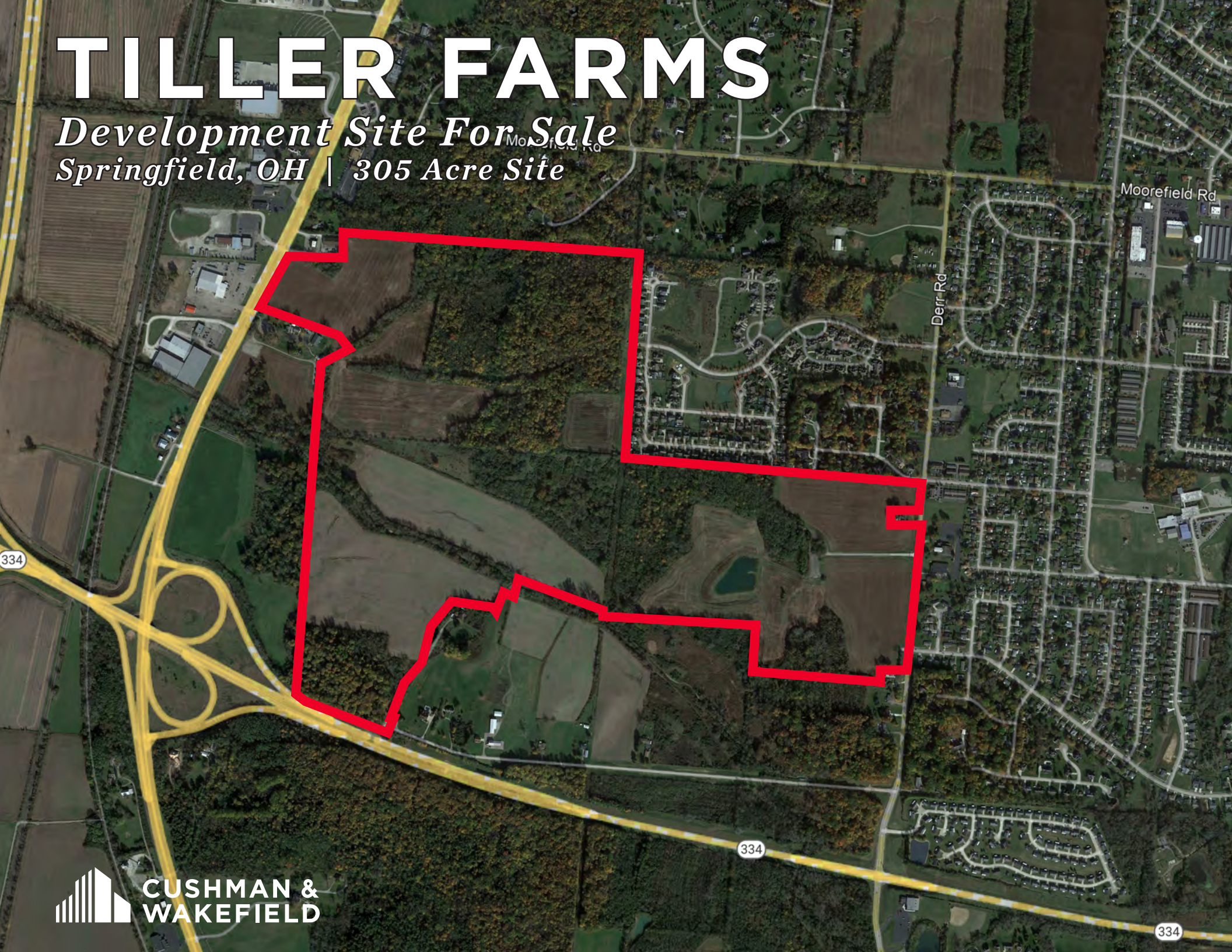


TILLER FARMS

Development Site For Sale
Springfield, OH | 305 Acre Site



CUSHMAN &
WAKEFIELD



4343 Derr Rd.; 4163 Derr Rd.;
Derr Rd.; 320 Weber Rd.;
Urbana Rd
Springfield, OH 45503
Clark County



Potential Uses:
Single Family Home Development
Master Planned Community
Multi-Family
Townhomes
Senior Living
Single Family Rentals



\$127,214 Average
Household Income
(1 mile radius)



305.09 Acres



MULTIFAMILY INVESTMENT TEAM

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An aerial photograph showing a rural landscape. In the foreground, there is a large, brown, tilled field. To the right of the field, there is a dense line of green trees. Behind the trees, there is a residential area with several houses and a road. In the background, there are more fields and a line of trees under a clear sky.

