

Land for Sale

# State Route 28 Land

Goshen, Ohio

RESIDENTIAL-ZONED LAND SITE  
+/- 10.18 ACRES

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# Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property. It has been prepared by Colliers | Greater Cincinnati Region. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers | Greater Cincinnati Region, you agree:

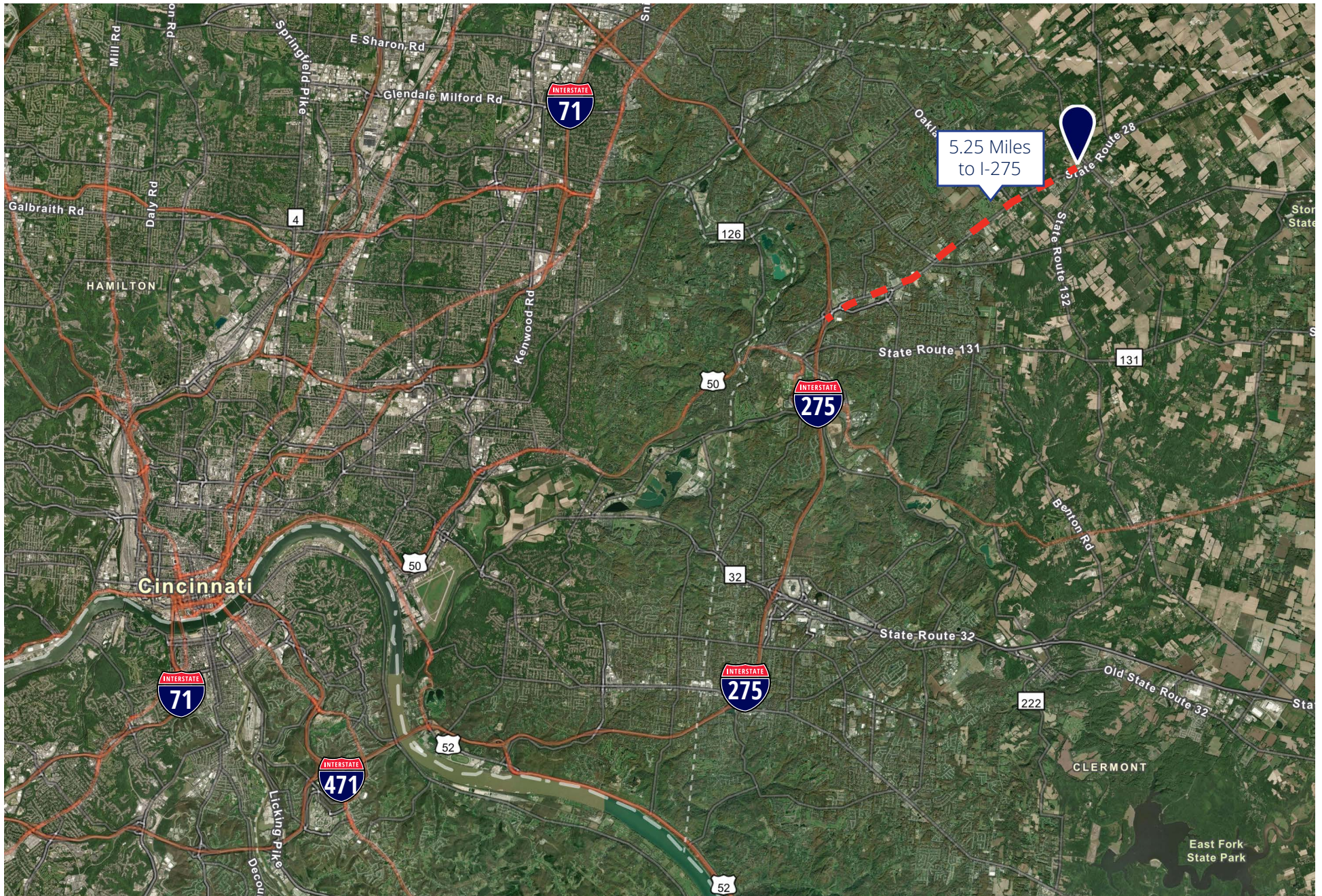
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- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers | Greater Cincinnati Region expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of this property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



# DEVELOPMENT OPPORTUNITY | RESIDENTIAL-ZONED LAND SITE | 30 MILES FROM DOWNTOWN CINCINNATI





# EXECUTIVE SUMMARY

Colliers is pleased to present an exceptional opportunity to acquire approximately 10.18 acres of residential-zoned land along State Route 28 in Goshen Township, Ohio. Positioned just 30 miles east of Cincinnati in Clermont County, the site benefits from strong surrounding amenities and demand drivers.

