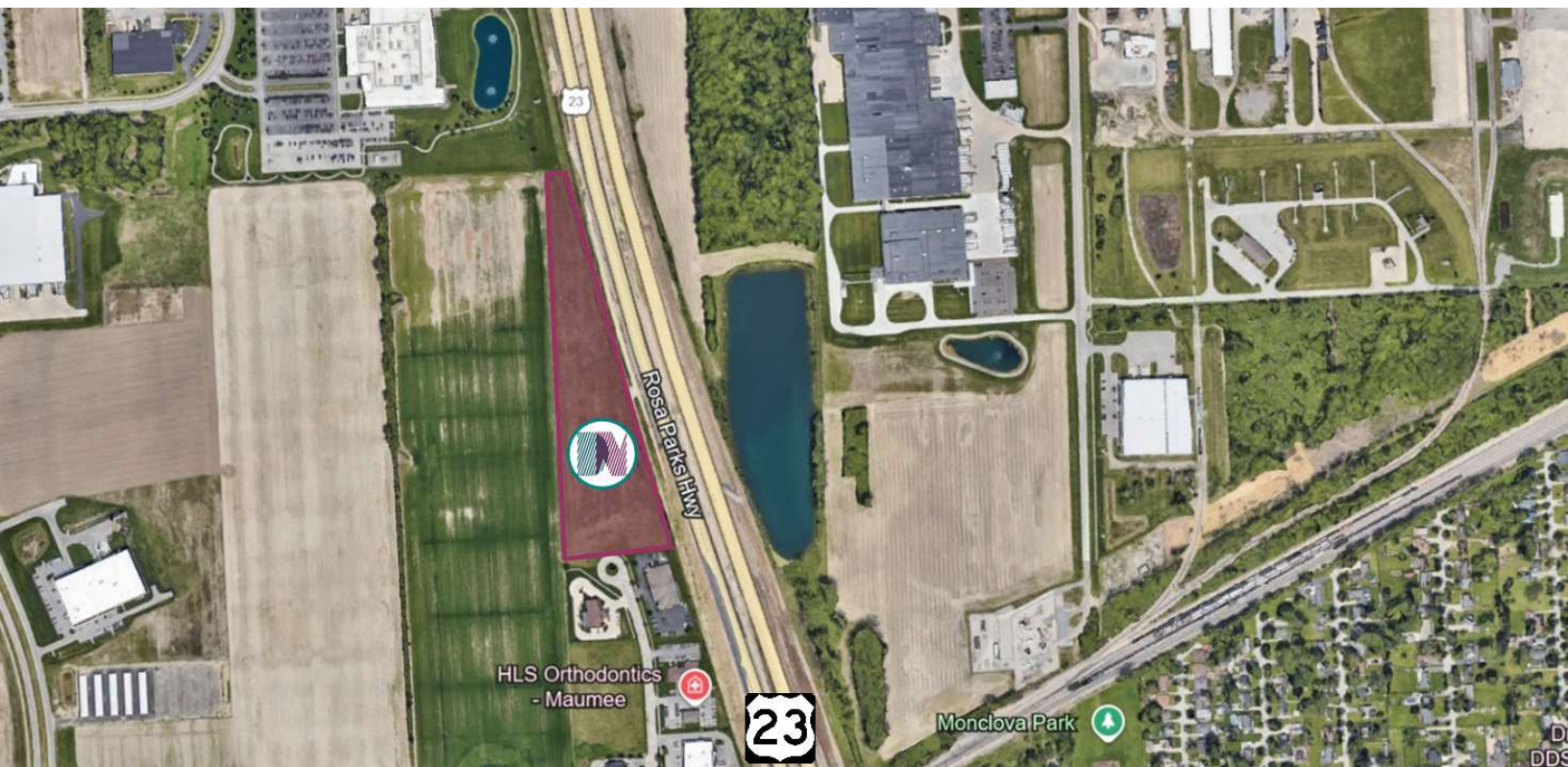


8.98 AC 4311 KEYSTONE DRIVE

4311 KEYSTONE DR, MAUMEE, OH 43537



LOCATION DESCRIPTION

Great visibility from US-23/I-475 with access from the new 20A interchange and Dussel Road, Maumee. Located in close proximity to Dana World Headquarters, Spartan Chemical Headquarters, Yarder Manufacturing, Rolled Alloys Manufacturing and the Shops and Fallen Timbers.

