

# Willey Flats

For Sale | Willey Avenue, Cleveland, Ohio 44113



BRADNOSAN



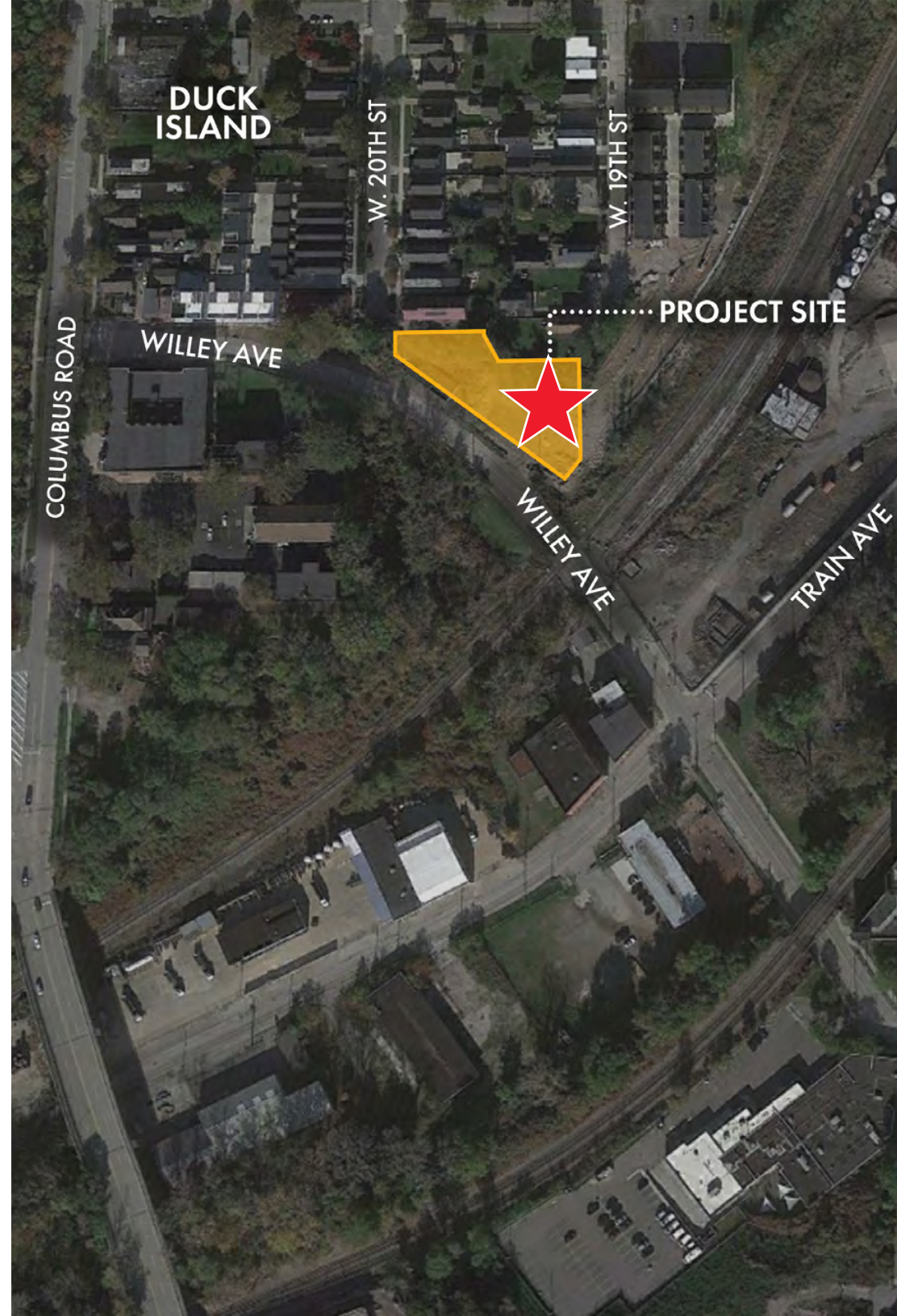
# Willey Avenue

- Conceptual approvals for 18 units.
- Opportunity Zone
- Located in Cleveland's Duck Island Neighborhood, just steps from the heart of Tremont and Ohio City's Market District.
- Opportunity to acquire sister land site for a 39 unit project.

