

6647 MONCLOVA ROAD
MAUMEE, OH 43537

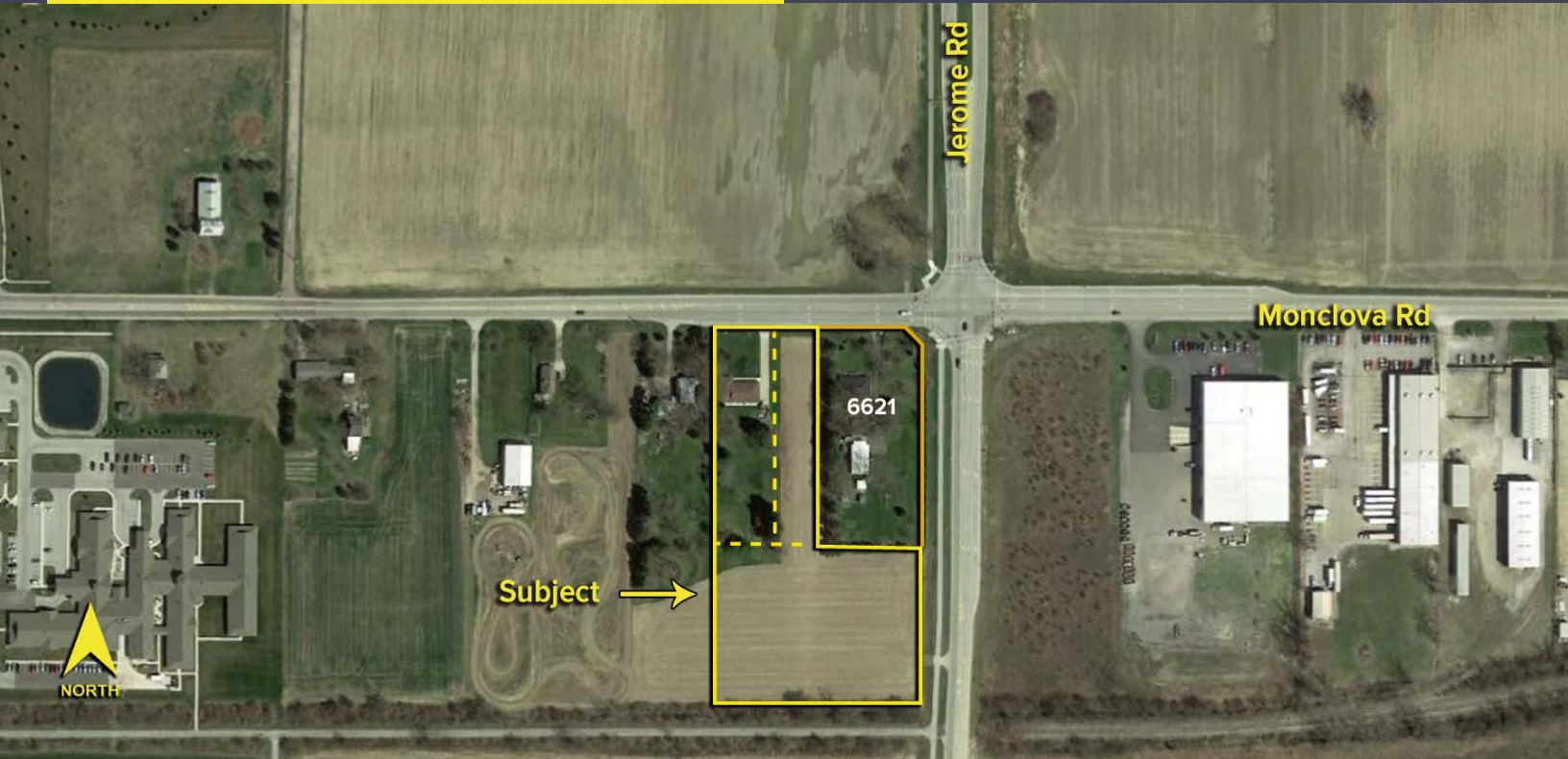
DEVELOPMENT LAND FOR SALE
4.35 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$695,000
Acreage:	4.35 acres (3 parcels)
Dimensions:	Irregular
Closest Cross Street:	Jerome Road
County:	Lucas
Zoning:	AR
Easements:	Of record
Curb Cuts:	Three
Topography:	Flat
Survey Available:	No



For more information, please contact:

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PROPERTY DESCRIPTION

Drainage:	Ditch
Improvements:	1,954 sf house w/basement
Restrictions:	Per municipality/County code
Sign on Property:	Yes

Adjacent Land

North:	Land – Triad Business Park
South:	Residential
East:	Commercial
West:	Residential/commercial

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,387	\$94,980
3 MILE	33,900	\$82,043
5 MILE	96,229	\$73,544

UTILITIES

Electric:	Toledo Edison
Gas:	Propane
Water:	Well
Sanitary Sewer:	Septic
Storm Sewer:	Ditch

