

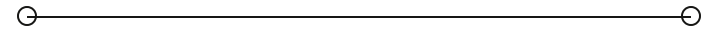


SALE

Partially Developed Land Mt. Adams

325-327 OREGON STREET

Cincinnati, OH 45202



PRESENTED BY:

AARON DAVIS

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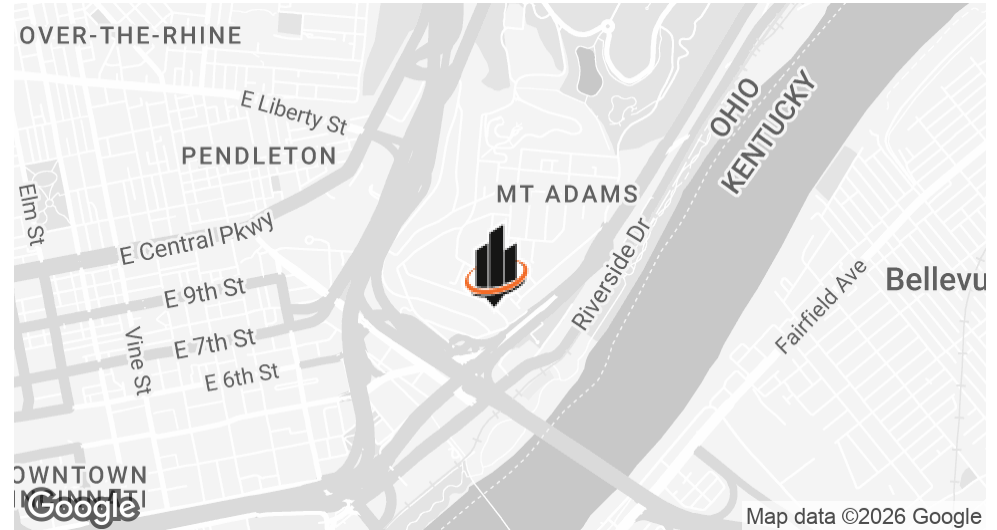
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$800,000
LOT SIZE:	0.142 Acres

PROPERTY DESCRIPTION

Rare infill development opportunity in Mt. Adams, one of Cincinnati's most desirable and supply-constrained residential neighborhoods. The offering includes two adjacent vacant parcels at 325 and 327 Oregon Street, ideal for luxury attached townhome development. The site is zoned RM-2.0-T, permitting townhouse and multifamily residential use with up to 2.0 FAR, subject to historic district design review.

PROPERTY HIGHLIGHTS

- Two (2) Adjacent Infill Parcels - 325 & 327 Oregon Street, Mt. Adams
- Zoning: RM-2.0-T (Residential Multi-Family - Townhouse District)
- Total Site Area: ± 0.142 AC ($\pm 6,169$ SF)
- Development Potential: Up to 2.0 FAR ($\pm 12,300$ Buildable SF)

