

# CARRIAGE HILL

State Route 747  
Liberty Township, OH

## FOR SALE OR LEASE 1- 4 Acres Available

### HIGHLIGHTS

- Be a part of a 450-acre mixed-use development in the affluent and growing township of Liberty Township, Ohio
- Located in front of the upscale Carriage Hill community with 475 high-end Estate Homes and Patio Homes
- One to four acres available for office or retail use
- Multi-tenant retail options available
- Great visibility along Princeton Rd (S.R. 747) approximately 1/2 mile north of the 129 interchange
- Join Shooters Sports Grill
- Princeton Road (S.R. 747) is a major connector between S.R. 129 and Cincinnati's northeastern suburbs to I-275

### TRAFFIC COUNTS

- 14,229 VPD on State Route 747

### DEMOGRAPHICS

2019 Estimates	1 miles	3 miles	5 miles
Population	5,003	43,055	105,501
Households	1,649	14,233	37,706
Average HH Income	\$116,094	\$128,826	\$109,971
Daytime Employees	301	7,598	31,901

### CONTACT

Jason Gibson 513-784-1106  
jgibson@anchor-associates.com

Anchor  
ASSOCIATES



## ANCHOR ASSOCIATES

3825 Edwards Road  
Suite 630  
Cincinnati, OH 45209

513-784-1106

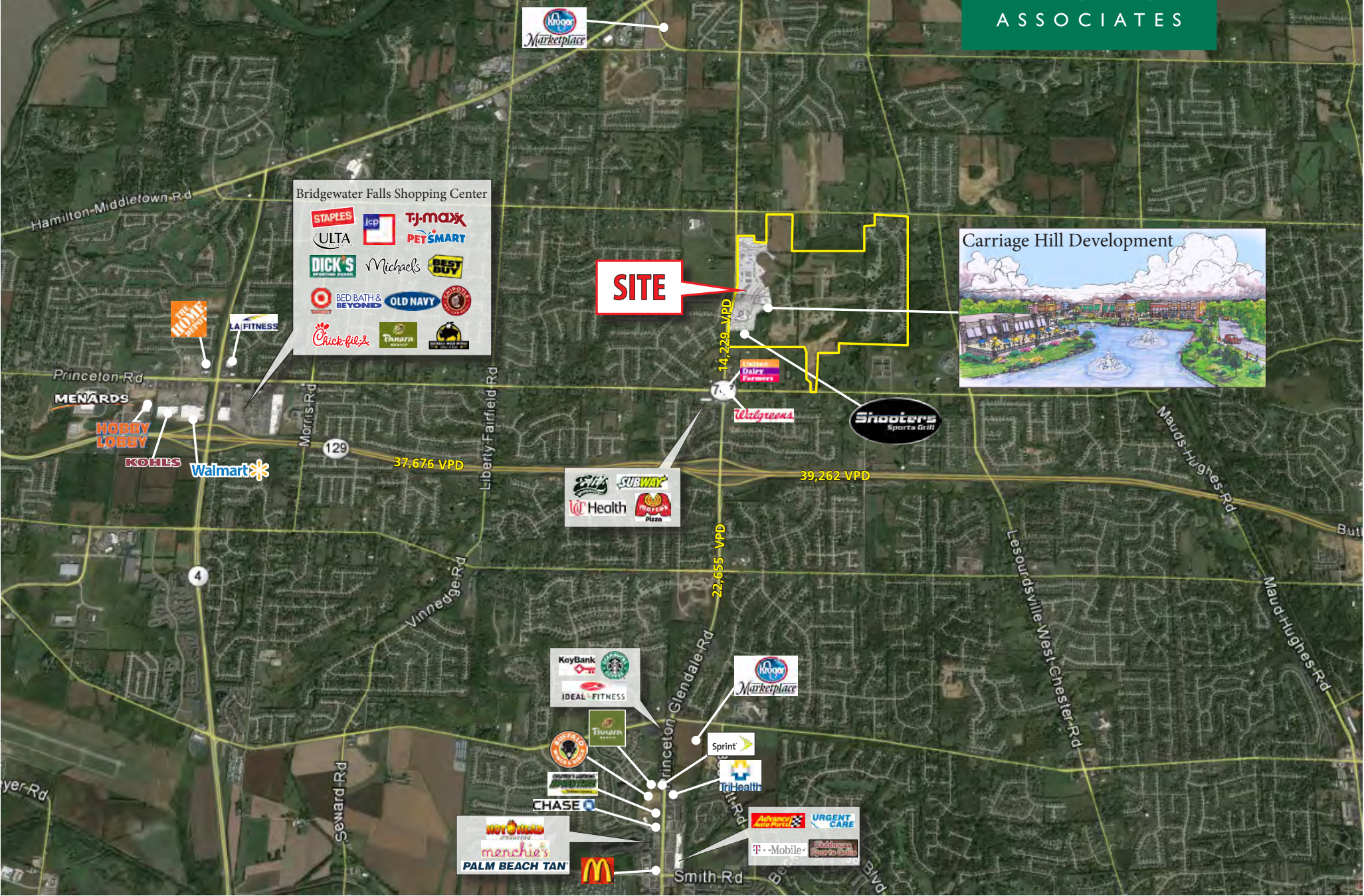
[www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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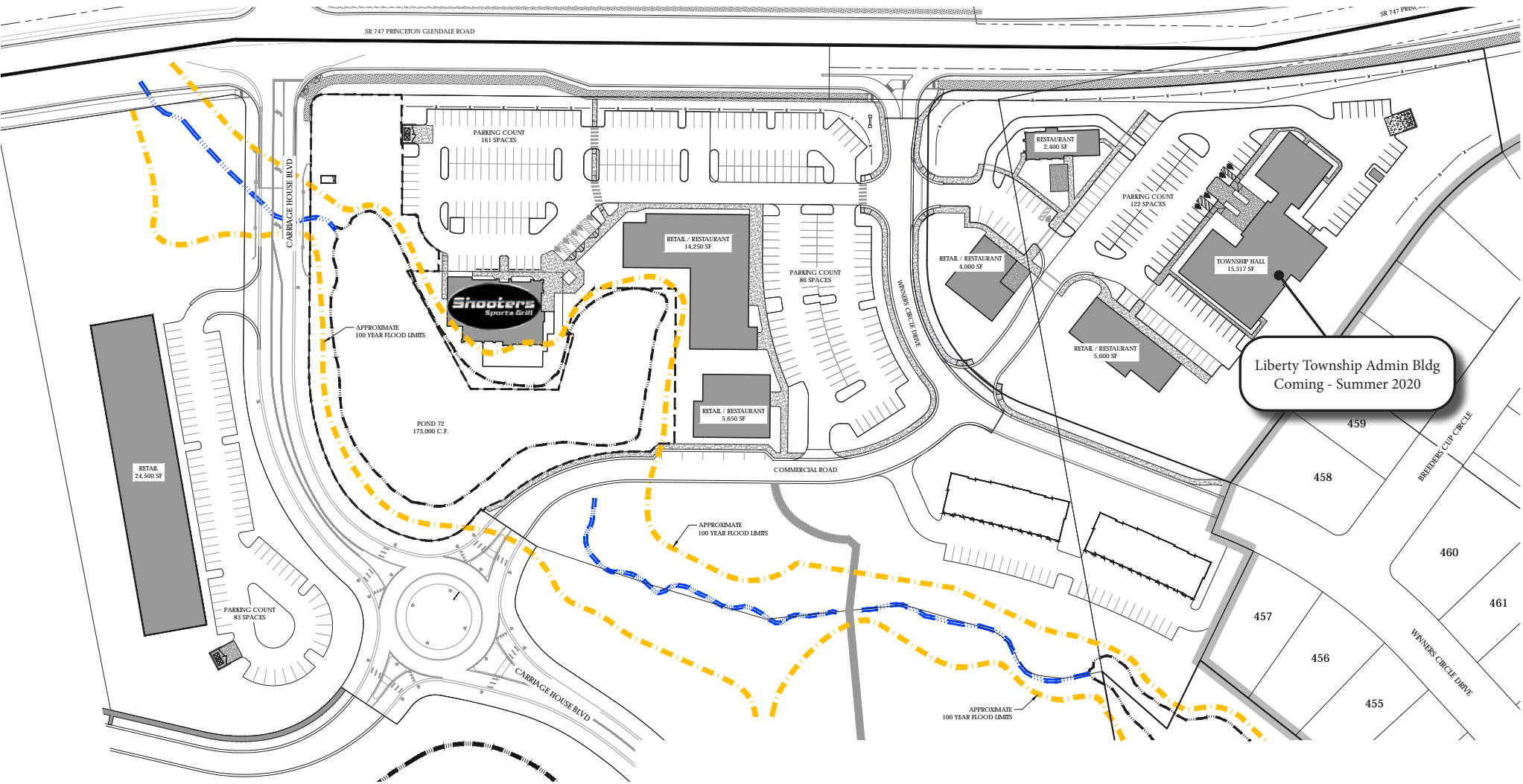


