



**FOR SALE** | 2455 TREBEIN ROAD  
BEAVERCREEK TWP, OH 45385

## Property Highlights

- 25+ DEVELOPABLE ACRES OF PRIME BEAVERCREEK TOWNSHIP, OH COMMERCIAL DEVELOPMENT LAND - ALL UTILITES AVAILABLE AT SITE
- IN MASTER PLANNED COMMUNITY OF STONEHILL VILLAGE
- 500+ SINGLE FAMILY HOMES ALREADY ON THE GROUND
- ADJACENT TO 99-BED NURSING HOME AND 250+ CONDO DEVELOPMENT
- LAST COMMERCIAL DEVELOPMENT TRACT REMAINING
- THIS 25+ ACRE SITE INCLUDES A MIXED-USE PUD ALREADY APPROVED ZONED FOR HIGH DENSITY RESIDENTIAL, MULTI-FAMILY RENTAL, SENIOR ORIENTED OR RESTRICTED, ASSISTED LIVING, OFFICE, MEDICAL, URGENT CARE, CHILDCARE / DAYCARE, AND OTHER MIXED-USE COMMERCIAL, RETAIL, RESTAURANT, GROCERY, CHILDCARE/DAYCARE, OFFICE, MEDICAL, URGENT CARE, AND MORE!

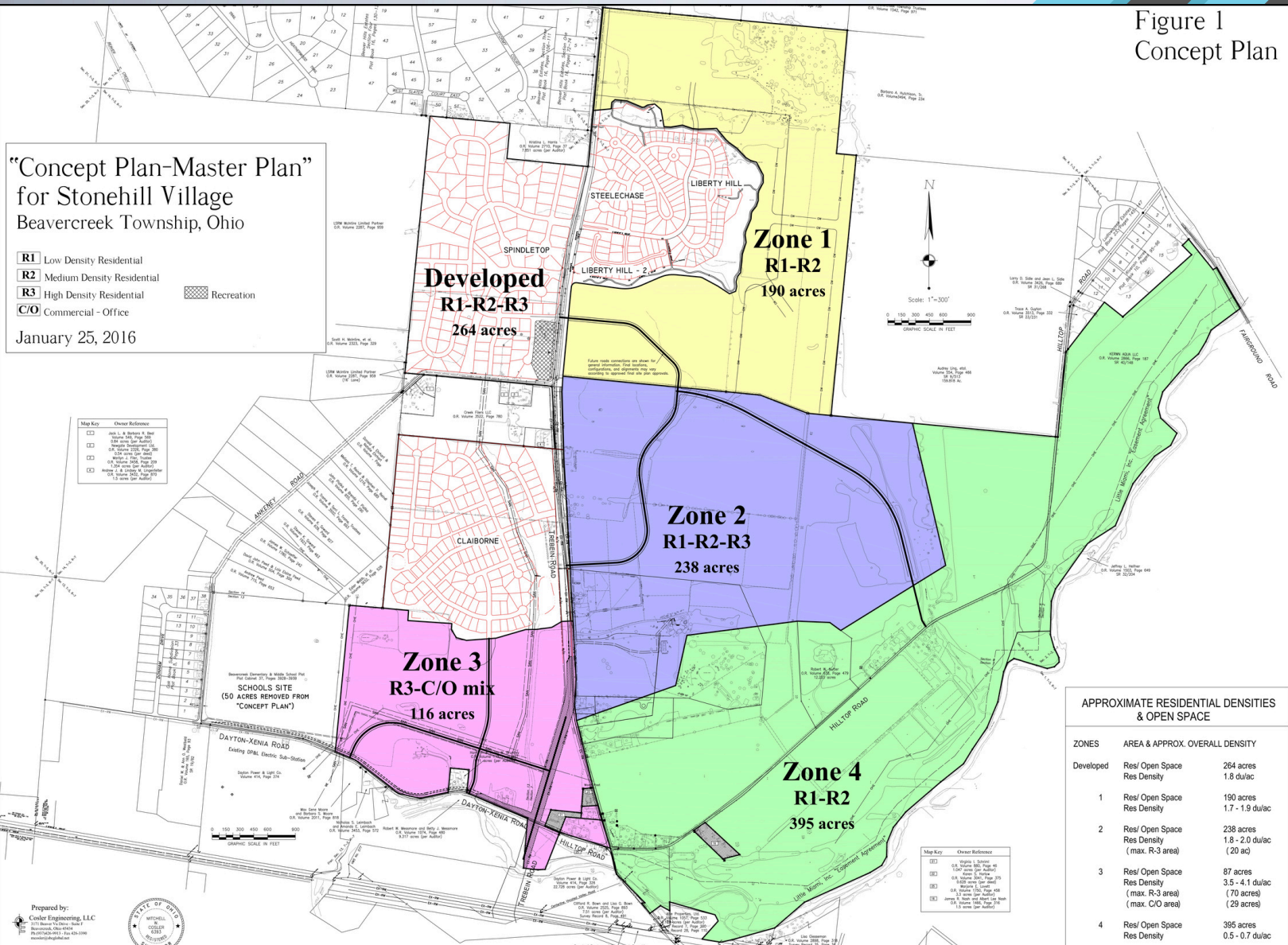
## Property Highlights Continued

- ADJACENT TO THE FUTURE 99-BED NURSING HOME & 250+ LUXURY TOWNHOUSE APARTMENTS (FALL 2025)
- ACROSS THE STREET FROM FUTURE 250+ AGE-TARGETED APARTMENTS (SPRING 2025)
- ALL UTILITIES ARE LOCATED AT, NEAR OR ON THE SITE.
- NO CITY INCOME TAX IN BEAVERCREEK TOWNSHIP
- SITE IS LOCATED ONLY MINUTES FROM US 35, I-675 AND THE GREENE COUNTY LEWIS A. JACKSON REGIONAL AIRPORT, AND LESS THAN 20 MINUTES COMMUTE TO WRIGHT PATTERSON AIR FORCE BASE, WRIGHT STATE UNIVERSITY, UNIVERSITY OF DAYTON, AND REGIONAL ASSETS AND EMPLOYERS THROUGHOUT GREENE AND MONTGOMERY COUNTY

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<b>2022 DEMOGRAPHICS</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
POPULATION	5,159	71,034	304,013
HOUSEHOLDS	1,710	27,723	125,392
HH INCOME	\$173,340	\$98,630	\$82,407

Figure 1  
Concept Plan



The development is highlighted by high quality custom and upscale homes, tree lined streetscapes, abundant greenways outlined in white 4-plank Kentucky Horse Fence and a development wide private paved multi-purpose trail system designed for pedestrians, cyclists, and electric golf carts to access and enjoy all of the amenities that Stonehill Village offers.







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