

Apollo Drive Wapakoneta, Ohio

Stewardship by
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What You Built Deserves a Future

THE FOUNDATION OF WORTH

Apollo Drive Wapakoneta, Ohio

Apollo Drive is a 0.416-acre commercial land parcel positioned within Wapakoneta's B-2 General Business District. Immediate access to Interstate 75 and US Route 33 positions the site for a buyer prepared to steward its next chapter and carry its value forward.

Property Detail	Information
Site Area	0.416 Acres / 18,120 SF
Zoning	B-2 General Business District
Interstate Access	Approximately 500 FT to Interstate 75
Location	Commercial Corridor

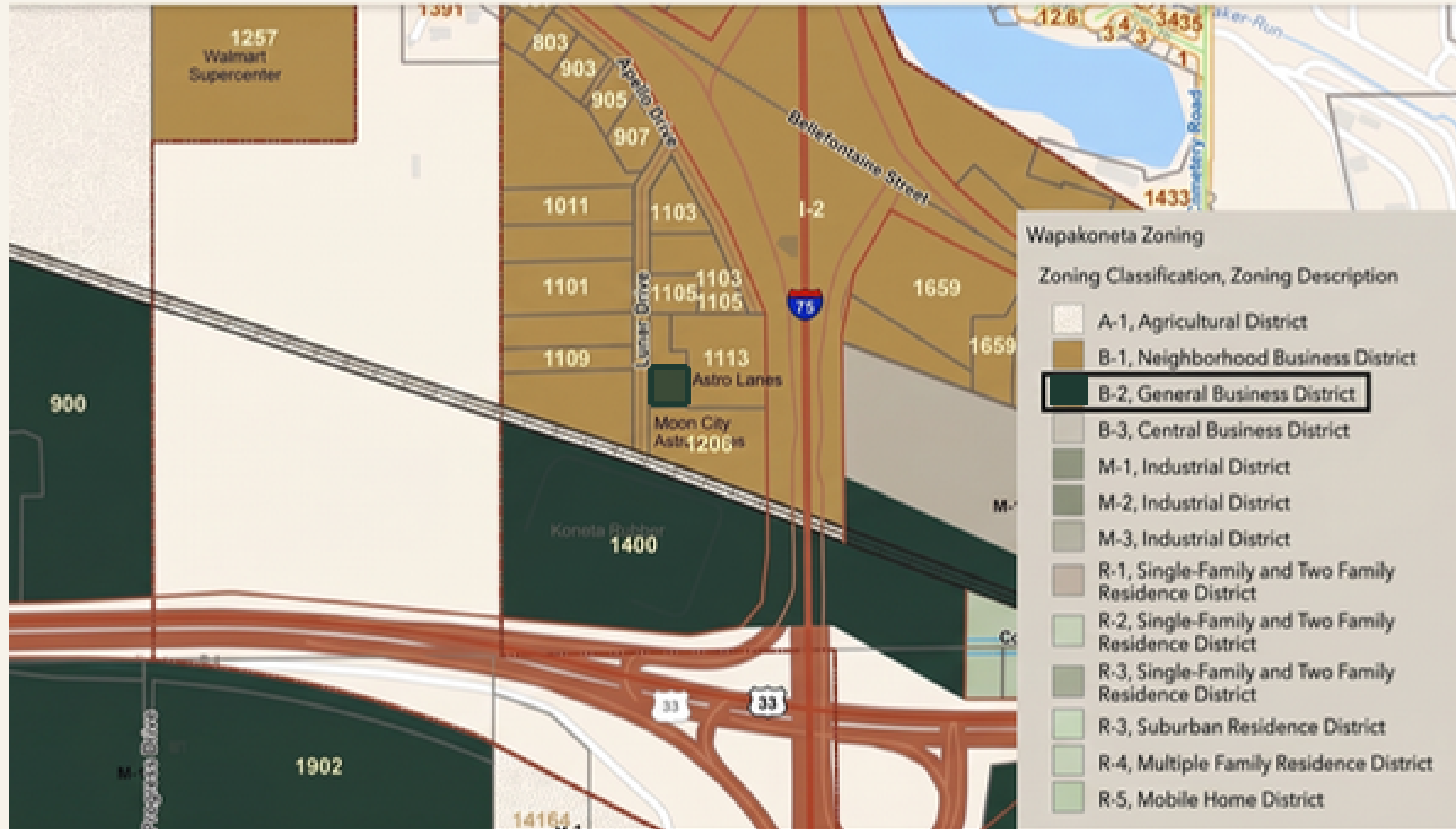


The Physical Foundation for Future Operational Expansion



Property lines are approximate and for visual reference only.

GENERAL BUSINESS DISTRICT



B-2 Zoning Regulations

GENERAL BUSINESS DISTRICT

The B-2 General Business District supports commercial uses serving local and regional markets, consumers, businesses, automobiles, and the traveling public.

Permitted Uses	Restricted or Prohibited Uses
Retail and general merchandise	Heavy industrial or manufacturing operations
Restaurants, cafés and drive-through establishments	Large-scale warehousing or distribution centers
Personal service businesses	Outdoor storage yards, junkyards or salvage operations
Professional, medical, legal and financial offices	Truck terminals and freight-handling facilities
Banks and financial institutions	Mining or extraction activities
Hotels and motels	Agricultural uses, except limited accessory uses

Market Access & Mobility

CONNECTIVITY THAT SUSTAINS CONTINUED RELEVANCE

Regional Factor	Why It Matters
Market Reach	A regional population of 275,000+ ensures the established workforce and customer base necessary to carry operations forward without interruption.
Economic Corridor	The site's location in Northwest Ohio's commercial corridor ensures its ongoing relevance and positions the next steward for long-term operational success.
Workforce Base	Established sectors in manufacturing, distribution, and healthcare ensure stable workforce continuity for the business's next chapter.
