



Crest
Commercial Realty

US-35 & Factory Rd. Rd.

LAND FOR SALE

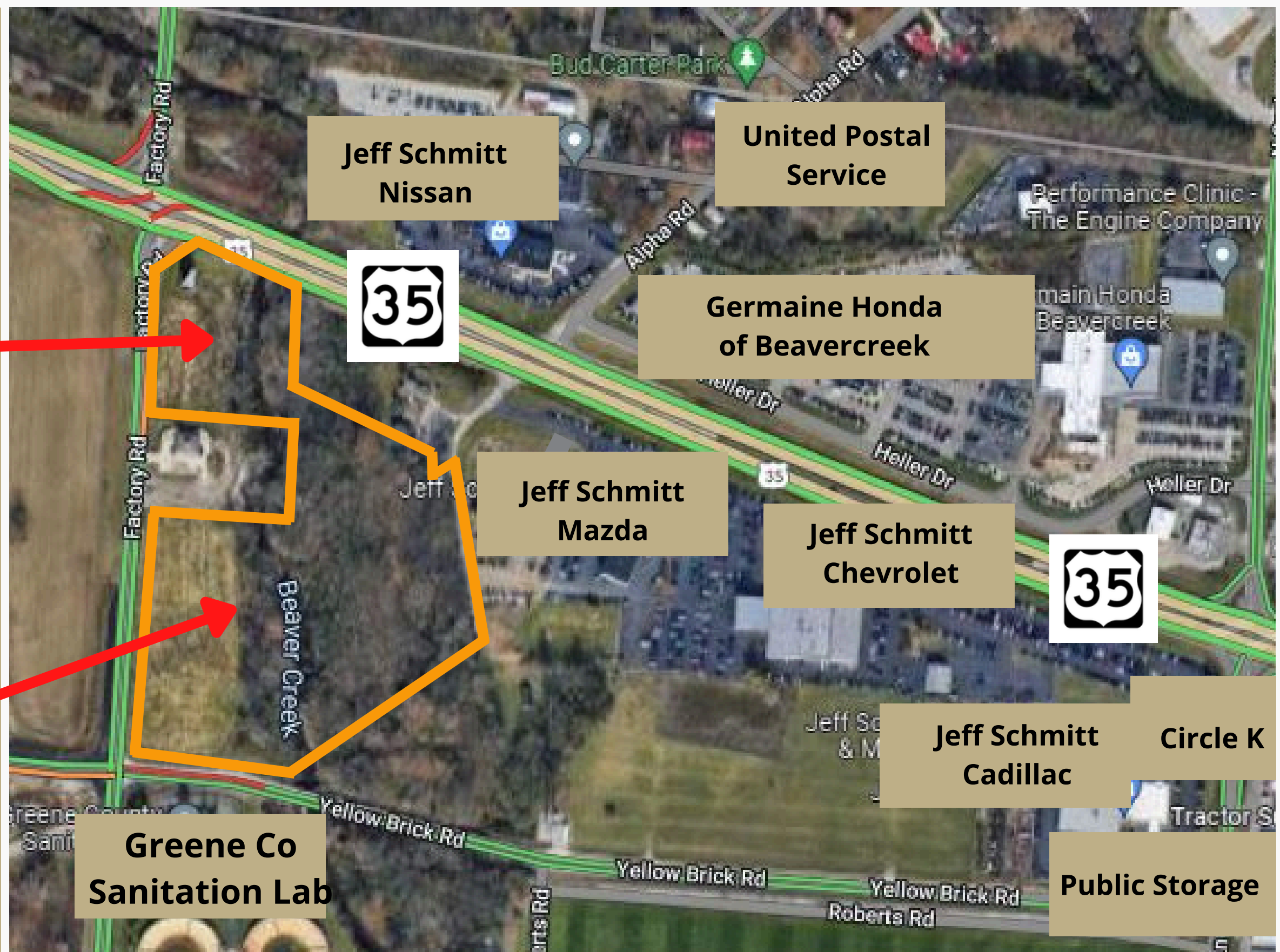
2 Parcels Ready For Development

Parcel 1 -
0.75 useable
acres

List Price:
\$750,000

Parcel 2 -
2.73 useable
acres

List Price:
\$2,047,500



Property Highlights

- Parcels are just off US-35 at a highly visible corner!
- High-growth corridor in Beavercreek.
- Easy access to Wright Patterson AFB & Research Park.
- Close proximity to Wright State University.
- Over 45,000 cars per day.
- B-3 Zoning, General Business
- Parcel 1 - 0.75 useable acres, \$750,000
- Parcel 2 - 2.73 useable acres, \$2,047,500

**For an aerial
view, visit
www.youtube.com
and search
"Factory Land
For Sale"**

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New superstreet intersection now complete!

A superstreet is a non-traditional, signalized intersection that provides more capacity than a traditional intersection. Traffic movements in superstreet intersections prohibit side-street traffic from turning left or going straight through the mainline intersection. Instead, motorists will turn right and do a legal U-turn at a nearby one-way, signalized median crossover to follow their desired path.

Beavercreek Highlights:

Population - 48,571

Avg HH Income - \$109,066

Median House Value - \$194,066

