

Land for Sale

State Route 28 Land Goshen, Ohio

RESIDENTIAL-ZONED LAND SITE
+/- 10.18 ACRES

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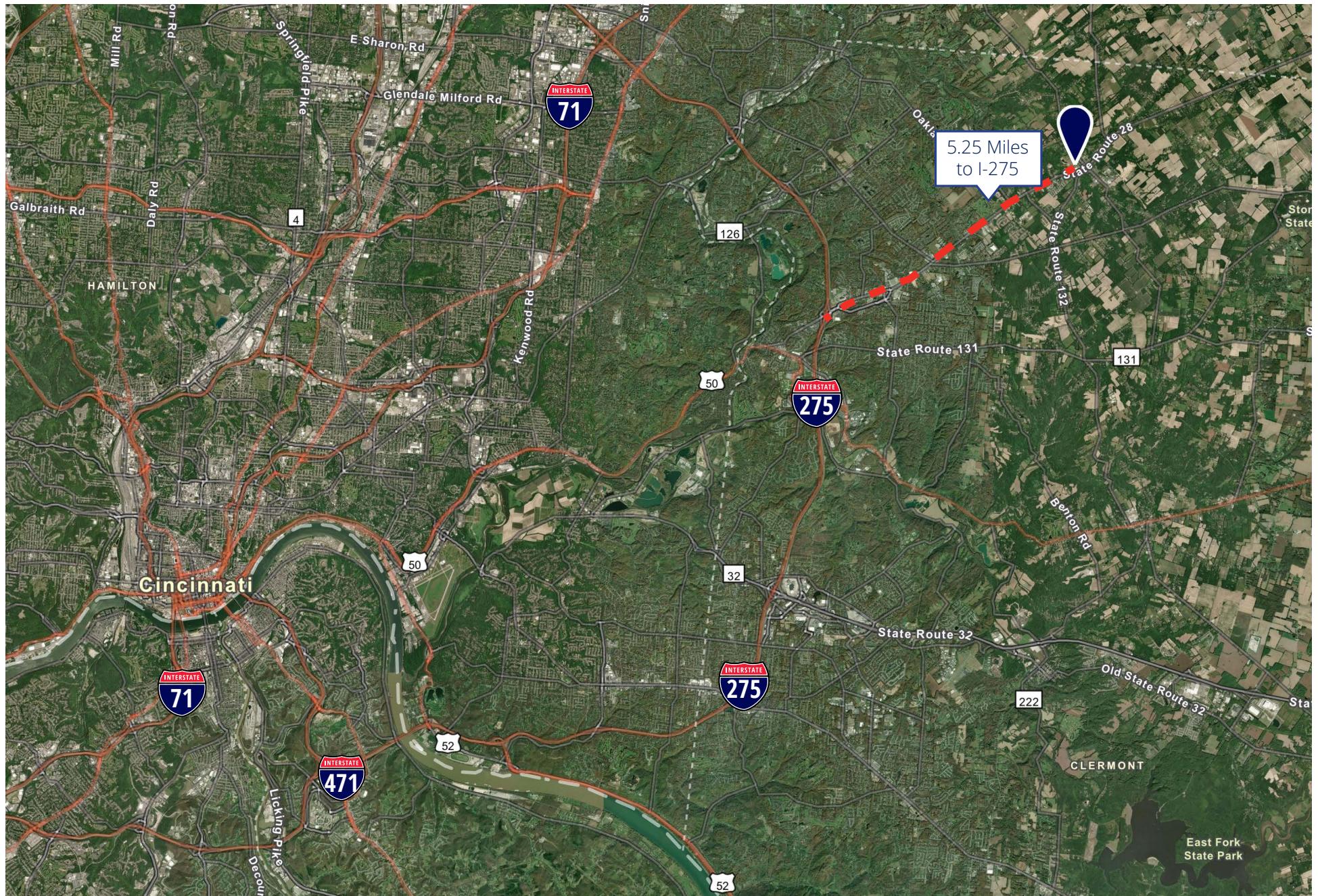
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- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest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

