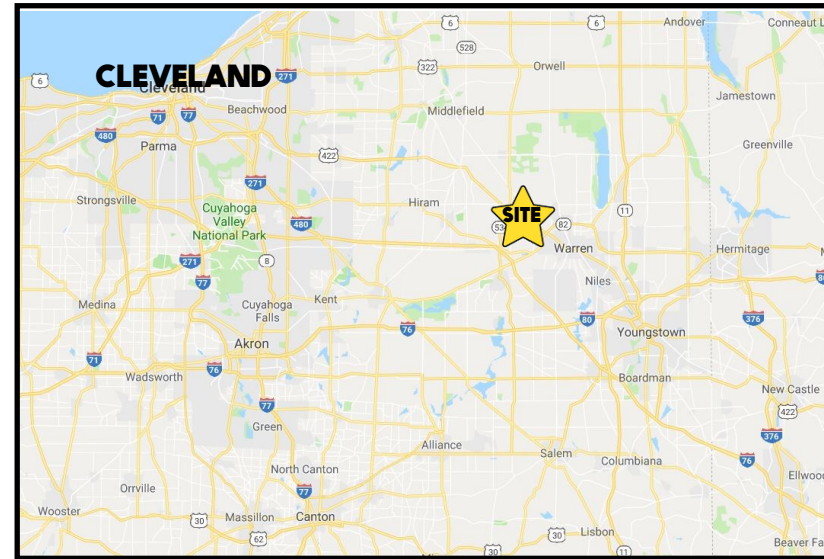
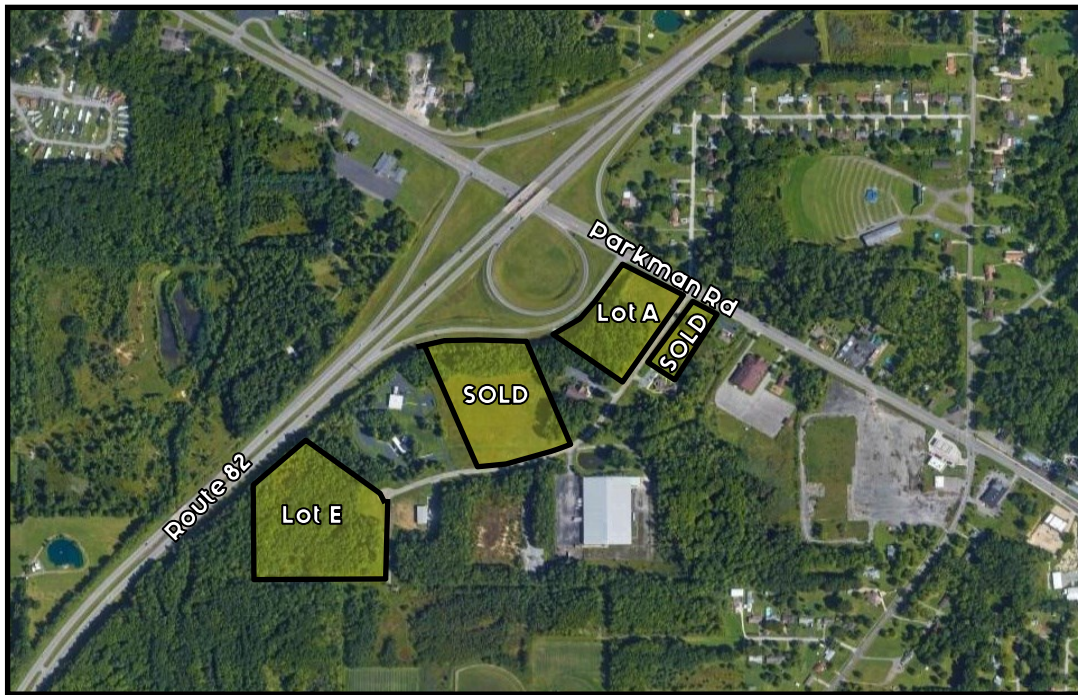


LOCATION

Enterprise Dr at US 422 and SR 5/82 bypass



TRAFFIC

SR 82 Rd = 11,629 VPD

US 422 = 9,385 VPD

HIGHLIGHTS

- Estate Sale - New Pricing
- 27 total acres, can be subdivided 3-11.6 acres
- At Parkman Rd and Warren's bypass
- 5 miles to Ohio Turnpike (I-80)
- Midway between Cleveland / Pittsburgh & New York /Chicago
- Tax Incentives Available

