

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	19.425 Acres
Price / Acre:	\$33,411

PROPERTY OVERVIEW

Introducing a prime investment opportunity located in the bustling Cincinnati area. This versatile 19.425 acres situated on State Route 125, offers an ideal canvass for land and other investors looking to make an impactful addition to their portfolio. Boasting an enviable location, this property is primed for a wide range of potential developments. Its strategic positioning ensures maximum visibility and accessibility, setting the stage for lucrative ventures. Don't miss the chance to capitalize on this exceptional investment prospect in this thriving region.

PROPERTY HIGHLIGHTS

- Highly visible location on State Route 125
- Strategic positioning for accessibility
- Versatile potential for development
- Ideal for commercial or residential projects
- Prime investment opportunity
- Lucrative prospects for land investors
- Endless possibilities for mixed-use ventures

TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

LAND FOR SALE

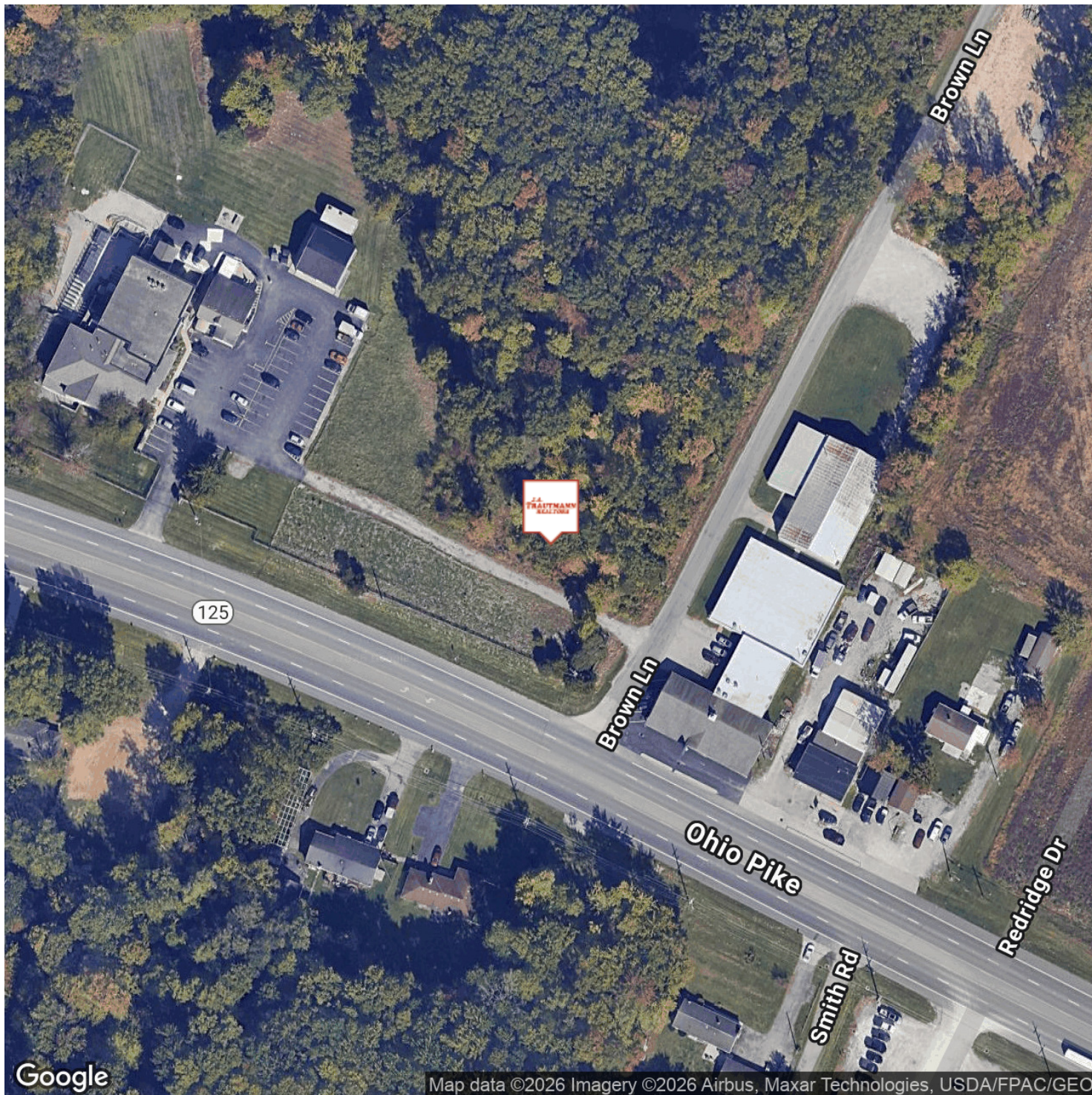


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LOCATION MAP

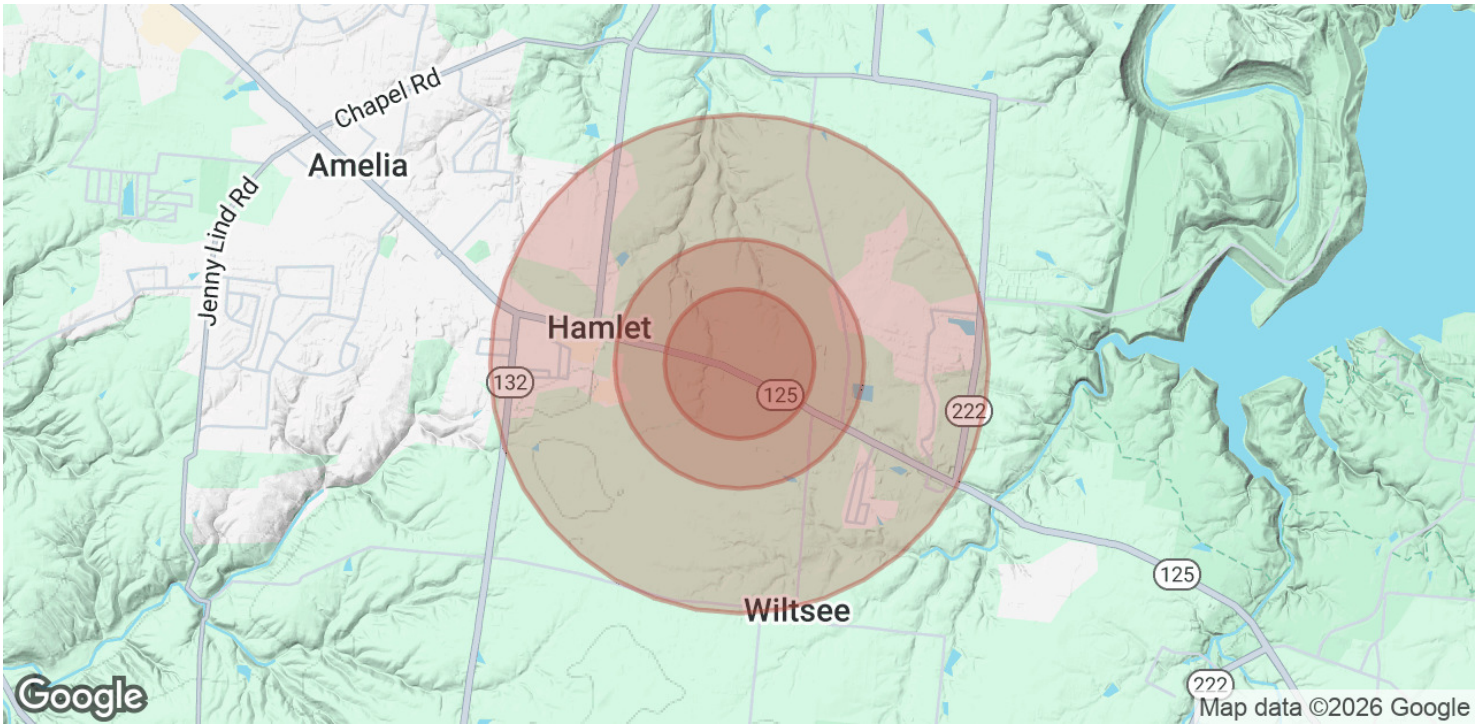


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	403	1,902	5,596
Average Age	38	39	40
Average Age (Male)	39	39	40
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	223	1,035	2,727
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$89,795	\$96,320	\$122,735
Average House Value	\$289,288	\$299,580	\$334,376

Demographics data derived from AlphaMap