

# 3 PARCELS OF LAND AVAILABLE ON KELSO DRIVE



**KELSO DRIVE  
KENT, OH 44240**

**SALE PRICE: \$226,000 - \$595,000**



## PROPERTY HIGHLIGHTS

- 7.25 Acres Total
- Lot 1: ±1.74 Acres = \$259,000 | Frontage ±275' and Depth ±270'
- Lot 2: ±1.52 Acres = \$226,000 | Frontage ±560' and Depth ±189'
- Lot 3: ±3.99 Acres = \$595,000 | Frontage ±1,000' and Depth ±250'
- Utilities: Available at Street
- Zoning: T-C (Town Center)
- Highway Access: 0.4 Miles from I-76
- Annual Real Estate Taxes: Lot 1 = \$2,030.96; Lot 2 = \$1,144.00; Lot 3 = \$2,499.00

## Permitted Uses:

- Single-family detached and attached dwellings
- Multi-family dwellings (up to 4 units per acre)
- Apartments within mixed-use buildings (up to 4 units per acre)
- Retail establishments and office spaces
- Personal service businesses (salons, small service shops, etc.)
- Studios (art, music, photography)
- Theaters, auditoriums, and assembly halls
- Social, civic, fraternal, or union facilities
- Mixed-use structures combining permitted uses
- Accessory buildings and regulated signage

## LISTING AGENTS

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# 3 PARCELS OF LAND AVAILABLE ON KELSO DRIVE



**KELSO DRIVE  
KENT, OH 44240**

**SALE PRICE: \$1,080,000**



## PROPERTY OVERVIEW

Excellent vacant land opportunity in Brimfield, Ohio. The 3 parcels total approximately 7.25 acres and is zoned T-C, allowing for a wide range of residential, commercial, and mixed-use development options. Ideal for investors or developers seeking a flexible zoning designation in a growing area with convenient highway access. Suitable for residential, neighborhood retail, or mixed-use projects.

## LOCATION OVERVIEW

Vacant commercial land located off Kelso Drive in Kent, OH, just off Tallmadge Road and State Route 43. The property is only 0.4 miles from Interstate 76, offering excellent access to Akron, Cleveland, and surrounding areas. Visible, nearby retail and residential uses, and convenient highway access make this site ideal for commercial or mixed-use development.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,895	20,297	70,974
Total Units	1,700	9,161	31,211
Median Income	\$78,621	\$72,541	\$68,782

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