

Land For Sale

Union/Batavia Townships

MAJOR PRICE REDUCTION



FEATURES

- **16.5+/- Acres Available**
- Two Parcels:
37-31-03D-038 (Union Twp.) - 5.728 Acres
01-20-07B-023 (Batavia Twp.) - 11.513 Acres
- All Utilities
- Zoning approval required
- Frontage on State Route 32
- Two miles to I-275

LOCATION

**State Route 32 and Stonelick Olive Branch
Intersection
Cincinnati, OH 45103
Union & Batavia Townships**

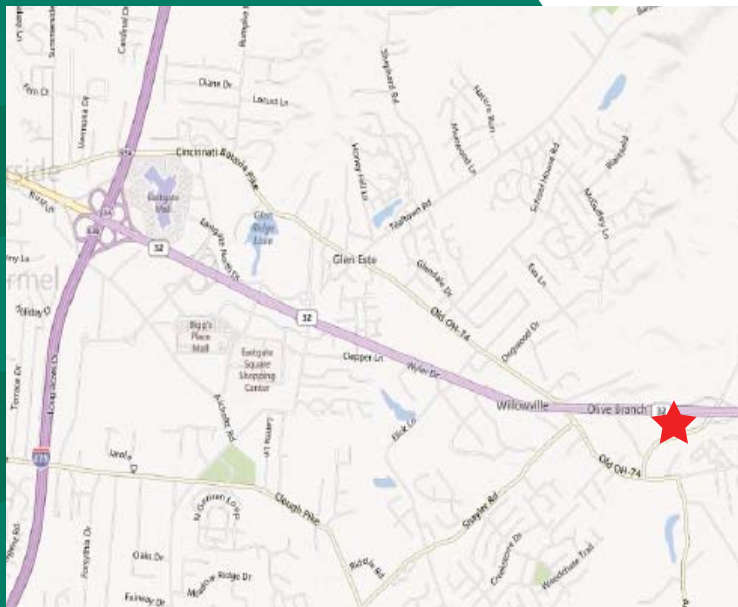
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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242



BAY RIDGE FARM INC
373103D395.
25.91 AC

COLE JAMES R &
373103D035.
47.499 AC

COLE JAMES R & E
MARLENE CO TRS
373103D306.
8.553 AC

POTRAFKE
CAROLE R
012007C059.
13.814 AC

012007C049.

012005K346.

LEXINGTON RUN
COMMUNITY
012005B347.
6.686 AC

COLE JAMES R &
413103E168.
7.21 AC

012007B110.

012007B112.

BOARD OF COUNTY
COMMISSIONERS
012007C113.
8.441 AC

BOARD OF COUNTY
COMMISSIONERS
012007C097.
9.25 AC

32

BOARD OF
CLERMONT COUNTY
373103D308.
5.071 AC

012007B116.

413103E237.

413103E284.

SITE
5.728 Acres
373103D038.
5.728 AC

SITE
11.513 Acres
373103E023.
11.513 AC

Olive Branch Stonelick Rd.

BOARD OF COUNTY
COMMISSIONERS
012007C110.
5.691 AC

012007C109.

W.T.
Nichel

WEST EDITH JEAN
012007C099.
5.062 AC

WINDING CREEK
ESTATES LLC
373103E301.
8.493 AC

012007B115.

012007B114.

WHISPERING PINES OF
CLERMONT COUNTY LTD
012007C026.
7.973 AC

CHURCH
OF GOD
012007C101.
6.32 AC

WINDING CREEK
ESTATES LLC
413103E169.
7.32 AC

012007B117

Winding Creek Rd.

COLE JAMES R
& E MARLENE
012007B023.
11.513 AC

BATAVIA LEASED HOUSING
ASSOCIATES I LLLP
012007B108.
24.042 AC

012007C105.

413103E239.

WINDING CREEK
ESTATES LLC
373103E205.
5.761 AC

373103E297.

373103E303.

012007B025.

373103E294.

012007B011.

Olive Branch
Cemetery Rd.

012007B107.

012007B012.

012007C038.

012007C103.

012007C089.

012007C048.

012007C105.

373103E121.

373103E125.

373103E302.

012007B105.

012007C102.