The property sits less than one mile from Goshen High School, Goshen Middle School, Spaulding Elementary, and Marr Cook Elementary—providing immediate proximity to the area’s full K–12 educational cluster. Daily conveniences such as Kroger and Goshen Grind coffee shop are located just 0.7 miles away, while a wider selection of shopping, dining, and recreational options can be reached within a 10-minute drive in nearby Mulberry, Ohio.



Residential-Zoned Land in  
Goshen Township, OH



Located +/- 30 Miles from  
Downtown Cincinnati



All Utilities Available to Site



Unpriced

## HIGHLIGHTS

Location	State Route 28 Goshen Township, OH
Acres	+/- 10.18 Acres
Zoning	R-5 Ideal Multifamily or Single-Family Development
Utilities	All Utilities Available to the Site
Parcel ID	11-22-07K-209
Neighborhood	<ul style="list-style-type: none"><li>• Less Than a Mile from Kroger and Goshen School District</li><li>• 10 Minute Drive to Mulberry Dining and Entertainment Options</li><li>• 30 Miles From Downtown Cincinnati</li></ul>



[Learn More](#)

# PROPERTY INFORMATION

General	
Property Address	State Route 28, Goshen, OH 45122
County	Clermont
Site	
Site Size	+/- 10.18 Acres
Parcel ID	11-22-07K-209
Zoning	R-5
Proposed Use	Multifamily, Single-Family Residential
Utilities	All Utilities Available to Site
Topography	Generally Level With a Creek Running Through the Back Side of the Site
Allowance	6 Units per Structure
Rezoning Opportunity	Rezoning to R6 Would Allow for 15 Units per Structure
Zoning Moratorium	In Place Until April 2026
Area	
Traffic Count	7,190 VPD on State Route 28
Frontage	708' on Main Street
Neighboring Properties	0.75 Miles from Goshen High School 0.28 miles from Kroger
Cross Street	State Route 28 & Main Street
State Route 28 Corridor Development Plan	Plans to Expand State Route 28 to 4 Lanes

