

## Prime Development Opportunity: Residential Vacant Land



2194 E. Waterloo Rd.  
Akron, Ohio 44312

### Property Features

- 44 Acres Vacant Land
- Zoned R2 Residential
- Sloping Towards Springfield Lake
- Lake Access & Privileges
- Water, Sewer, Electricity, and Gas to Site

### Property Description

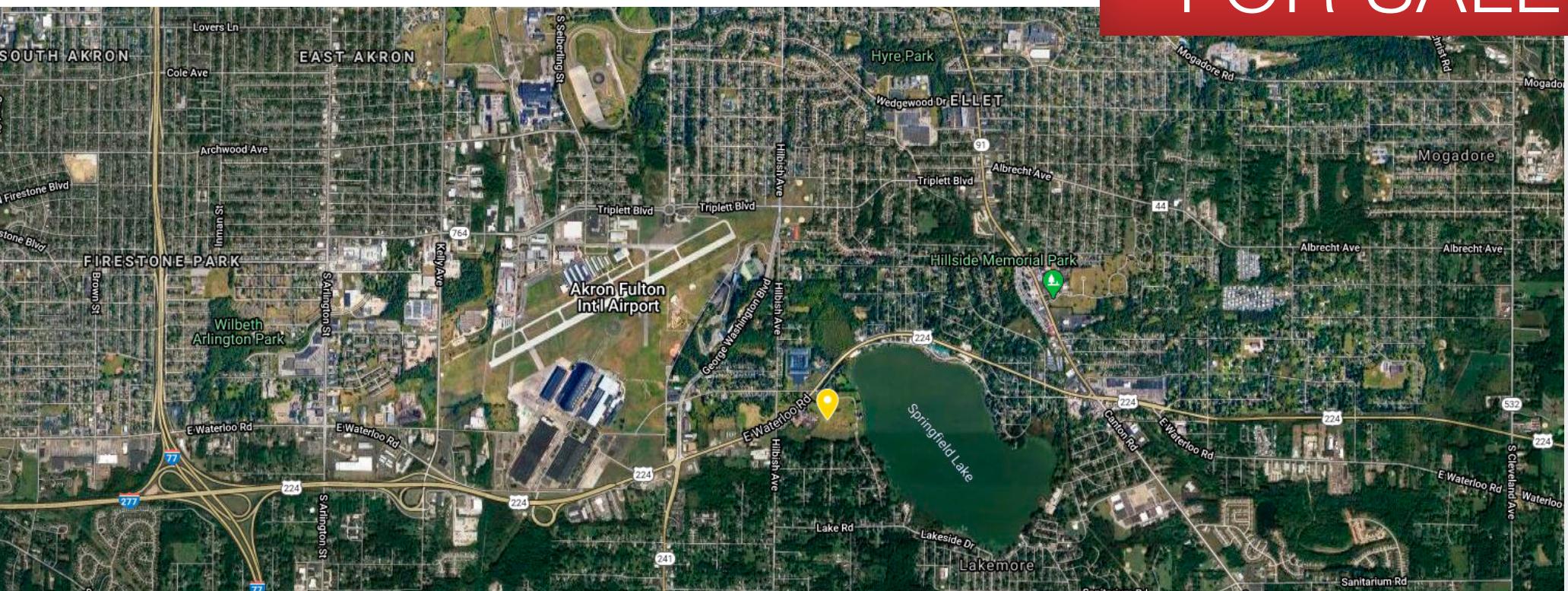
Opportunity to develop 44 acres with access to Springfield Lake. This area has been previously approved as a residential allotment, however development opportunities may vary.

ACRES	44
ZONING	R2
TERRAIN	SLOPING TOWARD LAKE

For more information:

**David Whyte**  
330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

Click for  
Video Tour



## Driving Distance to Major Cities from Property

DOWNTOWN AKRON	7 miles
CANTON, OH	22 miles
INDEPENDENCE, OH	34 miles
CLEVELAND, OH	44 miles
PITTSBURGH, PA	108 miles
COLUMBUS, OH	126 miles

## Location Advantages

- Located on E. Waterloo Rd/ SR-224 just 2.5 miles off I-77
- Close to major expressways
- Easily accessible from I-77 and SR-8

## Lake Access to Future Homeowners

- Boating
- Fishing
- Swimming
- Skiing

For more information:

**David Whyte**  
330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

2194 E. Waterloo Rd. Akron, Ohio 44312

FOR SALE



For more information:

