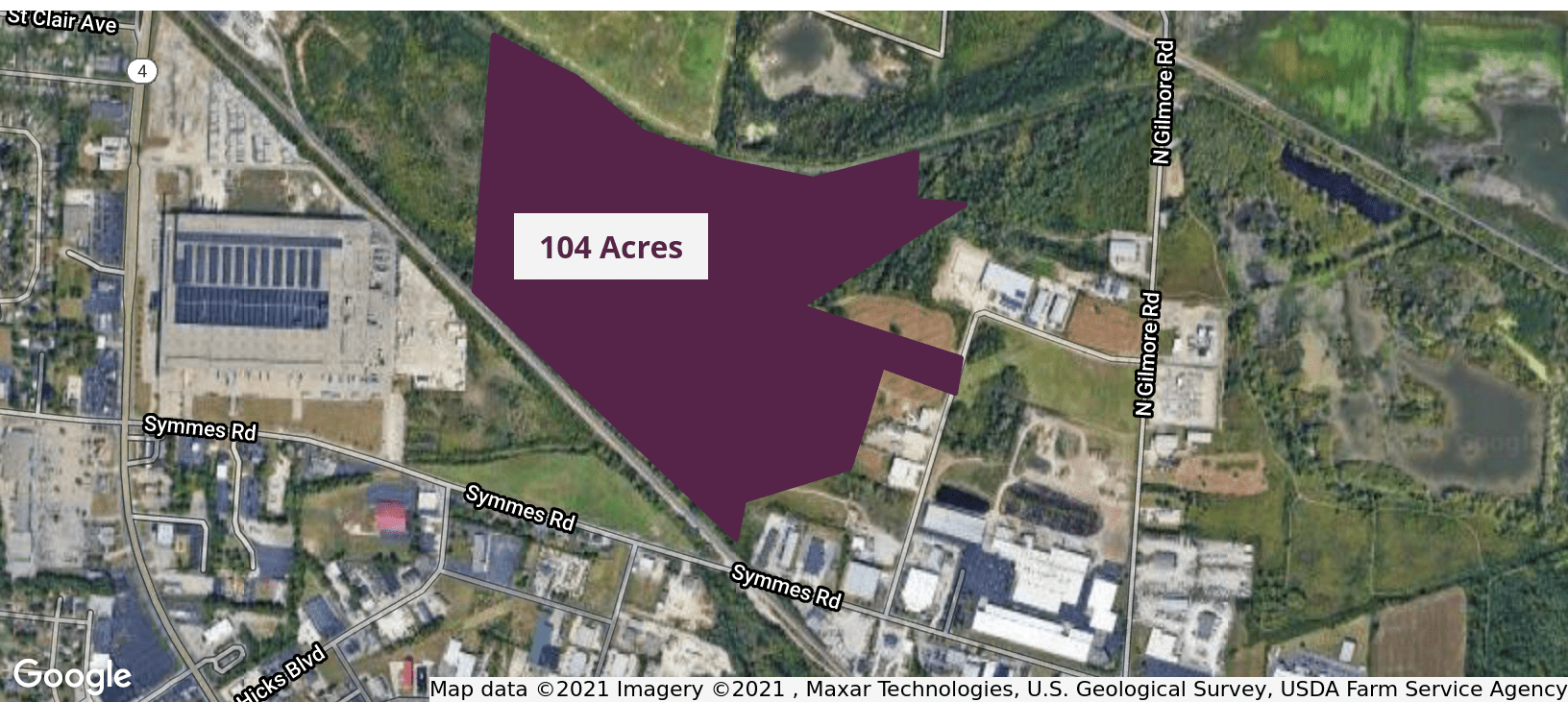
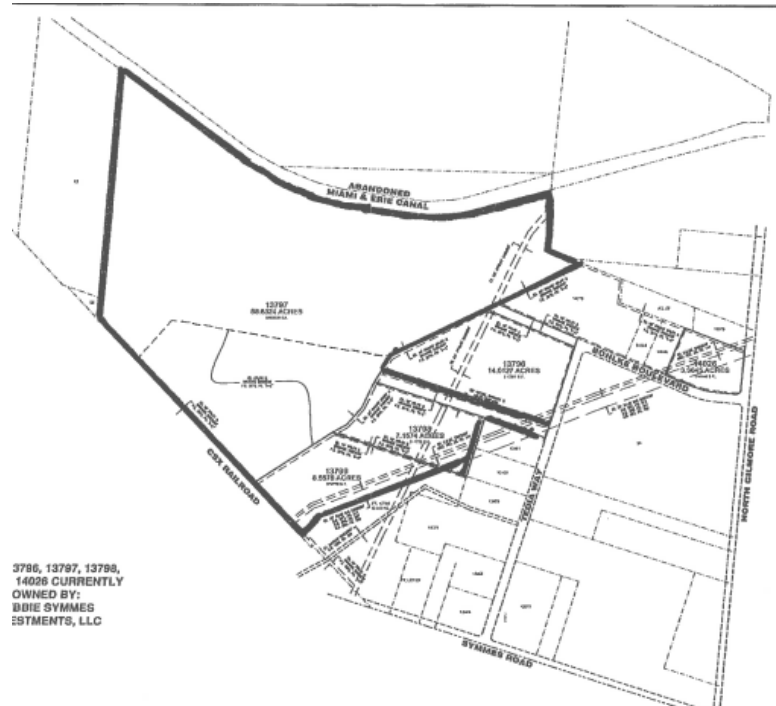




INDUSTRIAL DEVELOPMENT OPPORTUNITY

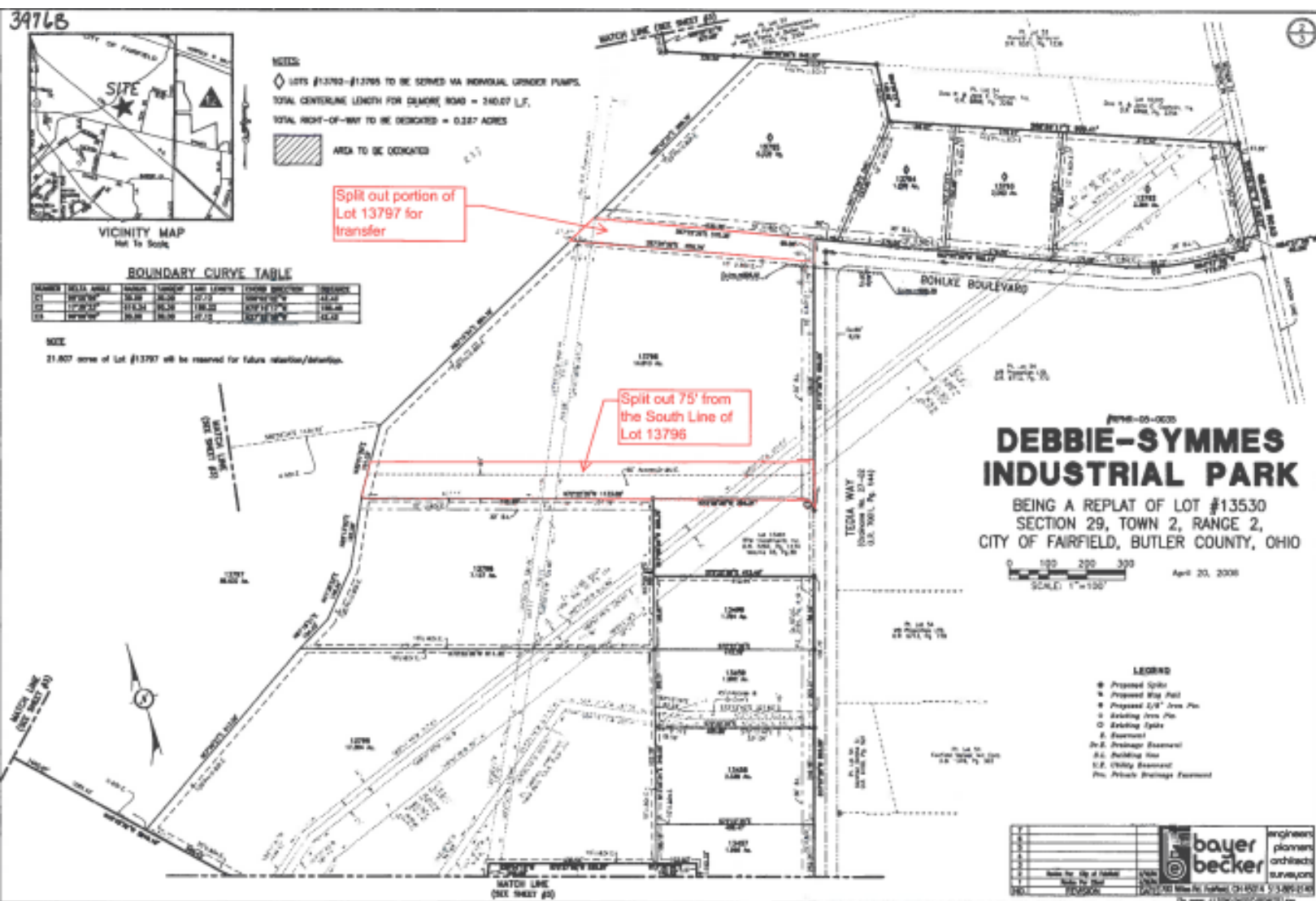
- 104.35 acres of industrial land on a rail
- Located in an Opportunity Zone
- Zoned M-2, Industrial – a wide variety of commercial uses
- Great for distribution, logistics, or manufacturing
- Close proximity to restaurants, hotels and banking
- Tax ID: A0700-004-000-114, A0700-004-000-115, A0700-004-000-116
