

Commercial Sites for Development

US 250 | Sandusky OH 44870



Property Highlights

- Up to 28 acres of vacant land
- Zoned commercial (C-2)
- Owner will subdivide to suit (minimum 1 acre)
- Flexible lot layouts to fit any need
- Access to traffic signal and public utilities
- Located on US 250 (Milan Road), 1 mile south of SR 2, and 3 miles north of Ohio Turnpike
- Just minutes from Cedar Point Amusement Park and Great Wolf Lodge Indoor Waterpark Resort
- Directly across from Kalahari Resorts
- Next to Sandusky RV Resort (+/- 215-site RV park opened in 2024)



Kalahari Resort Sandusky Facts:

- 220,000 sq. ft. indoor waterpark
- Outdoor waterpark
- 890 rooms and suites
- 215,000 sq. ft. convention center
- Full service Spa Kalahari
- Safari Outdoor Adventure Park
- Six on-site restaurants
- Visit www.kalahariresorts.com/ohio for more details

**Information courtesy of KalahariResorts.com*



Contact:
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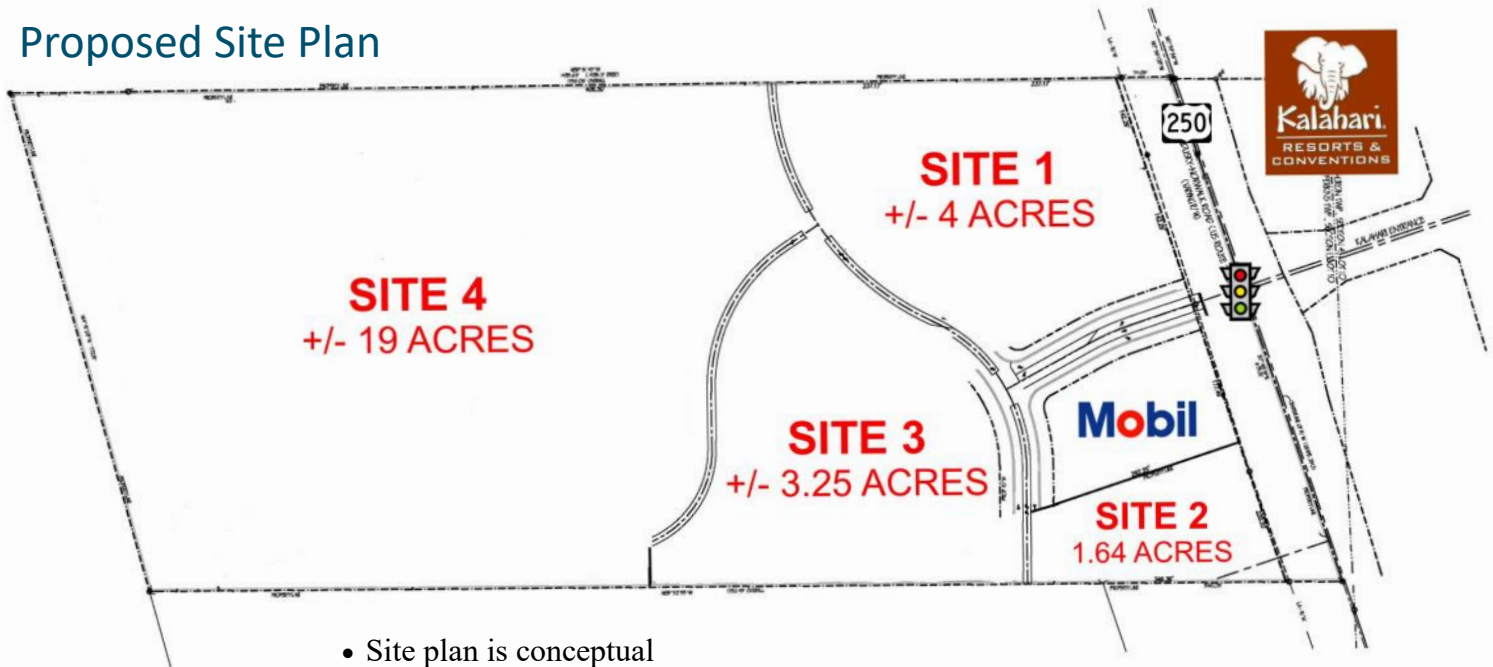
5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | www.hoty.com |

Brokerage | Leasing | Project Development | Construction Management | Site Selection | Consulting

Proposed Site Plan | Pricing

Up to 28 Acres on US 250

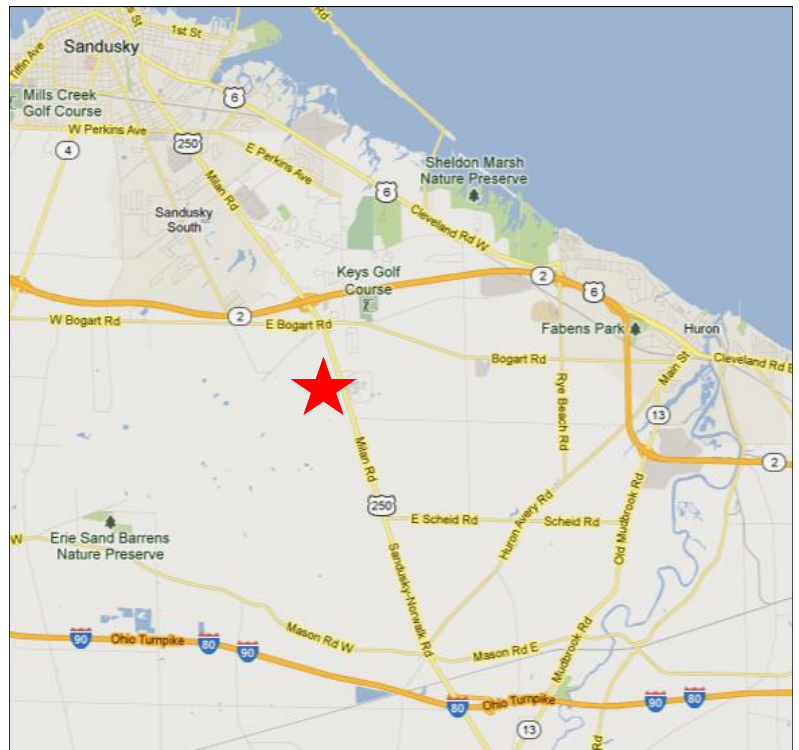
Proposed Site Plan



- Site plan is conceptual
- Acreage is approximate
- Flexible lot layouts to fit your needs (Site 2 is fixed)
- Developer will subdivide to suit - 1 acre minimum
- Contact agent for pricing, leasing and build-to-suit options

Sale Prices

Site #	Acres	Price
1	+/- 4	\$625,000/acre Minimum \$900,000
2	1.64	\$425,000
3	+/- 3.25	\$1,150,000
4	2 to +/- 19	Call for pricing
All	+/- 28	\$4,999,000



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**Principals of owner are licensed agents.*

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