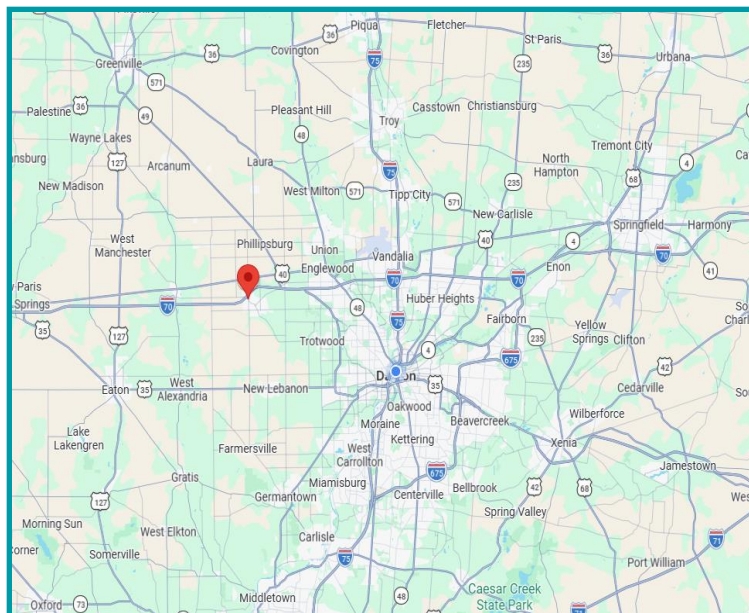


PROPERTY HIGHLIGHTS

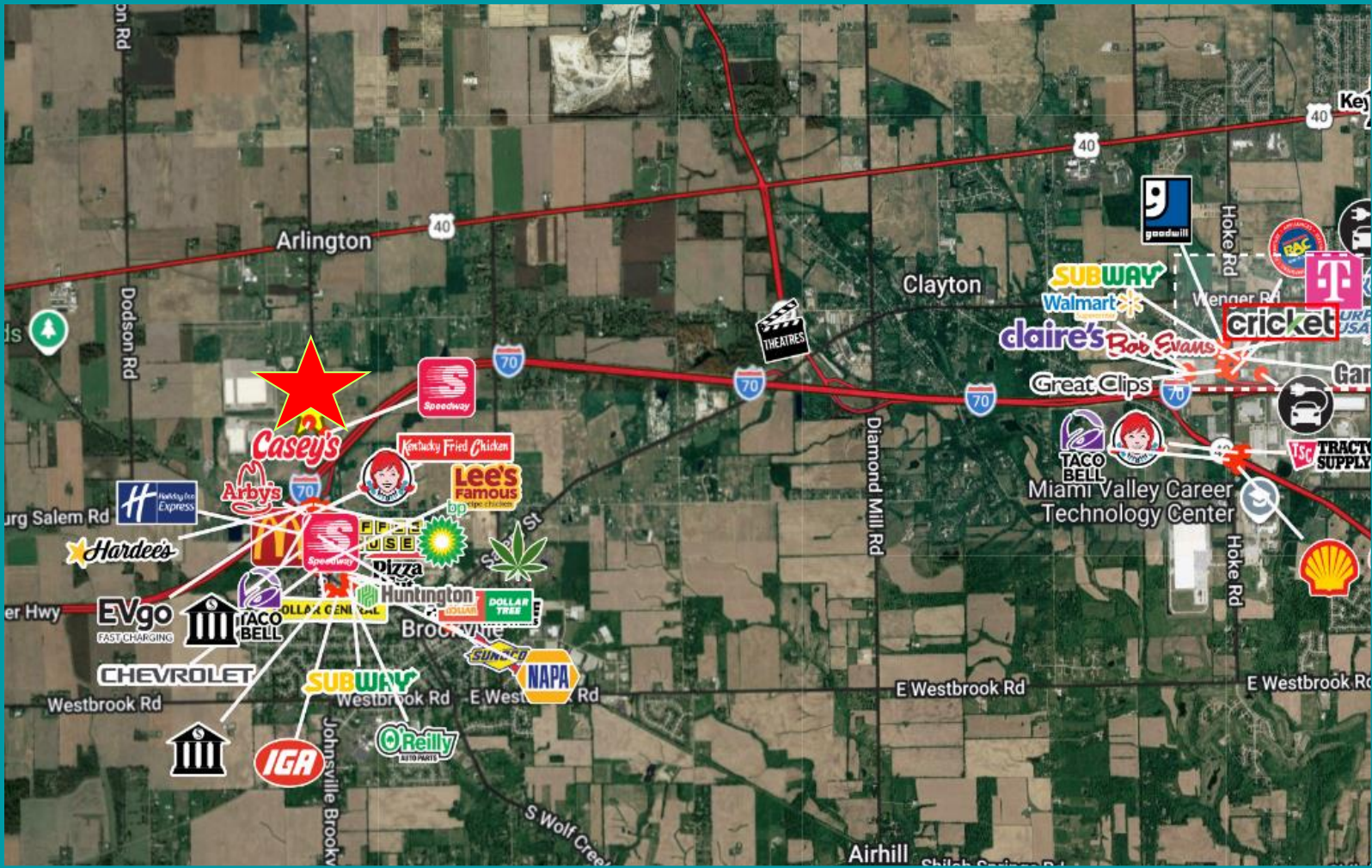
- **1.35 acres Prime Outlot/ Redevelopment Opportunity** off the north side of I-70 exit 21 right next to Casey's Convenience Store and across the street from Speedway
- Parcel ID; **C05 00513 0014**
- **Zoned Highway Service District:** located in Brookville
- Ideal for QSR, Retail, Urgent Care, Offices, Restaurants, Hotels, and Industrial users who seek high visibility and easy access to I-70
- **Prime Location:** combines unmatched highway access and offers a skilled industrial workforce including DMAX, Pak-Rite Industries, Stupp Paving, B-Concrete, TK Constructors, and other essential amenities
- **Now Offered at: \$875,000**



