

## 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

ACRES	44
ZONING	R2
TERRAIN	SLOPING TOWARD LAKE

### 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.

For more information:

**David Whyte**

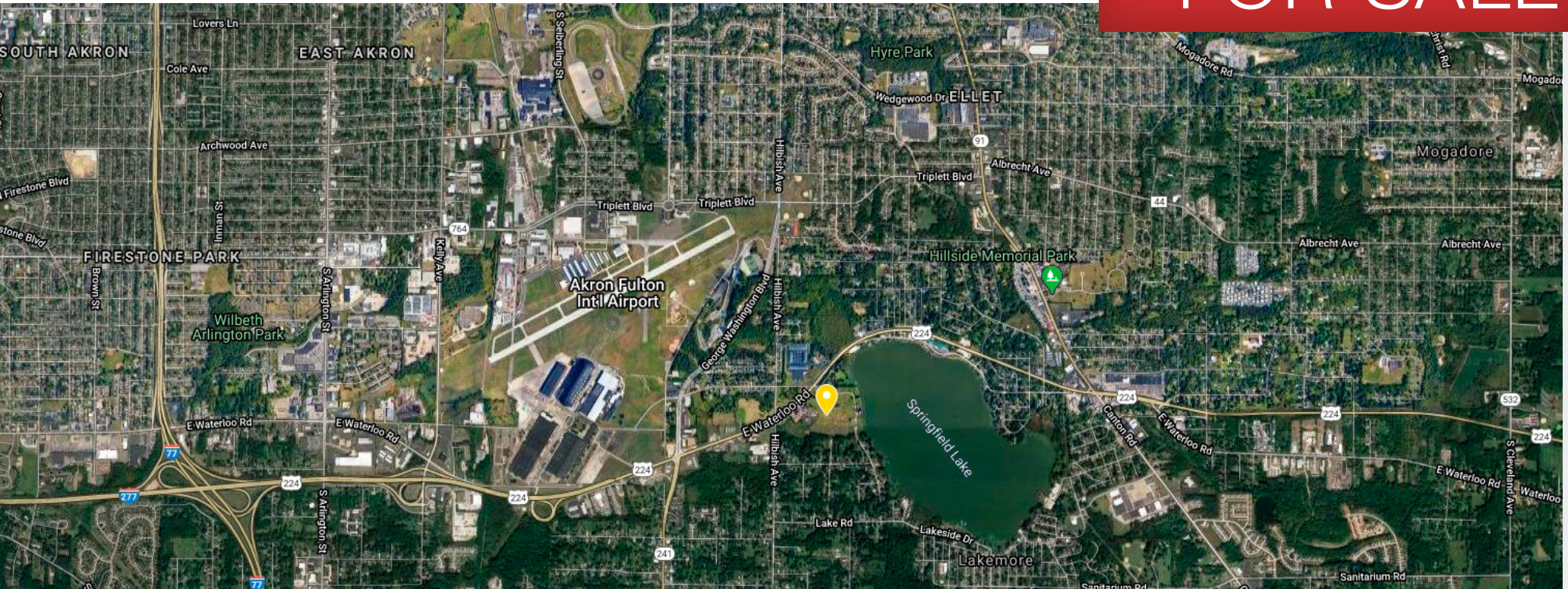
330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

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### 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

