

# For Sale – Prime Land

General Information		Pricing	
<b>Location:</b>	Woodlands Drive north of the former AVCA Corporation	<b>Sale Price:</b>	\$358,000
<b>City/State/Zip:</b>	Maumee, OH 43537		
<b>County:</b>	Lucas	<b>Contact:</b>	Mark Rasmus
<b>Closest Intersection:</b>	Indian Wood Circle and Woodlands Drive		419.893.0334 (office)
<b>Interstate Access:</b>	I-475 (1/4 mile); I 80/90 (1 mile)		419.450.7676 (cell)

<b>Total Available Land:</b>	1.79 acres
<b>Dimensions:</b>	211' frontage on Woodlands Drive Depth 370' on the north to 383' on the south
<b>Zoning:</b>	CM
<b>Traffic count:</b>	Dussel: 36,650; Ford: 14,250
<b>Population:</b>	117,541 (5 mile radius)
<b>Household income:</b>	Average \$65,764 (5 mile radius)
<b>Remarks:</b>	<ul style="list-style-type: none"> <li>Last remaining undeveloped parcels in Arrowhead Park</li> <li>Approximately 15,000 people employed in Arrowhead Park</li> <li>Property zoned for all retail uses</li> <li>Property serviced with all utilities</li> </ul>



Property Description		Adjacent Land	
<b>Topography:</b>	Flat/trees	<b>North:</b>	Offices
<b>Survey available:</b>	Yes – on file	<b>South:</b>	Offices
<b>Soil test available:</b>	Yes – on file	<b>East:</b>	Offices
		<b>West:</b>	Offices
		<b>Restrictions:</b>	None

Real Estate Tax Information		Utilities	
<b>RE Tax Year:</b>	2009	<b>Water:</b>	City of Maumee
<b>Total Annual Taxes:</b>	\$6,946.42 per year	<b>Sanitary Sewer:</b>	City of Maumee
<b>Tax District:</b>	36-41001, 35-00461	<b>Storm Sewer:</b>	City of Maumee
		<b>Gas:</b>	Columbia Gas of Ohio
		<b>Electric:</b>	Toledo Edison

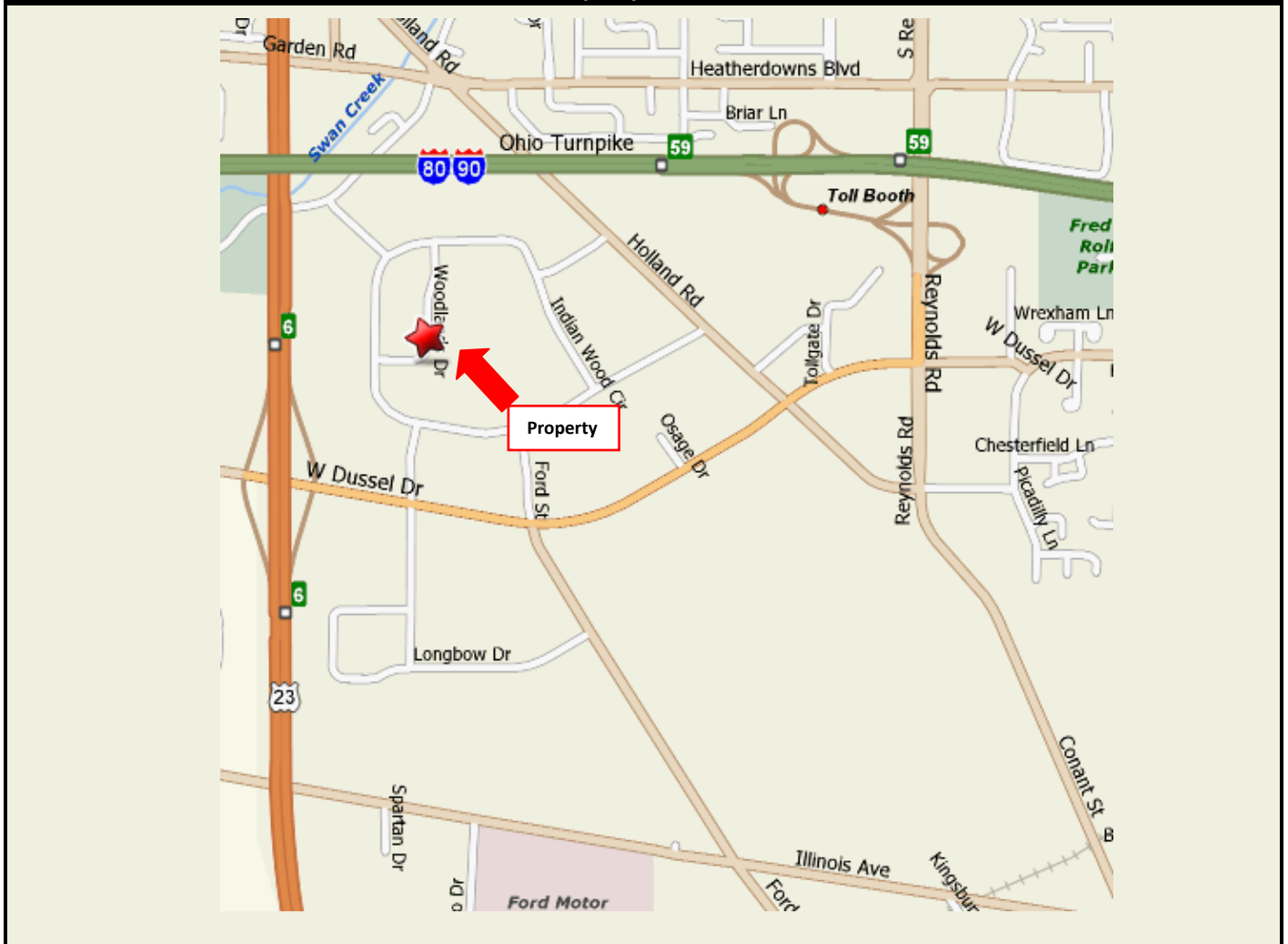
The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.



www.tomahawkco.com

# The Woodlands Prime Land

## Property Location



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