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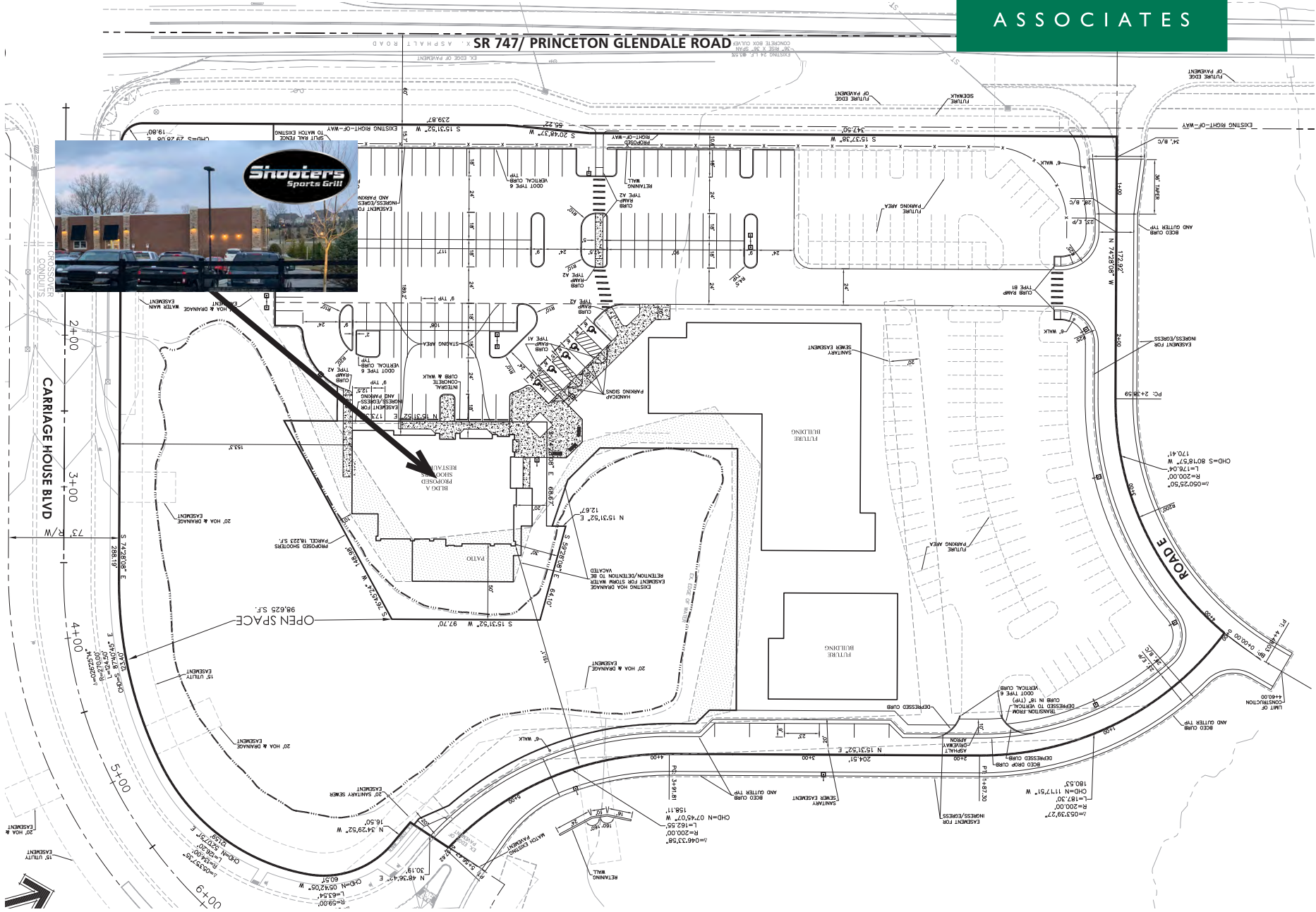


Liberty Township Admin Bldg  
Coming - Summer 2020

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# Anchor

ASSOCIATES

McGill Smith Punston, Inc.  
3000 Park 42 Drive • Suite 1100  
Cincinnati, Ohio 45241-3997  
Tel 613.799.0064 • Fax 613.643.7099  
Engineers • Architects • Surveyors  
Landscape Architects • Planners



