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216.381.8200

HILLSIDE FARMS MARKETPLACE

Xenia, Ohio



HIGHLIGHTS

- **AVAILABLE:** 8.9 AC (divisible) (sale, lease, or build to suit)
- Located at the intersection of Trebein and Hilltop roads at the entrance to the new Hillside Farms at Stonehill Village residential development by Pride One
- Conveniently located near the US-35 and Trebein Road interchange
- Phase I of Hillside Farms at Stonehill Village includes 97 units and a shared community clubhouse/recreational center
- Phase II of Hillside Farms at Stonehill Village will bring the total development to 246 units
- Ideal for fuel, banks, restaurants, and other convenience retail uses

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	25,721	70,856	142,365
2025 Estimate	25,361	70,303	141,337
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$134,507	\$129,542	\$118,602
2025 Median	\$108,097	\$104,216	\$94,048
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	7,042	29,178	56,391

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

ZACK SOGOLOFF

Executive Vice President
zack@goodmanrealestate.com

SETH MARKS

Senior Director
seth@goodmanrealestate.com



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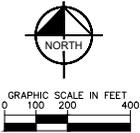
SETH MARKS
 Senior Director
 seth@goodmanrealestate.com

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Xenia, Ohio

FINAL ENGINEERING PLAN HILLSIDE FARMS SECTION 1 2024

SECTION 7, TOWNSHIP 3 EAST, RANGE 7 NORTH
 BEAVERCREEK TOWNSHIP, GREENE COUNTY, OHIO



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OWNERS
 HILLSIDE FARMS REAL ESTATE LLC
 2211 MEDINA RD, SITE 100
 MEDINA, OH 44226

SURVEYORS
 COSLER ENGINEERING LLC
 145 HILLTOP RD
 BEAVERCREEK TWP, OH 45385
 TEL: (937) 438-8913
 EMAIL: MCOOSLER@COSLER.COM
 CONTACT: MITCH COSLER

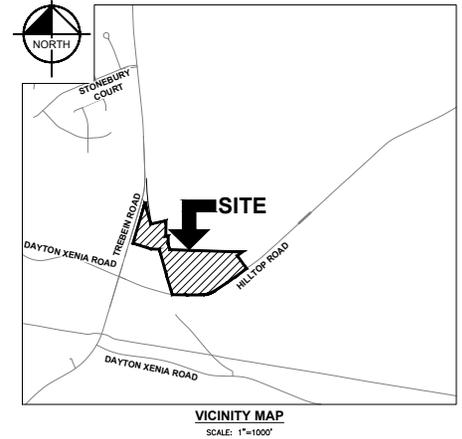
CESSO, INC.
 3601 ROBBY RD, SUITE 300
 MAMSBURG, OH 45342
 TEL: (937) 438-8884
 EMAIL: HOLLOWAY@CESSOINC.COM

DEVELOPER
 HORIZON LINE DEVELOPMENT
 2211 MEDINA RD, SITE 100
 MEDINA, OH 44226
 TEL: (530) 416-0511
 EMAIL: GREG@PRIDEON.CC
 CONTACT: GREG GELSBER

CIVIL ENGINEER
 HORNBY-HORN AND ASSOCIATES, INC.
 7865 N. HIGH STREET, STE 200
 COLUMBUS, OH 43225
 TEL: (614) 454-6696
 EMAIL: MIKE.REEVES@HORNBY-HORN.COM
 CONTACT: MIKE REEVES, P.E.



HORIZONTAL & VERTICAL REFERENCE POINTS (OHIO SOUTH ZONE)



EXISTING PARCEL INFORMATION

- 1 GREENE COUNTY BOARD OF COMMISSIONERS
 PID: 803000200440002800
 DAYTON XENIA RD.
 XENIA, OH 45385
 0.4 AC
 ZONING: PUD-RB
- 2 ROBERT W. & BETTY J. MESSMORE
 PID: 803000200330006800
 1643 DAYTON XENIA RD.
 XENIA, OH 45385
 3.32 AC
 ZONING: PUD-RB
- 3 JAMES R. & ALBERT LEE NASH
 PID: 803000200440001600
 284 HILLTOP RD.
 XENIA, OH 45385
 1.50 AC
 ZONING: A-1
- 4 KERWIN RED LLC
 PID: 803000200330015500
 942 TREBLE RD.
 XENIA, OH 45385
 10.07 AC
 ZONING: PUD-RB

APPROVALS:

GREENE COUNTY REGIONAL PLANNING & COORDINATING COMMITTEE DATE

GREENE COUNTY ENGINEER DATE