## SURVEY

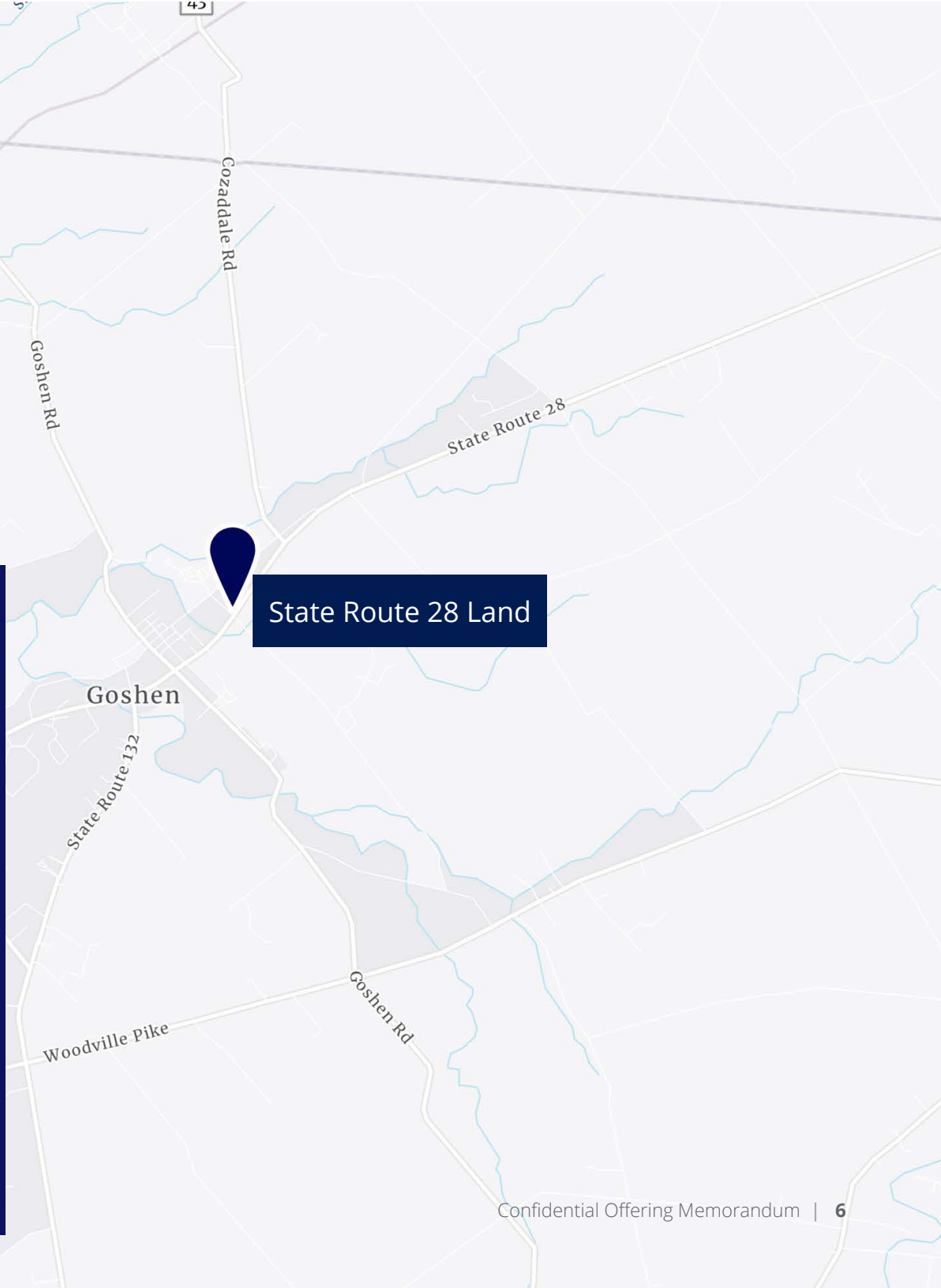




# Location Overview

Goshen Township is part of Clermont County, one of the fastest-growing counties in the Cincinnati metro, and is home to highly rated schools, including Goshen High School, Middle School, and Spaulding Elementary, all within a short distance of the property. Residents benefit from easy connectivity to State Route 28, which links directly to I-275 and the broader Cincinnati region.

With its balance of rural character, strong community atmosphere, and proximity to major regional employers and retail centers, Goshen Township continues to attract families, professionals, and investors seeking long-term stability and growth.







State Route 28 Land



28

Spaulding Elementary School

Goshen High School



# Goshen Demographics

1 MILE - 3 MILE - 5 MILE  
from Goshen Township



2,512 | 15,330 | 45,305  
**POPULATION**



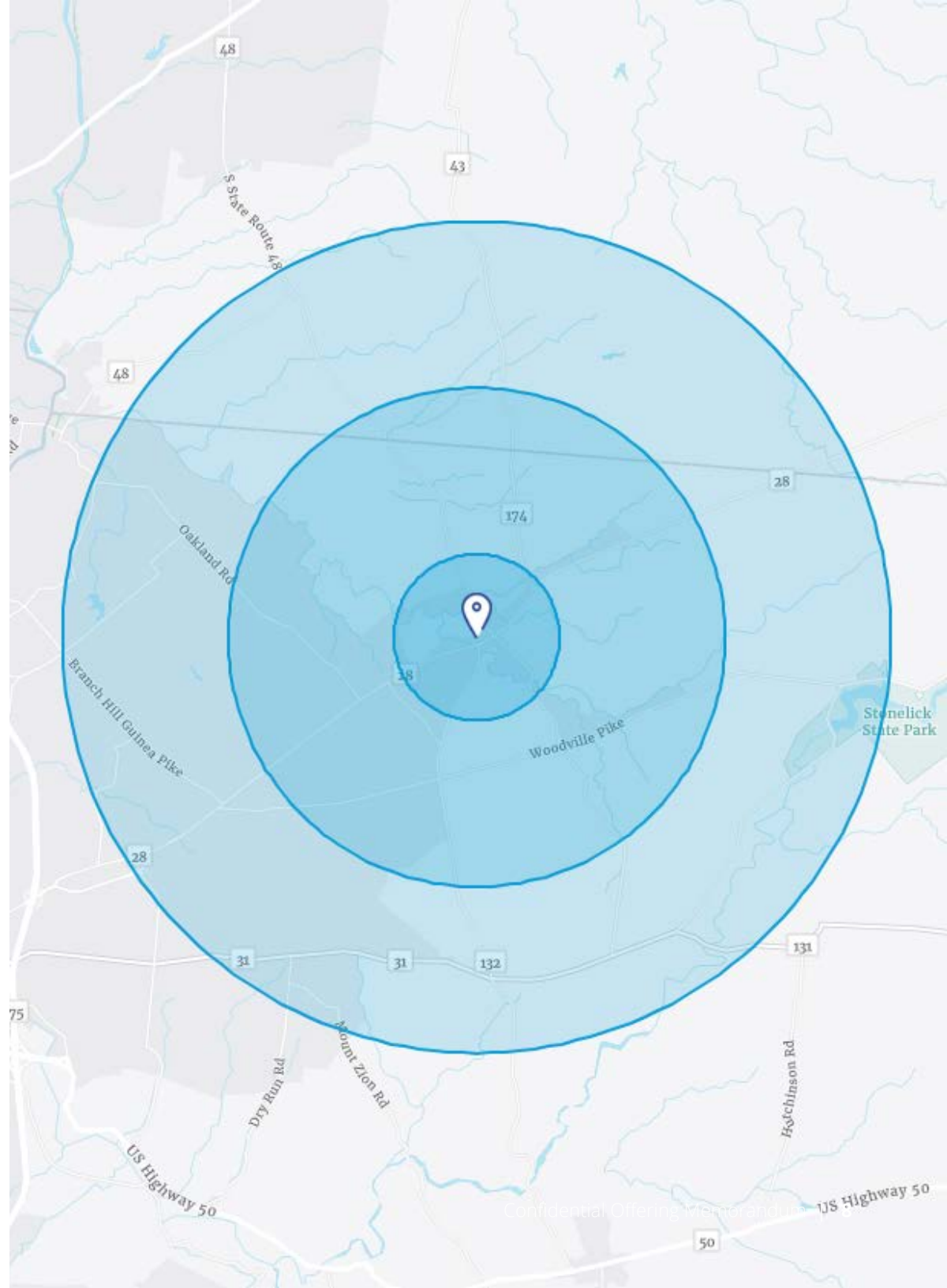
101 | 282 | 949  
**NUMBER OF BUSINESSES**



