

GENERAL BACKGROUND INFORMATION

(As available @ 5/2020 - subject to change without notice)

80+/- ACRES FOR SALE

Lordstown Village, Ohio

Zoned Industrial I-1
Less than 1/2 mile from Lordstown Motors

0 Lyntz Townline RD SW / Ellsworth Bailey RD
Trumbull County



Presented Exclusively by:

Ag REAL ESTATE GROUP, INC.

Eric M. Silver, President & Broker

80+/- Acres - Ready For Development

REGISTRATION

0 Lyntz Townline Road SW
Lordstown Village, Ohio 44481

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as The Ag Real Estate Group, Inc., Broker.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 90 days.**

CIRCLE ONE CHOICE: / am / am not represented by a broker or agent.

Buyer (print and sign)	Phone #	Date
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Buyer's Agent - Name and Phone #	Date
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Ag Real Estate Group, Inc. _____ Date _____
By: Eric M. Silver, President and Broker

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This property is owned by, Armil Inc.

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable, however the accuracy of the information has not been verified by any of the following: The Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the size, dimensions, details, quality, condition, suitability, and potential value of the property.

THE BROKER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY.

TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE BROKER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE BROKER.

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GENERAL BACKGROUND INFORMATION

(Included as of 5/2020)

- **Market Information**
- **Data Sheets / Property Record Card**
- **Selected Sale Comparables**
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- **Aerial Photos**
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- **Tax Parcel**
- **Flood Map**
- **Zoning Information**
- **Traffic Counts I-80**

Ag Real Estate Group, Inc.

3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F
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Market Information



Trumbull County, the county seat, located in Warren, Ohio, consists of a combination of both urban and rural communities situated in the northeast corner of Ohio. It is situated roughly between the Youngstown, Cleveland and Akron corridors. It was established on July 10, 1800, serving as the seventh county in the northwest territory. It is named after Jonathan Trumbull, Governor of Connecticut, who once owned the land in this region. The County's population is approximately 225,000.

The county has a total area of 625 square miles. It is the only square county in the entire State of Ohio with each side being approximately 25 miles. Trumbull County consists of seven cities: Cortland, Girard, Hubbard, Newton Falls, Niles, Warren, Youngstown and five villages: Lordstown, McDonald, Orangeville, West Farmington, and Yankee Lake.

In the downtown area you will find unique shopping boutiques, jewelers and a variety of restaurants. Also, you will find many new and historical buildings both in the downtown area and surrounding townships.

Entertainment can also be found during the summer months at the Warren Ampitheater and all year round at the Packard Music Hall.

The above content was found on: www.co.trumbull.oh.us/

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Market Information: Trumbull County-Area Attractions

Located in Northeast Ohio, midway between Cleveland and Pittsburgh, Trumbull County is rich in arts, ethnic culture, outdoor activities, and history!

McKinley Memorial Museum

Honoring the 25th President of the United States, William McKinley, who was born and raised in Niles, Ohio. The museum contains artifacts of McKinley's life and his presidency.

Wagon Trails Animal Park

Ride around 62-acre park in an African safari truck feeding over 350 animals from around the world. Open summer months with limited hours during Spring and Fall.

"First Flight" Lunar Module

A half-scale replica of Apollo 11's lunar landing module, nearly 13 feet tall and 12 feet wide, marks the site where the first man on the moon, Neil Armstrong, took off during his first airplane ride at the age of six.

Antique Tractor Club of Trumbull County

Historical repository and club for those interested in the collection, restoration, preservation and exhibition of farm machinery and tractors of historical value.

National Packard Museum

Featuring the history of the Packard family, the Packard Motor Car, and other Packard enterprises. It hosts a number of special exhibits throughout the year including the annual Antique Motorcycle Exhibit every January-May and its Packard Legacy Weekend in July. Visit the website for hours and a schedule of exhibits and events.

Ernie Hall Aviation Museum

New Trumbull County museum honoring local contributions to the field of aviation, bearing the name of one of America's most well-regarded aeronautical pioneers, Warren, Ohio native Ernest C Hall. The museum is filled with local, national and international aviation memorabilia from the birth of the industry through present day.

Sharon Speedway

3/8-mile semi-banked, dirt and clay oval track open since 1929, offering weekly races from April through September. Visit website for race schedules, updates and special events.

OH WOW! The Roger & Gloria Jones Children's Center for Science & Technology

Interactive museum featuring hands-on exhibits that allow both children and adults to have fun while learning.

Mahoning Valley Scrappers

Class-A Cleveland Indians affiliate team, which plays in the short season New York-Penn League, features many up-and-coming stars of professional baseball. The mid-June to Labor Day season schedule can be found on the team's website.

The above content was found on: www.exploretrumbullcounty.com

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Market Information: The Village of Lordstown, Ohio



Lordstown is located in Trumbull County in northeastern Ohio, minutes away from Warren, Niles, and Youngstown as well as only an hour away from Cleveland and Pittsburgh.

Our central location allows area residents and businesses the ease of taking advantage of a well-established network of businesses and services. As a result of our location, we are able to provide local businesses and industries with unparalleled access to major metropolitan markets, reached by a variety of rail, highway and air transportation systems.

We invite you to explore our website to learn more about our industries, our residents and the many opportunities that are available to new companies or those wishing to locate to Lordstown Village.



The above content was found on: www.lordstown.com/

80+/- Acres - Ready For Development

Lordstown Motors offers first look inside electric truck plan



The new entity replaces General Motors, which sold the facility after more than 50 years.

Author: Tyler Carey

Published: February 20, 2020

LORDSTOWN, Ohio — The startup company hoping to bring automobile manufacturing back to Lordstown is offering a first look inside its newly-acquired facility.

Lordstown Motors on Thursday released the first in a planned series of videos filmed inside its electric truck plant, which it bought from General Motors late last year. The footage features founder and CEO Steve Burns talking about the history of autoworkers in the region, as well as his corporation's plans for the future.

"Lordstown, Ohio has got a long history of vehicle making," Burns said. "The people here are enduring. We've got the best of the best."

According to Burns, the company is hoping to build "the first electric pickup truck in the United States, and likely the world." That truck will be the 2020 Endurance, and officials claim it will cost less in the long run than Ford's popular F-150.

"This is for commercial users; they demand a very tough, robust vehicle," he said. "With a strong motor and computer basically watching each wheel every millisecond, you're going to get better traction out of this setup than any conventional vehicle could ever offer."

GM once employed more than 4,000 people at the 6.2 million-square-foot plant, which churned out over 16 million vehicles (mostly Chevrolets). However, citing a changing consumer climate, the company closed the plant down in March of last year, devastating the remaining 1,000-plus workers and igniting a firestorm from politicians across the aisle, including President Donald Trump.

This past November, following months of speculation and a settlement with the United Auto Workers union, GM sold the plant to Lordstown Motors. Ten percent of the new entity is owned by electric truck maker Workhorse Group, and GM lent \$40 million of its own money to help get the startup off the ground. The corporation is also seeking a \$200 million loan from the federal government.

While the progress of Lordstown Motors is welcome news, it's still currently a far cry from the village's GM peak, as only about 400 people are currently employed at the outset. Separately, though, GM plans to partner with LG Chem for a local electric vehicle battery plant, and corporate leaders say that will bring more than 1,000 more jobs to the region.

According to The Detroit News, Lordstown Motors will debut the Endurance truck this June at the North American International Auto Show, and will officially start production later in the year.

Link to article: <https://www.wkyc.com/article/news/local/northeast-ohio/lordstown-motors-offers-first-look-inside-electric-truck-plant/95-464bef52-10f4-4561-b1af-4d00b9119888>

To learn more about Lordstown Motors visit: www.lordstownmotors.com

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Market Information: Regional Chamber



Your Partner in Business Development

The Youngstown/Warren Regional Chamber (Regional Chamber) is a private, non-profit organization that provides leadership and business services to promote the growth of our nearly 2,600 members—representing more than 125,000 employees in the Valley. We offer our membership access to a range of benefits, from discounts on healthcare and workers' compensation to networking opportunities at more than 100 events annually.

Furthermore, as the lead economic development organization representing Ohio's Mahoning and Trumbull counties, the Regional Chamber is the single point of contact for all business-related services, coordinating local development efforts among the many organizations working to serve the business community.

Economic Development

The Regional Chamber is your single point of contact for economic development assistance.

The Regional Chamber is Northeast Ohio's source for economic development information and assistance. We provide a broad range of expert, confidential and proven economic development services to prospective and existing area firms.

