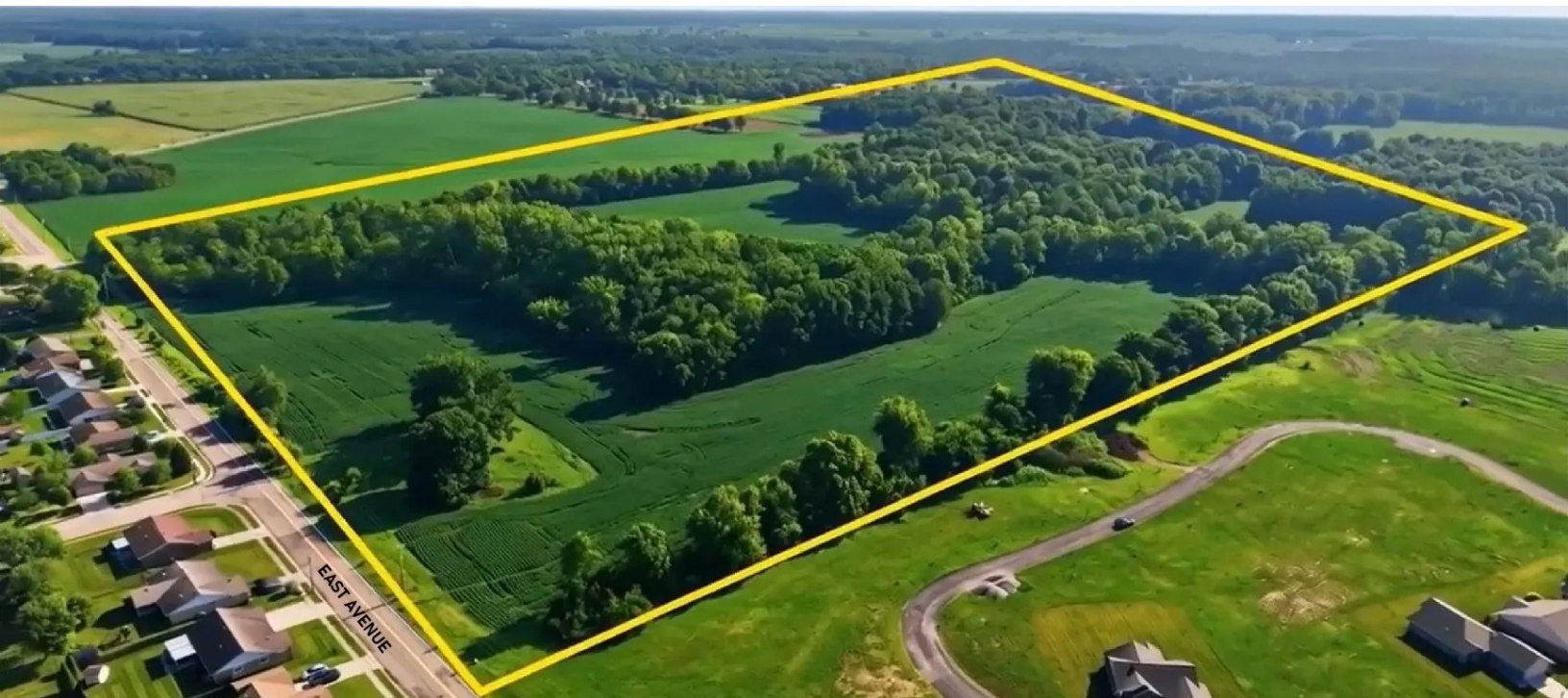


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,350,000
Lot Size:	79.32 Acres
Price / Acre:	\$29,627
Zoning:	Agricultural
Market:	Eaton

