



**FOR SALE**

1414 W STATE ROUTE 571  
TIPP CITY, OH 45371

\*\* ALL PROPERTY LINES ARE ROUGH

## Property Highlights

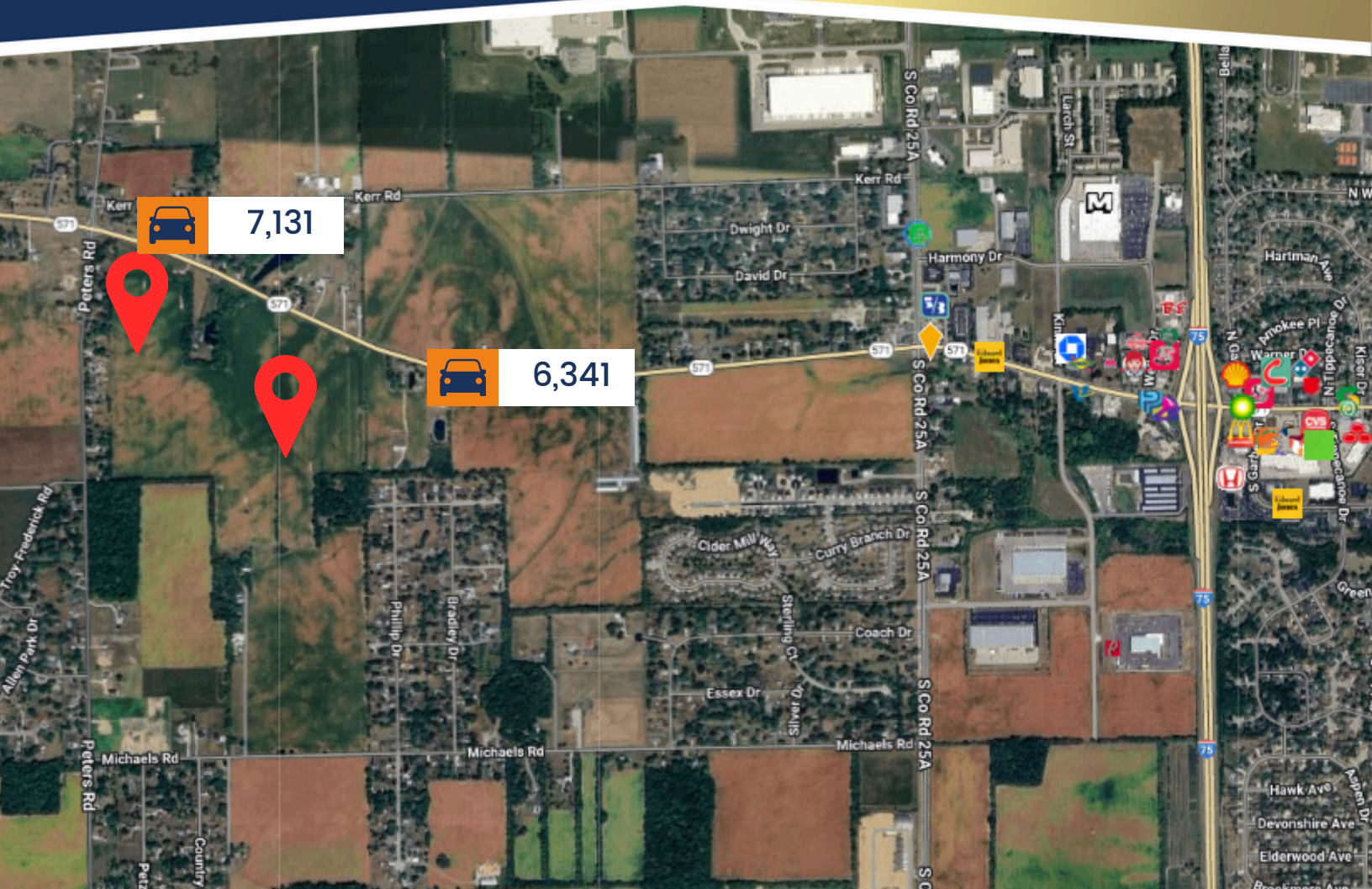
- PRIME LAND CLOSE TO I75, CR 25-A
- APPROXIMATELY 162 ACRES
- CURRENT ZONING IS AGRICULTURAL
- ADJACENT TO SINGLE-FAMILY RESIDENTIAL HOUSING
- APPROXIMATE ROAD FRONTAGE: SR 571; 2,028', MICHAELS ROAD; 1,129'
- POSSIBLE ACCESS FROM PETERS ROAD TO THE WEST & THE NEIGHBORING PLAT TO THE EAST
- LAND IS PRIMARILY FLAT WITH SOME SLIGHT ROLL
- CLOSE TO SHOPPING, RESTAURANTS, HEALTHCARE
- 9 MILES TO DAYTON INTERNATIONAL AIRPORT

Offered at: \$45,000/acre









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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	13,278	30,986	175,526
HOUSEHOLDS	5,430	12,404	72,071
HH INCOME	\$102,364	\$103,982	\$89,272

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.