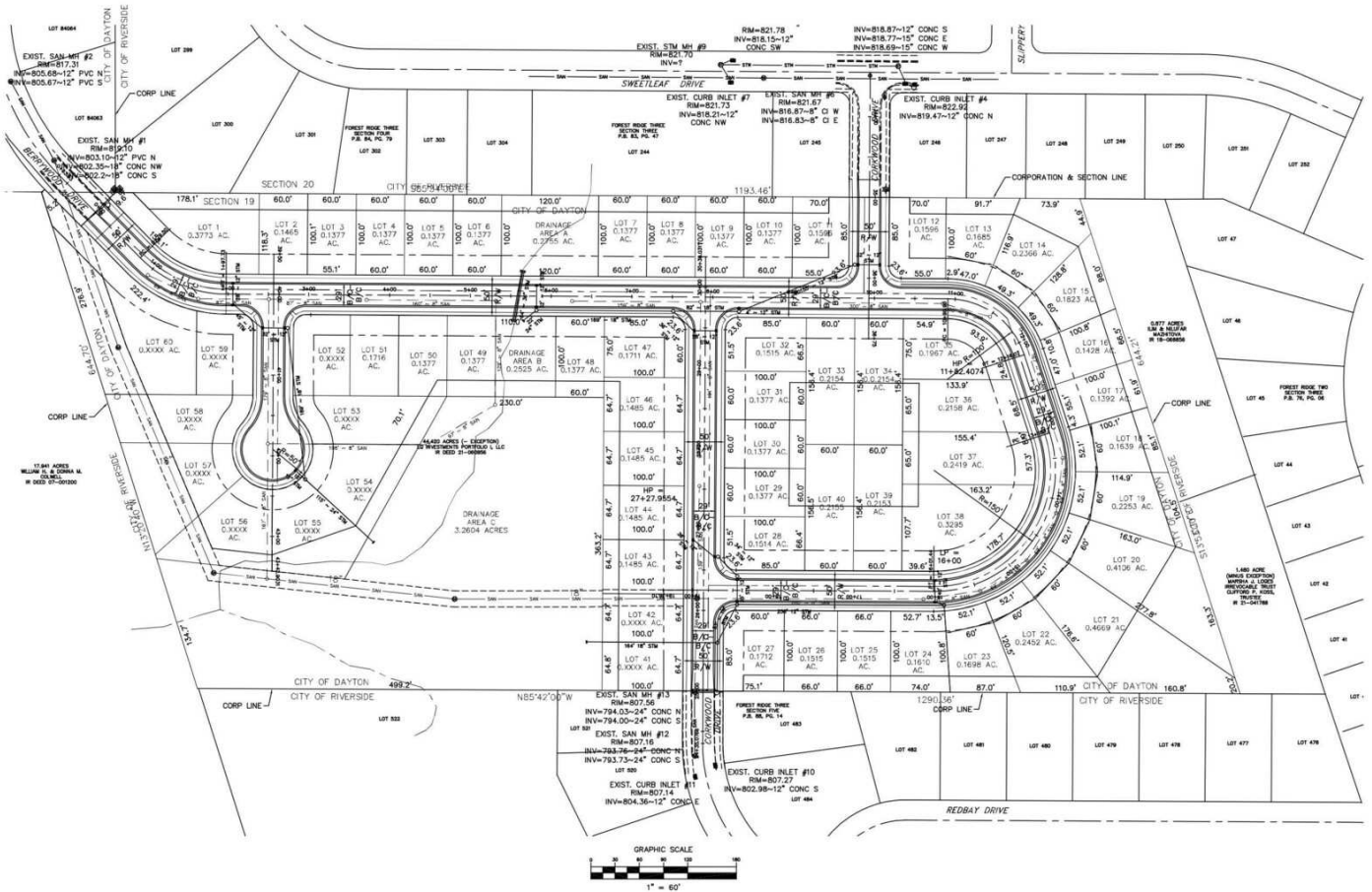


- Price Reduced!
- \$299,000
- 18.104 Acres
- Planned for 60 Lots
- Residential Development ready

A map of the Forest Ridge Quail Hollow area. A red pin labeled "SITE" is located in a green, undeveloped area. To the left, a road labeled "201" runs vertically. Below it, "Harshman Rd" is labeled. To the right, "Valley Pike" is labeled twice, indicating a curve or intersection. Further right, "Union Schoolhouse Rd" is labeled. At the bottom right, "GATEWAY" is partially visible. The map shows a mix of green spaces, roads, and some building footprints. The Google logo is in the bottom left, and "Map data ©2025 Google" is in the bottom right.

