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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

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CLEVELAND

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

COLUMBUS

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

ZACK SOGOLOFF

Executive Vice President

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SETH MARKS

Senior Director

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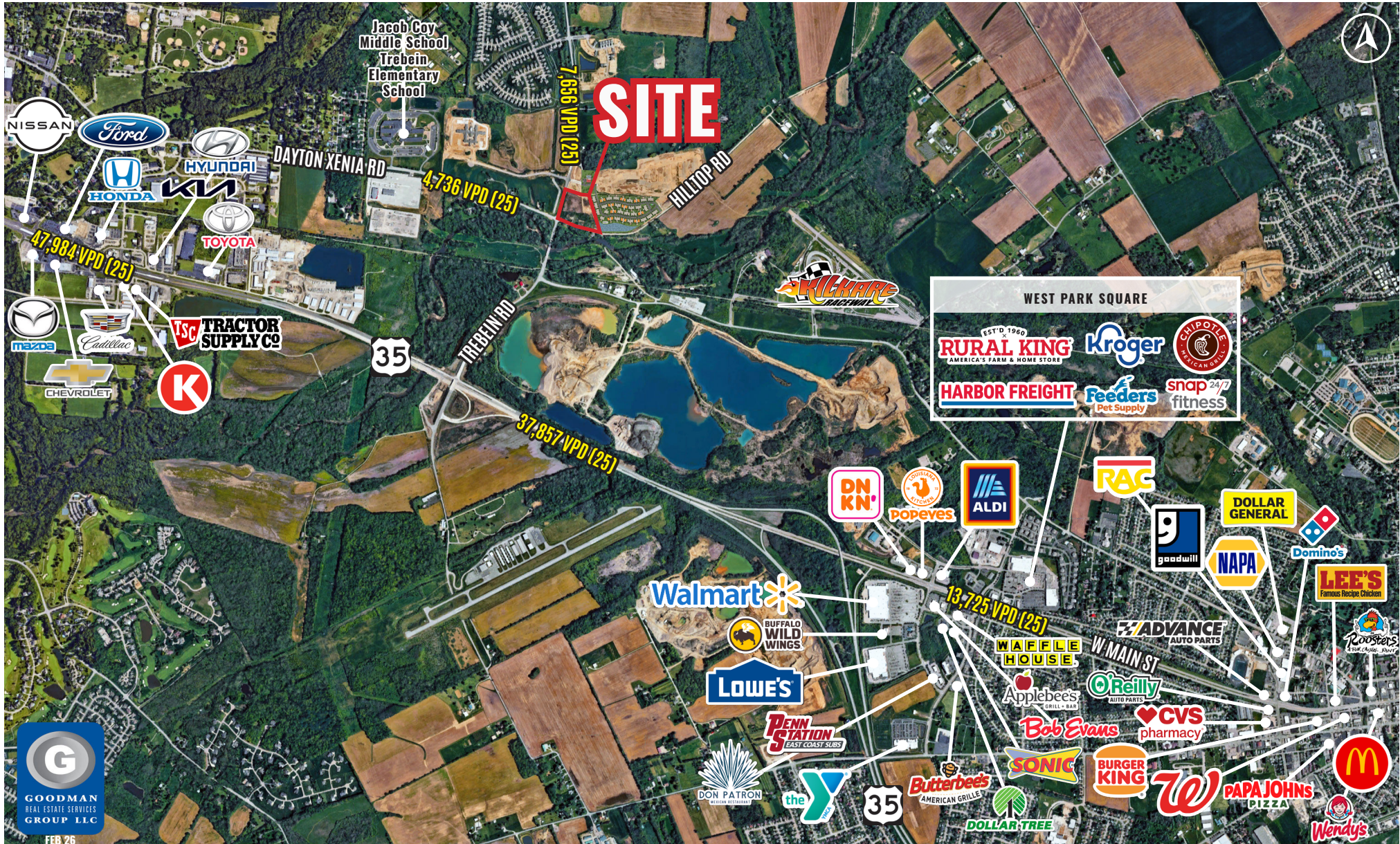
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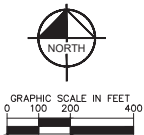
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FINAL ENGINEERING PLAN HILLSIDE FARMS SECTION 1 2024

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
2445 HILLTOP RD
BEAVERCREEK TWP, OH 45385
TEL: (937) 435-8913
EMAIL: MCOSELER@COSLERENGINEERING.COM
CONTACT: MITCH COSLER

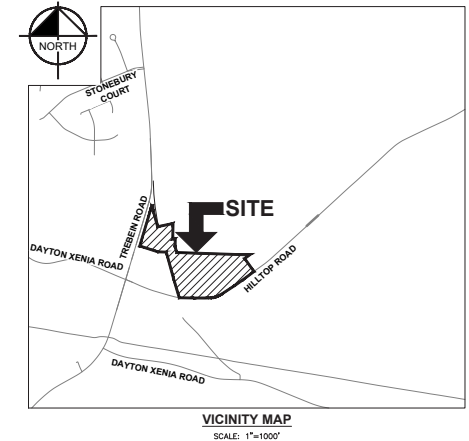
CEISO, INC.
3601 RUGBY RD, SUITE 300
MAMMERSBURG, OH 43242
TEL: (937) 435-8584
EMAIL: HOLLOWAY@CEISOINC.COM

DEVELOPER
HORIZON LINE DEVELOPMENT
2211 MEDINA RD, SITE 100
MEDINA, OH 44226
TEL: (330) 416-0511
EMAIL: GREG@PRIDEON.CC
CONTACT: GREG GEISLER

CIVIL ENGINEER
WIMLEY-HORN AND ASSOCIATES, INC.
7865 N. HIGH STREET, STE 200
COLUMBUS, OH 43235
TEL: (614) 454-6696
EMAIL: MIKE.REEVES@WIMLEY-HORN.COM
CONTACT: MIKE REEVES, P.E.