PROPERTY HIGHLIGHTS

- GREAT VISIBILITY

OFFERING SUMMARY

Sale Price:	\$1,167,400
Lot Size:	8.98 Acres

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8.98 AC 4311 KEYSTONE DRIVE

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SALE PRICE

\$1,167,400

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	17-M1
Lot Size	8.98 Acres
APN #	3889167
Lot Frontage	1,600 ft
Traffic Count	74526
Traffic Count Street	US-23/I-475
Traffic Count Frontage	1600

LOCATION INFORMATION

Building Name	8.98 AC 4311 Keystone Drive
Street Address	4311 Keystone Dr
City, State, Zip	Maumee, OH 43537
County	Lucas
Market	Keystone Business Park
Nearest Highway	US 23/I-475

BUILDING INFORMATION

Number of Lots	1
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UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Gas Provider	Columbia Gas
Water Provider	City
Electricity Provider	Toledo Edison/First Energy

TAXES & VALUATION

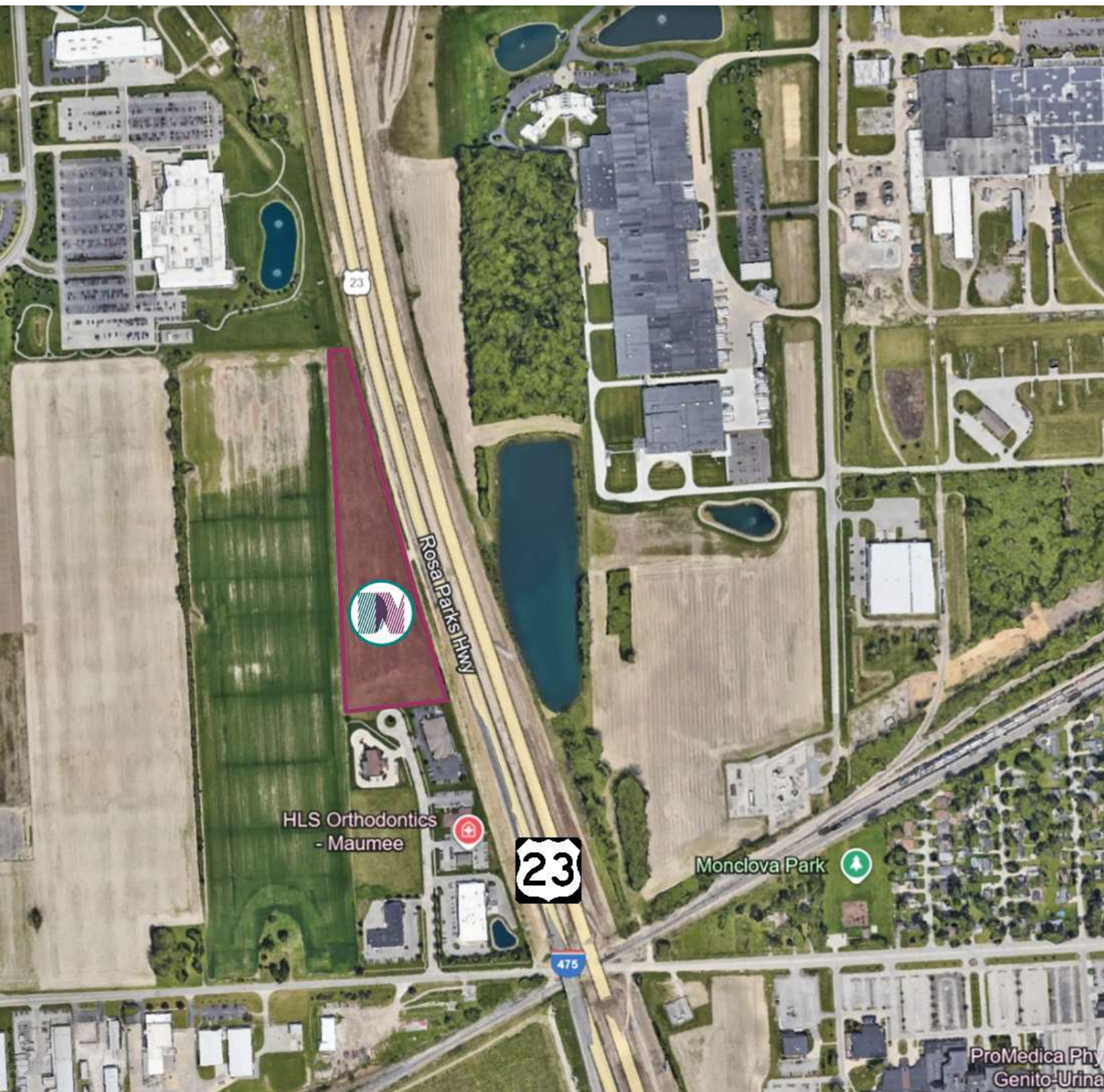
Foreclosure / Distressed	No
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DUE DILIGENCE