**David Whyte**  
330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

**NAI**Pleasant Valley

789 White Pond Drive  
Akron, Ohio, 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)

2194 E. Waterloo Rd. Akron, Ohio 44312

FOR SALE



For more information:

David Whyte

330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

**NAI**Pleasant Valley

789 White Pond Drive  
Akron, Ohio, 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)

2194 E. Waterloo Rd. Akron, Ohio 44312

FOR SALE



35 Buildable Acres

Lake Access

For more information:

**David Whyte**  
330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

**NAI**Pleasant Valley

789 White Pond Drive  
Akron, Ohio, 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)

2194 E. Waterloo Rd. Akron, Ohio 44312

# FOR SALE

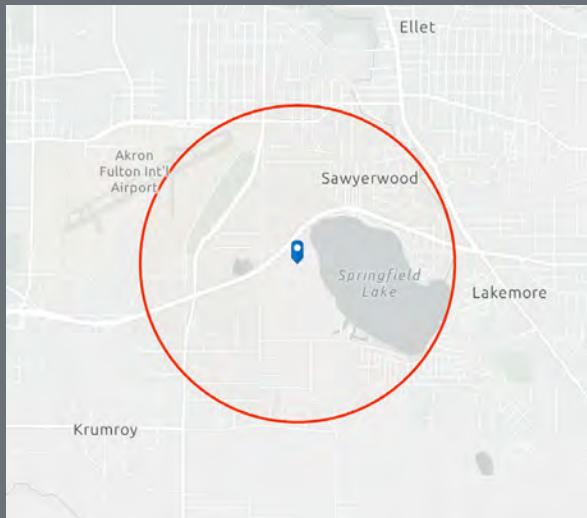
# Conceptual Site Plan - Development Opportunities May Vary

For more information:

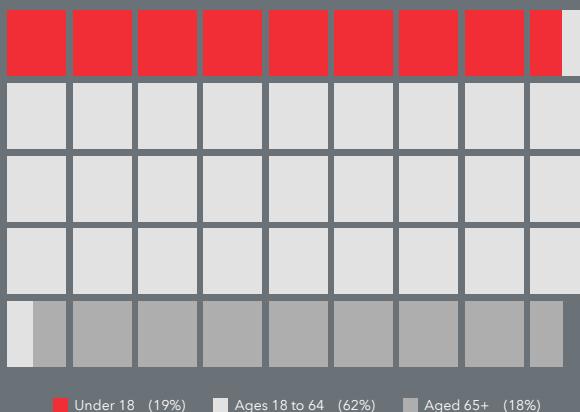
David Whyte  
330 352 7746 • dwhyte@naipvc.com

# NAI Pleasant Valley

789 White Pond Drive  
Akron, Ohio, 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)



## POPULATION BY AGE



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2019, 2024. © 2020 Esri

## POPULATION TRENDS AND KEY INDICATORS

within 1 mile

44312, Akron, Ohio

<b>4,246</b>	<b>1,723</b>	<b>2.46</b>	<b>42.4</b>	<b>\$45,298</b>	<b>\$111,456</b>	<b>51</b>	<b>163</b>	<b>17</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



**\$6,875**  
Avg Spent on Mortgage & Basics



**12.0%**  
Percent of Income for Mortgage

## POPULATION BY GENERATION



**8.0%**  
Greatest Gen:  
Born 1945/Earlier



**26.1%**  
Baby Boomer:  
Born 1946 to 1964



**19.7%**  
Generation X:  
Born 1965 to 1980



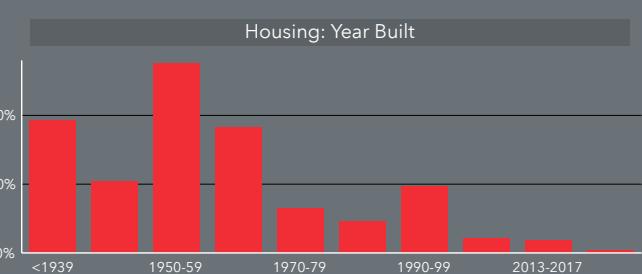
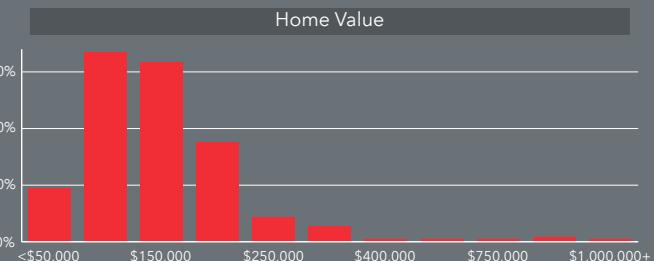
**23.7%**  
Millennial:  
Born 1981 to 1998