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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">Less Than a Mile from Kroger and Goshen School District10 Minute Drive to Mulberry Dining and Entertainment Options30 Miles From Downtown Cincinnati

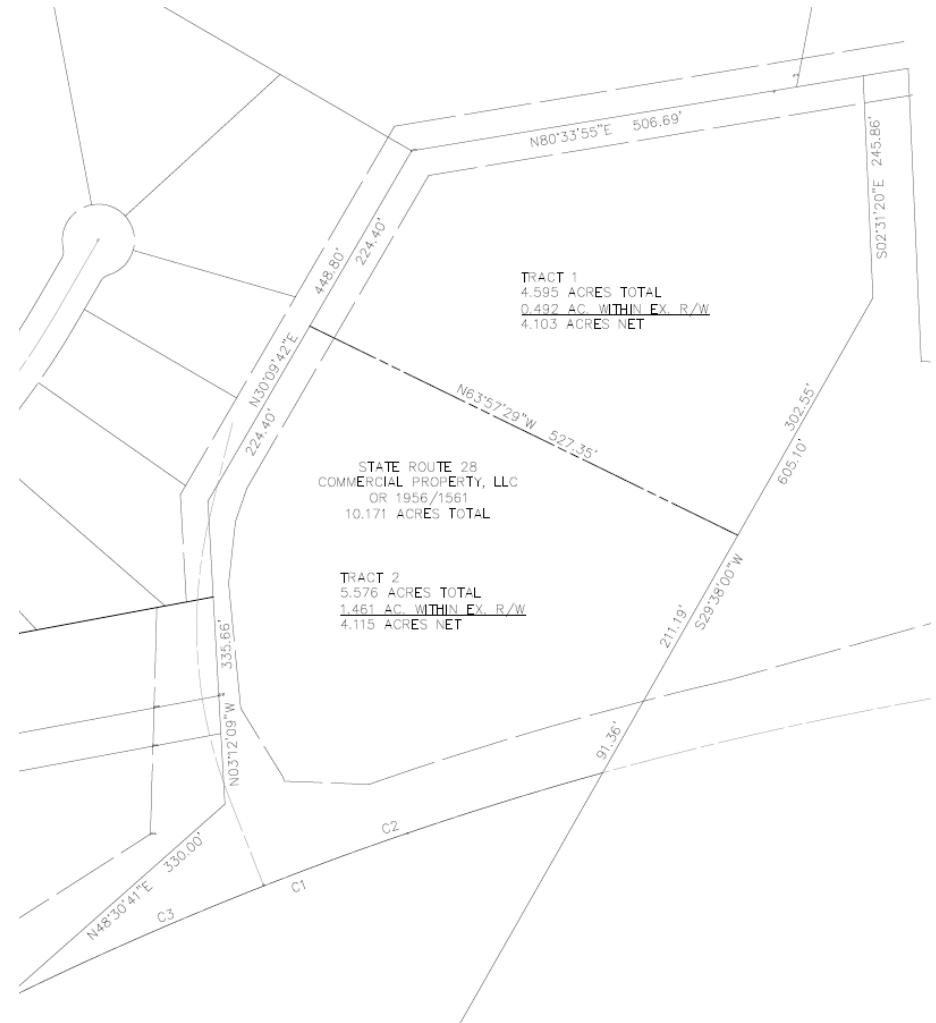


[Learn More](#)

