

CURÖ • BRKG

3985 TYLERSVILLE RD
FAIRFIELD TOWNSHIP, OH 45011



FOR SALE

\$5,750,000

100 ACRES IN
OPPORTUNITY
ZONE

CURÖ • BRKG
CUROBRKG.COM

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POTENTIAL TAX INCENTIVES

- Sales tax exemption on construction materials used to build the building.
- Direct assistance for road and utility improvements
- Property tax abatement could be up to 60% for 10 years, based on investment and job creation.

ENTERPRISE ZONE PROGRAM

LEGAL DESCRIPTION

ZONING REGULATIONS

PARCELS	A0300007000014 A0300008000059
MUNICIPALITY	FAIRFIELD TOWNSHIP
LAND AREA	100 ACRES
ZONING	M-1 LIGHT INDUSTRIAL
ELECTRIC	YES DUKE ENERGY
GAS	YES DUKE ENERGY
WATER	BUTLER COUNTY WATER & SEWER
SEWER	BUTLER COUNTY WATER & SEWER
FRONTAGE	+/- 1,800' TYLERSVILLE RD
OPPORTUNITY ZONE	YES
FLOODWAY/ FLOODPLAIN	YES PARTIAL ZONE AE

ABOUT FAIRFIELD TOWNSHIP

Fairfield Township is rapidly growing in its commercial and light industrial structures. With convenient access to major Ohio cities such as Cincinnati, Dayton and Columbus, 3985 Tylersville Rd is a prime location for a future industrial development site.

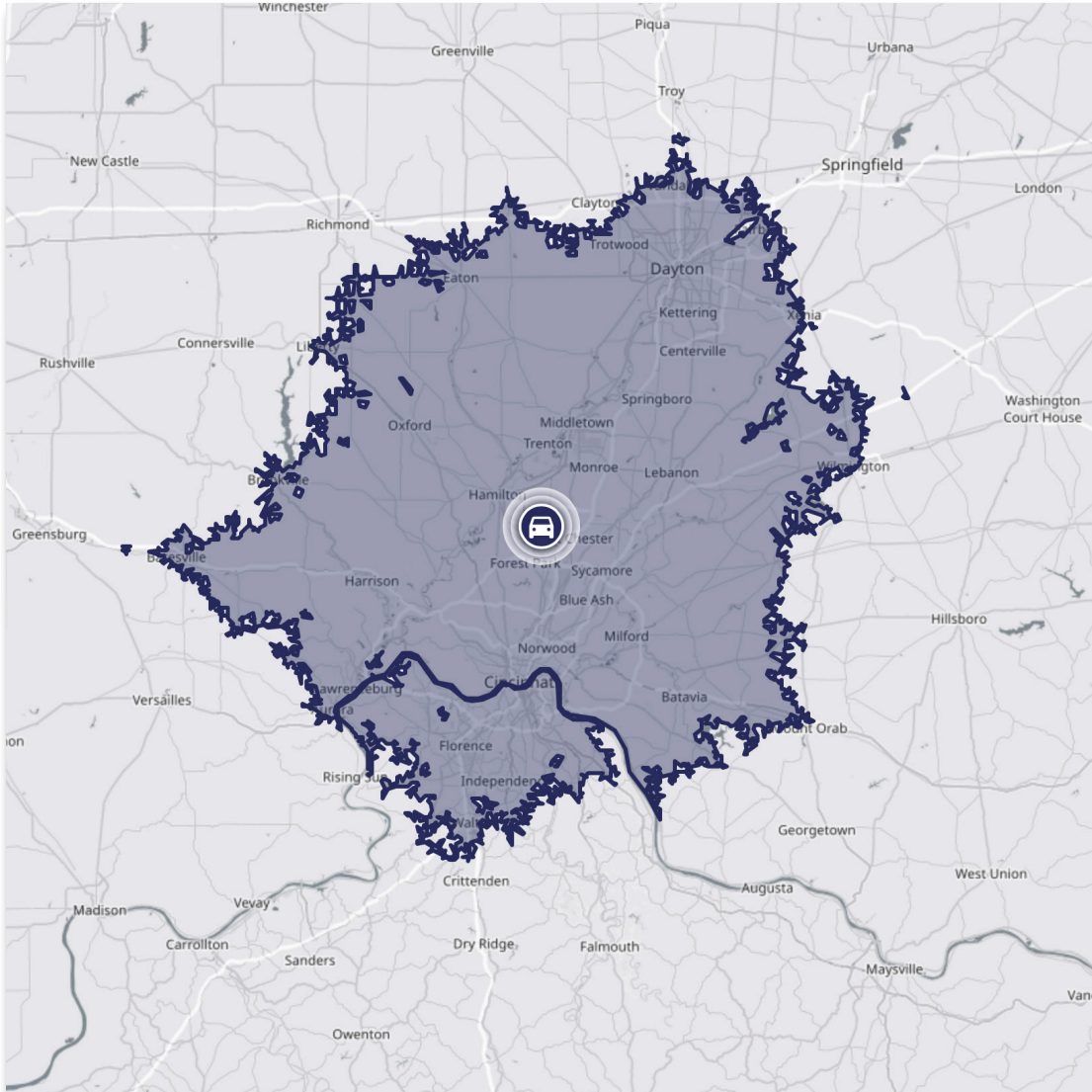
INFORMATION PROVIDED BY US CENSUS 2021



	5 MILE	10 MILES	15 MILES
POPULATION	165,156	477,163	936,173
HOUSEHOLDS	60,479	178,360	367,263
HOUSEHOLD MEDIAN INCOME	\$70,515	\$73,030	\$67,475
TOTAL BUSINESSES	4,188	13,061	24,489
TOTAL EMPLOYEES	90,744	281,449	506,395



