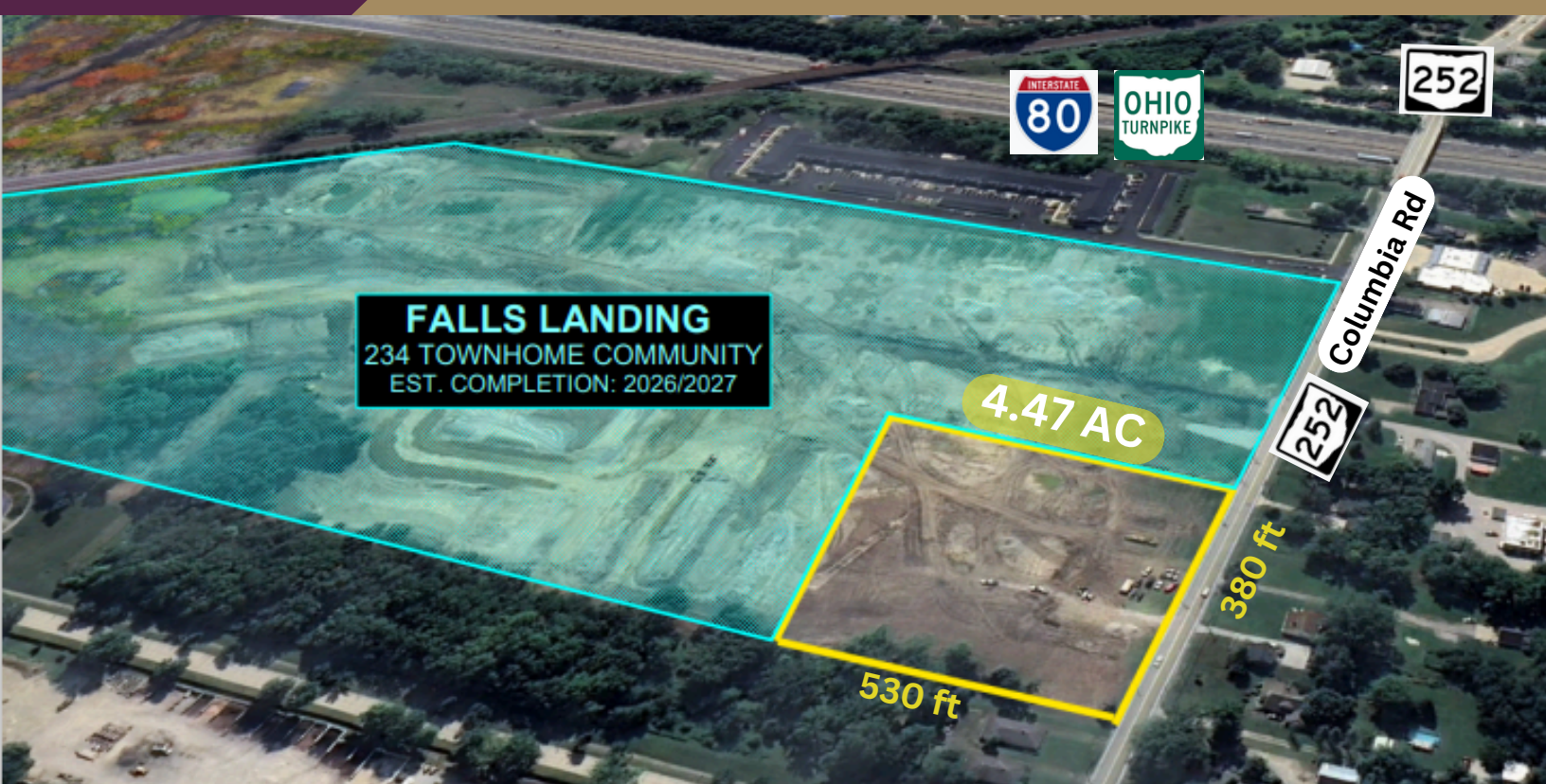
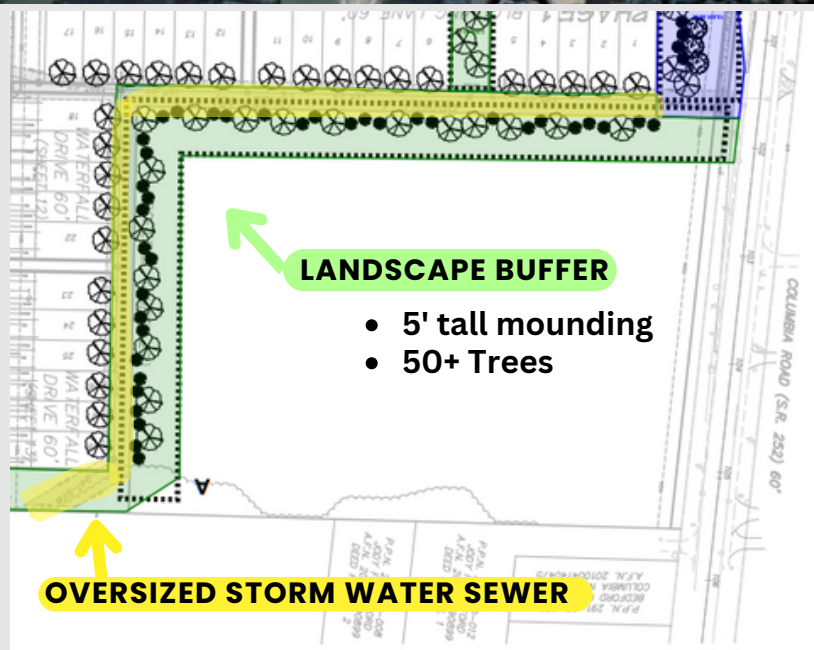


