

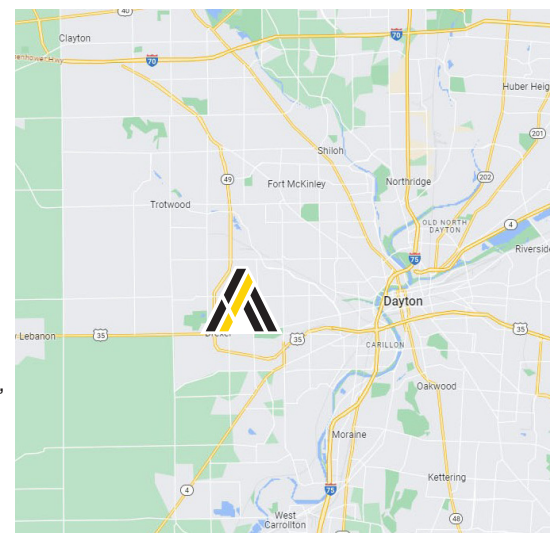

5327 West 3rd Street
Trotwood, Ohio 45417

SALE PRICE:
\$1,269,150


Property Highlights

- 84.61± Acres available with diverse zoning (\$15,000/acre)
- **41.12± Acres Zoned I-PUD - Industrial PUD:** Ideal for industrial, manufacturing, or commercial projects
- **43.49± Acres Zoned RSF-H - Residential Single Family - High Density:** Perfect for residential developments, maximizing land use with high-density housing
- **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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Lots

