



# DEVONSHIRE | REIT II™

- Presents -

## The Villages at Waterville Landing



Sold Acreage

For Sale-Available Acreage

### General Information

Located near State Route 24 and State Route 64 in Waterville, OH 43566 in a 400 ac Mixed-Use Development. All parcels have frontage/access on Pray Blvd.

Avg. Daily Count St. Rte. 24 – 22,900  
Avg. Daily Count St. Rte. 64 – 12,500  
(based on 2016 data, likely to have increased)

### For Sale 86.5 Total Acres

Available at \$35,000/ac if all acreage is purchased in one transaction.  
Great deal! (Comparable sales available upon request)

- 1) 41.5 ac – Zoned C-4 - \$50,000/ac
  - 2) 37.1 ac – Zoned C-3 - \$60,000/ac
  - 3) 7.9 ac – Zoned C-3 - \$90,000/ac
- Acreages are approximate. Parcels can be split further for added per acre cost. Call for more info.

Waterville Landing  
Retail Shopping Center  
Retail Tenants on next page

For Sale  
41.5 Acres

Option 1

Option 2 Pray Blvd. Extension

For Sale  
37.1 Acres

For Sale  
7.9 Acres

meijer

Midland Title  
Trustee for  
Mercy Health  
System

Retail Ctr

STORYPOINT  
Shine. Everyday

Waterville Place  
Apartments

Future Housing  
Development

Future Housing  
Development

Fiddler's  
Green

Farnsworth  
Village

WATERVILLE-MONCLOVA RD

DUTCH RD

Miller  
Pinch  
& Associates, Inc.  
Engineers - Surveyors  
Planners  
1885 Woodlands Drive P.O. Box 68 Sumner, Ohio 43557  
Phone: (615) 883-3686  
Fax: (615) 883-3682  
www.millerpinch.com  
with additional offices located in Columbus & Delphos, Ohio and Jackson, Michigan

REVISED: 01-11-10 PROJECT No.: 10E04732A 10-04732APROPOS DATE: 05-30-11

7-31-10 ADDED SPEEDWAY AND RITE AID  
REVISIONS

### Utilities:

- Gas: Available – High Pressure, Waterville Gas Co.
- Water: Available – 12" line

- Storm Sewer: Available – 18"-42" lines
- Sanitary Sewer: Available – 21" line

- Electric: Available – Toledo Edison/First Energy

\*Availability and ability to tap all public utilities are subject to Purchaser's confirmation of the same. Acreages are approximate and parcel dimensions are irregular. Survey is available.

**CONTACT: Gary Yunker, VP Project Development at Devonshire REIT II, Inc. • Gary.Yunker@devreit.com • phone: (567) 246-5331 • fax: (419) 877-1012**

Features, Comments and Qualities

- High visibility to State Route 24 and only minutes away from all the area has to offer. (See Area Map)
  - Located on going home and to work sides of State Route 64. Easy ingress/egress from Pray Blvd. with signalized intersection.
  - Optimal location for retail, restaurants, and fast food. Whether free-standing or drive thru.
  - Parcels adjacent to a top producing Kroger Marketplace and a future Meijer Store.
  - The median family income is \$87,328 \*
  - Occupations of Business/Finance, Professional/Administrative, Computer Science/Technology, Science/Engineering, Healthcare/Social Assistance, Transportation/Warehousing, Construction/Manufacturing and Education make up over 50% of the population. \*
  - The City of Waterville is well connected to other growing suburbs like Perrysburg, Perrysburg Township and Bowling Green via a newly constructed Waterville Bridge over the Maumee River.
  - All within a 400-acre Mixed-Use Development which includes all types of residential, office, retail, and banking.
- \* DATA COMPILED IN A 5 MILE RADIUS FROM 8750 WATERVILLE-SWANTON RD, WATERVILLE, OH 43566 (2018 Data)

Residential Projects in Waterville Landing (Walking Distance)

