

# AVAILABLE FOR SALE

## NEC INDIAN RIPPLE AND ALPHA BELLBROOK RD | Beaver Creek, OH



### PROPERTY HIGHLIGHTS

- 3.8 +/- acre site at the corner of Indian Ripple and Alpha Bellbrook Rd.
- Across the street from proposed new 89 acre Beaver Creek High School campus - 3,000 students, auditorium, stadium and athletic fields
- Immediately adjacent to 117 lot residential site breaking ground Spring 2024, starting at \$350,000 and up
- Additional 100 lot residential site directly across the street ready for development
- One mile from Country Club of the North
- Quick access to US 35 and I-675 interchange
- Densely populated area with well-established and new residential growth

### 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,856	25,203	86,036
Total HH Income	\$164,919	\$138,765	\$108,649

**CONTACT:**  
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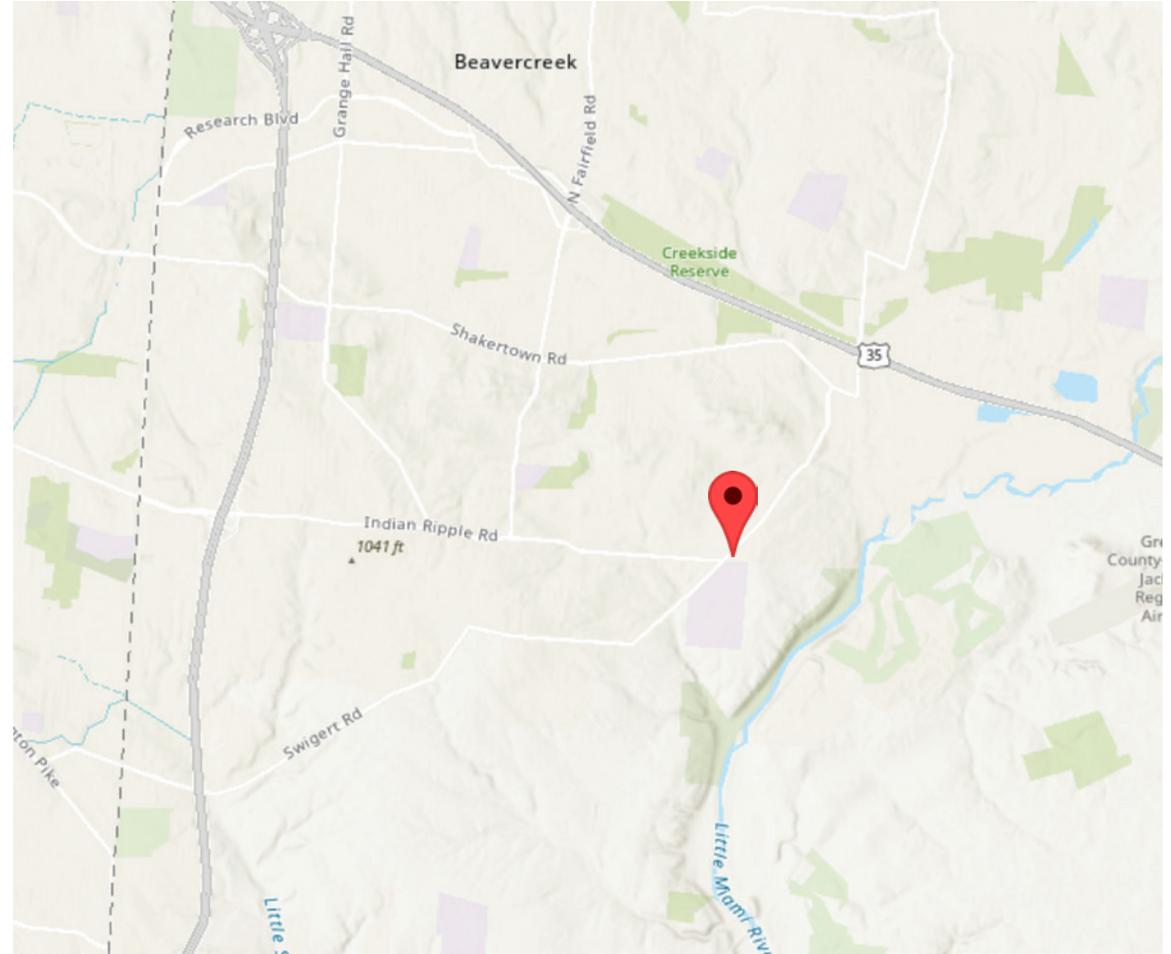
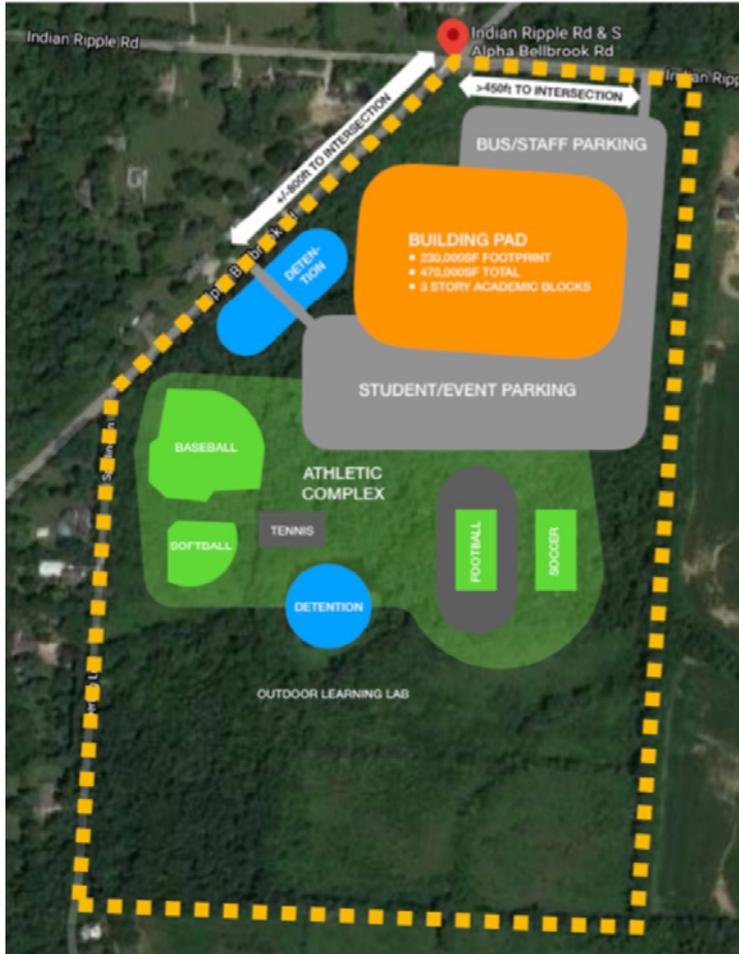
OBERER REALTY SERVICES, LTD.  
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



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## CONCEPTUAL SITE PLAN FOR NEW HIGH SCHOOL

Located across the street from available land



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