

AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

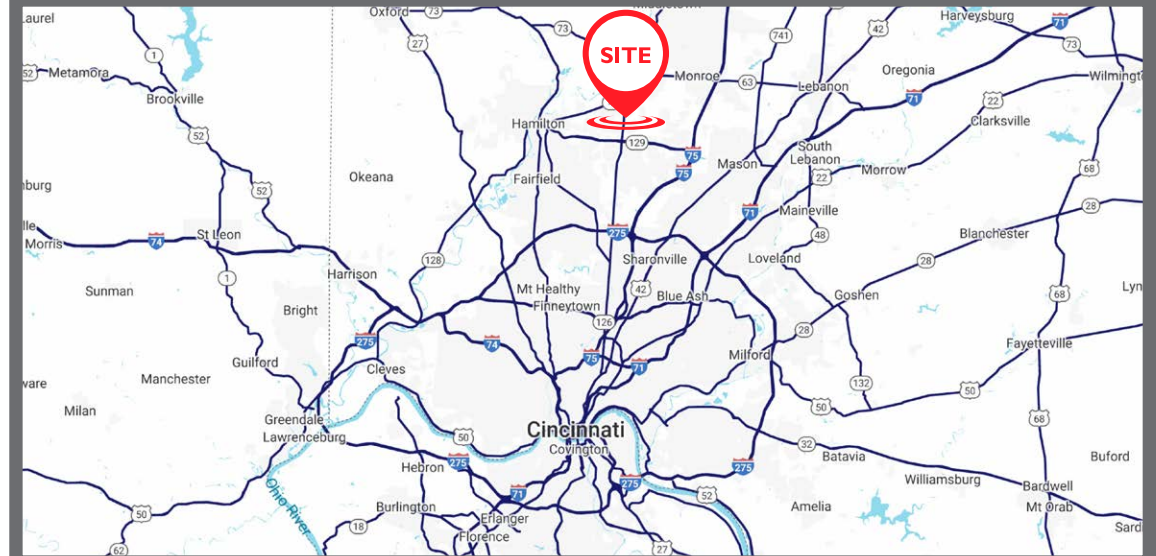
- **Pad ready sites available**
- Be a part of a 450-acre mixed-use development in the affluent and growing Liberty Township, Ohio
- Located in front of the upscale Carriage Hill community with 475 high-end Estate Homes and Patio Homes
- Pads available for office or retail use
- Multi-tenant retail options available
- Great visibility along Princeton Glendale Rd (S.R. 747) approximately 3/4 mile north of the I-29 interchange
- Join Shooters Sports Grill and Bee Hive Senior Living (coming soon)
- Princeton Glendale Rd (S.R. 747) is a major connector between S.R. 129 and Cincinnati's northeastern suburbs to I-275

TRAFFIC COUNTS

- 21,037 (24) VPD: State Route 747
- 57,011 (25) VPD: Butler County Veterans Hwy (I-29)

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,560	53,635	114,113
HOUSEHOLDS	1,811	17,588	40,009
AVG HH INCOME	\$242,479	\$180,031	\$153,689
EMPLOYEES	997	9,178	40,334



