



# 0 Commerce Drive

Middletown, Ohio 45005

# \$860,000

Asking Price

2.762 Acres | BC-I Zoning | I-75 Interchange

\$20,300 Annual Billboard Income



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# Property Overview

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Approximately 2.762 acres of prime commercial land strategically located at the I-75 interchange in Middletown, Ohio. This exceptional property offers unparalleled visibility and access, making it ideal for a wide range of commercial developments.

The property features two existing billboards generating \$20,300 in annual income, providing immediate cash flow while you plan your development strategy. Adjacent to the \$200 million Renaissance Pointe mixed-use development, this location is positioned for significant growth.

## Key Features

- Full I-75 interchange access with excellent visibility
- Two existing billboards generating \$20,300 annual income
- Adjacent to \$200 million Renaissance Pointe development
- Public water and sewer available
- Cleared and ready for development
- BC-I zoning allows diverse commercial uses

## Property Details

Address	<b>0 Commerce Drive, Middletown, OH 45005</b>
County	<b>Warren County</b>
Total Acreage	<b>2.762 Acres</b>
Zoning	<b>BC-I (Business Center Interchange)</b>
Asking Price	<b>\$860,000</b>
Price Per Acre	<b>\$311,369</b>
Billboard Income	<b>\$20,300/year</b>
Utilities	<b>Public Water &amp; Sewer</b>

# Investment Highlights

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## Income-Producing Asset

The property features two existing billboards that generate consistent passive income. Billboard leases typically run 10-20 years with built-in escalations, providing stable long-term cash flow.

**\$20,300**

Annual Income

**\$338,333**

Implied Value at 6% Cap

**10-20 Years**

Typical Lease Terms

## Adjacent Development: Renaissance Pointe

A \$200 million mixed-use development is transforming the I-75 corridor adjacent to this property. Renaissance Pointe will include:

- Restaurants & Entertainment Venues
- 288 Residential Apartments
- Sports Arena & Event Space
- Retail & Commercial Space

# Zoning & Permitted Uses

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BC-I (Business Center Interchange) zoning allows for a wide range of commercial, hospitality, and entertainment uses:

- Restaurants & Bars
- Hotels & Hospitality
- Medical & Dental Offices
- Multi-Tenant Office Buildings
- Entertainment Venues
- Night Clubs
- Retail Stores
- Service Businesses

## Market Comparison

Competitively priced below comparable properties in the I-75 corridor:

Property	Price	Acres	Price/Acre
0 Commerce Dr (Subject)	\$860,000	2.762	\$311,369
3591 Commerce Dr	\$2,800,000	3.19	\$877,743
I-75 & SR 122	\$1,400,000	2.88	\$486,111

# Contact Information

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