

**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

www.IPBindustrial.com

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



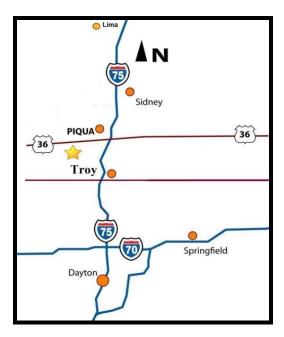
Scan for more info



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