



Crest
Commercial Realty

US-35 & Factory Rd.

LAND FOR SALE

8+ Acres ~ 2 Parcels Available

Parcel 1 - \$2,047,500

Parcel 2 - \$750,000



- High growth corridor in Beavercreek!
- Over 45,000 cars per day.
- Easy access to Wright Patterson AFB & Research Park.
- Close proximity to Wright State University.
- B-3 Zoning, General Business

For an aerial view, visit www.youtube.com and search "Factory Land For Sale"

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**Ready For
Development!**





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New superstreet intersection now complete!

A superstreet is a non-traditional, signalized intersection that provides more capacity than a traditional intersection. Traffic movements in superstreet intersections prohibit side-street traffic from turning left or going straight through the mainline intersection. Instead, motorists will turn right and do a legal U-turn at a nearby one-way, signalized median crossover to follow their desired path.

Beavercreek Highlights:

Population - 48,571

Avg HH Income - \$109,066

Median House Value - \$194,066