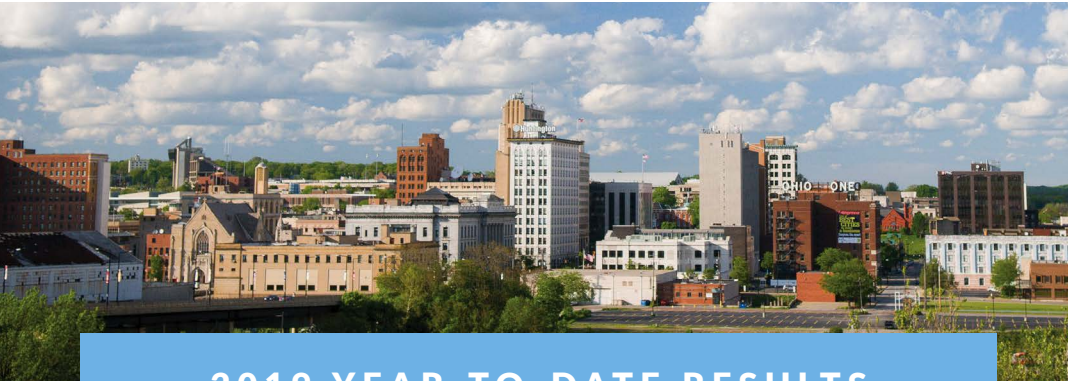
We help companies grow by providing information and assistance that is tailored to fit individual business needs. Since 1993, with our assistance, more than 570 firms collectively have made investments totaling \$6.7 billion in the area.

If you are considering metropolitan Youngstown-Warren, Ohio, as a business location or already call the region "home," our team is eager to tell you about project incentives, identify available properties and provide strategic information, plus a whole lot more.

The above content was found on: www.regionalchamber.com

ECONOMIC DEVELOPMENT

2019 YEAR IN REVIEW



2019 YEAR-TO-DATE RESULTS

The Regional Chamber has managed or provided significant support to attract new firms to the Valley and/or assist local companies in expanding.

Investment	\$213,432,555
New jobs	1,218
New payroll	\$29,633,430
Retained jobs	901
Retained payroll	\$32,355,174
New construction of absorbed square footage	1,865,047

As a result of these investments, the following economic impact is expected in the two-county area:

Direct &
Indirect Jobs
4,521

Labor Income
\$243M

Sales Tax
\$645,037

Output
\$590M

Property Tax
\$4.8M

Income Tax
\$816,848

Companies and organizations impact our economy by generating new spending, which flows through the Valley in the form of supply chain effects, tax impacts and household purchases. An economic impact analysis (EIA) can be used by for-profit companies, local governments or non-profit organizations to present the larger impact of their investments. Please contact **Shea MacMillan** for more information about this service.



MISSION

To provide economic development, advocacy and business services to promote the growth of our members and Valley.

DEVELOPMENT INQUIRIES

47 inquiries from companies or consultants interested in exploring opportunities in the Valley have resulted in 12 out-of-state companies touring available properties throughout Mahoning and Trumbull counties.

RETENTION & EXPANSION

Year to date, Regional Chamber staff has completed 409 retention and expansion visits. While conducting these one-on-one visits, we are able to determine the needs of the business community with regard to assistance in financing, grants, tax credits, local resources and more.



If we've not yet stopped to meet with your company, please contact us at:

LAUREN JOHNSON: 330.744.2131, ext. 1216

SHEA MACMILLAN: 330.744.2131, ext. 1101



JOHNSON EARNS OHIO CED CREDENTIAL

Lauren Johnson, manager of the 422 Project and Business Development at the Chamber, completed the necessary coursework through the Ohio Economic

Development Institute to earn the Ohio Certified Economic Developer (Ohio CED) credential. Over the past two years, she completed the Basic Economic Development Course, as well as training related to real estate development, site selection and development, finance and incentives and business retention and expansion.



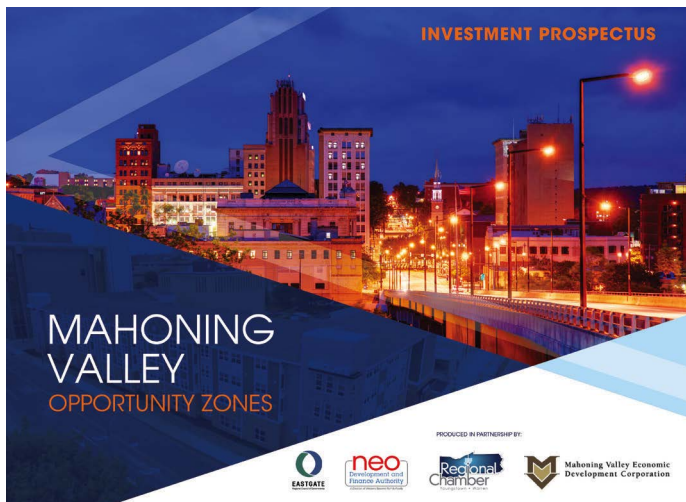
SANTUCCI, MACMILLAN RECOGNIZED FOR EFFORTS AT OEDA SUMMIT

The Youngstown/Warren Regional Chamber's Director of Government Affairs Nick Santucci and Manager of Business Development Shea MacMillan were recognized at the Ohio Economic Development Association's (OEDA) Annual Excellence Awards Ceremony in Columbus in October for their efforts in economic development and government affairs.



Santucci was named winner of the 2019 Excellence in Marketing &

Communications Award for his work in organizing the Chamber's Columbus Drive-In and Washington, D.C. Fly-In, and MacMillan was selected as a finalist for the OEDA's 2019 Economic Development Rookie of the Year Award for all of his efforts since beginning his role at the Chamber.



PROJECT UPDATES:



TJX HOMEGOODS DISTRIBUTION CENTER

With the construction of the 1.2 million square-foot HomeGoods Distribution Center well underway on 290 acres in the Village of Lordstown, we look forward to its grand opening in the coming months. Once fully operational, this \$170 million facility will employ more than 1,000 people and distribute to more than 300 of the company's retail stores throughout the region.



TRAILSTAR INTERNATIONAL

Trailstar International broke ground on May 29th to celebrate an 85,000 square-foot expansion of its Smith Township facility to support customer

demand. The \$9.3 million investment will include expanded shop, office and showroom space and result in the creation of 50 new jobs and the retention of 48 existing positions.

PANELMATIC, INC.

Panelmatic, Inc., a leading manufacturer of custom-built electrical and process instrument control panels, announced the addition of a new division, Panelmatic Building Solutions, which will be headquartered in Brookfield Township. The company's growth into a 73,000 square-foot manufacturing plant will expand the production capabilities of the 62-year-old company to better serve its customers in the industrial utilities market.



MAHONING VALLEY OPPORTUNITY ZONES

In early August, the Regional Chamber and its partners released the Mahoning Valley Opportunity Zones prospectus in an effort to market the 15 designated zones and available properties, as well as ongoing investment within these areas, to site consultations, professional service providers, investment firms and individual companies in growing industries.

Created through the Tax Cuts and Jobs Act Bill, the U.S. Treasury designated certain census tracts as Opportunity Zones in which investors are eligible to receive a 10-year federal tax break. The investment prospectus can be viewed at regionalchamber.com/prospectus.

80+/- Acres - Ready For Development

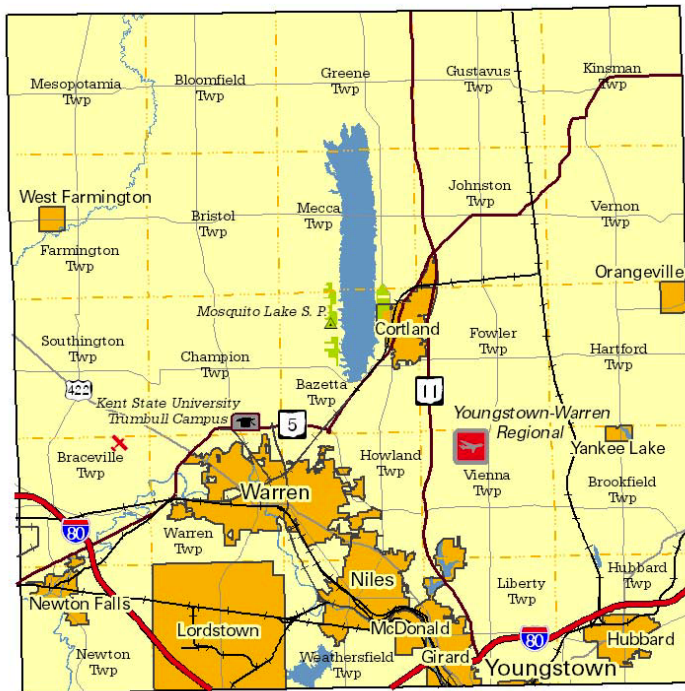
Ohio County Profiles

Prepared by the Office of Research



Trumbull County

Established: Proclamation - July 10, 1800
2018 Population: 198,627
Land Area: 615.8 square miles
County Seat: Warren City
Named for: Jonathan Trumbull, Connecticut Governor



Taxes

Taxable value of real property	\$3,154,024,620
Residential	\$2,241,379,240
Agriculture	\$272,420,920
Industrial	\$125,993,350
Commercial	\$511,306,580
Mineral	\$2,924,530
Ohio income tax liability	\$80,547,813
Average per return	\$853.60

Land Use/Land Cover

	Percent
Developed, Lower Intensity	15.88%
Developed, Higher Intensity	2.60%
Barren (strip mines, gravel pits, etc.)	0.22%
Forest	35.39%
Shrub/Scrub and Grasslands	1.85%
Pasture/Hay	17.75%
Cultivated Crops	13.21%
Wetlands	10.55%
Open Water	2.53%

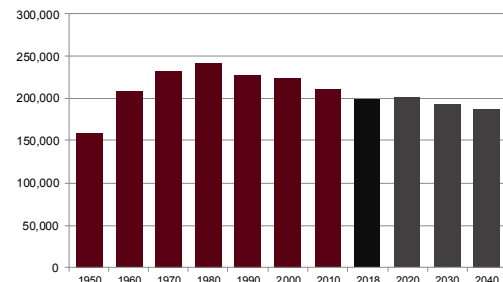
Largest Places

	Est. 2018	Census 2010
Warren city	38,382	41,557
Niles city	18,325	19,266
Howland twp UB	16,519	17,327
Liberty twp UB	11,489	12,062
Girard city	9,314	9,958
Champion twp	9,113	9,612
Brookfield twp UB	8,330	8,775
Weathersfield twp UB	8,062	8,400
Hubbard city	7,461	7,874
Cortland city	6,809	7,104

UB: Unincorporated balance.

