

# ±16 ACRES | MIXED-USE DEVELOPMENT OPPORTUNITY

Princeton-Glendale Road (SR 747) · Liberty Township, Butler County, Ohio



Aerial view of the ±16-acre assemblage, outlined in red, fronting Princeton-Glendale Road

| TOTAL ACREAGE | ROAD FRONTAGE | OVERLAY DISTRICT | FUTURE LAND USE  |
|---------------|---------------|------------------|------------------|
| ±16.2 Acres   | ±650 Feet     | PGBD-O           | General Business |

## LOCATION & POSITIONING

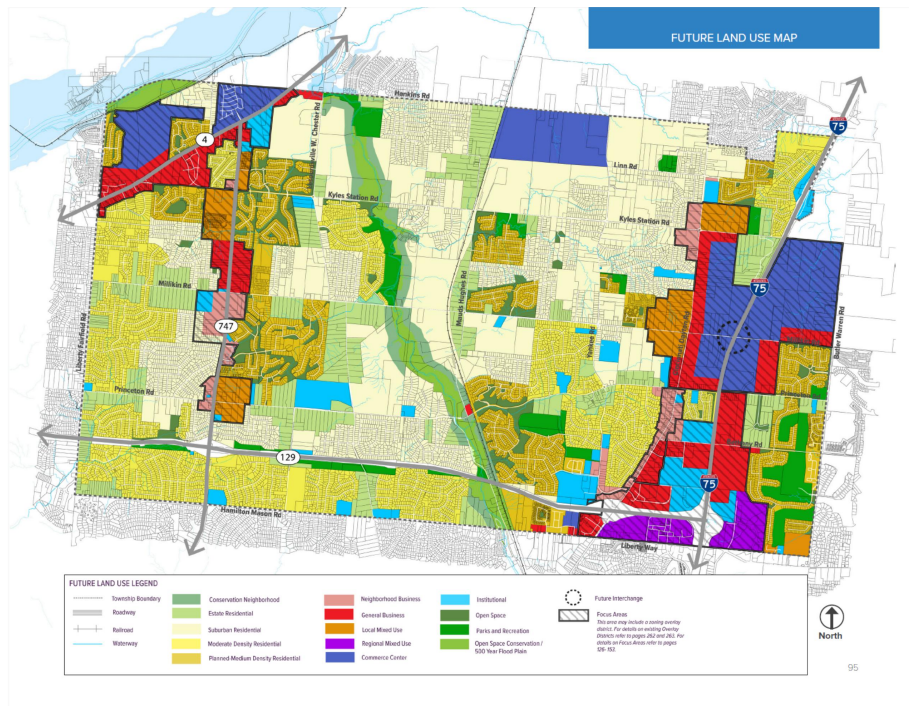
- Frontage on Princeton-Glendale Road (State Route 747), 14 lots north of the signalized Princeton-Glendale Road & Millikin Road corner.
- Situated within Liberty Township's Princeton-Glendale Business District Overlay (PGBD-O), and within the corridor the Township's Future Land Use Plan designates for General Business.
- Surrounded by established rooftops and new construction, including the Carriage Meadows community, entrance on Millikin Road (homes priced ±\$470K–\$890K), and the larger Carriage Hill master-planned community, entrance at Princeton-Glendale Road and Millikin Road (400–450 acres, 475–570 Estate, Patio, and Ranch homes).
- A new I-75 interchange at Millikin Road (future Exit 26) is a Tier 1 ODOT project with substantial secured funding — \$10.5M already awarded (TRAC) plus an additional \$27M awarded for FY2028, \$18.8M in township-funded engineering/right-of-way, and \$10M each committed by Liberty Township and Butler County toward construction. Construction is scheduled to begin in the second half of 2027, with completion in 2029. Since Millikin Road runs directly from I-75 to Princeton-Glendale Road past this site's frontage, the interchange is expected to open more than 700 undeveloped acres in Liberty Township for commercial development along the corridor.

*Prepared by the listing agent for marketing purposes only. Figures are broker estimates based on comparable listings and are not an appraisal. Setbacks, buildable acreage, and utility/easement locations are subject to survey and written confirmation by Liberty Township and the Butler County Engineer's Office and Buyer Due Diligence.*

- Current traffic counts (CoStar-licensed Traffic Count Report, 2024–2025 data) show Princeton-Glendale Road (SR 747) carrying approximately 14,000–17,000 vehicles per day near the site, with Millikin Road carrying approximately 4,000–6,800 vehicles per day at its intersection with Princeton-Glendale Road.
- Posted speed limit at this location is 50 mph; per the Township's written planning department notes, required setback ahead of commercial frontage depth is 60 feet for future road widening plus an additional 30–40 foot buffer (approximately 90–100 feet total before commercial frontage depth begins).

## FUTURE LAND USE PLAN

Excerpt from Liberty Township's Future Land Use Map. The Princeton-Glendale Road/Millikin Road area (SR 747) is designated General Business (red), consistent with the site's PGBD-O overlay and commercial positioning.



