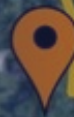


# 10209 SCULL RD

CINCINNATI, OH 45252

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Advisor  
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zschunn@svn.com

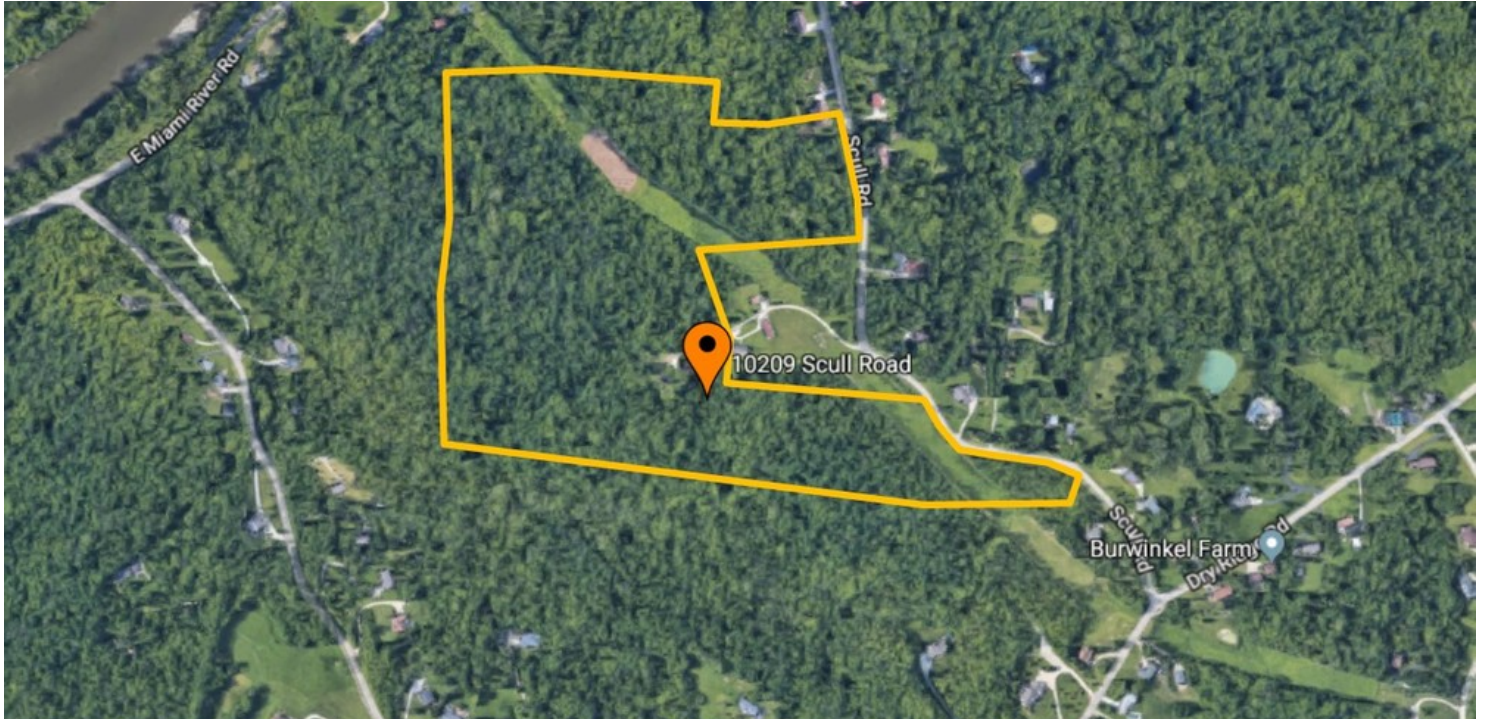


10209 Scull Road

Burwinkel Farm



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$698,000
Lot Size:	42.8 Acres
Zoning:	R-2
Market:	Cincinnati
Submarket:	Colerain Twp.
Price / AC:	\$16,308 / AC

## PROPERTY OVERVIEW

42.8 acre residential land in high-demand Colerain Twp. Strong demographics in the area. Suitable for roughly 15 estate-style home sites--see attached site plan. More homes may be possible; check with Colerain Twp. Zoning for more information. One, older house on property is currently serving as a rental. Driveway access from Scull Rd. currently exists (see map), but additional access points could be created. Development partnerships may be possible; inquire for more details.