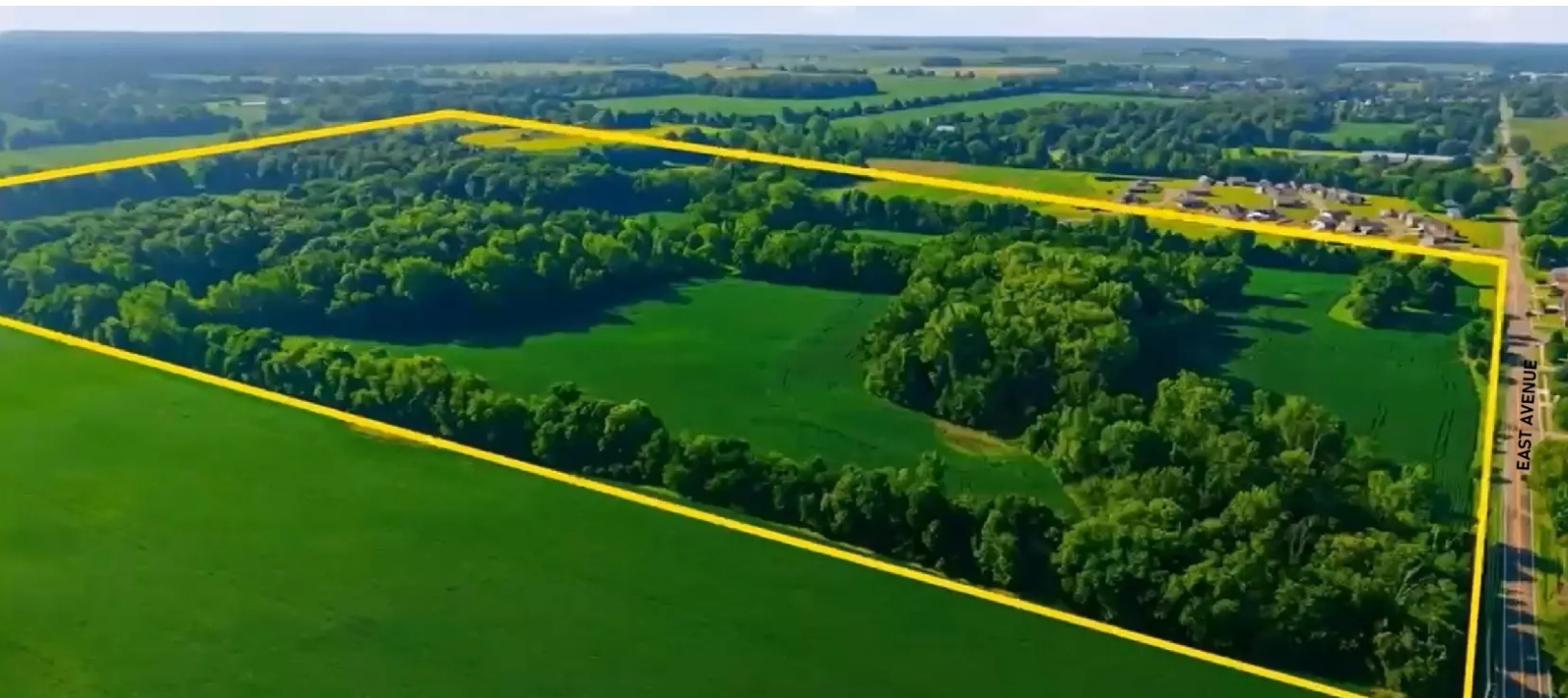
PROPERTY OVERVIEW

Discover an exceptional investment opportunity on East Ave., Washington Twp, OH. This prime property offers immense potential for a lucrative land or residential development PUD. Nestled in the desirable Eaton area, this parcel presents a rare chance to capitalize on growing demographics. Though the property is currently zoned agricultural, the municipality recognizes this site as an immediate area of growth potential for its close proximity to Eaton and has offered support for rezoning to allow for residential, and potentially commercial uses. This property is mostly flat and buildable with access to utilities. Uncover the potential for substantial returns on this investment.

