

FOR SALE

Highway Land

I-75 & Kessler-Cowlesville Rd
Tipp City, Ohio 45371

LOCATION:

Located on the west side of I-75 at Kessler-Cowlesville Road, with frontage along CR 25A, a primary parallel route serving local traffic, commuters, etc.

AVAILABLE: 11.84 Acres

ZONING: HB - Highway Business

TOPO: Relatively Flat

SALE PRICE: \$1,200,000

AREA OVERVIEW:

Tipp City is a well-established and rapidly expanding community located in northern Dayton, strategically positioned along the Interstate 75 corridor, one of the Midwest's most critical north-south transportation routes. The city benefits from immediate access to regional, state, and national markets, making it an attractive location for commercial, logistics, and employment-driven development.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Population	3,496	17,528	40,385
2030 Proj. Population	3,583	17,729	40,862
Average HH Income	\$149,651	\$126,086	\$108,777

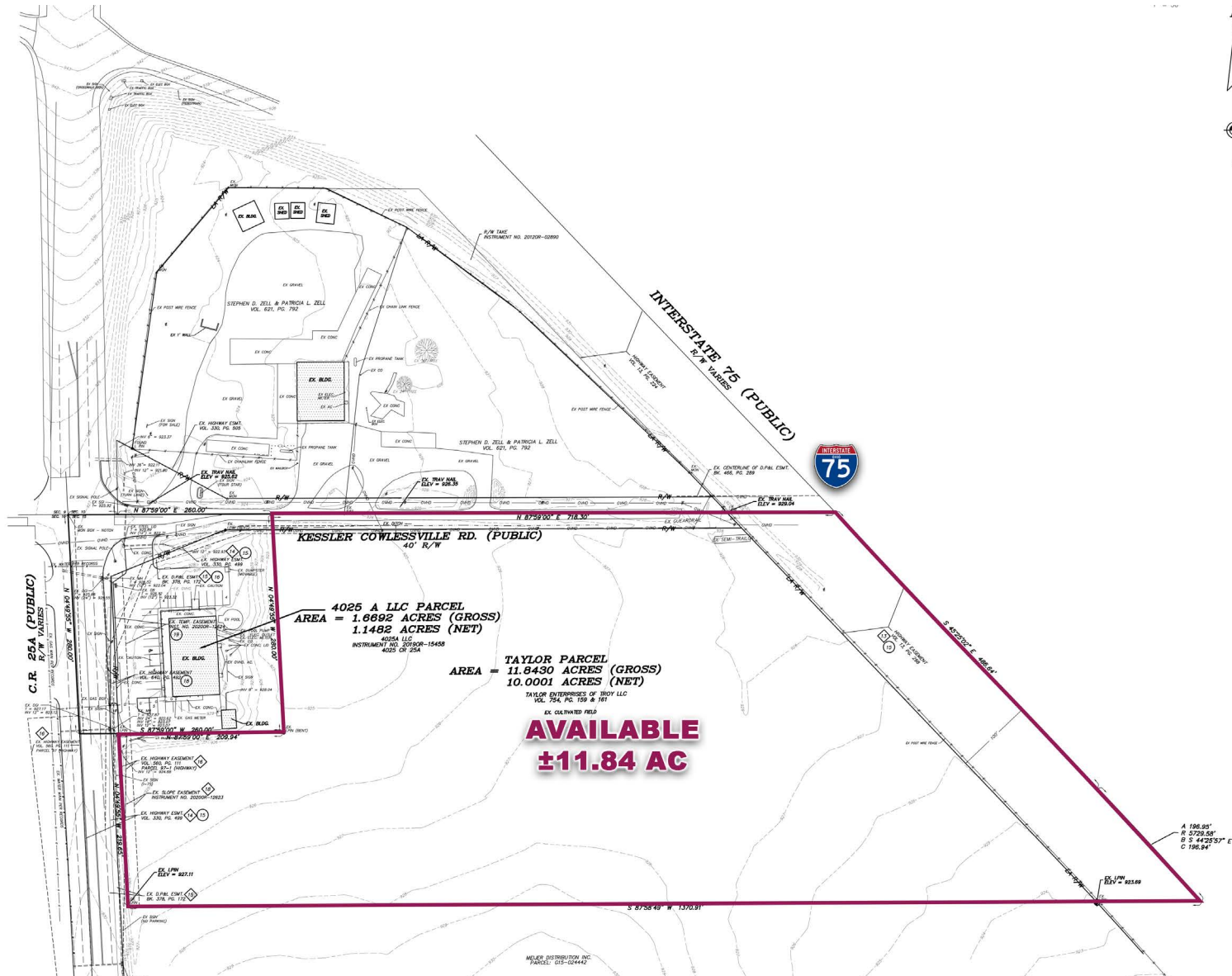


COMMERCIAL PROPERTY GROUP

For more information, please contact **Brodie Lowrey**
(o) 210-496-7775 | (c) 210-897-1630 | blowrey@dirdealers.com

