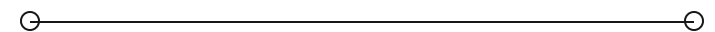


SALE

1788 Indian Wood Circle

MAUMEE, OH 43537



PRESENTED BY:

DOUG WRIGHT, CCIM

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OH #SAL.2023002138

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$275,000
LOT SIZE:	1 Acres
PRICE / ACRE:	\$275,000
ZONING:	CM, Commercial-Industrial District
MARKET:	Toledo
APN:	35-00434

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PROPERTY OVERVIEW

1+/- acre development site (to be determined by survey) available for sale, long term NNN land lease, or build-to-suit lease. Situated within Arrowhead Business Park, featuring 245 ft of frontage, directly adjacent to the Woodspring Suites Hotel and Brondes Ford. Site offers easy highway access, just 1/3 mile north of I-475 interchange. CM Commercial-Industrial zoning provides for a variety of possible uses. Flat topography ready for development. All utilities located on site.

PROPERTY HIGHLIGHTS

- Adjacent site recently sold, to be developed into 513 apartments/residences, construction beginning 2026
- Very few opportunities for availability of this size site in the park
- Sale would be subject to municipal approval for a split to create the front parcel
- A cross easement agreement will be created and provided for use of the access from Indian Wood Circle to the site with the adjacent Wood Spring Extended Stay Hotel
- VPD's: W Dussel Dr- 16,765 (24) & I-475- 75,569 (24)

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SVN | ASCENSION COMMERCIAL REALTY 2

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PROPERTY DETAILS

SALE PRICE	\$275,000
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LEASE RATE	NEGOTIABLE
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LOCATION INFORMATION

STREET ADDRESS	1788 Indian Wood Circle
CITY, STATE, ZIP	Maumee, OH 43537
COUNTY	Lucas
MARKET	Toledo
SUB-MARKET	Maumee
NEAREST HIGHWAY	I-475/US23

ADJACENT LOT, APARTMENT INFORMATION

FUTURE DEVELOPMENT SITE	21 Acres
CITRANA BUILDING: CONSTRUCTION STARTING 2026	4-Story Mid-Rise 249 Apartments
PALA BUILDING: CONSTRUCTION STARTING 2028	Open-Style Breezeway Building 264 Unit Community

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PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail-Pad
ZONING	CM, Commercial-Industrial District
LOT SIZE	1 +/- Acres
APN #	35-00434
LOT FRONTAGE	245 ft
BEST USE	Commercial



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ADDITIONAL PHOTOS



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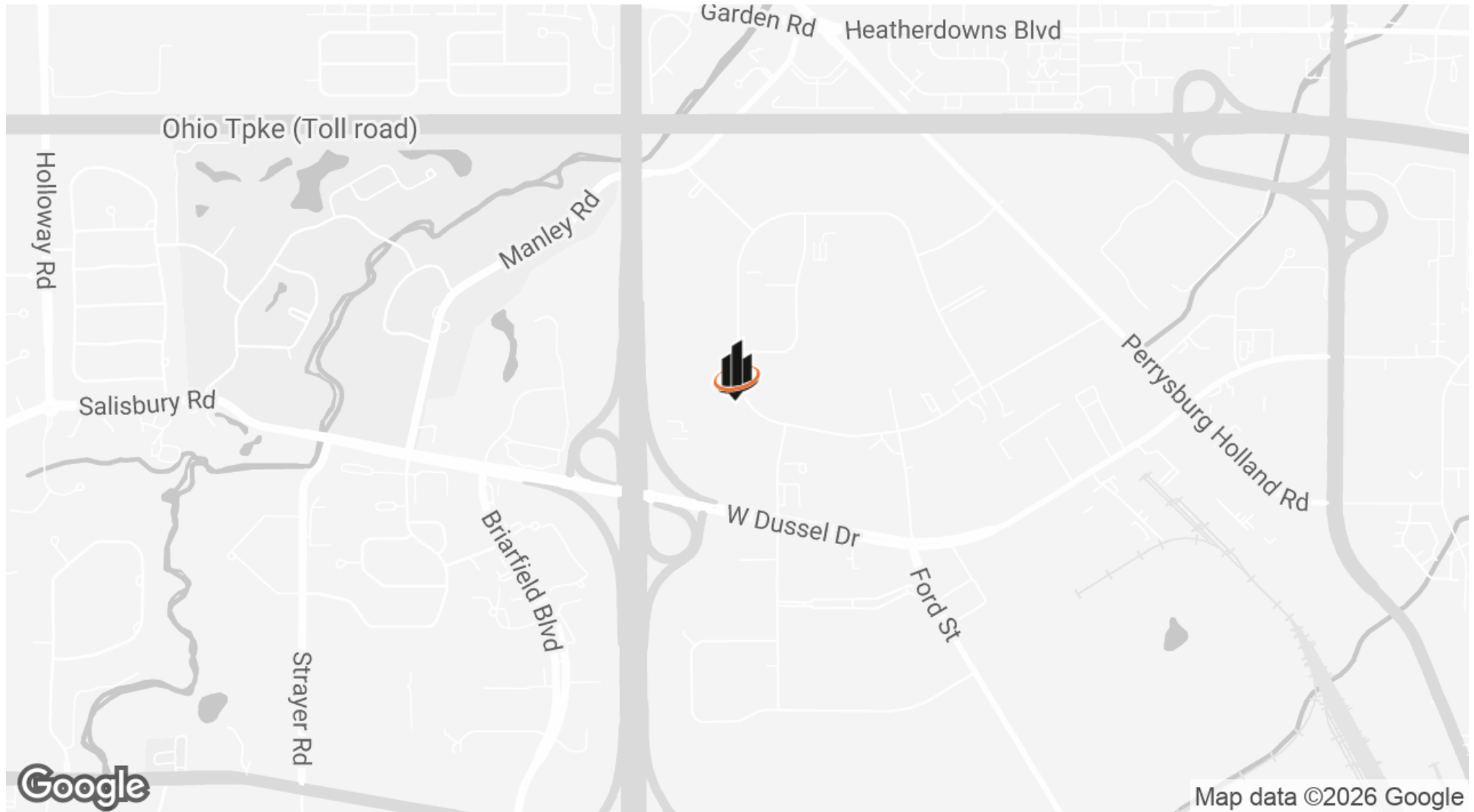
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SVN | ASCENSION COMMERCIAL REALTY 4