CONTACT

JASON GIBSON
513 784 1106
jgibson@anchor-associates.com

RYAN ERTEL
513 784 1106
rertel@anchor-associates.com

Carriage Hill

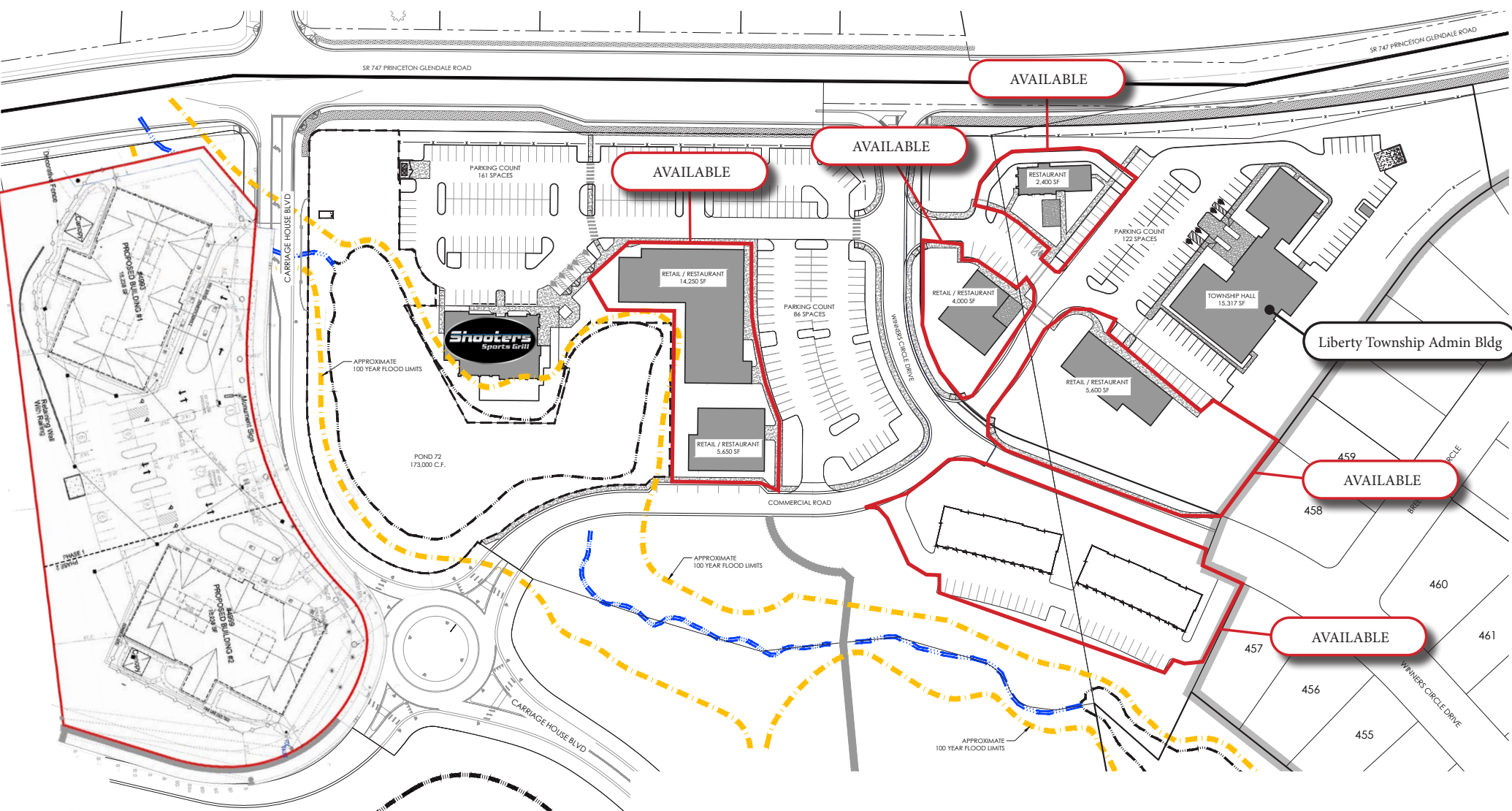
STATE ROUTE 747 | LIBERTY TOWNSHIP, OH 45011