1 HOUR DRIVE TIME



LOCATION

Ideal location for distribution and manufacturing with convenient access to

- SR 129
- SR 747
- I-75
- I-275
- I-71

TRAVEL DISTANCE

	HOURS	MILES
CINCINNATI	.5	26.6
COLUMBUS	1.72	107
INDIANAPOLIS	1.8	110
LOUISVILLE	2.12	125
CLEVELAND	3.9	248
DETROIT	3.88	253
KNOXVILLE	4.17	276
PITTSBURGH	4.67	289
NASHVILLE	4.85	298
CHICAGO	5.05	295
ST. LOUIS	5.32	348
MILWAUKEE	6.22	391
ATLANTA	7.6	486
BALTIMORE	8.13	508

AREA MAP



2.7 MILES

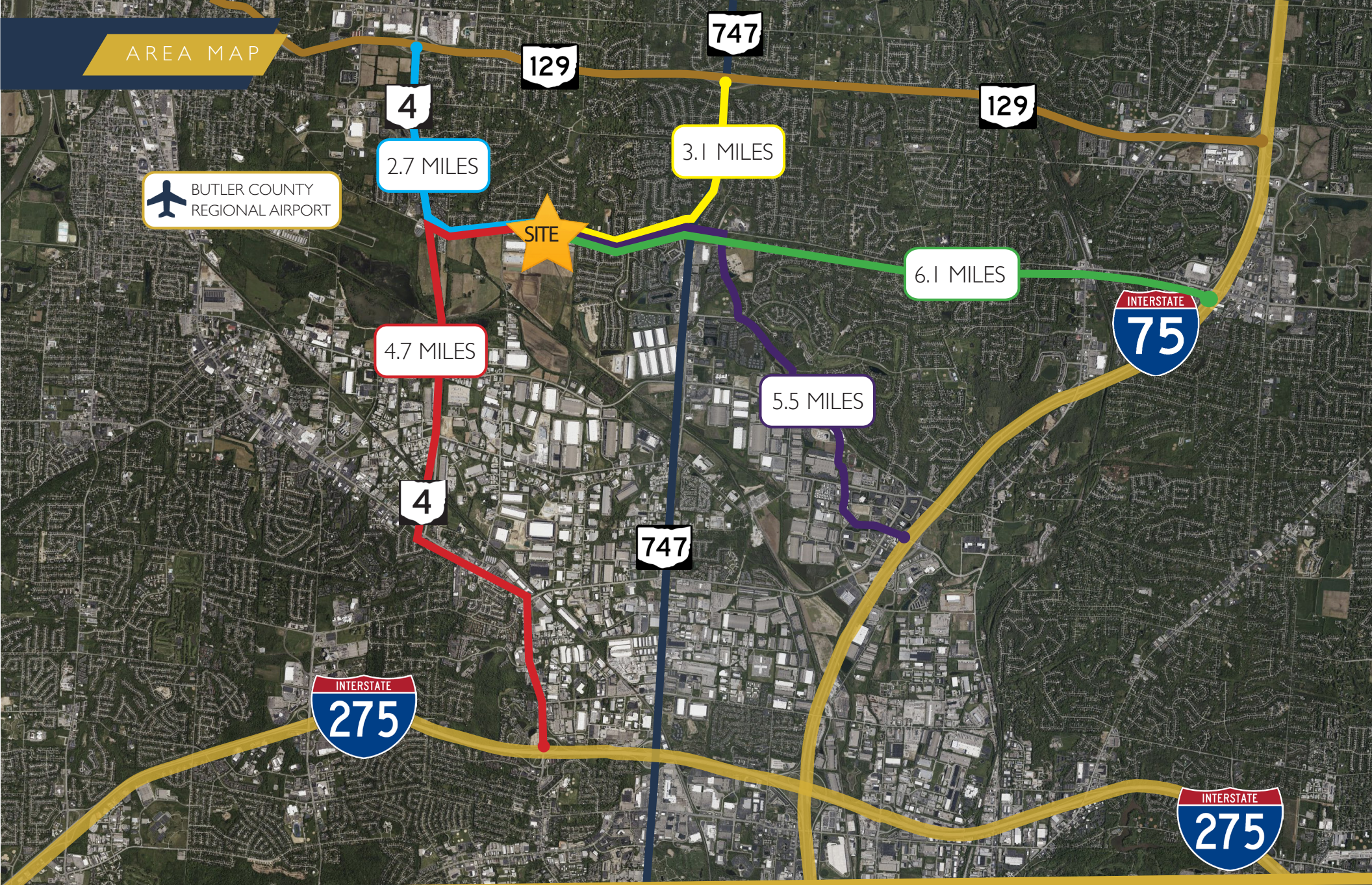
3.1 MILES

6.1 MILES

4.7 MILES

5.5 MILES

SITE



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