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ADDITIONAL PHOTOS



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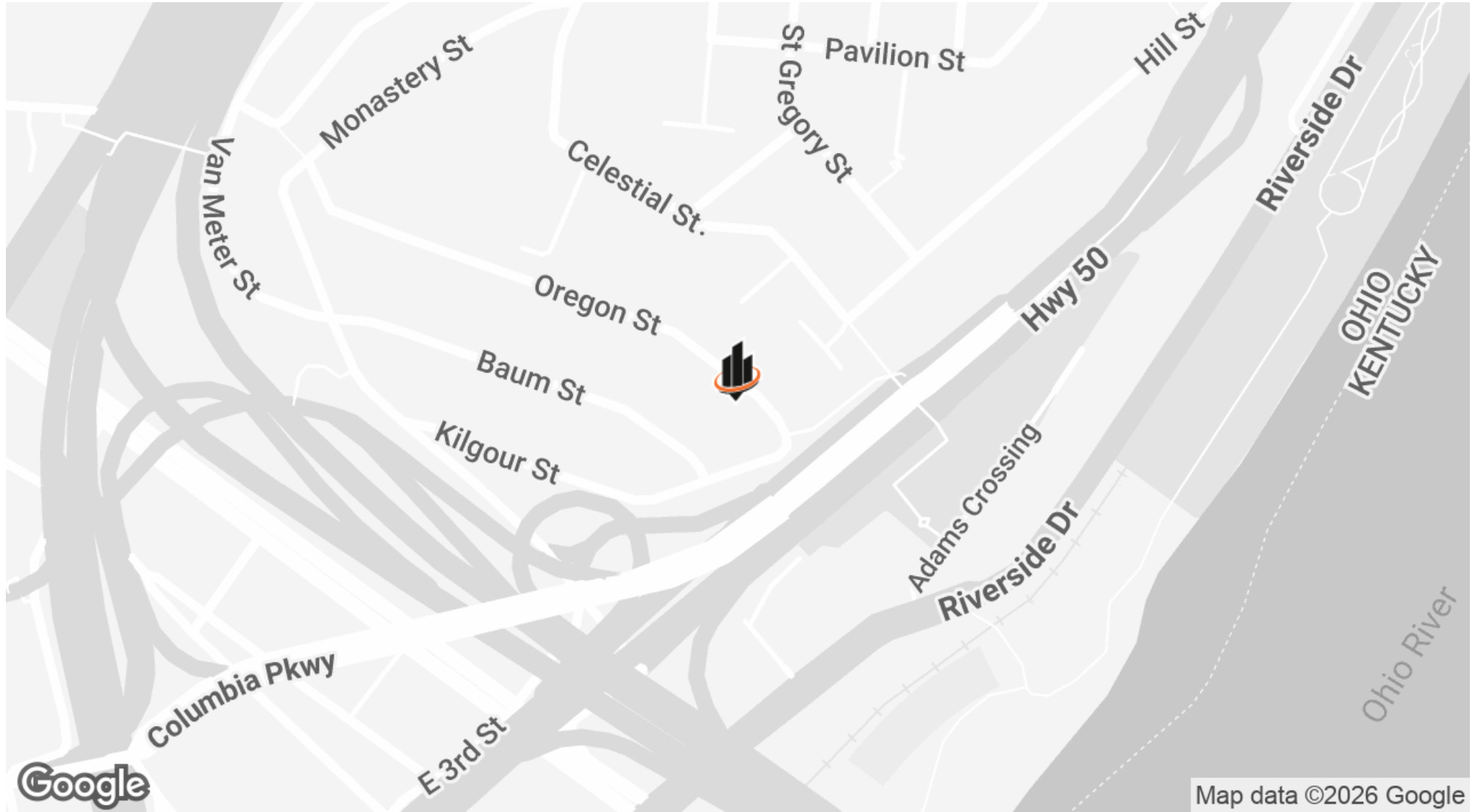
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LOCATION MAP



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AERIAL MAP



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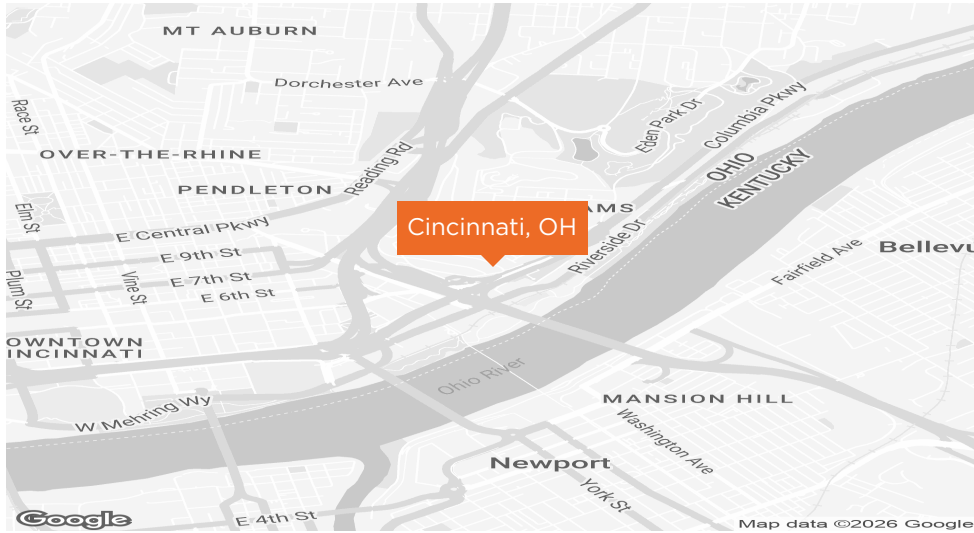
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CITY INFORMATION



LOCATION DESCRIPTION

Situated just east of Downtown, Mt. Adams is one of Cincinnati's most iconic residential neighborhoods, offering unmatched skyline and river views, a vibrant dining and entertainment scene, and a highly desirable urban lifestyle. The area's topography, historic character, and limited developable land create a significant barrier to entry, making new luxury townhome development rare and highly sought after. These sites provide an exceptional opportunity for infill development in a proven, high-income submarket with sustained demand and strong long-term value.