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

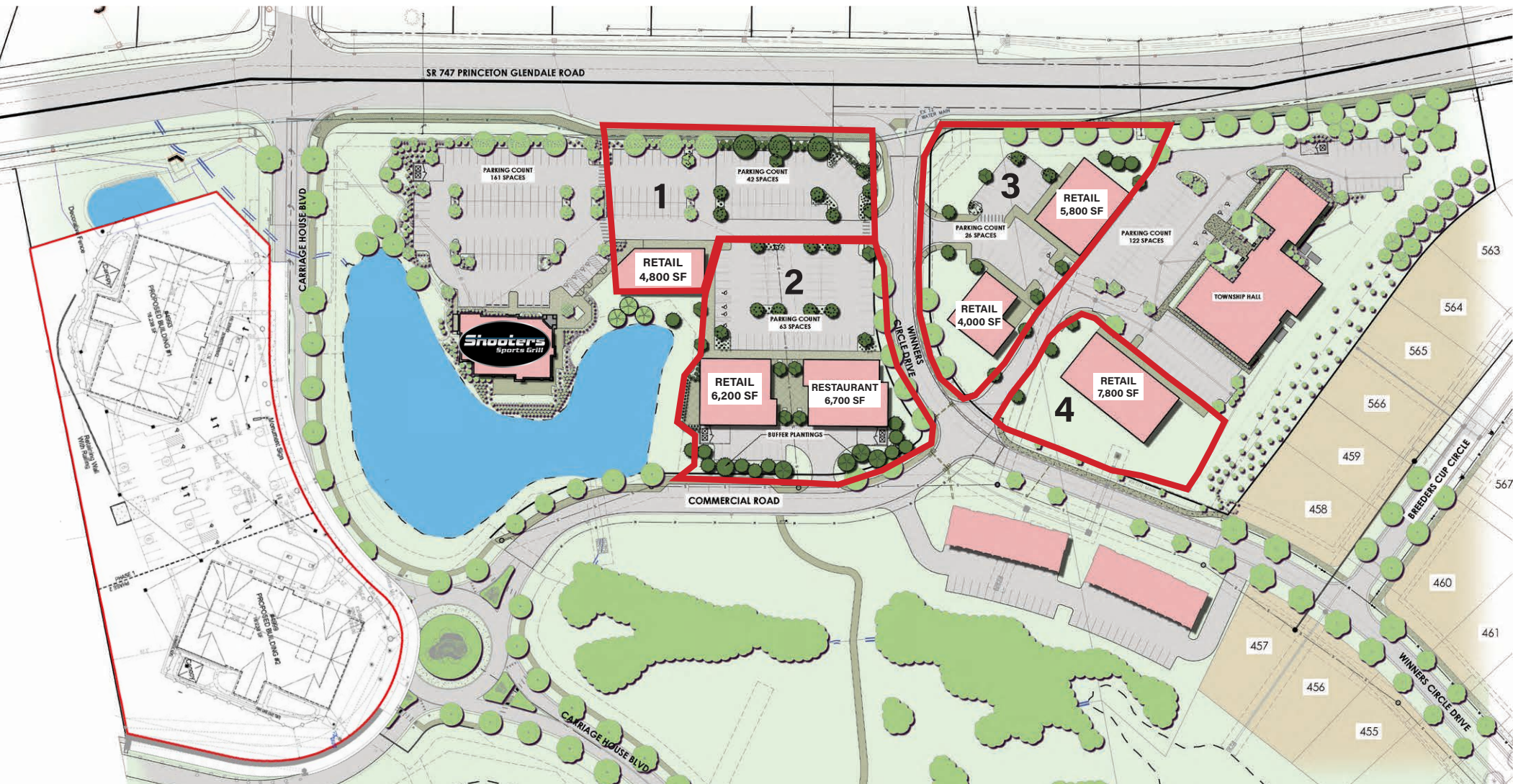
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