

SALE

1371 SHAW LANE | INCOME-PRODUCING LAND WITH CONTRACTOR YARD & DEVELOPMENT UPSIDE

1371 Shaw Lane Xenia, OH 45385



PROPERTY DESCRIPTION

Offered for sale is a rare, income-producing land opportunity in Xenia, Ohio, featuring 7.51 acres of previously developed land with immediate cash flow and flexible future use potential.

The site offers substantial open yard space, making it well-suited for contractor and service-based businesses, including concrete, asphalt, gravel, construction, and landscaping companies. The acreage provides ample room for equipment parking, material storage, truck staging, and future expansion.

- \$24,000 annual gross income from two residential units
- 1800 SF garage / outbuilding in above-average condition with a brand new roof, 12-foot overhead door
- Apartment above garage leased at \$1,000/month
- 2-bedroom single-family residence leased at \$1,000/month
- Ideal for owner-users, contractors, or land investors
- Low holding cost with in-place income

Ideal Uses Include; Concrete company, asphalt/paving contractor, gravel or material storage operation, construction company yard landscaping business, owner-user with equipment and vehicle needs, Investor seeking land banking with cash flow. or family compound.

OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	330,265 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	10,096	24,458	126,171
Total Population	26,483	62,618	297,426
Average HH Income	\$118,520	\$118,510	\$95,976

Patrick Williams
(937) 360-9952



**COLDWELL BANKER
COMMERCIAL**
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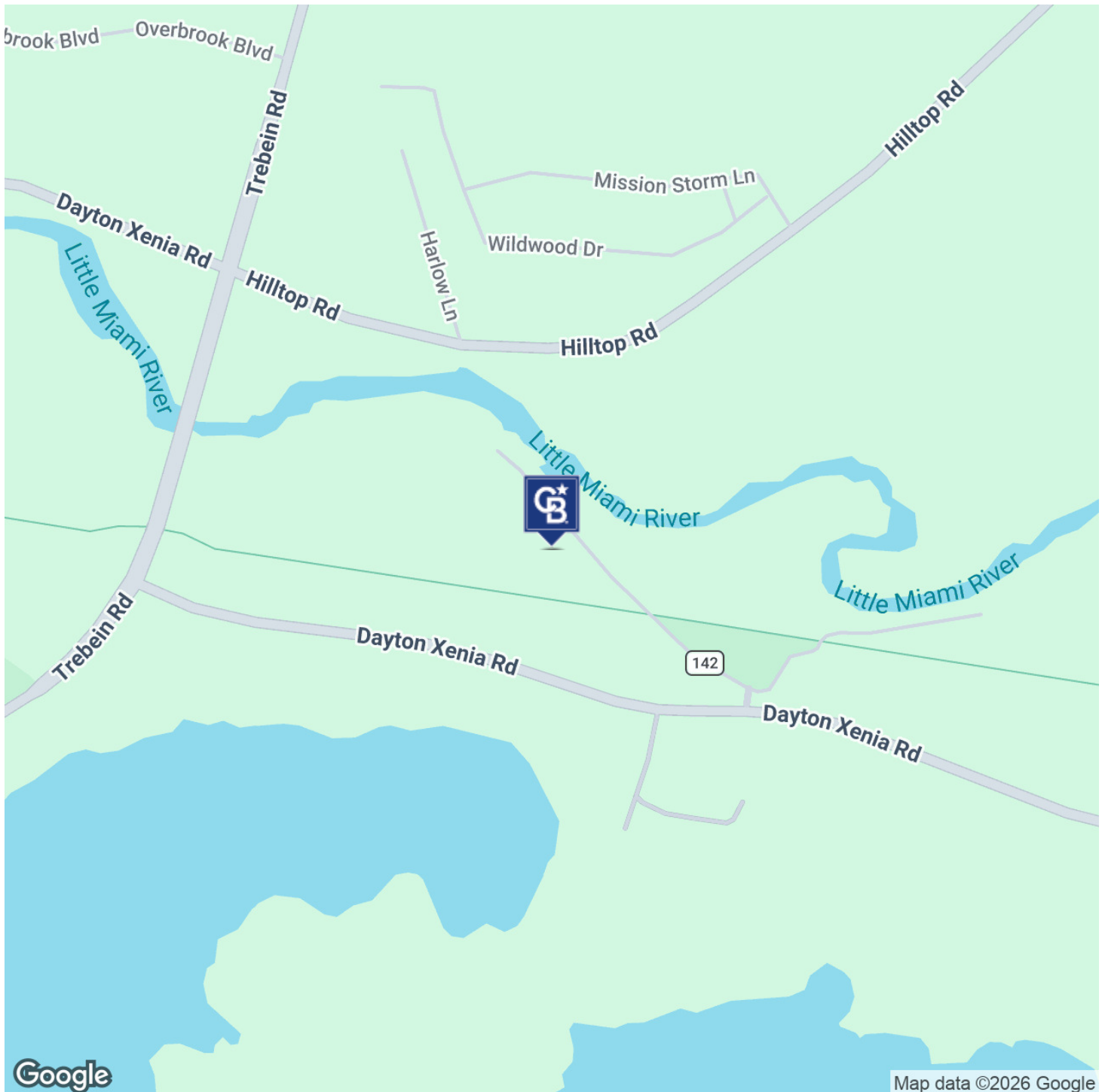


