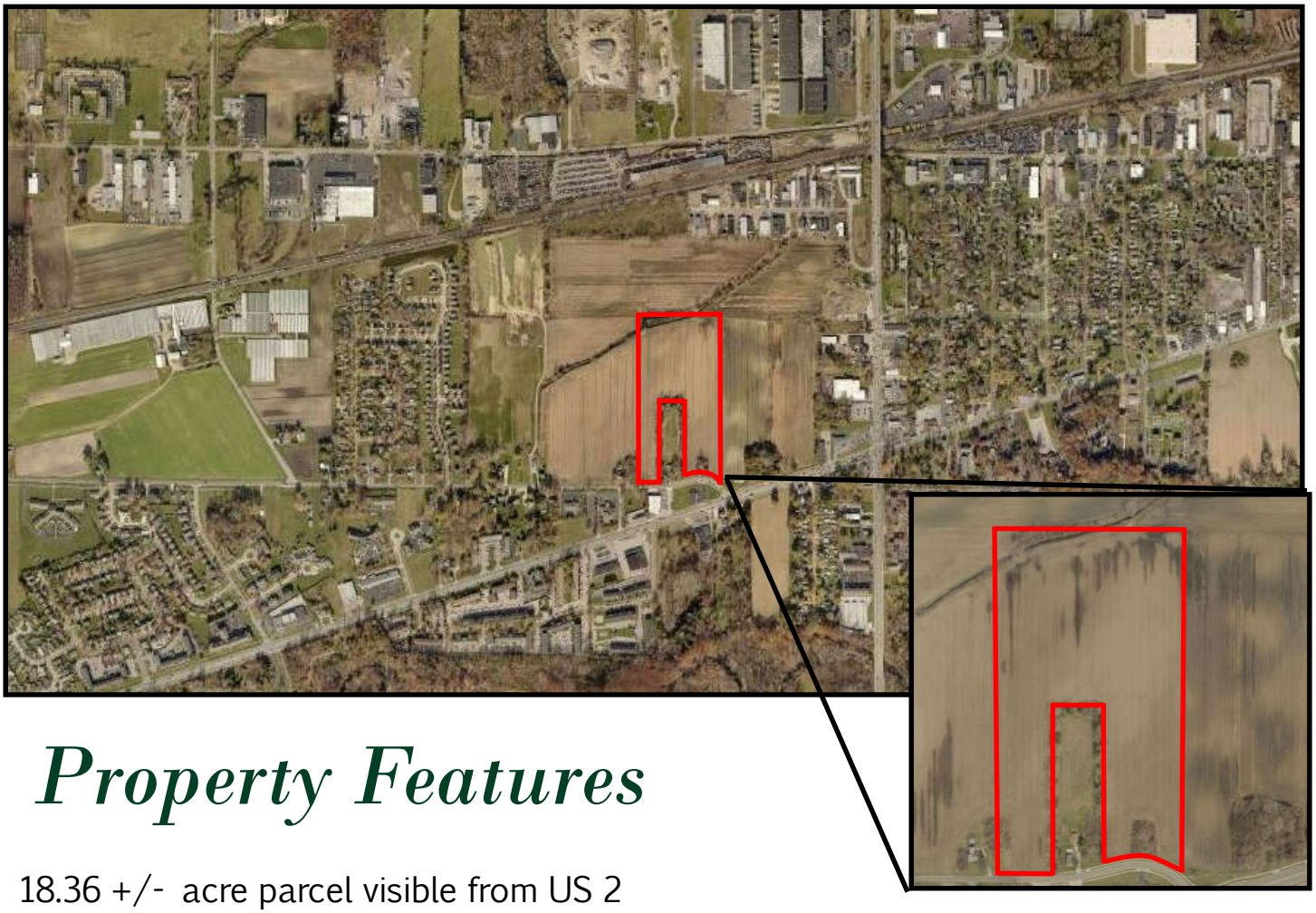
For Sale
$189,000

# 3772 Angola Rd

Toledo, Ohio 43615



## *Property Features*

- 18.36 +/- acre parcel visible from US 2
- Near by The University of Toledo Medical Center and Health Science Campus.
- Excellent development site
- Utilities on street


BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

**Customer Full** | **Land/Farm-Farm Crops**

**Status:** Active
**List Number:** 220011534

**List Price:** $189,000
**Original List Price:** 189,000
**Showing Start Date:** 04/16/2020
**VT:**

**Parcel #:** 20-05134
**Addl Parcel Numbers:**
**Previous Use:**
**Tax District:** 20

**Traffic Count PerDay:**
**Zoning:** Agriculture

**Acreage:** 18.36
**Minimum Acreage:**
**Minimum SF Avail:**
**Tillable Acres:**
**Lot Size (Front):**

**Lot Size (Side):**
**Lot Characteristics:**
**Max Contiguous SF Av:**
**Road Frontage:**
**Useable Acres:**

**Res Dwelling/Other Structure:** No
# of Dwellings:
**Year Built:**
**Building Sq Ft:**

**Year Remodeled:**
**# of Buildings:**
**Built Prior to 1978:** No
**Possession:**

***General Information***

**Address:** 3772 Angola Road
**Between Street:** South Ave & S Byrne Rd
**Subdiv/Cmplx/Comm:**
**Dist To Intersxn:**

**Unit/Suite #:**
**City:** Toledo
**County:** Lucas
**Multiple Parcels:**

**Zip Code:** 43615
**Corp Limit:** Toledo
**Township:** None
**School District:** TOLEDO CSD 4807 LUC CO.

***Financials***

**Gross Income:** 0
**Tax Abatement:** No
**Taxes (Yrly):** 2,528
**For Sale:** Yes
**For Lease:** No
**For Exchange:** No

**Tax Incentive:**
**Abatement End Date:**
**Tax Year:** 2019
**Price Per Acre:**
**Addl Acceptance Cond:** None Known

**Net Operating Income:** 0
**Total Expenses:** 0
**Assessment:**
**Mortgage Balance:**

***Features***

**Services Available:**
**Construction:**
**Miscellaneous:**
**MLS Primary PhotoSrc:** Realtor Provided

***Property Description***

Excellent development site. Utilities on street

***Sold Info***

***Sold Date:***
***DOM: 1***
***SP:***
***Sold Non-MLS: No***
***Selling Brokerage Lic #:***
***SlrCns:***
***SlrAst:***
***Sold Non-MLS:*** No

***April 16, 2020*** ***Prepared by: Randy J Best***

***Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2020 MLS and FBS. Prepared by Randy J Best on Thursday, April 16, 2020 1:23 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.***