Total Population

Census				Estimated	
1800	1,302	1910	52,766	2013	206,328
1810	8,671	1920	83,920	2014	204,982
1820	15,546	1930	123,063	2015	203,336
1830	26,153	1940	132,315	2016	201,709
1840	38,107	1950	158,915	2017	200,314
1850	30,490	1960	208,526	2018	198,627
1860	30,656	1970	232,579	Projected	
1870	38,659	1980	241,863	2020	200,840
1880	44,880	1990	227,813	2030	193,360
1890	42,373	2000	225,116	2040	187,250
1900	46,591	2010	210,312		



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80+/- Acres - Ready For Development

Ohio County Profiles

Trumbull County

Population by Race	Number	Percent
ACS Total Population	203,341	100.0%
White	180,104	88.6%
African-American	16,985	8.4%
Native American	342	0.2%
Asian	1,001	0.5%
Pacific Islander	10	0.0%
Other	370	0.2%
Two or More Races	4,529	2.2%
Hispanic (may be of any race)	3,430	1.7%
Total Minority	25,667	12.6%

Educational Attainment	Number	Percent
Persons 25 years and over	144,530	100.0%
No high school diploma	15,912	11.0%
High school graduate	64,704	44.8%
Some college, no degree	26,339	18.2%
Associate degree	10,547	7.3%
Bachelor's degree	18,352	12.7%
Master's degree or higher	8,676	6.0%

Family Type by Employment Status	Number	Percent
Total Families	55,122	100.0%
Married couple, husband and wife in labor force	17,484	31.7%
Married couple, husband in labor force, wife not	7,841	14.2%
Married couple, wife in labor force, husband not	3,781	6.9%
Married couple, husband and wife not in labor force	10,054	18.2%
Male householder, in labor force	2,965	5.4%
Male householder, not in labor force	1,471	2.7%
Female householder, in labor force	7,151	13.0%
Female householder, not in labor force	4,375	7.9%

Household Income	Number	Percent
Total Households	86,709	100.0%
Less than \$10,000	7,011	8.1%
\$10,000 to \$19,999	10,641	12.3%
\$20,000 to \$29,999	10,284	11.9%
\$30,000 to \$39,999	10,210	11.8%
\$40,000 to \$49,999	9,185	10.6%
\$50,000 to \$59,999	7,369	8.5%
\$60,000 to \$74,999	9,653	11.1%
\$75,000 to \$99,999	9,676	11.2%
\$100,000 to \$149,999	8,702	10.0%
\$150,000 to \$199,999	2,141	2.5%
\$200,000 or more	1,837	2.1%
Median household income	\$45,380	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	203,341	100.0%
Under 5 years	10,578	5.2%
5 to 17 years	31,852	15.7%
18 to 24 years	16,381	8.1%
25 to 44 years	45,211	22.2%
45 to 64 years	58,906	29.0%
65 years and more	40,413	19.9%
Median Age	44.0	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	55,323	100.0%
Married-couple families with own children	12,125	21.9%
Male householder, no wife present, with own children	1,971	3.6%
Female householder, no husband present, with own children	6,367	11.5%
Families with no own children	34,860	63.0%

Poverty Status of Families By Family Type by Presence Of Related Children	Number	Percent
Total Families	55,323	100.0%
Family income above poverty level	48,070	86.9%
Family income below poverty level	7,253	13.1%
Married couple, with related children	935	12.9%
Male householder, no wife present, with related children	737	10.2%
Female householder, no husband present, with related children	4,038	55.7%
Families with no related children	1,543	21.3%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	199,476	100.0%
Below 50% of poverty level	15,883	8.0%
50% to 99% of poverty level	18,371	9.2%
100% to 124% of poverty level	8,273	4.1%
125% to 149% of poverty level	9,374	4.7%
150% to 184% of poverty level	13,900	7.0%
185% to 199% of poverty level	6,902	3.5%
200% of poverty level or more	126,773	63.6%

Geographical Mobility	Number	Percent
Population aged 1 year and older	200,632	100.0%
Same house as previous year	180,735	90.1%
Different house, same county	13,180	6.6%
Different county, same state	4,390	2.2%
Different state	2,109	1.1%
Abroad	218	0.1%

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80+/- Acres - Ready For Development

Data Sheet

**0 Lyntz Townline Road SW
Lordstown Village, Ohio 44481**

The Property

Zoning:	Industrial I-1
Lot Area:	79.86+/- Acres
Parcel Number:	45-193852
Features:	Flat to somewhat rolling, partially wooded terrain
Utilities:	Municipal Water, Municipal Sewer, Natural Gas and Electric available to subject site

**All information to be verified by potential purchaser.*

Property Record Card - Trumbull County, Ohio

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General Parcel Information	
Parcel	45-193852
Owner	ARMIL INC
Address	0 LYNTZ TOWNLINE
Mailing Address Line 1	ARMIL INC
Mailing Address Line 2	15802 N 71ST ST UNIT 504
Mailing Address Line 3	SCOTTSDALE AZ 85254
Land Use	101 - CASH - GRAIN OR GENERAL FARM
Legal Description	59-60 5-6 79.863A PT LORDSTOWN VILLAGE
Tax District	45 - LORDSTOWN VILLAGE LSD
School District	LORDSTOWN LSD
Township	COEXTENSIVE
City	LORDSTOWN VILLAGE

Valuation Details		
	Appraised	Assessed
Land Value	\$295,200.00	\$103,320.00
Improvement Value	\$9,000.00	\$3,150.00
Total Value	\$304,200.00	\$106,470.00
CAUV Value		\$0.00
Taxable Value		\$106,470.00

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	1.31	0	0	0	\$0
AH - Homesite	1	0	0	0	\$16,000
AS - SubTotal	77.55	0	0	0	\$279,180

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
No Agricultural Information Available				

Sales Details			
Date	Buyer	Seller	Price
1/1/1990	ARMIL INC	Unknown	\$0

Card 1 - Residential					
Building Style	CONVENTIONAL	Finished Area	1098	Rooms	7
Year Built	1905	First Floor Area	760	Bedrooms	3
Stories	1.5	Half Floor Area	338	Family Rooms	0
Basement	FULL BASEMENT	Upper Floor Area	0	Full Baths	1
Heating	BASE	Finished Basement Area	0	Half Baths	0
Cooling	NONE	Exterior Wall	WOOD/VINYL	No. Fireplace Openings	0
Attic	NONE	Total Card Value		No. Fireplace Stacks	0

Card 1 - Additions			
Description	Area	Year Built	Value
PR1-Porch Frame - Open	25	0	\$1,320
PR1-Porch Frame - Open	16	0	\$840
PR2-Porch Frame - Enclosed	48	0	\$4,860

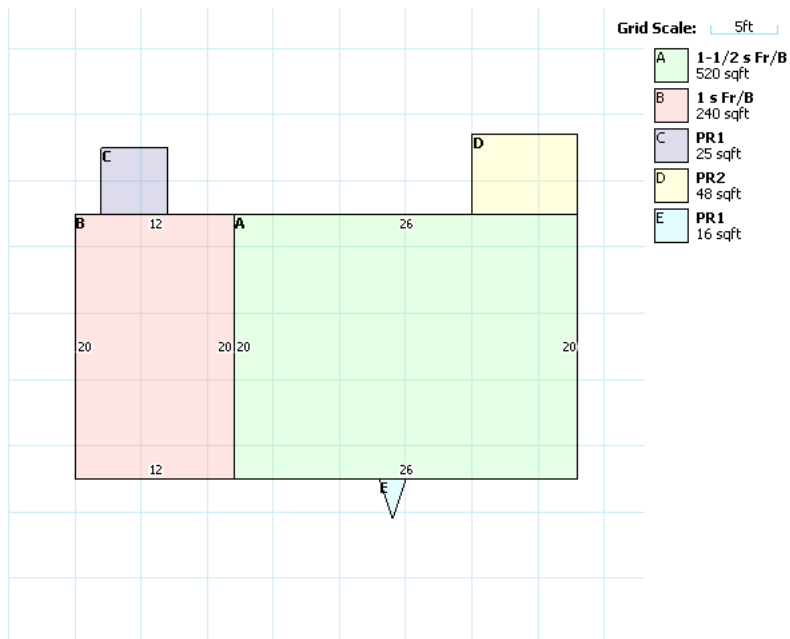
Card 1 - Improvements					
Code	Description	Year Built	Dimensions	Area	Value
60	Shed	1900	0 x 0	88	\$0
1	Garage Frame	0	0 x 0	420	\$2,800

