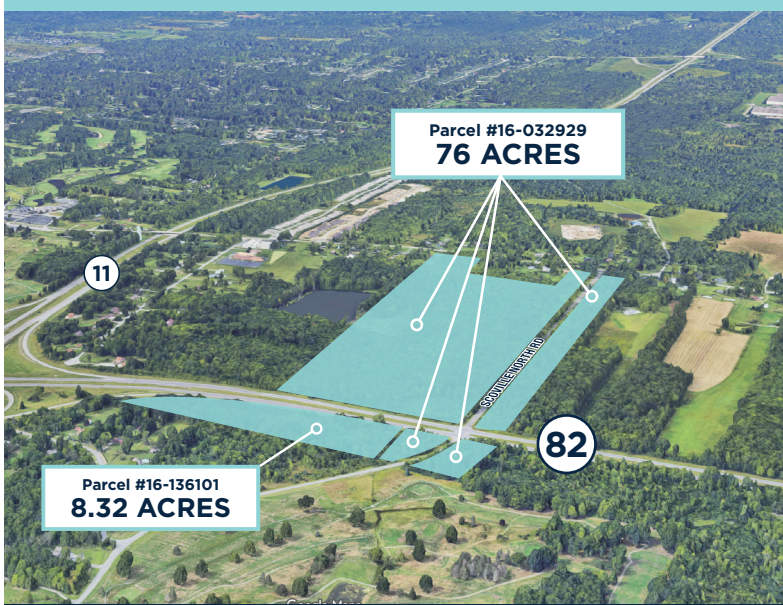
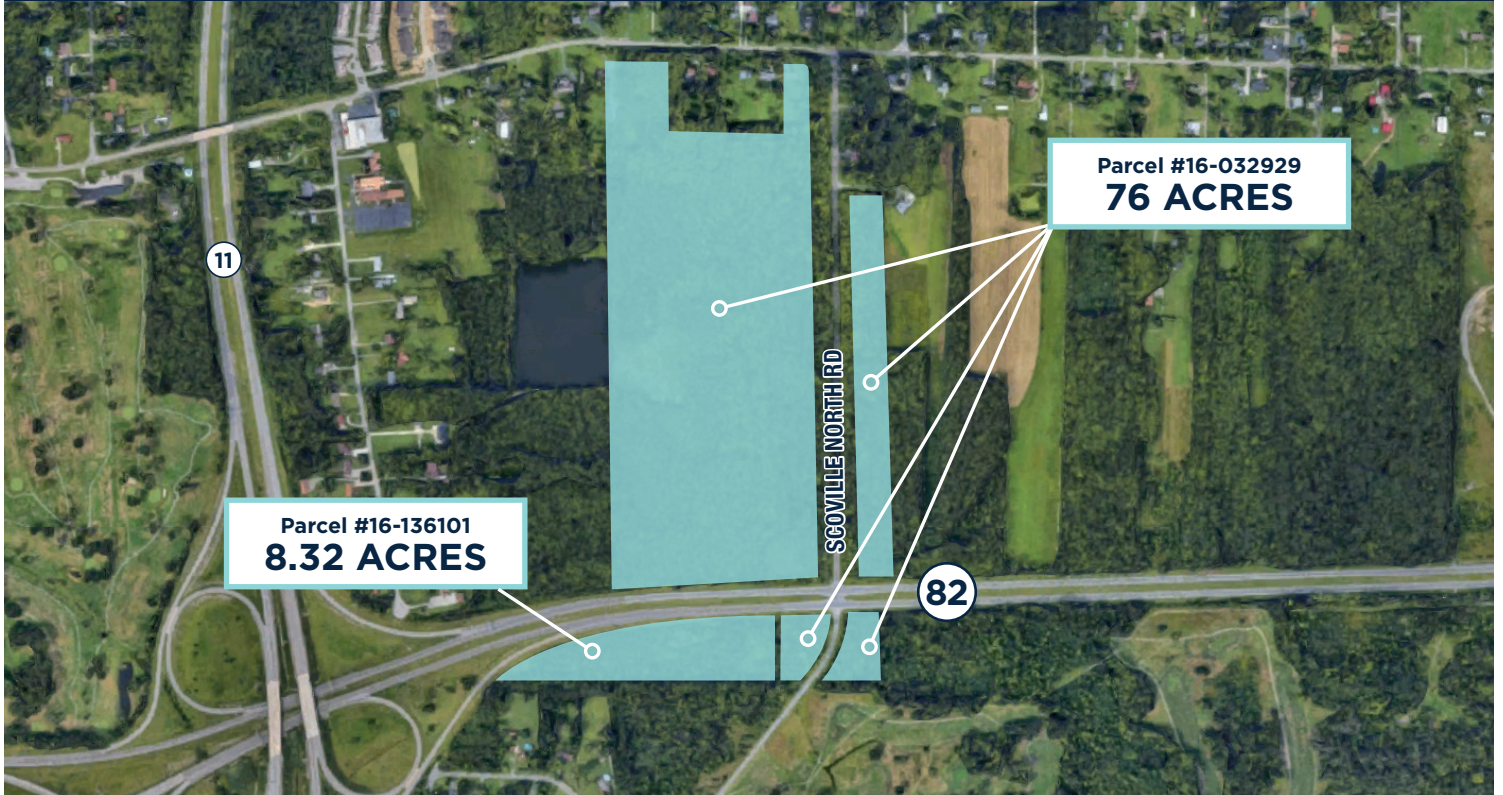


