

# VACANT LOTS FOR SALE



**4.01 ACRES**  
**WEST SALEM ROAD**  
**BURBANK, OH 44287**  
**SALE PRICE: \$85,000**



## PROPERTY HIGHLIGHTS

- Asking Price: \$85,000
- Total Acreage: 4.01 acres
- Price Per Acre: \$21,197 an Acre
- 170 FT of Frontage on West Salem
- No Zoning (There are a few County Restrictions that need to be Followed) | Wayne County | Congress Township
- Potential Uses: Single Family Home or Farm Land
- 2024 Annual Real Estate Taxes: \$104.96
- (2) Separate Parcels - PPN 21-00332.004 | PPN 21-00332.003

## PARCEL BREAKDOWN

- Parcel 1 - 2.51 AC - Asking Price is \$55,000 (\$21,912 an acre)
- Parcel 2 - 1.50 AC - Asking Price is \$30,000 (\$20,000 an acre)

## LISTING AGENTS

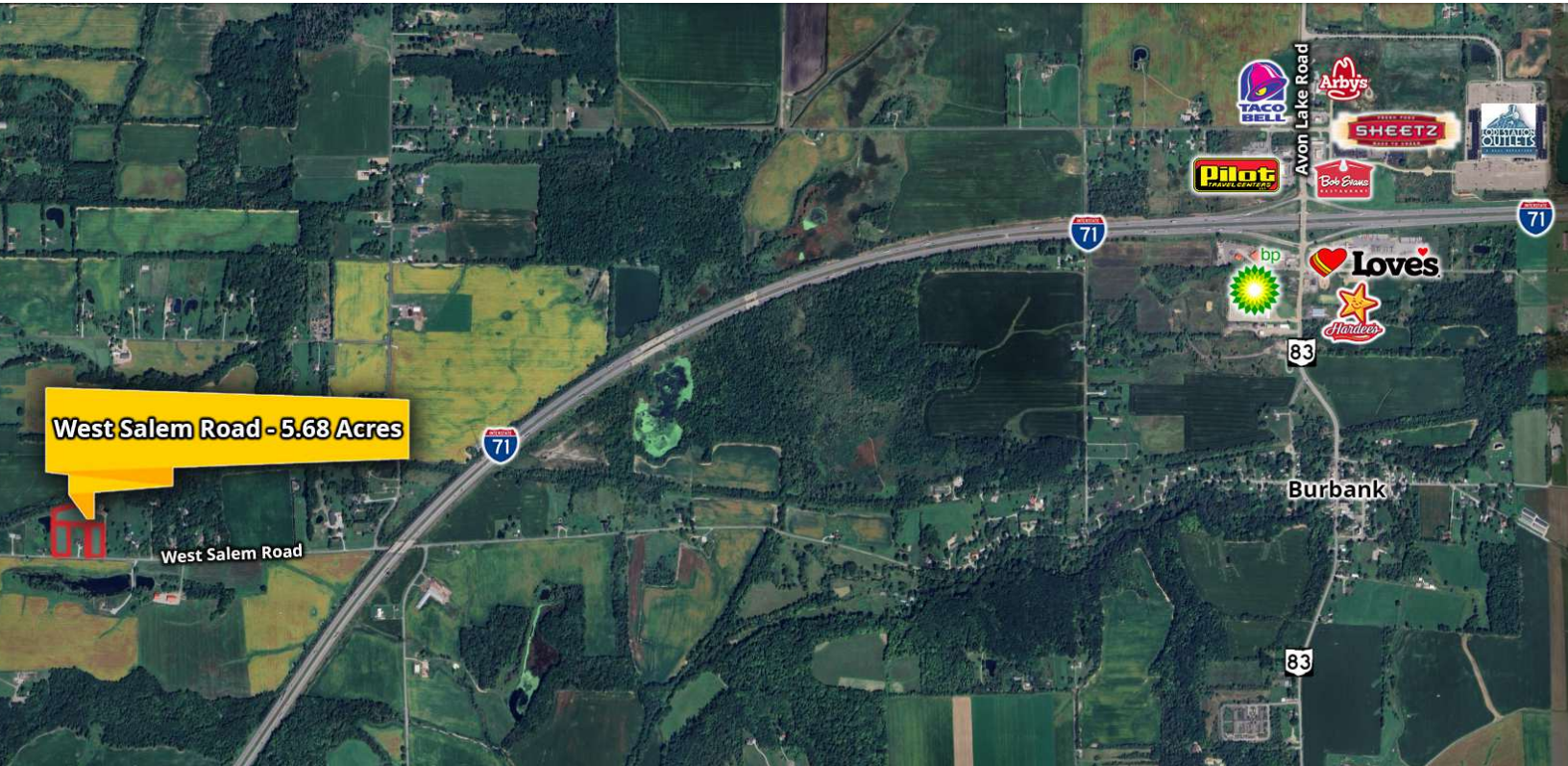
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## PROPERTY OVERVIEW

The 4.01 Acres on West Salem Road consists of 2 parcels West of the I-71 freeway. These parcels are situated in Congress Township and are ideal for someone looking to build a single family home or use for agricultural farmland. Parcels can be sold together or separately.

## LOCATION OVERVIEW

West Salem Road is in Burbank, Ohio, in Northern Wayne County. It is situated just 2.5 miles (4 minutes) Southwest of the I-71, SR-83 interchange. This interchange is the home of the Lodi Station Outlet and many other Fast Food & Gas Station Services.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	143	630	2,551
Total Population	399	1,754	7,004
Average HH Income	\$81,682	\$81,372	\$85,792

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*