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Property Record Card



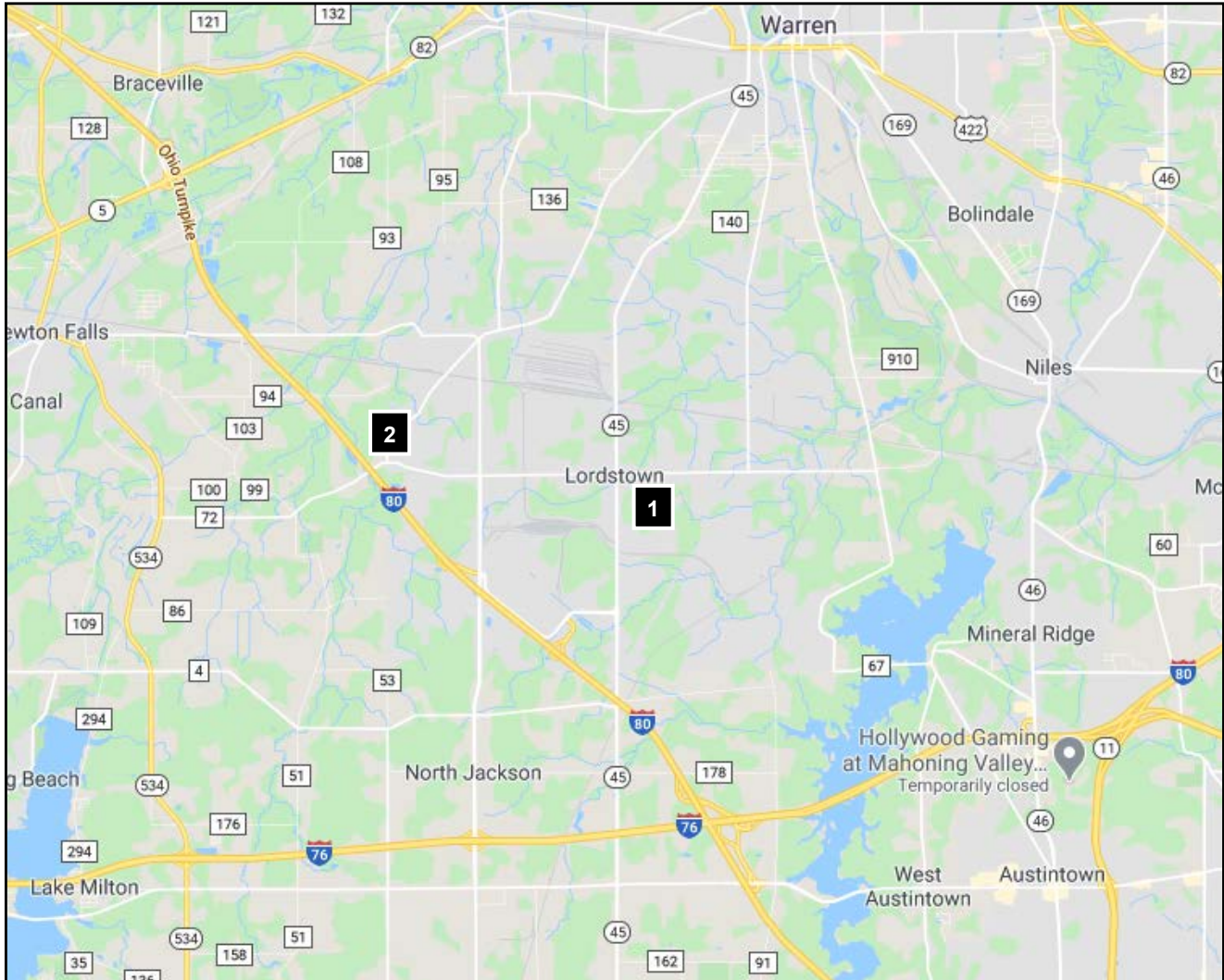
45-193852 04/07/2015



SKETCH 45-193852 CARD 1

80+/- Acres - Ready For Development

Selected Sale Comparables



	Address	City	Property Info	Sale Info
1	0 Tod Ave	Lordstown	116 AC Land	Sold: \$750,000 (\$6,465.52/AC)
2	7461 Palmyra Rd	Lordstown	130 AC Land	Sold: \$750,000 (\$5,769.23/AC)

1

0 Tod Ave**SOLD**

Lordstown, OH 44481

Sale on 6/4/2019 for \$750,000 (\$6,465.52/AC) - Research Complete

Commercial Land of 116 AC (5,052,960 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: Karen Krisher
 True Buyer: Ronald M Krisher
 Ronald Krisher
 4510 Highland Ave SW
 Warren, OH 44481
 (330) 394-6190
 Buyer Type: Individual
 Buyer Broker: No Buyer Broker on Deal

Recorded Seller: Mala Properties Ltd
 True Seller: Mounir Awad
 Mounir Awad
 7995 Cedar Park Dr
 Canfield, OH 44406
 (330) 702-0724
 Seller Type: Individual
 Listing Broker: No Listing Broker on Deal

Transaction Details

ID: 4806310

Sale Date:	06/04/2019	Sale Type:	Investment
Escrow Length:	-	Land Area:	116 AC (5,052,960 SF)
Sale Price:	\$750,000-Confirmed	Proposed Use:	Commercial, General Freestanding
Price/AC Land Gross:	\$6,465.52 (\$0.15/SF)		
Zoning:	Commercial	Percent Improved:	-
		Total Value Assessed:	\$171,780 in 2018
		Improved Value Assessed:	-
		Land Value Assessed:	\$171,780
		Land Assessed/AC:	\$1,480
Topography:	Level		
Parcel No:	45-196400		
Document No:	000000010255		

Transaction Notes

On June 4th 2019 the 116 AC Land Plot sold for \$750,000 or \$6,465.52 per AC. No brokers were involved on the deal. Topography of this land is level.



0 Tod Ave

SOLD

Commercial Land of 116 AC (5,052,960 SF) (con't)

Current Land Information

ID: 11151404

Zoning:	Commercial	Proposed Use:	Commercial/General Freestanding
Density Allowed:	-	Land Area:	116 AC (5,052,960 SF)
Number of Lots:	-	On-Site Improv:	-
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Individual
Improvements:	-		
Topography:	Level		

Location Information

Metro Market: Youngstown/Warren/Boardman
Submarket: Trumbull County/Trumbull County
County: Trumbull
CBSA: Youngstown-Warren-Boardman, OH-PA
CSA: Youngstown-Warren, OH-PA
DMA: Youngstown, OH-PA



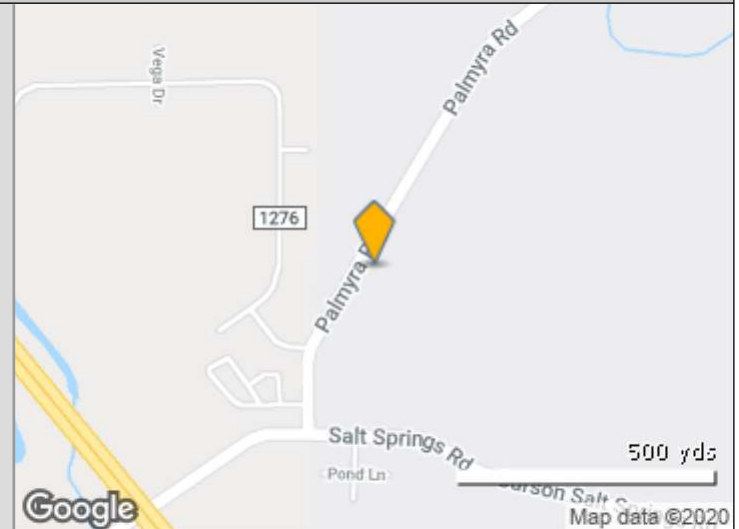
2

7461 Palmyra Rd**SOLD**

Lordstown, OH 44481

Sale on 11/5/2019 for \$750,000 (\$5,769.23/AC) - Research Complete

Residential Land of 130 AC (5,662,800 SF) - Sold for Land Value

**Buyer & Seller Contact Info**

Recorded Buyer: Mala Properties Ltd

True Buyer: Mounir Awad

Mounir Awad

7995 Cedar Park Dr

Canfield, OH 44406

(330) 702-0724

Buyer Type: Individual

Buyer Broker: No Buyer Broker on Deal

Recorded Seller: Lawrence Charles C Jr & Darlene E

True Seller: Lawrence Charles C Jr & Darlene E

Charles Lawrence

7461 SW Palmyra Rd

Warren, OH 44481

(330) 824-2610

Seller Type: Individual

Listing Broker: No Listing Broker on Deal

Transaction Details

ID: 4979815

Sale Date: 11/05/2019

Escrow Length: -

Sale Price: \$750,000-Full Value

Price/AC Land Gross: \$5,769.23 (\$0.13/SF)

Sale Type: Investment

Land Area: 130 AC (5,662,800 SF)

Proposed Use: -

Percent Improved: 16.9%

Total Value Assessed: \$207,980 in 2018

Improved Value Assessed: \$35,210

Land Value Assessed: \$172,770

Land Assessed/AC: \$1,329

Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

Parcel No: 45-059711, 45-903149, 45-059714

Document No: 000000022092

Transaction Notes

Charles & Darlene Lawrence sold the AC plot of land in Lordstown Oh to Mala Properties on 11/5/19 for \$750,000.