FOR SALE

0 Forest Ridge Blvd Dayton, OH 45424



**PRELIMINARY PLAN
CORKWOOD PLAT**

LOCATED IN SECTION 19, TOWN 2, RANGE 8 M.R.s.
AND BEING A PLAT OF PART LOT NUMBER 80562
OF THE REVISED AND CONSECUTIVE LOT NUMBERS
OF THE CITY OF DAYTON

CITY OF DAYTON
MONTGOMERY COUNTY, OHIO
CONTAINING 18.09 ACRES
FEBRUARY, 2023

CURRENT ZONING: SR-2
MINIMUM LOT WIDTH: 60 FEET
MINIMUM LOT AREA: 5500 SQ. FT. (0.126 ACRES)
MINIMUM FRONT SETBACK: 25 FEET
MINIMUM SIDE SETBACK, EACH SIDE: 5 FEET
MINIMUM REAR SETBACK: 30 FEET



Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45424
Phone: (937) 439-4300 Fax: (937) 439-2000
Email: haley@haley-dusa.com
Website: www.haley-dusa.com

Scale: 1" = 60' Drawn: JRC Checked: TED
Date: FEBRUARY, 2023 Job No. E3433

✉ Scott Kaster
+1 937 673 4366
scott@bergman-group.com

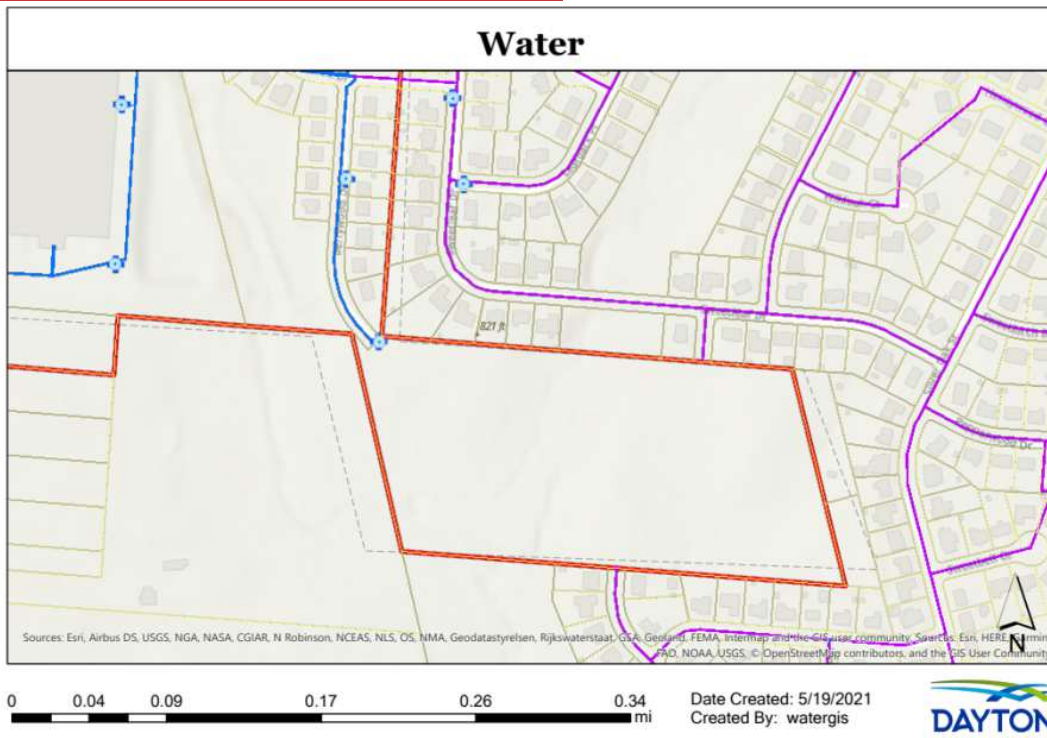
✉ David Dickinson
+1 937 294 7777 x711
ddickinson@bergman-group.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein As Any To Be Implied.

