

# LAND FOR SALE

#### 6630 MONCLOVA RD., MAUMEE, OH 43537

"Innovative Solutions at Work'



OFFERING SUMMARY		PROPERTY OVERVIEW				
Sale Price:	\$75,000 / acre	Located in JEDZ between th Monclova Township. Payro	Shovel ready with all utilities and C-2 zoning in Triad Business Park. Located in JEDZ between the City of Toledo, City of Maumee, and Monclova Township. Payroll tax 1.5%. Job Creation incentives including reduced land costs. Within three minutes of future I-475/ US 23 interchange at 20A & I-475. All offers subject to approval by City of Toledo Council.			
Lot Size:	6.5 Acres	US 23 interchange at 20A &				
Dimensions	630' x 450'	UTILITIES				
Parcel #:	38-00934	Natural Gas: Columbia Gas Electric: Toledo Edison Water: Lucas County Sewer: Lucas County	Electric: Toledo Edison Water: Lucas County			
Zoning:	C-2 Commercial	DEMOGRAPHICS				
Township:	Monclova Twp.		1 MILE	5 MILES	10 MILES	
		Total Households	621	33,140	127,525	
County:	Lucas	Total Population	1,628	80,920	312,481	
		Average HH Income	\$113,183	\$74,507	\$71,507	

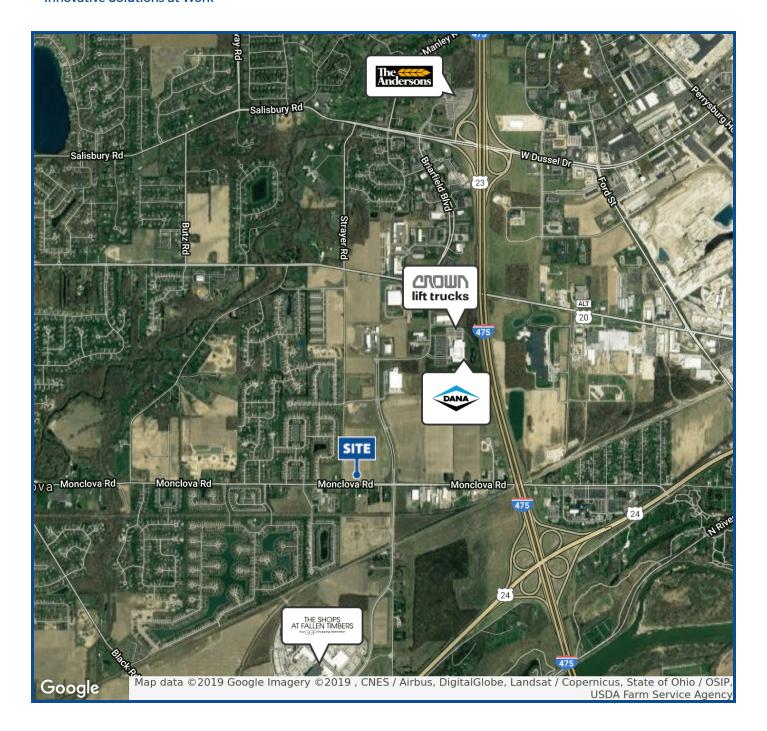
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120 20 UŢ TOLEDO Ottawa Hills Downtown 21 Toledo 20 Tole o 246 Oregon EAST TOLEDO 20 Holland 2 Hayes Rossford Toledo Express Airport GLENDALE-HEATHERDOWNS -Walbridge-Toledo Executive 65 **Owens Community College** 24 Airport 20 794 Maumee Moline Perrysburg 795 City of Perrysburg Crossroads Pkwy BGSU Willowbend 16 Stony Ridge Google Map data ©2019 Google Imagery ©2019 TerraMetrics

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