2019 REAL ESTATE TAXES

TD:	38
Parcel Number:	01611, 01601, 01596
Assessor Number:	23-006-038, 040, 596
Total Taxes:	\$4,109.56

TRAFFIC COUNTS (TWO-WAY)

MONCLOVA ROAD	8,355 (2018)
JEROME ROAD	3,721 (2018)
20-A	8,630 (2010)

Comments:

- Located at the SWC of Monclova Road and Jerome Road.
- At a signalized interchange.
- Hard corner available separately – 6621 Monclova Road, 1.532 acres - \$275,000.
- Permitted uses, per Monclova Township, can be found online at <http://monclovatwp.org/departments/zoning/resolution>
- Monclova Twp. residential new construction is robust with approximately 3 new subdivisions under development just off of Monclova Road. New rooftops are forthcoming in this booming area.
- Located in the JEDZ between the City of Toledo, City of Maumee, and Monclova Township where payroll tax is currently levied at 1.5%
- Located within just minutes from the future, planned interchange at US-20A/US-23 and US-24/I-475.

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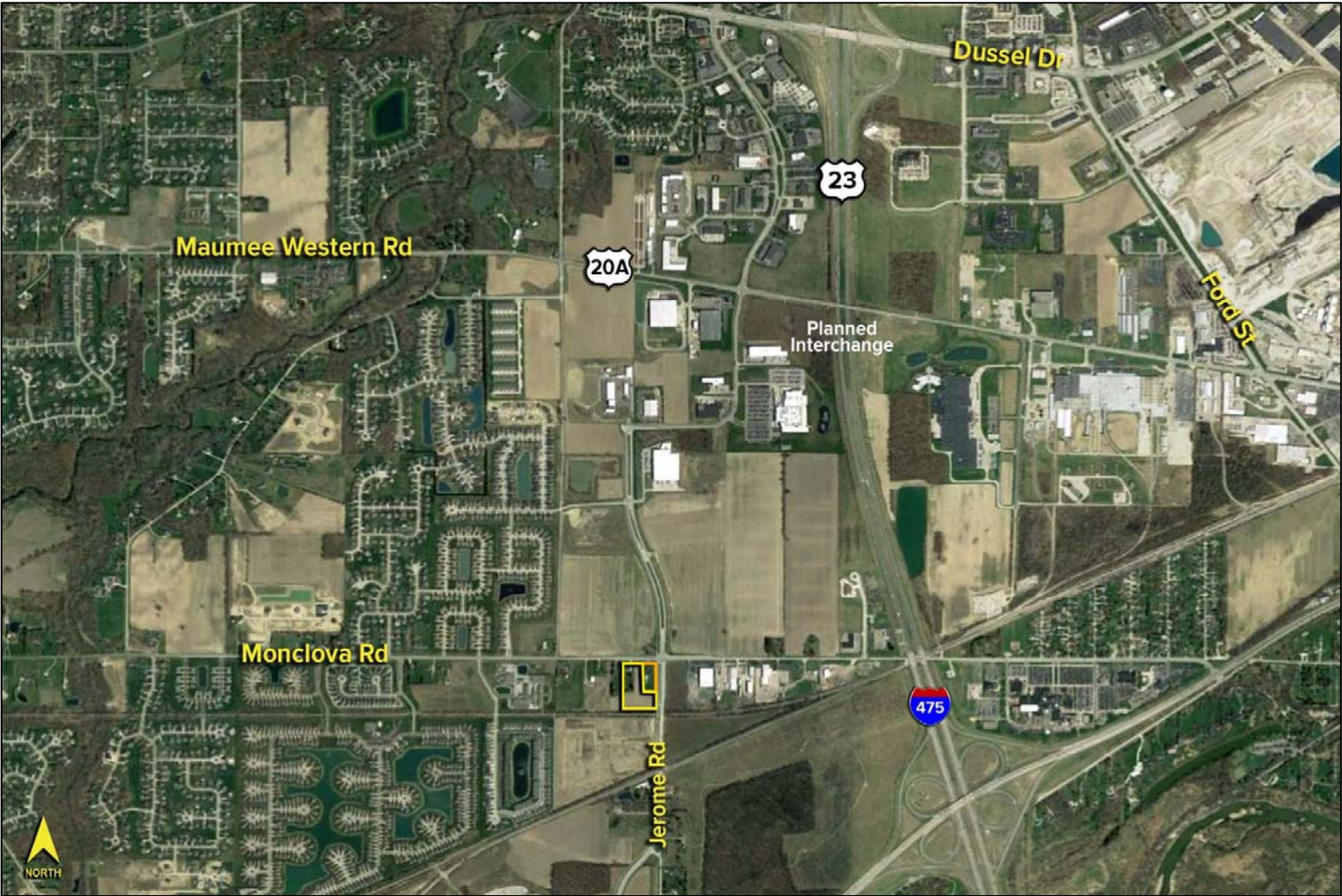
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.