

LAND AVAILABLE FOR SALE 2 ACRE DEVELOPMENT SITE

Mason Montgomery Road & Old Irwin Simpson Road, Mason, OH 45040



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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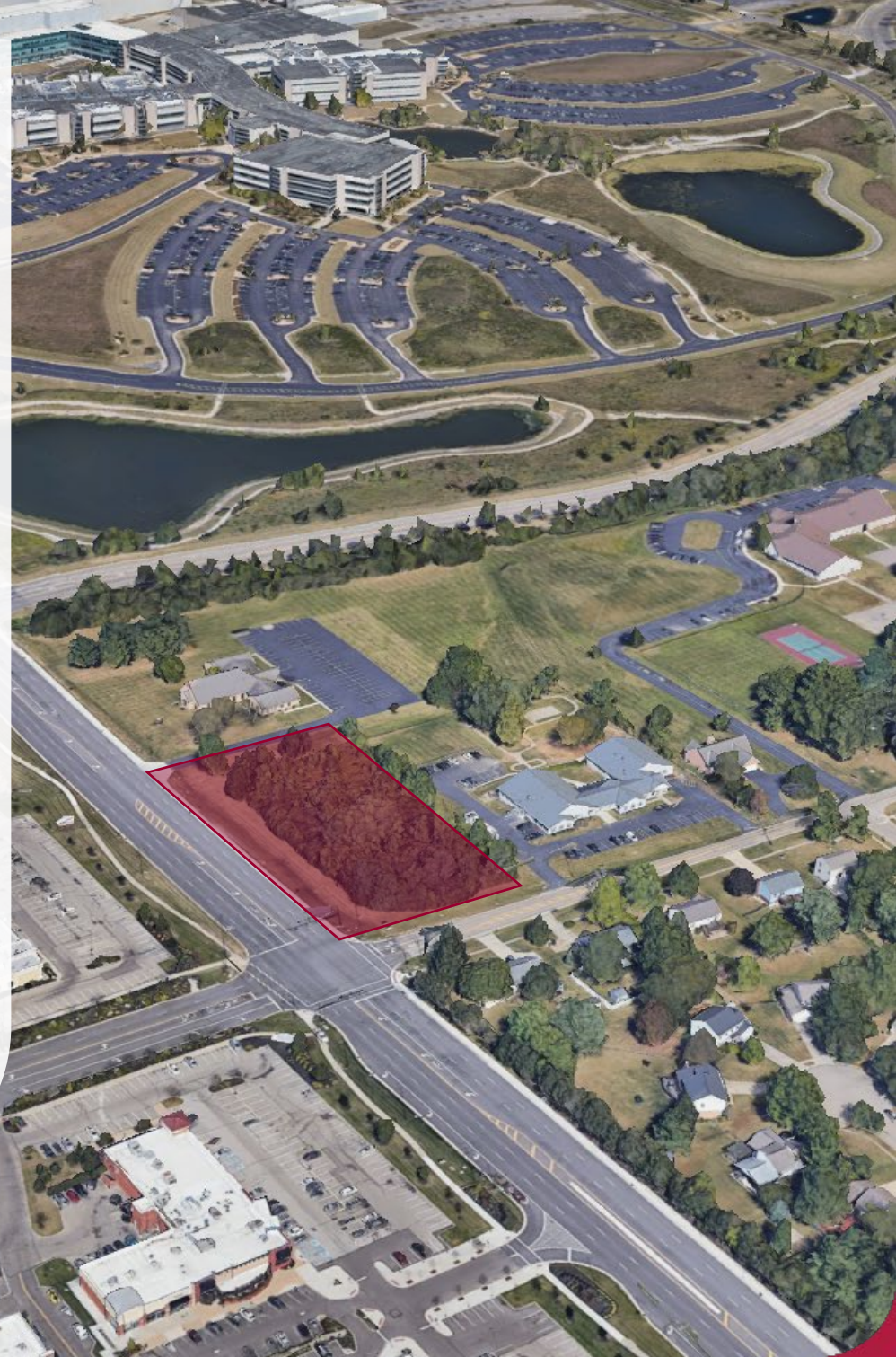
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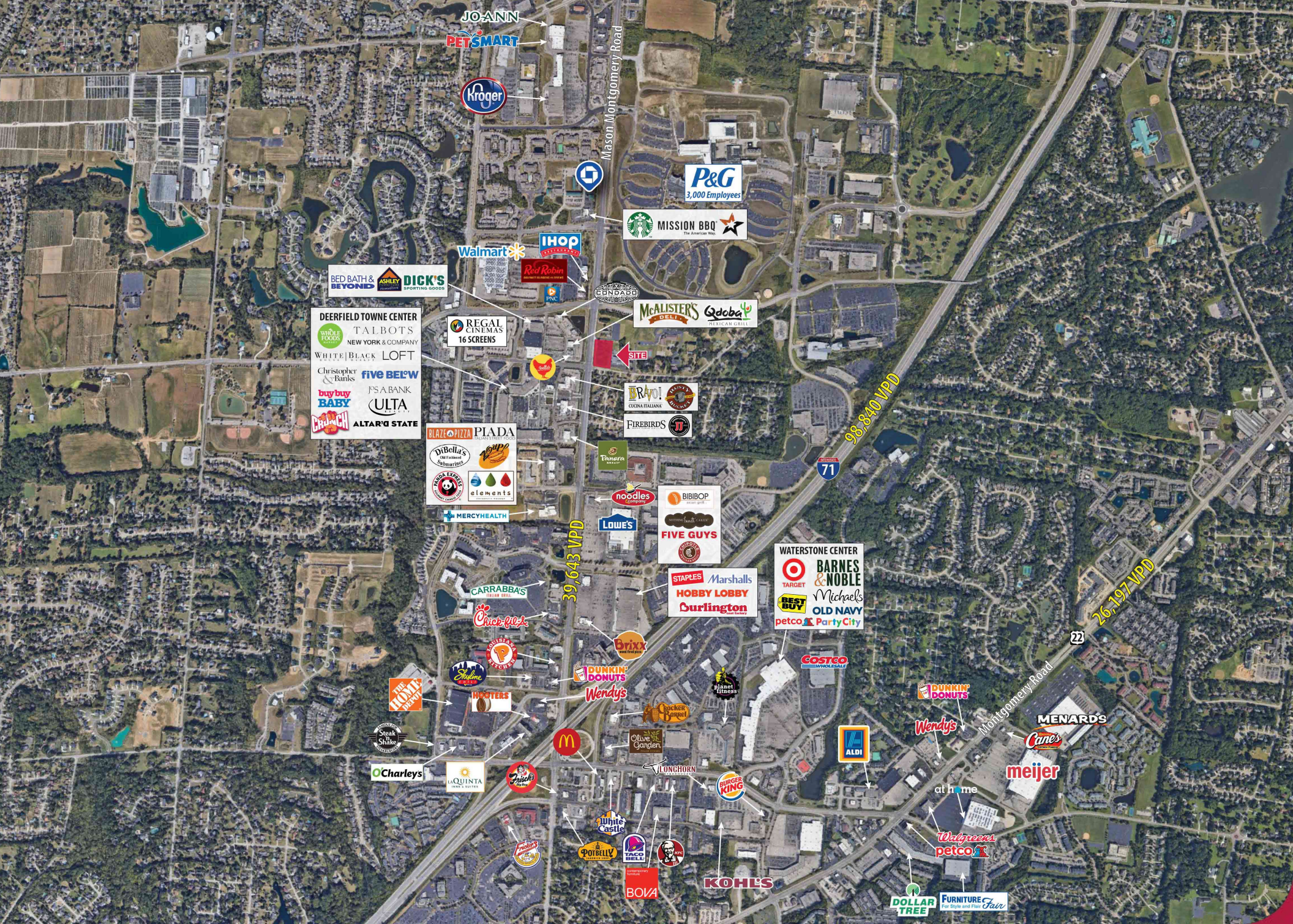
FOR SALE: Approximately 2 acres
PRICING: \$1.25 Million