- StoryPoint Senior Living – 168 Housing Units – <https://www.storypoint.com/community/waterville-oh/>
- The Colony at Waterville Landing – 108 Villas - <http://www.watervillecolony.com/home.html>
- Waterville Place Apartments – 252 Apartments - <https://www.steedmanapts.com>
- Farnsworth Village – Plat 1 with 15 Single-Family Homes – Plat 2 with 16 Single-Family Homes - <https://www.doughowardbuilders.com>
- Fiddler’s Green – 66 Villas - <https://www.doughowardbuilders.com>
- ONLY THE START - Plans in the works for other future residential developments within Waterville Landing

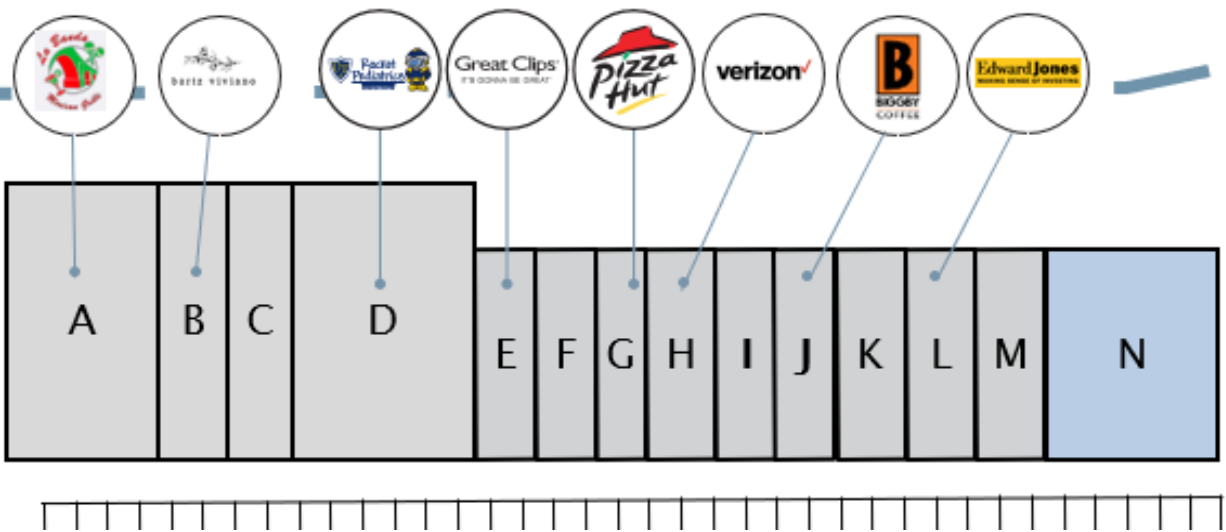
Map Key

Waterville Place Apartments

Farnsworth Village

Fiddler’s Green

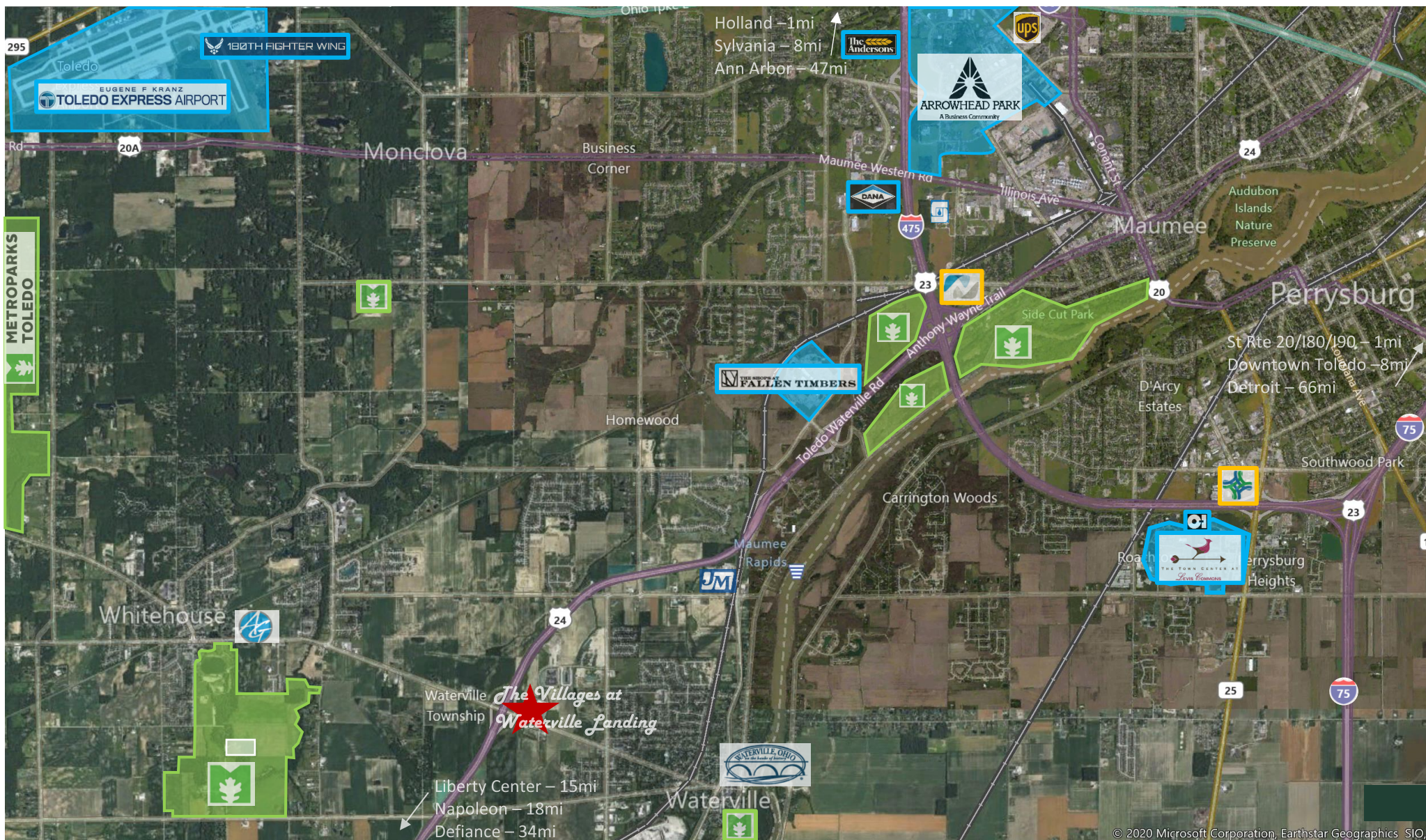
Waterville Landing Retail Shopping Center Tenant Layout



A	La Banda Mexican Grille	4,128
B	Bartz Viviano Flowers and Gifts	2,293
C	ProMedica Physician Group	1,831
D	Rocket Pediatrics-UT Health	4,950
E	Great Clips	1,260
F	China King	1,400
G	Pizza Hut	1,120
H	Verizon Wireless	1,540
I	Sanhville Nail Salon	1,400
J	Biggby Coffee	1,400
K	Advanced Eye Care	1,500
L	Edward Jones – FA: Dave Riggerbach	1,450
M	PT Link – Physical Therapy	1,450
N	Available Soon	4,000



## Area Map



### Points of Interest:

- Toledo Express Airport and Air National Guard 180<sup>th</sup> Fighter Wing – 8mi
- Arrowhead Park – A Business Community – 8mi
- Dana Corp. – 6.5mi
- Owens Illinois – 7.5mi
- The Andersons – 8mi
- The Shops at Fallen Timbers – 4.5mi
- The Town Center at Levis Commons – 7.5mi

## Hospitals:

- McLaren St. Luke's Hospital – 6.5mi
- Mercy Health – Perrysburg Hospital – 8.5mi

## Metroparks:

- Side Cut Metropark – 6mi
- Fallen Timbers Battlefield Metropark – 5mi
- Oak Openings Preserve Metropark - 7.5mi
- Farnsworth Metropark – 3mi
- Blue Creek Metropark – 3.5mi
- Cannonball Prairie Metropark – 6mi

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