

For Sale – Prime Land

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

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

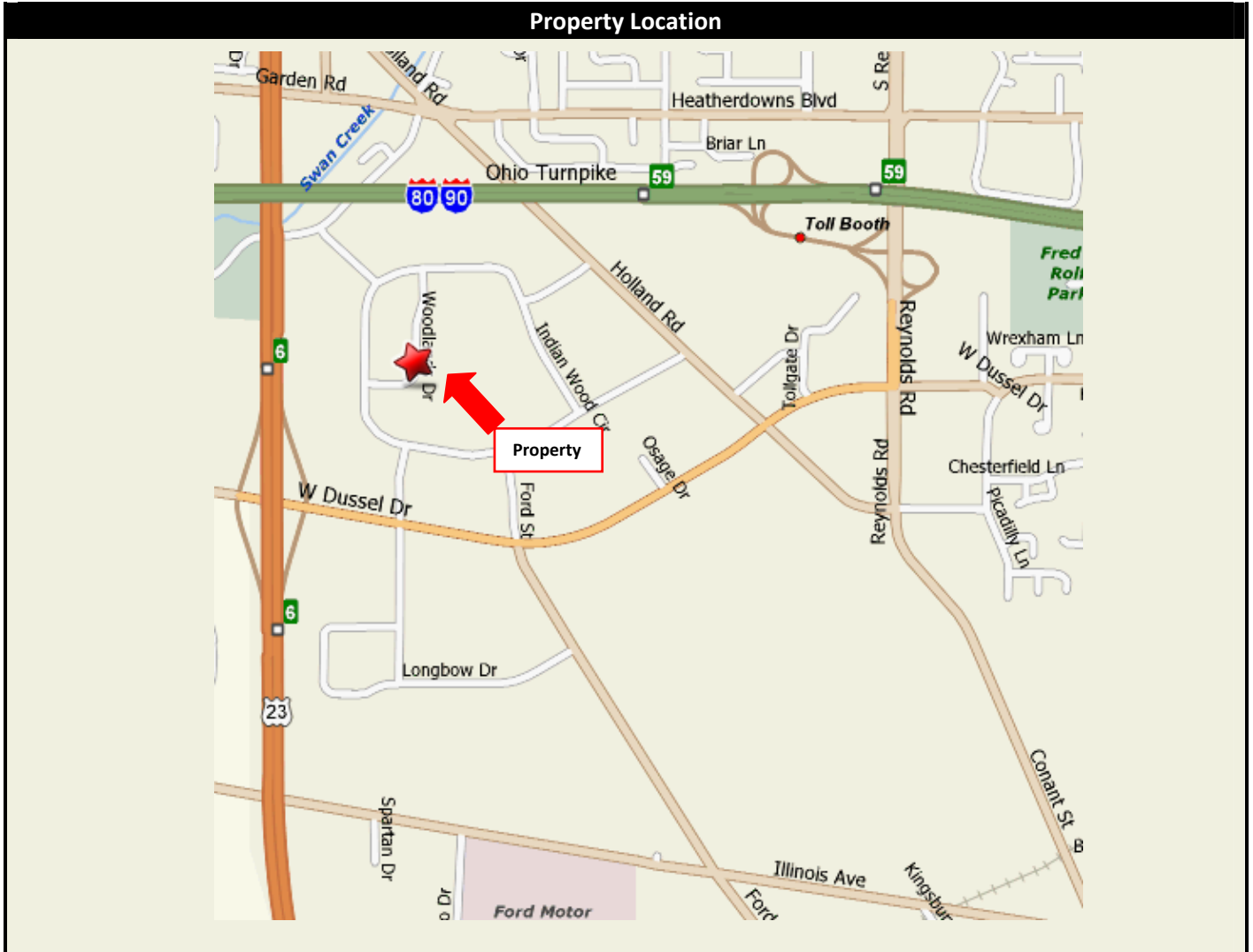


Property Description		Adjacent Land	
Topography:	Flat/trees	North:	Offices
Survey available:	Yes – on file	South:	Offices
Soil test available:	Yes – on file	East:	Offices
		West:	Offices
		Restrictions:	None

