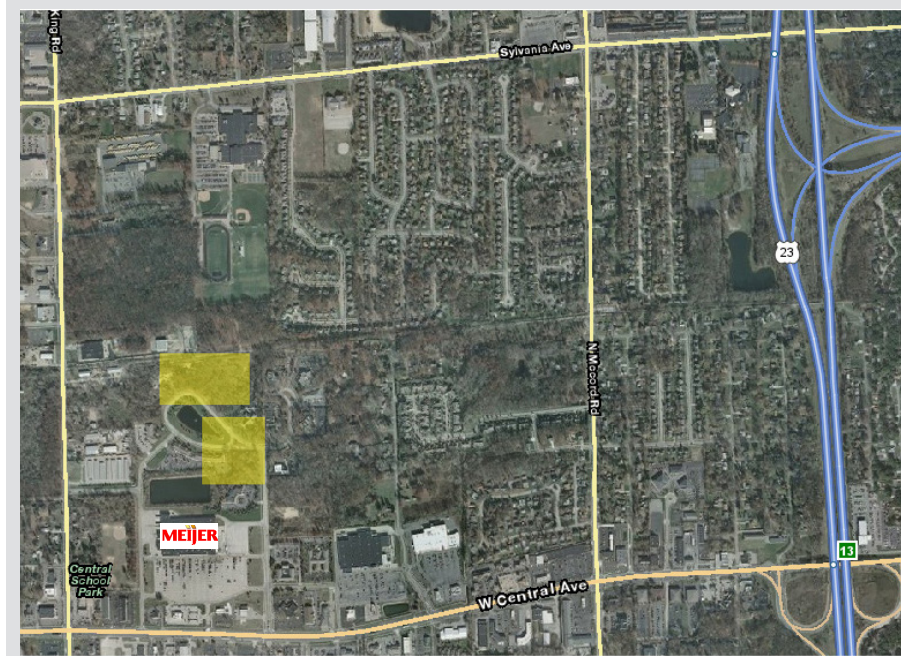


# COBBLESTONE WOODS

FOR SALE OR BUILD-TO-SUIT



Property Overview

## PROPERTY HIGHLIGHTS

- Secluded, upscale commercial development of 30 +/- acres subdivided into 10 lots all fronting 4-acre pond
- Adjacent to University Parks Trail
- Close proximity to I-475 / US 23
- Fiber optics available

## CONTACT:

Rod Bowe, Broker

419-601-1233

Rod.Bowe@RLGbuilds.com

## TERMS

Asking Price:	Lots range from \$150,000 / acre (see attached site map)	
Size / Acreage:	Varies - 5 lots available (see attached site map)	
Dimensions:	Varies	
Zoning:	C-4	
Improvements:	Fully improved	
Utilities:	<i>Electric:</i>	Toledo Edison
	<i>Gas:</i>	Columbia Gas
	<i>Sanitary Sewers:</i>	Lucas County / Sylvania Township
	<i>Telephone:</i>	Verizon or Buckeye Telesystems
	<i>Fiber Optics:</i>	Verizon or Buckeye Telesystems
	<i>Water:</i>	City of Toledo, 12"

## LOCATION:

Cobblestone Woods  
Sylvania Twp., Lucas County  
Toledo, Ohio

(Near Central Avenue &  
Meier Drive at Crossleigh Court  
and Portman Drive)

## AREA DEMOGRAPHICS

Distance to Expressway: 1 mile to I-475 / US 23

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