

919 ILLINOIS AVENUE
MAUMEE, OH 43537

VACANT LAND FOR SALE
7.501 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

MAUMEE SITE NEAR PLANNED INTERCHANGE



GENERAL INFORMATION

Sale Price:	\$750,000 (\$100,000 per acre)
Acreage:	7.501
Dimensions:	260' x 1,260'
Closest Cross Street:	Ford Street
County:	Lucas
Zoning:	M2 – General Industrial District
Easements:	Of record
Curb Cuts:	TBD
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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

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PROPERTY DESCRIPTION

Improvements:	None
Restrictions:	Per zoning
Sign on Property:	Yes

Adjacent Land

North:	Office
South:	Industrial
East:	Self storage
West:	Office

2022 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	691	\$76,132
3 MILE	50,486	\$78,612
5 MILE	121,666	\$72,938

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo – 12" south side
Sanitary Sewer:	City of Toledo – 8" north side
Storm Sewer:	City of Toledo – 54" south side

2022 REAL ESTATE TAXES

TD:	36
Parcels:	80194
Assessor Number:	43-265-013
Total Annual Taxes:	\$5,011.09

2022 TRAFFIC COUNTS (TWO-WAY)

7,658	Illinois Avenue (US 20A)
9,155	Ford Street

Comments:

- Maumee development site located near planned interchange (estimated 2024 completion) at Maumee-Western/20-A/Illinois Avenue.
- Site is located across from Maumee Assembly & Stamping and other nearby industry.
- Site is deed restricted against self-storage.

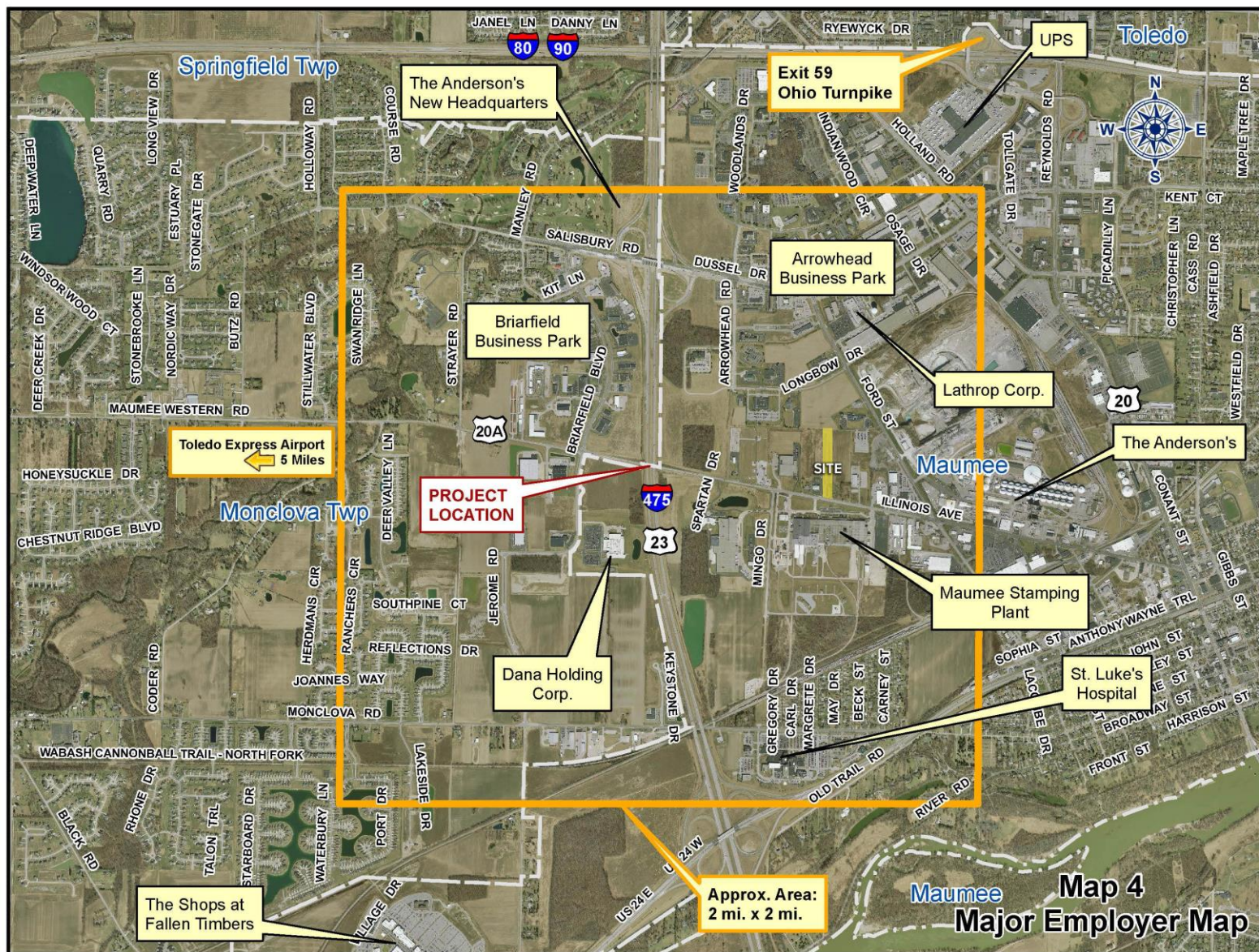
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20A INTERCHANGE PROJECT:

The approximately \$17 million dollar, new “divergent diamond” interchange construction project at 20 N. Maumee Western and US 23 is expected to begin in March or April 2022. The final design will be like the interchange at 475 and Dixie Hwy. in Perrysburg near Costco. The new “divergent diamond” has a smaller footprint than a traditional clover leaf style of interchange and minimizes left turns into oncoming traffic which in turn reduces serious accidents. During construction 20A is not expected to be closed. At the same time as the interchange construction, ODOT will begin widening US 23 from Airport Highway to the bridge over the Maumee River to 3 lanes. These projects are expected to last for 24 months.

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