Property Overview

- Potential economic incentives available
- Minutes to numerous restaurants and retail centers
- Adjacent to major highways, including I-70
- Large employers include Navistar Assembly Plant, Mercy Health Regional Medical Center, Honda EV Battery Plant & Honda Auto Assembly Factory
- Lack of new residential developments in the city of Springfield offers a developer the unique opportunity to provide new housing for an under-served market.

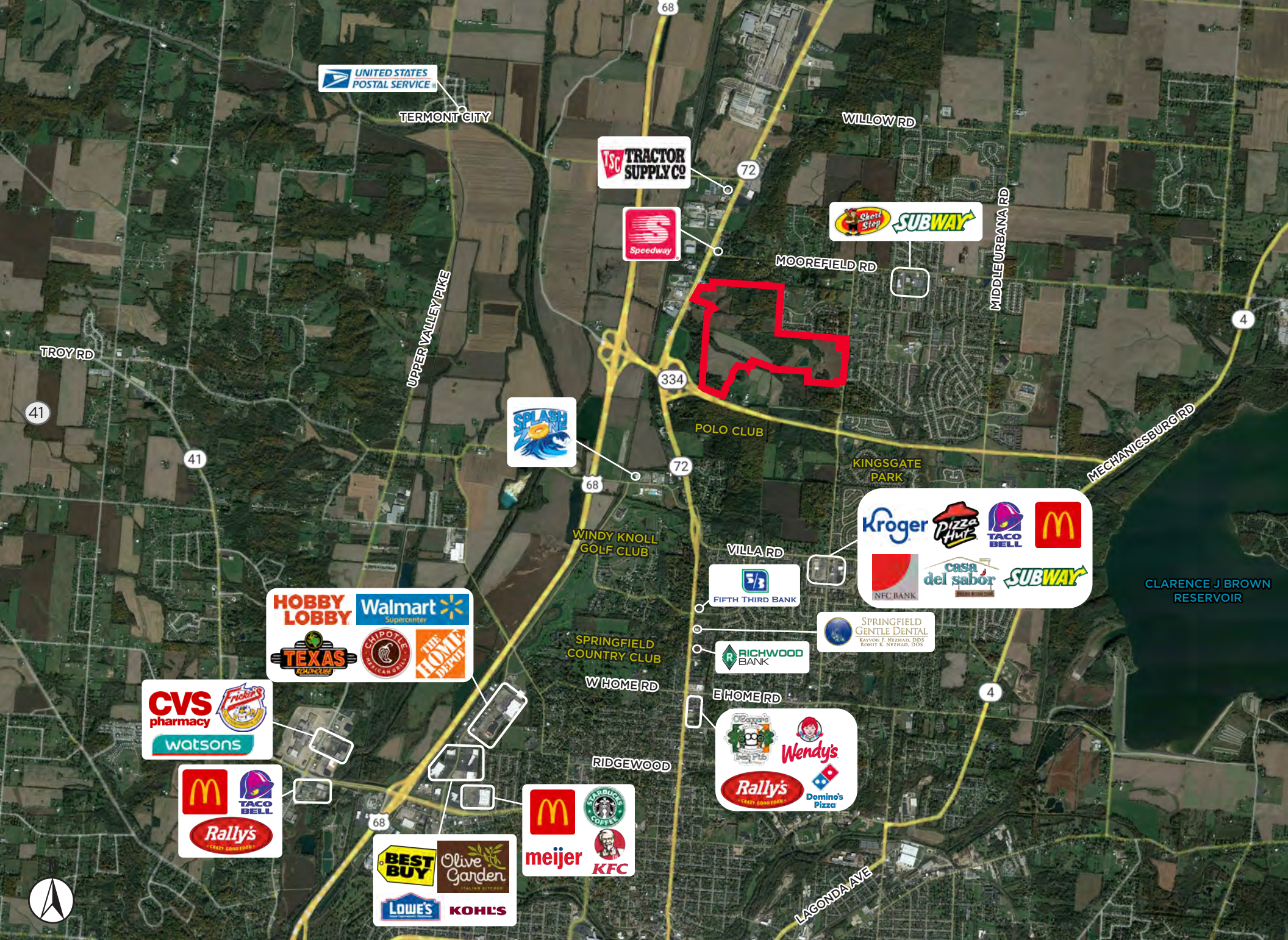
The Opportunity

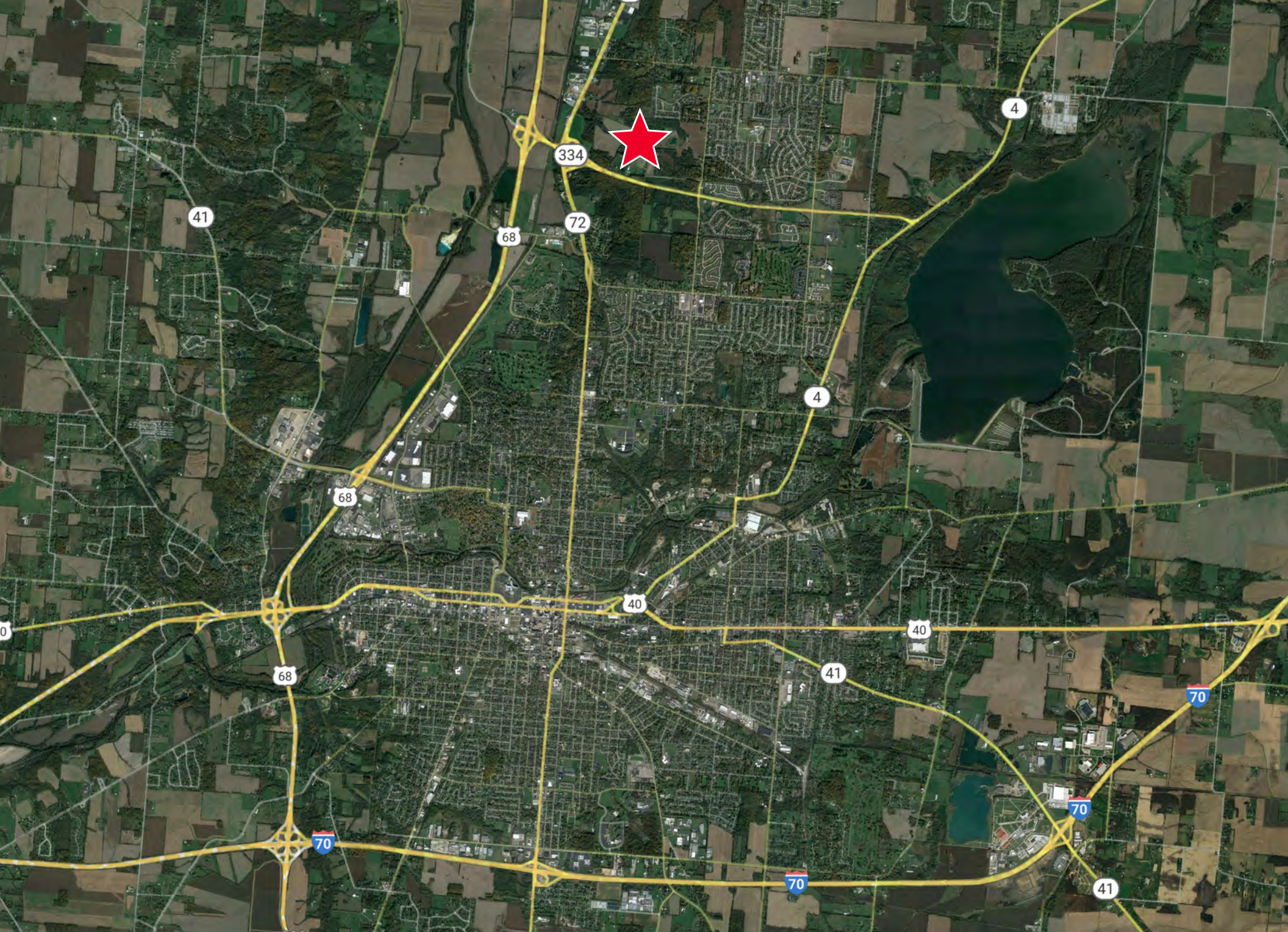
Tiller Farms offers a developer an opportunity to create a mixed-use master planned community on 305 acres in a premier Springfield OH location. The site consists of 5 land parcels that ideally are purchased by one developer, but owner may consider offers on separate parcels.

The land is a combination of cleared, flat and gently rolling wooded terrain including a lake. The site is bordered by established high middle-class communities on the northern & eastern borders and The Historic Simon Kenton Inn is contiguous to Tiller Farms along the west border.

Tiller Farms has prominent visibility from Routes 334 & 72 which provides direct access to numerous retail & restaurants. I-70 a major interstate connecting Columbus and Dayton is just a 5-minute drive from the site.





