FORD STREET & LONGBOW DRIVE MAUMEE, OH 43537



FULL-SERVICE COMMERCIAL REAL ESTATE

VACANT LAND FOR SALE

15.89 Total Acres Available



GENERAL INFORMATION

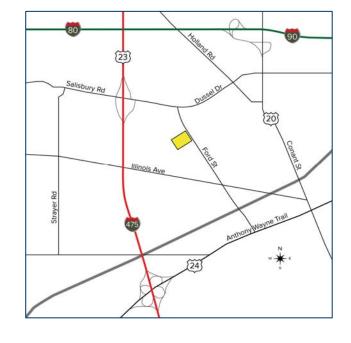
Acreage/Sale Price:

Ford Street @ Longbow 2 acres @ \$200,000 per acre
Ford Street 3.67 acres @ \$50,000 per acre
Longbow Drive 2.41 acres @ \$50,000 per acre
Longbow Drive 7.81 acres @ \$50,000 per acre

Dimensions: Irregular County: Lucas

Zoning: CM Commercial Industrial District

Of record Easements: Curb Cuts: None Topography: Flat Survey Available: Nο **Environmental Report:** No Good Drainage: Improvements: None Restriction: Of record



For more information, please contact:

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ADJACENT LAND		
North:	Commercial	
South:	Commercial	
East:	Quarry	
West:	Commercial	

TRAFFIC COUNTS (TWO-WAY)		
Ford Street – 14,300 vehicles per day (2017)		
Illinois Avenue – 10,500 vehicles per day (2017)		
Dussel Drive – 18,920 vehicles per day (2017)		

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas – 6" west side of Ford and 6" south side of Longbow
Water:	City of Toledo – 20" west side of Ford and 12" north side of Longvow
Sanitary Sewer:	City of Toledo – 8" west side of Ford and 10" south side of Longbow
Storm Sewer:	City of Toledo – 24" west side of Ford and 24" south side of Longbow

2021 REAL ESTATE TAXES						
	2.0 acres Ford & 2.41 acres Longbow	3.67 acres Ford	7.81 acres Longbow			
TD:	36	36	36			
Parcel:	41161	41151	41131			
Assessor Number:	43-302-021	43-302-022	43-302-024			
Total Annual Taxes:	\$513.67	\$343.19	\$946.56			

Comments:

- Located in Arrowhead Business Park, northwest Ohio's premier office/industrial development.
- Close to 4 lane expressway interchange.
- The City of Maumee provides local incentives, such as the Job Creation and Retention Program, to businesses wanting to locate within the city limits.
- Land can be occupied as retail/office or industrial uses or as a combination.

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