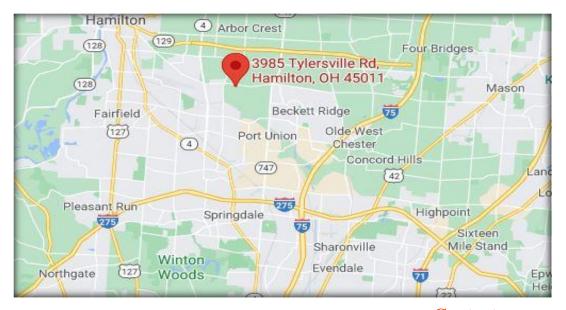
Development Opportunity



3985 Tylersville Rd Fairfield Twp, OH 45211





Cincinnati OH 45225

Contact: Stephanie Golden s.goldendwyer@gmail.com 513.379.0542 c 513.784.1776 o www.dwyercre.com

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt but don't guarantee its accuracy

3985 Tylersville Rd Fairfield Twp, OH 45211

Parcels:	A0300007000014 & A0300008000059
Municipality:	Fairfield Township
Land Area:	100 Acres
Zoning:	M-1 (Light Industrial)
Electric:	Yes @ Street Duke Energy
Gas:	Yes @ Street Duke Energy
Water:	Yes @ Street Butler County Water & Sewer
Sewer:	Yes @ easement to sewer on property SE of the site
	Butler County Water & Sewer
Access:	
SR 4 Bypass:	1.1 miles via Tylersville Rd
SR 747:	1.7 miles via Tylersville Rd
SR 129:	2.7 miles via SR Bypass 4
I-275:	6.3 miles via SR 747
I-75:	6.4 miles via SR 129 & Union Centre Blvd
Airport:	5.2 miles via SR 4 Bypass
	Butler County Regional Airport Hogan Field
Frontage:	+/-1,800' on Tylersville Rd
Curb Cuts:	One
Opportunity Zone:	Yes
Floodway/ Floodplain:	Yes, Partial Zone AE

Asking Price:

\$5,000,000 \$50,000 / Ac

Demographics, Business Summary, Survey, and Labor Force profile available upon request

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