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



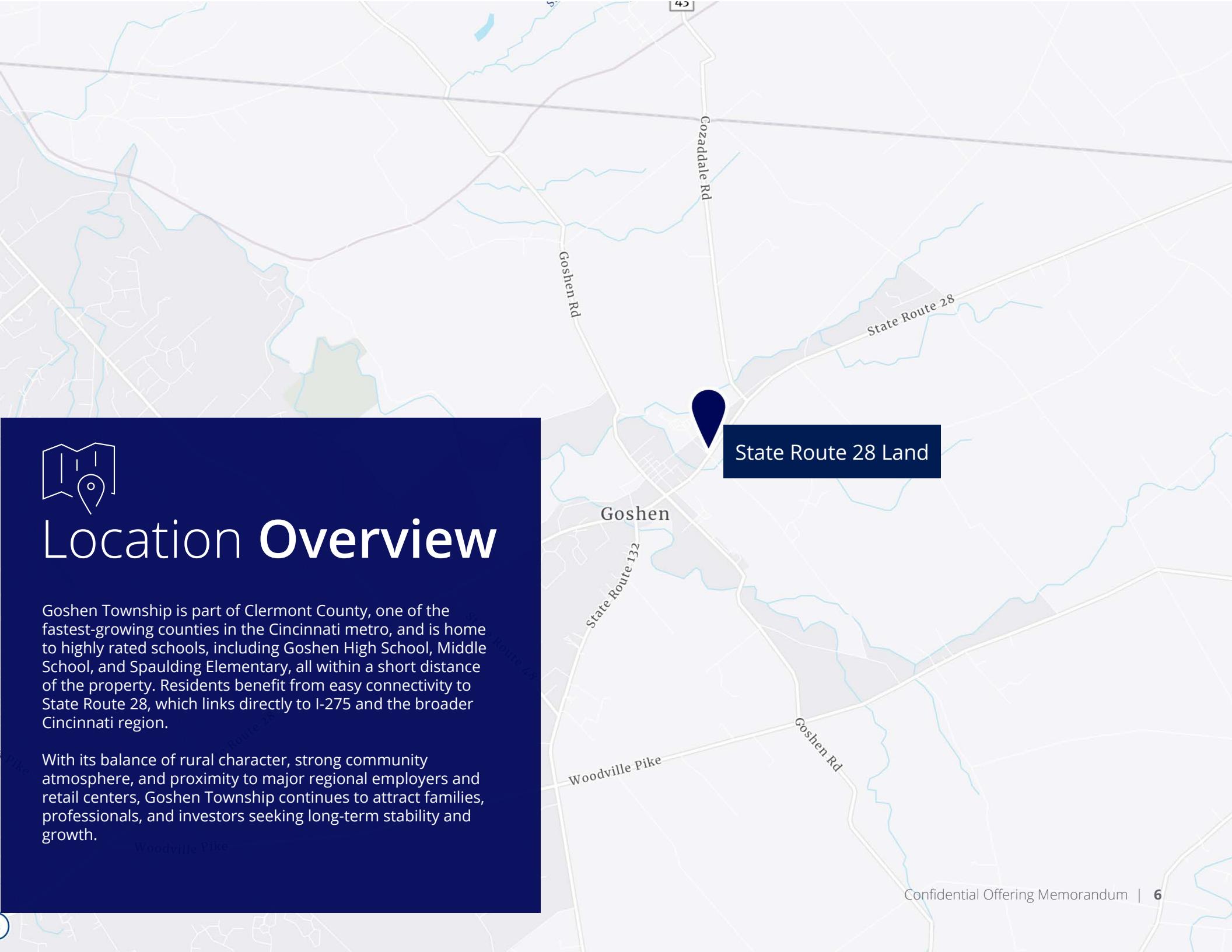


Location Overview

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-75 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.

