



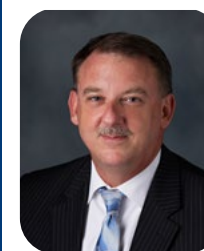
| COUNTY | PROPERTY TYPE | ZONING              | SPACE AVAILABLE | SALE PRICE  |
|--------|---------------|---------------------|-----------------|-------------|
| Warren | Land          | Employment District | 8.94 Acres      | \$1,300,000 |

**Property & Location Highlights:**

- Approx. 8.94 Acres ready for development located in Warren County
- Located in the City of Springboro's ED (Employment District - Light Industrial/Office) zone

- Situated in a Pre-94 CRA eligible for 100% tax abatement for 15 years
- Utilities to the site
- Zoned light industrial/office
- Quick access to I-75 exit 38 / SR73
- Great demographics

For more information, contact:



**Henkle Schueler** Est. 1935  
CORFAC  
INTERNATIONAL

**Mark Langdon**  
Commercial Sales Agent  
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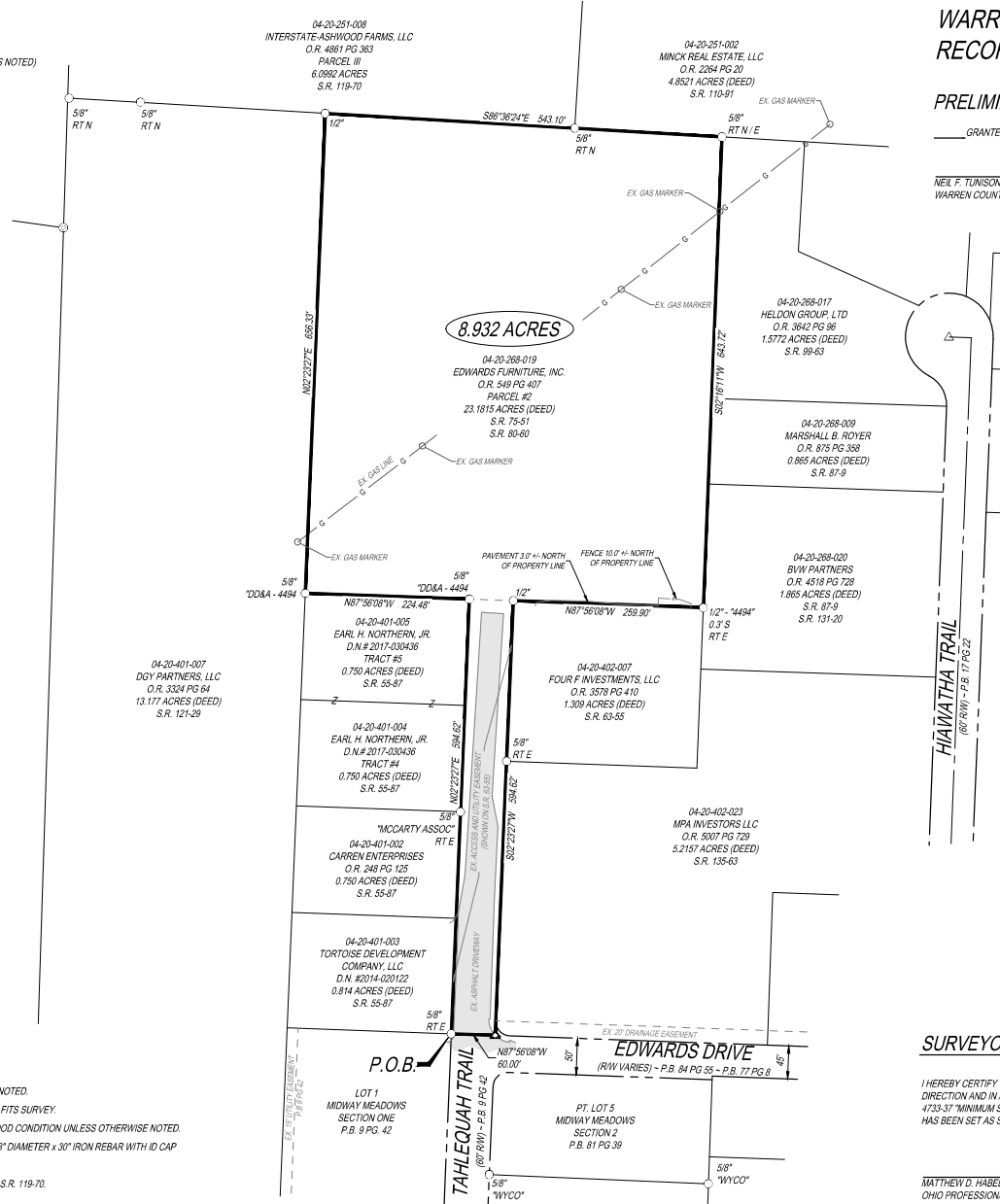
**LEGEND**

