

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.
- Immediately adjacent to 117 lot residential site under construction, 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

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,626	28,635	100,116
Total HH Income	\$197,916	\$169,727	\$132,780

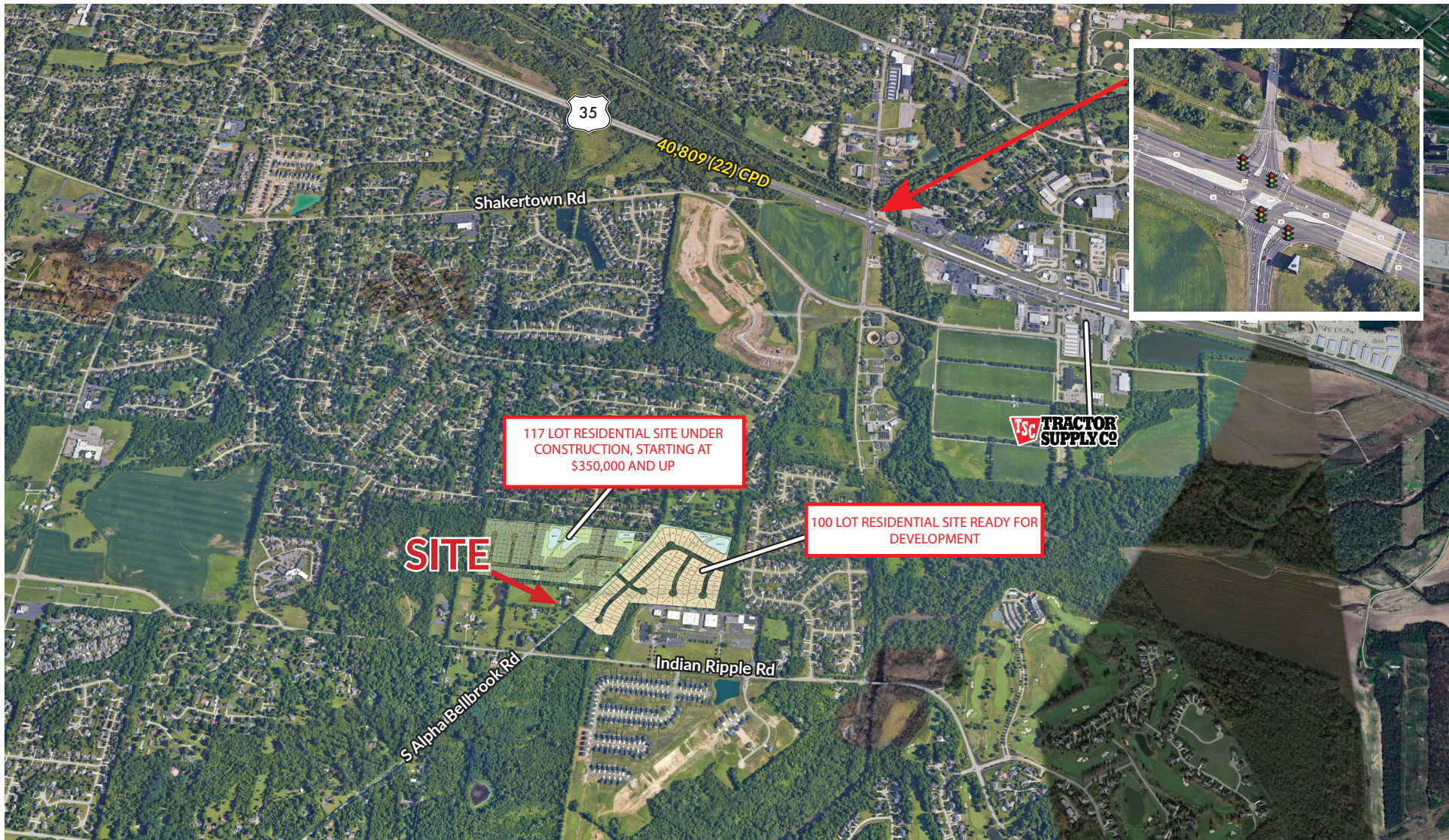
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WELCOME TO THE REGION WE KNOW

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



NEC INDIAN RIPPLE AND ALPHA BELLBROOK RD



117 LOT RESIDENTIAL SITE UNDER CONSTRUCTION, STARTING AT \$350,000 AND UP

100 LOT RESIDENTIAL SITE READY FOR DEVELOPMENT

SITE

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