

FORD STREET & LONGBOW DRIVE MAUMEE, OH 43537



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



For more information, please contact:

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Ford & Longbow, Maumee, OH 43537

Vacant Land For Sale

15.89
Acres
AVAILABLE

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 Longbow
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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