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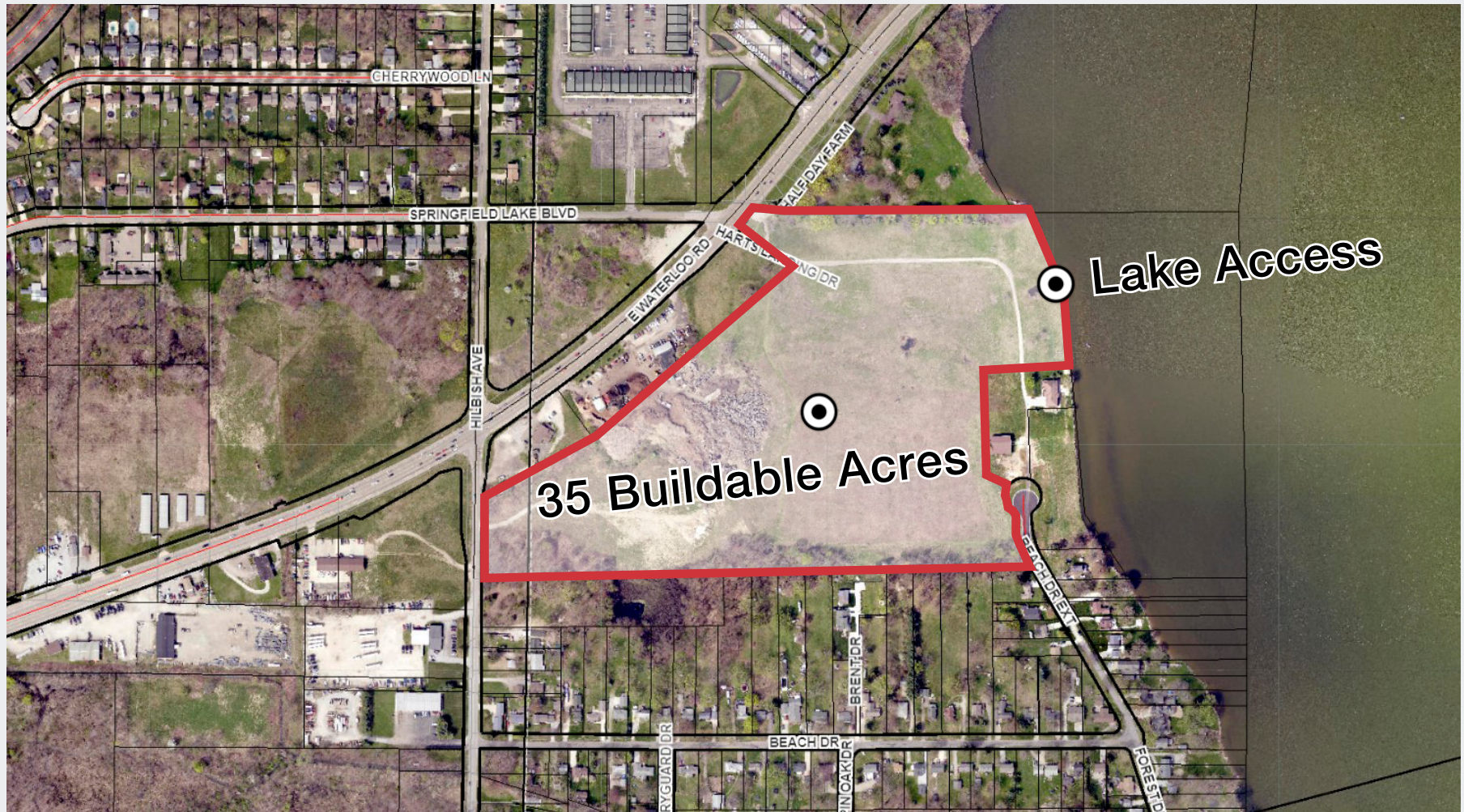
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