



FINE
& COMPANY LLC



Pamela Rose
AUCTION COMPANY, LLC

JUNE 9 • REAL ESTATE
AUCTION

TO BE SOLD SUBJECT TO A MINIMUM BID OF \$50,000



202 Acres of Exceptional Development Land

Don't miss this opportunity to join retailers, home builders
and office / industrial owners who have recently developed along the new
State Route 8 highway at the crossroads of Macedonia –
Boston Heights & Northfield Center Township in Summit County.

Bid YOUR price for prime development locations.

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312.278.0600



OPPORTUNITY

It is extremely rare to buy at auction a beautiful, high visibility, wooded 202 acres development opportunity strategically located in this developing corridor between Cleveland and Akron with zoning for retail/business, single family and industrial.

Recent area improvements to the south include the new Costco which opened 2016, 750,000 ft Arhaus World Headquarters & Distribution Center, the new Akron Children's Hospital pediatric health and urgent care center opened in September 2019, Baymont Hotel. To the east are many completed residential communities.

LOCATION

Outstanding exposure and visibility to 45,000 VPD on the east side of State Route 8 the major highway connecting Cleveland and Akron, 1 mile southeast of I-271/SR 8 interchange, 1 mile north of I-80/SR 8 with a portion of the property in the Town of Boston Heights and Northfield Center Township in Summit County. The property is less than a half mile south of the Macedonia retail hub including Lowes, Home Depot, Best Buy, Target, Burlington Coat Factory, Kohl's, McDonalds, Chili's, Jimmy John's, Starbucks, Walgreens, Chick-fil-A and many more.

The property is easily accessible from Hines Hill Road (South) and Twinsburg Road bisects the property near the north boundary. The property is 13 miles north of Akron & 18 miles southeast of Cleveland

| POPULATION | 2019 | PROJECTION 2024 |
|---------------------|-----------|-----------------|
| 1 MILES | 3,165 | 3,153 |
| 3 MILES | 15,678 | 15,768 |
| HOUSEHOLDS | 2019 | PROJECTION 2024 |
| 1 MILES | 1,231 | 1,226 |
| 3 MILES | 5,667 | 5,714 |
| TOTAL HOUSING UNITS | OWNER | RENTER |
| 1 MILES | 1,161 | 70 |
| 3 MILES | 5,039 | 5,117 |
| INCOME | MEDIAN | AVERAGE |
| 1 MILES | \$103,691 | \$123,530 |
| 3 MILES | \$94,037 | \$116,473 |

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Bidding Procedures:

Bidding is via sealed bid auction with bids due no later than 2:00 p.m.- Central Time, on June 9 by electronic delivery. See Bidder's Information Packet for details.

Certified Funds Required to Bid: \$15,000

Inspection Opportunities:

You may inspect at any time. Please contact us in advance to sign a waiver of responsibility before you enter the property. Please call 312.278.0600, extension 101.

Bidder's Information Packet:

A detailed Bidder's Information Packet has been assembled which contains pertinent information related to the property, the auction and the Terms of Sale. The Packet will be available via email for \$30.00 at info@FineAndCompany.com. The purchase of a Bidder's Information Packet is required in order to bid at the auction.

Terms of Sale:

The auction is conducted subject to the Terms of Sale and Purchase Contract included in the Bidder's Information Packet.

Buyer's Premium:

A 10% buyer's premium will be added to the final high bid price per the Terms of Sale.



Broker Participation Invited:

A 2% Buyer's Agent fee based on the bid price will be paid by the seller to the Realtor®/broker whose properly registered buyer closes on the property. Please refer to the Terms of Sale or contact us at 312.278.0600 for buyer agent registration requirements.

Agency Disclosure:

Pamela Rose Auction Company, LLC is a licensed Ohio Real Estate Brokerage and Auction Company in cooperation with Fine & Company LLC Licensed Ohio Broker and Auctioneer, Pamela K. Rose (419) 865-1224
Pamela K. Rose Auction Company, LLC
5825 Weckerly, Whitehouse, OH 43571

Disclaimer:

The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, REAL ESTATE TAXES ARE APPROXIMATE.

All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.



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