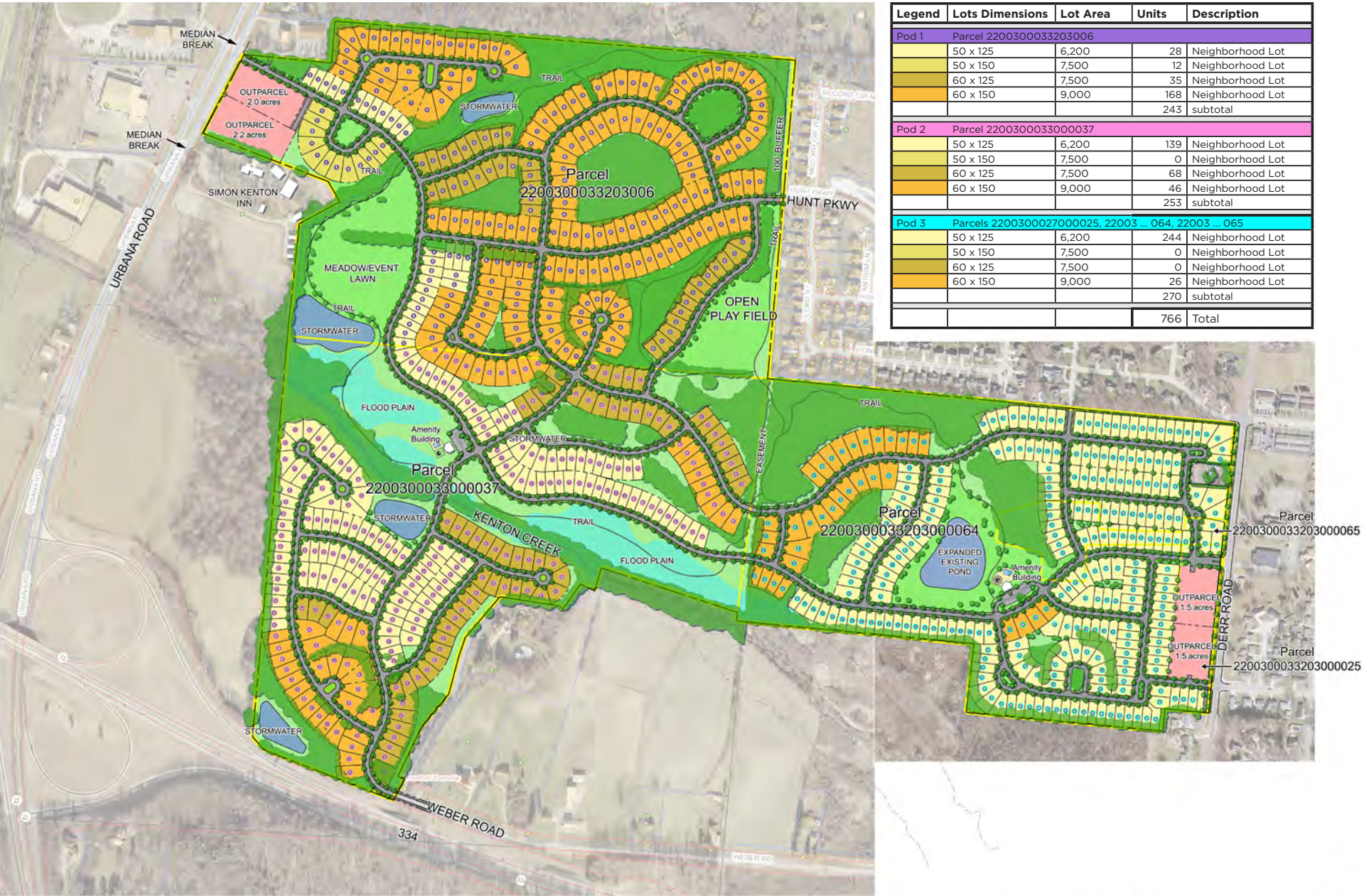




All Parcels - 305.09 Acre Site



All Parcels - 305.09 Acre Site - Conceptual Development Site Plan



1. Parcel 3006 - 113.94 Acre Site



1. Parcel 3006 - 113.94 Acre Site - Conceptual Development Site Plan



2. Parcel 0037 - 100.77 Acre Site



2. Parcel 0037 - 100.77 Acre Site - Conceptual Development Site Plan



3. Parcel 0064 - 80.16 Acre Site

(Including #4 - Parcel 0065 - 6.05 Acre Site & #5 - Parcel 0025 - 4.17 Acre Site)



3. Parcel 0064 - 80.16 Acre Site - Conceptual Development Site Plan (Including #4 - Parcel 0065 - 6.05 Acre Site & #5 - Parcel 0025 - 4.17 Acre Site)