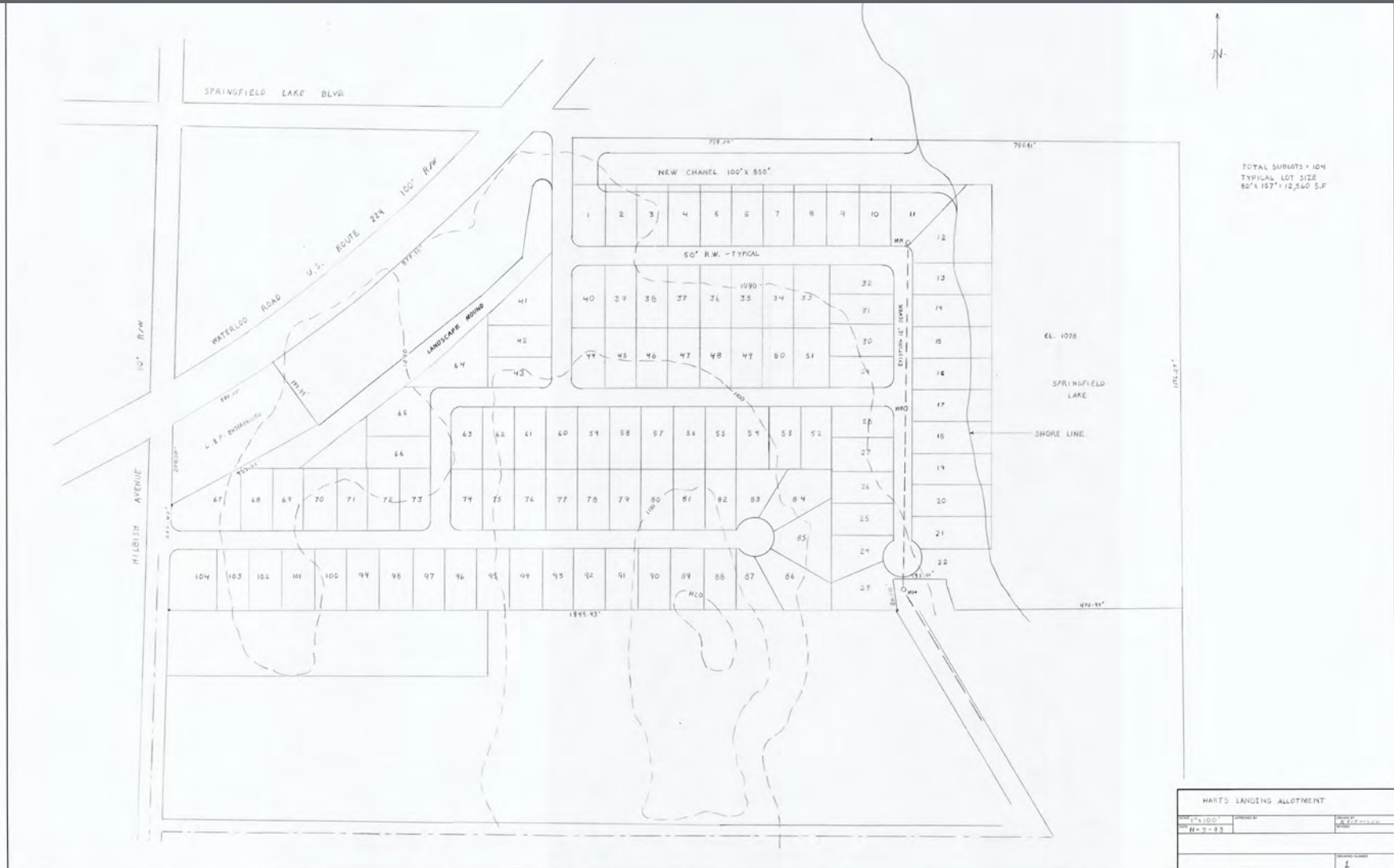
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## Conceptual Site Plan - Development Opportunities May Vary