LOCATION DETAILS

COUNTY	Hamilton
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DEMOGRAPHICS MAP & REPORT

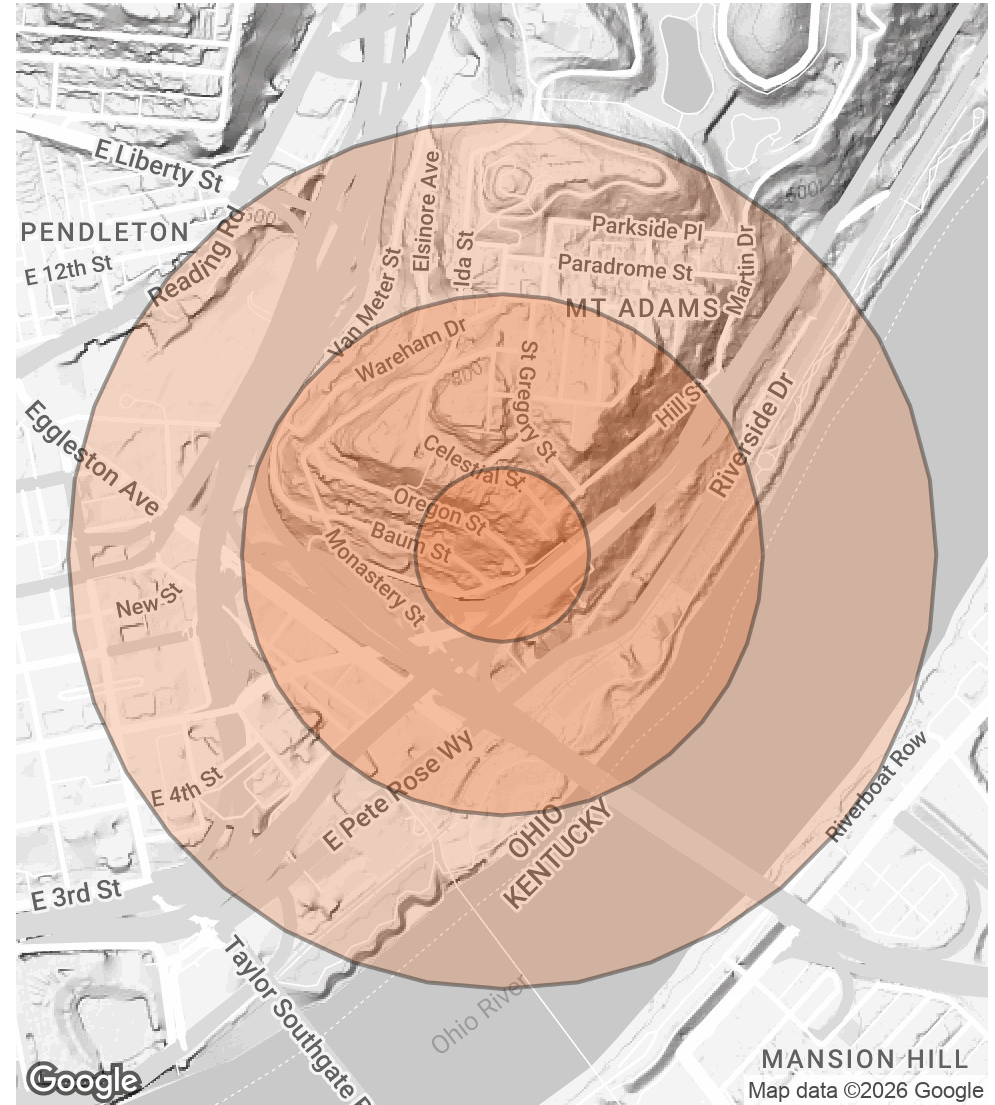
POPULATION

	0.1 MILES	0.3 MILES	0.5 MILES
TOTAL POPULATION	208	1,345	2,896
AVERAGE AGE	50	44	41
AVERAGE AGE (MALE)	48	43	40
AVERAGE AGE (FEMALE)	52	45	43

HOUSEHOLDS & INCOME

	0.1 MILES	0.3 MILES	0.5 MILES
TOTAL HOUSEHOLDS	138	843	1,708
# OF PERSONS PER HH	1.5	1.6	1.7
AVERAGE HH INCOME	\$177,288	\$158,430	\$149,844
AVERAGE HOUSE VALUE	\$1,007,987	\$793,552	\$712,182

Demographics data derived from AlphaMap



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