**19.2%**  
Generation Z:  
Born 1999 to 2016



**3.3%**  
Alpha: Born  
2017 to Present

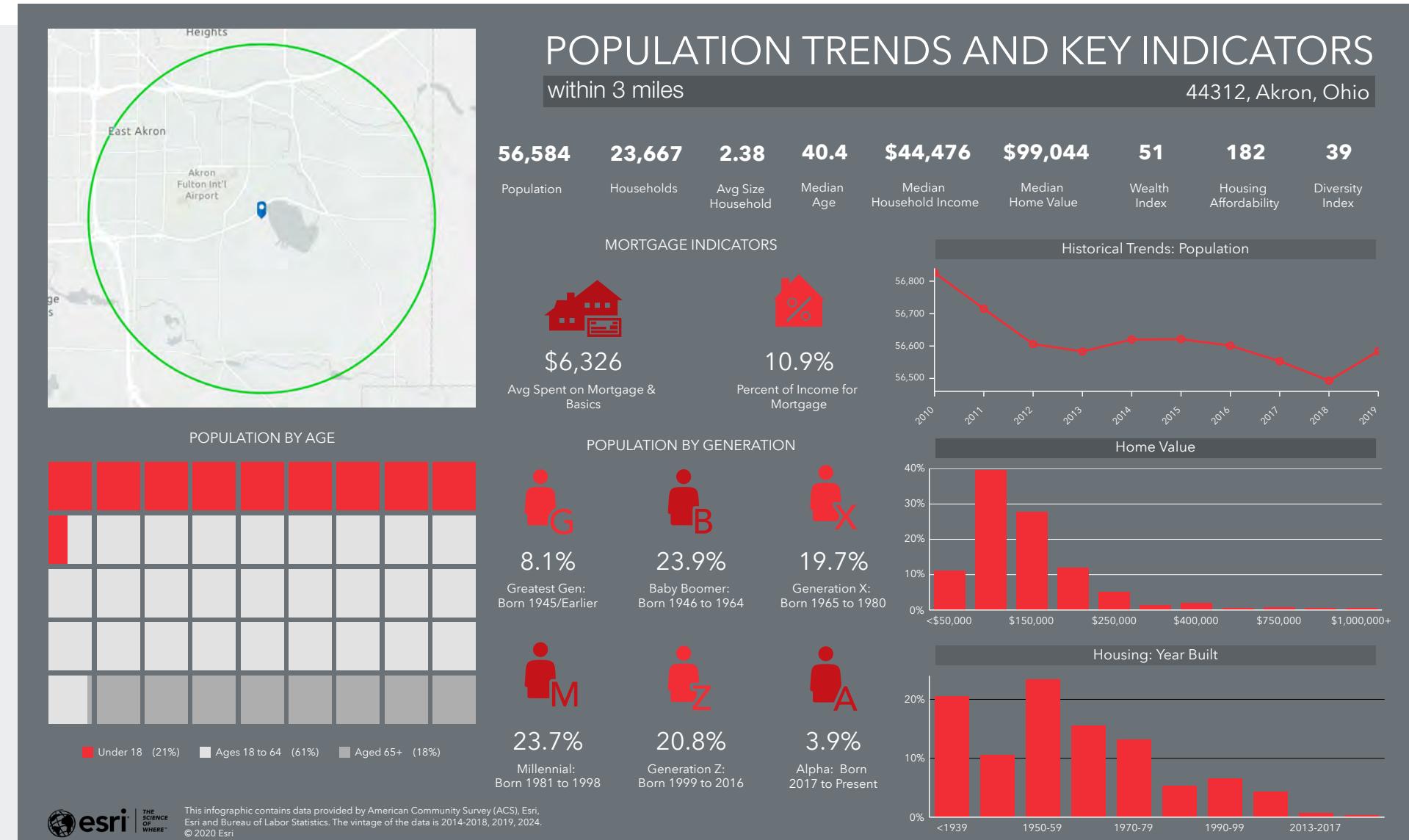


For more information:

David Whyte

330 352 7746 • dwhyte@naipvc.com

789 White Pond Drive  
Akron, Ohio, 44320  
+1 330 535 2661  
naipvc.com

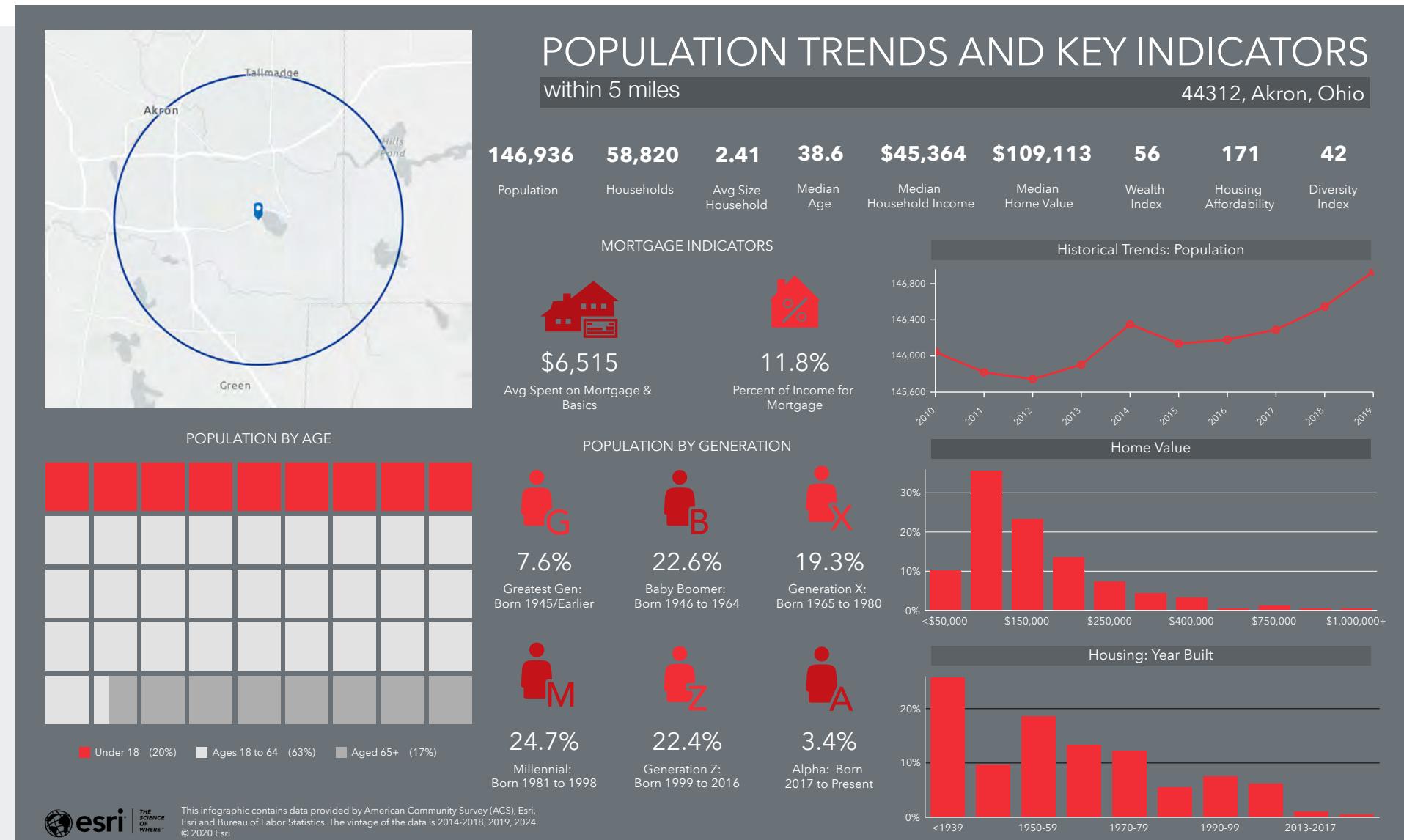


For more information:

**David Whyte**  
330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

**NAI Pleasant Valley**

789 White Pond Drive  
Akron, Ohio, 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)



For more information:

**David Whyte**  
330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

**NAI Pleasant Valley**

789 White Pond Drive  
Akron, Ohio, 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)

2194 E. Waterloo Rd. Akron, Ohio 44312

FOR SALE



For more information:

David Whyte  
330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

**NAI**Pleasant Valley

789 White Pond Drive  
Akron, Ohio, 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)