## Property Highlights

|            |                |
|------------|----------------|
| Land Size  | 0.55 Acres     |
| Topography | Moderate Slope |
| Water      | City           |
| Sewer      | County         |

**Sale Price: \$549,000**



# Site Plan

## LANDSCAPING KEY

### PLANTINGS

|    |                                                            |
|----|------------------------------------------------------------|
| AJ | Blue Arrow Juniper ( <i>Juniperus scopulorum</i> )         |
| BW | Winter Gem Boxwood ( <i>Buxus microphylla japonica</i> )   |
| DW | Ivory Halo Dogwood ( <i>Cornus alba Bailhala</i> )         |
| LL | Little Leaf Linden ( <i>Tilia cordata</i> )                |
| RJ | Blue Rug Juniper ( <i>Juniperus horizontalis witonii</i> ) |
| WB | European White Birch ( <i>Beula pendula</i> )              |

### LIGHTING

|    |                     |
|----|---------------------|
| RL | 4" RECESSED LIGHT   |
| SL | WALL MOUNTED SCONCE |

### LANDSCAPING MATERIALS

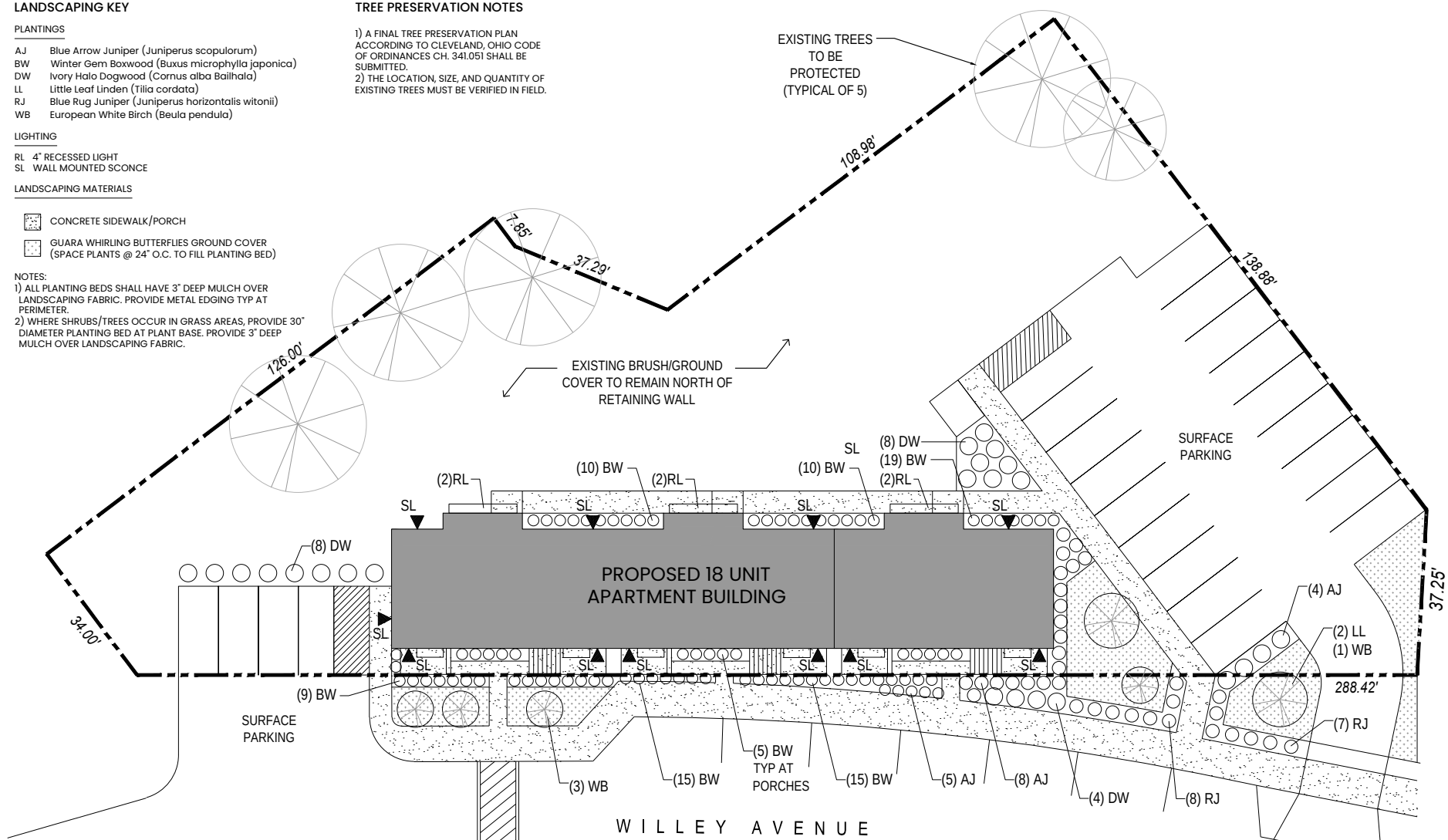
|                                                                                   |                                                                                           |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|  | CONCRETE SIDEWALK/PORCH                                                                   |
|  | GUARA WHIRLING BUTTERFLIES GROUND COVER<br>(SPACE PLANTS @ 24" O.C. TO FILL PLANTING BED) |

