

# Development Opportunity



**3985 Tylersville Rd  
Fairfield Twp, OH 45211**



**DWYER**  
COMMERCIAL REAL ESTATE LLC  
2928 Colerain Ave Ste 100  
Cincinnati OH 45225

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# 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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