NABergman

FOR SALE

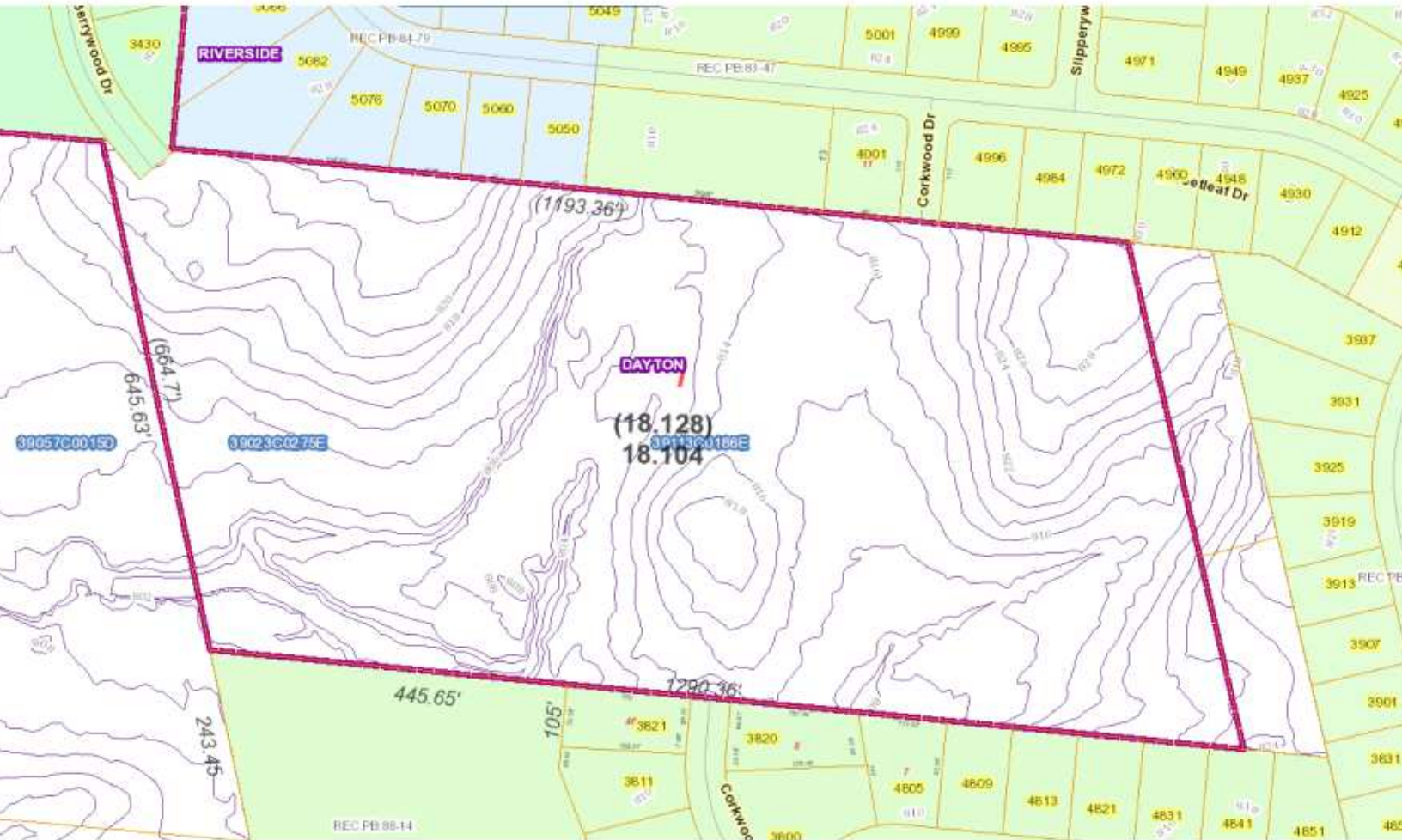
0 Forest Ridge Blvd Dayton, OH 45424



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

0 Forest Ridge Blvd Dayton, OH 45424

0 Forest Ridge Blvd Dayton, OH 45424



Scott Kaster

+1 937 673 4366

scott@bergman-group.com



David Dickinson

+1 937 294 7777 x711

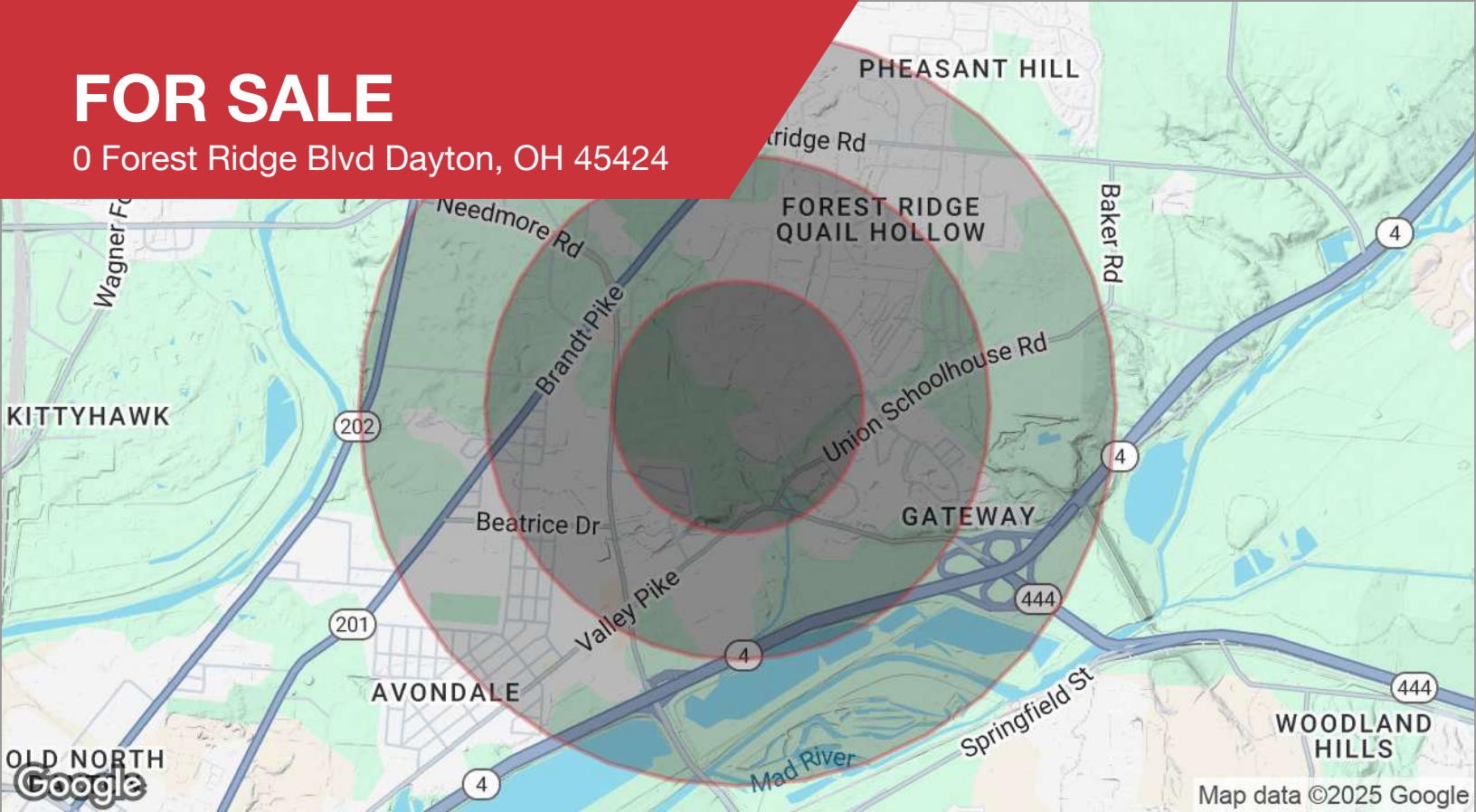
ddickinson@bergman-group.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



FOR SALE

0 Forest Ridge Blvd Dayton, OH 45424



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	2,222	7,243	14,470
Median age	43.0	40.9	40.5
Median age (male)	43.3	40.8	39.8
Median age (Female)	40.1	39.7	39.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	951	3,015	6,006
# of persons per HH	2.3	2.4	2.4
Average HH income	\$93,373	\$87,097	\$82,043
Average house value	\$143,593	\$137,099	\$131,138

* Demographic data derived from 2020 ACS - US Census