### NOTES:

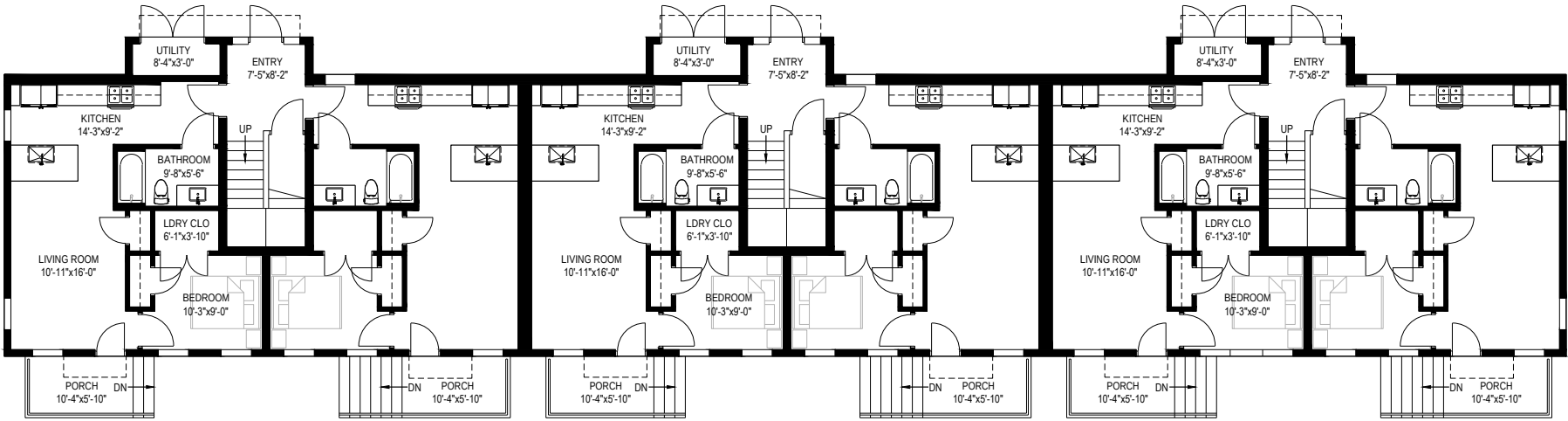
- 1) ALL PLANTING BEDS SHALL HAVE 3" DEEP MULCH OVER LANDSCAPING FABRIC. PROVIDE METAL EDGING TYP AT PERIMETER.
- 2) WHERE SHRUBS/TREES OCCUR IN GRASS AREAS, PROVIDE 30" DIAMETER PLANTING BED AT PLANT BASE. PROVIDE 3" DEEP MULCH OVER LANDSCAPING FABRIC.