The subject property is located at 7461 Palmyra Rd.

The information was verified from public record documents of Trumbull County.



7461 Palmyra Rd

SOLD

Residential Land of 130 AC (5,662,800 SF) - Sold for Land Value (con't)

Current Land Information

ID: 10540659

Zoning:	-	Proposed Use:	-
Density Allowed:	-	Land Area:	130 AC (5,662,800 SF)
Number of Lots:	-	On-Site Improv:	-
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Individual
Improvements:	-		
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		

Location Information

Metro Market: Youngstown/Warren/Boardman
Submarket: Trumbull County/Trumbull County
County: Trumbull
CBSA: Youngstown-Warren-Boardman, OH-PA
CSA: Youngstown-Warren, OH-PA
DMA: Youngstown, OH-PA



80+/- Acres - Ready For Development

Selected Land For Sale



	Address	City	Property Info	Sale Info
1	Bailey Ct	North Jackson	25 AC Land Parcel	Price/AC: \$58,000.00
2	BAILEY Rd @ Silica Rd	North Jackson	80 AC Land Parcel	Price/AC: \$25,000.00
3	1789 Bailey Rd SW	Warren	13.35 AC Land Parcel	Price/AC: \$9,307.12-\$35,000.00
4	N Bailey Rd @ Bailey Court	North Jackson	145 AC Land Parcel	Price/AC: \$20,000.00
5	2840 Lyntz Townline Rd SW	Warren	73.50 AC Land Parcel	Price/AC: \$29,931.97
6	Newton Manor Dr	Warren	135 AC Land Parcel	Price/AC: \$4,200.00
7	8213 State Route 45	Lordstown	45 AC Land Parcel	Price/AC: -
8	1722 N Warren Salem Rd	North Jackson	110 AC Land Parcel	Price/AC: \$4,545.45

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1 Bailey Ct - Leonard Parks Div. #2

North Jackson, OH 44451 - Mahoning County Submarket
Land of 25 AC is for sale at \$1,450,000 (\$58,000.00/AC)

Investment Information	Sales Contacts
Sale Price: \$1,450,000 Price/AC: \$58,000.00 Sale Status: Active Sale Conditions: - Days On Market: 677	Leonard Industries, LLC 4456 Baordman Canfield Rd Canfield, OH 44406 (330) 286-3768 Clark Leonard Owner (330) 286-3768 (phone)

Investment Notes

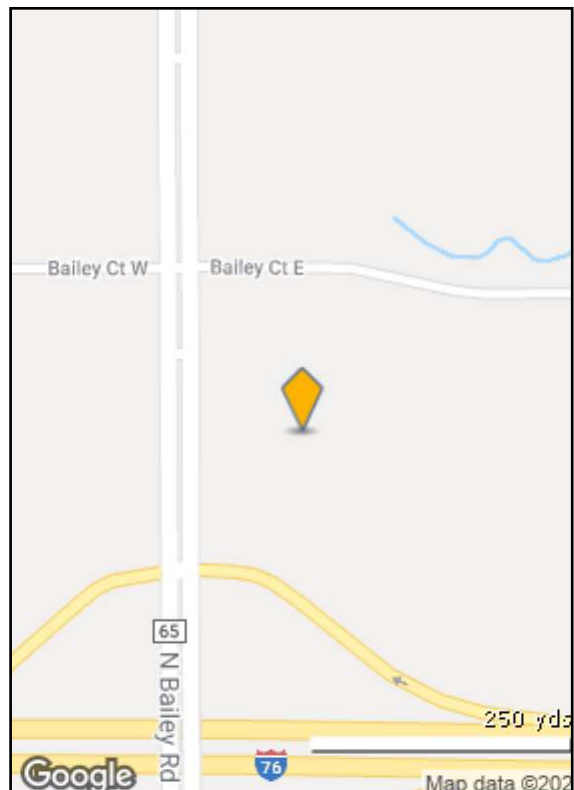
Big developments happening nearby

Land Information

Zoning: Industrial	Proposed Use: Industrial	
Density: -	Parcel Size: 25 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: Finish grade	
Improvements: -		

Parcel Number: **50-014-0-001.02-0**

Topography: **Level**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
Street Frontage: **500 feet on I-76**
554 feet on N Bailey Rd
545 feet on Bailey Ct NE



BAILEY Rd @ Silica Rd - Bailey Rd Property 80 Acres

North Jackson, OH 44451 - Mahoning County Submarket
Land of 80 AC is for sale at \$2,000,000 (\$25,000.00/AC)

Investment Information	Sales Contacts
Sale Price: \$2,000,000 Price/AC: \$25,000.00 Sale Status: Active Sale Conditions: - Days On Market: 779	Platz Realty Group 8015-8031 E Market St Warren, OH 44484 (330) 306-0503 Chuck L. Joseph Sales Agent (330) 306-0503 (phone) (330) 306-0553 (fax)

Investment Notes

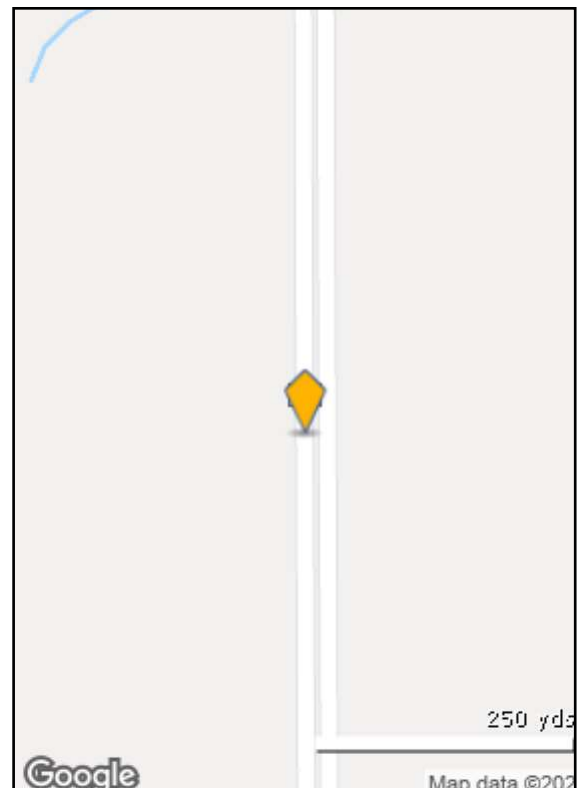
Nearby trucking terminals, greenfield. Perfect for small to midsize distribution center, divided highway OK for tandem trailers.

Land Information

Zoning: -	Proposed Use: Commercial	
Density: -	Parcel Size: 80 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: -	
Improvements: -		

Parcel Number: **50-008-0-007.00-0, 50-008-0-008.00-0**

Topography: **Rolling**
Off-Site Improv: **Cable, Electricity, Gas, Sewer, Streets, Telephone, Water**



1789 Bailey Rd SW - Hays Industrial Park, Hays Industrial Park

Warren, OH 44481 - Trumbull County Submarket
Land of 13.35 AC is for sale at \$124,250-\$467,250 (\$9,307.12-\$35,000.00/AC)

Investment Information	Sales Contacts
Sale Price: \$124,250-\$467,250 Price/AC: \$9,307.12-\$35,000.00 Sale Status: Active Sale Conditions: - Days On Market: 1,368	Currie Hall Investment Co. 75 Milford Dr Suite 274 Hudson, OH 44236 (330) 650-0525 David Hall President (330) 650-0525 ext. 12 (phone) (330) 650-0531 (fax)

Investment Notes

Hays Industrial Park sites still available.

Strategic location in Northeast Ohio. All underground utilities. Close to I-80 and I-76.