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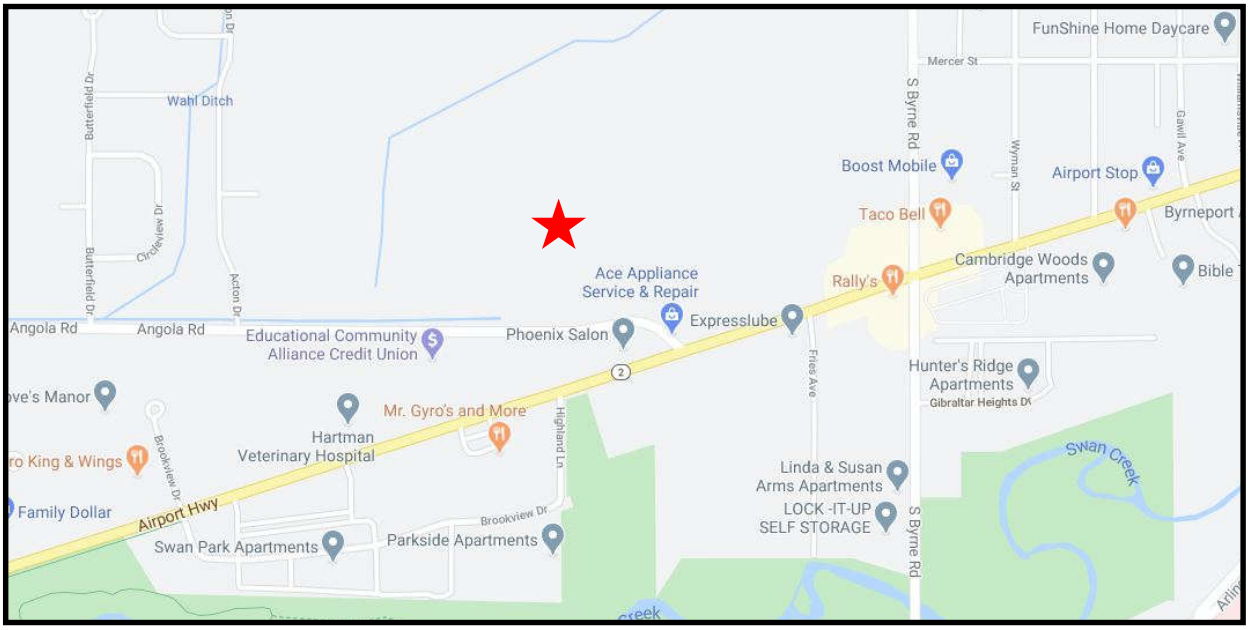