AREA	NUMBER OF LOTS	LOT PERCENTAGE (PCT)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	MINIMUM AREA (SQUARE FEET)
1	34	60	20	5	20	8,000
2	27	30	20	5	20	8,000
3	27	60	20	5	20	8,000
4	27	100	20	5	20	14,000
5	27	100	20	5	20	14,000
6	27	100	20	5	20	14,000
7	31	90	20	5	20	14,000
8	31	90	20	5	20	14,000
9	31	90	20	5	20	14,000
10	31	90	20	5	20	14,000
11	31	90	20	5	20	14,000
12	31	90	20	5	20	14,000
13	31	90	20	5	20	14,000
14	31	90	20	5	20	14,000
15	31	90	20	5	20	14,000
16	31	90	20	5	20	14,000
17	31	90	20	5	20	14,000
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94	31	90	20	5	20	14,000
95	31	90	20	5	20	14,000
96	31	90	20	5	20	14,000
97	31	90	20	5	20	14,000
98	31	90	20	5	20	14,000
99	31	90	20	5	20	14,000
100	31	90	20	5	20	14,000

TOTAL NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL UNITS IS 339.

STREETS	STREET WIDTH	NUMBER OF SIDEWALKS	SIDEWALK WIDTH
A, H, M, N, O, Q	28' R/C	ONE	4'
B, C, L, J, K, E, F, G, I, P, G	28' R/C	ONE	6'
D, E, F, G, I, P, G	28' R/C	ONE	4'
D, E, F, G, I, P, G	28' R/C	TWO	6'

USE	NUMBER OF UNITS	NUMBER OF UNITS
SINGLE FAMILY DETACHED RESIDENTIAL	339	
MULTI-FAMILY RESIDENTIAL	240	
SUBTOTAL	579	

USE	NUMBER OF UNITS	AREA IN SQUARE FEET
COMMERCIAL	—	143,430
MIXED USE	30	—
RESIDENTIAL	174	—
SUBTOTAL	144	143,430

NOTE: THE AREA OF LAND CONSISTING OF COMMERCIAL AND MIXED USES WILL EXCEED 30% OF LAND RESULTING IN AN OPEN SPACE PERCENTAGE REQUIREMENT OF 30%.

PROPOSED ZONE	R-PUD	MU-PUD	TOTAL
AREA	323.54 AC	53.08 AC	376.64
AREA IN LOTS	179.84 AC	—	179.84
AREA IN R/W	36.45 AC	6.50 AC	42.95
NUMBER OF UNITS	339	144	743
DENSITY	1.85 DU/AC	2.71 DU/AC	1.87 DU/AC

TOTAL NUMBER OF UNITS IN CARRIAGE HILL AND WINDING CREEK IS 743 (339+404) UNITS

TYPE	R-PUD	MU-PUD	TOTAL
BUILDING	45.5	3.7	49.2
PARKING	13.1	7.7	20.8
ROADWAY	16.8	1.5	18.3
SIDEWALK	3.9	0.3	4.2
TOTAL	79.3	13.2	92.5

ZONE	AREA OF ZONE	OPEN SPACE AREA	OPEN SPACE PERCENTAGE
R-PUD	323.54	88.61	27.4%
MU-PUD	53.08	12.80	24.1%
SUBTOTAL CARRIAGE HILL	376.64	101.41	26.9%
WINDING CREEK PUD	47.37	18.73	39.6%
TOTAL	444.21	120.08	27.0%

OWNERS  
TERRY DEVELOPMENT II, LLC  
TERRY INVESTMENTS, INC.  
P. RANDY TERRY, CO-TO  
PHILIP RAND & PATRICIA A. TERRY  
BETTY TERRY, MARC THOMAS, II  
NANCY TERRY, NANCY LAUREN TERRY, CO-TO, ETAL  
LIBERTY LAND COMPANY, LLC  
5342 CARRIAGE HOUSE BOULEVARD  
LIBERTY TOWNSHIP, OHIO 45011

APPLICANT  
LIBERTY LAND COMPANY, LLC  
5342 CARRIAGE HOUSE BOULEVARD  
LIBERTY TOWNSHIP, OHIO 45011  
(513) 874-4455

**CARRIAGE HILL**  
PRELIMINARY  
DEVELOPMENT PLAN  
JULY 07, 2016 WIP