



**Available:  
2.33 Acres**

**For Sale:  
\$100,000/Acre**

## Special Features:

- Nice Location adjacent to medical & office buildings
- Ready for Development!
- Easy Access

For information, contact:

**Tim Echemann, SIOR, CCIM**  
**937.492.4423**

[techemann@IPBindustrial.com](mailto:techemann@IPBindustrial.com)  
[www.IPBindustrial.com](http://www.IPBindustrial.com)

**Commercial Land  
150 S. Stanfield Road  
Troy, Ohio 45373**



Scan for more info



Land: 2.33 Acres  
Zoning: B-2; General Business District  
Parcel Number: D08-056449  
Annual Taxes: \$5,039.46

### Location:

• Miami County is part of the I-75 corridor with access to the interstate from multiple different interchanges. Along with easy access to I-75, I-70 is only 20 minutes south of Piqua. These interstates provide major access to many different markets within a day's drive.

### Highlights:

- High Profile
- General Business District
- High Traffic Count
- Huge Growth Corridor