FOR SALE

84 ACRES | Residential & Commercial Potential



Vienna Township | Trumbull County, OH



PROPERTY HIGHLIGHTS

- **Total Acreage:** 84 Acres
- **Zoning:** R1 (Residential) & C1 (Commercial)
- **Prime Frontage:** Warren Sharon Rd (Commercial Corridor Potential)
- **Access:** Route 82 / Scoville Rd
- **Flexible Development Potential:** Residential subdivision, mixed-use, or phased development

A rare opportunity to acquire a large-scale, dual-zoned development site in a desirable and accessible location.

CONTACT FOR PRICING & INQUIRIES:

Jeffrey M. Kahn, President
216.375.8164
JKahn@RealEstateCPP.com

Gerilyn Gleason, CEO
216.210.5914
GGleason@RealEstateCPP.com

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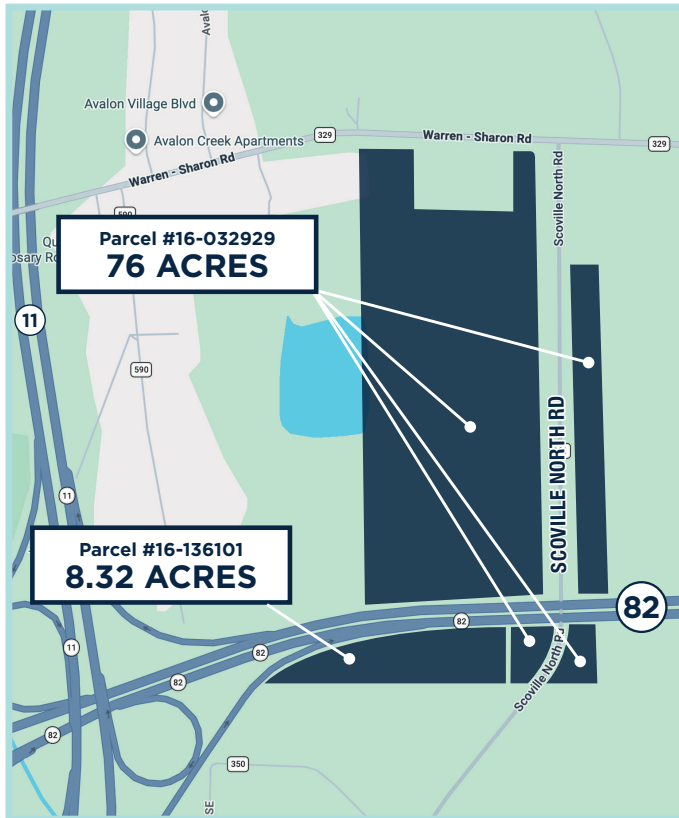
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This offering presents developers and investors with the ability to capitalize on expanding suburban demand while incorporating neighborhood retail, services, or mixed-use components.



PARCEL BREAKDOWN

Parcel 1:

Ideal for residential entry development, estate lots, or as a complementary phase to the larger tract.

- **Location:** Route 82 / Scoville Rd
- **Acreage:** 8.32 Acres
- **Zoning:** R1 - Residential
- **Parcel #:** 16-136101

Parcel 2:

This expansive parcel offers a unique blend of residential development land with commercial frontage, perfect for integrating neighborhood retail, services, or mixed-use concepts to serve future residents and the surrounding community.

- **Location:** Route 82 / Scoville Rd & Warren Sharon Rd Frontage
- **Acreage:** 76 Acres
- **Zoning:** R1 (Residential) & C1 (Commercial along Warren Sharon Rd)
- **Parcel #:** 16-032929

DEVELOPMENT POTENTIAL

- Residential subdivision or planned community
- Mixed-use development with neighborhood retail
- Estate lots or cluster housing
- Commercial pad sites along Warren Sharon Rd
- Phased development opportunity

LOCATION ADVANTAGES

- Convenient access to regional highways via Route 82
- Proximity to Warren, OH and the Youngstown metropolitan area
- Growing demand for suburban residential living
- Strong visibility for commercial users along Warren Sharon Rd

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