

LAND FOR SALE



VACANT LOT ON MAGNOLIA DRIVE #2

Magnolia Drive #2, North Madison, OH 44057



PROPERTY DESCRIPTION

Great opportunity for a residential build! Three wooded lots (.1561 acres each) or .47 acre total, on beautiful Magnolia Drive in Madison Township. Individual lots are 40'x170'. Paved road with existing houses on north side of the street. \$25,000 includes timber value. City water and sewer at the end of the street on Hubbard Road. Current homes have septic and well. Lots are on existing paved street. 1/2 mile from Lake Erie, Madison Township Park, restaurants and Vincent William Winery. Lots are three separate parcels, .47 acres each. Seller will combine parcels into one larger lot at closing. Buyer is responsible for any approvals.

PROPERTY HIGHLIGHTS

- Zoned Residential
- Prime Cleveland / Northeast Ohio location
- Spacious lot size
- Potential for housing development
- Close to amenities and services
- Easy access to major transportation routes

OFFERING SUMMARY

Sale Price:	\$25,000
Lot Size:	0.47 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	123	501	1,695
Total Population	358	1,354	4,290
Average HH Income	\$70,409	\$68,257	\$69,893

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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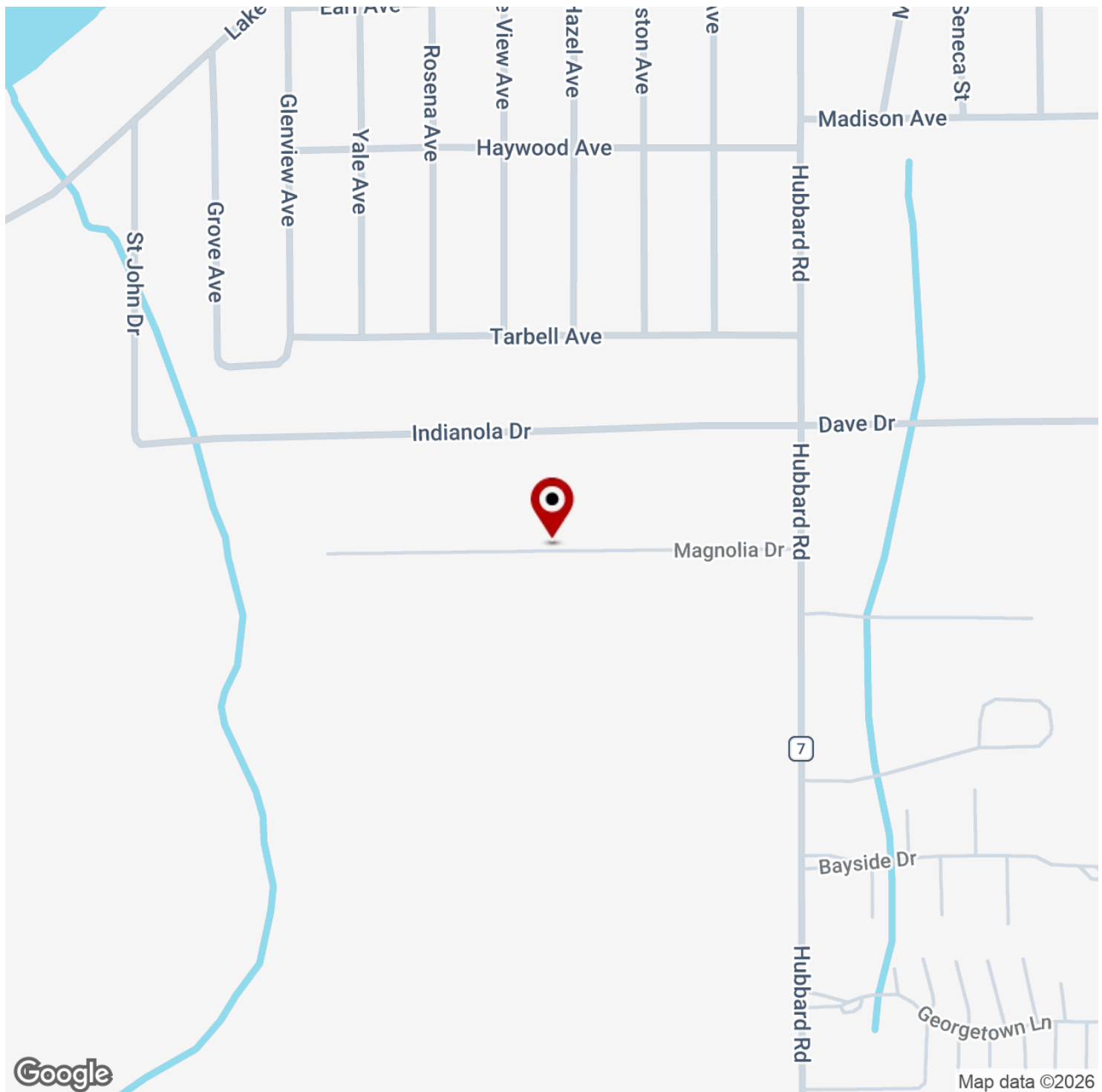
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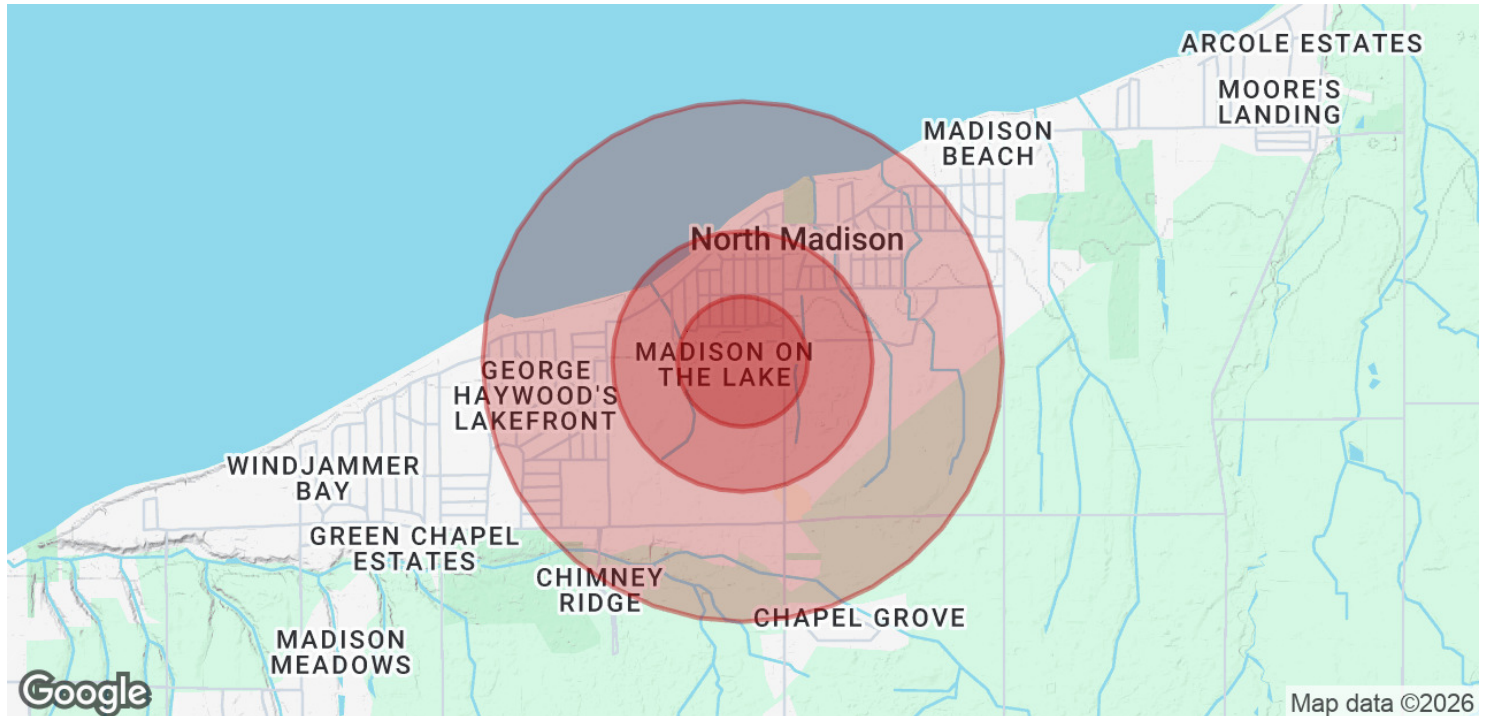
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	358	1,354	4,290
Average Age	34.4	36.9	38.6
Average Age (Male)	36.3	39.4	40.5
Average Age (Female)	30.7	33.0	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	123	501	1,695
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$70,409	\$68,257	\$69,893
Average House Value	\$169,206	\$161,589	\$151,790

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Celeste joins the Osborne Group with over 20 years of high-level business management and ownership experience. Having served as the General Manager and owner of Swain Ski Resort in Western New York for 15 years, Celeste has a proven track record of navigating complex operations and driving growth in the hospitality and recreation sectors.

As a licensed realtor, Celeste brings a unique perspective to the team, combining her boots-on-the-ground market knowledge with her extensive background as a multi-state business owner. She remains invested in several other family-owned businesses across New York and Pennsylvania, providing her with a deep understanding of the operational excellence and strategic discipline required to support a premier real estate team. Celeste understands the intricacies of asset management and the importance of integrity-driven leadership in every transaction.

Outside of the office, Celeste is a passionate outdoors enthusiast who recently completed a 2,655-mile thru-hike of the Pacific Crest Trail, traveling from Mexico to Canada over the course of six months. She brings that same “long-trail” mindset to her real estate career—maintaining the endurance, adaptability, and unwavering focus required to navigate long-term projects and ensure the Osborne Group delivers exceptional results for its clients.

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

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