

1725 WOODLANDS DRIVE
MAUMEE, OH 43537



**SIGNATURE
ASSOCIATES**
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VACANT LAND FOR SALE
1.25 Acres Available

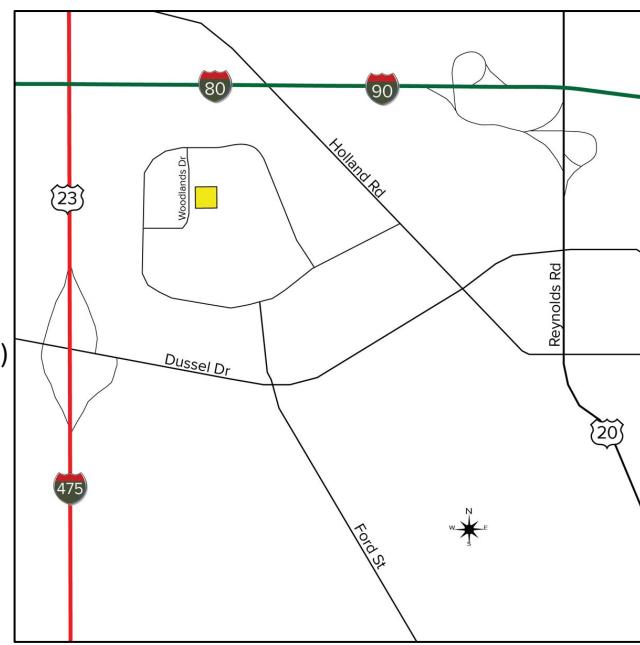
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$150,000 (\$120,000/Acre)
Acreage:	1.25
Dimensions:	Irregular
Closest Cross Street:	Indian Wood Circle
County:	Lucas
Zoning:	C-M
Easements:	Driveway and parking lot (to be created)
Curb Cuts:	1 - Woodlands
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No
Soil Test Available:	No



For more information, please contact:

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7150 Granite Circle, Suite 200
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PROPERTY DESCRIPTION

Drainage: Sewer system

Improvements: Parking lot

Restrictions: Of record

Sign on Property: Yes

Adjacent Land: Arrowhead Park

2023 TRAFFIC COUNTS (TWO-WAY)

25,930 W. Dussel Drive

6,288 Arrowhead Road

DEMOGRAPHICS

POPULATION MED. HH INCOME

1 MILE 7,111 \$62,923

3 MILE 54,052 \$67,832

5 MILE 133,319 \$68,077

UTILITIES

Electric: Toledo Edison

Gas: Columbia Gas

Water: City of Maumee

Sanitary Sewer: City of Maumee

Storm Sewer: City of Maumee

2025 REAL ESTATE TAXES

TD: 36

Parcel: 40852

Assessor Number: 43297049

Total Annual Taxes: \$5,496.71

Comments:

- Partially wooded lot.
- Located in the center of Arrowhead Business Park.
- All utilities available.
- Existing driveway and parking lot; shared agreement to be established.
- Adjacent to Arrowhead Park's Eppstein Park.

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