



41.12 Acres  
Zoned - I-PUD

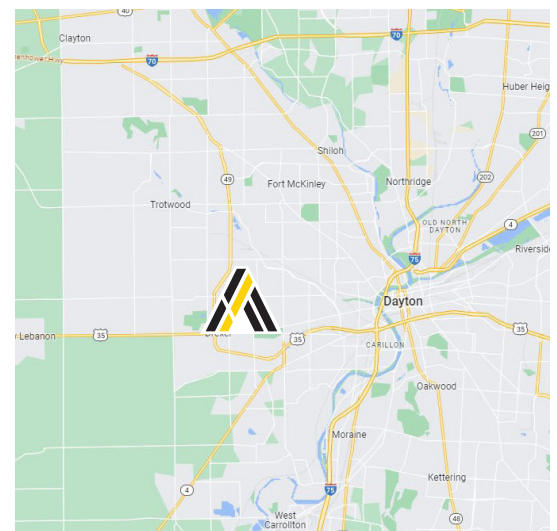
## 5327 West 3rd Street

Trotwood, Ohio 45417

**SALE PRICE:**  
**\$25,000 PER ACRE**

### Property Highlights

- Up to 84.61± Acres available with diverse zoning
- **41.12± Acres Zoned I-PUD - Industrial PUD:** Ideal for industrial, manufacturing, or commercial projects
- **Easy access to US-35:** Enhancing logistics and commuter convenience
- **Close to Downtown Dayton:** Just a 10-minute drive to the heart of Dayton, offering the benefits of urban amenities while retaining suburban charm



| Demographics     | 1 Mile | 3 Mile | 5 Mile  |
|------------------|--------|--------|---------|
| Total Population | 5,067  | 37,723 | 108,425 |
| Total Households | 2,031  | 15,363 | 46,267  |



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