



WWW.GOODMANREALESTATE.COM
216.381.8200

HILLSIDE FARMS MARKETPLACE

Xenia, Ohio



HIGHLIGHTS

- **AVAILABLE:** 8.9 AC (divisible) (sale, lease, or build to suit)
- Located as the intersection of Trebein and Hilltop Rd at the entrance to the new Hillside Farms at Stonehill Village residential development by Pride One
- Conveniently located near the US-35 and Trebein Rd interchange
- Phase I of Hillside Farms at Stonehill Village includes 97 units and a shared community clubhouse/recreational center
- Phase II of Hillside Farms at Stonehill Village will bring the total development to 246 units
- Ideal for fuel, banks, restaurants, and other convenience retail uses

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	25,721	70,856	142,365
2025 Estimate	25,361	70,303	141,337
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$134,507	\$129,542	\$118,602
2025 Median	\$108,097	\$104,216	\$94,048
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	7,042	29,178	56,391

LEASING INFORMATION

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216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

ZACK SOGOLOFF

Executive Vice President
zack@goodmanrealestate.com

SETH MARKS

Senior Director
seth@goodmanrealestate.com



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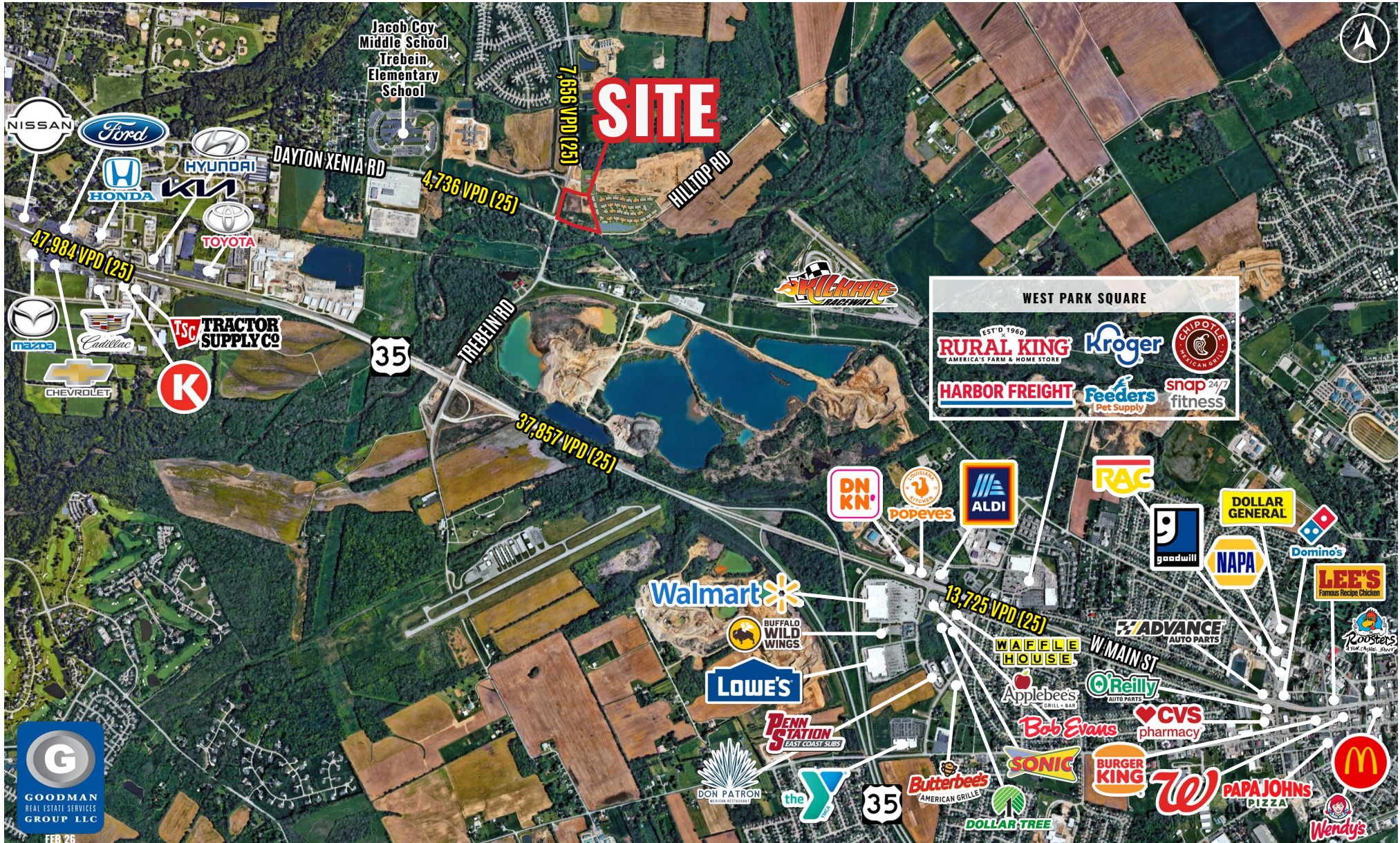
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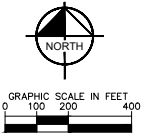
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FINAL ENGINEERING PLAN HILLSIDE FARMS SECTION 1 2024