Liberty Township Future Land Use Map (excerpt), Comprehensive Plan

## DEVELOPMENT CONCEPT

The assemblage supports a two-part development program consistent with the PGBD-O overlay and the Township's General Business land use designation for this corridor:

- **Commercial Frontage** — approximately 4 buildable acres along Princeton-Glendale Road, positioned beyond the required road setback and buffer, suitable for up to four commercial pad sites.
- **Residential Rear Parcel** — approximately 25 single-family homesites to the rear of the commercial frontage, buffered from the roadway.
- Existing public sanitary sewer connection at the rear of the site (5756 Princeton-Glendale Road); a stormwater retention pond is proposed near the site's natural low point per preliminary grading review.
- Per ownership review, the telecommunications easement does not conflict with the proposed rear-property retention pond location; final confirmation will be documented upon completion of the boundary/topographic survey, which will form the basis of buyer due diligence.
- An existing Phase I Environmental Site Assessment (dated January 2020) covering a 5.03-acre portion of the assemblage identified no recognized environmental conditions (RECs, HRECs, or CRECs); a de minimis note on minor garage/barn floor staining and low vapor encroachment potential from a removed underground storage tank on an adjacent property. This report covers roughly a third of the total assemblage and is over five years old — a new or updated Phase I covering the full site will be required for any transaction.



— A recorded telecommunications easement covers 0.259 acres on the 5756/5762 Princeton-Glendale Rd parcel (Auditor Parcel D2020032000004) within the assemblage — a 0.129-acre exclusive Telecom Easement Area plus a 0.130-acre non-exclusive Access Easement Area, located via metes and bounds from the southwest corner of the parcel. The easement runs for 99 years from its March 2019 effective date (recorded, Butler County), is exclusive for telecommunications use (no other telecom operator may be sited on the property), and includes a separate, already-established direct access easement to Princeton-Glendale Road for the tower operator.

COMMERCIAL FRONTAGE VALUE

|                                                                                                       |                                  |
|-------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>Buildable Commercial Acreage</b><br><i>Pending final civil engineering / survey</i>                | <b>±4.0 Acres</b>                |
| <b>Target Price Per Acre</b><br><i>Based on comparable frontage sales along Princeton-Glendale Rd</i> | <b>\$350,000 – \$400,000</b>     |
| <b>Estimated Commercial Frontage Value</b><br><i>4.0 acres × target price/acre</i>                    | <b>\$1,400,000 – \$1,600,000</b> |

INGRESS & EGRESS

Princeton-Glendale Road is State Route 747, placing access control under ODOT's State Highway Access Management Manual (SHAMM) rather than the Township or County alone. Key parameters:

- Posted speed limit at this location is 50 mph. Higher speeds require greater minimum driveway spacing under ODOT standards (commonly in the 250–300 ft range at this speed per general access management practice); the exact Ohio-specific figure must be confirmed from ODOT's Table 4-2 for this segment.
- Access is anticipated to be right-in/right-out (RIRO) at this location; full-movement (unrestricted left turn) access is not expected to be approved by ODOT for this segment.
- Contiguous parcels under common or related ownership are generally treated as a single property for access purposes — the default is one direct access point, with additional access points possible only if ODOT concurs they won't harm safety, operations, or adjacent properties.
- Combined commercial + residential peak-hour trips will likely exceed the 60-trip threshold that triggers a required ODOT Traffic Analysis, and may approach the 200-trip threshold requiring a full Traffic Impact Study (TIS) — budget for this as part of due diligence.
- Recommended next step: a pre-application meeting with the ODOT District 8 Permit Coordinator (Butler County) using a conceptual site plan, to confirm access location, spacing from Millikin Road, and RIRO design details before finalizing the site layout.
- The tower operator holds a separate, already-recorded direct access easement to Princeton-Glendale Road (99-year term); any new commercial/residential access point should be planned in coordination with this existing easement rather than in conflict with it.

TRADE AREA DEMOGRAPHICS

Source: CoStar Demographic Detail Report, 2025 data, for the Millikin Rd/Princeton-Glendale Rd corridor.

| Trade Area                           | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------------------------|-----------|-----------|-----------|
| <b>2025 Population</b>               | 6,104     | 48,524    | 117,421   |
| <b>Pop. Growth (2025–2030 proj.)</b> | 5.11%     | 3.07%     | 3.25%     |
| <b>Median HH Income</b>              | \$159,351 | \$137,787 | \$116,456 |
| <b>Avg HH Income</b>                 | \$183,544 | \$161,600 | \$136,595 |
| <b>Median Home Value</b>             | \$457,840 | \$375,085 | \$345,917 |

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|                        |       |       |       |
|------------------------|-------|-------|-------|
| Owner-Occupied Housing | 94.3% | 93.7% | 79.1% |
|------------------------|-------|-------|-------|

RESIDENTIAL REAR PARCEL

Approximately 25 single-family homesites are proposed for the rear portion of the site. Lot pricing is pending final lot yield, engineering, and a formal appraisal or builder-take-down analysis, and is not included in the commercial value estimate above.

SUPPORTING DOCUMENTS — AVAILABLE UPON REQUEST

- Phase I Environmental Site Assessment (January 2020)
- Sanitary Sewer & Water Line As-Built Map
- Recorded Utility/Access Easement documentation
- Topography Map
- Recorded Telecommunications Easement Agreement, including the Non-Disturbance and Attornment Agreement for the cell tower

STATUS & NEXT STEPS

- Written setback and access confirmation pending from Liberty Township Planning & Zoning and the Butler County Engineer's Office.
- Boundary/topographic survey pending to confirm net buildable acreage, cell tower easement limits, and retention pond footprint.
- Preliminary civil site plan to be provided by buyer’s project engineer.