Market Overview



SPRINGFIELD MARKET TRENDS

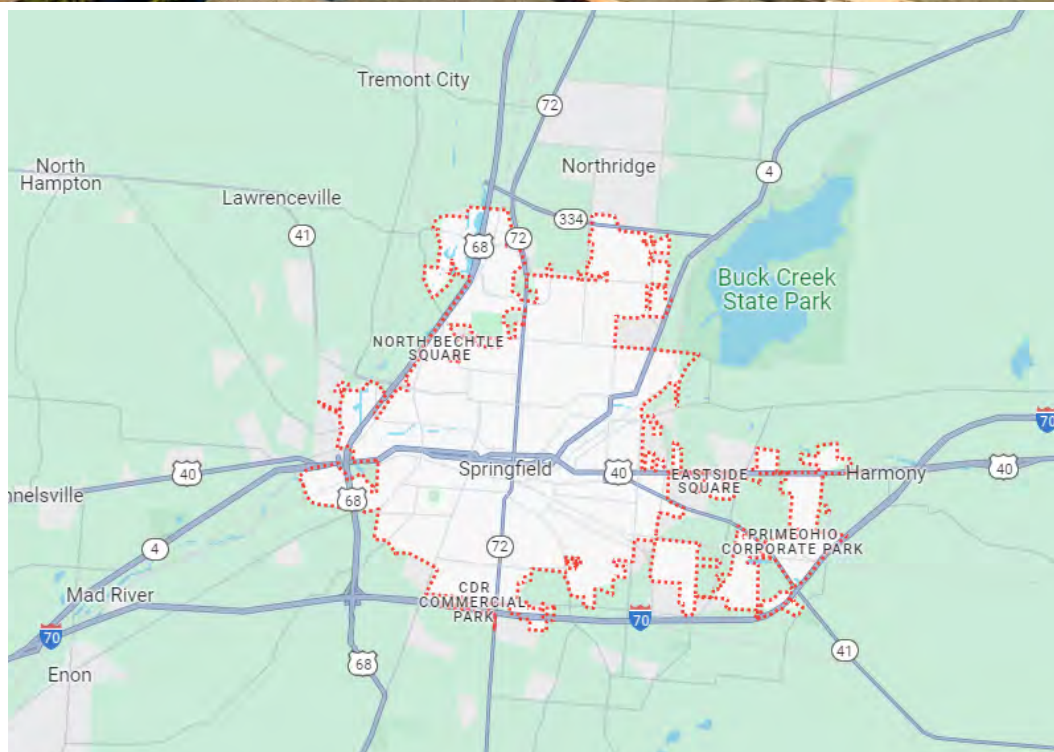
Vacancy	5.1%
Rent Growth	3.8%
Planned Deliveries	44 Units

DRIVE TIMES

Columbus	51 minutes
Dayton	35 minutes
Navistar	9 minutes
Jeffersonville (Honda EV Plant)	48 minutes
Marysville (Honda Auto Plant)	47 minutes
New Albany 'Intel' Plant	1 hour 6 minutes

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2023 Population	1,215	24,895	62,135
Avg. Household Income	\$127,214	\$92,528	\$79,382