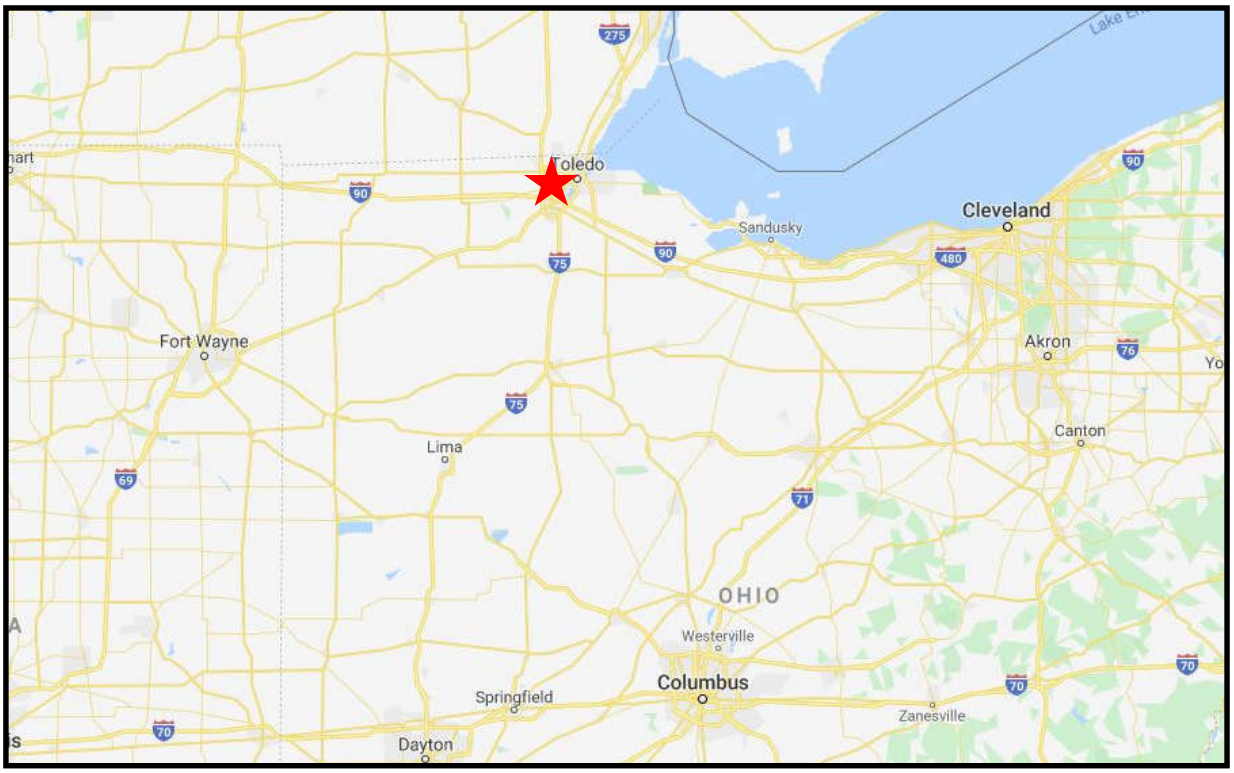



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# Demographic and Income Profile

Reynolds Corners
Reynolds Corners, Toledo, Ohio
Ring: 1 mile radius

Prepared by Esri
Latitude: 41.62575
Longitude: -83.63315

| Summary | Census 2010 | 2019 | 2024 |
|---|---|---|---|
| Population | 7,267 | 7,117 | 7,066 |
| Households | 3,649 | 3,601 | 3,581 |
| Families | 1,693 | 1,613 | 1,585 |
| Average Household Size | 1.99 | 1.97 | 1.97 |
| Owner Occupied Housing Units | 992 | 872 | 891 |
| Renter Occupied Housing Units | 2,657 | 2,729 | 2,690 |
| Median Age | 30.0 | 32.7 | 34.1 |
| **Trends: 2019 - 2024 Annual Rate** | **Area** | **State** | **National** |
| Population | -0.14% | 0.25% | 0.77% |
| Households | -0.11% | 0.29% | 0.75% |
| Families | -0.35% | 0.15% | 0.68% |
| Owner HHs | 0.43% | 0.63% | 0.92% |
| Median Household Income | 3.70% | 2.37% | 2.70% |

| | 2019 | | 2024 | |
|---|---|---|---|---|
| **Households by Income** | Number | Percent | Number | Percent |
| <$15,000 | 1,096 | 30.4% | 942 | 26.3% |
| $15,000 - $24,999 | 694 | 19.3% | 621 | 17.3% |
| $25,000 - $34,999 | 397 | 11.0% | 386 | 10.8% |
| $35,000 - $49,999 | 434 | 12.1% | 443 | 12.4% |
| $50,000 - $74,999 | 499 | 13.9% | 563 | 15.7% |
| $75,000 - $99,999 | 250 | 6.9% | 298 | 8.3% |
| $100,000 - $149,999 | 184 | 5.1% | 259 | 7.2% |
| $150,000 - $199,999 | 34 | 0.9% | 52 | 1.5% |
| $200,000+ | 12 | 0.3% | 16 | 0.4% |
| | | | | |
| Median Household Income | $25,189 | | $30,205 | |
| Average Household Income | $38,577 | | $45,637 | |
| Per Capita Income | $19,412 | | $23,001 | |

| | Census 2010 | | 2019 | | 2024 | |
|---|---|---|---|---|---|---|
| **Population by Age** | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 683 | 9.4% | 593 | 8.3% | 590 | 8.4% |
| 5 - 9 | 451 | 6.2% | 507 | 7.1% | 474 | 6.7% |
| 10 - 14 | 369 | 5.1% | 429 | 6.0% | 427 | 6.0% |
| 15 - 19 | 480 | 6.6% | 388 | 5.5% | 446 | 6.3% |
| 20 - 24 | 966 | 13.3% | 639 | 9.0% | 635 | 9.0% |
| 25 - 34 | 1,181 | 16.3% | 1,295 | 18.2% | 1,051 | 14.9% |
| 35 - 44 | 746 | 10.3% | 858 | 12.1% | 978 | 13.8% |
| 45 - 54 | 842 | 11.6% | 684 | 9.6% | 724 | 10.2% |
| 55 - 64 | 687 | 9.5% | 761 | 10.7% | 693 | 9.8% |
| 65 - 74 | 414 | 5.7% | 535 | 7.5% | 595 | 8.4% |
| 75 - 84 | 312 | 4.3% | 284 | 4.0% | 321 | 4.5% |
| 85+ | 136 | 1.9% | 142 | 2.0% | 130 | 1.8% |