PROPERTY HIGHLIGHTS

- **Total acreage: 79.32**
- **Access to utilities**
- **Frontage on East Ave: ~1,300**
- **Twp. open to zone change**

ADDITIONAL PHOTOS

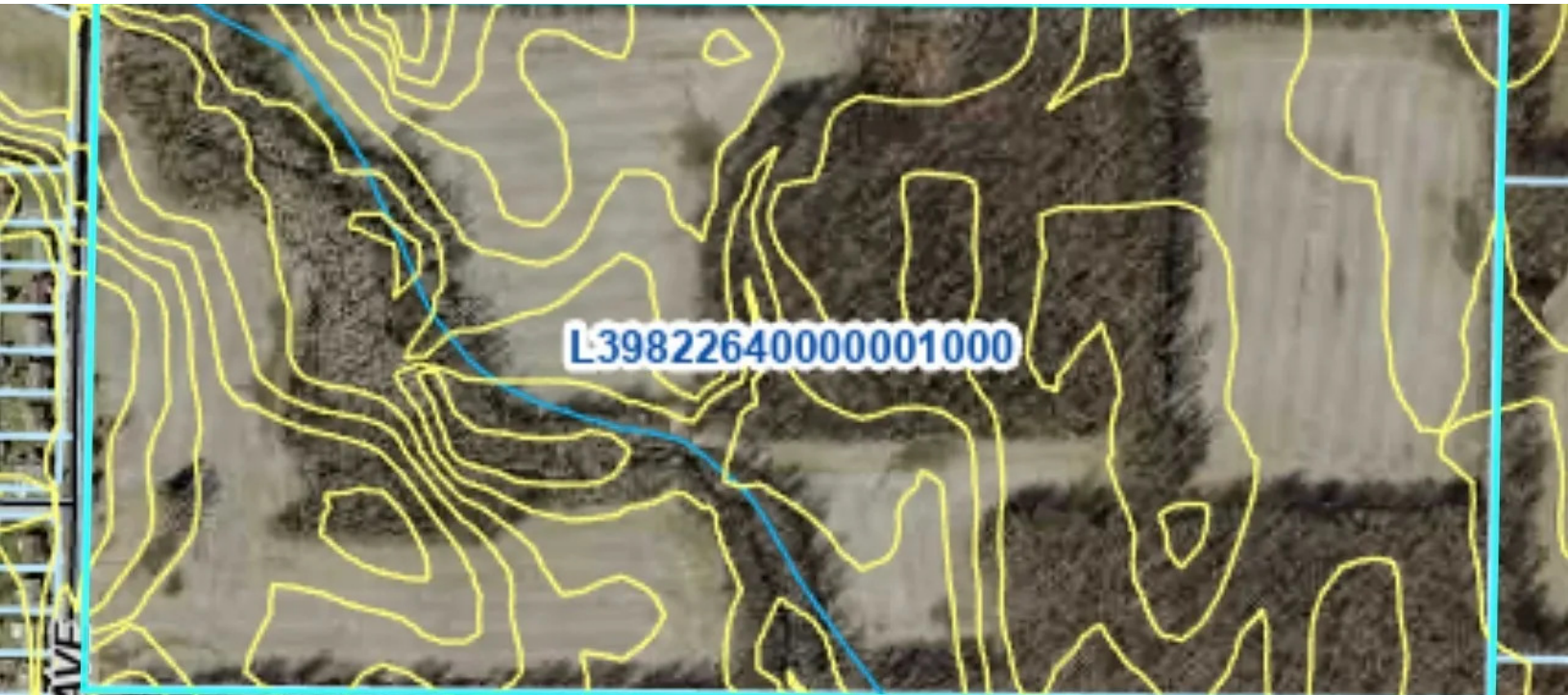


BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

PUD FOR SALE

ADDITIONAL PHOTOS

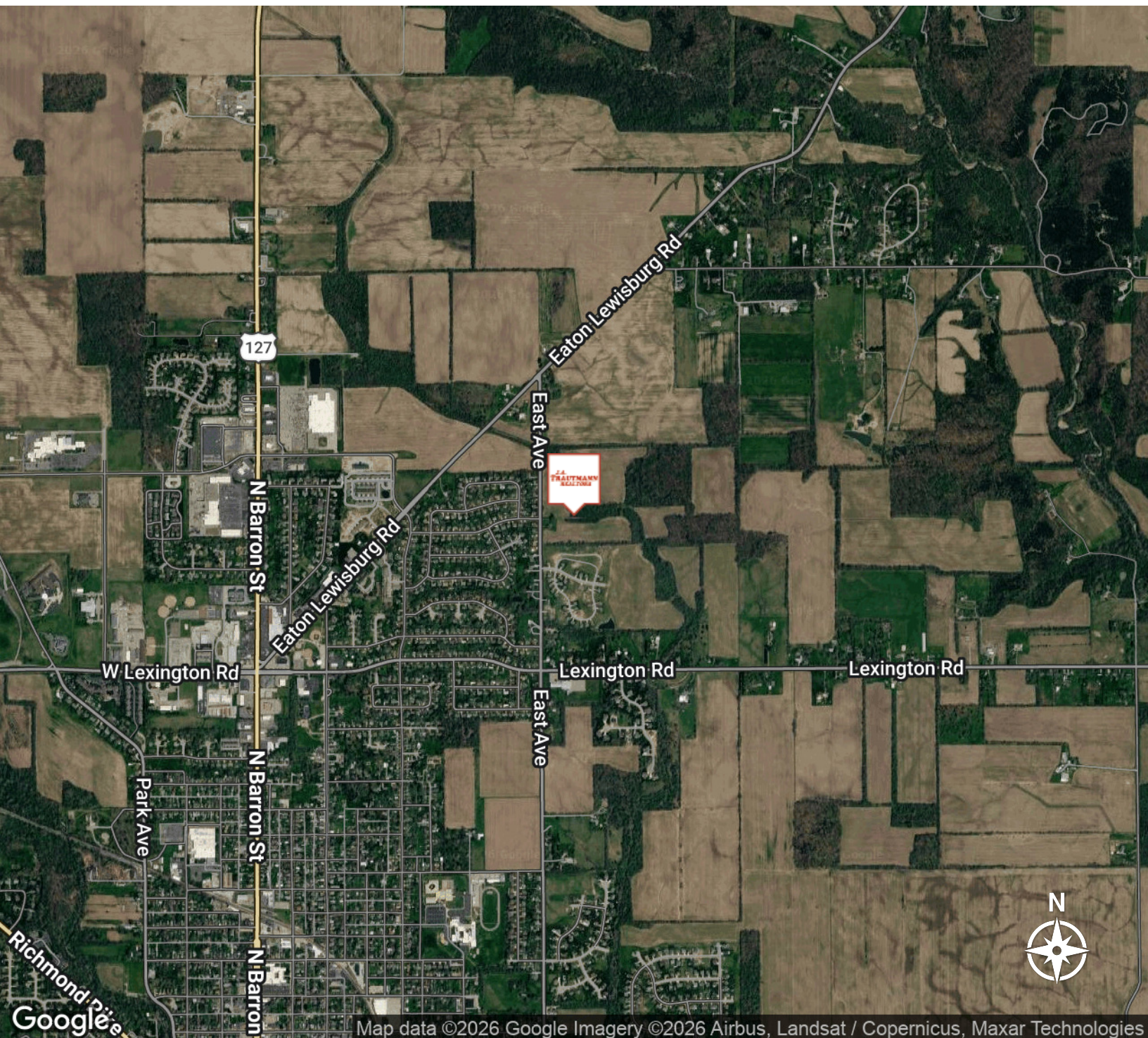


BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

PUD FOR SALE

LOCATION MAP

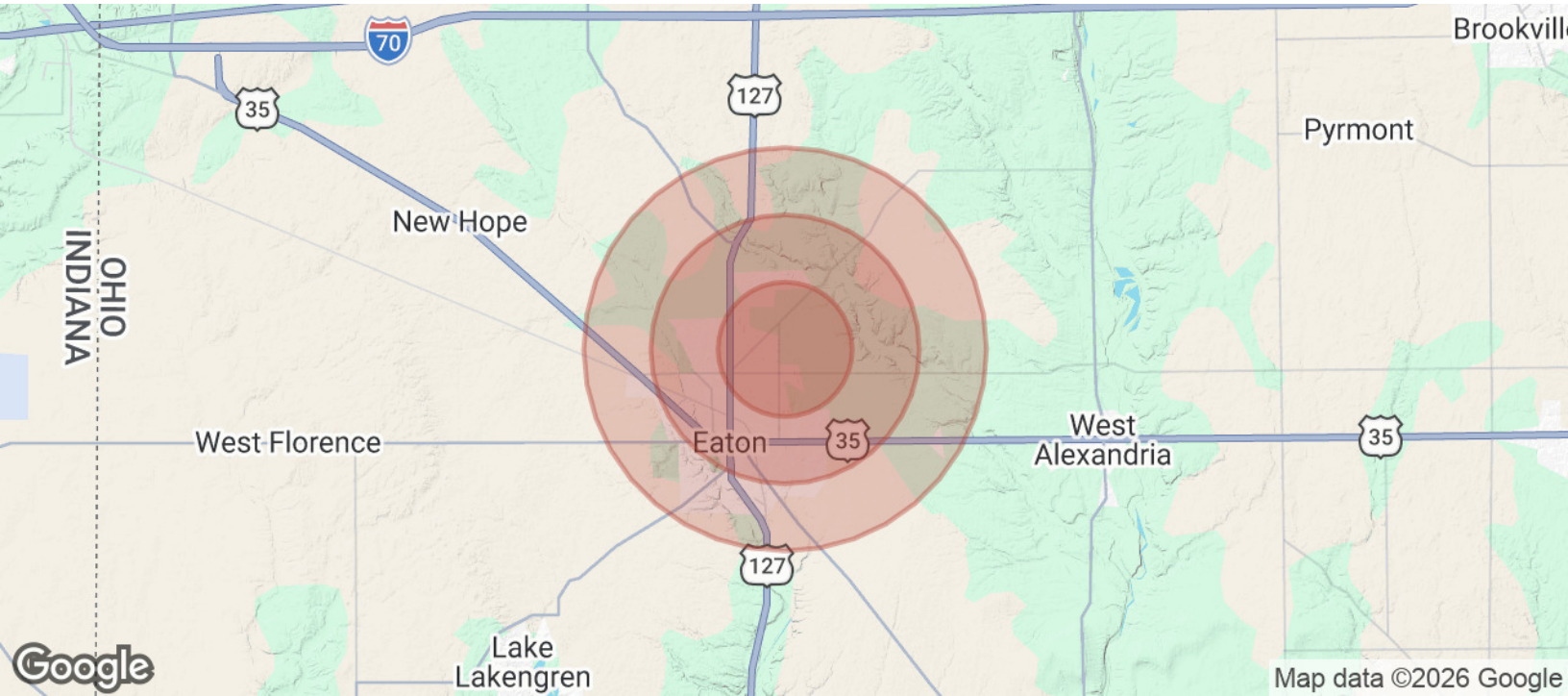


BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

PUD FOR SALE

DEMOGRAPHICS MAP &
REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,762	6,823	8,821
Average Age	42.3	43.5	44.7
Average Age (Male)	40.1	42.2	43.6
Average Age (Female)	44.3	44.3	45.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,265	3,020	3,885
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$71,298	\$70,003	\$73,496
Average House Value	\$134,510	\$142,483	\$152,958

2023 American Community Survey (ACS)