- ▲ MAG SPIKE SET
- IRON PIN FOUND (SIZE AS NOTED)
- ⊖ PIPE FOUND
- △ RAILROAD SPIKE FOUND
- FENCE LINE



**NOTES:**

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
- BEARINGS ARE BASED ON S.R. 119.70.



VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
**WARREN COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS**

**PRELIMINARY ACCESS APPROVAL**

\_\_\_\_ GRANTED \_\_\_\_ NOT APPLICABLE

NEIL F. TUNISON, P.S., P.E.  
WARREN COUNTY ENGINEER

**8.932 ACRES**

NORTH: 143145.1787° EAST: 172414.0406°

SEGMENT #1 : LINE  
COURSE: N02° 23' 27" E LENGTH: 594.62'  
NORTH: 143739.2811° EAST: 172436.8456°

SEGMENT #2 : LINE  
COURSE: N87° 56' 08" W LENGTH: 224.48'  
NORTH: 143747.3677° EAST: 172214.5113°

SEGMENT #3 : LINE  
COURSE: N02° 23' 27" E LENGTH: 656.33'  
NORTH: 144403.1264° EAST: 172241.8907°

SEGMENT #4 : LINE  
COURSE: S86° 36' 24" E LENGTH: 543.10'  
NORTH: 144370.9801° EAST: 172764.0385°

SEGMENT #5 : LINE  
COURSE: S02° 16' 11" W LENGTH: 643.72'  
NORTH: 143727.7652° EAST: 172758.5447°

SEGMENT #6 : LINE  
COURSE: N87° 56' 08" W LENGTH: 259.90'  
NORTH: 143737.1277° EAST: 172498.8134°

SEGMENT #7 : LINE  
COURSE: S02° 23' 27" W LENGTH: 594.62'  
NORTH: 143143.0253° EAST: 172474.0084°

SEGMENT #8 : LINE  
COURSE: N87° 56' 08" W LENGTH: 60.00'  
NORTH: 143145.1867° EAST: 172414.0473°

PERIMETER: 3576.78' AREA: 8.932 ACRES  
ERROR CLOSURE: 0.0104 COURSE: N40° 05' 25" E  
ERROR NORTH: 0.00799 EAST: 0.00673  
PRECISION: 1:343920.19

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 MINIMUM STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION HAS BEEN SET AS SHOWN.