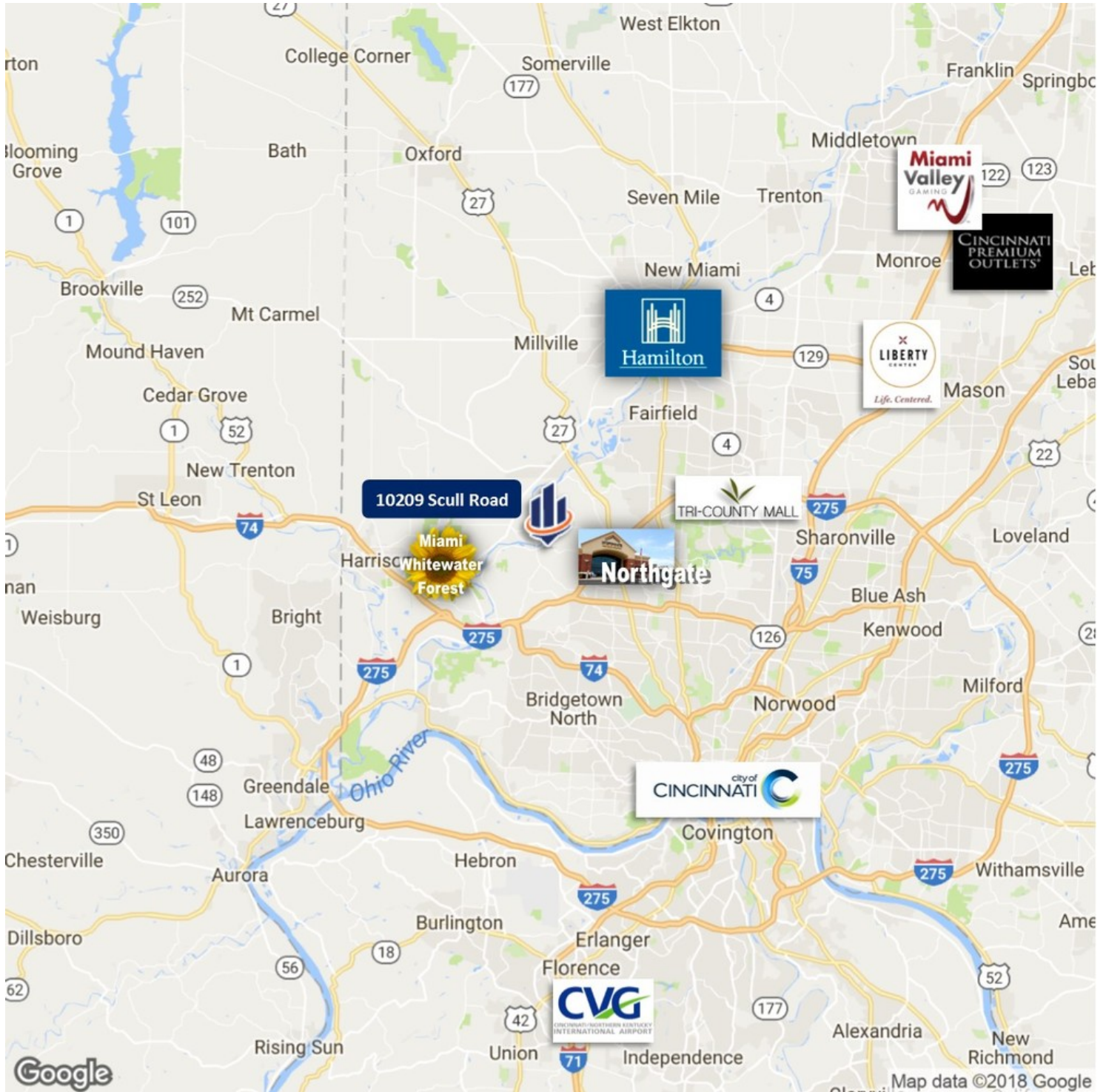
Tours available upon request for qualified buyers.