Woodville Pike





State Route 28 Land



28

Spaulding Elementary School

Goshen High School

Goshen Demographics

1MILE - 3 MILE - 5 MILE
from Goshen Township



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



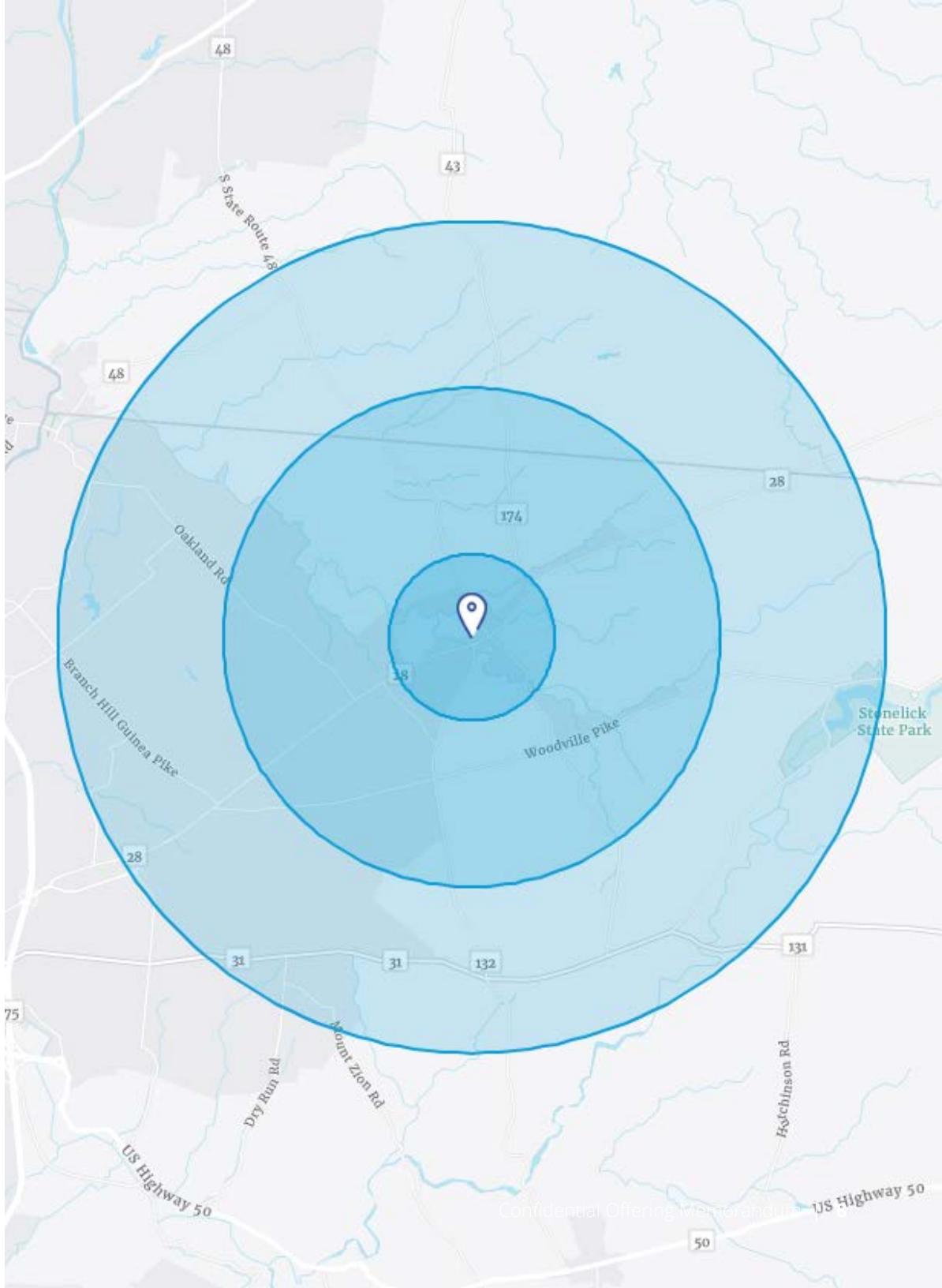
101 | 282 | 949
NUMBER OF BUSINESSES



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



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





A dark, semi-transparent background image showing an aerial view of the Cincinnati skyline across the Ohio River. The river is in the foreground, with a bridge spanning it. The city buildings are visible on both sides, with a concentration of taller skyscrapers on the right.

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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