

SALE

1371 SHAW LANE | INCOME-PRODUCING LAND WITH CONTRACTOR YARD & DEVELOPMENT UPSIDE

1371 Shaw Lane Xenia, OH 45385



OFFERING SUMMARY

Sale Price:	\$795,000
Acres:	7.51
Lot Size:	330,265 SF
Price / Acre:	\$104,856
Year Built:	2006
Zoning:	I-1
Market:	Xenia Beavercreek

PROPERTY OVERVIEW

Offered for sale is a rare, income-producing land opportunity in Xenia, Ohio, featuring 7.51 acres of previously developed land with immediate cash flow and flexible future use potential.

The former warehouse building has been demolished, creating a clean slate for a buyer seeking usable land with infrastructure already in place, while the property continues to generate income from two leased residential units, significantly reducing holding costs during ownership or planning.

The site offers substantial open yard space, making it well-suited for contractor and service-based businesses, including concrete, asphalt, gravel, construction, and landscaping companies. The acreage provides ample room for equipment parking, material storage, truck staging, and future expansion.

- \$24,000 annual gross income from two residential units
- 1800 SF garage / outbuilding in above-average condition with 12-foot overhead door
- Apartment above garage + 2 Bedroom residence leased at \$1,000/month each.
- Ideal for owner-users, contractors, or land investors
- Low holding cost with in-place income

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