

LAND FOR SALE



HUBER HEIGHTS OHIO LAND DEVELOPMENT

OLD TROY PIKE & CHAMBERSBURG RD, DAYTON, OH 45424



**Subject
19.1952 acres**

FOR SALE

KW COMMERCIAL PARTNERS

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



Each Office Independently Owned and Operated

PRESENTED BY:

GREGORY BLATT

Broker-Director

O: (937) 657-2876

C: (937) 657-2876

greg.blatt@kw.com

BRKA:0000286367, Ohio

BILL LEE

Agent

O: (937) 474-9395

C: (937) 474-9395

bill.lee@kw.com

2013001147, Ohio

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

OLD TROY PIKE & CHAMBERSBURG ROAD



OFFERING SUMMARY

PRICE:	\$1,500,000
LOT SIZE:	20.014 Acres
PRICE / ACRE:	74,948
ZONING:	Commercial
PERMITTED USES:	Retail, Multi-Family, Single Family, Office, Mixed use
FRONTAGE:	420' Old Troy 912' Chambersburg
TRAFFIC COUNT:	20,674 Old Troy Pike 8,456 Chambersburg
SIGNAL INTERSECTION:	At Old Troy and Chambersburg
UTILITIES:	Water, Sanitary Sewer, Electric, N Gas, Cable
APN:	P70 04004 0003

PROPERTY OVERVIEW

- 15 year 100% tax abatement on improvements
- Water, Sanitary Sewer, Natural Gas, Cable
- 1.35 miles south of I-70 (Crossroads of America)
