

# Commercial Land for Sale

# Maumee-Western and Albon Roads

## GENERAL INFORMATION

**Location:** Maumee-Western and Albon Roads, 9.75 Acres SW corner  
**City, State:** Monclova Township, Ohio  
**County:** Lucas  
**Zip:** 43542  
**Parcel No:** 38-23931  
**Assessor No:** 23-017-054

## PROPERTY INFORMATION

**Land Size:** 9.75 +/- Acres  
**Land Dimensions:** 670' (MW) x 633' (Albon)  
**Zoning:** Mixed Zoned Parcel  
(C-2 on Corner 5 Acres,  
C-3 on balance)  
**Traffic Counts:** MW - 8,708/Cars per day  
Albon - 4126/Cars per day

## COMMENTS/FEATURES

- Prime development site in rapidly growing area
- Commercial corner perfect for gas station/convenience store, shopping plaza, drug store, restaurant, etc.

## UTILITIES

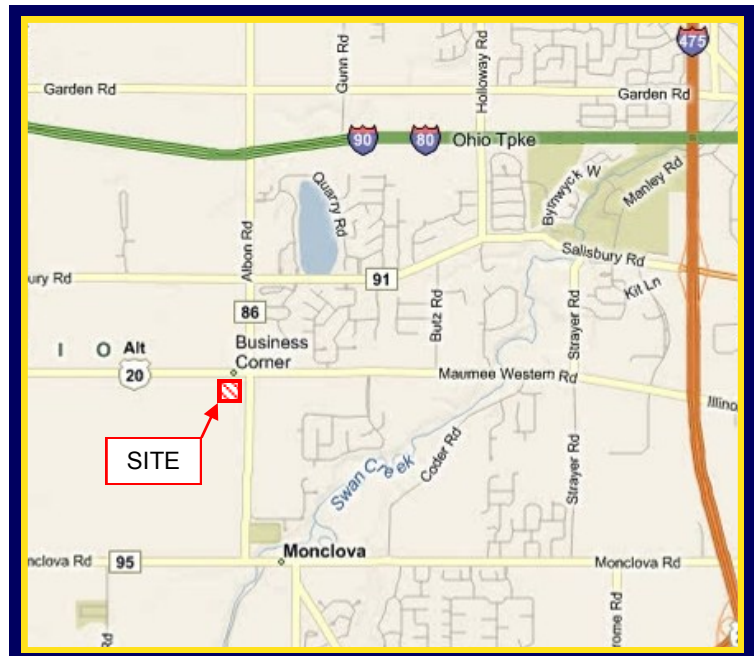
**Gas:** Ohio Gas (4" steel line on north side of Maumee Western)  
**Water:** Yes (12" line east side of Albon)  
**Sanitary Sewer:** No\*  
**Electric:** Toledo Edison  
**Storm Sewer:** Natural Drainage

\*Currently available .6 miles east on Maumee-Western at Wrens Nest or 1 mile east to Butz Road where there is a main line. Also, sewer will be coming south on Albon from Salisbury Road. The cost for a developer to extend the sewer varies from \$50 - \$100 per lineal foot.

## HUGE PRICE REDUCTION!

### Sale Prices:

**Entire Parcel:** **\$625,000**  
**Corner Parcel (C-2) 5 Acres:**  
a) 2 Acres Only **\$350,000**  
b) Entire 5 Acres **\$475,000**



## REAL ESTATE TAX INFORMATION

**Real Estate Tax Year:** 2014  
**General Taxes:** \$1,372.86  
**Special Taxes:** \$1,830.94  
**Total Annual Taxes:** \$3,203.80

For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

3178 N. Republic Blvd, Suite 4 ♦ Toledo, OH ♦ 43615 ♦ p: 419.517.5045 ♦ f: 419.517.5042  
www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.



<u>Parcel</u>	<u>Location</u>	<u>Gross Acres</u>	<u>Frontage</u>	<u>Zoning</u>
1	Corner	5	467' Maumee-Western Rd. 467' Albon Road	Commercial (C-2)
2	L-Shaped South & West	4.75	203' Maumee-Western Rd. 166' Albon Road	Commercial (C-3)
<b>TOTAL</b>		<b>9.75 acres</b>	<b>670' Maumee-Western Road 633' Albon Road</b>	