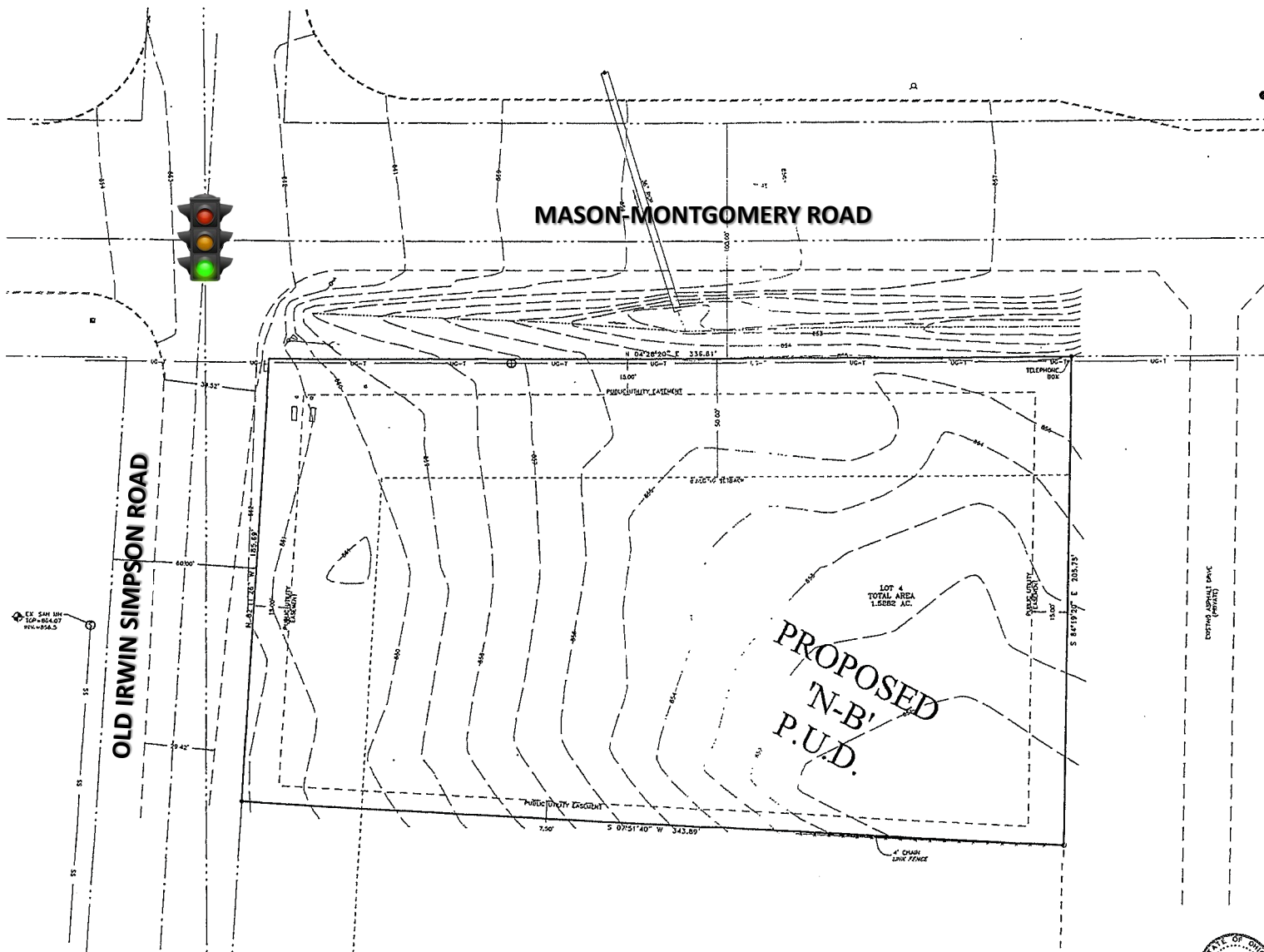
- Across from the new Deerfield Towne Center
- Excellent site for residential, bank, office, and medical uses
- All utilities available at site
- Currently zoned residential, will require re-zoning
- This site will not allow gas, auto, fast food, hi-traffic retail, etc.

