

1725 WOODLANDS DRIVE  
MAUMEE, OH 43537

VACANT LAND FOR SALE  
1.25 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

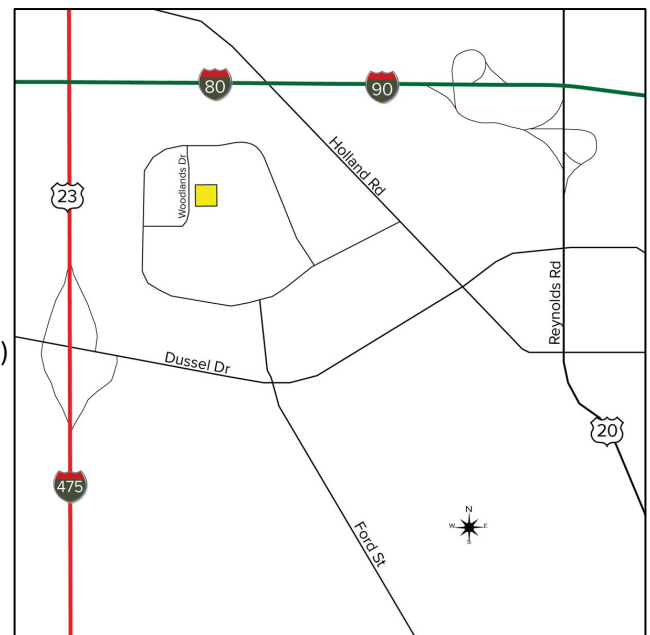
FULL-SERVICE COMMERCIAL REAL ESTATE

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