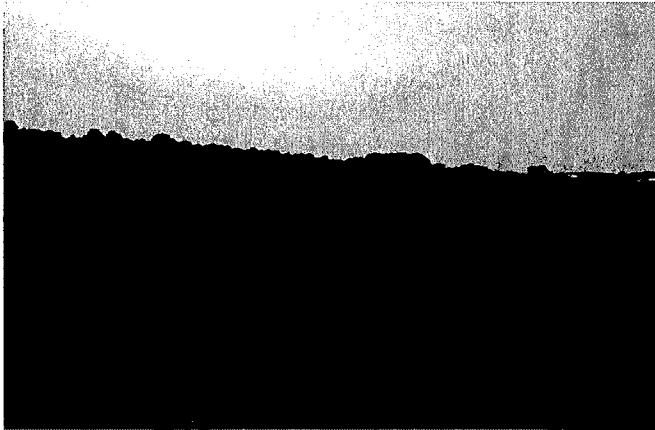


Ohio

Property Report (Mt. Orab Tract 250 East)



Property Details

Site/Building Name: Mt. Orab Tract 250 East

Street Address: Apple St. West

City: Mount Orab (View Community)

County: Brown County (View Community)

Zip Code: 45154

Type of space: Vacant Land

Min Size: 50 acres

Max Size: 70 acres

Last Updated: 6/25/2018

Contact Information

Contact Name: Kelly Cole

Address: 800 Mt. Orab Oike

City: Georgetown

State: Ohio

Phone: (937) 378-3536

Fax: (937) 378-6324

Email: kcole@browncountyohio.gov

Contact Information

Company: JobsOhio

Contact Name: Tyler Lash

Title: Project Coordinator

Address: 41 S High St

City: Columbus

State: Ohio

Phone: 614.448.1016

Email: lash@jobsOhio.com

Attachments

Tract 250 East aerial no notes.jpg

Tract 250 East aerial.jpg

Tract 250 East utility.jpg

Tract_250_East-Topograh.jpg

Tract 250 East Zoning.jpg

Tract 250 East ZONING ENLARGED.jpg

Tract 250 East Flood Map.pdf

Electric Locations.pdf

Availability

For Sale: Yes

Sale Price: \$29,000.00

Ownership: Feibelman, Marguerite

Ownership Type: Private

Number of Owners: 1

Date Property is Available: 6/15/18

Site Details

Parcel ID #(s): 11-017984.0000

Industrial Park Name: NA

Total Number of Buildings: 0

Business Near Site:
Cincinnati Milacron, Cincinnati Wood & Dowel, X-Mil, Inc.

Noise Restrictions: No

Former Use: Agriculture

Lot Size: 50 acres

Total Acres: 50 acres

Developable Acres: 50 acres

Expansion Land: Yes

Zoning: Industrial

Topography: Flat

Land Use: Current use Agricultural

Attainment: Eight-Hour Ozone: Yes

Attainment: Particulate Matter (PM 2.5): Yes

Attainment: Sulfur Dioxide (1-Hour SO2): Yes

Flood Plain: No

Percent in Flood Plain: 0

Incentives

Incentive Areas: Yes

Enterprise Zone: Yes

Foreign Trade Zone: Yes

TIF District: Yes

Local Incentive Comments: Mt. Orab is also in an Opportunity Zone

Transportation

Nearest Highway: State Route 32

Distance to Nearest Highway: 0.5 miles

4 Lane: Yes
Highway 2: U.S. 68
Distance to Highway 2: 1 mile miles
Nearest Interstate: I-275
Distance to Nearest Interstate: 18 miles
Interstate 2: I-71
Distance to Interstate 2: 36 miles
Nearest Airport: Clermont County Municipal
Distance to Nearest Airport: 12 miles
Airport 2: Cincinnati Northern Kentucky International (CVG)
Distance to Airport 2: 45 miles
Airport 3: Lunken
Distance to Airport 3: 25 miles
Nearest International Airport: CVG
Distance to International Airport: 45 miles
Port: Yes
Port Name: Port of Cincinnati
Distance to Port: 45 miles
Rail: Yes
Rail Provider: Norfolk Southern operated by CCET
Rail Type: Class 3 shortline railroad. All of our track is kept up to Class 2 track safety standards.
Distance to Rail: at site-southern border

Utilities

Electric Provider: Duke Energy
Electric KVA: 138kV
Electric Volts: 34,5
Power Phases: 3
Distance to the electric substation: 4.3 miles miles
Gas: Yes
Gas Provider: Duke Energy
Gas Line Size: 4 in
Gas Pressure: 60 psi
Distance to natural gas: 1000 ft
Water Provider: Village of Mt. Orab Utilities
Water Line Size: 8 in
Water Main Pressure: 50
Excess Water Capacity at Site: 70000 GPD
Water Excess Capacity As of Date: 4/27/18
Distance to water: 1000
Sewer Provider: Village of Mt. Orab Utilities
Excess Sewer Capacity at Site: 250k gpd GPD
Sewer Excess Capacity As of Date: 4/27/18
Sewer Line Size: 8 in
Sewer Type: gravity
Distance to Sewer Line: 1000
Waste Water Treatment Provider: Village of Mt. Orab Utilities
Fiber Provider: Time Warner
Telecom Provider: Frontier Communications

Site Due Diligence

Wetlands Percentage of Site: 0

Broker Contact

Contact Name: Bruce Lunsford

Contact Company: Mt. Orab Port Authority

Contact Phone: 937-444-4141

Email Address: vera.benedetti@mtoraboh.us

Contact Address: 211 South Main

Contact City: Mt. Orab

Description

Site has no impediments to development. No trees, ponds, streams on the on the 50 acre Tract 250 East site. Very little elevation change 944-945. Site is highly visible from SR 32.