Land Information

Zoning: -	Proposed Use: Commercial	
Density: -	Parcel Size: 13.35 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: Rough graded	
Improvements: -		

Name: **Vacant Land**
 Topography: **Level**
 Off-Site Improv: **Cable, Electricity, Gas, Sewer, Streets, Telephone, Water**



N Bailey Rd @ Bailey Court East End - NE Leonard Parks Div. #1

North Jackson, OH 44451 - Mahoning County Submarket
Land of 145 AC is for sale at \$2,900,000 (\$20,000.00/AC)

Investment Information	Sales Contacts
Sale Price: \$2,900,000 Price/AC: \$20,000.00 Sale Status: Active Sale Conditions: - Days On Market: 677	Leonard Industries, LLC 4456 Baordman Canfield Rd Canfield, OH 44406 (330) 286-3768 Clark Leonard Owner (330) 286-3768 (phone)

Investment Notes

Big developments happening nearby. Willing to divide

Land Information

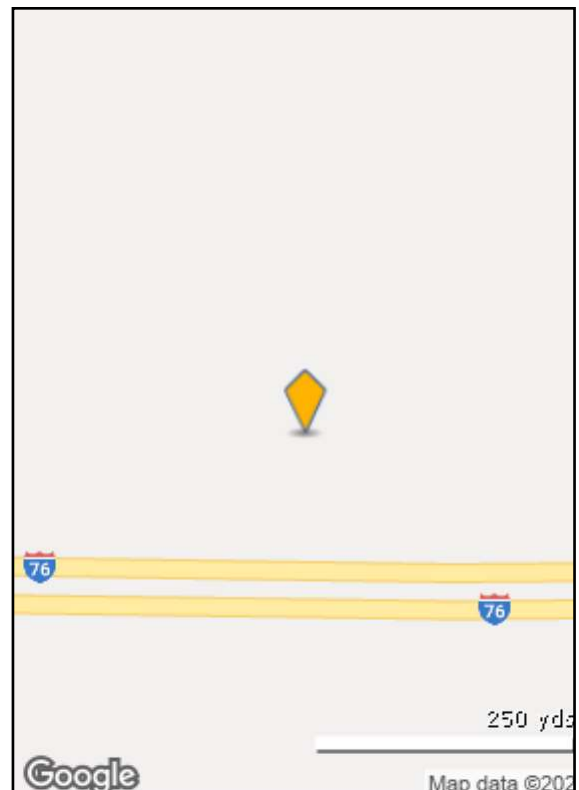
Zoning: Industrial	Proposed Use: Industrial	Lot Dimensions: -
Density: -	Parcel Size: 145 AC	
Number Of Lots: -	On-Site Improv: Raw land	
Improvements: -		

Parcel Number: **50-014-0-004.02-0**

Topography: **Rolling**

Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Street Frontage: **3,500 feet on I-76**



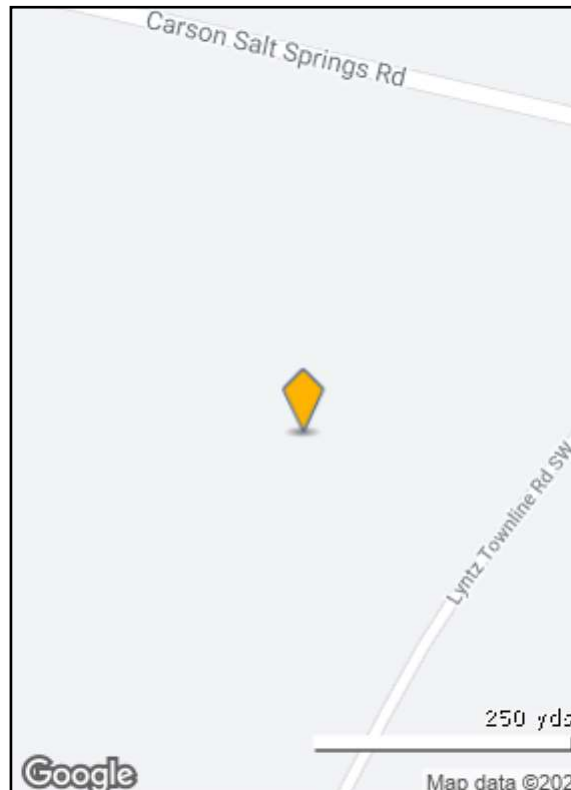
5 2840 Lyntz Townline Rd SW

Warren, OH 44481 - Trumbull County Submarket
Land of 73.50 AC is for sale at \$2,200,000 (\$29,931.97/AC)

Investment Information	Sales Contacts
Sale Price: \$2,200,000 Price/AC: \$29,931.97 Sale Status: Active Sale Conditions: - Days On Market: 13	Platz Realty Group 3736 Boardman Canfield Rd Suite 3 Canfield, OH 44406 (330) 757-4889 Adam Divelbiss Manager (330) 757-4889 (phone)

Land Information

Zoning: Industrial	Proposed Use: -	
Density: -	Parcel Size: 73.50 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: -	
Improvements: -		
Parcel Number: 45050202		



Newton Manor Dr - 135A Zoned Commercial - All Utilities

Warren, OH 44481 - Trumbull County Submarket
Land of 135 AC is for sale at \$567,000 (\$4,200.00/AC)

Investment Information	Sales Contacts
Sale Price: \$567,000 Price/AC: \$4,200.00 Sale Status: Active Sale Conditions: 1031 Exchange, Lease Option Days On Market: 2,816	Northwood Center 1601 Motor In Dr Girard, OH 44420 (330) 759-1211 Harold Tryon Harold M. Tryon & Assocs., Inc., Management (330) 759-1211 (phone)

Investment Notes

Great long term 135+/- acre development site for single-family, multi-family, condo, apartment, senior housing with all utilities. Can also be divided and sold in separate parcels. 2500' frontage on Ohio Turnpike. Near proposed GM battery plant, with all utilities available, including sanitary sewer, and multi-use commercial zoning. Owner/developer retiring and liquidating. Great low-cost development opportunity.

Contiguous to Ohio Turnpike, with access to Salt Springs Rd., Warren-Kennedy Rd., Selkirk-Bush. Close to turnpike exits 215 & 216 and Rts. 76 & 534. Close to two industrial parks, Village of Newton Falls, and Lake Milton State Park.

Land Information

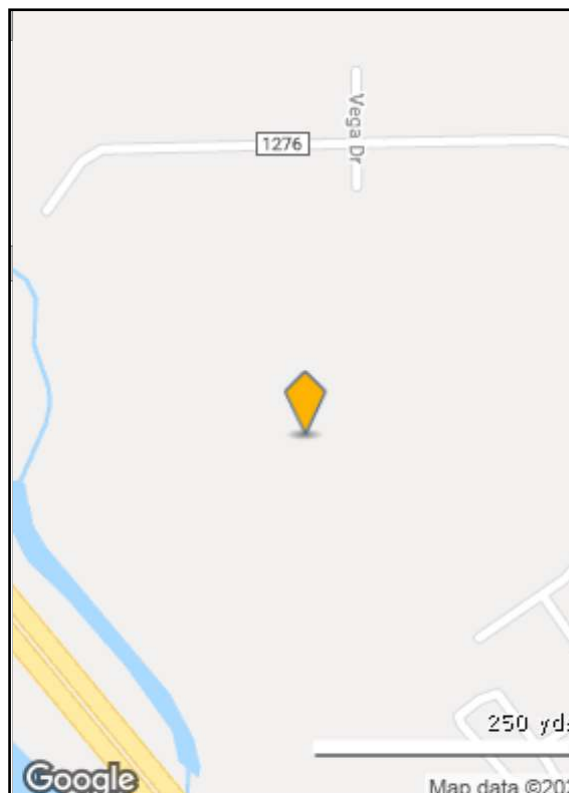
Zoning: Commercial	Proposed Use: Commercial, MultiFamily, Apartment Units ...
Density: -	Parcel Size: 135 AC Lot Dimensions: Irregular
Number Of Lots: -	On-Site Improv: Raw land
Improvements: -	

Parcel Number: **51-767138**

Topography: **Level**

Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Street Frontage: **2,100 feet on Ohio Turnpike**



Lordstown, OH 44481 - Trumbull County Submarket
Land of 45 AC is for sale at an undisclosed price

Investment Information	Sales Contacts
Sale Price: For Sale Price/AC: - Sale Status: Active Sale Conditions: - Days On Market: 1,609	Platz Realty Group 8015-8031 E Market St Warren, OH 44484 (330) 306-0503 Dan Crouse Sale Agent (330) 757-4889 (phone) (330) 306-0553 (fax)

Investment Notes

Frontage on Rt 45 has good commercial/industrial potential. Land along Hallock Young has great residential potential, just survey and sell. All utilities present on both roads. Price is for purchase of all land. Topos, sewer cut sheets and more info available.