## TREE PRESERVATION NOTES

- 1) A FINAL TREE PRESERVATION PLAN ACCORDING TO CLEVELAND, OHIO CODE OF ORDINANCES CH. 341.051 SHALL BE SUBMITTED.
- 2) THE LOCATION, SIZE, AND QUANTITY OF EXISTING TREES MUST BE VERIFIED IN FIELD.



# Floor Plan - First Floor

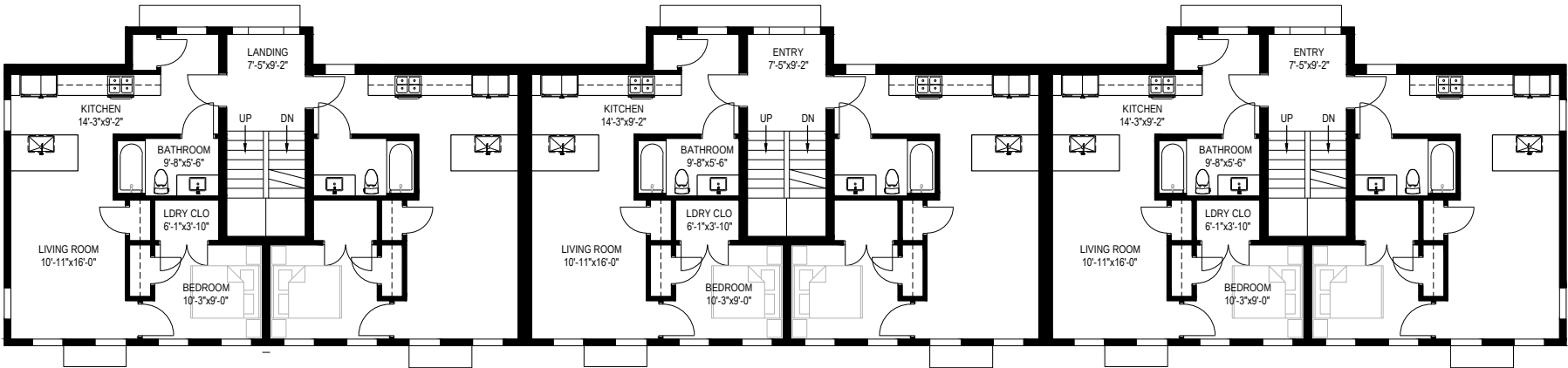