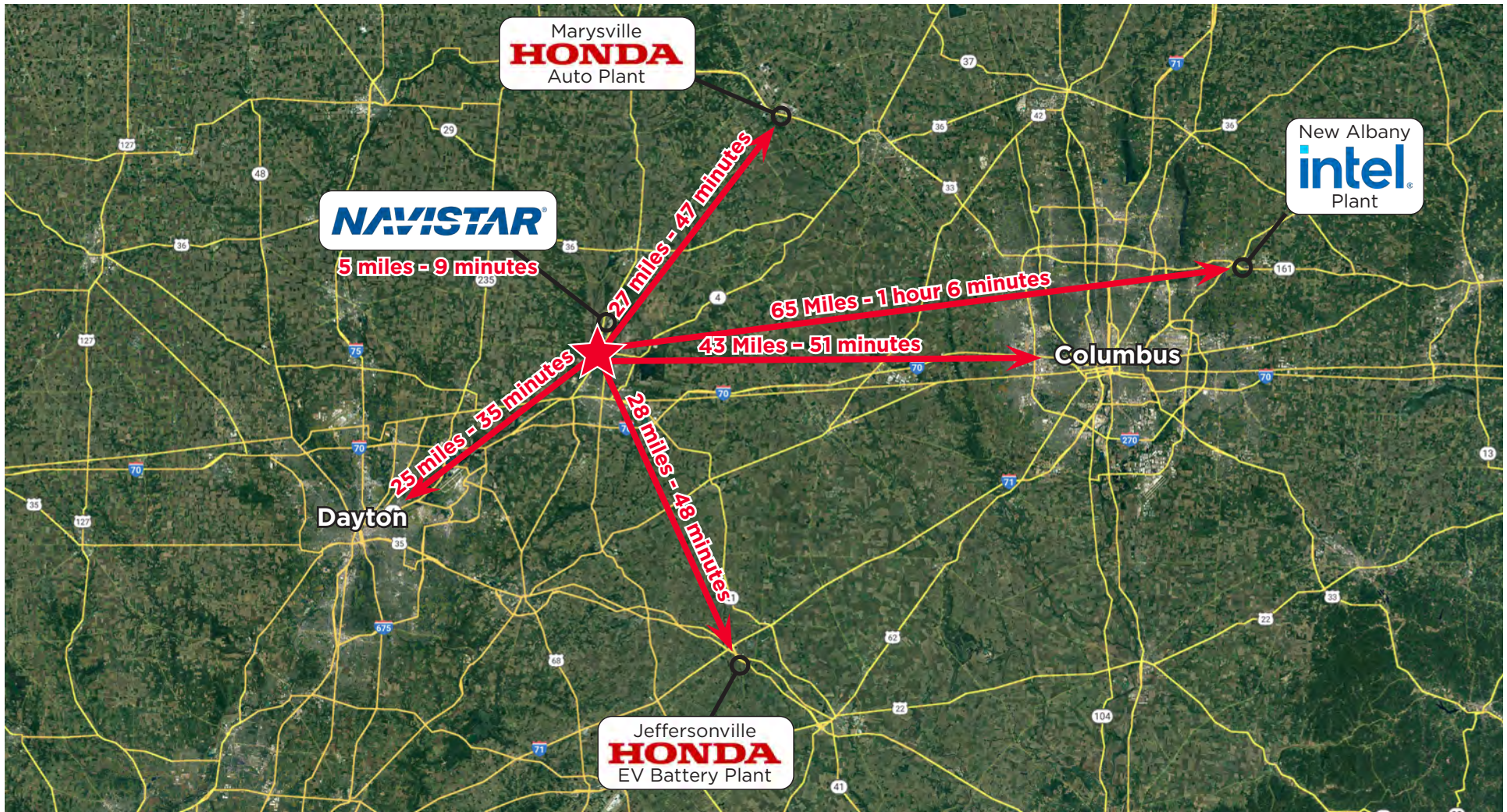


SPRINGFIELD, OHIO - CENTRALLY LOCATED, IDEALLY POSITIONED

The “Champion City.” The “Home City.” The “City of Roses.” Springfield, Ohio, holds many monikers, with a wealth of history and culture behind each name. In Newsweek’s 50th anniversary issue, it hailed Springfield as an “All-American City,” and the city holds true to that accolade to this day.

Springfield traces its long and varied history to its founding in 1801, before it blossomed into a city township in 1850. Located in southwestern Ohio, Springfield draws nature and hiking enthusiasts to its forests and hills, while being a short distance from the more metropolitan areas of Columbus. Springfield rests on three bodies of water: the Mad River, Buck Creek and Beaver Creek. As the county seat of Clark County, Springfield offers opportunities for young families, retirees, and everyone in-between.

DRIVE TIMES



Springfield Focused Industries

Springfield is known as the "Champion City" because the revolutionary Champion Reaper was made there in the late 1800s. Today, that same innovative spirit drives Greater Springfield forward and continues to attract and nurture the growing businesses that rely on their unique mix of technology, resources, human capital, ideal location, and business-friendly environment.

ADVANCED MANUFACTURING

Greater Springfield is—and always has been—a hub of innovation and leadership for advanced manufacturing and the technologies that power it. The region gives access to the markets, resources, and opportunity that manufacturing businesses need to find success today and grow tomorrow. Springfield's DNA is manufacturing. There are over 350 manufacturers in the Springfield area with a large network of skilled and knowledgeable workers.

LOGISTICS AND DISTRIBUTION

With easy access to the country's most sought after markets and a strong regional manufacturing base that needs to transport more and more product every year, logistics and distribution companies are in high demand and Greater Springfield is the perfect location.

