



**FOR SALE**

1414 W STATE ROUTE 571  
TIPP CITY, OH 45371

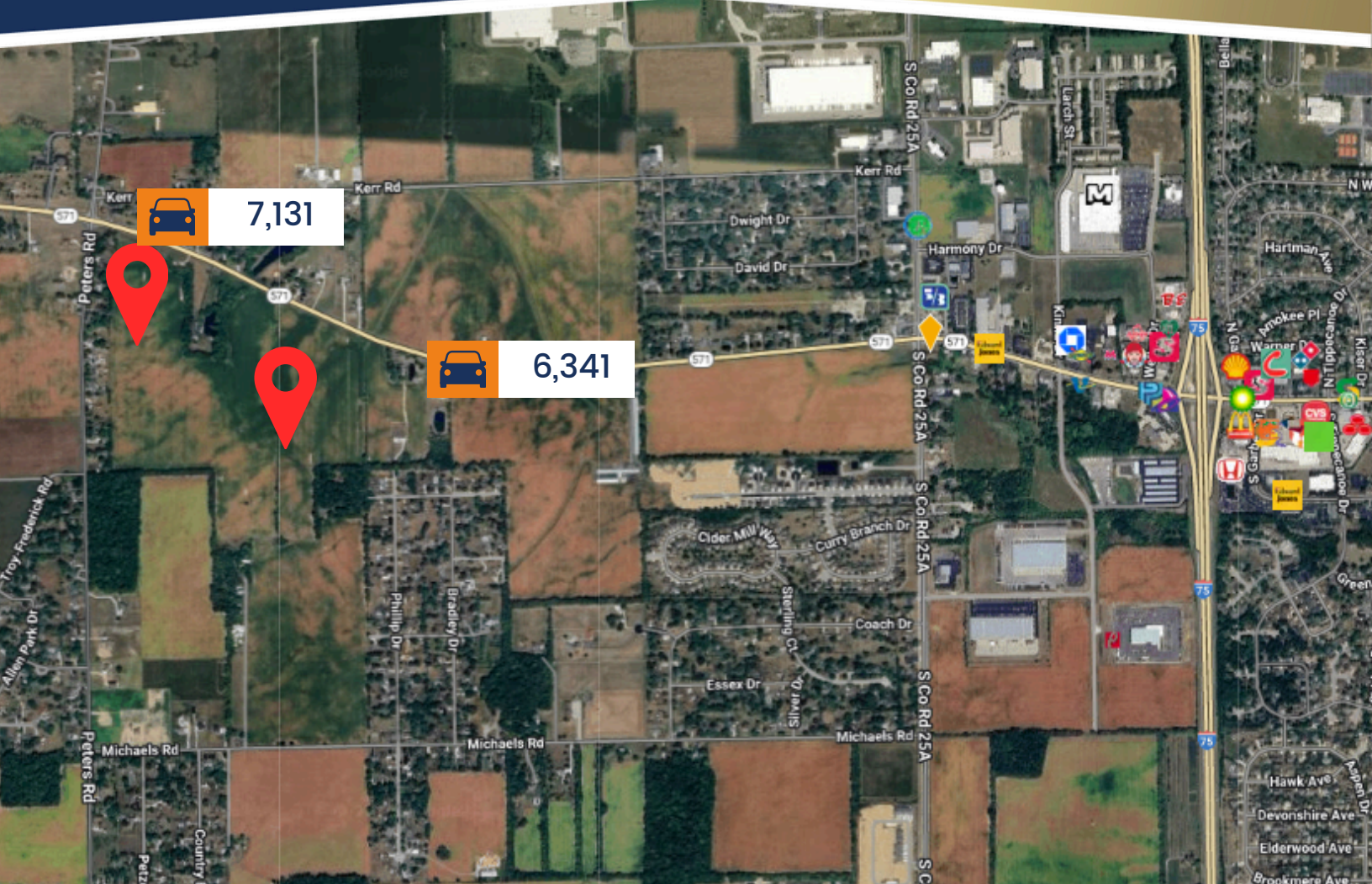
\*\* ALL PROPERTY LINES ARE ROUGH

## Property Highlights

- PRIME LAND CLOSE TO I75, CR 25-A
- APPROXIMATELY 162 ACRES
- CURRENT ZONING IS AGRICULTURAL
- ADJACENT TO SINGLE-FAMILY RESIDENTIAL HOUSING
- APPROXIMATE ROAD FRONTAGE: SR 571; 2,028', MICHAELS ROAD; 1,129'
- POSSIBLE ACCESS FROM PETERS ROAD TO THE WEST & THE NEIGHBORING PLAT TO THE EAST
- LAND IS PRIMARILY FLAT WITH SOME SLIGHT ROLL
- CLOSE TO SHOPPING, RESTAURANTS, HEALTHCARE
- 9 MILES TO DAYTON INTERNATIONAL AIRPORT

Offered at: \$42,000/acre





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	13,278	30,986	175,526
HOUSEHOLDS	5,430	12,404	72,071
HH INCOME	\$102,364	\$103,982	\$89,272

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