BLOCK 3

BLOCK 2

BLOCK 1

# Floor Plan - Second Floor

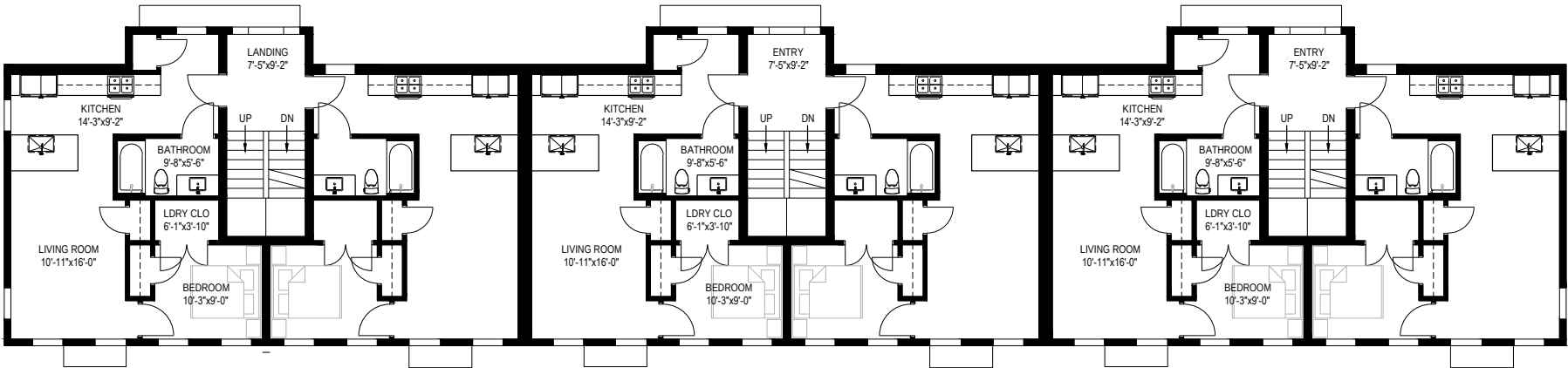


BLOCK 3

BLOCK 2

BLOCK 1

# Floor Plan - Third Floor

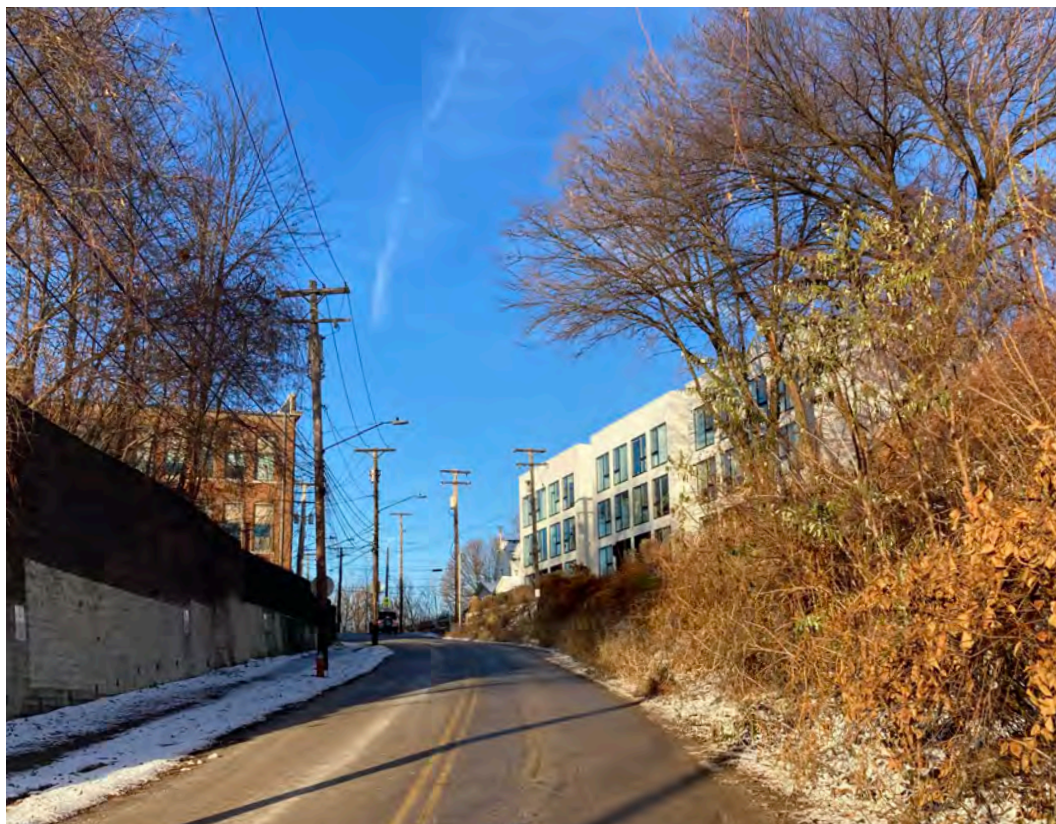


BLOCK 3

BLOCK 2

BLOCK 1







Population  
(2025 | 5 Mile)