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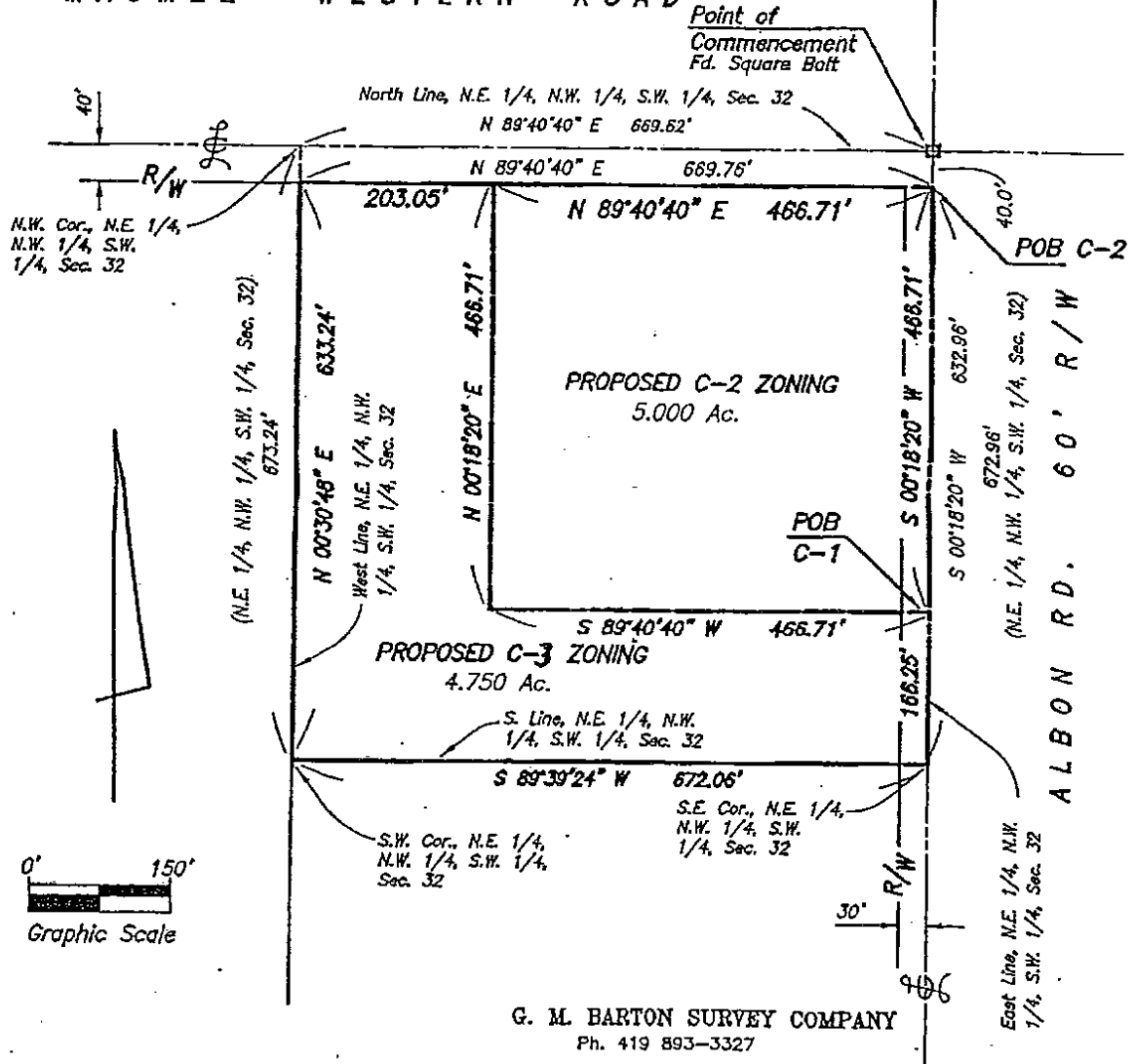
**DRAWING**  
FOR  
**SAWICKI REALTY**



PART OF THE SOUTHWEST 1/4, SECTION 32, TOWN 2, U.S.R.  
MONCLOVA TOWNSHIP LUCAS COUNTY OHIO

February 2, 2006 Scale: 1" = 150' Sur. No. 926-05

U.S. ROUTE 20-A 80' R/W  
MAUMEE - WESTERN ROAD



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## DEMOGRAPHICS

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
<b>Population</b>						
2010 Total Population	2,686	19,185	71,126			
2014 Total Population	2,845	19,958	71,594			
2019 Total Population	2,898	20,227	71,867			
2014-2019 Annual Rate	0.37%	0.27%	0.08%			
<b>Households</b>						
2010	825	7,305	28,537			
2014	878	7,665	28,855			
2019	898	7,808	28,797			
2014-2019 Annual Rate	0.45%	0.37%	0.09%			
<b>Income- 2014</b>						
Median Household Income	\$91,940	\$75,631	\$58,404			
Average Household Income	\$124,671	\$100,535	\$81,246			
Per Capita Income	\$43,727	\$39,033	\$33,325			
2014 Median HH Income	\$91,940	\$75,631	\$58,404			
2019 Median HH Income	\$113,463	\$87,073	\$71,218			
2014-2019 Annual Rate	4.30%	2.86%	4.05%			
<b>Households by Income - 2014</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
< \$15,000	30	3.4%	476	6.2%	3,113	10.8%
\$15,000 - \$24,999	77	8.8%	607	7.9%	3,025	10.5%
\$25,000 - \$34,999	41	4.7%	538	7.0%	2,799	9.7%
\$35,000 - \$49,999	68	7.7%	693	9.0%	3,182	11.0%
\$50,000 - \$74,999	153	17.4%	1,476	19.3%	5,375	18.6%
\$75,000 - \$99,999	96	10.9%	1,210	15.8%	4,076	14.1%
\$100,000 - \$149,999	140	15.9%	1,223	16.0%	380	12.8%
\$150,000 - \$199,999	127	14.5%	750	9.8%	31,896	6.6%
\$200,000+	146	16.6%	691	9.0%	1,686	5.8%
<b>Race and Ethnicity - 2014</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
White Alone	2,591	91.0%	17,933	89.8%	61,054	85.3%
Black Alone	85	3.0%	893	4.5%	6,190	8.6%
American Indian Alone	6	0.2%	30	0.2%	129	0.2%
Asian Alone	101	3.5%	551	2.8%	1,784	2.5%
Pacific Islander Alone	0	0.0%	2	0.0%	15	0.0%
Some Other Race Alone	22	0.8%	185	0.9%	746	1.0%
Two or More Races	41	1.4%	365	1.8%	1,676	2.3%
Hispanic Origin (Any Race)	85	3.0%	689	3.5%	2,803	3.9%

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