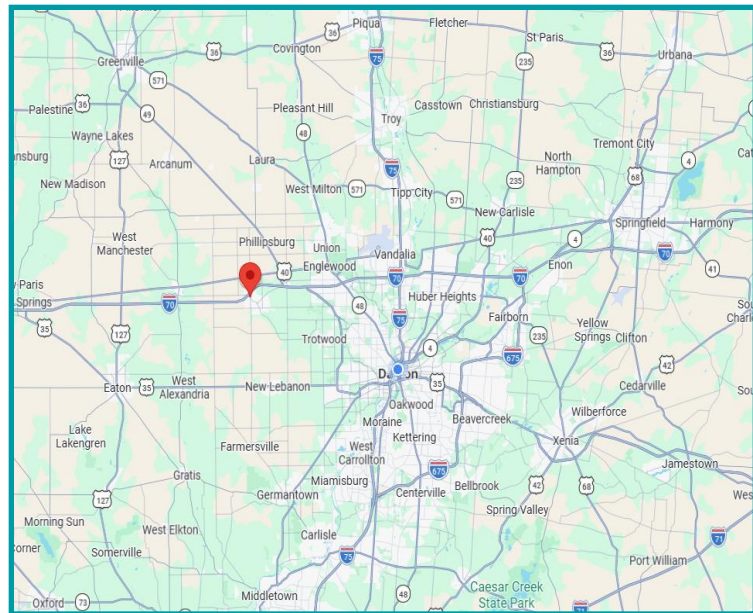


## PROPERTY HIGHLIGHTS

- **1.35 acres Prime Outlot/ Redevelopment Opportunity** off the north side of I-70 exit 21 right next to Casey's Convenience Store and across the street from Speedway
- Parcel ID; **C05 00513 0014**
- **Zoned Highway Service District:** located in Brookville
- Ideal for QSR, Retail, Urgent Care, Offices, Restaurants, Hotels, and Industrial users who seek high visibility and easy access to I-70
- **Prime Location:** combines unmatched highway access and offers a skilled industrial workforce including DMAX, Pak-Rite Industries, Stupp Paving, B-Concrete, TK Constructors, and other essential amenities
- **Now Offered at:** \$875,000

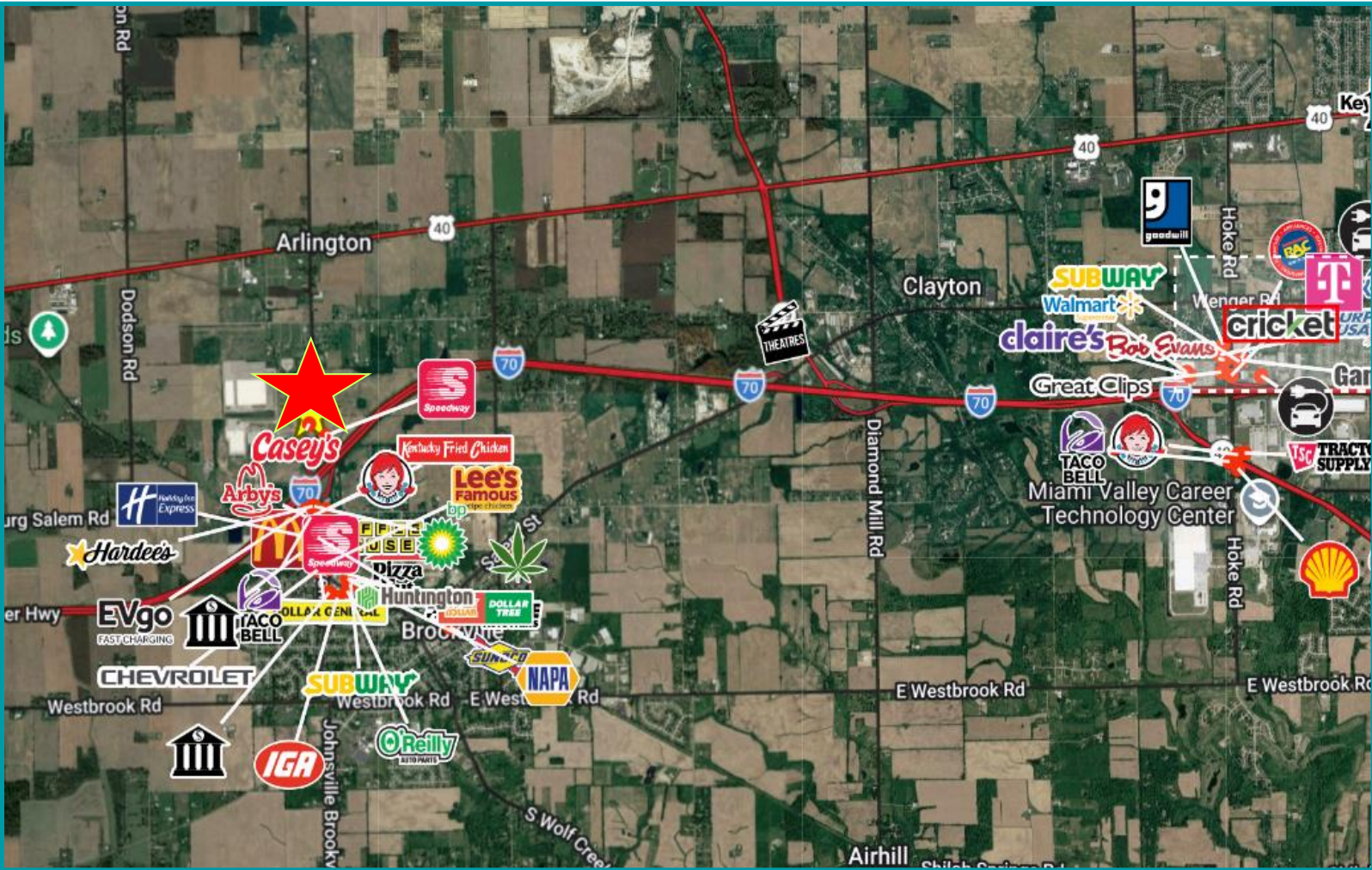


## For More Information, Please Contact:

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1.35 acres for sale next to Casey's – *Additional acreage may be available through neighboring parcels, subject to separate negotiations.* Zoned Highway Service District- great for additional Industrial users! This property is occupied. Do not disturb the owner







As of mid-2023, the [DMAX Ltd. Brookville facility](#) employed approximately 80 to 100 people. However, a major expansion is underway to transition operations from the Moraine site, which is expected to bring the total workforce at the Brookville plant to over 800 employees. [Link](#)

#### Key Details on DMAX Brookville Expansion:

- **Expansion Impact:** The facility is undergoing a significant expansion, relocating 714 employees from the Moraine facility to the Brookville site.
- **Role:** The Brookville plant, located at 101 Campus Blvd., specializes in machining engine blocks and heads for the Duramax engine, which are used in Chevrolet Silverado and GMC Sierra trucks.
- **Timeline:** While initial operations began with a smaller workforce in 2020-2021, the expansion is part of a \$920 million investment that continues to increase the workforce toward the 800+ target. [Link](#)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	1,329	8,641	14,658
Average HH Income	\$114,390	\$111,115	\$111,973
Daytime Employee Population	1,751	8,059	13,107