Highway Access	Proximity to Interstate 75 and US Route 33 (about 500 feet) improves operational efficiency by enabling easy movement of materials, services, and people.
Regional Connections	Direct access to Dayton International Airport and regional freight rail enhances logistics, increasing the location's value for future growth.
Regional Mobility	Unrestricted highway connectivity guarantees the site’s next owner can maintain and expand operational reach as their business legacy evolves.

Surrounding Uses & Access

LOCAL COMMERCIAL CONTEXT

Access Factor	Why It Matters
Established Neighbors	Proximity to TravelCenters, Walmart, and industrial sites proves this location is equipped for serious, ongoing commercial operations.
Local Support Services	Nearby food, lodging, and retail provide the practical, daily support a reliable workforce requires.
Visibility & Traffic	Clear interstate visibility ensures the site remains relevant and valuable for the long term.
Site Entry & Exit	Direct access off Apollo Drive keeps the daily movement of employees, customers, and heavy service vehicles safe and practical.
Highway Proximity	Approximately 500 feet from Interstate 75 and US Route 33 reduces friction between local and regional transit.
Commercial Routes	Roads built for commercial traffic will support ongoing operations today and whatever the business requires in its next chapter.

Established Commercial Context

SURROUNDING SERVICES THAT SUPPORT DAILY OPERATIONS

The Apollo Drive site has close proximity to established commercial anchors—including major retail, dining, and transit services along the main corridor—providing the necessary daily infrastructure to support a reliable workforce and sustain long-term business relevance.



Information is provided for illustrative purposes only and may be approximate. Please verify all details independently.

Immediate Trade Area

DAILY CONVENIENCE WITHIN MINUTES OF THE SITE

The Apollo Drive site sits within the established Bellefontaine Street / U.S. 33 corridor at I-75, minutes from national retail, dining, lodging, and fuel that support daily operations and a reliable workforce.