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

CONTACT

DAN CROUSE

330.647.0411

dan@themahoningvalley.com

GRIS HURLBERT

330.540.1965

wghurlbert@aol.com

www.PLATZREALTYGROUP.com



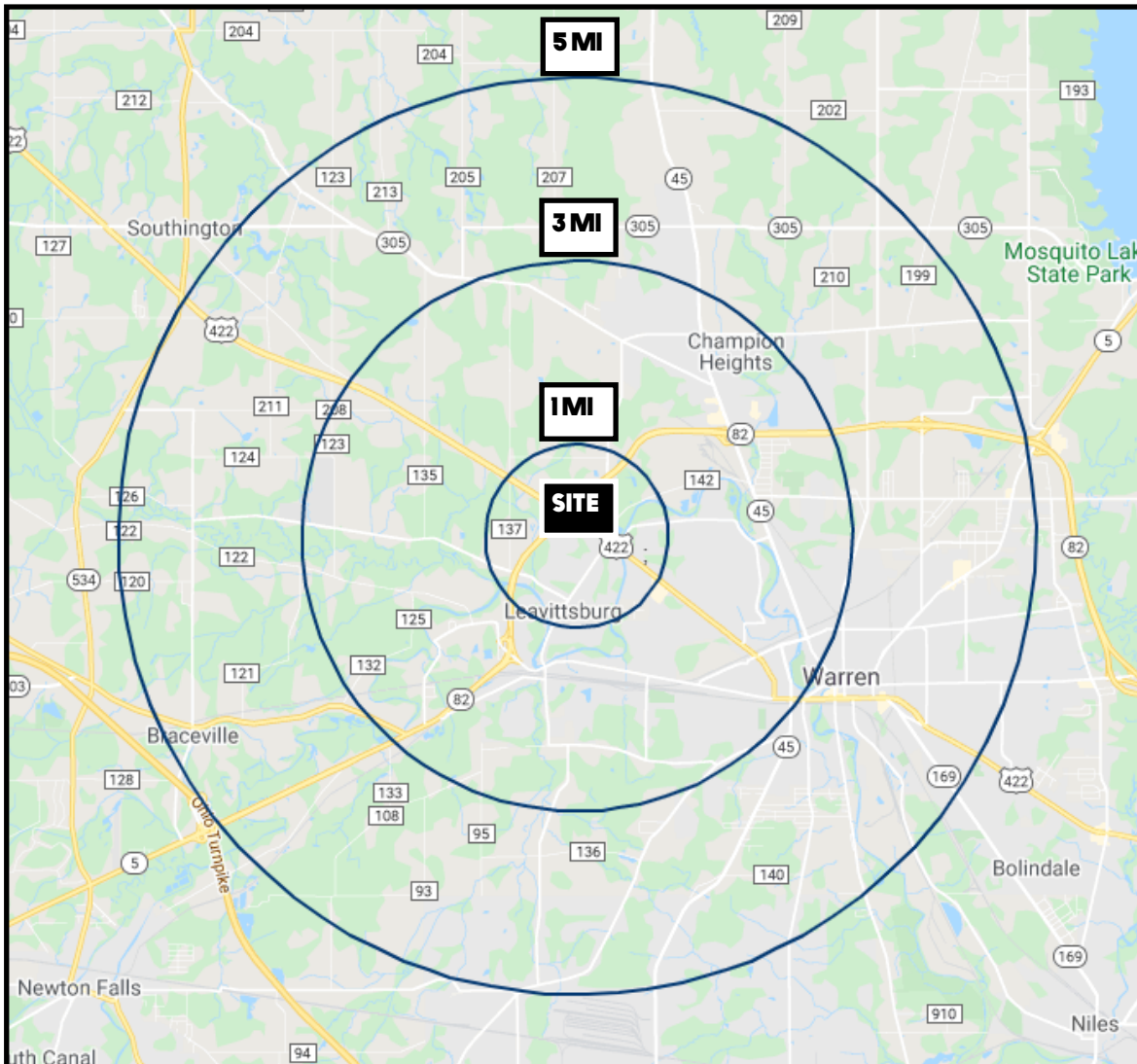
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,673	25,592	51,392
HOUSEHOLDS	1,087	9,951	20,580
AVERAGE AGE	42	40	41
MEDIAN HH INCOME	\$35,549	\$33,885	\$34,320

SITE INFORMATION

LOCATION	Warren City Trumbull County
PROPERTY TYPE	Land
ZONING	Manufacturing
PARCEL	40-221171
UTILITIES	Warren City, Dominion East Ohio, and Ohio Edison
ACREAGE	3-11.6 acres
PRICE	Lot A: 5.27 acres \$210,000 *will subdivide 3 acres \$130,000 Lot B: 1.25 acres SOLD Lot D: 9.2 acres SOLD Lot E: 11.6 acres \$160,000 *will subdivide 5 acres \$80,000

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