- Rapidly Growing Huber Heights Location
- Very Short Commute to Wright Patterson Air Force Base

Overview of Huber Heights

Huber Heights offers a prime location just minutes from Wright-Patterson Air Force Base and Dayton's commercial hub, making it an ideal destination for business and development. Home to over 800 businesses, the city boasts a diverse economy, including high-tech manufacturing, distribution, and retail. With close proximity to Dayton International Airport and the I-75/I-70 "Crossroads of America" interchange, the area provides seamless connectivity to major markets. In addition to its prime location, the city benefits from a highly skilled and educated workforce, while local leadership remains dedicated to providing essential resources, strong infrastructure, and top-tier municipal support for continued growth.

KW COMMERCIAL PARTNERS

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



Each Office Independently Owned and Operated

GREGORY BLATT

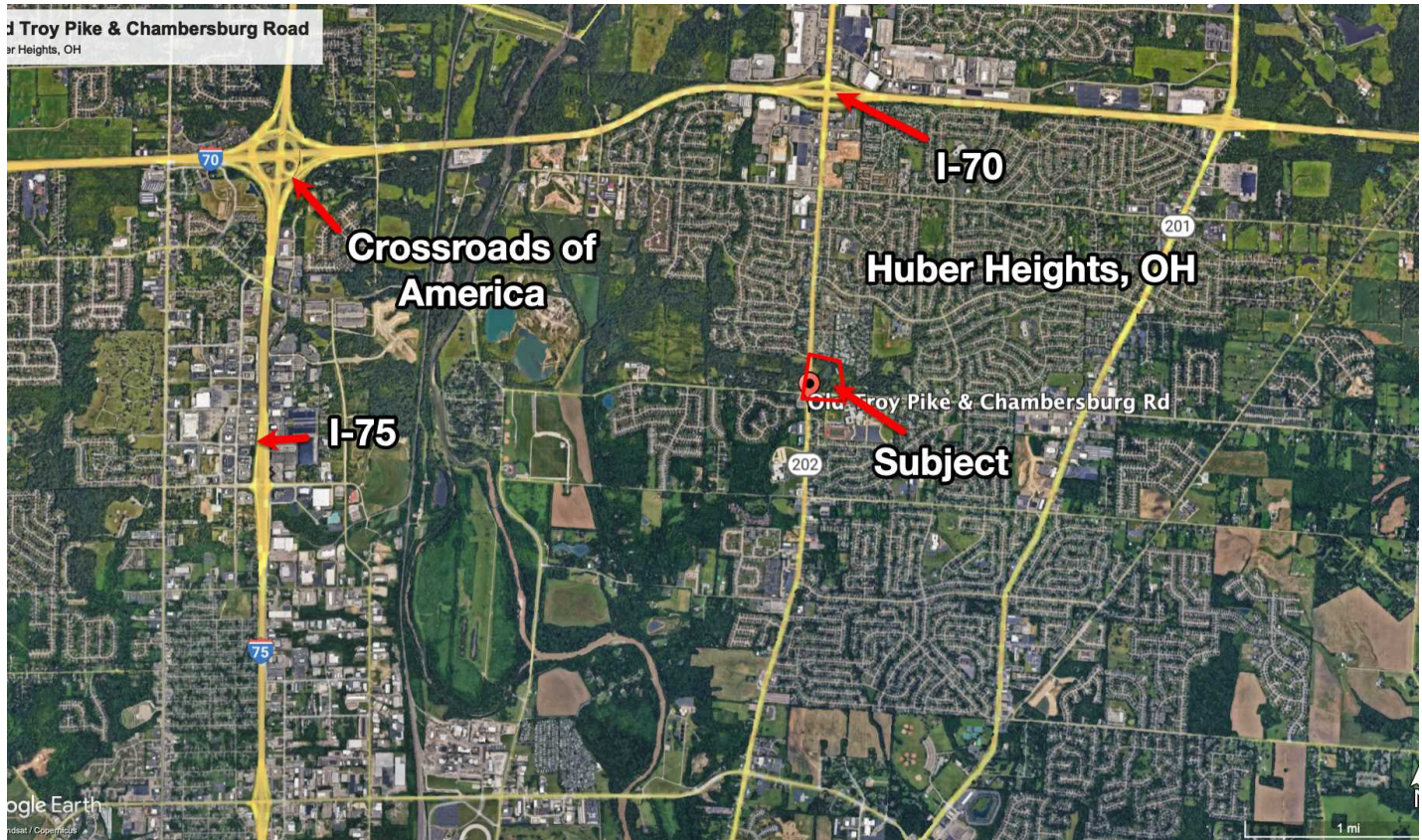
Broker-Director
O: (937) 657-2876
C: (937) 657-2876
greg.blatt@kw.com
BRKA:0000286367, Ohio