- Sale Price subject to offer; Motivated Seller



For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com

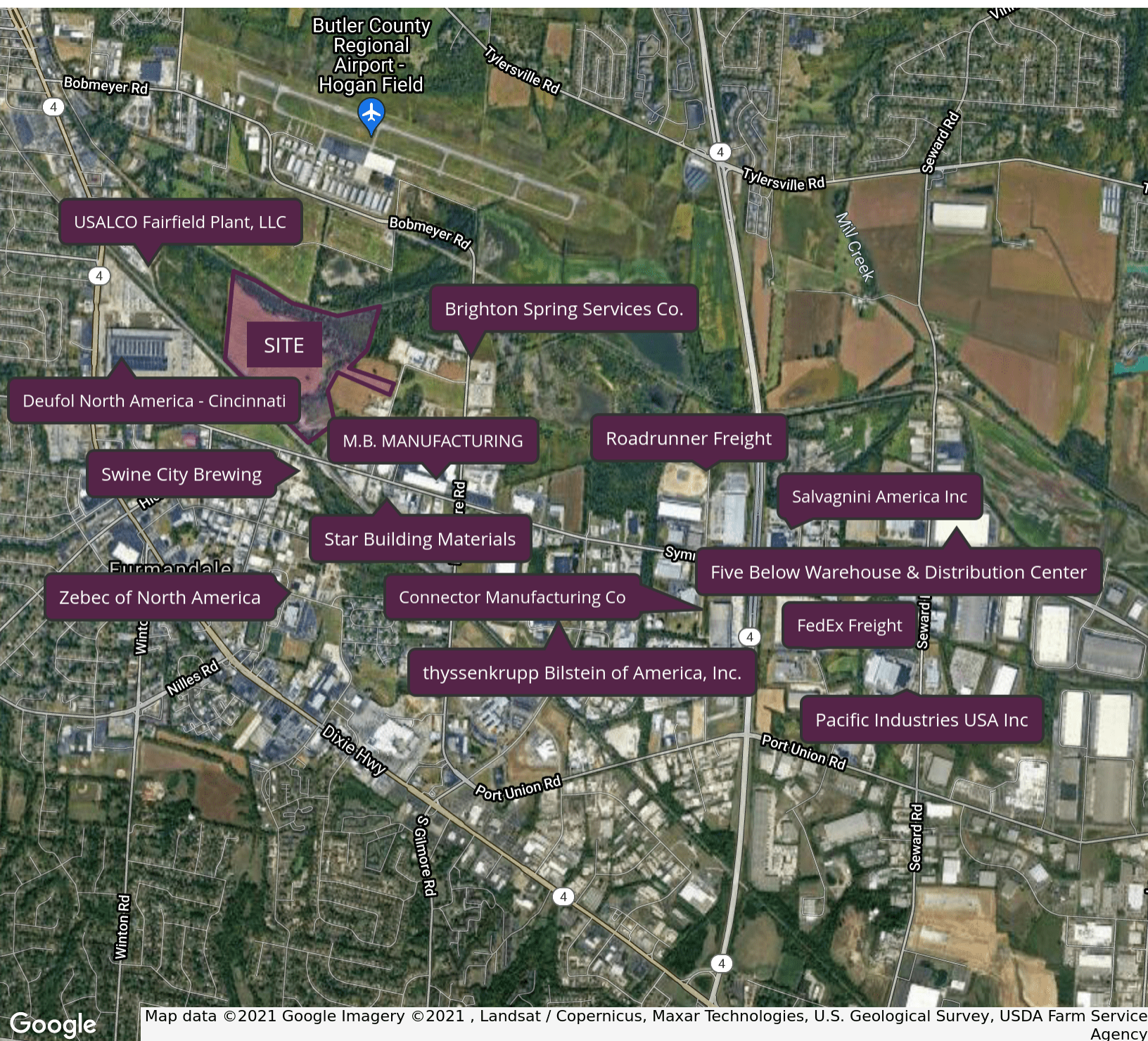
5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSORE.COM



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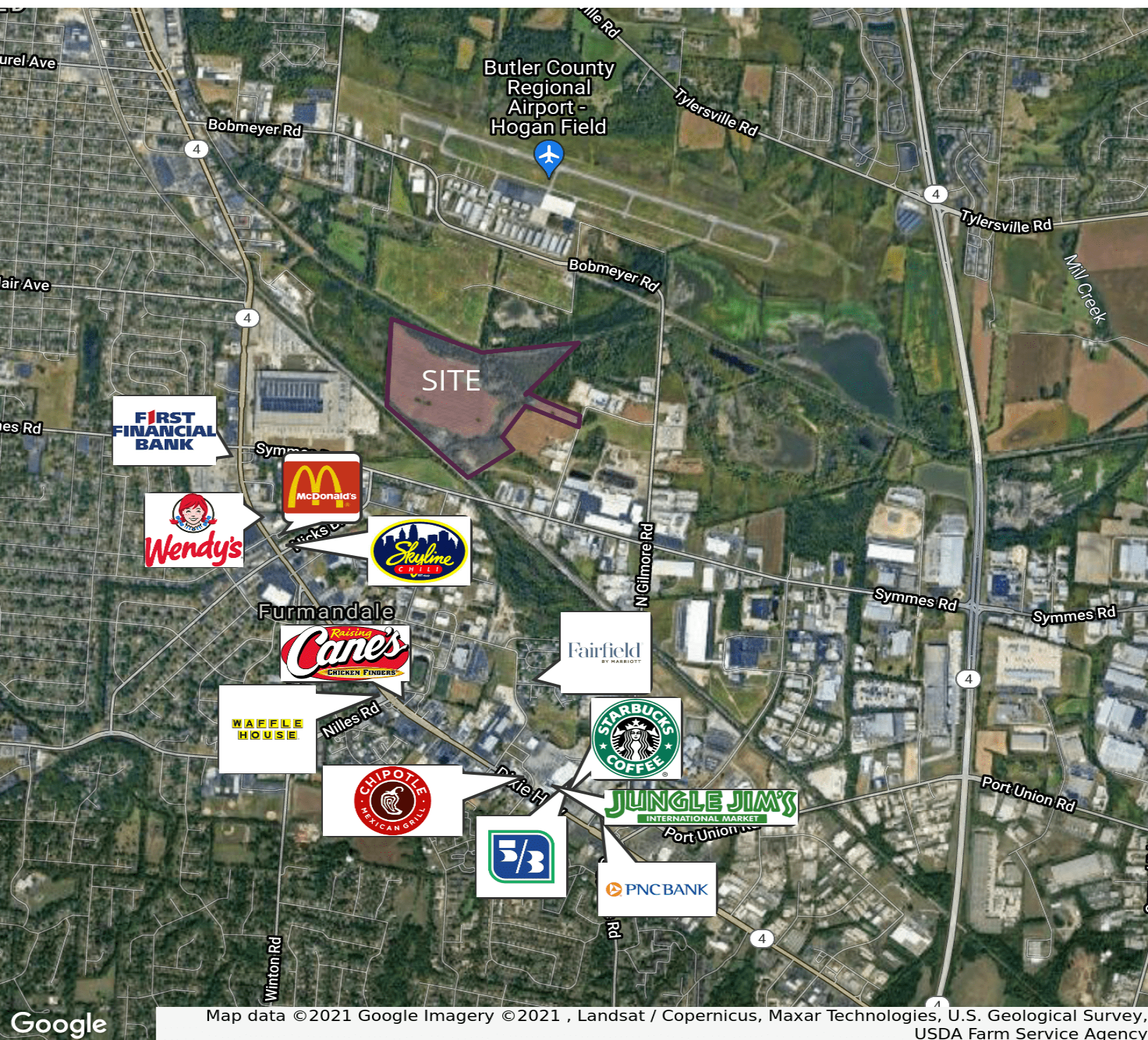
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AMENITIES - HOTELS / RESTAURANTS / BANKS



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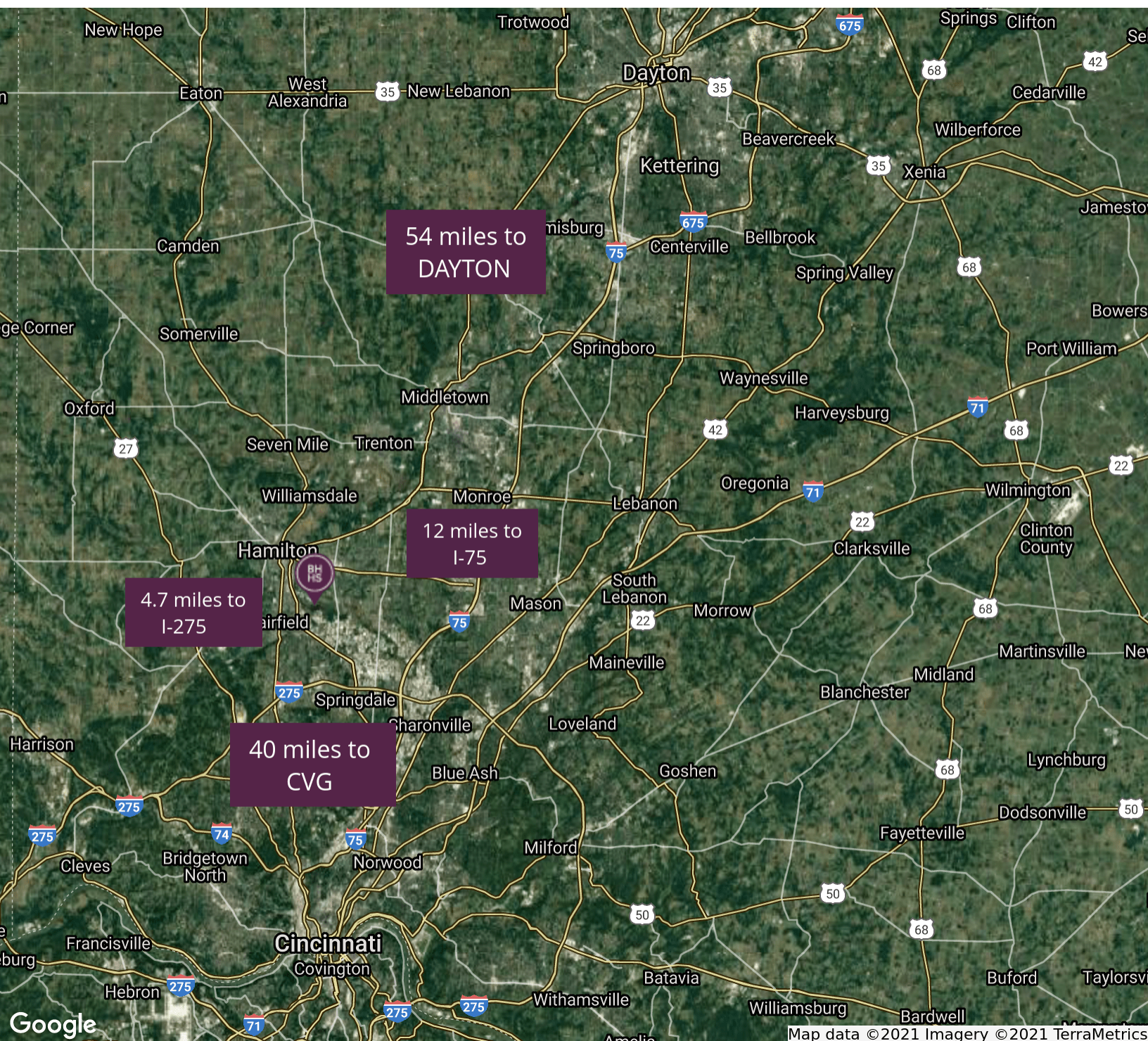