LOCATION MAP

**DOUG WRIGHT, CCIM**

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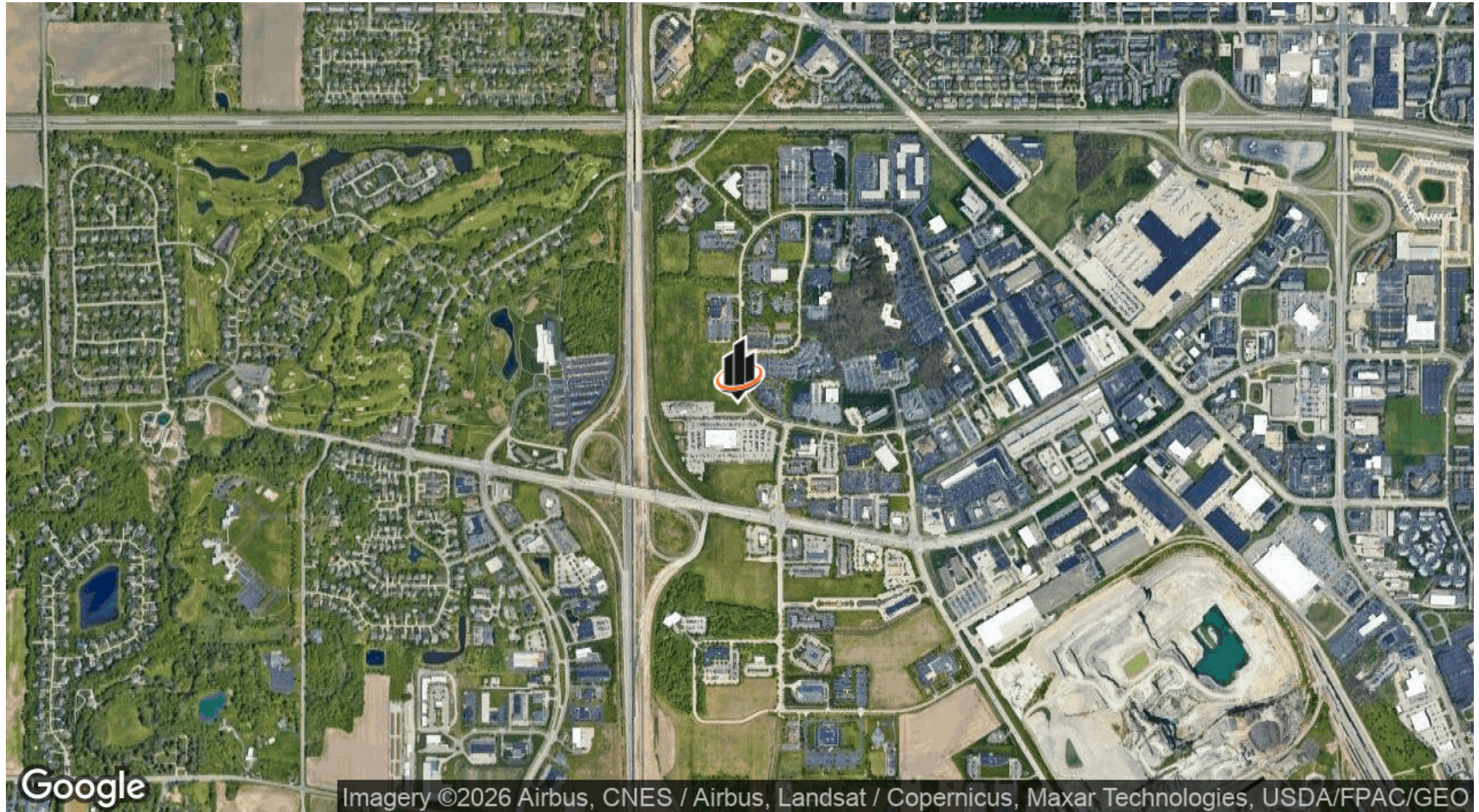
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1788 INDIAN WOOD CIRCLE | Maumee, OH 43537

SVN | ASCENSION COMMERCIAL REALTY 5

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AERIAL MAP



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SVN | ASCENSION COMMERCIAL REALTY 6

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RETAILER MAP



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SVN | ASCENSION COMMERCIAL REALTY 7

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