012007D114.

012007D107.

373103E085.

373103E086.



Executive Summary

1360 OH 32, Batavia, Ohio, 45103
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.08858
Longitude: -84.22667

	1 mile	3 miles	5 miles
Population			
2000 Population	3,918	24,892	69,710
2010 Population	5,077	29,237	79,538
2015 Population	5,697	31,259	82,523
2020 Population	6,092	32,812	85,280
2000-2010 Annual Rate	2.63%	1.62%	1.33%
2010-2015 Annual Rate	2.22%	1.28%	2.70%
2015-2020 Annual Rate	1.35%	0.97%	0.66%
2015 Male Population	49.4%	49.0%	48.9%
2015 Female Population	50.7%	51.0%	51.1%
2015 Median Age	33.2	35.4	37.1

In the identified area, the current year population is 82,523. In 2010, the Census count in the area was 79,538. The rate of change since 2010 was 0.70% annually. The five-year projection for the population in the area is 85,280 representing a change of 0.66% annually from 2015 to 2020. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	92.3%	93.1%	93.8%
2015 Black Alone	2.6%	2.3%	1.8%
2015 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2015 Asian Alone	2.4%	1.9%	1.7%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.4%	0.5%	0.7%
2015 Two or More Races	2.0%	2.0%	1.8%
2015 Hispanic Origin (Any Race)	1.9%	2.0%	2.2%

Persons of Hispanic origin represent 2.2% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 15.7 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,599	9,271	26,844
2010 Households	2,096	11,122	31,117
2015 Total Households	2,391	12,058	32,556
2020 Total Households	2,596	12,728	33,717
2000-2010 Annual Rate	2.74%	1.84%	1.49%
2010-2015 Annual Rate	2.54%	1.55%	0.86%
2015-2020 Annual Rate	1.66%	1.09%	0.70%
2015 Average Household Size	2.30	2.55	2.51

The household count in this area has changed from 31,117 in 2010 to 32,556 in the current year, a change of 0.86% annually. The five-year projection of households is 33,717, a change of 0.70% annually from the current year total. Average household size is currently 2.51, compared to 2.53 in the year 2010. The number of families in the current year is 22,060 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2015 Median Household Income	\$57,072	\$59,325	\$60,782
2020 Median Household Income	\$68,852	\$73,142	\$75,429
2015-2020 Annual Rate	3.82%	4.28%	4.41%
Average Household Income			
2015 Average Household Income	\$76,910	\$73,493	\$75,846
2020 Average Household Income	\$88,562	\$84,336	\$87,416
2015-2020 Annual Rate	2.86%	2.79%	2.88%
Per Capita Income			
2015 Per Capita Income	\$30,945	\$28,673	\$29,945
2020 Per Capita Income	\$35,818	\$33,066	\$34,583
2015-2020 Annual Rate	2.97%	2.89%	2.92%

Current median household income is \$60,782 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$75,429 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$75,846 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$87,416 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$29,945 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$34,583 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	1,748	9,675	28,139
2000 Owner Occupied Housing Units	877	5,996	17,871
2000 Renter Occupied Housing Units	723	3,275	8,973
2000 Vacant Housing Units	148	404	1,295
2010 Total Housing Units	2,357	11,967	33,479
2010 Owner Occupied Housing Units	1,086	7,295	21,283
2010 Renter Occupied Housing Units	1,010	3,827	9,834
2010 Vacant Housing Units	261	845	2,362
2015 Total Housing Units	2,586	12,760	34,816
2015 Owner Occupied Housing Units	1,223	7,544	21,436
2015 Renter Occupied Housing Units	1,168	4,514	11,120
2015 Vacant Housing Units	195	702	2,260
2020 Total Housing Units	2,777	13,451	36,198
2020 Owner Occupied Housing Units	1,297	7,852	22,084
2020 Renter Occupied Housing Units	1,300	4,876	11,633
2020 Vacant Housing Units	181	723	2,481

Currently, 61.6% of the 34,816 housing units in the area are owner occupied; 31.9%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 33,479 housing units in the area - 63.6% owner occupied, 29.4% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 1.76%. Median home value in the area is \$172,092, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.60% annually to \$205,413.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.