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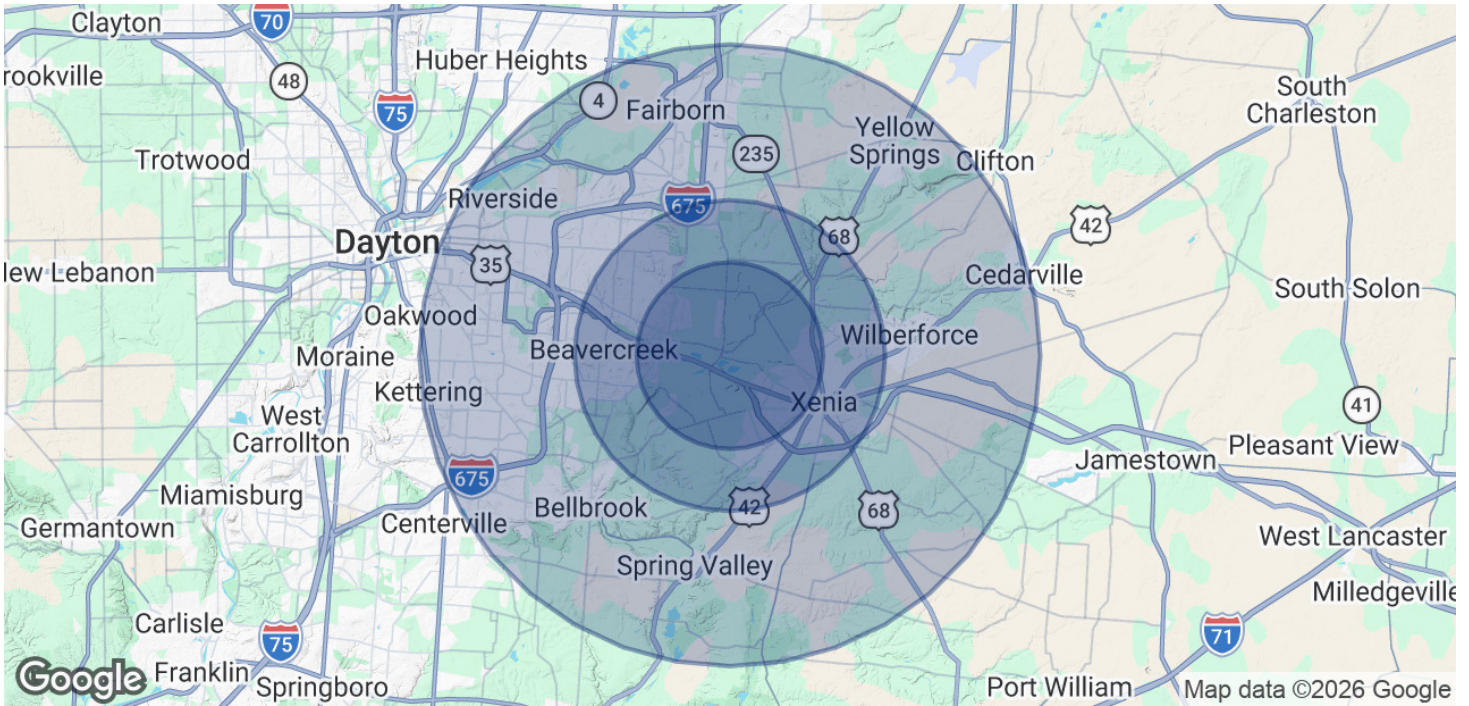


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,483	62,618	297,426
Average Age	39.5	42.4	39.7
Average Age (Male)	38.5	40.7	38.2
Average Age (Female)	39.9	43.8	41.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,096	24,458	126,171
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$118,520	\$118,510	\$95,976
Average House Value	\$275,624	\$281,702	\$230,995

2023 American Community Survey (ACS)

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