\$193,700 | \$252,849 | \$334,646  
**AVERAGE HOME VALUE**



\$83,654 | \$100,603 | \$130,444  
**AVERAGE HOUSEHOLD INCOME**









An aerial photograph of the Cincinnati skyline, featuring various skyscrapers and buildings. In the foreground, a large bridge spans the Ohio River. The image is overlaid with a dark blue gradient.

# Why Cincinnati?



# 2.3M

Total MSA Population

## Cincinnati by the numbers



1.2M

TOTAL JOBS



\$142B

REGIONAL REAL GDP



96.8

COST OF LIVING INDEX





## #10 BEST BUSINESS CLIMATE (MID-SIZED METRO)

Business Facilities, 2021 & 2022

### Local headquarters for Fortune 500 Companies.

Cincinnati is home to eight (8) Fortune 500 companies, a testament to the region's strong corporate presence. This long-standing economic advantage fuels tens of thousands of high-paying jobs and draws top entrepreneurial talent to Greater Cincinnati.



# 3.1%

UNEMPLOYMENT RATE

The region's unemployment rate has declined more rapidly than the national average, resulting in a highly competitive local job market.

# 2.2%

JOB GROWTH

Over the past five years, the region has seen consistent employment growth, maintaining a steady workforce of approximately 1.2 million jobs.



#### Regional Exports

Regional exports are a significant asset for the area, greatly bolstered by contributions from GE Aerospace (jet engines) and P&G (consumer goods).

#### Cincinnati's top exports include:

- Aircraft Parts: \$303M
- Medical Instruments: \$91.4M
- Chemical Analysis Instruments: \$27.6M
- Transmissions: \$26.6M
- Telephones: \$19M



#### Top Export Destinations

- United Kingdom
- France
- Belgium
- Netherlands
- Japan



# Explore Higher Education:

## Unveiling Cincinnati's Academic Landscape



### ■ Best city for...

- College Grads
- Young Professionals
- Jobs
- Launching Your Career

The Cincinnati region hosts a diverse array of educational institutions, boasting over 12 colleges and universities, including prominent public schools like the University of Cincinnati, Miami University, and Northern Kentucky University. From 2012 to 2021, there has been a remarkable 23% increase in the proportion of individuals over 25 with a bachelor's degree or higher, reflecting the region's commitment to academic growth and excellence.



Population 25 years and over		%
Less Than High School Graduate		7.5%
High School Graduate		28.7%
Some College or Associate's Degree		26.9%
Bachelor's Degree		22.3%
Graduate or Professional Degree		14.6%







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