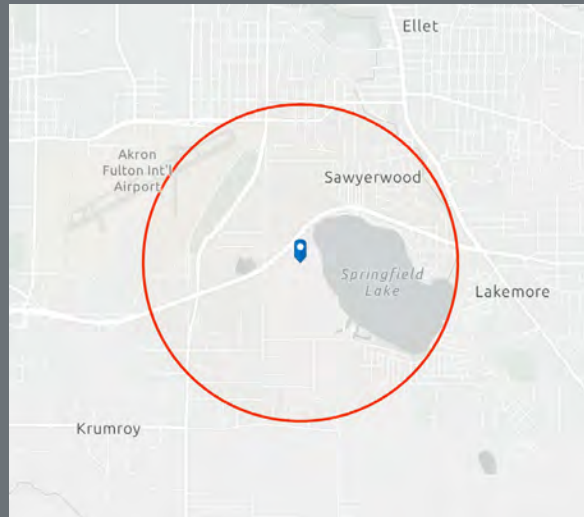
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## POPULATION TRENDS AND KEY INDICATORS

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**

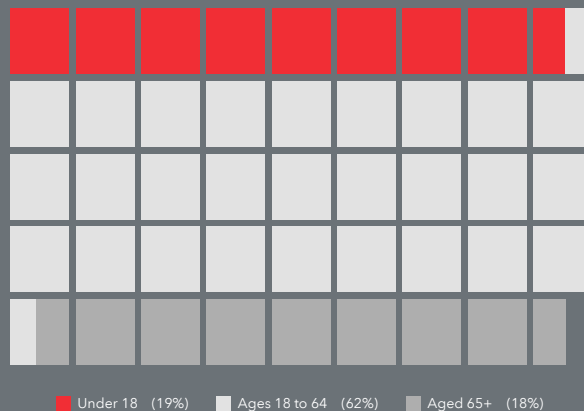
Avg Spent on Mortgage & Basics



**12.0%**

Percent of Income for Mortgage

### POPULATION BY AGE



### 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



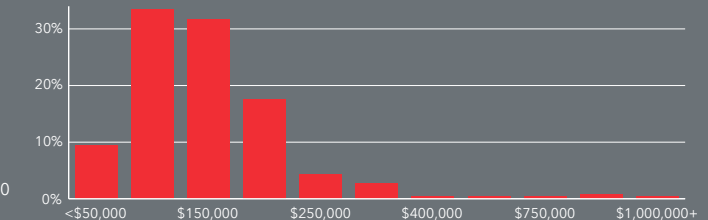
**3.3%**

Alpha: Born  
2017 to Present

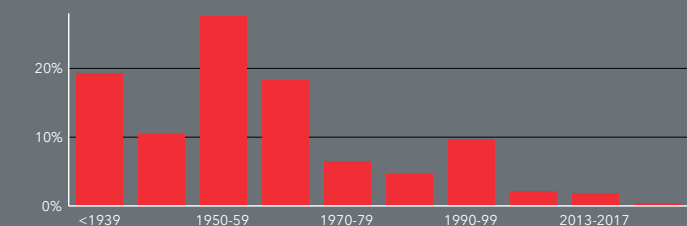
### Historical Trends: Population



### Home Value



### Housing: Year Built



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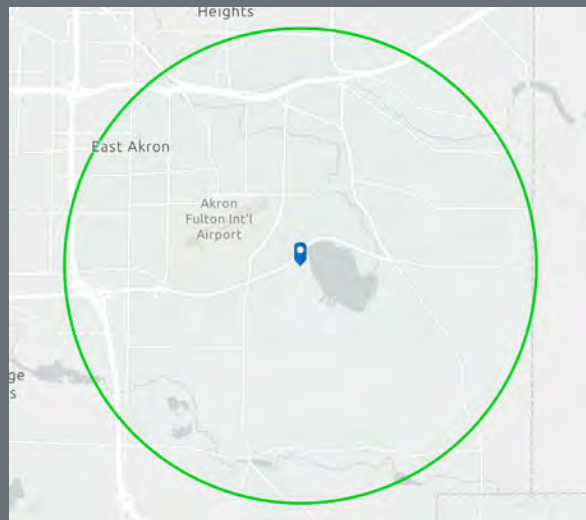
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## POPULATION TRENDS AND KEY INDICATORS

within 3 miles

44312, Akron, Ohio

<b>56,584</b>	<b>23,667</b>	<b>2.38</b>	<b>40.4</b>	<b>\$44,476</b>	<b>\$99,044</b>	<b>51</b>	<b>182</b>	<b>39</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