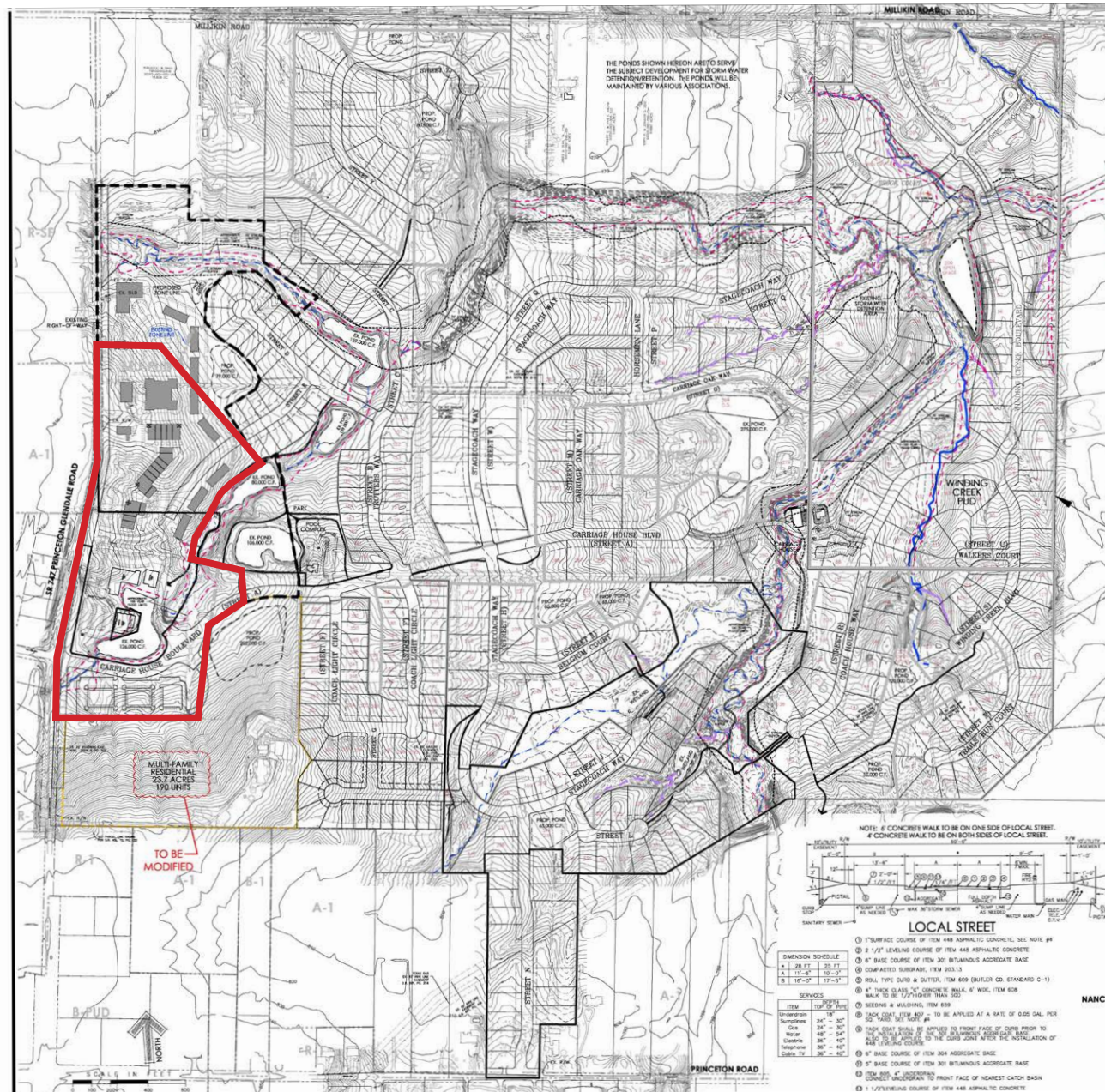
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SINGLE FAMILY DETACHED RESIDENTIAL MINIMUM REQUIREMENTS