Subject Site: 40°33'29.6"N 84°10'18.9"W | Apollo Drive, Wapakoneta, Ohio

Source: Google Earth aerial imagery

Worth Beyond Acreage

POSITIONED FOR CONTINUED RELEVANCE

Apollo Drive's true worth extends well beyond its 0.416-acre footprint. Its B-2 General Business setting, established commercial surroundings, and direct connection to Interstate 75 and US Route 33 create a practical foundation for future operations.

This site represents established location value, ready to be carried forward by the right next owner.

The property is fully positioned to steward the next chapter of business growth.



FOR MORE INFORMATION

Discover Apollo Drive

Access the complete property brochure, explore high-resolution photo galleries, and find details on how to schedule your private viewing.

VIEW THE FULL LISTING ONLINE:

[marketing.crebbgroup.com/
apollo-drive-ohio](https://marketing.crebbgroup.com/apollo-drive-ohio)















Future Continuity

FROM ACCESS TO OPERATIONAL VALUE

Factor	Supports
Regional Connection	Continued access to customers, workforce, suppliers and service networks.
Commercial Setting	Relevance within an established business and service corridor.
Direct Site Access	Practical daily movement for employees, visitors, and service providers.
B-2 District Position	A framework for an appropriate commercial use, subject to approval.
Adaptability	The ability to shape the site around a disciplined long-term purpose.

Together, these factors provide more than convenience. They create a foundation from which a future owner can build durable operational value.

The Next Steward

PREPARE TO CARRY VALUE FORWARD

Established value begins from the ground up. If you possess the vision and discipline to steward this site into its highest use, let us discuss the opportunity.



www.crebbgroup.com



Next Steps

1

Inquiry With Advisor

Set up a short call or meeting with Russ Kitzberger to discuss the opportunity in greater detail.

2

NDA (If Appropriate) & Exchange information

Sign a Non-Disclosure Agreement and provide proof of funds or qualification.

3

Tour and/or Exchange Opportunity Financials

Tour and Recieve relevant financial information or related information.

4

Draft a Letter of Intent

Prepare a letter of intent or interest, or a purchase agreement.

5

Move Towards Closing

Coordinate due diligence, financing, and legal transfer through a disciplined, stewardship-led process.

About The CREBB Group



CREBB Group Cincinnati Headquarters

Based in Cincinnati, CREBB Group is a team providing disciplined advisory and transaction stewardship with over 20 years of experience guiding business owners and investors through their most significant financial transitions. We bring a rare dual expertise to every engagement, specializing in commercial sales and leasing, business brokerage, industrial real estate, and land advisory.

Throughout the transfer of responsibility, we act as your trusted fiduciary—committed to protecting your legacy, honoring your goals, and actualizing the essence of its worth. Backed by the national reach and advanced technology of eXp Commercial, we combine deep local roots with a footprint that spans North America, operating as a peer-level fiduciary partner with discipline, confidentiality, and judgment.

Integrated Capabilities

NATIONAL ADVISORY SCALE

Sales and Leasing: Commercial, Industrial, Land, and Business Brokerage.

REPRESENTING OWNERS & FOUNDERS

Business owners, buyers, sellers, landlords, and tenants.

SPECIALIZED NETWORK ACCESS

Access to multiple specialized networks.



Russell Kitzberger

Managing Director

Over two decades of experience deployed to protect your legacy, clarify valuation, and steward the transfer of responsibility.

EXPERIENCE

- Decades in Real Estate & Going Concern
- Analyst, Appraiser, Salesperson
- Expert Witness
- Continuing Education Instructor

EDUCATION

- Harvard Law School Executive Education
 - Mediating Disputes Certificate Program, Alternative Dispute Resolution & Interest Based Bargaining
- University of Northwestern Ohio
 - B.S., Business Administration-Magna Cum Laude



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CARRY VALUE FORWARD

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