Divisible lots up 1 - 4.47 AC in Olmsted Falls
Storm Water Retention & Landscape Buffering Provided



Site Features

- Stormwater management and landscape buffering is provided for
- CRA Tax Abatement Available Thru City
- Flat, cleared, fully buildable site
- Strong population growth
- Divisible into 1 acre to 4.47 acre lots
- Permit & site dev support available
- \$3.8m road improvements soon (SR-252)
- PPN: 29120119



Luke Petros

✉ **LUKEPETROS@STOUFFERREALTY.COM**

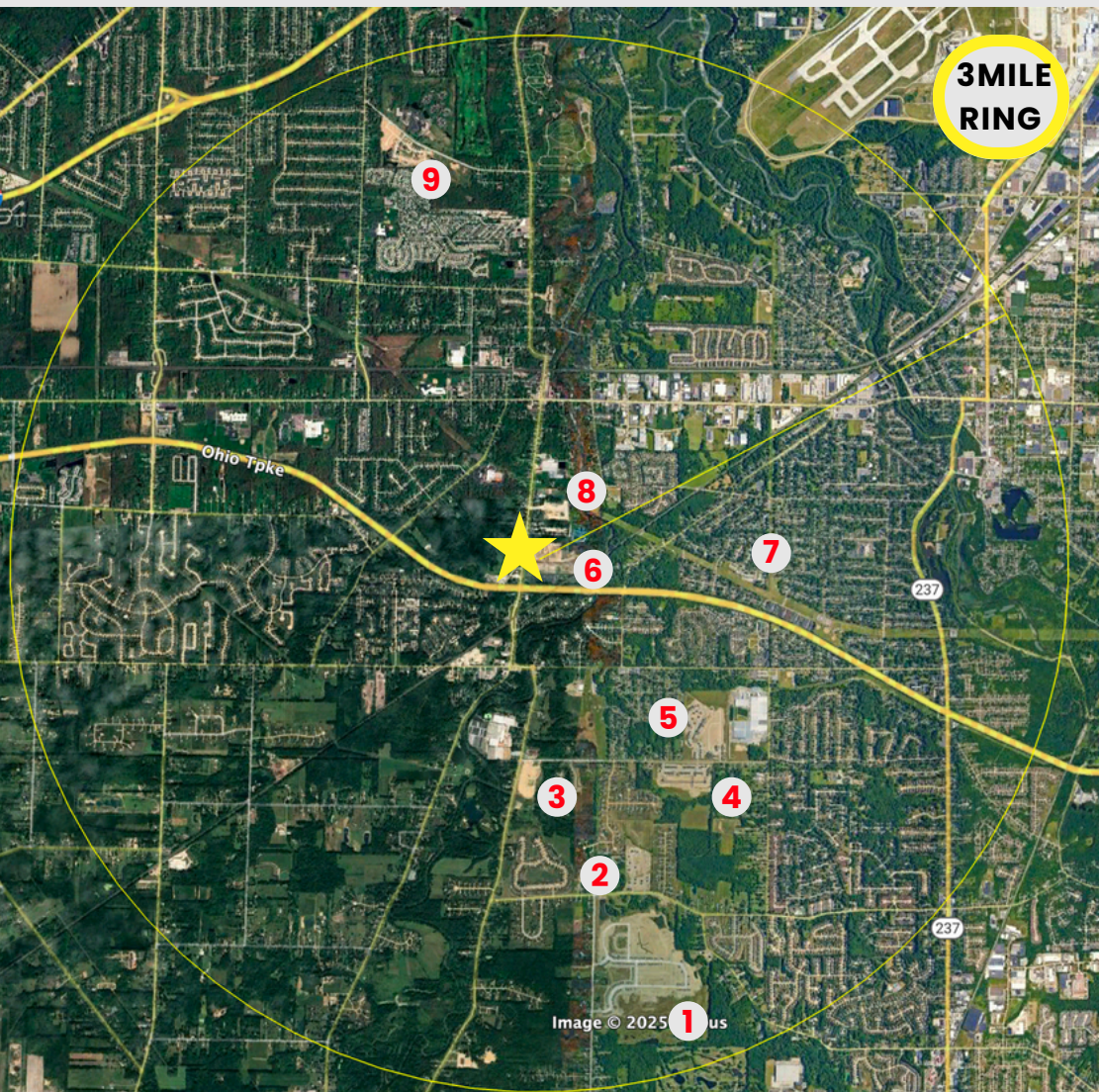
☎ **440.985.8580**

**Berkshire Hathaway
HomeServices Stouffer Realty**
130 N. Miller Road, Suite 103
Fairlawn, OH 44333

Demographics

	1 MILE	3 MILE	5 MILE	10 MILE
Total Households	2,364	19,508	45,759	246,472
Total Population	5,580	47,565	108,862	561,581
Average HH Income	\$91,703	\$99,522	\$96,680	\$94,476

High Growth Area: Snapshot of new subdivisions being delivered 2025-2028



- 1 EMERALD WOODS
600+ SFH**
- 2 BAKER CREEK ESTATES
73 SFH**
- 3 NEW SUBDIVISION
(UNAMED)**
- 4 CREEKRIDGE
124 SFH**
- 5 REDFERN RESERVE
130 SFH**
- 6 FALLS LANDING
234 TOWNHOMES**
- 7 ASPIRE AT LONGBROOKE
19 SFH**
- 8 SMOKESTACK TRAILS
98 SFH**
- 9 THE PRESERVE OF OLMSTED
122 SFH**

TOTAL 1,400+ NEW UNITS

THREE LOT CONCEPT PLAN