AGRIBUSINESS, FOOD PROCESSING & TECHNOLOGY

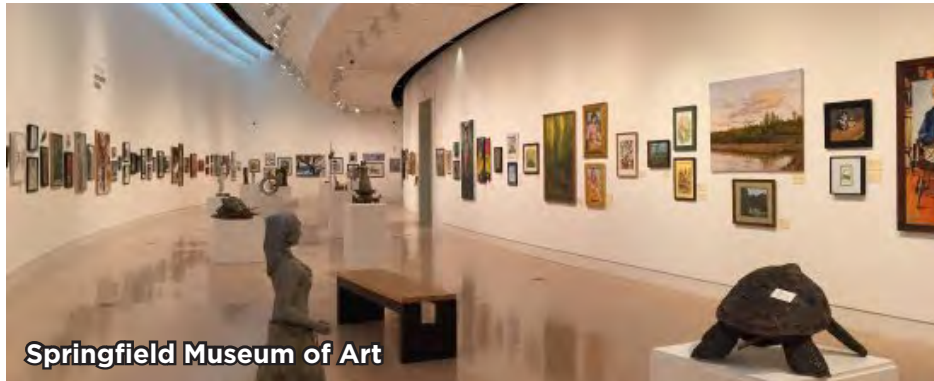
Springfield is proud to be the home of some of the industry's most popular and well-respected companies. Through their leadership and the region's emergent STEM, agribusiness, and UAS programs, Springfield is feeding people across the country and all over the world.

INSURANCE

Insurance is a growth industry in Greater Springfield because the region benefits from a virtuous cycle of investment and achievement. Insurance enterprises—large and small—have invested their faith, capital, and reputations into Greater Springfield and have realized terrific returns. This inspires them to invest and accomplish even more. In short: success breeds success.



Discover Springfield



Springfield Museum of Art

ARTS & CULTURE

Arts & Culture have been a cornerstone of Springfield's community for decades. Greater Springfield is one of the few cities in the United States that can claim a Smithsonian-affiliate Museum of Art, a symphony orchestra, a Frank Lloyd Wright house museum and a world-class performing arts center. Springfield is also home to the country's longest-running Summer Arts Festival – a five-week slate of free performances at the Veteran's Park amphitheater featuring local, regional and national touring acts.



Frank Lloyd Wright's Westcott House

SPRINGFIELD'S HISTORY IS ALIVE

As home to many of the great entrepreneurs and manufacturing titans of the 19th and early-20th centuries, Greater Springfield is certainly not lacking in architectural, and heritage sites. Stunning examples of historic architecture include the Heritage Center Museum, the extraordinary South Fountain Historic District, Frank Lloyd Wright's Westcott House, Wittenberg University, "Millionaire's Row" (East High Street), the Pennsylvania House and the Gammon House Museum.



Buck Creek State Park

PARKS & REC

Springfield is known regionally for a 2000-acre recreational lake at Buck Creek State Park, scenic bike trails that connect into a 330-mile, statewide network and whitewater features running through their downtown on Buck Creek. Golfers know Springfield as one of just 12 national US Open qualifying sites, hikers know it for Glen Helen and John Bryan State Park, and soon climbers will know it for the recreational cliffs at Mad River Gorge.



Wittenberg University

HIGHER EDUCATION

Wittenberg University, a Lutheran-affiliated liberal arts college, sits on an idyllic hill in the vibrant community of Springfield, Ohio. The private institution was founded in 1845 and has a total undergraduate enrollment of 1,288 (fall 2023) on a 114 acre campus that is considered one of the most beautiful in America. Wittenberg enjoys a national reputation for excellent academic standards and is widely known for its friendly and welcoming atmosphere.