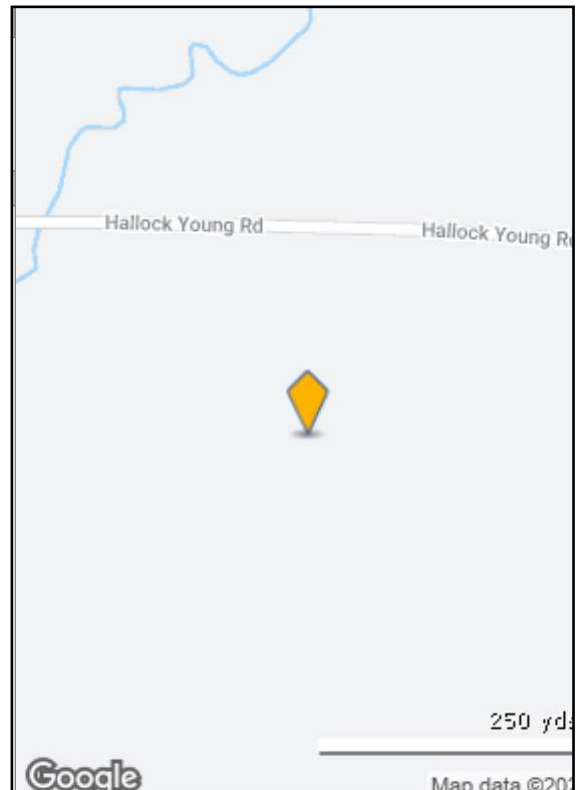
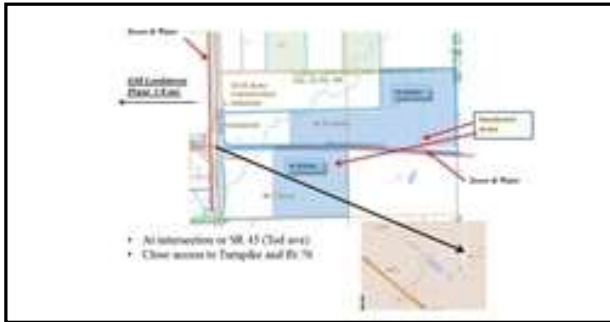
At intersection of SR 45 and Hallock Young Rd., near GM Lordstown Plant.

Land Information

Zoning: -	Proposed Use: -	
Density: -	Parcel Size: 45 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: -	
Improvements: -		

Parcel Number: **45-025650**

Off-Site Improv: **Cable, Electricity, Gas, Telephone, Water**



1722 N Warren Salem Rd

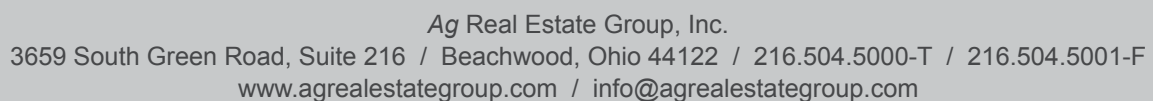
North Jackson, OH 44451 - Mahoning County Submarket
Land of 110 AC is for sale at \$500,000 (\$4,545.45/AC)

Investment Information	Sales Contacts
Sale Price: \$500,000 Price/AC: \$4,545.45 Sale Status: Active Sale Conditions: - Days On Market: 1,204	Howard Hanna Real Estate Services 22 W Main St Suite 2 Canfield, OH 44406 (330) 717-1274 Christopher Roman (330) 717-1274 (phone) (330) 629-8318 (fax)
Land Information	

Zoning: Commercial/Industrial	Proposed Use: Agricultural	
Density: 1/Agr	Parcel Size: 110 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: Raw land	
Improvements: none		
Parcel Number: 50-029-0-025.00-0		
Topography: Level		
Off-Site Improv: Electricity, Gas		
Street Frontage: 1,066 feet on N Wareen Salem		
3,085 feet on Silica Rd		

