



SALE
**15-Unit Waterfront
Development**

**2965 S Danbury Road
Port Clinton, Ohio 43452**

PRESENTED BY:

Kim
954-785-6085
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$975,000
LOT SIZE:	2.41 Acres
PRICE PER ACRE:	\$413,278
ZONING:	"R-C" Recreational Commercial
UTILITIES:	Electric, Gas, City Water, & Sewer
FRONTAGE:	Approx. 625 Feet
DEPTH:	Approx. 235 Feet
MARKET:	Toledo, OH

PRESENTED BY:

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PROPERTY DESCRIPTION

Rare 2.4-acre waterfront development opportunity on Sandusky Bay in the heart of Ohio's Vacationland! This exceptional property offers a unique chance to complete a premier waterfront community while enjoying breathtaking bay views and outstanding investment potential.

The seller successfully **completed Phase I**, where all single-family homes and lots have been sold, creating a proven foundation for future development. The remaining 2.4-acre parcel presents an exciting opportunity for the next phase, making it one of the few remaining waterfront development sites in the area.

Zoned **R-C (Resort Commercial)**, the property allows for **single-family residential** and, with a **Special Use Permit**, offers the potential for **multi-family residences, hotels, vacation lodging**, and numerous other permitted uses. This flexibility makes it ideal for developers looking to capitalize on the growing demand for waterfront living and vacation accommodations along Lake Erie's shoreline.

The property is fully served by **public water, public sewer, electric, natural gas, and cable**, reducing development costs and streamlining the building process. **Marina boat slips are available for purchase**, adding tremendous appeal for boating enthusiasts and future residents.

Located just minutes from **Cedar Point, Marblehead, Kelly's Island, Put-in-Bay, Port Clinton**, and other **Lake Erie attractions**, this property offers easy access to some of Ohio's most sought-after recreational destinations. Whether envisioned as luxury condominiums, townhomes, waterfront residences, or a boutique hospitality development (subject to approvals), this property is positioned to become a premier destination on Sandusky Bay.

Additional flexibility allows the property to join The Cove on the Bay Homeowners Association or remain an independent development. Convenient road access from S. Danbury Road provides excellent accessibility for residents and visitors alike.

This is more than just land—it's a rare opportunity to build the next chapter of an established waterfront community in one of Ohio's fastest-growing vacation destinations. Bring your vision and transform this exceptional waterfront property into a landmark development.

CONCEPT PLAN WITH NOTES FROM THE TOWNSHIP

18 UNITS COVE ON THE BAY

PORT CLINTON, OHIO
CONCEPT PLAN

0.24± acre must be dedicated
as open space, park
including set-backs or
parking

SANDUSKY BAY

“Concept Plan-Not Approved”

EXISTING ROAD

8 CAR GARAGES

6 UNIT MULTI-FAMILY

PRESERVE AREA

S. AMHERST AVENUE

20 FUTURE DOCKS

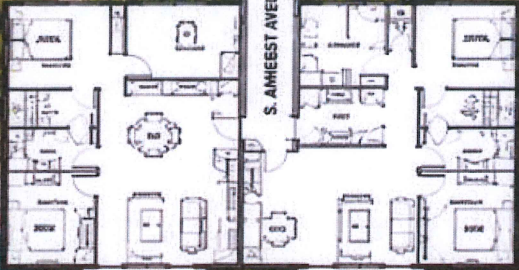
20 EXISTING DOCKS

Units

Units

Units

Units



DECK

DECK

TYPICAL FLOOR PLAN
(LOWER LEVEL)



REAR FACADE

PROPERTY DETAILS & HIGHLIGHTS



Boutique 15–18 unit condo development.



All single-family lots from Phase I sold, providing strong market validation.



Private beach access, water views, and marina access are included in condo plans.



Adjacent infrastructure includes completed building with plans for 40 more units (pending approval).



Surrounded by high-performing homes and lake condos selling in the mid to high \$400s.



Strategic location: 15 min. to Marblehead, 20 min. to Cedar Point, 45 min. to Put-in-Bay, and Kellys Island.



Located in a high-absorption market with strong vacation and second-home demand.



Quality concept plans already completed – a shovel-ready or design-build opportunity.

18-UNIT WATERFRONT DEVELOPMENT

2965 S DANBURY ROAD

PORT CLINTON, OH 43452



ZONING & APPROVAL PROCESS CONTACT INFORMATION

Cove on the Bay is a proposed Condominium Project of which only Phase I has been completed.

Zoning is subject to Danbury Township Zoning Approval Process which requires public hearings and special approval by the Townships Board of Zoning Appeals.

For Zoning Information please contact:

Kathryn A. Dale, AICP
Danbury Township Zoning & Planning Administrator
5972 E Port Clinton Eastern Road
Marblehead, Ohio 43440
419-734-3137
Zoning@danburytownship.com

Zoning approvals are also subject to Ottawa County Regional Planning Commissions.

For Regional Planning Information please contact:

Mark Messa
Director
315 Madison Street
Room 107
Port Clinton, Ohio 43452
419-734-6780
mmessa@co.ottawa.oh.us

Approvals will be required for sewer & water service subject to Ottawa County Sanitary Engineers Office.
For Sewer and Water information please contact:

James Frey, P.E., P.S.
Sanitary Engineer
315 Madison Street
Room 105
Port Clinton, Ohio 43452
419-734-6780
ocse@co.ottawa.oh.us

Approvals will be required through the Ohio Environmental Protection Agency (Ohio EPA).
For Ohio EPA information please contact:

Brittany Brockmann
Construction Stormwater & MS4
347 N Dunbridge Road
Bowling Green, Ohio 43402
419-373-3021
Brittany.Brockmann@epa.ohio.gov

Vacationland

The Vacationland region of Ohio-billed as such for being known primarily as a major summertime tourist destination-is the area that is generally considered to be in the north part of the state, and along the western half of the Lake Erie shoreline around Sandusky Bay, specifically the counties of Erie, Huron, Ottawa, and Sandusky.

Ottawa County

Ottawa County is one of four counties that make up Vacationland, Ohio, and part of the Toledo, Ohio MSA.