## PROPERTY HIGHLIGHTS

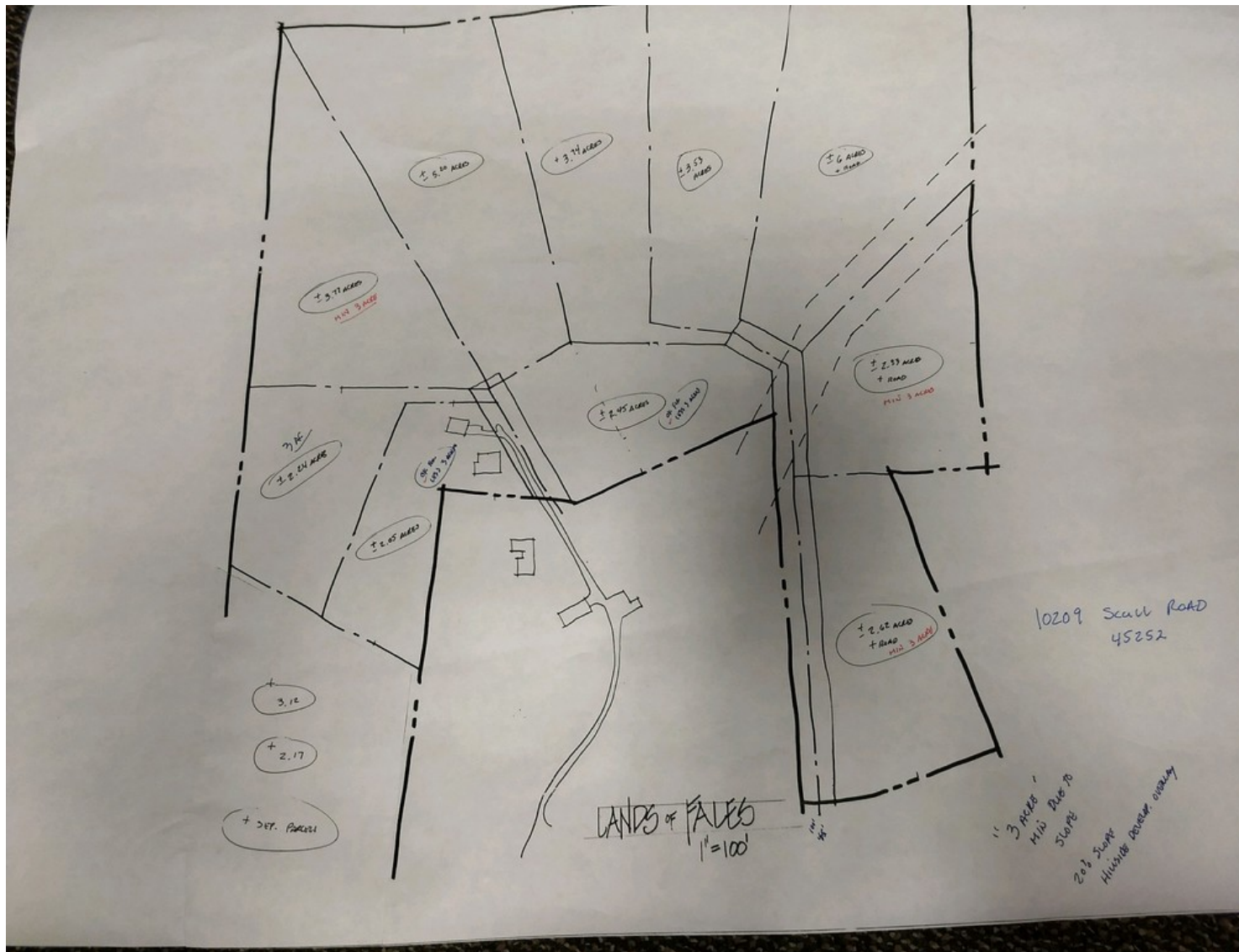
- Over 40 acres of prime residential development land
- Strong Colerain Twp. location
- Perfect for estate-style homes
- Just 3 miles to I-275
- Less than 10 minutes to Northgate Mall



# Regional Map



# Site Plan



## CONCEPTUAL SITE PLAN - NOT APPROVED

Excellent site for 2.5-3.0 acre "estate-style" home sites. Above is a conceptual site plan and has not been formally approved. Ask for additional site plans/drawings on this site.



# About Colerain Township

Located just north of Cincinnati and conveniently located off of two major interstates (I-275 and I-74), Colerain Township is the second largest township in the state of Ohio. The Township encompasses 42.9 square miles, with a population of 58,499. The township provides a full array of services including: Administration, Police, Fire & EMS, Planning and Zoning, Parks and Services, Public Works, and Senior & Community Center.

Colerain Township is also home to a number of neighborhood parks, and is conveniently located close to Miami Whitewater Forest, Mt. Airy Forest and Winton Woods. The Cincinnati Business Courier ranked Colerain Township 4th on its list of top-selling Greater Cincinnati markets for single-family home sales in 2017.