BILL LEE

Agent
O: (937) 474-9395
C: (937) 474-9395
bill.lee@kw.com
2013001147, Ohio

PROPERTY DESCRIPTION

OLD TROY PIKE & CHAMBERSBURG ROAD



Old Troy Pike and Chambersburg Road Mixed Use Development

Prime Opportunity for Mixed-Use Development – High-Traffic Location Just 1.3 Miles from I-70

Unlock the potential of this 20.014 -acre development site in Huber Heights, OH, strategically positioned just 1.3 miles south of I-70. With dual frontage on 5115 Chambersburg Rd and Old Troy Pike (SR 202), this property offers exceptional visibility and accessibility in a rapidly growing corridor.

Old Troy Pike frontage (SR 202): 2-3 acres ideal for retail, office, or a quick-service restaurant (QSR), benefiting from an average daily traffic count of 20,674 vehicles.

Chambersburg Rd frontage: The remaining acreage is perfect for senior patio homes, townhomes, or multi-family housing, with an average daily traffic count of 8,456 vehicles.

With strong area demographics, proximity to major highways, proximity to Wright Patterson Air Force Base and high visibility, this site presents a prime investment opportunity for commercial and residential developers alike.

KW COMMERCIAL PARTNERS

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



Each Office Independently Owned and Operated

GREGORY BLATT

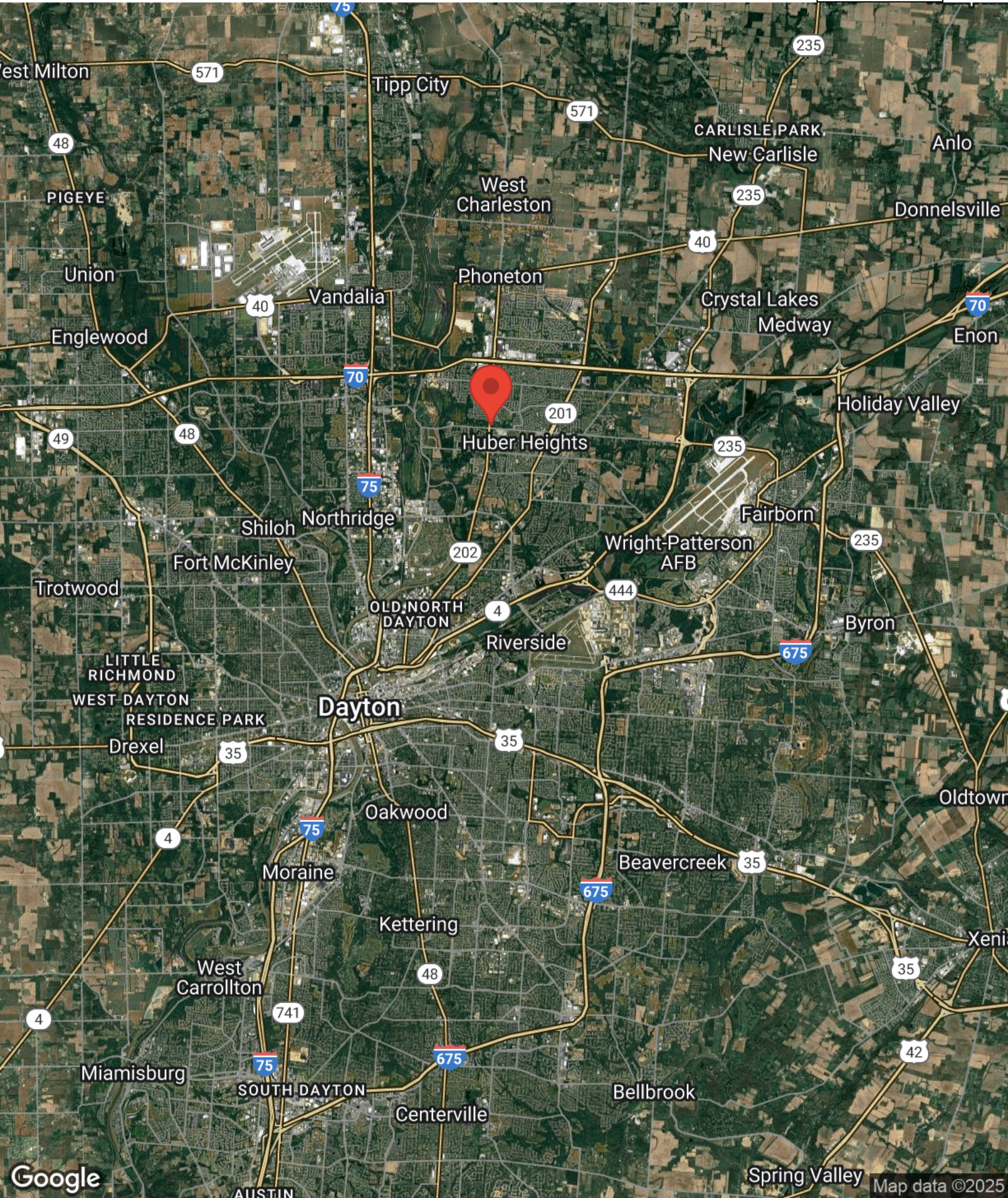
Broker-Director
O: (937) 657-2876
C: (937) 657-2876
greg.blatt@kw.com
BRKA:0000286367, Ohio

