

6606 MONCLOVA ROAD
MAUMEE, OH 43537 (MONCLOVA TWP.)

VACANT LAND FOR SALE
8 +/- Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$ 150,000 per acre – 8 +/- acres
Acreage:	8 +/- acres zoned commercial
Dimensions:	663.04' Monclova Rd. - Irregular
Closest Cross Street:	N. Jerome Road
County:	Lucas
Zoning:	Commercial
Easements:	of record
Curb Cuts:	Per Lucas County
Topography:	Flat
Survey Available:	See attached



For more information, please contact:

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PROPERTY DESCRIPTION

Drainage:	Storm sewer
Improvements:	None
Restrictions:	Per municipal/county code
Sign on Property:	Yes
Adjacent Land	
North:	Land – Triad Business Park
South:	Industrial
East:	Land – Triad Business Park
West:	Land – Triad Business Park

2020 TRAFFIC COUNTS (TWO-WAY)

6,534	Technology Rd.
7,649	Monclova Road
3,407	N. Jerome Rd.

2021 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,687	\$98,533
3 MILE	34,267	\$85,350
5 MILE	97,652	\$76,604

UTILITIES

Electric:	Toledo Edison on Monclova Road
Gas:	Columbia Gas on Monclova Road
Water:	12" Waterline east side of Technology (partially extended)
Sanitary Sewer:	12" Sanitary line east side of Technology
* See attached maps for utilities details.	

2019 REAL ESTATE TAXES

TD:	38
Parcel:	00695
Assessor Number:	23-006-069
Total Annual Taxes:	\$14,916.44*
* For entire 12 +/- acre parcel.	

Comments:

- Located at the NEC of Monclova Road and Technology Drive.
- At a signalized interchange.
- Per proposed site plan, the land is poised for 3 commercial zoned out lots: 1 acre + and 3 11,000 SF commercial/industrial buildings, with cross easement parking. (Concept plan can be revised to your specifications.)
- Permitted uses, per Monclova Township, can be found online at <http://monclovatwp.org/departments/zoning/resolution>
- Monclova Twp. residential new construction is robust with approximately 3 new subdivisions underdevelopment just off of Monclova Road. New rooftops are forthcoming in this booming area.
- Located in the JEDZ between the City of Toledo, City of Maumee, and Monclova Township where payroll tax is currently levied at 1.5%.
- Located within just minutes from the future, planned interchange at US-20A/US-23 and US-24/I-475.

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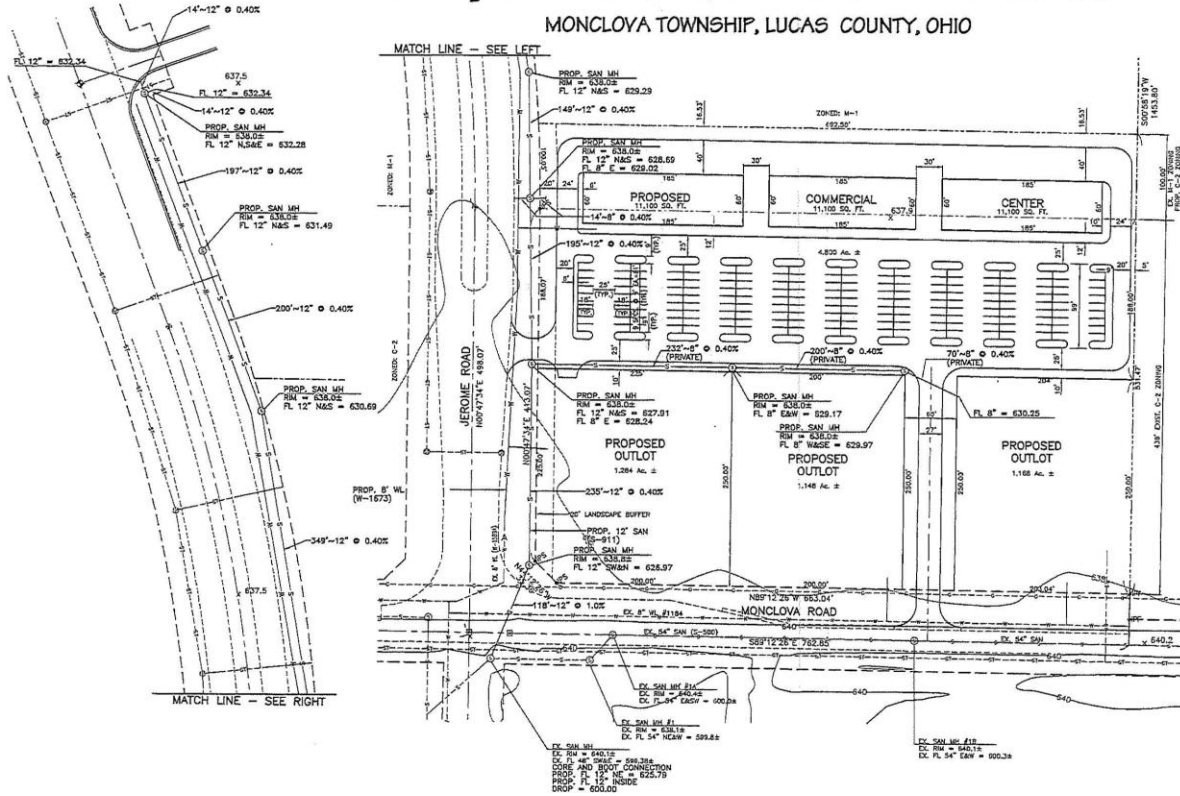
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

PRELIMINARY DRAWING OF Proposed Commercial Center

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO



LEGAL DESCRIPTION

PART OF 1/4 NW 1/4 IRREGULAR, PIECE MEASURED 663.04 FT. ON MONCLOVA ROAD BY 1453.80 FT ON EAST LINE LYING EAST OF JEROME ROAD.

SITE ANALYSIS

- SANITARY SEWERS
STORM SEWERS
WATERLINES
NATURAL GAS
10' UTILITY EASEMENTS
UNDERGROUND ELECTRIC, PHONE AND CABLE

LOT DATA

- MIN. LOT WIDTH: 100 FEET
MIN. FRONT YARD: 40 FEET
MIN. REAR YARD: 10 FEET
MIN. SIDE YARD: 0 FEET, 0 FT. TOTAL
MIN. LOT AREA: 25,000 SQ. FT.

ZONED: C-2 & M-1

ACREAGE: 8.40±

PARKING REQUIRED: 167 SPACES
PARKING PROVIDED: 180 SPACES

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