AREA	NUMBER OF LOTS	LOT FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	MINIMUM AREA (SQUARE FEET)
1	39	40	30	8	30	8,000
2	27	50	30	8	30	6,500
3	27	60	30	8	30	12,000
4	25	80	30	8	30	14,000
5	33	100	30	8	30	18,000
6	11	120	30	8	30	20,000
7	11	150	30	8	30	18,000
8	31	90	30	8	30	14,000
9	33	90	30	8	30	16,000

STREETS AND SIDEWALK SCHEDULE

STREET(S)	STREET WIDTH	NUMBER OF SIDEWALKS	SIDEWALK WIDTH
A, H, M, N, O	28' B/C	ONE	6'
B, C, L, J, N, R, S, U, V, Z	25' B/C	ONE	6'
D, E, F, G, L, P, Q	25' B/C	ONE TWO	6'

DEVELOPMENT SUMMARY ZONE 3-PUD

USE	NUMBER OF UNITS
SINGLE FAMILY DETACHED RESIDENTIAL	399
MULTI-FAMILY RESIDENTIAL	240
SUBTOTAL	599

ZONE MU-PUD

USE	NUMBER OF UNITS	AREA IN SQUARE FEET
COMMERCIAL	---	163,450
MIXED USE	30	---
RESIDENTIAL	114	---
SUBTOTAL	144	163,450

NOTE: THE AREA OF LAND CONSISTING OF COMMERCIAL AND MIXED USES WILL EXCEED 50% OF LAND RESULTING IN AN OPEN SPACE PERCENTAGE REQUIREMENT OF 20%.

MAXIMUM HEIGHT OF STRUCTURES TO BE 50 FEET TALL OR 3 STORIES WHICH EVER IS GREATER EXCEPT FOR BUILDINGS WITHIN 500 FEET OF THE CORNER OF PRINCETON/GLENDALE ROAD IN WHICH THE MAXIMUM BUILDING HEIGHT MAY NOT EXCEED 35 FEET.

AREA AND DENSITY SUMMARY

PROPOSED ZONE	R-PUD	MU-PUD	TOTAL
AREA	323.56 AC	53.08 AC	376.64
AREA IN LOTS	179.84 AC	---	179.84
AREA IN R/W	36.45 AC	6.50 AC	42.95
NUMBER OF UNITS	599	144	743
DENSITY	1.85 DU/AC	2.71 DU/AC	1.97 DU/AC

TOTAL NUMBER OF UNITS IN CARRIAGE HILL AND WINDING CREEK: 5,743 (111+564) UNITS

IMPERVIOUS SURFACE COVERAGE TABLE

TYPE	R-PUD	MU-PUD	TOTAL
BUILDING	45.5	3.7	49.2
PARKING	13.1	7.7	20.8
ROADWAY	16.8	1.5	18.3
SIDEWALK	3.9	0.3	4.2
TOTAL	79.3	13.2	92.5

OPEN SPACE TABULATION

ZONE	AREA OF ZONE	OPEN SPACE AREA	OPEN SPACE PERCENTAGE
R-PUD	323.56	88.65	27.4%
MU-PUD	53.08	12.50	23.5%
SUBTOTAL CARRIAGE HILL	376.64	101.15	26.9%
WINDING CREEK PUD	67.57	18.93	28.0%
TOTAL	444.21	120.08	27.0%

OWNERS
TERRY DEVELOPMENT II, LLC
TERRY INVESTMENTS, INC.,
P. RANDY TERRY, Co-IT;
PHILIP RAND & PATRICIA A. TERRY,
BETTY TERRY, MARC THOMAS, II;
NANCY TERRY, NANCY LAUREN TERRY, Co-IT; ETAL
LIBERTY LAND COMPANY, LLC
5342 CARRIAGE HOUSE BOULEVARD
LIBERTY TOWNSHIP, OHIO 45011
APPLICANT
LIBERTY LAND COMPANY, LLC
5342 CARRIAGE HOUSE BOULEVARD
LIBERTY TOWNSHIP, OHIO 45011
(513) 874-4455

**CARRIAGE HILL
PRELIMINARY
DEVELOPMENT PLAN
JULY 07, 2016 WIP**

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
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