TRAFFIC COUNT:

- Mason Montgomery Road – 39,643 VPD







LEGEND
 1" = 100' HORIZ.
 1" = 10' VERT.
 O IP FOUND - 1/2"
 * IP SET - 1/2"
 * BENCH MARK

LEGAL DESCRIPTION
 1.5082 AC.
 Situated in Section 27, Town 4, Range 2, Township of Deerfield, County of Warren, State of Ohio and being more particularly described as follows:
 Beginning at the southeast corner of Lot 4 of Wilkens Subdivision, recorded in Plat Book 15, Page 34, Warren County Recorder's Office, said point being at the intersection of the east line of Mason-Montgomery Road and the north line of Old Irwin Simpson Road; thence along the west line of said Lot 4 and the west line of said Mason-Montgomery Road, N-0°15'20"-E, a distance of 336.81 feet to an iron pin set;
 thence leaving said east line of said Mason-Montgomery Road and along the north line of said Lot 4, S-84°19'20"-E, a distance of 205.75 feet to an iron pin found;
 thence along the west line of said Lot 4, S-0°15'20"-W, a distance of 336.81 feet to an iron pin set;
 thence along the north line of said Old Irwin Simpson Road and said north line of said Lot 4, N-83°11'24"-W, a distance of 183.69 feet to the rear Point-of-Beginning for this description.
 Containing in all 1.5082 Acres, more or less, subject to all legal highways and easements of record.