For More Information, Please Contact:

Rebekah Dean | Advisor
Mobile: 937.470.8047
rdean@equity.net

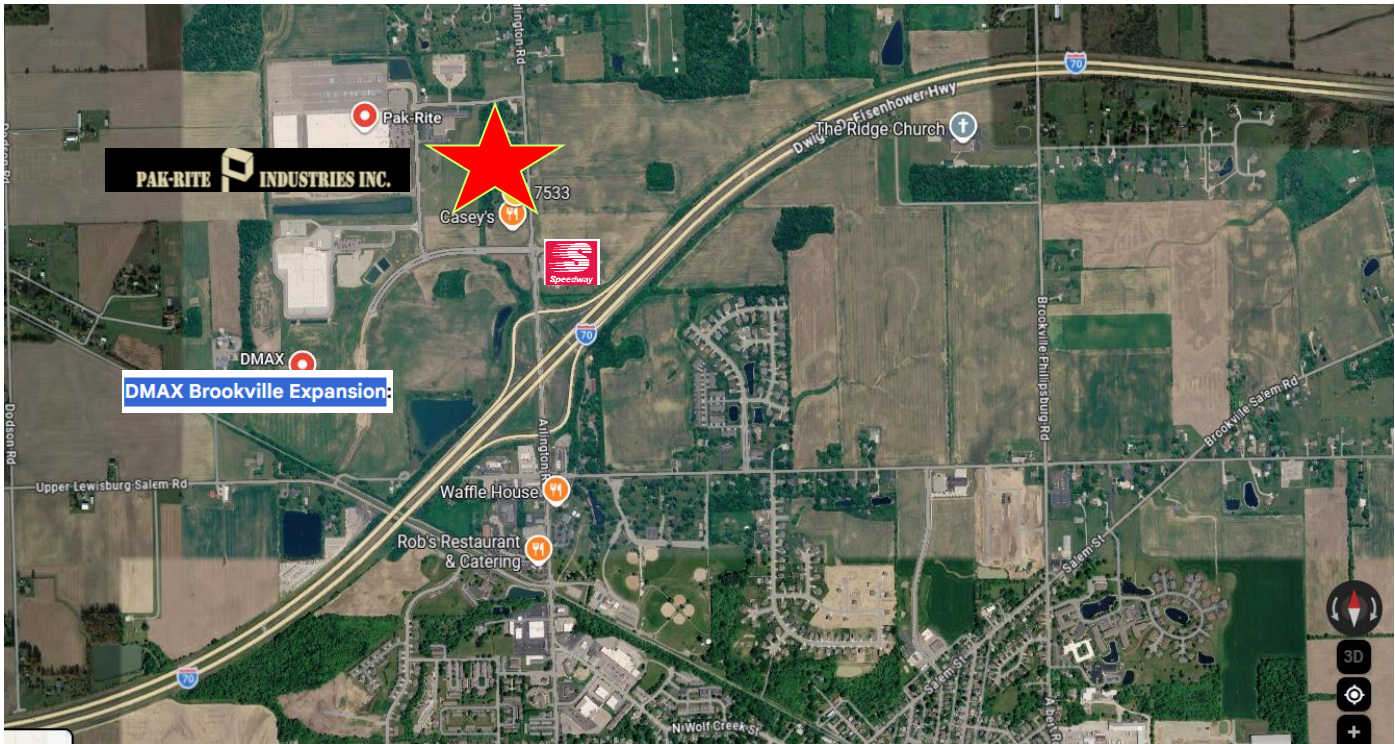
Bre Brown | Realtor & Advisor
Mobile: 937.815.0087
brebrown@equity.net



1.35 acres for sale next to Casey's – *Additional acreage may be available through neighboring parcels, subject to separate negotiations.* Zoned Highway Service District- great for additional Industrial users! This property is occupied. Do not disturb the owner



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner



As of mid-2023, the [DMAX Ltd. Brookville facility](#) employed approximately 80 to 100 people. However, a major expansion is underway to transition operations from the Moraine site, which is expected to bring the total workforce at the Brookville plant to over 800 employees. [🔗](#)

Key Details on DMAX Brookville Expansion:

- **Expansion Impact:** The facility is undergoing a significant expansion, relocating 714 employees from the Moraine facility to the Brookville site.
- **Role:** The Brookville plant, located at 101 Campus Blvd., specializes in machining engine blocks and heads for the Duramax engine, which are used in Chevrolet Silverado and GMC Sierra trucks.
- **Timeline:** While initial operations began with a smaller workforce in 2020-2021, the expansion is part of a \$920 million investment that continues to increase the workforce toward the 800+ target. [🔗](#)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	1,329	8,641	14,658
Average HH Income	\$114,390	\$111,115	\$111,973
Daytime Employee Population	1,751	8,059	13,107