**\$6,326**

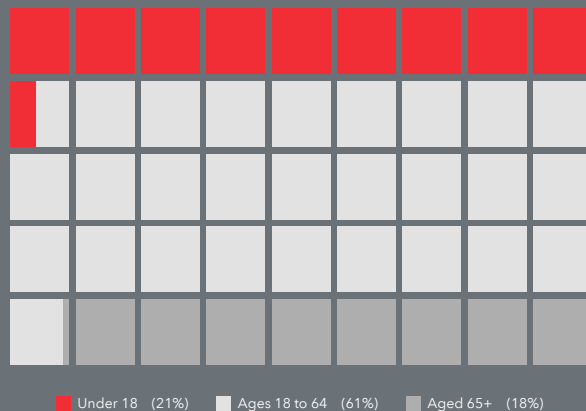
Avg Spent on Mortgage & Basics



**10.9%**

Percent of Income for Mortgage

### POPULATION BY AGE



### POPULATION BY GENERATION



**8.1%**

Greatest Gen:  
Born 1945/Earlier



**23.9%**

Baby Boomer:  
Born 1946 to 1964



**19.7%**

Generation X:  
Born 1965 to 1980



**23.7%**

Millennial:  
Born 1981 to 1998



**20.8%**

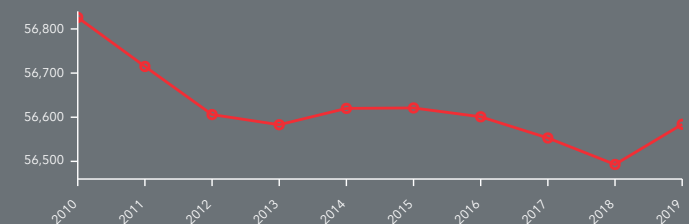
Generation Z:  
Born 1999 to 2016



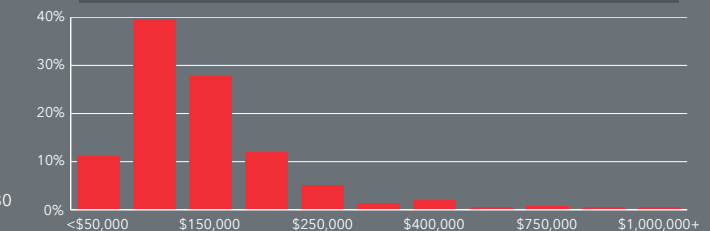
**3.9%**

Alpha: Born  
2017 to Present

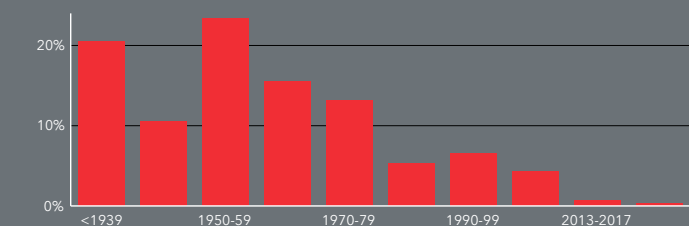
### Historical Trends: Population



### Home Value



### Housing: Year Built



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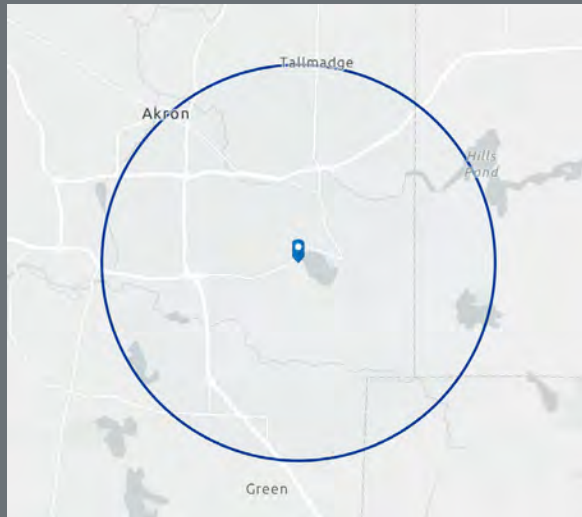
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## POPULATION TRENDS AND KEY INDICATORS

