

# FOR SALE: LAND – 242 ACRES

## SOUTH AFTON COMMERCE PARK

4226 HALF ACRE ROAD, BATAVIA, OHIO 45103



### Highlights

- ◆ Sale Price: \$40,000/acre
- ◆ Zoned "I – Industrial"
- ◆ Located in Williamsburg Township – no local earnings tax
- ◆ Adjacent to rail operated by Cincinnati East Terminal
- ◆ Level topography
- ◆ Owner will subdivide; pay buyer broker commissions up to 3%
- ◆ Access road with all utilities
- ◆ Tax incentives available
- ◆ Site is not developer-controlled, use any builder



Google Map Link: <https://goo.gl/maps/lhdLD>

[www.SouthAfton.com](http://www.SouthAfton.com)

Contact: Andy Kuchta – 513-732-7906  
[akuchta@clermontcountyohio.gov](mailto:akuchta@clermontcountyohio.gov)

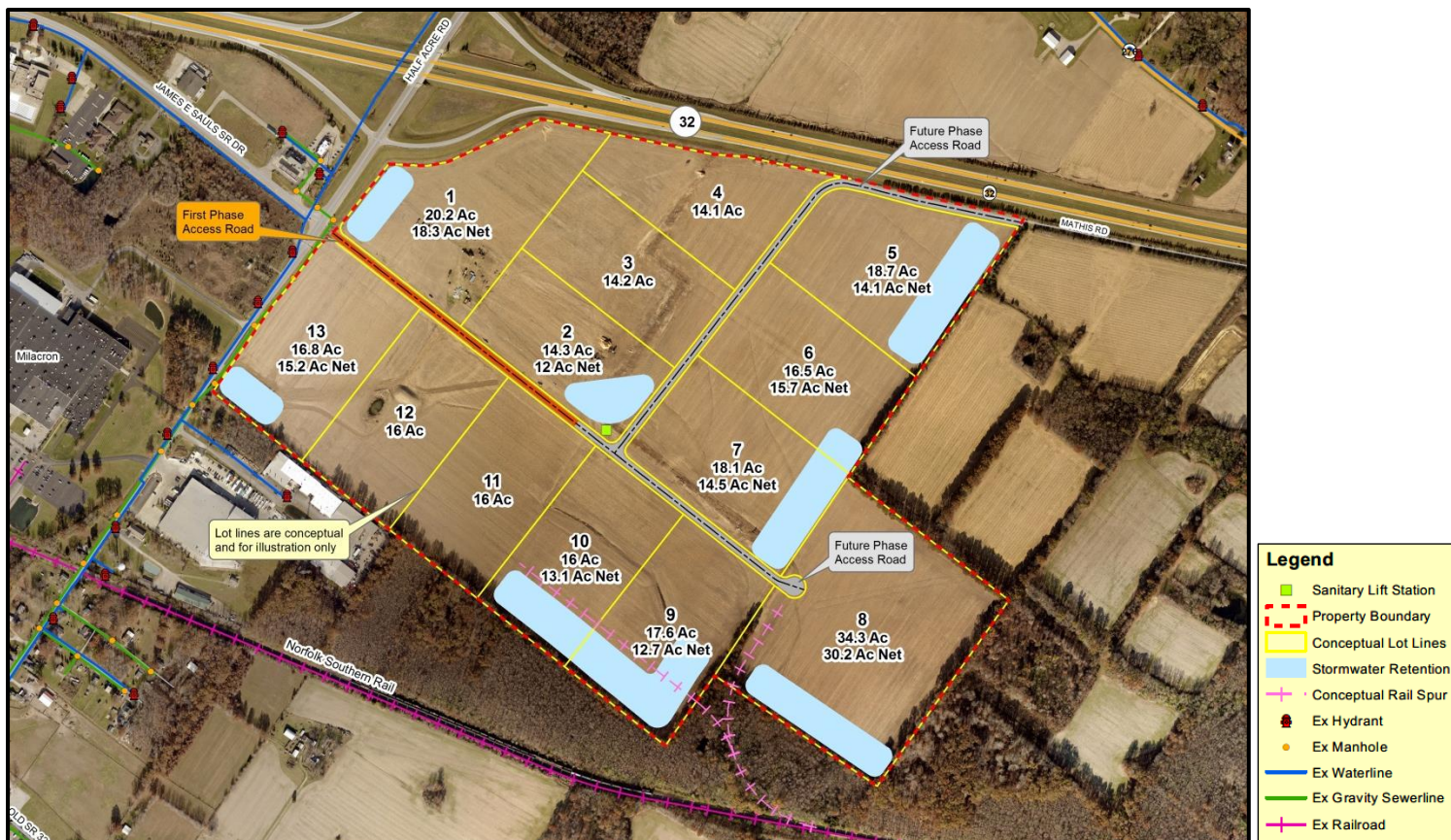
Adele Evans – 513-732-7912  
[jaevans@clermontcountyohio.gov](mailto:jaevans@clermontcountyohio.gov)

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## Site Detail



Lots shown above are for illustrative purposes only. The Clermont County CIC will work with buyers to identify the best location within the park and subdivide lots to meet the individual needs of each buyer.

## Travel Times & Demographics

- ◆ Immediate access to SR 32 via Half Acre Road
- ◆ 10 minutes to I-275
- ◆ 7 minutes to Clermont County Airport (Sporty's)
- ◆ 25 minutes to Cincinnati
- ◆ 42 minutes to CVG International Airport
- ◆ Population: 1.0 million people within 25 miles; 2.5 million people within 45 miles
- ◆ Workforce age 16+: 472,360 workers within 25 miles; 1.1 million workers within 45 miles

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