

± 61 ACRES OF VACANT LAND FOR SALE



TALLMADGE ROAD
KENT, OH 44240

SALE PRICE: \$1,542,200



PROPERTY HIGHLIGHTS

- Available: 61 Acres
- Price per AC: \$25,000
- Frontage: ±130 | Depth: ±3,300
- Permitted Uses: Low-Density Single-Family Homes
- Zoning: R-1
- Highway Access: 1 Mile from SR-261
- Annual Real Estate Taxes: \$1,201.67



LISTING AGENTS

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PROPERTY OVERVIEW

This 61-acre site in Kent (Rootstown Township) presents a compelling opportunity for residential development in a stable, university-driven market anchored by Kent State University. Positioned just minutes from Akron with convenient access to Cleveland, the property benefits from strong regional connectivity and consistent housing demand. The site is served by the highly regarded Kent City School District, known for its strong academic programs and community support, enhancing long-term appeal for families. Zoned for low-density residential use in Rootstown Township, the property allows for approximately 0.67 units per acre, supporting a thoughtfully planned single-family development with an estate-style layout. With a steady population base driven by the university and surrounding employment centers, this site is well-positioned for a desirable residential community.

LOCATION OVERVIEW

Site is approximately 1 mile from State Route 261, 2 miles from State Route 43, and about 3 miles from Interstate 76, providing convenient regional access.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	1,014	6,879	23,065
Total Units	428	2,953	10,450
Median Income	\$89,729	\$90,450	\$70,340

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





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ZONING OVERVIEW

Rootstown Township R-1 Zoning

The R-1 zoning district in Rootstown Township is designated for low-density residential development. The minimum lot size requirement is 1.5 acres per dwelling unit, which equates to approximately 0.67 units per acre. In practical terms, this allows for one single-family home per 1.5 acres.

For larger parcels, this translates to an estimated yield of approximately 6 to 7 lots on 10 acres, 13 lots on 20 acres, and roughly 40 lots on 60 acres, prior to accounting for infrastructure and development constraints. It is important to note that these figures represent gross density. Actual subdivision yields are typically reduced by 10–25% due to road right-of-way, stormwater management, setbacks, and other site-specific requirements.

Overall, the R-1 district reflects a low-density, estate-style residential development pattern.