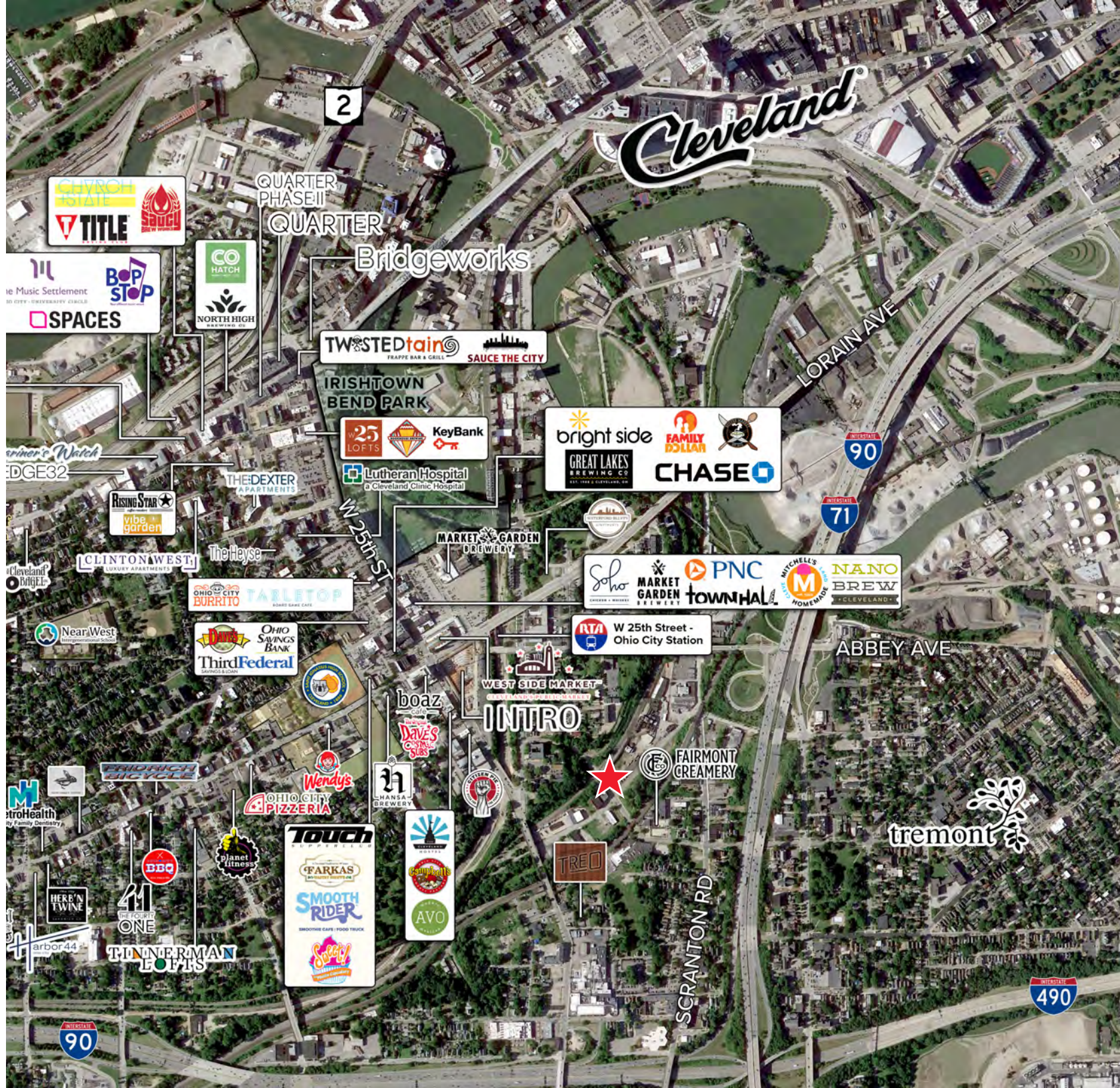
Median Age  
(2025 | 5 Mile)

Households  
(2025 | 5 Mile)

Household Income  
(2025 | 5 Mile)

Total Businesses  
(2025 | 5 Mile)

## Total Employees (2025 | 5 Mile)







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