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LOCATION MAP



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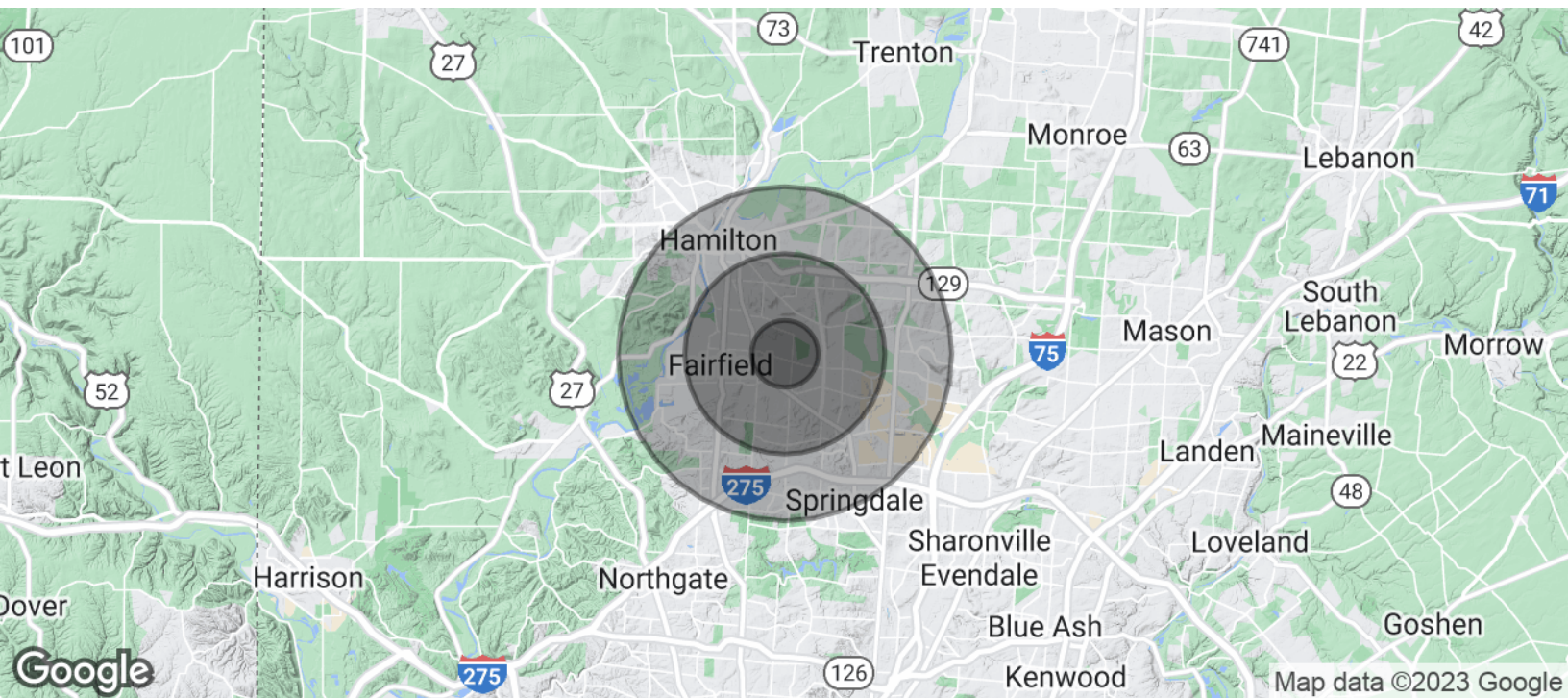


1	3373 Hamilton Mason Rd	SOLD
Hamilton, OH 45011 Butler County Recorded Buyer: City of Hamilton 315 High St Hamilton, OH 45011 (513) 785-7000 Recorded Seller: Gateway Interests Llc True Buyer: City of Hamilton True Seller: Gateway Interests Llc Image Coming Soon		
Sale Date: 05/29/2019 Land Area: 11.41 AC (497,020 SF) Sale Price: \$1,334,541 - Confirmed Lot Dimensions: - \$/AC Land Gross: \$116,975.72 (\$2.69/SF) Proposed Use: - Density: - Zoning: - Topography: - Sale Conditions: - Parcel No: P6461-057-000-001, P6461-057-000-043 Financing: - Comp ID: 4779595 - Research Status: Confirmed		
2	8560 Seward Rd	SOLD
Fairfield, OH 45011 Butler County Recorded Buyer: Northpoint Development Llc 11917 W Lake Rd Vermillion, OH 44089 (440) 963-0020 Recorded Seller: Hoffman Farm, LLC 6355 Centre Park Dr West Chester, OH 45069 (513) 777-9800 True Buyer: Northpoint Development Llc True Seller: Schumacher Dugan Construction Co. 		
Sale Date: 09/22/2016 Land Area: 49.93 AC (2,174,951 SF) Sale Price: \$2,447,354 - Confirmed Lot Dimensions: - \$/AC Land Gross: \$49,015.70 (\$1.13/SF) Proposed Use: Industrial Density: - Zoning: - Topography: - Sale Conditions: - Parcel No: A0700-151-000-008 Financing: - Comp ID: 3838131 - Research Status: Confirmed		
3	Tedia Way	SOLD
Fairfield, OH 45014 Butler County Recorded Buyer: The Black Family LP 9711 Lancaster Rd Hebron, OH 43025 Recorded Seller: Debbie Symmes Investments Ltd 74 Donald Dr Fairfield, OH 45014 True Buyer: MPW Industrial Services, Inc. True Seller: Sam Minnielli Image Coming Soon		
Sale Date: 03/31/2021 Land Area: 14.01 AC (610,276 SF) Sale Price: \$708,365 - Confirmed Lot Dimensions: - \$/AC Land Gross: \$50,550.58 (\$1.16/SF) Proposed Use: Commercial Density: - Zoning: M-2 Topography: - Sale Conditions: - Parcel No: A0700-004-000-113 Financing: - Comp ID: 5480588 - Research Status: Confirmed		

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,366	61,601	166,129
Average age	33.5	35.4	35.9
Average age (Male)	31.6	33.9	34.7
Average age (Female)	35.6	37.4	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,200	24,064	63,295
# of persons per HH	2.4	2.6	2.6
Average HH income	\$55,686	\$56,492	\$62,752
Average house value	\$174,181	\$133,885	\$157,989

* Demographic data derived from 2020 ACS - US Census

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