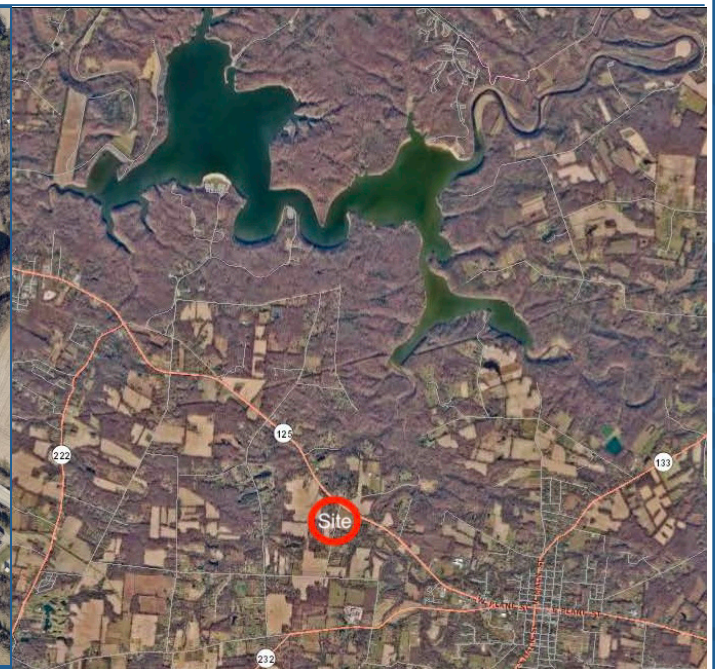


FOR SALE

Oh-125 Tate Township, OH
Near Bethel

Commercial and
Residential Land :
40 acres



PROPERTY HIGHLIGHTS

- Approximately 40 acres
- Zoning : 20 acres Commercial/Mixed Use. 19.9 acres Residential
- Commercial acreage has Pin Corner on Oh-125 and Crane Schoolhouse Rd.
- Sewer available at road. 8" pipe. Planned expansion of Waste Water Plant 2026.
- Located within 1.5 miles of downtown Bethel, Oh
- Near Entrance to East Fork Lake State Park.
- Proposed new State Park lodge to expand traffic pattern.
- Near 75 miles of Equestrian trails at East Fork Lake park.
- Traffic Count (2021) 15,000 to 24000 cars/day.

Possible Uses:

- Commercial :
 - Restaurant, Office, Retail, Mixed Use with residential
 - Hospital, Medical Clinic .
- Residential :
 - Equestrian community with 1 to 5 lots.
 - Higher density SFR, Townhomes, Patio homes.



Drake
&
Madison



KELLY MEYER
Broker • SRES • Realtor®

mobile 513-235-9090 • Kelly@drake-madison.com
Serving Cincinnati and Dayton Area Markets

8044 Montgomery Rd, Suite 703 • Cincinnati, OH 45236
drake-madison.com

✓WE HELP YOU BUY ✓WE HELP YOU SELL ✓WE GET RESULTS!!