| www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



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Intersection Aerial

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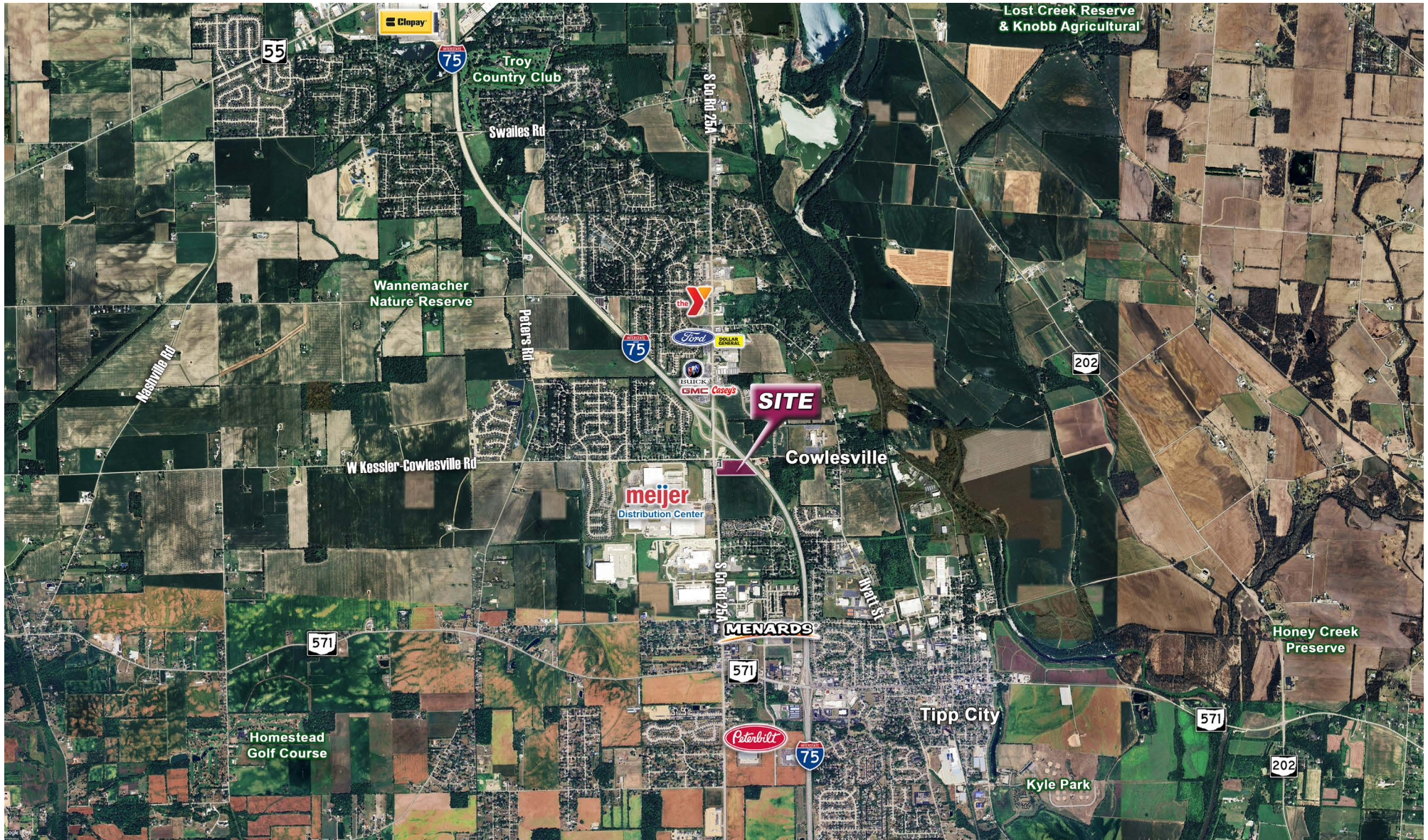
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Wide Aerial

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