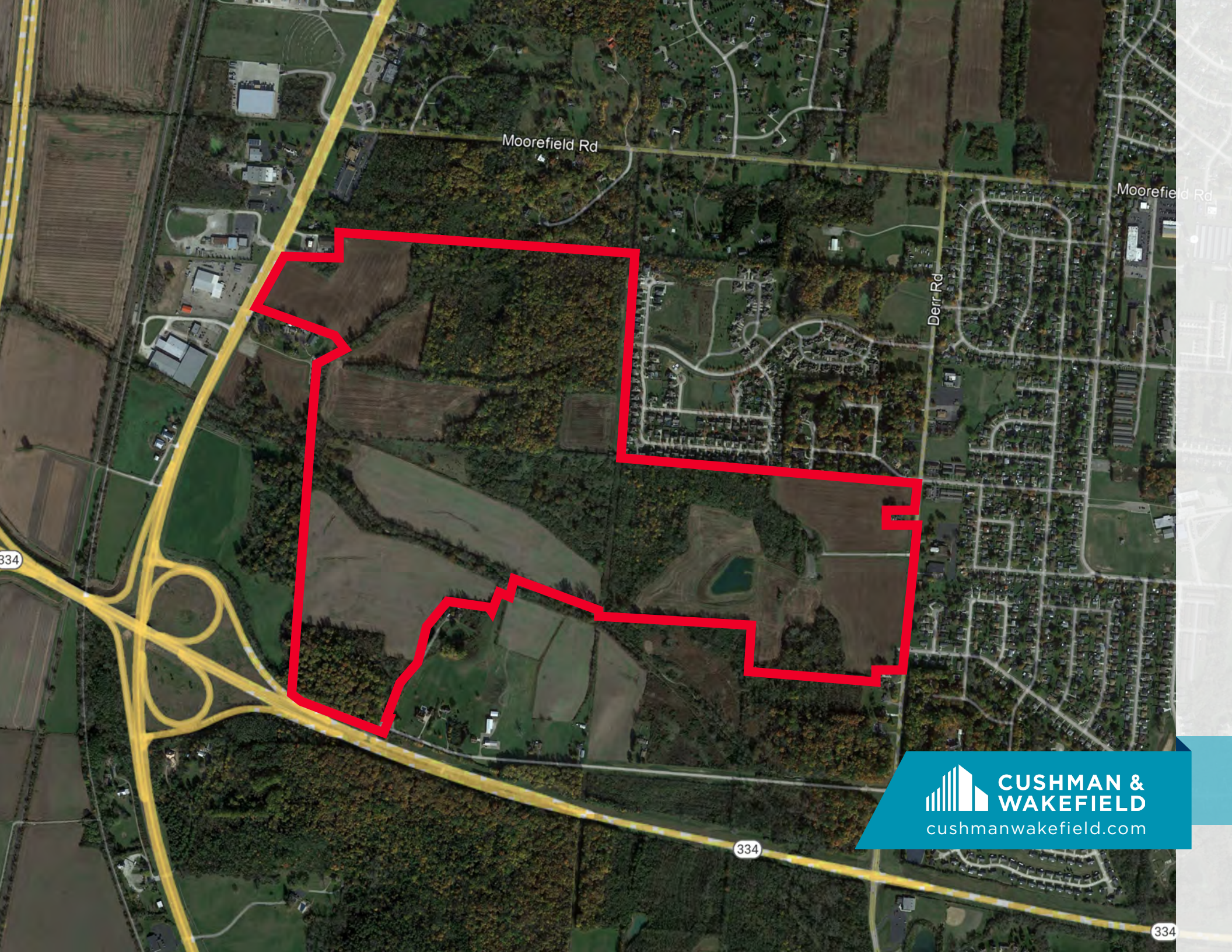
Disclaimer

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the **Tiller Farms Land Site** property located in **Springfield, Ohio**, as more particularly described herein (“Property”). This confidential memorandum and its contents (“Memorandum”) contain brief, selected information pertaining to the business affairs of the Property’s owner (“Owner”) and it has been prepared by Cushman & Wakefield as Owner’s exclusive agent. This Memorandum does not purport to be all-inclusive or contain all of the information that a prospective purchaser or investor may need or desire. Neither Owner nor Cushman & Wakefield, nor any of their respective officers, directors, principals, shareholders, agents, or employees has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Owner and Cushman & Wakefield each expressly disclaim any and all liability that may be based on the information contained herein, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro-forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections and you should make your own projections and reach your own conclusions. All due diligence, analysis, and verification of the information contained in this Memorandum is solely your responsibility without any representations as to the Property’s physical, environmental, or financial condition being imputed to Owner or Cushman & Wakefield.

By your receipt of this Memorandum, you agree that this Memorandum is of a confidential nature and that you will hold and treat it in the strictest of confidence, and that you will not, directly or indirectly, disclose this Memorandum, or any part thereof, to any other person or entity without the prior written authorization of Owner and Cushman & Wakefield, and that you will not use this Memorandum in any manner detrimental to the interest of Owner or Cushman & Wakefield. Upon request, you will promptly return this Memorandum, and any other material received from Owner or Cushman & Wakefield, without retaining any copies thereof.

This Memorandum shall not be deemed an indication of the state of affairs of Owner or constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of this Memorandum. Neither Owner nor Cushman & Wakefield undertakes any obligation to provide additional information or to correct or update any of the information contained in this Memorandum. No legal duty, obligation, or commitment shall arise by reason of this Memorandum. Owner reserves the right, in its sole discretion, to reject any offer or terminate negotiations with any party.





Moorefield Rd

Moorefield Rd

Derr Rd

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334

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**CUSHMAN &
WAKEFIELD**

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