EXISTING CONDITIONS

SITUATED IN
 LOT 4
 WILKENS SUBDIVISION
 PLAT BOOK 15, PAGE 34
 SECTION 27, TOWN 4, RANGE 2
 DEERFIELD TOWNSHIP
 WARREN COUNTY, OHIO

ISSUED
 FEB 02 2005
 King-Hasselbring & Associates
 CIVIL ENGINEERS & SURVEYORS

KING-HASSELBRING & ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS 812 NORTH BROADWAY LEBANON, OHIO 45038-1718 TELEPHONE: (615) 332-3846 FACSIMILE: (615) 332-4547			
OLACID INVESTMENTS LTD MASON-MONTGOMERY & IRWIN-SIMPSON WARREN COUNTY, OHIO			
PROJECT NO. 05-10056	DRAWN BY R. H. N.	DATE 01/28/05	CORRO. FILE GLASERLHD



0' 20' 40' 60'

SCALE: DRAWING 100'0" DRAWING 100'0"

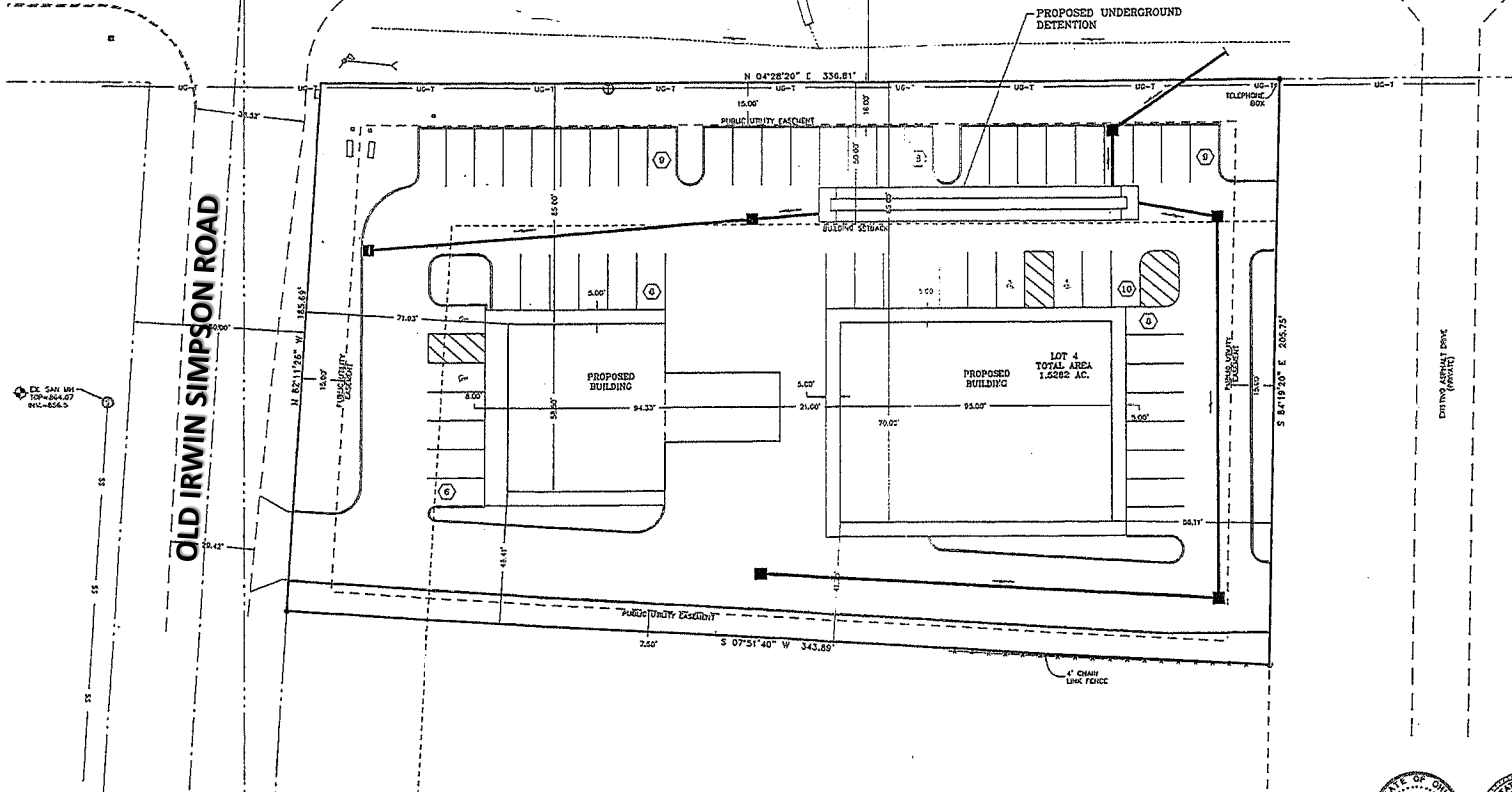
10123 Alliance Road, Suite 300 | Cincinnati, OH 45242 | 513.272.6800 | lee-cincinnati.com