Survey	Yes
Phase 1 Environmental	Yes

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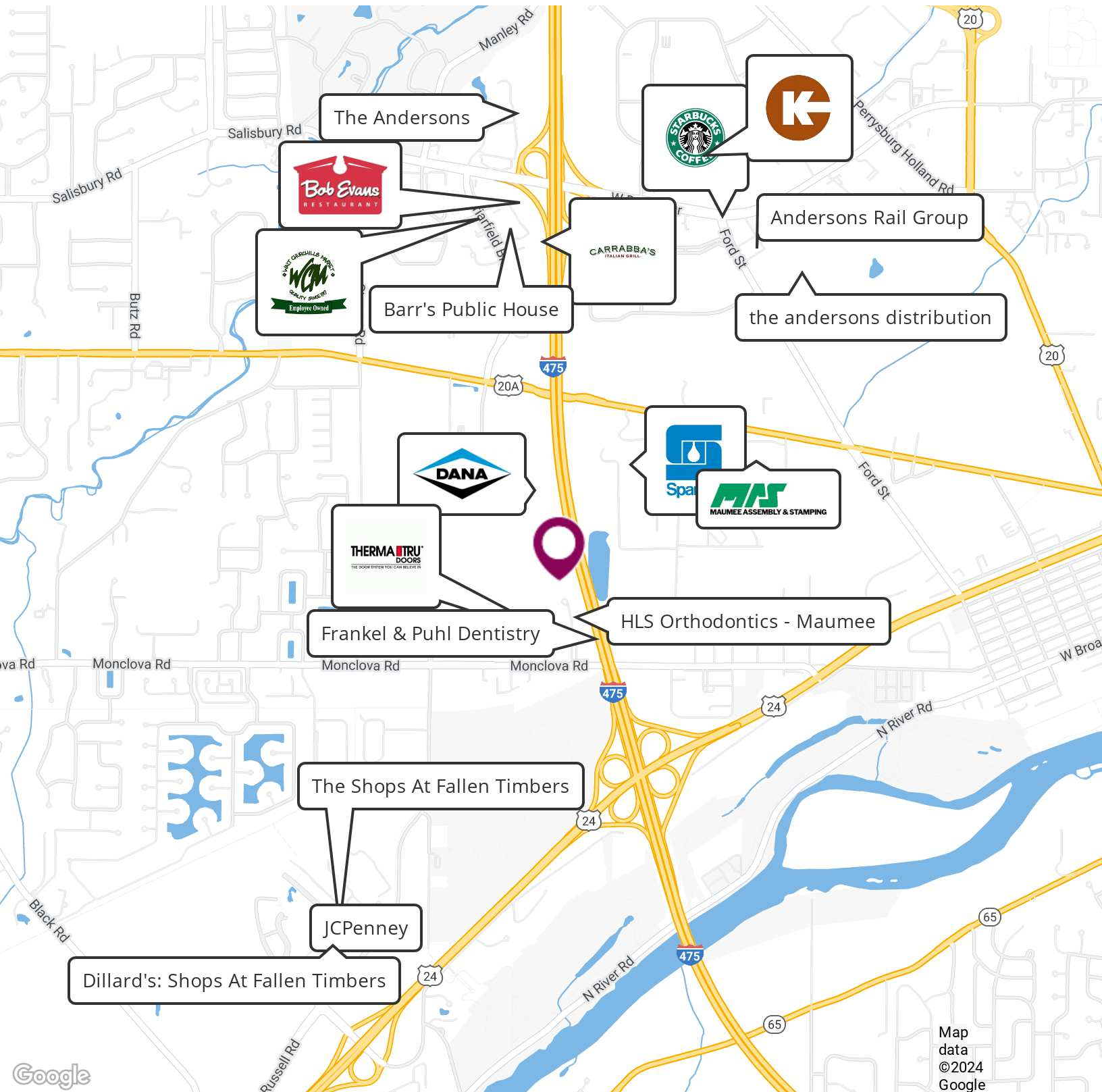
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Map data ©2024 Google