SECTION 7, TOWNSHIP 3 EAST, RANGE 7 NORTH
BEAVERCREEK TOWNSHIP, GREENE COUNTY, OHIO



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3	TYPICAL SECTIONS & DETAILS
4	DEMOLITION PLAN
5	SANITARY PLAN & PROFILE
6	PLAN VIEW - LEISURE PATH
7	PLAN & PROFILE
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11	PLAN & PROFILE
12	HILLTOP ROAD PROFILE
13	GRADING PLAN
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18	STORMWATER POLLUTION PREVENTION PLAN PHASE 1 OF 2
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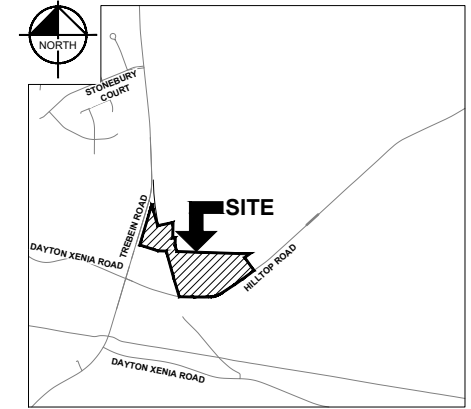
SITE



INDEX MAP

SCALE: 1"=200'

HORIZONTAL & VERTICAL REFERENCE POINTS (OHIO SOUTH ZONE)



VICINITY MAP
SCALE: 1"=1000'

EXISTING PARCEL INFORMATION

- 1 GREENE COUNTY BOARD OF COMMISSIONERS
PID: 80300020440002800
DAYTON XENIA RD.
XENIA, OH 45385
0.4 AC
ZONING: PUD-RB
- 2 ROBERT W. & BETTY J. MESSMORE
PID: 80300020440006800
1643 DAYTON XENIA RD.
XENIA, OH 45385
3.32 AC
ZONING: PUD-RB
- 3 JAMES R. & ALBERT LEE NASH
PID: 80300020440001600
284 HILLTOP RD.
XENIA, OH 45385
1.50 AC
ZONING: A-1
- 4 KERWIN RED LLC
PID: 80300020440015500
942 TREBIN RD.
XENIA, OH 45385
10.07 AC
ZONING: PUD-RB

APPROVALS:

GREENE COUNTY REGIONAL PLANNING & COORDINATING COMMITTEE DATE

GREENE COUNTY ENGINEER DATE

OWNERS
HILLSIDE FARMS REAL ESTATE LLC
2211 MEDINA RD, SITE 100
MEDINA, OH 44226

SURVEYORS
COSLER ENGINEERING LLC
145 HILLTOP RD
BEAVERCREEK TWP, OH 45385
TEL: (937) 408-8913
EMAIL: MCOOSLER@COSLER.COM
CONTACT: MITCH COSLER

CESSO, INC.
3601 ROBBY RD, SUITE 300
MAMSBURG, OH 45342
TEL: (937) 435-8584
EMAIL: HOLLOWAY@CESSOINC.COM

DEVELOPER
HORIZON LINE DEVELOPMENT
2211 MEDINA RD, SITE 100
MEDINA, OH 44226
TEL: (530) 416-0511
EMAIL: GREG@PRIDEON.CC
CONTACT: GREG GEBLER

CIVIL ENGINEER
HORNBY-HORN AND ASSOCIATES, INC.
7865 N. HIGH STREET, STE 200
COLUMBUS, OH 43226
TEL: (614) 454-6696
EMAIL: MIKE.REEVES@HORNBY-HORN.COM
CONTACT: MIKE REEVES, P.E.