BILL LEE

Agent
O: (937) 474-9395
C: (937) 474-9395
bill.lee@kw.com
2013001147, Ohio

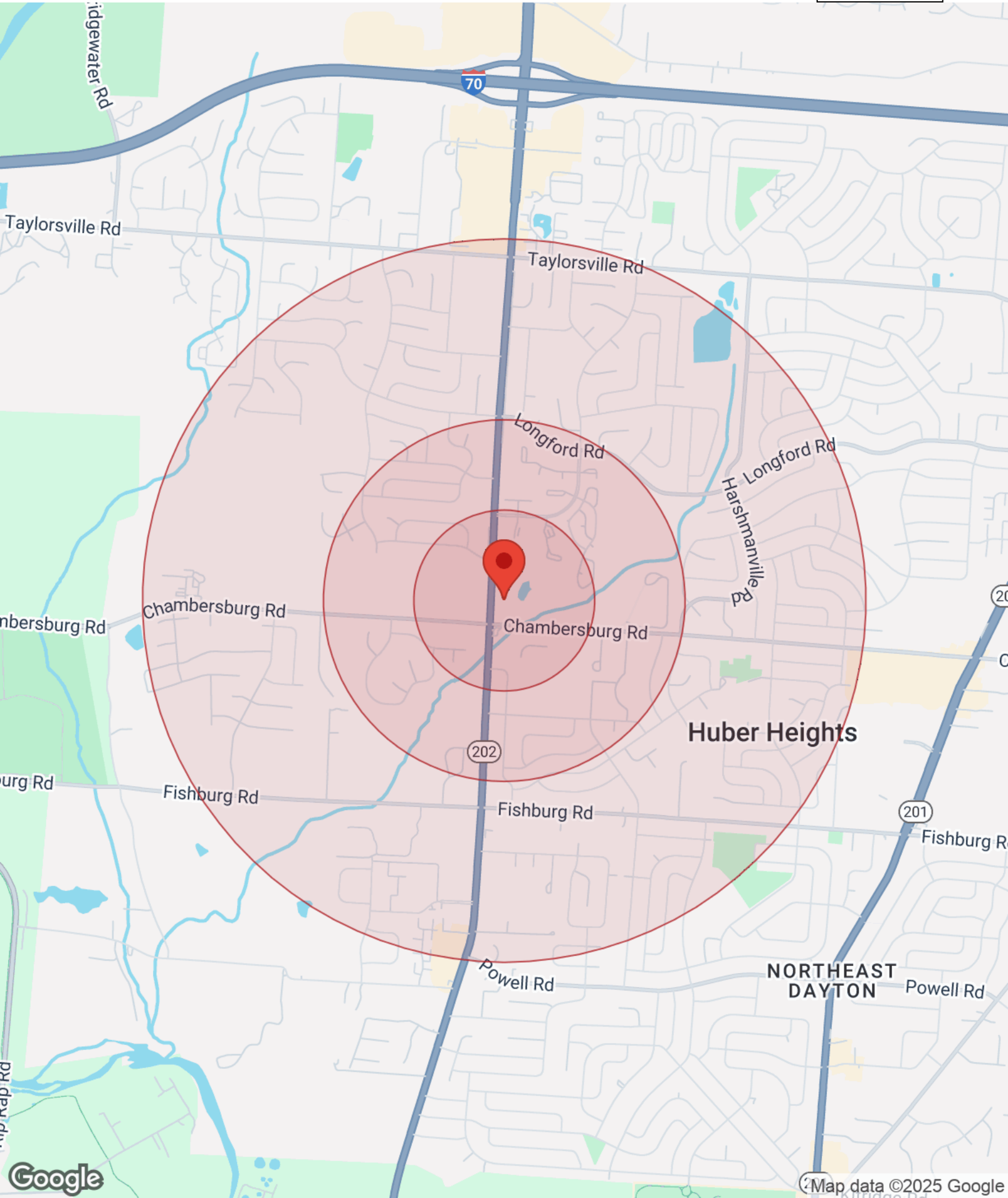
REGIONAL MAP

OLD TROY PIKE & CHAMBERSBURG ROAD



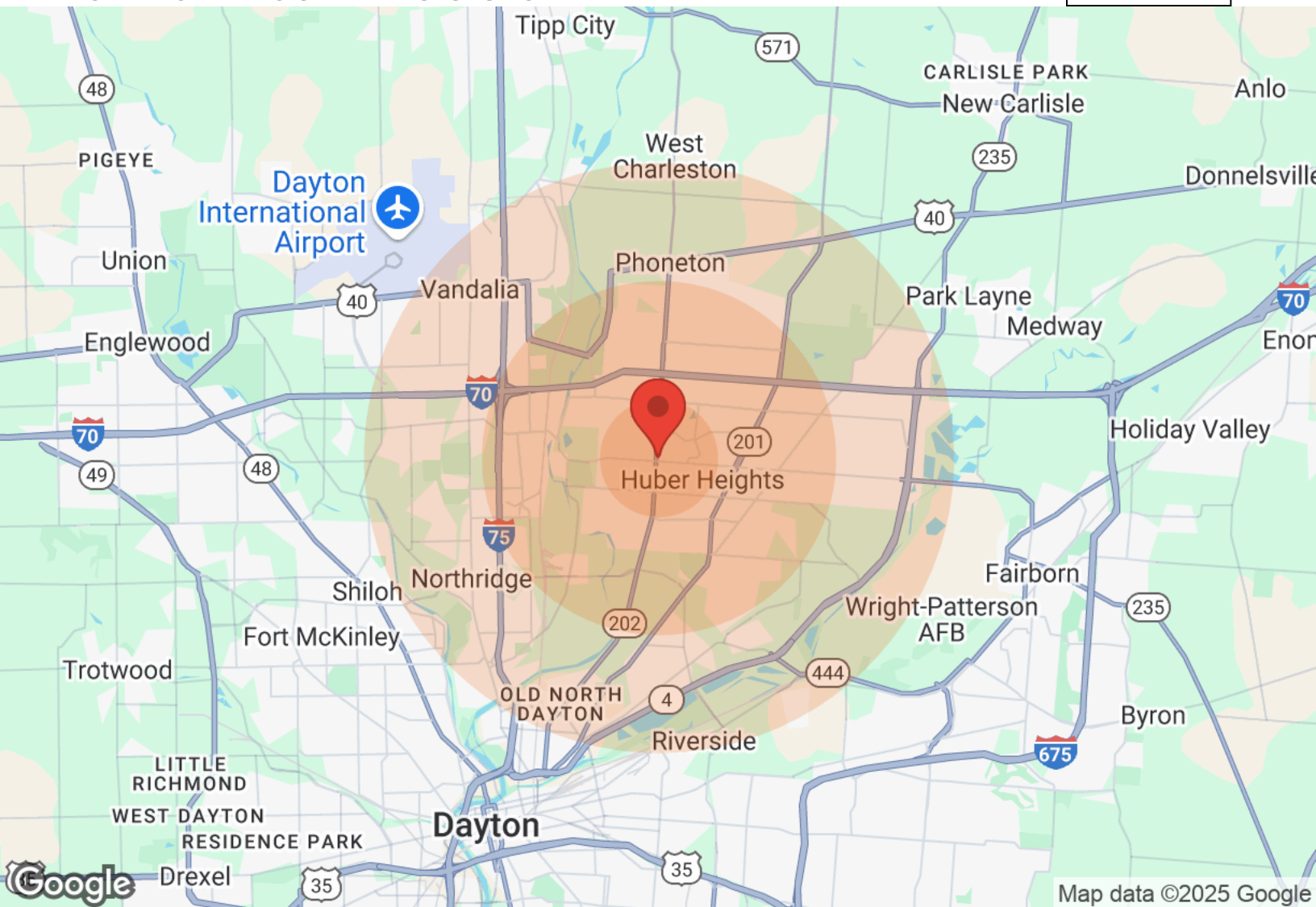
BUSINESS MAP

OLD TROY PIKE & CHAMBERSBURG ROAD



DEMOGRAPHICS

OLD TROY PIKE & CHAMBERSBURG ROAD



Population	1 Mile	3 Miles	5 Miles
Male	3,906	23,911	47,023
Female	4,188	25,205	50,224
Total Population	8,094	49,116	97,247

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,719	9,639	18,903
Ages 15-24	1,244	7,083	13,466
Ages 25-54	3,127	18,949	37,048
Ages 55-64	911	6,265	12,468
Ages 65+	1,093	7,180	15,362

Race	1 Mile	3 Miles	5 Miles
White	6,337	41,010	82,043
Black	1,311	5,609	11,301
Am In/AK Nat	N/A	20	24
Hawaiian	N/A	N/A	3
Hispanic	199	1,220	1,901
Multi-Racial	750	3,764	6,080

Income	1 Mile	3 Miles	5 Miles
Median	\$44,321	\$54,493	\$47,290
< \$15,000	465	1,483	4,651
\$15,000-\$24,999	375	1,592	4,782
\$25,000-\$34,999	386	2,193	5,041
\$35,000-\$49,999	526	2,753	5,824
\$50,000-\$74,999	747	4,714	8,094
\$75,000-\$99,999	264	2,973	4,787
\$100,000-\$149,999	213	2,236	4,017
\$150,000-\$199,999	162	773	1,371
> \$200,000	31	285	634

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,426	20,328	43,114
Occupied	3,155	18,905	39,128
Owner Occupied	2,000	13,736	26,219
Renter Occupied	1,155	5,169	12,909
Vacant	271	1,423	3,986

KW COMMERCIAL PARTNERS

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



Each Office Independently Owned and Operated

GREGORY BLATT

Broker-Director
O: (937) 657-2876
C: (937) 657-2876
greg.blatt@kw.com
BRKA:0000286367, Ohio

BILL LEE

Agent
O: (937) 474-9395
C: (937) 474-9395
bill.lee@kw.com
2013001147, Ohio

DISCLAIMER

OLD TROY PIKE & CHAMBERSBURG ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL PARTNERS

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



Each Office Independently Owned and Operated

PRESENTED BY:

GREGORY BLATT

Broker-Director
O: (937) 657-2876
C: (937) 657-2876
greg.blatt@kw.com
BRKA:0000286367, Ohio

BILL LEE

Agent
O: (937) 474-9395
C: (937) 474-9395
bill.lee@kw.com
2013001147, Ohio

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.