MATTHEW D. HABEDANK  
OHIO PROFESSIONAL SURVEYOR NO. 8611

DATE \_\_\_\_\_



| Radius                             | 1 Mile   |        | 3 Mile   |        | 5 Mile    |        |
|------------------------------------|----------|--------|----------|--------|-----------|--------|
| Population                         |          |        |          |        |           |        |
| 2027 Projection                    | 2,660    |        | 38,340   |        | 91,540    |        |
| 2022 Estimate                      | 2,431    |        | 35,591   |        | 86,351    |        |
| 2010 Census                        | 2,093    |        | 32,616   |        | 79,408    |        |
| Growth 2022 - 2027                 | 9.42%    |        | 7.72%    |        | 6.01%     |        |
| Growth 2010 - 2022                 | 16.15%   |        | 9.12%    |        | 8.74%     |        |
| 2022 Population by Hispanic Origin | 39       |        | 761      |        | 2,062     |        |
| 2022 Population                    | 2,431    |        | 35,591   |        | 86,351    |        |
| White                              | 2,282    | 93.87% | 33,279   | 93.50% | 77,264    | 89.48% |
| Black                              | 36       | 1.48%  | 693      | 1.95%  | 2,890     | 3.35%  |
| Am. Indian & Alaskan               | 2        | 0.08%  | 73       | 0.21%  | 177       | 0.20%  |
| Asian                              | 61       | 2.51%  | 862      | 2.42%  | 4,178     | 4.84%  |
| Hawaiian & Pacific Island          | 0        | 0.00%  | 6        | 0.02%  | 37        | 0.04%  |
| Other                              | 49       | 2.02%  | 679      | 1.91%  | 1,806     | 2.09%  |
| U.S. Armed Forces                  | 0        |        | 78       |        | 163       |        |
| Households                         |          |        |          |        |           |        |
| 2027 Projection                    | 1,056    |        | 14,591   |        | 34,701    |        |
| 2022 Estimate                      | 964      |        | 13,537   |        | 32,792    |        |
| 2010 Census                        | 827      |        | 12,387   |        | 30,309    |        |
| Growth 2022 - 2027                 | 9.54%    |        | 7.79%    |        | 5.82%     |        |
| Growth 2010 - 2022                 | 16.57%   |        | 9.28%    |        | 8.19%     |        |
| Owner Occupied                     | 633      | 65.66% | 9,874    | 72.94% | 24,775    | 75.55% |
| Renter Occupied                    | 331      | 34.34% | 3,663    | 27.06% | 8,017     | 24.45% |
| 2022 Households by HH Income       | 964      |        | 13,539   |        | 32,789    |        |
| Income: <\$25,000                  | 166      | 17.22% | 1,915    | 14.14% | 3,565     | 10.87% |
| Income: \$25,000 - \$50,000        | 200      | 20.75% | 2,622    | 19.37% | 5,522     | 16.84% |
| Income: \$50,000 - \$75,000        | 142      | 14.73% | 2,110    | 15.58% | 6,036     | 18.41% |
| Income: \$75,000 - \$100,000       | 177      | 18.36% | 2,088    | 15.42% | 4,492     | 13.70% |
| Income: \$100,000 - \$125,000      | 133      | 13.80% | 1,712    | 12.64% | 4,391     | 13.39% |
| Income: \$125,000 - \$150,000      | 74       | 7.68%  | 957      | 7.07%  | 2,694     | 8.22%  |
| Income: \$150,000 - \$200,000      | 52       | 5.39%  | 1,186    | 8.76%  | 2,869     | 8.75%  |
| Income: \$200,000+                 | 20       | 2.07%  | 949      | 7.01%  | 3,220     | 9.82%  |
| 2022 Avg Household Income          | \$77,967 |        | \$93,809 |        | \$103,671 |        |
| 2022 Med Household Income          | \$69,729 |        | \$76,467 |        | \$82,076  |        |

| Business Employment by Type      | # of Businesses | # Employees  | #Emp/Bus  |
|----------------------------------|-----------------|--------------|-----------|
| <b>Total Businesses</b>          | <b>437</b>      | <b>6,213</b> | <b>14</b> |
| Retail & Wholesale Trade         | 81              | 1,358        | 17        |
| Hospitality & Food Service       | 33              | 822          | 25        |
| Real Estate, Renting, Leasing    | 20              | 106          | 5         |
| Finance & Insurance              | 30              | 126          | 4         |
| Information                      | 4               | 284          | 71        |
| Scientific & Technology Services | 42              | 278          | 7         |
| Management of Companies          | 0               | 0            | 0         |
| Health Care & Social Assistance  | 83              | 240          | 3         |
| Educational Services             | 9               | 131          | 15        |
| Public Administration & Sales    | 2               | 8            | 4         |
| Arts, Entertainment, Recreation  | 10              | 197          | 20        |
| Utilities & Waste Management     | 14              | 326          | 23        |
| Construction                     | 28              | 279          | 10        |
| Manufacturing                    | 35              | 1,851        | 53        |
| Agriculture, Mining, Fishing     | 1               | 2            | 2         |
| Other Services                   | 45              | 205          | 5         |

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