| | Census 2010 | | 2019 | | 2024 | |
|---|---|---|---|---|---|---|
| **Race and Ethnicity** | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 3,149 | 43.3% | 2,738 | 38.5% | 2,560 | 36.2% |
| Black Alone | 3,430 | 47.2% | 3,609 | 50.7% | 3,684 | 52.1% |
| American Indian Alone | 15 | 0.2% | 15 | 0.2% | 16 | 0.2% |
| Asian Alone | 229 | 3.2% | 238 | 3.3% | 244 | 3.5% |
| Pacific Islander Alone | 2 | 0.0% | 4 | 0.1% | 4 | 0.1% |
| Some Other Race Alone | 132 | 1.8% | 151 | 2.1% | 159 | 2.3% |
| Two or More Races | 309 | 4.3% | 363 | 5.1% | 399 | 5.6% |
| | | | | | | |
| Hispanic Origin (Any Race) | 437 | 6.0% | 503 | 7.1% | 548 | 7.8% |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

April 16, 2020

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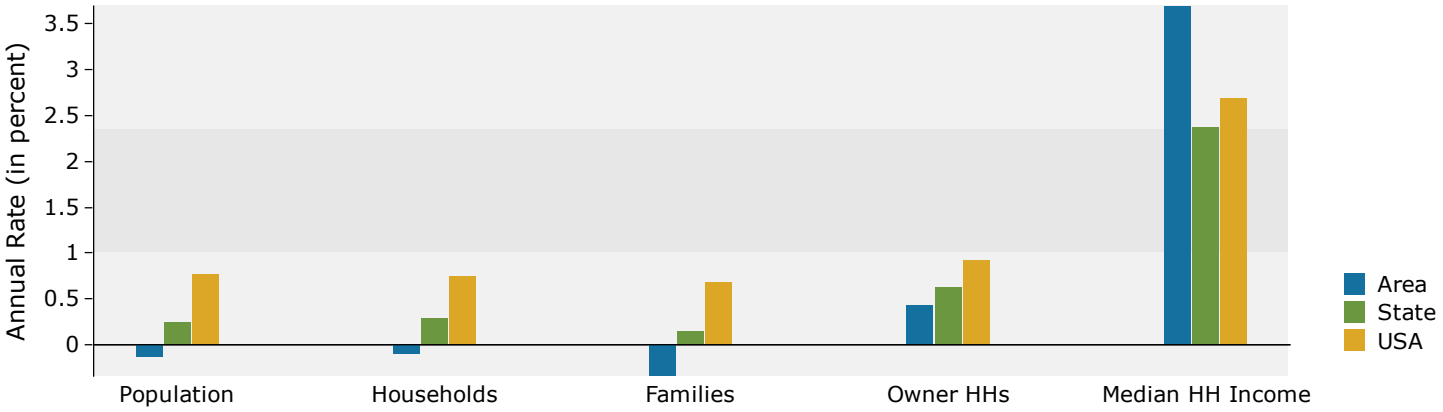
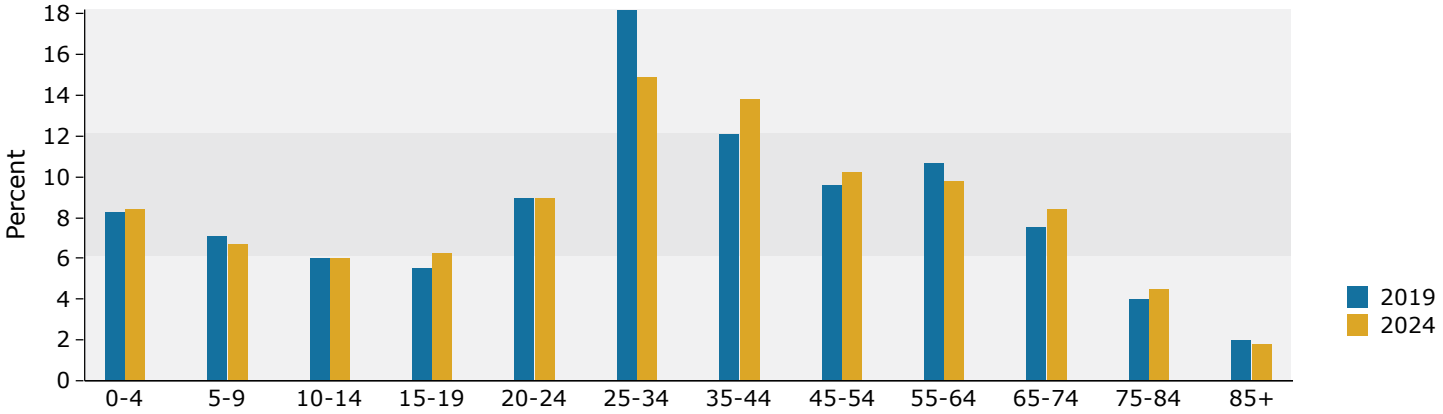
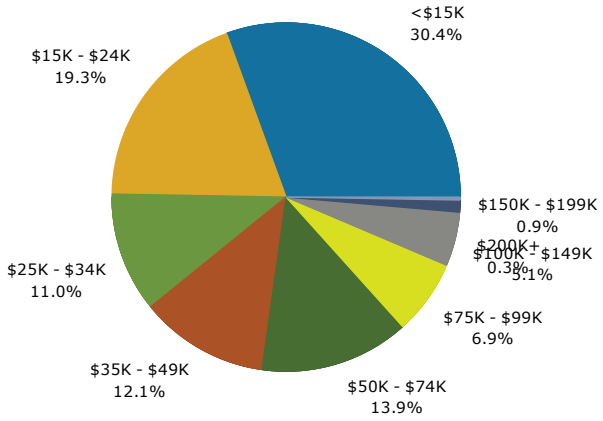
## Trends 2019-2024



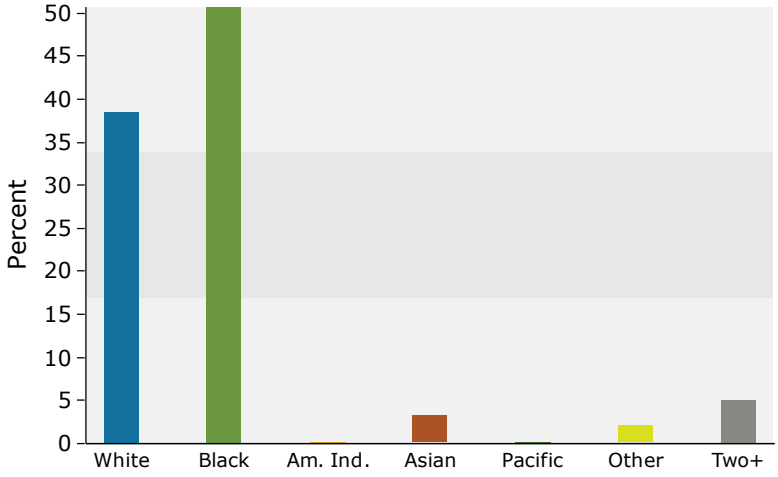

## Population by Age




## 2019 Household Income




## 2019 Population by Race




2019 Percent Hispanic Origin: 7.1%

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

April 16, 2020

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## And
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