LEGEND
SYMBOLS OF SURVEY
O IF FOUND 1/2"
• IF SET 1/2"
• BENCH MARK

MASON-MONTGOMERY ROAD

OLD IRWIN SIMPSON ROAD



SITE PLAN

ISSUED
FEB 02 2005
King-Hasselbring & Associates
CIVIL ENGINEERS & SURVEYORS

SHEET 4 OF 5



KING-HASSELBRING & ASSOCIATES			
CIVIL ENGINEERS • LAND SURVEYORS			
212 NORTH BROADWAY CINCINNATI, OH 45219-1718 TELEPHONE: (513) 421-3846 FAX: (513) 532-4547		GLACIO INVESTMENTS I LTD MASON-MONTGOMERY & IRWIN-SIMPSON WARREN COUNTY, OHIO	
PROJECT NO: 00-10656	DRAWN BY: R. M. H.	DATE: 01/28/05	CORR. FILE: GLASER.CRD
SCALE: 1" = 40'	DRAWING NAME: CITY ASSESSOR TOWN	DRAWING NO.: D-10898	



		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	5,826	68,261	149,108
	2025 Projected Population	6,170	70,642	153,227
	2010 Census Population	3,523	62,600	138,827
	2000 Census Population	1,845	54,272	119,976
	Projected Annual Growth 2020 to 2025	1.2%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	10.8%	1.3%	1.2%
	HOUSEHOLDS	2020 Estimated Households	2,183	27,446
2025 Projected Households		2,326	28,494	59,951
2010 Census Households		1,255	24,570	52,811
2000 Census Households		607	19,823	43,965
Projected Annual Growth 2020 to 2025		1.3%	0.8%	0.6%
Historical Annual Growth 2000 to 2020		13.0%	1.9%	1.6%
AGE		2020 Est. Population Under 10 Years	14.3%	12.0%
	2020 Est. Population 10 to 19 Years	18.0%	14.2%	14.3%
	2020 Est. Population 20 to 29 Years	10.7%	11.9%	10.7%
	2020 Est. Population 30 to 44 Years	22.8%	20.0%	19.6%
	2020 Est. Population 45 to 59 Years	20.7%	21.4%	21.5%
	2020 Est. Population 60 to 74 Years	10.4%	14.6%	15.7%
	2020 Est. Population 75 Years or Over	3.1%	5.9%	6.0%
	2020 Est. Median Age	34.5	38.5	39.5
MARITAL STATUS & GENDER	2020 Est. Male Population	51.1%	49.4%	49.3%
	2020 Est. Female Population	48.9%	50.6%	50.7%
	2020 Est. Never Married	21.0%	24.2%	25.2%
	2020 Est. Now Married	62.9%	57.3%	57.2%
	2020 Est. Separated or Divorced	13.5%	13.1%	12.2%
	2020 Est. Widowed	2.6%	5.3%	5.4%
	INCOME	2020 Est. HH Income \$200,000 or More	25.2%	17.0%
2020 Est. HH Income \$150,000 to \$199,999		7.0%	11.3%	11.1%
2020 Est. HH Income \$100,000 to \$149,999		18.6%	20.3%	19.5%
2020 Est. HH Income \$75,000 to \$99,999		17.0%	13.9%	13.6%
2020 Est. HH Income \$50,000 to \$74,999		11.8%	16.0%	15.8%
2020 Est. HH Income \$35,000 to \$49,999		7.5%	9.5%	8.8%
2020 Est. HH Income \$25,000 to \$34,999		6.9%	5.4%	5.0%
2020 Est. HH Income \$15,000 to \$24,999		3.0%	3.6%	3.6%
2020 Est. HH Income Under \$15,000		2.9%	2.9%	3.8%
2020 Est. Average Household Income		\$157,363	\$130,818	\$136,583
2020 Est. Median Household Income		\$101,970	\$100,851	\$106,132
2020 Est. Per Capita Income		\$58,966	\$52,623	\$53,341
	2020 Est. Total Businesses	397	2,745	6,195
	2020 Est. Total Employees	10,331	52,586	103,639