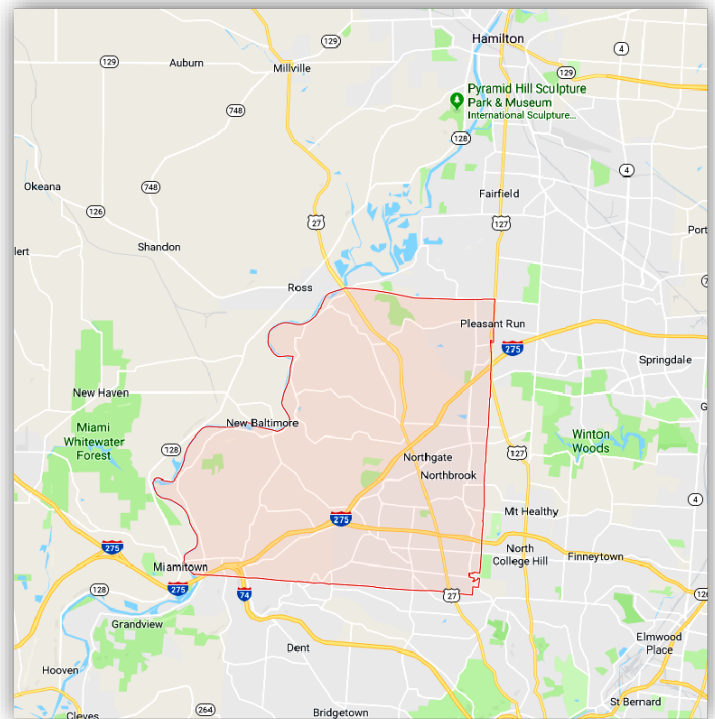


Colerain Township has over 1,100 existing businesses, and in the last couple of years has seen tens of millions of dollars in new development. Colerain is also a premier retail destination within the Cincinnati market, anchored by Northgate Mall and including other shopping centers, such as Colerain Towne Center, Stone Creek Towne Center, Central Plaza, and Delco Plaza. Recent or current developments (as of March 2018) include a new Kroger-anchored shopping

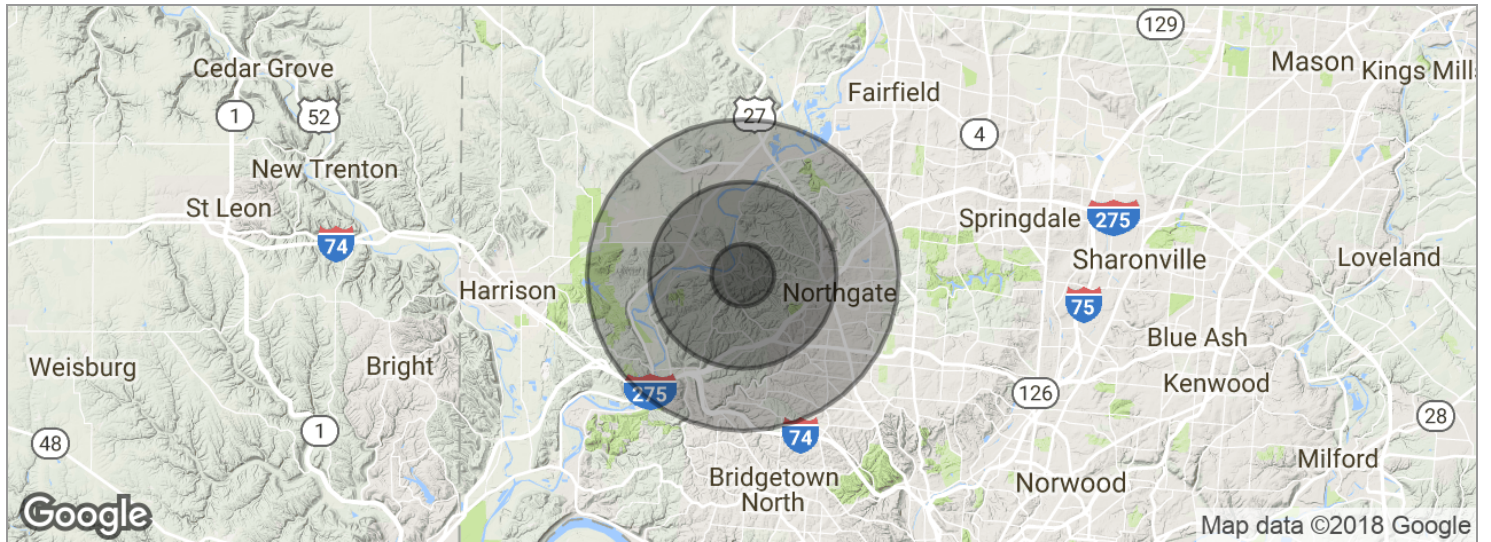
*Colerain Avenue is one of the busiest commercial retail corridors in the region.*

center, a 74,000 SF headquarters building under construction, a 53-acre light industrial park, and numerous new shops and restaurants.

Colerain Township has ten corporate headquarters that house various businesses from international manufacturing to global sales and distribution. And, with the recent completion of the Streetscape Plan, Colerain Township is undertaking an extensive beautification project at all of its major gateways, adding to the attraction of this close knit community.



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,257	64,800	147,649
Median age	40.4	37.8	36.4
Median age (male)	40.7	36.6	35.3
Median age (Female)	40.4	39.5	37.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,848	25,646	56,542
# of persons per HH	2.5	2.5	2.6
Average HH income	\$74,632	\$64,143	\$59,515
Average house value	\$162,899	\$154,975	\$151,547

\* Demographic data derived from 2010 US Census