HORIZONTAL & VERTICAL REFERENCE POINTS (OHIO SOUTH ZONE)



EXISTING PARCEL INFORMATION

- GREENE COUNTY BOARD OF COMMISSIONERS
PID: B03000200440002800
DAYTON XENIA RD.
XENIA, OH 45385
0.04 AC
ZONING: PUD-RB
- ROBERT W. & BETTY J. MESSMORE
PID: B03000200440002800
1643 DAYTON XENIA RD.
XENIA, OH 45385
0.32 AC
ZONING: PUD-RB
- JAMES R. & ALBERT LEE NASH
PID: B03000200440002800
284 HILLTOP RD.
XENIA, OH 45385
1.50 AC
ZONING: A-1
- KERWIN RED LLC
PID: B03000200440002800
942 TREBEN RD.
XENIA, OH 45385
10.07 AC
ZONING: PUD-RB

APPROVALS:

GREENE COUNTY REGIONAL PLANNING & COORDINATING COMMITTEE

DATE

GREENE COUNTY ENGINEER

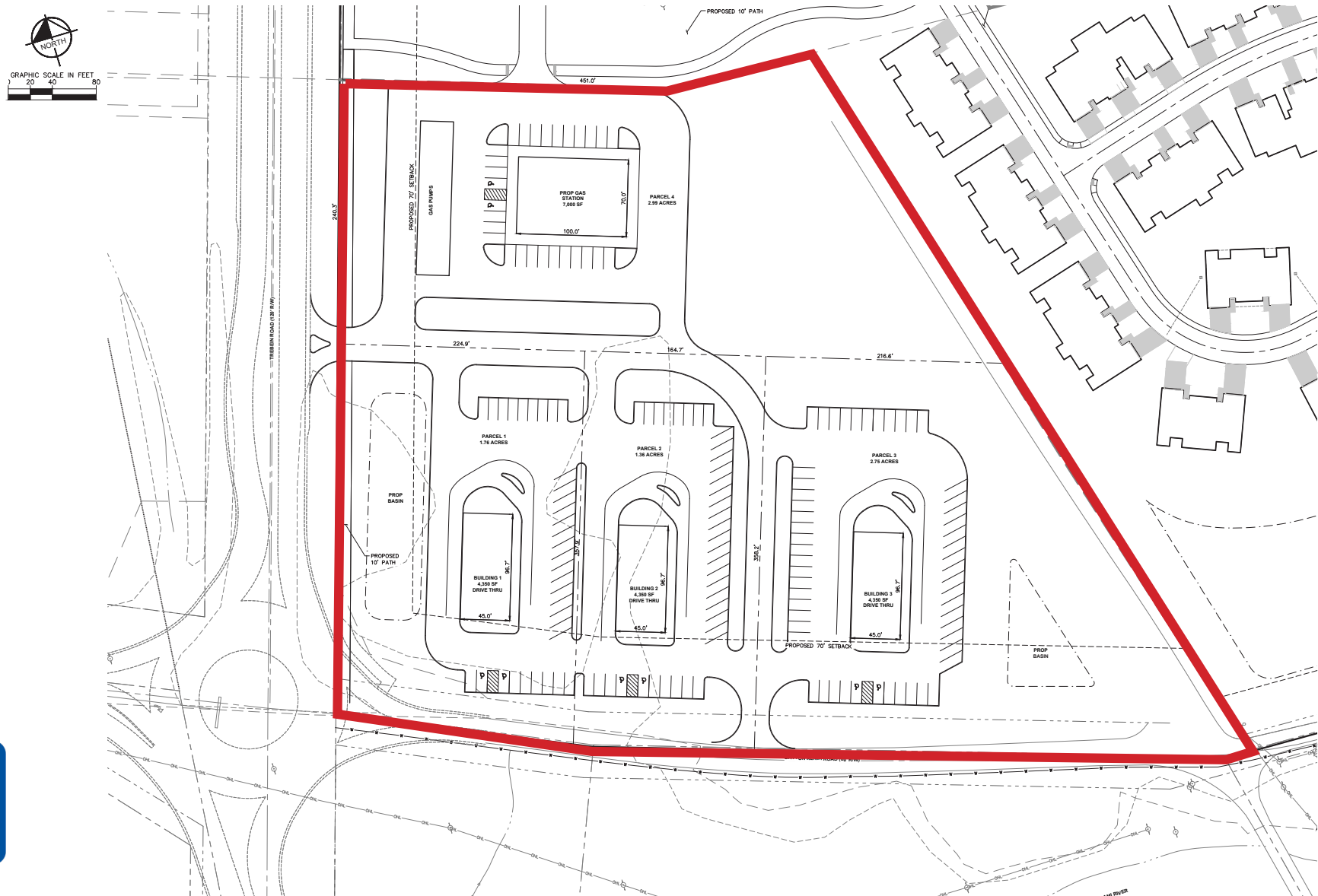
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CONCEPTUAL PLAN #1



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CONCEPTUAL PLAN #2