within 5 miles

44312, Akron, Ohio



**146,936**

Population

**58,820**

Households

**2.41**

Avg Size  
Household

**38.6**

Median  
Age

**\$45,364**

Median  
Household Income

**\$109,113**

Median  
Home Value

**56**

Wealth  
Index

**171**

Housing  
Affordability

**42**

Diversity  
Index

### MORTGAGE INDICATORS



**\$6,515**

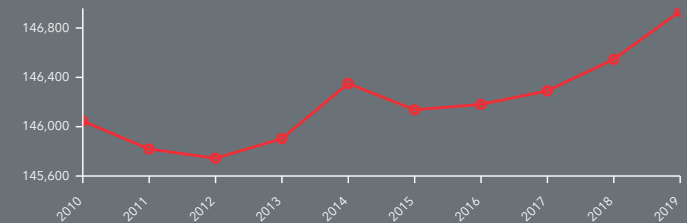
Avg Spent on Mortgage &  
Basics



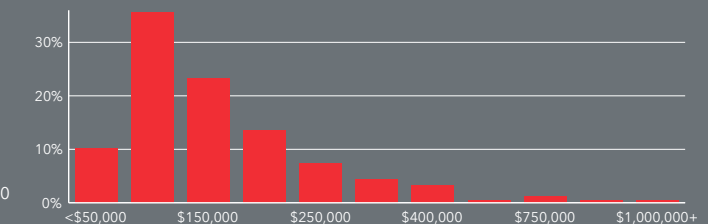
**11.8%**

Percent of Income for  
Mortgage

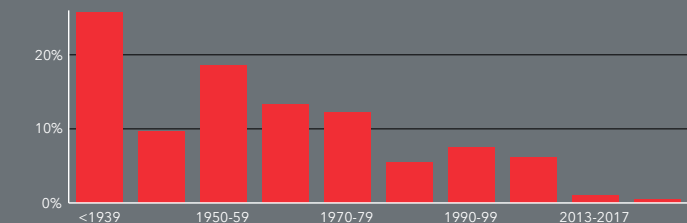
### Historical Trends: Population



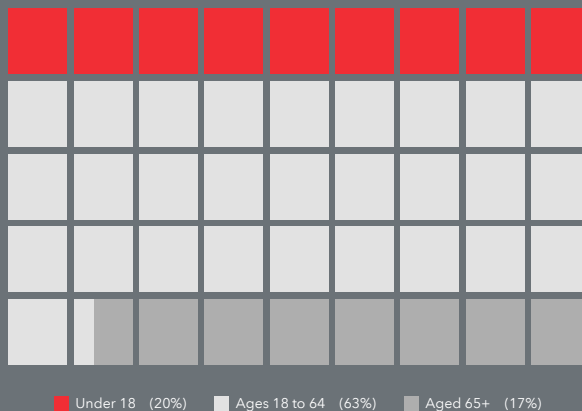
### Home Value



### Housing: Year Built



### POPULATION BY AGE



### POPULATION BY GENERATION



**7.6%**

Greatest Gen:  
Born 1945/Earlier



**22.6%**

Baby Boomer:  
Born 1946 to 1964



**19.3%**

Generation X:  
Born 1965 to 1980



**24.7%**

Millennial:  
Born 1981 to 1998



**22.4%**

Generation Z:  
Born 1999 to 2016



**3.4%**

Alpha: Born  
2017 to Present



THE  
SCIENCE  
OF  
WHERE™

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