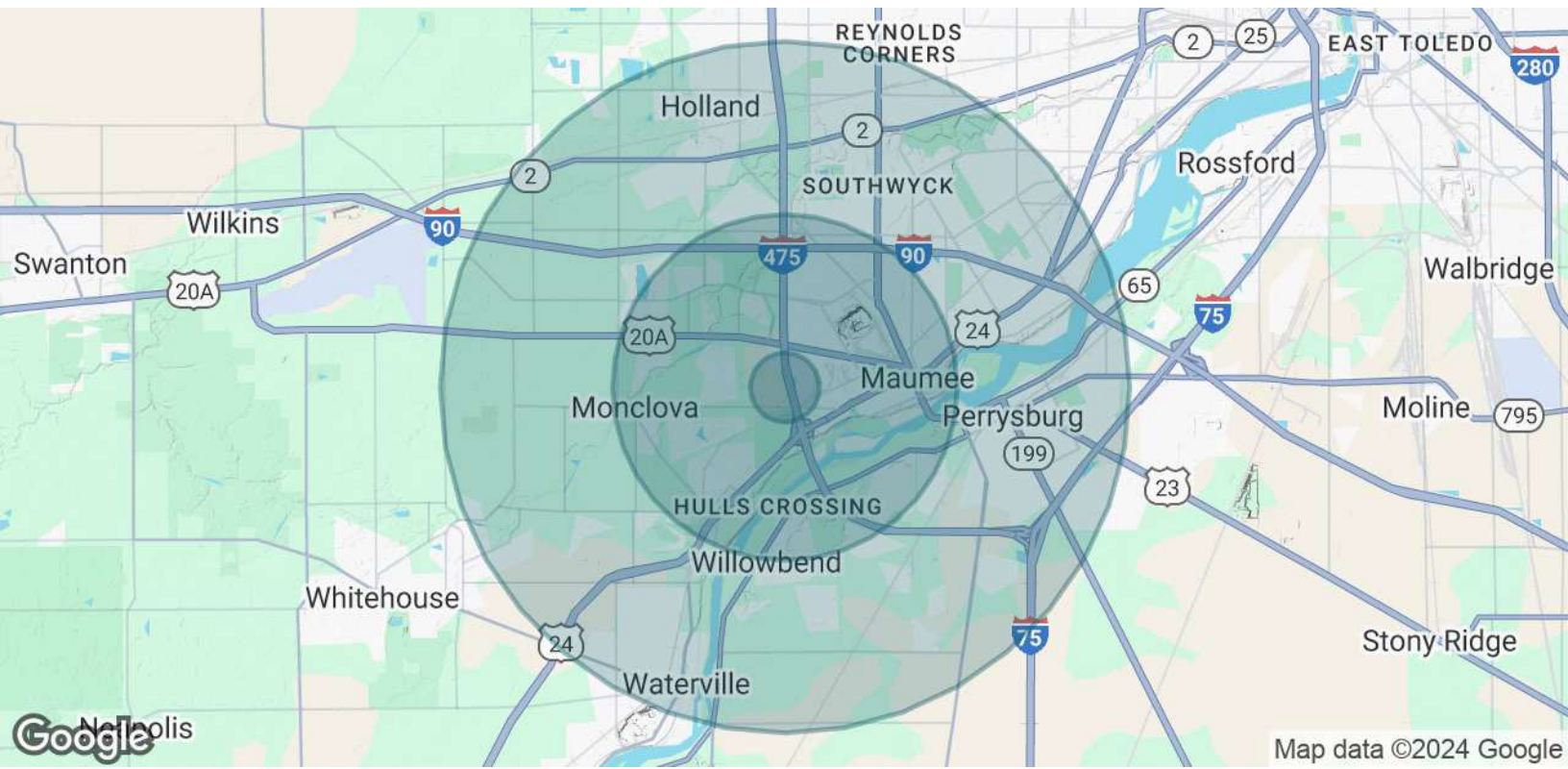
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POPULATION

	2.5 MILES	5 MILES
Total Population	26,602	108,365
Average Age	43	42
Average Age (Male)	42	41
Average Age (Female)	44	43

HOUSEHOLDS & INCOME

	2.5 MILES	5 MILES
Total Households	10,969	45,750
# of Persons per HH	2.4	2.4
Average HH Income	\$135,523	\$109,860
Average House Value	\$318,668	\$266,792

Demographics data derived from AlphaMap

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