Real Estate Tax Information		Utilities	
RE Tax Year:	2010	Water:	City of Maumee
Total Annual Taxes:	\$6,946.42 per year	Sanitary Sewer:	City of Maumee
Tax District:	36-41001, 35-00461	Storm Sewer:	City of Maumee
		Gas:	Columbia Gas of Ohio
		Electric:	Toledo Edison

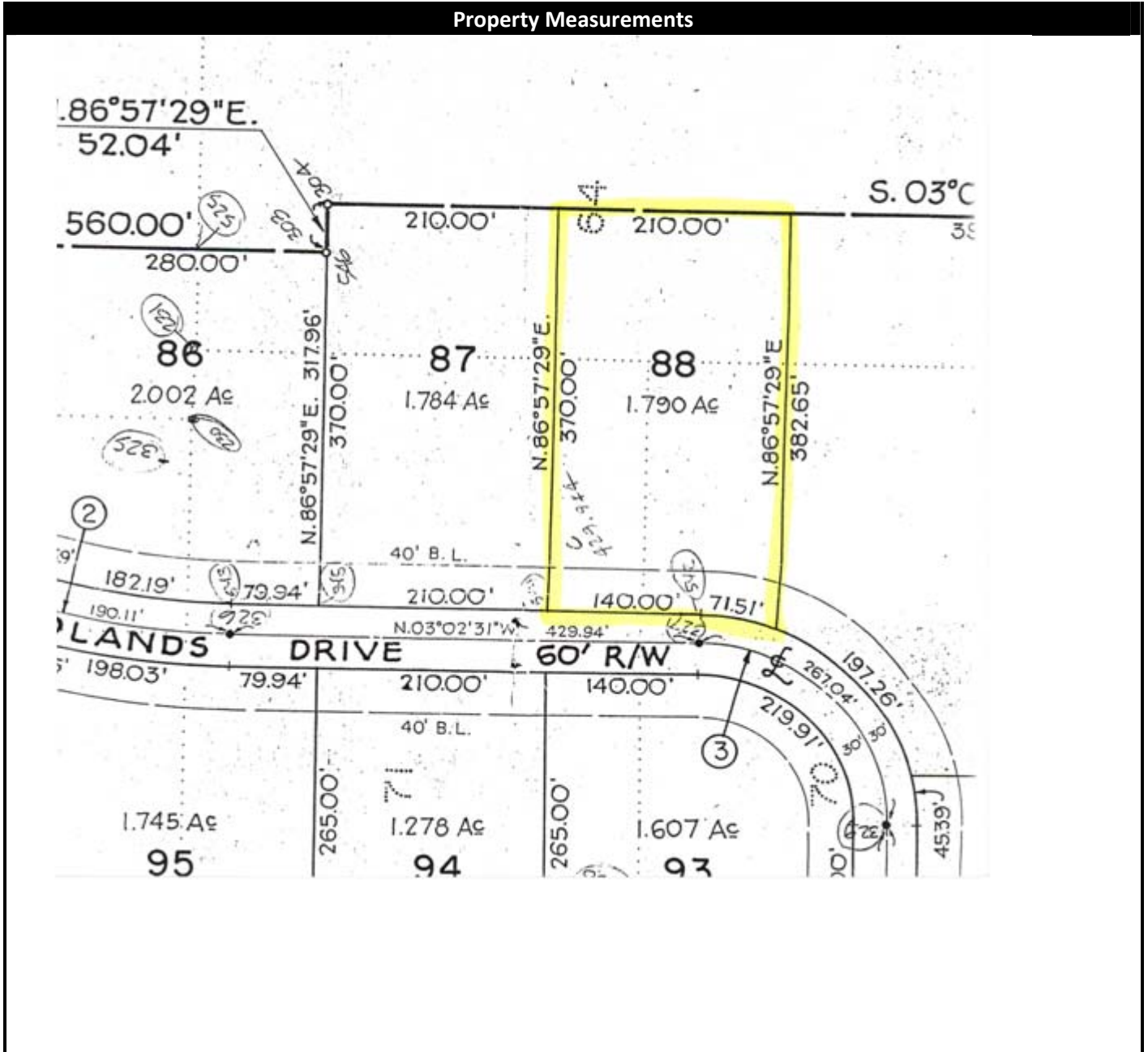
The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.

Property Location



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Property Measurements



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