


# Client Detail Report

Listings as of 01/26/11 at 4:27pm


<b>Active 01/11/11</b>	<b>Listing # 20110173</b> <b>County: Erie</b>	<b>State Route 250 Huron, OH 44839</b> <b>Cross St: Fox</b>	<b>Listing Price: \$549,000</b>	
	<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	Land,Comm
	<b>Area</b>	Huron	<b>Township</b>	Huron
	<b>Parcel ID</b>	41-00064.000	<b>Price/Acre</b>	\$216,141.73
			<b>Lot Sq Ft (approx)</b>	110642
			<b>Lot Acres (approx)</b>	2.540

**School System** Perkins

**Directions** Just South of Kalahari at the Southwest corner of Rte 250 and Fox Road.

**Marketing Remark** Location, Location, Location! This prime 2.5 Acre parcel is located on the fast developing State Route 250 corridor just south of Kalahari Resort and Waterpark (America's Largest indoor waterpark). The property is also at the entrance of NASA property! The property is available for build to suit, land lease or sale. Corner parcel with great visibility and Route 250 frontage. (Broker is part principle)

<b>Zoning</b>	400-Commercial Vacant Land	<b>Lot Dimensions</b>	349 ft X 279 ft X 357 Ft X 296ft approx
<b>Frontage</b>	349ft.	<b>Lot Description</b>	Corner
<b>Flood Plain</b>	Unknown	<b>Soil Erosion</b>	Unknown
<b>Utilities</b>		<b>Sewer</b>	Yes - Across Street
<b>Water</b>	Yes		
<b>Electric</b>	Yes		
<b>Financial Information</b>		<b>Tax Year</b>	2010
<b>1/2 Year Taxes</b>	2,661.10		
<b>Possession</b>	At Closing		

<b>Presented By:</b>	<b>Edmond A Hoty</b>	<b>Edmond Hoty Real Estate</b>
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U.S. Patent 6,910,045

