## PROPERTY HIGHLIGHTS

- **SALE PRICE: $175,000/ACRE**

- Located in the region's premier office/industrial area, Arrowhead Park

- Excellent visibility on Interstate 475, interchange in close proximity

- Job creation and retention incentives available through the City of Maumee

- CM zoning provides for variety of possible uses

- All utilities to the site

## LOTS AVAILABLE

| Lot Number | Acres |
|------------|-------|
| Lot 1 | 2.16 |
| Lot 2 | 4.04 |
| Lot 3 | 4.62 |
| Lot 4 | 2.43 |
| Lot 5 | 3.87 |
| Lot 6 | 7.02 |

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## LOCATION INFORMATION

| | |
|---|---|
| Street Address | Arrowhead Park |
| City, State, Zip | Maumee, OH 43537 |
| County/Township | Lucas |

## UTILITIES

| | |
|---|---|
| Electric | Toledo Edison |
| Gas | Columbia Gas |
| I-475 | 18,920 (2017) |
| Sewer | City of Toledo |
| Storm Sewer | City of Toledo |

## ADJACENT LAND

| | |
|---|---|
| North | CM - Commercial Industiral |
| South | CM - Commercial Industiral |
| East | CM - Commercial Industiral |
| West | CM - Commercial Industiral |

## TRAFFIC COUNTS

| | |
|---|---|
| I-475 | 18,920 (2017) |
| Dussel Dr. | 66,037 (2017) |

## PROPERTY DETAILS

| | |
|---|---|
| Property Type | Land |
| Zoning | Commercial Industrial |
| Lot Size | 24+/- Acres |
| Curb Cuts | As needed |
| Topography | Flat |
| Environmental Report | N/A |
| Drainage | Storm Sewers |
| Improvements | Public |
| Survey | N/A |

## 2016 TAXES PER HALF

| | |
|---|---|
| Parcel # 37-00671 | $4,731.69 |
| Parcel # 35-00391 | $7,693.91 |
| Parcel # 35-00401 | $7,717.35 |
| Parcel # 35-00412 | $4,633.73 |
| Parcel # 35-00411 | $6,763.96 |
| Parcel # 35-00421 | $11,641.19 |

## DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 1,888 | 21,024 | 54,220 |
| Total Population | 4,293 | 48,150 | 128,304 |
| Average HH income | $58,323 | $60,989 | $63,061 |

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