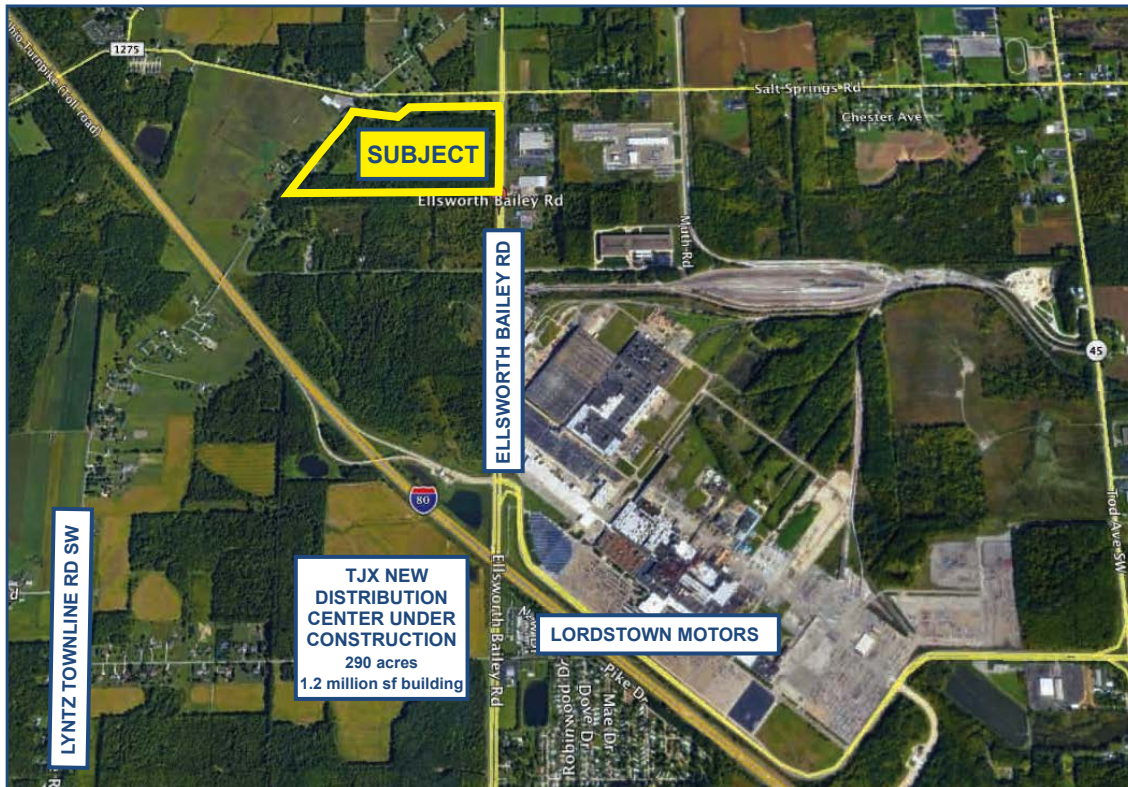


Aerial Photo Showing Economic Development



80+/- Acres - Ready For Development

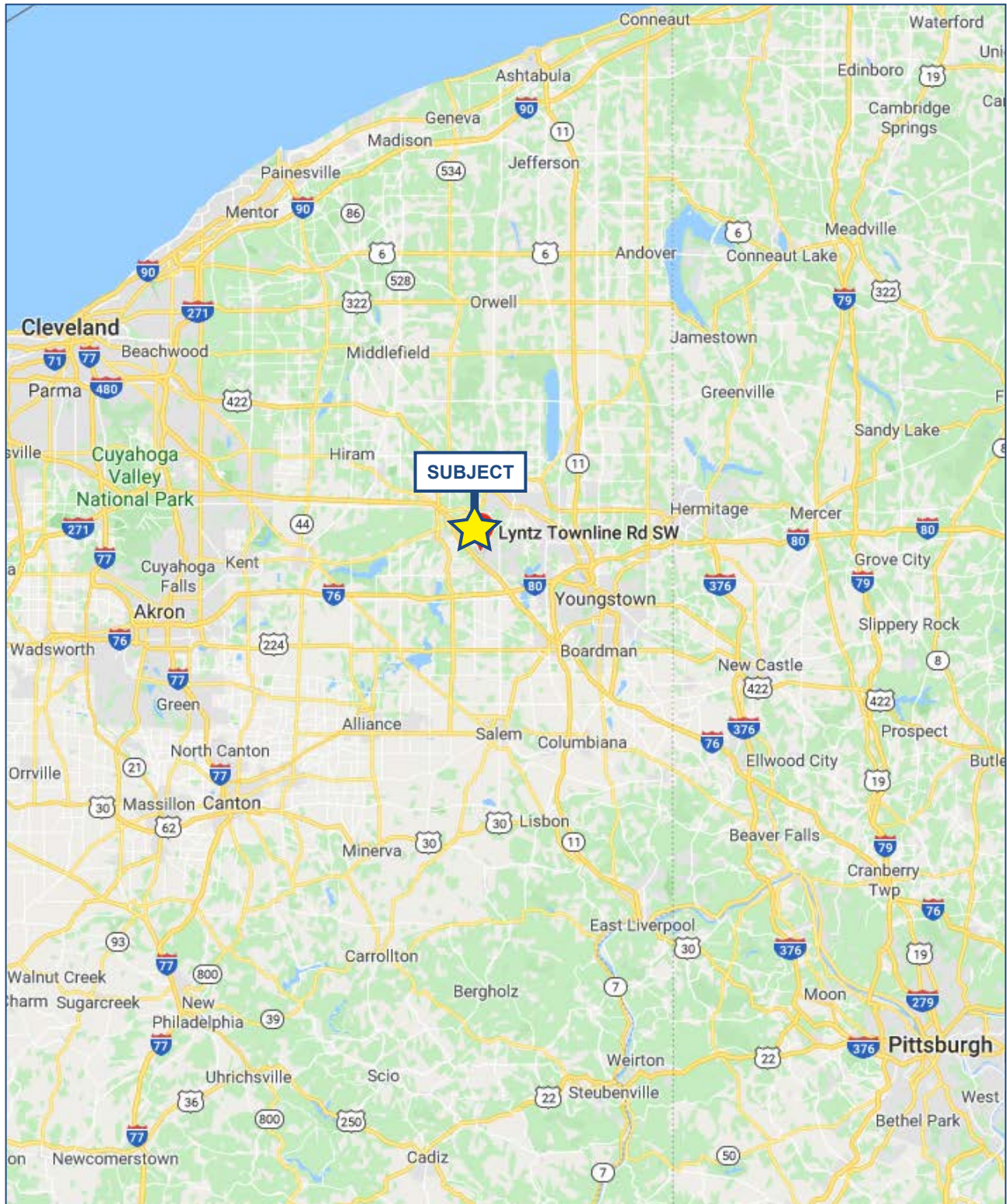
Aerial Photos



** Note property lines shown are approximate and for illustration purposes only*

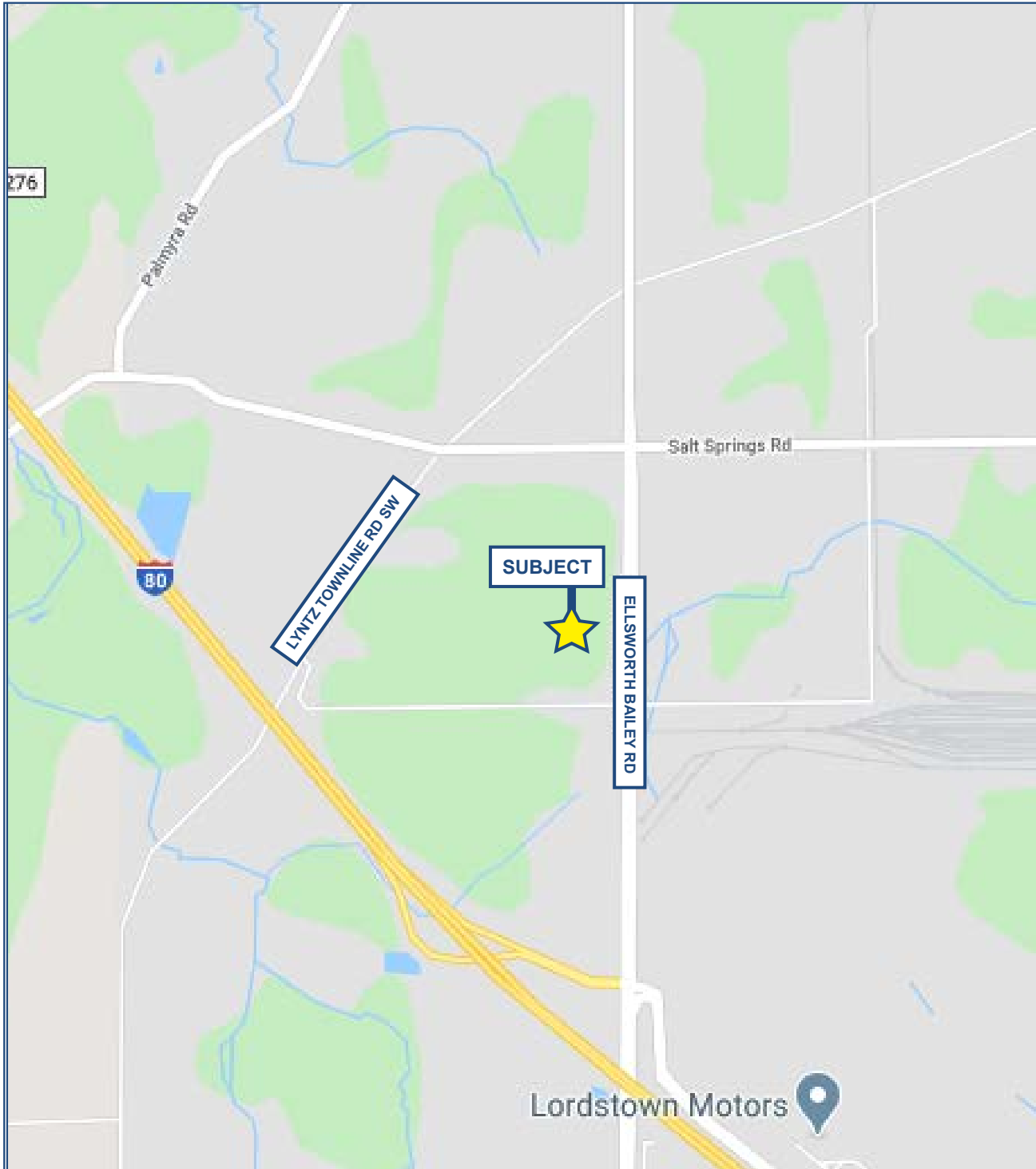
80+/- Acres - Ready For Development

Location Map



80+/- Acres - Ready For Development

Location Map



80+/- Acres - Ready For Development

Tax Parcel

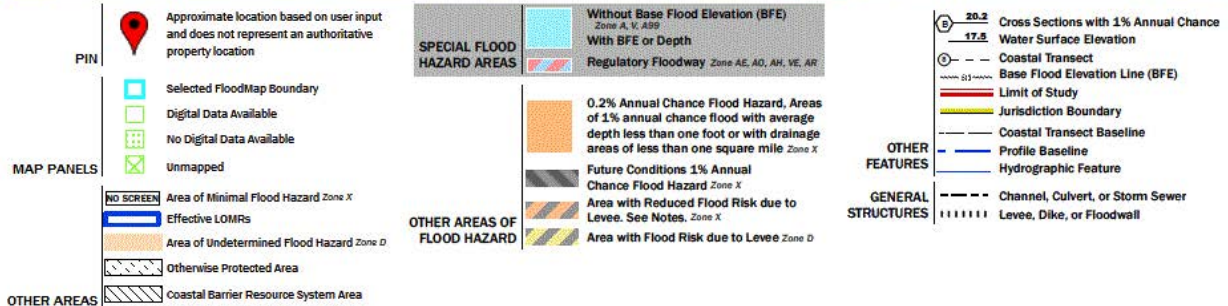


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80+/- Acres - Ready For Development

Flood Map



80+/- Acres - Ready For Development

Zoning Information

1135.04 I -1 INDUSTRIAL DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
I-1	Industrial	To delineate those areas where predominantly industrial uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown	Any permitted principal use as delineated in the (B)(1) General Business District and the (B)(2) Highway Business District. Agricultural Operations. Industrial, manufacturing, Research, and laboratory uses such as: food and associated industries; electrical and electrical appliance establishments; printing and publishing establishments; office buildings for associated engineering and administrative purposes of the principal use; warehousing or storage facilities; essential public services; truck and transfer terminals: Other industrial uses which in the opinion of the Planning Commission while conducting a Site Plan Review are similar in scale and service nature to those permitted above.	Off-street parking and loading Signs Other accessory uses customarily incidental to the principal use	Natural production uses

(Ord. 90-00. Passed 12-18-00.)

80+/- Acres - Ready For Development

Zoning Information

1135.02 B-1 GENERAL BUSINESS DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
B-1	General Business	To delineate those areas where predominantly general business uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown	Any retail or personal service establishments such as: Eating establishments Hardware stores Food stores Drug stores Gift shops Dry-cleaning, laundry stores Banks Funeral homes Boarding & rooming houses Office buildings and medical buildings Essential public services, facilities and buildings	Off-street parking and loading Signs Other accessory uses customarily incidental to the principal uses	Automobile service stations

(Ord. 90-00. Passed 12-18-00.)

1135.03 B-2 HIGHWAY BUSINESS DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
B-2	Highway Business	To delineate those areas where predominantly highway oriented business uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown.	Any retail and personal services as permitted in the B-1 General Business District. New and used car sales Wholesale businesses Eating establishments Farm machinery sales, service and rentals Feed and grain storage and sales Mobile home or house trailer sales Lumber yards Truck and transfer terminals Essential public services, facilities and buildings Other highway business uses, which in the opinion of the Planning Commission while conducting a Site Plan Review are similar in scale and service nature to those listed above.	Off-street parking and loading. Signs. Other accessory uses customarily incidental to the principal use.	Automobile service stations. Mobile home parks or house trailer parks.

(Ord. 90-00. Passed 12-18-00.)

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80+/- Acres - Ready For Development

Traffic Count I-80

Location ID	6992	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	STRUIR00080*KC	LRS Loc Pt.	10.515
SF Group	URBAN_INTERSTATE ▶	Route Type	IR
AF Group	URBAN_INTERSTATE ▶	Route	00080
GF Group	URBAN_INTERSTATE ▶	Active	No
Class Dist Grp		Category	Turnpike
Seas Clss Grp	URBAN_INTERSTATE ▶		
WIM Group			
QC Group	Default		
Funct'l Class	Interstate	Milepost	
Located On	I-80		
Loc On Alias			
More Detail ▶			

STATION DATA

Directions: **2-WAY** **EB** **WB** ?

AADT ?							
Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	35,546 ³				24,465 (69%)	11,081 (31%)	Grown from 2018
2018	35,440 ³				24,392 (69%)	11,048 (31%)	Grown from 2017
2017	35,089 ³				24,150 (69%)	10,939 (31%)	Grown from 2016
2016	34,469 ²				23,723 (69%)	10,746 (31%)	
2015	34,094				23,465 (69%)	10,629 (31%)	

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